



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

AGENDA

Date: Friday, December 1, 2017
Time: 9:30 AM
Location: CSR D Boardroom
555 Harbourfront Drive NE, Salmon Arm

Pages

1. Call to Order
2. Board Meeting Minutes

2.1 Adoption of Minutes

1

Adoption of November 16, 2017 regular Board meeting minutes.

Motion

THAT: the minutes of the November 16, 2017 regular Board meeting be adopted.

2.2 Business Arising from the Minutes

Note to Board: It is anticipated that an Agenda handout/addition will be distributed to the Board on meeting day, Friday, December 1, 2017. This agenda addition is expected to be: Response letter from the City of Revelstoke in regards to Electoral Area B Fire Protection Services, specific to the CSR D Board requests that the City: a) provide confirmation that services will not be withdrawn December 31, 2017 so as to allay any concerns by residents in Area B who may be forced into the position of seeking alternative fire protection services if this matter cannot be resolved, and b) agree to enter into a mediation process as envisioned in the Community Charter to resolve this matter.

3. Delegations

- None.

ADMINISTRATION**4. Correspondence**

- None

5. Reports**5.1 Electoral Area Directors' Committee Meeting Minutes - November 2, 2017**

28

Motion

THAT: as recommended by the Electoral Area Directors Committee, the Board endorse the recommendation that the First Reading given to the Soil Removal and Deposit Bylaw No. 646 on August 18, 2011, be rescinded.

Motion

THAT: the minutes of the November 2, 2017 Electoral Area Directors' Committee meeting be received for information.

6. Business General**6.1 Asset Management Planning Program Grant**

66

Report from Darcy Mooney, Manager, Operations Management, dated November 17, 2017.

Asset Management Planning Program.

Motion

THAT: the Board empower the authorized signatories to apply for an Asset Management Planning Program Grant from the Province of BC in the amount of \$14,138 in order to support the development of an Asset Management Resource Plan. The CSRD will provide in-house contributions to support overall grant and project management;

AND THAT: in accordance with Policy No. F-3 "Community Works Fund – Expenditure of Monies" access to the Community Works Fund be approved in the amount of \$40,000 plus applicable taxes for continued advancements in Asset Management Program development from the 10% portion of the All Electoral Areas Community Works Fund allocation.

Motion

THAT: the Board empower the authorized signatories to enter into an agreement with Opus International Consultants (Canada) to develop an Asset Management Resource Plan for a total cost of \$19,810 plus applicable taxes.

6.2 Fire Services - Disposal of Asset Request 70

Report from Derek Sutherland, Team Leader, Protective Services, dated November 17, 2017.

Request to dispose of Malakwa Fire Department surplus apparatus.

Motion

THAT: the Board authorize a variance to Policy No. A-24 "Disposal of Equipment" and allow for the donation of the 1964 International Fire Truck from the Malakwa Fire Department to the Malakwa Community Association.

6.3 2018 Board and Committee Meeting Schedule 73

Report from Lynda Shykora, Deputy Manager, Corporate Administration Services dated November 20, 2017.

Motion

THAT: the proposed 2018 Board and Committee meeting schedule be approved.

7. Business By Area

7.1 Grant-in-Aid Requests 76

Report from Jodi Pierce, Manager, Financial Services, dated November 20, 2017.

Motion

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

Area A

\$1,900 Golden Agricultural Society (Santa Parade sponsorship)

Area C

\$1,000 Notch Hill Town Hall Association (Christmas events).

7.2 Economic Opportunity Fund Funding Request from City of Revelstoke for Tourism Planning 78

Manager of Financial Services advises:

- Pursuant to policy, all monies extracted from each EOF must be approved by both participating members.
- In this instance, Director Parker has indicated that she cannot support this application and therefore a resolution of support is not recommended by staff.

7.3 Electoral Area C Community Works Fund - Notch Hill Town Hall 84

Report from Jodi Pierce, Manager, Financial Services dated November 20, 2017.

Motion

THAT: in accordance with Policy F-3 "Electoral Area Community Works Fund – Expenditure of Monies", access to the Community Works Fund be approved up to \$1,000 plus applicable taxes from the Area C Community Works Fund for insulating the furnace area of the Notch Hill Town Hall.

7.4 Electoral Area C Parks Master Plan 89

Report from Ryan Nitchie, Team Leader Community Services, dated November 18, 2017.

Requesting adoption of the Electoral Area C Parks Master Plan.

- Note: The appendices to the Parks Master Plan are not included in the Agenda package, due to significantly increasing the document size. If you wish to view the appendices, which are technical in nature, the full Parks Master Plan and Appendices are now available on the CSRD website.

Motion

THAT: the Board endorse the 2017 Columbia Shuswap Regional District Electoral Area C Parks Master Plan, dated September, 2017.

7.5 Electoral Area C Community Works Fund - Sunnybrae Waterworks Upgrade 169

Report from Terry Langlois, Team Leader Utilities, dated November 17, 2017. Authorization to access the Community Works Fund monies from the Electoral Area C allocation for the Sunnybrae Waterworks Upgrade Project.

Motion

THAT: in accordance with Policy No. F-3 "Community Works Fund - Expenditure of Monies" access to the Community Works Fund be approved for up to \$200,000 plus applicable taxes from the Electoral Area C Community Works Fund allocation for costs associated with the Sunnybrae Waterworks Upgrade Project.

7.6 Sicamous/Area E Economic Opportunity Fund (EOF) Application – Malakwa Community Learning Centre 172

Report from Jodi Pierce, Manager, Financial Services, dated November 16, 2017.

Motion

THAT: With concurrence of the District of Sicamous and the Electoral Area E Director, the Board approve funding from the Sicamous and Area E Economic Opportunity Fund in the amount of \$60,000 per year for five years to the Malakwa Community Learning Centre for building operations beginning in 2018.

7.7 Request Board Support for Letter to the Honourable Michelle Mungall, Minister of Energy, Mines and Petroleum Resources, and BC Hydro Representatives

176

Requested by Director Morgan.

Need for Reinstatement of the Community Electrification Program regarding Electoral Area F (Seymour Arm) Electrification Initiative.

Motion

THAT: the Board authorize a letter to the Minister of Energy, Mines and Petroleum Resources, with copies to BC Hydro officials as well as to MLA Kylo, MP Arnold, and the Seymour Arm Community Association, in follow-up to the CSRD Delegation on September 28, 2017 at UBCM, to reiterate the significant need and the economic benefits to the community to receive the service of hydroelectric power, and to emphasize and again request that the BC Hydro Community Electrification Program be reinstated, specifically that the power service project be reinstated to serve the residents and property owners in the Seymour Arm area of Electoral Area F, Columbia Shuswap Regional District.

7.8 UBCM 2017 Age-Friendly Community & Planning Project Grants

182

- Grant Application From South Shuswap Health Services Society.
- Request for Board support.

Motion

THAT: the Board provide a resolution of support in principle for the submission of a grant application to the UBCM 2017 Age-friendly Community & Planning Projects on behalf of the South Shuswap Health Services Society for the project entitled: "HELPING SENIORS ACCESS NUTRITIOUS AND SAFE FOOD: Develop a Sustainable Nutrition Program and Resources to help Seniors Access Good, Healthy, Safe food for a Healthy Life of the communities in the South Shuswap Area C of the CSRD";

AND FURTHER THAT: it be noted that the CSRD is unable to commit to endorsement of any CSRD involvement/resources in the Age-Friendly project at this time.

8. Administration Bylaws

8.1 **Dog Control Regulation and Licensing Bylaw Updates** 191

Report from Ryan Nitchie, Team Leader, Community Services, dated November 17, 2017.

Updates to the Dog Control Regulatory Bylaw for Electoral Area C and the Ranchero area of Electoral Area D.

Motion

THAT: "Electoral Area C Dog Control Bylaw No. 5747" be read a first, second and third time this 1st day of December, 2017.

Motion

THAT: "Electoral Area C Dog Control Bylaw No. 5747" be adopted this 1st day of December, 2017.

Motion

THAT: "Ranchero Dog Control Bylaw No. 5748" be read a first, second and third time this 1st day of December, 2017.

Motion

THAT: "Ranchero Dog Control Bylaw No. 5748" be adopted this 1st day of December, 2017.

8.2 **Falkland Waterworks Service Bylaw No. 5765** 210

Report from Jodi Pierce, Manager, Financial Services dated November 16, 2017. Proposed amendment to Falkland Waterworks Service Bylaw No. 5362 to increase the maximum parcel tax requisition.

Motion

THAT: "Falkland Waterworks Service Amendment Bylaw No. 5765" be read a first, second and third time this 1st day of December, 2017.

8.3 **Sicamous and District Recreation Centre User Fee Updates** 214

Report from Ryan Nitchie, Team Leader, Community Services, dated November 17, 2017. Sicamous and District Recreation Centre user fee updates.

Motion

THAT: "Sicamous and District Recreation Centre User Fee Bylaw No. 5766" be read a first, second and third time this 1st day of December, 2017.

Motion

THAT: "Sicamous and District Recreation Centre User Fee Bylaw No. 5766" be adopted this 1st day of December, 2017.

9. IN CAMERA

Motion

THAT: pursuant to Sections 90(1)(c),(f),(g) and (i) of the Community Charter, being:

- (c) labour relations or other employee relations;
- (f) law enforcement, if the board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the regional district;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

the Board move In Camera.

DEVELOPMENT SERVICES

10. Business General

- None.

11. ALR Applications

11.1 **Electoral Area B: Agricultural Land Commission (ALC) Application Section 30(1) - Exclusion LC2541 (RJR Land Company Ltd.)** 220

Report from Jennifer Sham, Planner, dated November 16, 2017.
Hill Creek Road, Galena Bay

Motion

THAT: Application No. LC2541, Section 30(1) Exclusion from the Agricultural Land Reserve, for District Lot 8653, Kootenay District, be forwarded to the Agricultural Land Commission with the recommendation of approval, this 1st day of December, 2017.

11.2 **Electoral Area B: Agricultural Land Commission (ALC) Application Section 30(1) – Exclusion LC2540 (RJR Land Company Ltd.)** 266

Report from Jennifer Sham, Planner, dated November 14, 2017.
Hill Creek Road, Galena Bay

Motion

THAT: Application No. LC2540, Section 30(1) Exclusion from the Agricultural Land Reserve, for District Lot 7045 and District Lot 7046, Kootenay District, be forwarded to the Provincial Agricultural Land Commission recommending approval on this 1st day of December, 2017.

12. Directors' Report on Community Events

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

ELECTORAL AREA DIRECTORS

13. Business by Area

13.1 **Electoral Area B: Development Permit 850-12 (Hermanson)** 313

Report from Christine LeFloch, Development Services Assistant, dated November 2, 2017.

5955 Highway 31, Trout Lake

Motion

THAT: Development Permit 850-12 (Hermanson) be approved for issuance this 1st day of December, 2017.

13.2 **Electoral Area C: Development Variance Permit 641-24 (Gibbons)** 343

Report from Christine LeFloch, Development Services Assistant, dated November 15, 2017.

3194 Hautala Road, White Lake

Interior Health comments attached.

Motion

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 641-24 for LS 1, Section 16, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Land Covered by the Waters of White Lake at the time of Survey of Said Lake (2) Plans 15230, 20097, 21943, 22567, 24872, and KAP70812 (3) Parcel A (DDJ25663), varying Subdivision Servicing Bylaw No. 641, as follows:

1. Waiving the requirements of Schedule 'A' Levels of Service of Subdivision Servicing Bylaw No. 641 minimum parcel size for new subdivisions to vary the size of parcel which may be subdivided with servicing by an independent on-site water system and on-site sewage disposal system from 1 ha to 0.77 ha for Proposed Lot 1 of the proposed 2 lot subdivision under application No. 2016-03274E;

be approved for issuance this 1st day of December, 2017,

subject to a suitably worded covenant being registered on the title of the subject property requiring connection of the proposed 0.77 ha lot to community water and community sewer systems when they become available.

14. Planning Bylaws

- 14.1 Electoral Area B: Electoral Area B Zoning Amendment (Eagle Pass Heli-skiing) Bylaw No. 851-12 364**

Report from Christine LeFloch, Development Services Assistant, dated November 15, 2017.

3451 Trans-Canada Highway, Revelstoke

Motion

THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heli-Skiing) Bylaw No. 851-12" be given first reading.

Motion

THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heli-Skiing) Bylaw No. 851-12" be referred to all relevant First Nations Boards and Councils for comment.

- 14.2 Electoral Area C: Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21 387**

Report from Dan Passmore, Senior Planner, dated November 15, 2017.

2001 Eagle Bay Road, Blind Bay.

Motion

THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be read a third time this 1st day of December, 2017.

Motion

THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be adopted this 1st day of December, 2017.

- 14.3 Electoral Area F: Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30 517**

Report from Dan Passmore, Senior Planner dated November 10, 2017.

6929 Squilax-Anglemont Road and 2556 McClaskey Road, Magna Bay.

Motion

THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be read a third time this 1st day of December, 2017.

Motion

THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be adopted this 1st day of December, 2017.

Motion

THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be read a third time this 1st day of December, 2017.

Motion

THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be adopted this 1st day of December, 2017.

15. Release of In Camera Resolutions

If any.

MEETING CONCLUSION

16. Upcoming Meetings/Events

16.1 Shuswap Economic Development Committee Meeting

Thursday, December 7, 2017 at 9:30AM
CSR D Boardroom, 555 Harbourfront Drive NE, Salmon Arm

16.2 Shuswap Tourism Committee Meeting

Thursday, December 7, 2017 at 1:00PM
CSR D Boardroom, 555 Harbourfront Drive NE, Salmon Arm

16.3 Public Open House: Proposed Ranchero/Deep Creek Zoning Bylaw No. 751

Tuesday, December 12, 2017 at 7:00PM
Ranchero Elementary School, 6285 Ranchero Drive

16.4 Shuswap Watershed Council Meeting

Tuesday, December 13, 2017 at 10:00AM
CSR D Boardroom, 555 Harbourfront Drive NE, Salmon Arm

16.5 OFFICE CLOSURE

The CSR D office will be closed to the public from December 25, 2017 through January 1, 2018. Reopening on Tuesday, January 2, 2018.

17. Next Board Meeting

Thursday, January 18, 2018 at 9:30 AM CSRD Boardroom, 555 Harbourfront Drive NE,
Salmon Arm, BC.

Meeting date is tentative. Will be confirmed upon Board approval of Item 6.3.

18. Adjournment

Motion

THAT: the regular Board meeting of December 1, 2017 be adjourned.



REGULAR BOARD MEETING MINUTES

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

Date: November 16, 2017
 Time: 9:30 AM
 Location: CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm

Directors Present

R. Martin (Chair)	Electoral Area E
K. Cathcart	Electoral Area A
P. Demenok	Electoral Area C
R. Talbot	Electoral Area D
L. Morgan	Electoral Area F
C. Moss* (by teleconference)	Town of Golden
M. McKee*	City of Revelstoke
T. Rysz*	District of Sicamous
K. Flynn*	City of Salmon Arm
D. Stuart	Electoral Area B Alternate
T. Lavery*	City of Salmon Arm Alternate

Staff

C. Hamilton	Chief Administrative Officer
L. Shykora	Deputy Manager, Corporate Administration Services
J. Pierce*	Manager, Financial Services
D. Mooney*	Manager, Operations Management
D. Sutherland*	Team Leader, Protective Services
R. Nitchie*	Team Leader, Community Services
G. Christie	Manager, Development Services
C. Paiement*	Team Leader, Development Services
D. Passmore*	Senior Planner
J. Thingsted*	Planner
J. Sham*	Planner
Christine LeFloch*	Development Services Assistant
Candice Benner*	Development Services Assistant
J. Graham (Recorder)	Executive Assistant/Asst. Deputy Corporate Officer

*Attended part of meeting only.

1. Call to Order by Chief Administrative Officer

The Chief Administrative Officer (CAO) called the meeting to order at 9:30 AM.

At this time, the CAO conducted the Inaugural proceedings by presiding over the election of the Chair and Vice-Chair. The CAO welcomed the two Alternate Directors.

2. Inaugural Proceedings**2.1 Election of Chair Conducted by Chief Administrative Officer**

The Chief Administrative Officer called three times for nominations for the position of Chair for 2018.

Director Cathcart nominated Director Martin. Director Martin consented to the nomination.

The Chief Administrative Officer declared Director Martin as Chair for 2018 by acclamation.

2.2 Election of Vice-Chair Conducted by Chief Administrative Officer

The Chief Administrative Officer called three times for nominations for the position of Vice Chair for 2018.

Director Cathcart nominated Director Moss. Director Moss consented to the nomination.

Director Talbot nominated Director Flynn. Director Flynn did not consent to the nomination.

The Chief Administrative Officer declared Director Moss as Vice Chair for 2018 by acclamation.

2.3 Chair's Remarks

Director Martin assumed the Chair at this time.

Chair Martin thanked the Board for the vote of confidence and expressed her desire to work hard and improve.

Director Flynn commented on his appreciation of Salmon Arm Observer reporter Barb Brouwer who is retiring on December 1, 2017.

Chair Martin also thanked Barb and wished her the best and spoke to her fairness and dedication in reporting over the years.

3. Board Meeting Minutes

3.1 Adoption of Minutes

Adoption of the October 19, 2017 regular Board meeting minutes.

2017-1101

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the minutes of the October 19, 2017 regular Board meeting be adopted.

CARRIED

3.2 Business Arising from the Minutes

Update on scheduling of Building Regulation Bylaw – Scheduling of bylaw for readings at December 2017 or January 2018 Board meeting, pending further legal and Municipal Insurance Association of BC review.

Gerald Christie, Manager of Development Services provided a verbal update on the draft Building Regulation Bylaw.

- The draft bylaw is currently being reviewed by the Municipal Insurance Association (MIA) and Provincial staff. Both MIA and the Province have requested more time to conduct their reviews as this is the first bylaw written since the legislative changes came into effect.

- Building inspection is still on schedule to commence on March 5, 2018.

ADMINISTRATION

5. Correspondence

5.1 Citizens for Safe Technology (October 26, 2017)

Letter from Citizens for Safe Technology Request for Action - Microcell Resolution and Notice of Wireless Harm

Director Morgan request to include on November Board agenda.

The Board discussed this letter and the corresponding UBCM resolution and whether it is appropriate to take action on this issue.

CSRD staff responded to questions:

- The bylaw is connected to federal regulations and changes are not possible at the local government level until regulations change.
- The CAO suggested a wait and see approach as the Federation of Canadian Municipalities (FCM) will be reviewing the UBCM resolution. The Board could take additional action however it may not be effective at this time.

Alternate Director Lavery spoke to discussions at the municipal level and the City of Salmon Arm's decision to wait for FCM to review the issue.

5.2 City of Revelstoke (October 27, 2017)

Letter from Allan Chabot, Chief Administrative Officer of the City of Revelstoke regarding the Area B Rural Fire Protection Services.

The CAO provided a verbal report. Since receiving the letter there have been several discussions with the Director McKee and Director Parker.

Subsequent to this letter, the City has made the following concessions. They have reduced the annual contribution from 12.5% to 10% and noted that \$15,000 of the annual contributions would be towards capital.

The Agreement as presented is not acceptable to the Area B Director or Operations staff, however the deadline is looming. Choices are (1) accept or (2) defeat with arbitration process and no termination.

5.2.1 CSRD Draft Letter to the City of Revelstoke, November 16, 2017 - For Board Consideration

Draft response letter to the City of Revelstoke Council as included in the agenda.

2017-1102

Moved By Alternate Director Stuart

Seconded By Director Flynn

THAT: the Board endorse the Draft Letter to Mayor Mark McKee and Members of Council, City of Revelstoke, dated November 16, 2017 re: CSRD Electoral Area B Rural Fire Protection Services, and that CSRD Administration be directed to immediately communicate the letter following the November 16, 2017 Regular Board meeting.

Discussion on the Motion:

Director McKee does not support this motion. Stated that arbitration will not be acceptable to the City of Revelstoke Council.

There was considerable discussion on the motion. The motion was amended to change the words binding arbitration to mediation. It was generally thought that the importance of this issue is finding a way to continue fire suppression services in Area B.

Amendment

Moved By Alternate Director Stuart

Seconded By Director Flynn

THAT: the Draft Letter to Mayor Mark McKee and Members of Council, City of Revelstoke, dated November 16, 2017 re: CSRD Electoral Area B Rural Fire Protection Services be amended to replace the words "binding arbitration" with the word "mediation".

VOTE ON AMENDMENT – CARRIED

OPPOSED (2): DIRECTOR McKEE
DIRECTOR RYSZ

VOTE ON MOTION AS AMENDED – CARRIED

OPPOSED (2): DIRECTOR McKEE
DIRECTOR RYSZ

5.3 2018 SILGA Convention, Revelstoke BC - Corporate Sponsorship (November 1, 2017)

Letter from the Southern Interior Local Government Association (SILGA) requesting sponsorship for the 11th Annual General Meeting and Convention.

Chair Martin request to include on November Board agenda.

2017-1103

Moved By Director Cathcart

Seconded By Director Demenok

THAT: the Board authorize Corporate Sponsorship of the 2018 SILGA Convention in Revelstoke at the Gold level in the amount of \$6,000.

CARRIED**5.4 Ministry of Municipal Affairs & Housing (November 8, 2017)**

Letter from Selina Robinson, Minister of Municipal Affairs and Housing, acknowledging the efforts by the Area C Governance Study Committee for Area C and providing an update on the request for restructure study funding for Electoral Area C and for Electoral Area F.

Director Morgan is encouraged and looking forward to a community needs analysis if the funding is approved.

5.5 District of Sicamous - Notice to Withdraw from the Economic Development Extended Service

Copy of Certified Resolution from the District of Sicamous, dated November 9, 2017 regarding District of Sicamous Notice of Service withdrawal from the Economic Development (Electoral Areas C, D, E and F) Extended Service Bylaw No. 5268, effective January 1, 2018.

For information:

- The Local Government Act applies to the withdrawal of participants from a service if withdrawal provisions are not included in the Service Establishment Bylaw including:
An establishing bylaw may be amended or repealed, at the option of the Board:
 - (a) in accordance with the requirements applicable to the adoption of the bylaw that it amends or repeals, or
 - (b) with the consent of at least 2/3 of the participants.
- Formal notification is needed to the remaining Economic Development Service participants;
- Consent, in writing, of at least 2/3 of the Service participants is needed to a bylaw amendment that would exclude the District of Sicamous from the Service;
- Any amendment bylaw requires approval from the Inspector of Municipalities;
- Staff recommends the Notice of Service Withdrawal from the District of Sicamous be referred to the Economic Development Committee for consideration and to discuss withdrawal terms that would be suited to the remaining participants for the 2018 Tax Requisition.

This requires a 2/3 vote - recommend amicable and expeditious withdrawal.

Director Rysz provided a verbal report on the process and decision of the District of Sicamous (District) to withdraw from the Economic Development (Electoral Areas C, D, E and F). He stated he is in support of the motion. The District is planning on continuing to be a part of Shuswap Tourism.

After much discussion by the Directors, Director Rysz stated that the District will continue to contribute through 2018 if necessary.

Staff responded to unrelated questions regarding the process to withdraw from service (s).

2017-1104

Moved By Director Morgan

Seconded By Director Talbot

THAT: the Certified Resolution from the District of Sicamous, dated November 9, 2017 indicating that the District of Sicamous Council is serving notice of its withdrawal from the Economic Development Extended Service Bylaw No. 5268, effective January 1, 2018, be received,

THAT: the notice of service withdrawal be referred to the December 2017 Economic Development Commission meeting for discussion and consideration of the implications of the Service Withdrawal on the remaining service participants (Electoral Areas C, D, E, and F);

AND FURTHER that the District of Sicamous be advised that it should make budget provisions for 2018 in relation to the Electoral Areas C, D, E and F Economic Development Service while the CSRD is going through the service withdrawal process.

CARRIED

2017-1105

Moved By Alternate Director Lavery

Seconded By Director McKee

THAT: the correspondence contained on the November 16, 2017 regular Board agenda be received for information.

CARRIED

Shuswap MLA, Greg Kylo was introduced by Chair Martin at this time. He spoke briefly and responded to questions from the Directors.

6. Reports**6.1 Revelstoke and Area Economic Development Commission Meeting Minutes - October 4, 2017**

2017-1106

Moved By Director McKee**Seconded By** Director Rysz

THAT: the minutes of the October 4, 2017 Revelstoke and Area Economic Development Commission meeting be received for information.

CARRIED**6.2 Shuswap Watershed Council Meeting Minutes - October 25, 2017**

2017-1107

Moved By Director Demenok**Seconded By** Director Flynn

THAT: the minutes of the October 25, 2017 Shuswap Watershed Council meeting be received for information.

CARRIED**7. Business General****7.1 CSRD Fire Dispatch Radio Compliance Project Sole Source Request**

Report from Derek Sutherland, Team Leader, Protective Services, dated November 6, 2017. Authorization for the sole source of the CSRD fire dispatch radio compliance project.

Staff summarized the work needed to ensure compliance with fire dispatch radios and responded to questions from Directors.

2017-1108

Moved By Director Talbot**Seconded By** Director Morgan

THAT: the Board empower the authorized signatories to enter into an agreement with Vella Radiolinks Ltd. to complete a fire dispatch radio compliance project for a total cost of \$24,279 plus applicable taxes.

CARRIED

7.2 Community Emergency Preparedness Fund Grant Applications

Report from Derek Sutherland, Team Leader, Protective Services, dated October 5, 2017. UBCM Community Emergency Preparedness Fund Grant Applications.

Staff responded to questions from the Directors.

- noted that Electoral Area F is also identified as a high priority as well as Salmon Arm and Sicamous.
- the information obtained from these assessments will be used as planning tools.
- with this information the Official Community Plan can be updated for these changes as well as Development Permit guidelines.

2017-1109

Moved By Director Demenok

Seconded By Alternate Director Stuart

THAT: the Board empower the authorized signatories to apply for a Community Emergency Preparedness Fund Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning grant in the amount of \$149,686 to complete a flood mapping project of Bastion Mountain in Electoral Area C. The CSRD will provide in-house contributions to support the project and overall grant management.

AND THAT: the Board empower the authorized signatories to enter into agreements with Kerr Wood Leidal and Westrek Geotechnical Services Ltd in an amount not to collectively exceed \$149,686 plus applicable taxes subject to the receipt of a CEPF Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning grant for \$149,686.

CARRIED

2017-1110

Moved By Director Flynn

Seconded By Alternate Director Stuart

THAT: the Board empower the authorized signatories to apply for a Community Emergency Preparedness Fund Emergency Social Services grant in the amount of \$25,000 to support capacity and resiliency building within the Emergency Support/Social Services throughout the region. The CSRD will provide in-house contributions to support the project and overall grant management.

CARRIED

2017-1111

Moved By Director Flynn**Seconded By** Alternate Director Stuart

THAT: the Board empower the authorized signatories to apply for a Community Emergency Preparedness Fund Emergency Operations Centres & Training grant in the amount of \$25,000 to support capacity and resiliency building and strengthen operational efficiencies within the region. The CSRD will provide in-house contributions to support the project and overall grant management.

CARRIED

8. Business by Area

8.1 Grant-in-Aids

Report from Jodi Pierce, Manager, Financial Services, dated November 6, 2017.

2017-1112

Moved By Director Talbot**Seconded By** Director Morgan

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

Area A

\$1,000 Columbia Basin Environmental Education Network (Wild
Voices for Kids Program)

Area B

\$500 Columbia Basin Environmental Education Network (Wild
Voices for Kids Program)

Area E

\$1,000 Ladies Aid – Malakwa Thrift Store (Dangerous tree removal)

Area F

\$1,500 Seymour Arm Snowmobile Club (Trail maintenance).

CARRIED

8.1 Town of Golden/Electoral Area 'A' Shared Services Discussion Paper dated November 2017 from CSRD Chief Administrative Officer

Resolution to receive Discussion Paper and to authorize CSRD CAO to further negotiate with the Town of Golden for a Shared Services Agreement between the Town and the rural tax payers of Electoral Area A.

The CAO responded to questions from Directors:

- noted that once an agreement is reached, elector assent is required.

2017-1113

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the Discussion Paper dated November, 2017 entitled "CSRD - An approach to sharing the cost of services provided by the Town of Golden that benefit the population extending beyond its boundaries in Electoral Area A", be received for information;

AND FURTHER THAT: the Board authorize the CSRD Chief Administrative Officer to negotiate on behalf of the Regional District with the representatives of the Town of Golden for a shared services agreement between the Town and the rural taxpayers of Electoral Area A in order to establish a service bylaw, subject to Board approval.

CARRIED

8.3 Revelstoke and Area B Emergency Management Agreement

Report from Darcy Mooney, Manager of Operations Management, dated November 6, 2017. Agreement extension provisions for Emergency Management Services from the City of Revelstoke to Electoral Area B.

Staff gave a verbal report on new information received. The agreement has not been signed, however payment to date has been received. Staff suggested that motion be amended to reflect this information.

2017-1114

Moved By Alternate Director Stuart

Seconded By Director Flynn

THAT: the City of Revelstoke be provided notice that Electoral Area B is amenable to receive emergency management services until December 31, 2018 at the same terms and conditions as outlined in the

Revelstoke/Electoral Area B Emergency Management Agreement, set to expire on December 31, 2017;

AND THAT: upon expiration of the Revelstoke/Electoral Area B Emergency Management Agreement on December 31, 2018, the Board is amenable to a one year extension of services, based on the mutual agreement by the Columbia Shuswap Regional District and the City of Revelstoke on or before June 30, 2018.

CARRIED

2017-1115

Moved By Alternate Director Stuart

Seconded By Director Flynn

THAT: the Emergency Response Centre Lease Agreement between the Columbia Shuswap Regional District and the City of Revelstoke, which expired on May 31, 2016, be renewed for the term commencing March 1, 2017 until December 31, 2018 with provisions for a one year extension, based on mutual agreement by the Columbia Shuswap Regional District and the City of Revelstoke on or before June 30, 2018;

AND THAT: the City of Revelstoke be directed to pay all outstanding lease fees for the leased space at the Revelstoke Airport owed to the Columbia Shuswap Regional District by December 31, 2017.

Amendment

Moved By Alternate Director Stuart

Seconded By Director Flynn

THAT: the words "AND THAT: the City of Revelstoke be directed to pay all outstanding lease fees for the leased space at the Revelstoke Airport owed to the Columbia Shuswap Regional District by December 31, 2017" be removed from Motion 2017-1115.

VOTE ON AMENDMENT – CARRIED

VOTE ON MOTION AS AMENDED - CARRIED

8.4 Electoral Area C Community Works Fund – Energy Efficient Upgrades for the Tappen/Sunnybrae Fire Hall.

Report from Derek Sutherland, Team Leader, Protective Services, dated November 6, 2017. Authorization to access the Community Works Fund monies from the Electoral Area C allocation for the Tappen/Sunnybrae Fire Hall.

2017-1116

Moved By Director Demenok

Seconded By Alternate Director Stuart

THAT: in accordance with Policy No. F-3 “Community Works Fund - Expenditure of Monies” access to the Community Works Fund be approved for up to \$12,500 plus applicable taxes from the Electoral Area C Community Works Fund allocation for energy efficient upgrades at the Tappen/Sunnybrae Fire Hall.

CARRIED

8.5 Swanson Road Park Development

Report from Ryan Nitchie, Team Leader Community Services, dated November 6, 2017.

Letter to the Minister of Transportation and Infrastructure seeking a review and support for CSRD development plans for a community park at Swanson Road in Electoral Area E.

R. Nitchie gave a verbal report on new information received. He outlined the ongoing challenge to establish this park and informed the Board that Steve Sirett, District Program Manager, Ministry of Transportation and Infrastructure has contacted the CSRD and requested to review this application personally.

Staff is suggesting the letter and motion be amended to address Steve Sirett at the Ministry of Transportation and Infrastructure.

2017-1117

Moved By Director Talbot

Seconded By Director Morgan

THAT: the Board request the Minister of Transportation and Infrastructure review and make a decision on the CSRD's comprehensive park concept plan submitted application to develop a portion of Swanson Road in Electoral Area E for a community park under the CSRD's current Licence of Occupation issued by the Ministry of Transportation and Infrastructure.

Amendment**Moved By** Director Morgan**Seconded By** Director Demenok

THAT: the letter be addressed to Steve Sirett, District Program Manager, Ministry of Transportation and Infrastructure.

VOTE ON AMENDMENT – CARRIED**VOTE ON MOTION AS AMENDED - CARRIED****8.6 South Revelstoke (Electoral Area B) Diagnostic Inventory of Planning, Service Delivery and Governance - Final Report dated November 2017**

Brief Verbal Report from Jan Thingsted, Planner:

- October 4, 2017 Open House;
- Joint review of draft report by City/CSRD/Province of BC;
- Brief summary of Conclusions and Recommendations; and
- Urban Systems will present the Final Report and provide a more detailed presentation at the January 2018 Regular Board meeting.

J. Thingsted provided a verbal report to review the process to date. There were approximately 130 attendees at the open house. Many in attendance had assumed that a boundary extension was already under way. It was explained clearly at the meeting that this was a diagnostic inventory for data collection purposes only.

2017-1118

Moved By Alternate Director Stuart**Seconded By** Director Flynn

THAT: the Final Report for the South Revelstoke (Electoral Area B) Diagnostic Inventory of Planning, Service Delivery and Governance dated November 2017 be received;

AND FURTHER THAT: the Final Report be made available to the public through the CSRD website/social media.

CARRIED

9. Administration Bylaws**9.1 Director Remuneration Bylaw No. 5730**

Report from Jodi Pierce, Manager, Financial Services, dated November 6, 2017.

J. Pierce provided a verbal report on the process to date and noted that this was brought forward from the Policy of the Whole committee meeting held on October 19, 2017. She noted that the remuneration amounts were updated and based on 2016 figures.

After considerable discussion by the Board of Directors this motion was defeated as a weighted vote.

2017-1119

Moved By Director McKee

Seconded By Director Rysz

THAT: "Director Remuneration Bylaw No. 5730" be read a first, second and third time this 16th day of November, 2017.

DEFEATED

9.2 Cedar Heights Waterworks Service Bylaw No. 5764

Report from Jodi Pierce, Manager, Financial Services dated November 2, 2017. Proposed amendment to Cedar Heights Waterworks Service Bylaw No. 5362 to increase the maximum tax requisition.

2017-1120

Moved By Director Demenok

Seconded By Alternate Director Stuart

THAT: "Cedar Heights Waterworks Service Amendment Bylaw No. 5764" be read a first, second and third time this 16th day of November, 2017.

CARRIED

9.1 Nicholson Fire Suppression Service Amendment Bylaw No. 5763

Three Readings given to Bylaw No. 5763 on October 19, 2017

- For consideration of adoption.

2017-1121

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the Nicholson Fire Suppression Service Amendment Bylaw No. 5763 be adopted this 16th day of November, 2017.

CARRIED

13. Directors' Report on Community Events

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

Other Business

2017-1122

Moved By Director Flynn

Seconded By Director McKee

THAT: a letter be written to the Ministry of Transportation and Infrastructure from the CSRD Board of Directors indicating that repairs to the Heywood-Armstrong Road bridge on the border of Electoral Area D be made a priority.

Discussion on the Motion:

This bridge is a necessity for residents in the area. The required repairs have not been completed since the washout of the bridge in the spring 2017.

CARRIED

10. IN CAMERA

2017-1123

Moved By Director Rysz

Seconded By Director Morgan

THAT: pursuant to Sections 90(1)(a) (g) and (i):

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

(g) litigation or potential litigation affecting the regional district;

(i) the receipt of legal advice that is subject to solicitor-client privilege, including communications necessary for that purpose,

of the Community Charter, the Board move In Camera.

CARRIED

The meeting adjourned to a closed session at 12:10 PM

The meeting reconvened to an open session at 12:35 PM

Director Moss, Director McKee, Director Rysz, Director Flynn, and Alternate Director Lavery left the meeting at 12:35 PM.

15. Planning Bylaws

15.1 Electoral Area B: Electoral Area B Zoning Bylaw Amendment (Sievwright) Bylaw No. 851-11

Report from Candice Benner, Development Services Assistant, dated October 31, 2017.

4785 Airport Way, South Revelstoke

The applicant was not in attendance.

C. Benner displayed a PowerPoint presentation summarizing Bylaw No. 851-11 and gave a verbal report on new information received.

The property has recently been sold to new owners. It is believed the new owners will continue to operate the property as a vacation rental.

The vacation property has been operating for many years with no complaints, however because of new ownership a Temporary Use Permit (TUP) may be suggested at second reading.

Staff recommends that 1st reading be approved in order to receive comments on vacation rental use through the referral process. The Board can then provide further direction at second reading.

2017-1124

Moved By Alternate Director Stuart

Seconded By Director Demenok

THAT: "Electoral Area B Zoning Bylaw Amendment (Sievwright) Bylaw No. 851-11" be read a first time this 16th day of November, 2017.

CARRIED

2017-1125

Moved By Alternate Director Stuart**Seconded By** Director Demenok

THAT: the Board utilize the simple consultation process for Bylaw No. 851-11, and it be referred to the following agencies and First Nations:

- Area 'B' Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations – Water Rights Branch;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services;
- City of Revelstoke;
- All relevant First Nations Bands and Councils.

CARRIED

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

Report from Candice Benner, Development Services Assistant, dated October 31, 2017.

An amendment to address third party advertising signs for Cedar Heights Community Association and Sorrento Memorial Hall.

C. Benner displayed a PowerPoint presentation summarizing Bylaw No. 701-86.

2017-1126

Moved By Director Demenok**Seconded By** Alternate Director Stuart

THAT: third reading as amended given to "South Shuswap Zoning Amendment (CSRD) Bylaw No. 701-86", on July 20, 2017 be rescinded this 16th day of November, 2017.

CARRIED

2017-1127

Moved By Director Demenok

Seconded By Alternate Director Stuart

THAT: "South Shuswap Zoning Amendment (CSRD) Bylaw No. 701-86", be amended this 16th day of November, 2017:

1. To include a Changeable Copy Sign definition; and
2. To include hours of operation in the General Regulations.

CARRIED

2017-1128

Moved By Director Demenok

Seconded By Alternate Director Stuart

THAT: "South Shuswap Zoning Amendment (CSRD) Bylaw No. 701-86", be read a Third Time as amended, this 16th day of November, 2017.

CARRIED

15.3 Electoral Area C: South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89

Report from Dan Passmore, Senior Planner, dated October 11, 2017. #1 to #6, 1541 Blind Bay Road, Blind Bay.

Two owners of the Strata were in attendance.

D. Passmore displayed a PowerPoint presentation summarizing Bylaw No. 701-89 and staff responded to questions from the Board.

Director Demenok inquired that if building inspection had been in place when these buildings were constructed, would these amendments have been necessary.

- Staff responded that these issues would not have arose.

2017-1129

Moved By Director Demenok

Seconded By Alternate Director Stuart

THAT: "South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89" be read a first time this 16th day of November, 2017,

AND THAT: the Board utilize the simple consultation process for Bylaw No. 701-89, and it be referred to the following agencies and First Nations:

- Area C Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management; and
- All relevant First Nations.

CARRIED

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

Report from Jennifer Sham, Planner, dated October 24, 2017.
3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

The applicant was not in attendance.

J. Sham displayed a PowerPoint presentation summarizing Bylaw No. 900-22 and responded to questions from the Board.

Director Demenok is in support of this amendment, however questioned why there are currently 8 buoys and not 4 as allowed in the Lakes Zoning Bylaw.

- Staff responded that the existing buoys are legal non-conforming as they precede the Bylaw.

2017-1130

Moved By Director Morgan

Seconded By Director Talbot

THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be read a first time this 16th day of November, 2017;

AND THAT: The Board utilize the simple consultation process for Bylaw No. 900-22 and it be referred to the following agencies and First Nations:

- Advisory Planning Commission C;
- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;

- Department of Fisheries and Oceans;
- FrontCounterBC;
- Transport Canada;
- CSRD Operations Management;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils.

CARRIED

15.5 Electoral Area D: Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558

Report from Jennifer Sham, Planner, dated October 25, 2017.
Highway 97, Falkland

The agent was not in attendance.

J. Sham displayed a PowerPoint presentation summarizing Bylaw No. 2558.

2017-1131

Moved By Director Morgan

Seconded By Director Talbot

THAT: "Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558" be read a second time this 16th day of November, 2017.

CARRIED

2017-1132

Moved By Director Talbot

Seconded By Director Morgan

THAT: a public hearing to hear representations on "Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558" be held;

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

AND FURTHER THAT: the holding of the public hearing be delegated to Director Rene Talbot, as Director of Electoral Area D being that in which the land concerned is located, or Alternate Director Joy de Vos, if Director Talbot is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

CARRIED

15.6 Electoral Area D: Ranchero / Deep Creek Official Community Plan Bylaw Amendment (CSRD) No. 750-02 & Ranchero / Deep Creek Zoning Bylaw No. 751

Report from Jan Thingsted, Planner, dated November 2, 2017.
Ranchero/Deep Creek

J. Thingsted gave a PowerPoint presentation summarizing OCP Bylaw Amendment No. 750-02 and Bylaw No. 751 and summarized the process to date as well as the amendments since first reading.

2017-1133

Moved By Director Talbot

Seconded By Director Morgan

THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02" be read a second time, as amended, this 16th day of November, 2017.

CARRIED

2017-1134

Moved By Director Talbot

Seconded By Director Morgan

THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be read a second time, as amended, this 16th day of November, 2017.

CARRIED

2017-1135

Moved By Director Talbot

Seconded By Director Morgan

THAT: the Board direct staff to hold an open house to present Bylaw No. 750-02 and Bylaw No. 751.

CARRIED

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

Report from Dan Passmore, Senior Planner, dated October 26, 2017.
5192 Highway 97B, Ranchero

*Letter dated October 23, 2017 from Owner/Applicant Linda Parker/Bill Wood attached to the Late Agenda.

The applicant was not in attendance.

Mr. Passmore noted that new information has been received in the attached letter. The Applicant has had difficulty securing a hydrogeologist to provide the assessment required to move forward.

The applicant will not be able to meet the deadline of December 20, 2017 and staff is suggesting January 25, 2018 as a new deadline date.

2017-1136

Moved By Director Talbot

Seconded By Director Morgan

THAT: the Board receive this report regarding proposed Bylaw No. 2133, for information and consider new information from the applicant in relation to the July 20, 2017 resolution.

CARRIED

2017-1137

Moved By Director Talbot

Seconded By Director Morgan

THAT: the Board set a new deadline of December 20, 2017 for submission of the required hydrogeological assessment in order to consider delegation of a Public Hearing for proposed Bylaw No. 2133.

Amendment

Moved By Director Talbot

Seconded By Alternate Director Stuart

THAT: the deadline date of December 20, 2017 be changed to January 25, 2018 for submission of the required hydrogeological assessment in order to consider delegation of a Public Hearing for proposed Bylaw No. 2133.

VOTE ON AMENDMENT – CARRIED

VOTE ON MOTION AS AMENDED - CARRIED

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

Report from Christine LeFloch, Development Services Assistant, dated October 17, 2017.

655 Swanbeach Road, Swansea Point

The applicant was not in attendance.

C. LeFloch summarized the process to date and reported on the public hearing held in Swansea Point. There were eight people in attendance at the meeting and staff have received four letters in support and three letters in opposition.

Staff noted that floating docks are preferred, however this area has many fixed docks due to ice and wind in the area and the narrow lake frontages.

General discussion on motion by Directors included:

- There were mixed feelings and although this is not perfect it seems to make sense in this one case. These will have to be dealt with on a case by case basis.
- Director Demenok felt this could be precedent setting and is opposed.

2017-1138

Moved By Director Cathcart

Seconded By Director Demenok

THAT: "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be considered for third reading this 16th day of November, 2017.

CARRIED

OPPOSED (1): DIRECTOR DEMENOK

2017-1139

Moved By Director Cathcart

Seconded By Director Demenok

THAT: "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be considered for adoption this 16th day of November, 2017.

CARRIED

OPPOSED (1): DIRECTOR DEMENOK

15.9 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37

Report from Dan Passmore, Senior Planner, dated October 25, 2017.

1 – 1022 Scotch Creek Wharf Road, Scotch Creek.

The Applicant was not in attendance.

D. Passmore displayed a PowerPoint presentation summarizing Bylaw No. 825-37.

2017-1140

Moved By Director Morgan

Seconded By Director Talbot

THAT: Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37, be read a third time this 16th day of November, 2017.

CARRIED

2017-1141

Moved By Director Morgan

Seconded By Director Talbot

THAT: Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37, be adopted this 16th day of November, 2017.

CARRIED

15.10 Electoral Area F: Lakes Zoning Amendment (Meadow Creek Properties Park Association) Bylaw No. 900-9

Report from Dan Passmore, Senior Planner, dated September 12, 2017.

5140 Squilax-Anglemont Road, Magna Bay.

The President of the Meadow Creek Properties Park Association (MCPPA) was in attendance.

D. Passmore displayed a PowerPoint presentation summarizing the Lakes Zoning Amendment and staff responded to questions from the Board.

The MCPPA has been doing work in respect of the docks issues and they would support 3 floating docks with removal of the 12 existing docks.

President Cathy Woycik spoke to the Board. Explained the MCPPA is trying to be compliant with Bylaw 900-9. The park area, docks and buoys are now

owned by the MCPPA. They are now working closely with the CSRD and need time to be compliant. They will be applying for a Development Permit.

No further discussion as the Motion was deferred to allow applicants time to bring forward new information.

2017-1142

Moved By Director Morgan

Seconded By Director Talbot

THAT: "Lakes Zoning Amendment (Meadow Creek Properties Park Association) Bylaw No. 900-9", be given no further readings this 16th day of November, 2017.

2017-1143

Moved By Director Morgan

Seconded By Director Talbot

THAT: motion 2017-1142 be DEFERRED to be brought forward to the Board when new information is received by CSRD staff.

CARRIED

16. Release of In Camera Resolutions

Property Purchase – Bristow Road:

THAT: the following resolution adopted at the September 21, 2017 In Camera meeting of the CSRD Board be authorized for release from In Camera, after the closing date of the property purchase agreement:

"THAT: the Board empower the authorized signatories to enter into a Purchase Agreement with Gordon and Patricia Robertson for two properties totaling 1.08 acres in size, legally described as Lot 2 and Lot 3, Section 9, Township 23, Range 10, W6M, KDYD, Plan 4002, located at 1946 Bristow Road in Celista, BC for a total cost of \$1,125,000, plus applicable taxes and associated fees, in order to develop a waterfront park and boat launch. The acquisition will take place on November 1, 2017."

19. Adjournment

Moved By Director Morgan

Seconded By Director Talbot

THAT: the regular Board meeting of November 16, 2017 be adjourned.

CARRIED

CHAIR

CHIEF ADMINISTRATIVE OFFICER



ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

Note: The following minutes are subject to correction when endorsed by the Electoral Area Directors at the next Electoral Area Directors' Committee meeting.

Date: November 2, 2017
Time: 9:30 AM
Location: CSRD Boardroom
 555 Harbourfront Drive NE, Salmon Arm

Directors Present	K. Cathcart	Electoral Area A (Via Teleconference)
	L. Parker	Electoral Area B (Via Teleconference)
	P. Demenok	Electoral Area C
	R. Talbot	Electoral Area D
	R. Martin	Electoral Area E
	L. Morgan	Electoral Area F
Staff Present	C. Hamilton*	Chief Administrative Officer
	G. Christie	Manager, Development Services
	C. Paiement	Team Leader, Development Services
	B. Payne*	Manager, Information Systems
	D. Passmore*	Senior Planner
	J. Thingsted*	Planner
	C. LeFloch*	Development Services Assistant
	D. Wilson*	Bylaw Enforcement Officer
	L. Schumi	Administrative Clerk (Recorder)
	J. Graham	Executive Asst./Asst. Deputy Corporate Officer

* Attended part of the meeting only

1. Call to Order

The Chair called the meeting to order at 9:32 AM.

2. Adoption of Agenda**Moved By** Director Talbot**Seconded By** Director Morgan

THAT: the agenda of the November 2, 2017 Electoral Area Directors' Committee meeting be approved.

CARRIED**3. Meeting Minutes****3.1 Adoption of Minutes****Moved By** Director Morgan**Seconded By** Director Talbot

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

CARRIED**3.2 Business Arising****3.2.1 Terms of Reference**

The Terms of Reference for the Electoral Area Directors' Committee was adopted by resolution at the July 20, 2017 Regular Board meeting.

Chair Demenok thanked staff for completing the Terms of Reference for the Electoral Area Directors' Committee.

4. Reports by Staff**4.1 Soil Removal and Deposit Bylaw No. 646 update**

Report from Gerald Christie, Manager Development Services, dated November 2, 2017.

Staff recommends that the Electoral Area Directors' Committee not pursue further consideration of a Soil Removal and Deposit Bylaw at this time.

Mr. Christie presented his report as an update to the Soil Removal and Deposit Bylaw No. 646 originally given first reading at the regular Board meeting in August 2011.

Mr. Christie provided examples of other local governments who staff have consulted with who have or have had a Soil Removal and Deposit bylaw. The District of Peachland had a bylaw which was challenged and was determined by the courts to be too prohibitive. Local Governments do not hold the power to significantly limit soil removal or deposit and cannot infringe on the rights of the Ministry of Energy, Mines and Petroleum Resources (MEMPR) to grant mining permits. Fraser Valley Regional District had been waiting seven years to make amendments to its application process and fees structure as the ministry must approve of such bylaw changes. When consulting with the Regional District of North Okanagan (RDNO); despite staff working very closely with the Province, the Inspector of Mines ended up rejecting the RDNO proposed Soil Removal and Deposit anyway. The RDNO eventually had the bylaw approved for two electoral areas.

Mr. Christie explained that permits reviewed by the MEMPR can have significantly different requirements regarding regulations and standards than that of Local Governments thus proving difficult for operators and landowners to obtain the necessary permits and resulting in the delay of mining activities. This regulatory duplication with the MEMPR has led some operators to push back aggressively at the local level and through the courts, which is costly to local government. Enforcement of local government Soil Removal and Deposit Permits can be difficult and costly.

In response to a question, Mr. Christie explained the referral process for the Columbia Shuswap Regional District (CSRD), approximately receiving 8 to 10 referrals from the MEMPR per year and at times over 20 per year. Mr. Christie noted that in terms of workload, processing a Soil Removal and Deposit Permit application is the equivalent to that of processing a significant re-zoning application. The review and processing of an application is very complex and highly technical and must be reviewed carefully. Anecdotal evidence from some other regional districts suggest that staff find these applications very time consuming and have requested from their Boards additional staffing just to process these applications.

Mr. Christie explained that the MEMPR is not looking to download this to a local level at this time and agrees that control should continue to rest with the Province considering the Minister and Inspector of Mines have a lot of power to step-in when necessary and that the permitting process is already heavily regulated.

There was a question regarding any possible changes to the process given the change in provincial government and Mr. Christie responded that he did not get the sense that any major changes are imminent per se but that there could be some changes regarding public consultation requirements for permits.

Mr. Christie concluded that staff are not in support of implementing this bylaw but rather suggested an alternative for the Committee's consideration to adopt a policy to deal with these MEMPR referrals. This would streamline the process and help make it clear to the MEMPR as to the CSRD, Director and staff expectations when considering new mines permit applications.

Moved By Director Martin

Seconded By Director Morgan

THAT: the Electoral Area Directors' Committee receive this report and not pursue further readings of Bylaw No. 646 at this time;

AND FURTHER: that the Electoral Area Directors Committee recommend to the Board that the First Reading given to Bylaw No. 646 on August 18, 2012, be rescinded.

CARRIED

Discussion on the Motion:

Mr. Christie confirmed that operators and landowners are still required to obtain a mining permit from the Province.

Comments made regarding rock and soil issues being dealt with at the ministerial level, Mr. Christie responded that this would be a standalone policy and would encourage the Province to consult with the CSRD, however it is not mandatory. In response to a question on how long permits are granted for by MEMPR, Mr. Christie said it depends on the size and complexity of the project, but usually permits are good for five years or more. He also confirmed that the public are welcome to provide comments at any time to the ministry. Director commented that people are not made aware that they can provide feedback to the ministry and the ministry needs to do a better job of informing the public.

Brief discussion regarding gravel pits and that some gravel pits are owned by the Ministry of Transportation so even if the CSRD had a bylaw in place our regulations would not apply to these operations.

Moved By Director Martin

Seconded By Director Morgan

THAT: the Electoral Area Directors' Committee direct staff to prepare a draft policy to aid staff and Directors in providing comment to the Ministry of Energy and Mines (MEM) in regards to mines related referrals received from the Ministry.

CARRIED

Discussion on the Motion:

Continued discussion around public consultation. Mr. Christie confirmed that it would be included in the CSRD's referral policy that the CSRD would expect the ministry to consult in a meaningful way with the public and invite comments prior to granting a new permit or renewal. Discussion around better advertising so the public are aware they can provide input.

4.1 Forest Industry Plan Referrals – Review of referral and response process

Verbal report from C. Paiement, Team Leader, Development Services regarding the following:

- Overview of forest industry plan and review process
- Explanation of CSRD referral review and response process
- Considerations for future referrals and responses

Mr. Paiement presented a [PowerPoint](#) presentation for information, discussion, and direction. The new Development Services Assistant, Erica Hartling, is now coordinating the processing of these referrals. Mr. Jan Thingsted, Planner, is providing assistance as required. Unfortunately, Ms. Hartling could not be in attendance at this meeting.

Director comment that the maps provided by the forest companies are very hard to read. Mr. Paiement confirmed the staff have the ability to create location maps which should make it easier for Directors to understand where the referral area is located.

Questions regarding First Nations involvement and whether they have the same consultation process. Mr. Paiement responded that First Nation's and crown tenure holders must receive a referral from a forest company. It is

optional that other stakeholders, including local government, receive a referral.

Director comments regarding the need for better public engagement by forest companies and the Province about proposed logging plans

Some comments were made regarding the weight of local government input and where does the CSRD stand in terms of the decision making process. Mr. Paiement responded that this answer is best answered by the Province and forest companies. Director discussion continued around having a better opportunity now to engage the public regarding these issues with the recent change in provincial government and how local government can open up a greater dialogue with the Province but better community consultation

The Chair brought forward the notion of needing a person with knowledge of the forestry industry to assist Directors and the public with understanding proposed logging plans. This person could provide technical information to the community and be a facilitator with the Ministry and forestry company.

Mr. Jan Thingsted, Planner, confirmed that staff are not looking for or expecting technical comments from the Directors, really only looking for community concerns and local knowledge that can be very general in nature. There is no need to dwell on the technical jargon, but focus on providing information about community concerns such as noise, dust and environmental impacts.

In responding to a question, Mr. Paiement stated that the Ministry does recognize the need for more communication with local government and public. The Ministry is working on a 'strategic communications plan', but it will likely be at least a few months before this is finished. It was suggested that the Electoral Area Directors' Committee request a meeting with Ministry staff for the Directors to discuss their concerns and for the Ministry to explain it's new 'strategic communications plan.'

There was consensus among the Committee's Directors that Development Services staff invite staff from the Ministry of Forest, Lands and Natural Resource Operations that represent all areas of the CSRD to a future Electoral Area Directors meeting to explain the Provincial Forest Stewardship Planning process and discuss the Ministry's new 'strategic communications plan' for consulting with local governments and public.

4.2 Lakes Zoning Bylaw No. 900 – Bylaw administration update and next steps

Verbal report from C. Paiement, Team Leader, Development Services regarding the following:

- Overview of Lakes Zoning Bylaw No. 900
- Explanation of the challenges of administering and enforcing the bylaw
- Considerations for future Lakes Zoning priorities

Mr. Paiement presented a [PowerPoint](#) presentation for information, discussion, and direction.

Questions arose around federal enforcement of private moorage buoys. Bylaw Enforcement staff have been requesting more enforcement of non-compliant private moorage buoys by Transport Canada. A Director suggested that a representative from Transport Canada be invited to speak at a regular Board meeting. There should be a discussion to determine if some of the illegal buoys could be removed.

The Chair called on a member of the public in attendance. Mr. Bo Wilson, representing the Shuswap Waterfront Owners Association (SWOA), requested that the association, dock owners and dock companies be consulted about any changes being considered to Bylaw No. 900.

There was consensus among the Committee's Directors that:

- (a) Bylaw No. 900 should continue to regulate private moorage buoys;
- (b) The maximum dock surface area of 24m² in Bylaw No. 900 should be reviewed and options for a larger area be provided for the Committee's consideration; and
- (c) A representative of Transport Canada be invited to attend a future regular Board meeting to explain the federal legislation related to private moorage buoys and enforcement by the Department.

5. Reports by Electoral Area Directors

A Director asked about the opportunities for communication from the RCMP about policing activities.

It was noted by other Directors that a monthly report from the RCMP about policing activities can be requested by Directors. The reports are very general in nature but a good source of information.

6. Adjournment

Adjourned at 12:27 pm.

Moved By Director Morgan

Seconded By Director Talbot

THAT: the Electoral Area Directors' Committee meeting of November 2, 2017 be adjourned.

CARRIED

Enclosures: PowerPoint presentations.

CHAIR

CHIEF ADMINISTRATIVE OFFICER

Forest Industry Plan Referrals

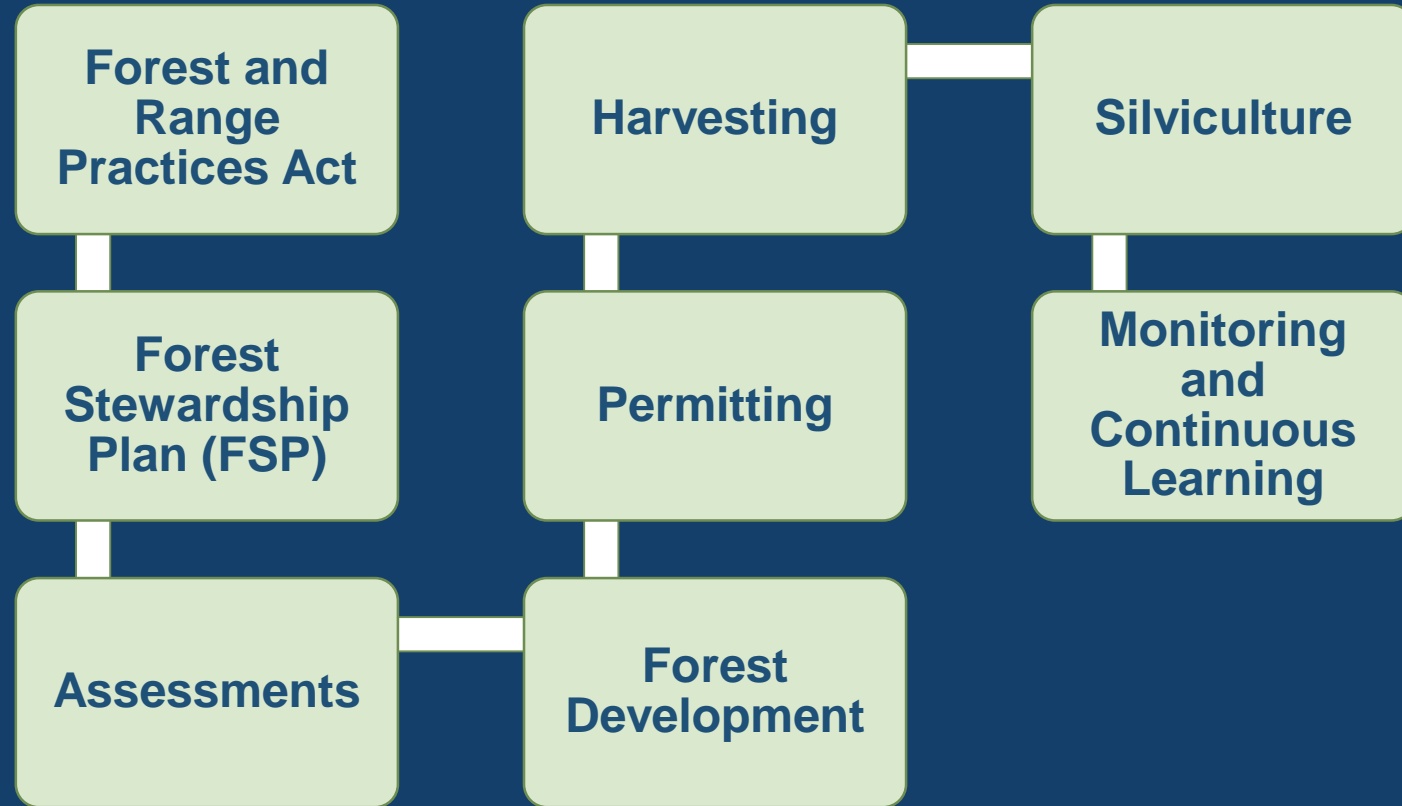
Review of referral and response process



Development Services

- Overview of forest industry plan and review process
 - Forest Stewardship Plans (FSP)
- Explanation of CSRD referral review and response process
- Considerations for future referrals and responses
- Next steps

Forest Industry Plan and Review Process



Forest Stewardship Plans (FSP)

- FSPs are approved by the Province for a term of 5 years and the term may be extended to up to 10 years
- All FSPs in BC are being updated at the direction of BC's Chief Forester. Once this round of FSPs are approved it will likely be another 5-10 years until the CSRD receives new proposed FSPs. FSP amendments will take place in the interim between approvals and consultation will occur
- The FSP referral list is public and is an appendix/schedule to the FSP. The referral list may be provided upon request

FSP Consultation

Legal Requirements

- Tenure holder must provide a 60 day review and comment period during which the public, First Nations and stakeholders may provide input
- Crown Tenure holders and First Nations must receive the referral

Non-Legal Expectations

- Information sharing with the greater public, singular public, government, and stakeholders
- Forestry companies decide who receives referrals and may refer the FSP to local government
- Forestry companies may hold a public community meeting at the request of the Ministry

CSRD Referral Review and Response Process

- Referral gets assigned to a Development Services Planner to coordinate and prepare response
- Planner forwards referral notification and package with deadline to Electoral Area Director and internal departments (i.e. Operations Management)
 - Referral packages will typically include a proposal letter, draft FSP document, and an FSP map
- Planner to review proposal and prepare comments based on the relevant CSRD land use regulations, policies, and bylaws (OCP and Zoning)

CSRD Referral Review and Response Process

Development Services staff to determine if the referral requires Board consideration and response. Staff to consult with Electoral Area Directors and Board Chair.

Board consideration required:

- Planner to prepare board report
- Assigned to board agenda
- Board review and decision
- Planner to prepare/send final referral response letter or complete electronic referral
 - cc response to Team Leader and Electoral Area Directors

Board consideration not required:

- Planner to prepare draft referral response and include internal referral comments provided
- Planner to prepare/send final referral response letter or complete electronic referral
 - cc response to Team Leader and Electoral Area Directors

Considerations for Future Referrals and Responses

How can this process be more effective/efficient for the CSRD, Province, and forest companies?

- Understand the role and expectations of the CSRD, Province and Forest Companies in the referral process

CSRD referral response includes comments from Electoral Area Directors and staff

- Staff do not facilitate or coordinate public or community stakeholder comments
- Public and community stakeholders need to contact the Forest Company directly for information and to submit their comments
- CSRD referral responses do not include comments attributed to the public and community stakeholders
- Electoral Area Directors may include public and community stakeholder concerns as part of their comments

Considerations for Future Referrals and Responses

What are the expectations for CSRD referral comments from Electoral Area Directors?

- Focus on providing comments about community concerns and local knowledge
- Detailed comments about the technical information in the FSP can be provided, but is not required
- It is optional for Electoral Area Directors to provide comments.

Are there different referral circumstances when the Board, rather than individual Electoral Area Directors, should review and provide the CSRD referral comments?

Considerations for Future Referrals and Responses

What are the expectations for CSRD referral comments from staff?

- Staff comments include relevant Official Community Plan policies and Zoning Bylaw information, as well as any other CSRD bylaw, plan or policies information
- Staff may provide, where known, comments about community concerns and local knowledge. However, the primary responsibility for these concerns and knowledge will rest with the Electoral Area Directors

Considerations for Future Referrals and Responses

What information can staff provide to assist Electoral Area Directors in preparing/formulating their comments?

DS staff to provide Electoral Area Director(s) where the referral applies with the following:

- Referral package
- An overview map of where the referral applies
- For a referral that proposes amendments to a current plan, identify where possible the proposed changes
- Draft CSRD referral response including the draft Development Services Department comments
- Deadline for Electoral Area Director(s) to submit comments to the Development Services Department

Next Steps

- The Ministry is working on a 'strategic communications plan' for the Okanagan/Shuswap. The purpose is to inform local government and stakeholders and set requirements for Ministry and Industry communications for forest planning
- Ministry staff have offered to organize a meeting with CSRD Electoral Area Directors and staff to explain Forestry 101 and strategic communication plan
 - CSRD staff to invite Ministry staff to organize meeting

Lakes Zoning Bylaw No. 900

Bylaw Administration Update and Next Steps



Development Services

Overview of Lakes Zoning Bylaw No. 900

- Adopted in 2012 in response to concerns about the proliferation of docks and buoys on Shuswap and Mara Lakes
- Regulates the use, size and siting of docks, buoys and swimming platforms in Electoral Areas C (South Shuswap), E (Rural Sicamous) and F (North Shuswap)
- It applies to new installation and the replacement of all or part of these types of structures
- Similar zoning regulations and development permit requirements in Electoral Area B (Rural Revelstoke) – Bylaw Nos. 850 and 851

Role of Provincial and Federal Governments

- Docks are also regulated by the Provincial Government – Ministry of Forest, Lands, Natural Resource Operations and Rural Development
 - Recent Provincial changes to the Provincial Private Moorage Program – General Permissions
- Buoys are also regulated by the Federal Government – Transport Canada
 - Prevent navigation hazards
 - Regulate type of buoy float

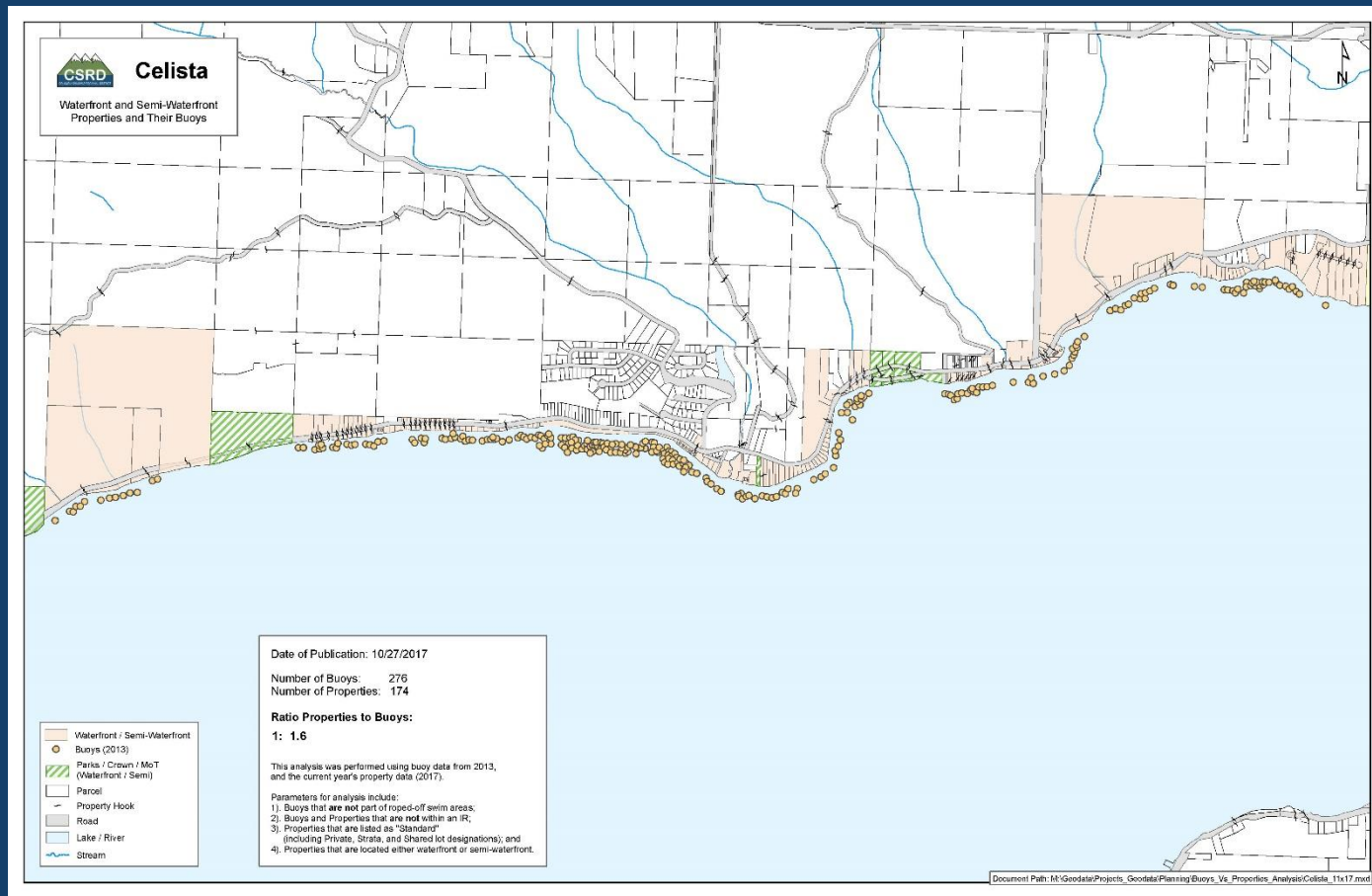
Docks and Buoys Situation – A Snapshot

- Buoys in the North Shuswap (2013)
- Bylaw Enforcement Files for Docks and Buoys (2013 - 2017)
- Foreshore and Water Development Permits Issued (2013 - 2017)

Buoys in the North Shuswap (2013)

- A map inventory and analysis of buoys (2013) in the foreshore of the five North Shuswap communities
 - 965 waterfront and semi-waterfront properties
 - 1,495 buoys
- Likely many more buoys installed since 2013
- A similar analysis could be undertaken for docks
- Handout buoy maps for the five North Shuswap communities

Celista Map - Buoy Inventory and Analysis (2013) Page 53 of 670

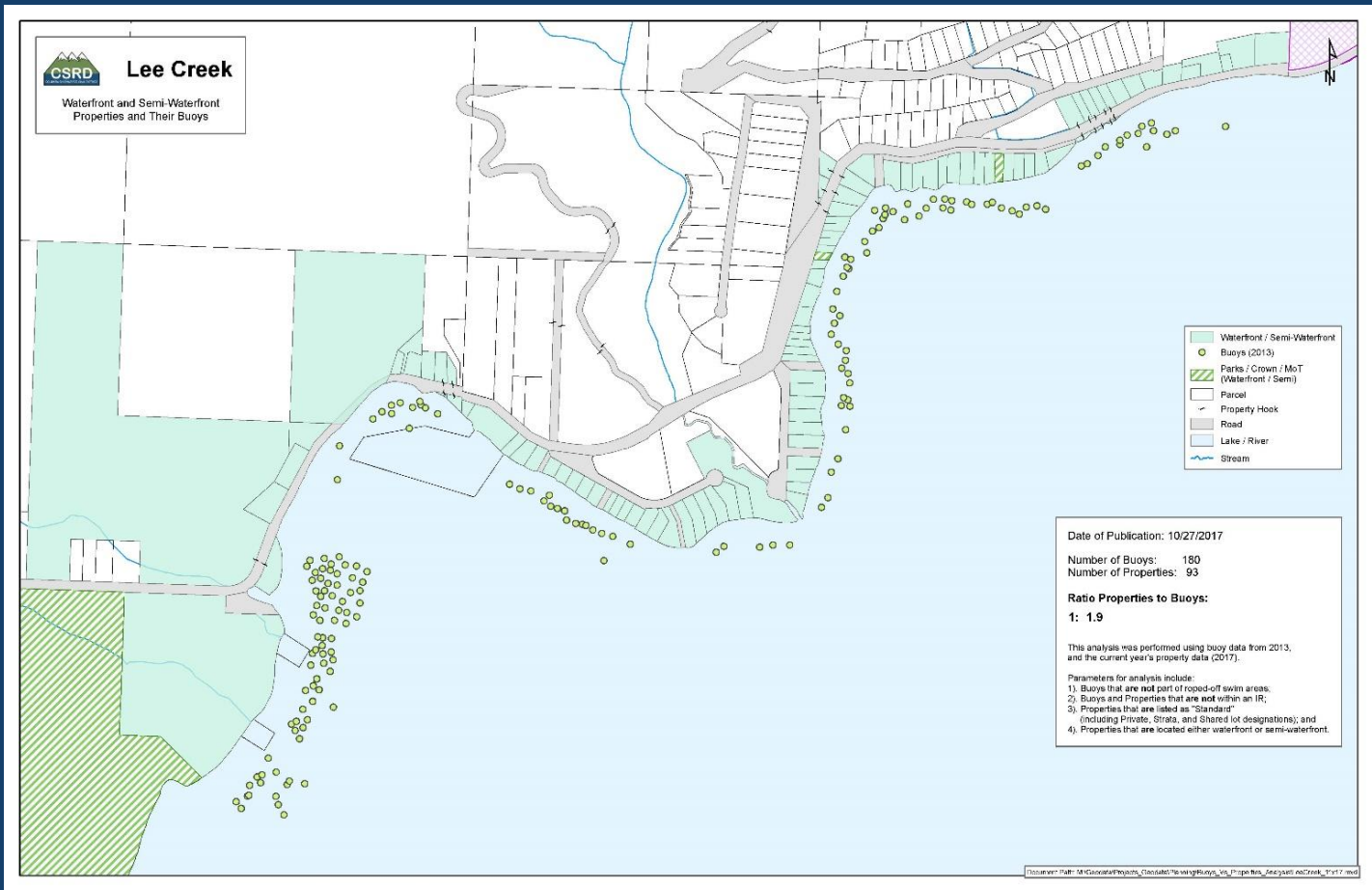


Celista - Meadow Creek

Page 54 of 670



Lee Creek Map - Buoy Inventory and Analysis (2013)



Lee Creek - Gateway and Cottonwoods

Page 56 of 670



197 Bylaw Enforcement Files Created – Docks and Buoys

Year	Electoral Area C	Electoral Area E	Electoral Area F	Yearly Total
2013	10	4	11	25
2014	13	5	28	46
2015	53	6	22	81
2016	13	7	10	30
2017	6	2	7	15
EA TOTAL	95	24	78	

Note: A file may have been created for each buoy in an area where multiple buoys were subject to a complaint

Foreshore and Water Development Permits Issued

- Electoral Areas C and F
- 40 Dock/Buoy Permits have been issued over 5 years (2013-2017)
- Average 8 per year:

Year	Electoral Area C	Electoral Area F	Yearly Total
2013	0	5	5
2014	5	0	5
2015	10	4	14
2016	6	3	9
2017	3	4	7
EA TOTAL	24	16	

Explanation of the Challenges of Administering and Enforcing Bylaw No. 900

- CSRD Bylaw Enforcement Policy A-69
 - Docks/buoys are Class 2 violations
 - 2 written complaints required and low priority for investigation and enforcement
- Receiving enough written information in a complaint to identify the location and determine ownership
- Researching the location of the complaint (review air photos, etc.)
- Completing a site visit to identify the dock/buoy in the field
- Determining if the dock/buoy is compliant or not
- Confirming if the dock/buoy is lawfully nonconforming or not
- Determining ownership of the dock/buoy

Explanation of the Challenges of Administering and Enforcing Bylaw No. 900 continued

- Contact the owner of the dock/buoy; may be initially by phone but one or more follow-up letters from Bylaw Enforcement Officer may be required
- Demand letter from the CSRD's solicitor may be required
- Property owner has opportunity to seek approval (rezoning and/or development variance permit) for a non-compliant dock/buoy
- Deadlines for property owner to contact staff, make a complete application to seek approval, or remove non-compliant dock/buoy
- Deadlines are rarely adhered to and often require follow-up by Bylaw Enforcement staff
- Complete application(s) may or may not be submitted in a timely manner

Explanation of the Challenges of Administering and Enforcing Bylaw No. 900 continued

- Staff review and processing of application(s) and Board consideration of approval
- Staff follow-up to ensure any conditions of approval adhered to or continue bylaw enforcement if approval not given by Board
- MTI Ticketing for an offence related to Bylaw No. 900 is an option for Bylaw Enforcement Officers, however tickets need to be issued to owner in person
- Final enforcement tool is a statutory injunction applied for by the CSRD's solicitor

Buoys are Difficult to Administer and Enforce

- It is very difficult to identify a buoy in the field that is subject to a complaint
 - Often there is too many and there is no way to accurately pinpoint its location relative to a waterfront or semi-waterfront property
 - Buoys may move over time and seasonally
 - It is very difficult to identify the ownership of a buoy
 - Buoys may be placed by people who are not waterfront or semi-waterfront property owners
 - There are many lawfully non-conforming buoys
- Costs to follow-up enforcement through to a statutory injunction are large
- Transport Canada may get involved if a buoy is considered a navigation hazard - this is very rare.

Docks are Easier to Administer and Enforce

- A dock can usually be identified in the field because there are fewer of them
- Docks are usually related to a waterfront property
- Due to the expense of a dock, a dock owner can usually be determined or the dock owner may come forward as part of an investigation
- The Province may get involved if a dock is installed without the necessary permit(s) or is contrary to the General Permissions – this does occur

Considerations for Future Lake Zoning Priorities

- Buoys – Consider not regulating buoys
 - Non-compliant buoys are difficult to locate and determine ownership
 - Many buoys are considered lawfully non-conforming
 - Enforcement is not effective and costs exceed benefit
 - Time and costs of buoy enforcement could be shifted to other enforcement priorities, including docks

Considerations for Future Lake Zoning Priorities

- Docks – Continue to Regulate
 - consider increasing the maximum dock area permitted
 - Provincial changes to the Provincial Private Moorage Program – General Permissions do not establish a maximum dock length or area
 - The 24m² maximum permitted dock surface area was established based on the Provincial and Federal maximum surface area requirements
 - CSRD could consider increasing the maximum surface area of a dock permitted from 24 m² to a larger area.
 - It is recommended that there be a maximum dock surface area



BOARD REPORT

TO: Chair and Directors

File No: 1075 01

SUBJECT: Asset Management Planning Program

DESCRIPTION: Report from Darcy Mooney, Manager, Operations Management, dated November 17, 2017. Asset Management Planning Program.

RECOMMENDATION #1: THAT: the Board empower the authorized signatories to apply for an Asset Management Planning Program Grant from the Province of BC in the amount of \$14,138 in order to support the development of an Asset Management Resource Plan. The CSRD will provide in-house contributions to support overall grant and project management;

AND THAT: in accordance with Policy No. F-3 "Community Works Fund – Expenditure of Monies" access to the Community Works Fund be approved in the amount of \$40,000 plus applicable taxes for continued advancements in Asset Management Program development from the 10% portion of the All Electoral Areas Community Works Fund allocation.

RECOMMENDATION #2: THAT: the Board empower the authorized signatories to enter into an agreement with Opus International Consultants (Canada) to develop an Asset Management Resource Plan for a total cost of \$19,810 plus applicable taxes.

SHORT SUMMARY:

The CSRD has made continuous improvements with its data capture program into its asset management software tool and in the training of key staff on asset management principles and practices, development of a state of infrastructure report, development of a corporate asset management strategy and framework, level of service analysis for water systems, and the development of a corporate policy which staff intend to present to the Board for ratification early in 2018.

These corporate strategies identify plan implementation details for the CSRD to undertake to build a robust asset management program. Approval of the Asset Management Grant to develop a Resource Plan will enable the CSRD to leverage gas tax funds in a 50/50 cost share to provide in-house and consultant resources (Opus International) to review and compare the plan implementation recommendations with existing resources to identify resource gaps and shortfalls and to recommend options for the CSRD's consideration to address these shortfalls.

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

Asset management incorporates planning, finance, engineering and operations to effectively manage new and existing infrastructure that will maximize benefits and reduce risk. An integrated asset management system includes the development of policies, plans, strategies and long term financial plans.

The CSRD manages and operates a wide array of infrastructure assets. These assets include water distribution systems, vehicle and equipment fleets, parks, civic facilities, waste receiving sites, fire halls and other apparatus and corporate buildings. These assets are located throughout the entire CSRD. An asset management system integrates the process of inventory, valuation, use, strategic reviews, reporting and auditing of fixed assets. For strategic, operational and financial reasons, asset management is becoming an increasingly important area of decision making.

POLICY:

The creation of an Asset Management Resource Plan meets the criteria under Policy F-3 "Community Works Fund - Expenditure of Monies". Board ratification is required to access the 10% All Electoral Areas Community Works Fund Allocation.

FINANCIAL:

In an effort to stabilize the tax requisition, staff is recommending that the 10% All Electoral Area Community Works Fund be accessed to fund this needed initiative.

KEY ISSUES/CONCEPTS:

Asset management systems should be integrated into local government processes in order to make informed decisions that will ensure the sustainable delivery of services, both today and into the future.

The Community Works Fund – 10% All Electoral Areas Allocation is a suitable funding source to leverage the development of the Asset Management Resource Plan.

COMMUNICATIONS:

If approved, staff will work with its qualified consultant to create the Asset Management Resource Plan.

DESIRED OUTCOMES:

The Board approve the expenditure from the 10% All Electoral Areas portion of the Community Works Fund and authorize an associated grant application to support the next phase of the asset management.

BOARD'S OPTIONS:

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

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

Report Approval Details

Document Title:	Asset Management Planning Program Grant.docx
Attachments:	
Final Approval Date:	Nov 20, 2017

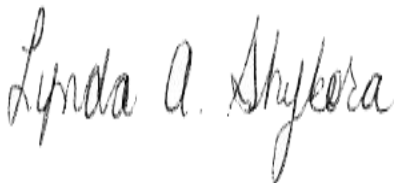
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Nov 17, 2017 - 4:43 PM



Jodi Pierce - Nov 20, 2017 - 6:54 AM



Lynda Shykora - Nov 20, 2017 - 10:03 AM



Charles Hamilton - Nov 20, 2017 - 11:20 AM



BOARD REPORT

TO: Chair and Directors

File No: 7200 32 01

SUBJECT: Fire Services - Disposal of Asset Request

DESCRIPTION: Report from Derek Sutherland, Team Leader, Protective Services, dated November 17, 2017. Request to dispose of Malakwa Fire Department surplus apparatus.

RECOMMENDATION: THAT: the Board authorize a variance to Policy No. A-24 "Disposal of Equipment" and allow for the donation of the 1964 International Fire Truck from the Malakwa Fire Department to the Malakwa Community Association.

SHORT SUMMARY:

The 1964 International Malakwa fire engine creates unnecessary liabilities and maintenance costs and will be disposed of as it has been replaced by a more modern fire apparatus. The community would like to retain access to the truck for display at events. CSR D Policy No. A-24 Disposal of Equipment" does not allow for a donation of equipment, therefore Board authorization is required to vary the policy.

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

The 1964 International Malakwa Fire Truck was purchased by the Malakwa Fire Department in the mid-1980s. The engine has since been replaced with a modern fire engine (2007) and is slotted for disposal. The truck is unique and a source of pride for the residents of the community and the Malakwa Fire Department. It is suggested that the truck be provided to a community organization to be used in parades and community events.

POLICY:

Policy No. A-24 "Disposal of Equipment", requires that equipment with a residual value of \$250 or more be publicly advertised for bid.

FINANCIAL:

This apparatus has a residual value greater than \$250 but not significantly more as it is no longer suitable for operational use.

KEY ISSUES/CONCEPTS:

The truck has value within the community as a piece of community heritage. It is requested that the Board authorize the donation of the equipment to a recognized community group within Malakwa.

IMPLEMENTATION:

Upon approval, the Malakwa Community Association will be presented with an opportunity to acquire the vehicle as a donation. If the community group declines to accept the donation of the truck, it will be disposed of through the guidelines set out in Policy No. A-24 with notice given to community members wishing to purchase the truck.

DESIRED OUTCOMES:

The Board approve the recommendation to liquidate the asset outside of Policy A-24.

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	Malakwa Fire Truck Disposal.docx
Attachments:	
Final Approval Date:	Nov 20, 2017

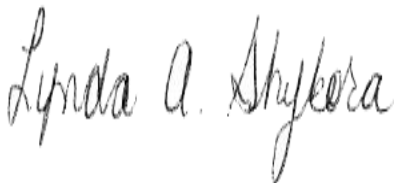
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Nov 17, 2017 - 5:08 PM



Jodi Pierce - Nov 20, 2017 - 6:50 AM



Lynda Shykora - Nov 20, 2017 - 9:24 AM



Charles Hamilton - Nov 20, 2017 - 9:42 AM



BOARD REPORT

TO: Chair and Directors

File No: 0550 01

SUBJECT: 2018 Board and Committee Meeting Schedule

DESCRIPTION: Report from Lynda Shykora, Deputy Manager, Corporate Administration Services dated November 20, 2017.

RECOMMENDATION: THAT: the proposed 2018 Board and Committee meeting schedule be approved.

SHORT SUMMARY:

In accordance with Regional District Board and Committees Procedure Bylaw No. 5648, staff has prepared a schedule for the 2018 Board and Committee meetings. The proposed schedule is attached for the Board's consideration.

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

Part 3, Section 6 of Regional District Board and Committees Procedure Bylaw No. 5648 states: "Regular meetings (of the Board) for each ensuing year will be established by Board resolution prior to December 31st of the prior year."

COMMUNICATIONS:

The selected dates for Board and Committee meetings will be posted on the CSR D's main office notice board and published on the CSR D website/social media. Directors, Alternate Directors and CSR D staff will be provided with a copy of the meeting schedule for reference.

Local Government legislation requires that the upcoming annual Board meeting schedule be advertised in all CSR D area newspapers before the end of December each year.

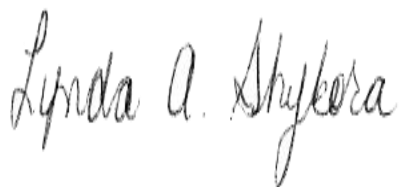
BOARD'S OPTIONS:

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

[Board Report](#)[Enter Subject](#)[Click here to enter a date.](#)**Report Approval Details**

Document Title:	2018 Mtg Schedule Board Report.docx
Attachments:	- Board-Committee Meeting Calendar 2018.pdf
Final Approval Date:	Nov 21, 2017

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



Lynda Shykora - Nov 21, 2017 - 4:03 PM



Charles Hamilton - Nov 21, 2017 - 4:07 PM

2018



Columbia Shuswap Regional District 2018 Board and Committee Meeting Schedule

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
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29	30					

July						
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29	30	31				

October						
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28	29	30	31			

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18	19	20	21	22	23	24
25	26	27	28			

May						
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20	21	22	23	24	25	26
27	28	29	30	31		

August						
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19	20	21	22	23	24	25
26	27	28	29	30	31	







November						
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25	26	27	28	29	30	

March						
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25	26	27	28	29	30	31

June						
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September						
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23	24	25	26	27	28	29
30						

December						
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23	24	25	26	27	28	29
30	31					

 Board Meetings	 Shuswap EcDev/Shuswap Tourism
 EAD Committee	 NO/CS Regional Hospital District
 CofWhole (Budget)	 Office Closure

Board Meetings

Jan. 18 Feb. 15
March 22 April 19
 May 17* June 21**
 July 19 Aug. 16
 Sept. 20 Oct. 18
 Nov. 15*** **Dec. 7**

* Board on the Road

** Comm. of Whole Policy Session

*** Inaugural Meeting

Note: Not the 3rd Thursday

EAD Committee Meetings

Feb. 27 May 29
 Sep. 5 Nov. 27

Budget/Committee of the Whole

Jan. 17 Feb. 16

Economic Dev. Committee/ Shuswap Tourism

Feb. 8 May 3
 Sept. 6 Dec. 6

NO/CS Reg. Hosp District

March 27 Oct. 30

Conferences/Conventions

LGLA EA Jan 31-Feb 2 Richmond
 SILGA Apr 24-27 Revelstoke
 AKBLG Apr 18-20 Fernie
 FCM May 31-Jun 3 Halifax
 UBCM Sept 10-14 Whistler

General Local Gov't Election Dates

General Voting October 20, 2018



BOARD REPORT

TO: Chair and Directors

File No: 1850 20 17

SUBJECT: Grant in Aids

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services, dated November 20, 2017.

RECOMMENDATION #1: THAT: the Board approve the following allocations from the 2017 electoral grant in aids:

Area A

\$1,900 Golden Agricultural Society (Santa Parade sponsorship)

Area C

\$1,000 Notch Hill Town Hall Association (Christmas events).

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

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

COMMUNICATIONS:

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

DESIRED OUTCOMES:

That the Board endorse the recommendation.

BOARD'S OPTIONS:

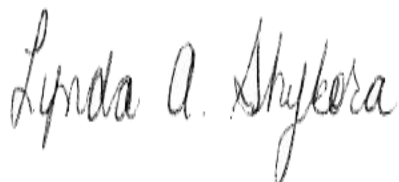
1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

[Board Report](#)[Enter Subject](#)[Click here to enter a date.](#)

Document Title:	2017-12-01_Board_FIN_Grant in Aids.docx
Attachments:	
Final Approval Date:	Nov 20, 2017

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



Lynda Shykora - Nov 20, 2017 - 9:42 AM



Charles Hamilton - Nov 20, 2017 - 9:50 AM



City of Revelstoke

P.O. Box 170, Revelstoke, British Columbia V0E 2S0
revelstoke.ca

November 15, 2017

Charles Hamilton
Chief Administrative Officer
Columbia Shuswap Regional District
Box 978
SALMON ARM, BC V1E 4P1

Email: chamilton@csrd.bc.ca

Dear Mr. Hamilton:

Re: City of Revelstoke – Economic Opportunity Fund Application

During the Regular Council Meeting held November 14, 2017 Revelstoke City Council passed the following resolution to support the applications to the Columbia Shuswap Regional District Economic Opportunity Fund as follows:

“THAT City Council recommend to the CSRD Board that \$30,000 be allocated from the Economic Opportunity Fund (EOF) towards a tourism planning project.”

Should you have any questions please contact Nicole Fricot, Director of Community Economic Development, at 250-837-5345.

Sincerely,

Cindy Floyd
Administrative Assistant

:cf
Enc.

cc: Nicole Fricot, Director of Community Economic Development
Jodi Pierce, CSRD
Lynda Shykora, CSRD

DEVELOPMENT
SERVICES

(250) 837-3637
development@revelstoke.ca

PUBLIC WORKS

(250) 837-2001
works@revelstoke.ca

FINANCE

(250) 837-2161
finance@revelstoke.ca

FIRE RESCUE
SERVICES

(250) 837-2884
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PARKS, RECREATION
& CULTURE

(250) 837-9351
prc@revelstoke.ca

CORPORATE
ADMINISTRATION

(250) 837-2911
admin@revelstoke.ca

COMMUNITY
ECONOMIC DEVELOPMENT

(250) 837-5345
ced@revelstoke.ca

BC HYDRO GRANTS-IN-LIEU FOR POWER-GENERATING FACILITIES

1. That the BC Hydro Grants in Lieu of Taxes (PILT) with respect to dams, reservoirs and powerhouses available to CSRD each and every year be divided into three components:

- a) An apportionment to the following functions:

20% General Government	(010)
10% Electoral Government	(011)
4% Area B Recreation	(330)
4% Golden and District Arena	(340)
3% Area B Fire Protection	(031)
3% Area A Community Parks	(321)
3% Sicamous Rec Centre	(345)
2% Area E Community Parks	(325)

- b) An apportionment payable directly for the following:

1% Revelstoke Community Centre

- c) Balance of PILT apportioned to those members deemed to be the **Impact Area** as follows:

20% Golden and Electoral Area 'A' EOF

20% Revelstoke and Electoral Area 'B' EOF

10% Sicamous and Electoral Area 'E' EOF

The **Impact Area** component is for the purpose of establishing Economic Opportunity Funds (EOF). The EOF were created specifically as a means of compensating for the loss of economic opportunities on those lands affected by the dams and reservoirs and the resultant economic impacts to the affected communities. As such, the EOF are to provide funding assistance for projects deemed by the participating members and ratified by the Corporate Board to be worthy of support in an effort to stimulate economic development within the impact areas.

Criteria for accessing each EOF will be based on the demonstrable and enduring benefit to the economy of the affected communities at large. The EOF are designed to stimulate economic generators, transportation facilities and infrastructure development supportable jointly by the participating members involved and approved by the Board.

The EOF shall not be used as grant-in-aid funding. The funding formula maintains 50% of the BC Hydro PILT available for the EOF.

All monies extracted from each EOF must be:

- a) Approved by both participating members; and
- b) Ratified by the Board.

2. This Policy amendment is based on direction given in the attached Circular No. 10:14 from the Ministry of Community and Rural Development which forms part of this policy (Appendix A).

1990 03 29
 1991 09 12
 1993 02 18
 2007 06 21
 February 24, 2011
 March 17, 2011
 March 15, 2012

APPENDIX A

MINISTRY OF COMMUNITY AND RURAL DEVELOPMENT CIRCULAR NO 10:14



Ministry of Community
and Rural Development

Local Government Infrastructure
and Finance
PO Box 9838 Stn Prov Govt
(4th Floor - 800 Johnson Street)
Victoria BC V8W 9T1

CIRCULAR

Circular No. 10:14
ARCS File #: 195-20

September 24, 2010

To: Selected Regional District Chief Administrative Officers and Chief Financial Officers

Re: Regional District Financial Management of BC Hydro Payments in lieu of Taxes

Purpose:

This circular is intended to provide advice and direction to regional districts (RDs) that receive payments in lieu of taxes in respect of BC Hydro generating facilities.

Background:

BC Hydro makes Payments in lieu of Taxes (PILT) to RDs (and municipalities) in respect of electricity generating facilities located within an electoral area. The current scheme of BC Hydro PILT was introduced in 1989, providing for payments to both municipalities and RDs. The formula for calculating the amount of the payments to individual local governments is not the subject of this circular. However, based on the formula, the amounts of the payments are established by Order in Council on a periodic basis, under the authority of the *Hydro and Power Authority Act*. The current amounts are described in OIC No. 796/08, with 2008 being the base year for the amounts.

Ministry Circular No. 90:09 provided advice and direction to RDs about how the PILT should be managed. This circular updates that advice and direction.

Principles:

The payments by BC Hydro are "in lieu of taxes", for specific facilities, and must be managed by RDs within the framework of financing services. This leads to the following:

- The PILT received for each electricity generating facility should be managed separately in the context of its specific location;
- The PILT must be shown as revenue in the appropriate RD service budgets; and
- The PILT must only be shown as revenue for service(s) for which the service area (SA) includes the location of the specific facility for which the PILT is paid.

.../2

Options:

Circular No. 90:09 described three options for managing the PILT in respect of how the payments should be distributed among services. This update describes a broader range of options, as follows:

1. Apply the entire PILT to the general administration service, for which the SA is the entire RD. This option provides for the benefit of the PILT to be region-wide, since it effectively reduces the amount of the general administration requisition. The general administration service can only be used to fund administration costs that cannot be attributed to other services [ref: s. 803.1(1), *Local Government Act*].
2. Apply the entire PILT to another service for which the SA is the entire RD. This option also provides for the benefit of the PILT to be region-wide, but allows the board to direct the funding to another specific region-wide service, as an alternative to the general administration service.
3. Apply the PILT to a group of services for which each of the SAs is the entire RD. This option also provides for the benefit of the PILT to be region-wide. However, the board can determine a particular distribution of the PILT among the other region-wide services. A possible basis of the distribution would be to pro-rate the PILT among those services according to the relative requisition for each service; however, the board could determine any basis of distribution that it wishes.
4. Apply the PILT for the specific facility to the group of services for which each of the SA includes the location of the specific facility. That is, no amount of the PILT should be applied to services that do not include the specific facility. This option is more complex, since the benefit of the PILT will be variable. A specific facility will, in addition to being in the SA for general administration and other region-wide services, be in the SA of services that include:
 - all electoral areas (e.g., electoral area administration);
 - the single electoral area (e.g., grants-in-aid); and
 - potentially, a local or sub-regional area (e.g., fire protection, recreation).

For this option, the board will need to determine how the PILT is to be distributed among the group of services, as follows:

- as a default, the PILT should be pro-rated according to the amount of the requisition for each of the services (from region-wide to local); or
- the board could determine an alternative basis of distribution as it wishes.

Considerations:

Each RD that receives a BC Hydro PILT will have a different set of circumstances, in relation to both the significance of the amount of PILT and the services to which the PILT may be applied. It is recommended that the board make a specific decision on which option to choose, if that has not been done previously. As a financial matter, the "weighted" voting rule will apply for the decision

.../3.

Should you have any questions or comments regarding this topic, please contact your Financial Officer.



Talitha Soldera
Director
Local Government Finance

Distribution to following Regional Districts:

- Alberni-Clayoquot
- Bulkley- Nechako (re: Alcan MOU)
- Capital
- Central Coast
- Central Kootenay
- Columbia Shuswap
- Comox Valley
- East Kootenay
- Fraser-Fort George
- Fraser Valley
- Kitimat-Stikine (re: Alcan MOU)
- Kootenay Boundary
- North Okanagan
- Peace River
- Skeena-Queen Charlotte
- Squamish-Lillooet
- Strathcona
- Sunshine Coast



BOARD REPORT

TO: Chair and Directors

File No: 1850-40-17

SUBJECT: Area C Community Works Fund – Notch Hill Town Hall

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services dated November 20, 2017.

RECOMMENDATION #1: THAT: in accordance with Policy F-3 “Electoral Area Community Works Fund – Expenditure of Monies”, access to the Community Works Fund be approved up to \$1,000 plus applicable taxes from the Area C Community Works Fund for insulating the furnace area of the Notch Hill Town Hall.

SHORT SUMMARY:

Information relating to this request is attached and is supported by the Electoral Area C Director. The Notch Hill Town Hall is in need of having to insulate the furnace area of the hall to increase energy efficiency.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☐

Weighted
Corporate

☒

Stakeholder
(Weighted)

☐

BACKGROUND:

The Notch Hill Town Hall Association is a non-profit organization with membership that is open to the public. Insulating the furnace area is an eligible program expenditure under the recreation infrastructure funding. Only one quote has been submitted as the total value is less than \$10,000.

POLICY:

This request meets the criteria for support in relation to CSR D Policy *F-3, Community Works Fund – Expenditure of Monies*. Eligible recipients for Gas Tax funding include non-municipal not-for-profit organizations and insulating buildings is an eligible expenditure. The Notch Hill Town Hall is available for public use and benefit.

FINANCIAL:

The balance of the Area C Community Works Fund (Gas Tax) is \$810,000 after all previously approved commitments. The 2017 distribution is included in the above amount. Expenditure of the funds will be in accordance with the 2014-2024 Agreement between the UBCM and CSR D, dated July 7, 2014.

IMPLEMENTATION:

Upon Board approval, a Use of Community Works Funds Agreement will be forwarded to the Notch Hill Town Hall Association for signature and funding will be made available upon submission of copies of eligible invoices for payment at the end of the project, anticipated for completion in winter 2017/2018.

COMMUNICATIONS:

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

DESIRED OUTCOMES:

The Board will approve the recommendation.

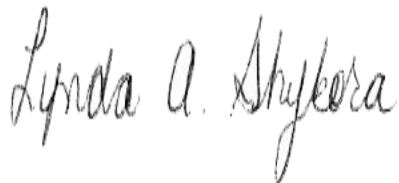
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2017-12-01_Board_FIN_Area C Gas Tax - Notch Hill Town Hall.docx
Attachments:	- Notch Hill Town Hall CWF Application.pdf
Final Approval Date:	Nov 20, 2017

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



Lynda Shykora - Nov 20, 2017 - 10:10 AM



Charles Hamilton - Nov 20, 2017 - 11:17 AM

The Notch Hill Town Hall Association.

1639 Notch Hill Road,

Sorrento. V0E2W1

November 7th. 20117

Dear Ms. Pierce,

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership: File#
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
NOV 07 2017		
<input type="checkbox"/> Ec Dev	<input type="checkbox"/> Staff to Report	Ack Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Respond	
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Fax
<input type="checkbox"/> SEP	<input type="checkbox"/> Dir Mailbox	<input type="checkbox"/> Mail
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Circulate	<input type="checkbox"/> Email
<input type="checkbox"/> Other		

We, the Notch Hill Town Hall Association, would like to apply for a Community Works grant to insulate the furnace area of the Notch Hill Hall. The room contains the heating/air conditioning unit and the potable water containers. It also houses approx. 25 feet of uninsulated ducting that carries the heating air to the west side of the Hall. The difference in the temperature on that side of the hall is very noticeable in the winter months.

We are asking for the cost of the materials only as we have the skilled people to carry out the work on a self help basis. This part of the building is the only remaining area that is not insulated. I have attached a quote for the materials from the Sorrento Building Centre.

I have taken pictures of the area in which the work will be carried out and if the grant is allowed I will take pictures at the completion of the work.

Thank you,

Alan Cook

President. NHTHA

250-463-4897

SOLD TO
CASH
CASH CUSTOMER

Sorrento, BC

SHIP TO

PH.

*** QUOTE ***

DATE		LOCATION	INVOICE No.	
11/07/2017			011237	
TIME	CUSTOMER'S P.O. No.		SLS'M	
11:30			05	
LOADED BY		CHECKED BY	DELIVERED BY	

DATE DELIVERED	TIME DELIVERED	STOCKKEEPING ORDERED SHIPPED U/M	ITEM NUMBER	DESCRIPTION	QUANTITIES	PRICE	U/M	AMOUNT
		3 3 EA	0031140	SPRUCE 2X6X14 PREMIUM	3	12.200	EA	36.60
		22 22 EA	0031134	SPRUCE 2X6X8 PREMIUM 4 SQU	22	7.150	EA	157.30
		7 7 EA	0139204	PLY 1/2 STD FIR	7	32.950	EA	230.65
		3 3EAC	0101170	INSULATION R20X15 78.33SF	3	46.050	EAC	138.15
		6 6 EA	0186504	RIGID INSUL 2X8X2.5" R12	6	36.090	EA	216.54
PRICING IS VALID FOR 7 DAYS						SUBTOTAL		779.24
						G.S.T.		38.96
						P.S.T.		39.39
						TOTAL →		857.59

Interest charged on overdue accounts.
All returns subject to handling charge and to be accompanied by original invoice.
Restocking charge on special orders.

CUSTOMER'S SIGNATURE

G.S.T. REGISTRATION NO.
821072139 RT0001

Thank You



BOARD REPORT

TO: Chair and Directors

File No: 6120 30 04

SUBJECT: Electoral Area C Parks Master Plan

DESCRIPTION: Report from Ryan Nitchie, Team Leader Community Services, dated November 18, 2017. Requesting adoption of the Electoral Area C Parks Master Plan.

RECOMMENDATION #1: THAT: the Board endorse the 2017 Columbia Shuswap Regional District Electoral Area C Parks Master Plan, dated September, 2017.

SHORT SUMMARY:

In 2016, the CSRD engaged Lees & Associates, Landscape Architects and Planners to develop a new Parks Master Plan (Plan) for Electoral Area C. Following extensive public engagement and consultation, the Plan is now complete. The new Plan was reviewed by the Area Director as well as the Electoral Area C Parks Advisory Committee with a recommendation for the Board to adopt the Plan as presented.

VOTING:

Unweighted
Corporate



LGA Part 14
(Unweighted)



Weighted
Corporate



Stakeholder
(Weighted)



BACKGROUND:

The existing Parks Master Plan for Electoral Area C was created in 2003 and represented the first parks plan for the Regional District. Most of the recommendations from the existing plan were successfully completed or implemented, necessitating the need for a new updated Master Parks Plan.

In 2015, staff received Board approval to use funds from the Electoral Area C Community Works Fund allocation to complete an update to the Area C Parks Master Plan. Following a Request for Proposals and with input from the Electoral Area Director and the Area C Parks Advisory Committee, the CSRD selected Lees & Associates, Landscape Architects and Planners to develop a Plan for Electoral Area C.

Throughout 2016 and 2017, Lees and Associates, with the assistance of staff, conducted extensive public consultation exercises to gain public input into parks and recreation needs and desires in the community. Public engagement included sounding boards in area parks, public open houses, online surveys, telephone surveys, key stakeholder meetings and written surveys and written communication. Lees & Associates worked in collaboration with staff and provided updates in a series of technical memorandum to the working group which was comprised of the Area Director, Electoral Area C Parks Advisory Committee and staff.

The final draft of the Area C Parks Master Plan was received in September 2017; was reviewed by the Area Director and the Area C Parks Advisory Committee in November, 2017 with a recommendation for the CSRD Board of Directors to approve the final draft.

POLICY:

The CSRD Board of Directors may adopt the Electoral Area C Master Parks plan as policy direction.

FINANCIAL:

Recommendations from within the Electoral Area C Master Parks plan will be incorporated into the Electoral Area C Five Year Financial Plan.

KEY ISSUES/CONCEPTS:

To adopt the Electoral Area C Parks Master Plan as presented.

COMMUNICATIONS:

The new Electoral Area C Parks Master Plan will be posted on the CSRD website for public viewing.

DESIRED OUTCOMES:

The Board adopt the Electoral Area C Parks Master Plan.

BOARD'S OPTIONS:

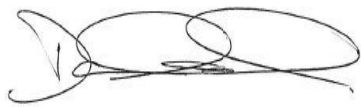
1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

Report Approval Details

Document Title:	Area C Parks Master Plan Update Board Report.docx
Attachments:	- CSRDAreaC_Final Parks Plan_reduced20170914.pdf
Final Approval Date:	Nov 21, 2017

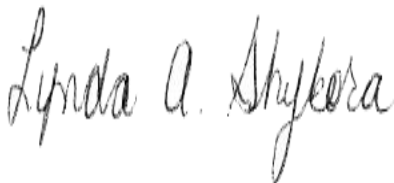
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Nov 20, 2017 - 2:58 PM



Jodi Pierce - Nov 20, 2017 - 3:01 PM



Lynda Shykora - Nov 20, 2017 - 4:11 PM



Charles Hamilton - Nov 21, 2017 - 9:01 AM



COLUMBIA SHUSWAP
REGIONAL DISTRICT
ELECTORAL AREA C

PARKS
MASTER PLAN



ACKNOWLEDGMENTS

This Parks Master Plan for the Columbia Shuswap Regional District - Electoral Area C could not have been completed without the vision and input from the Advisory Committee and the Shuswap Trail Alliance, which helped to form the basis of the plan.

CSRD Electoral Area C Parks Advisory Committee: Area C Director Paul Demenok, David Barton, Shirley Bates, Nicole Jeans-Williams, Elise Menard Jonker, Carmen Massey, Jack McNally, and Heather O'Brien.

Throughout the process, residents of Electoral Area C gave their time and perspectives by attending public workshops and events, and completing public questionnaires. Their passion, knowledge, and ideas for Electoral Area C parks and trails were invaluable to this project.

Prepared by

LEES
ASSOCIATES

Prepared for



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1



Introduction

The parks, trails, and recreation system in Electoral Area C is relatively young, having been developed largely since the first master plan, created in 2003. There are currently 58.8 hectares of developed park land, 234 kilometers of trails, eight community halls, and over 4,600 hectares of provincially managed parks and recreation sites. These parks and facilities provides opportunities for socializing, relaxation, play, active recreation, boating, swimming, learning, and connecting with nature. The parks and recreation system contributes to the social, physical, cultural, ecological and economic health of the community and its residents. The abundance of natural beauty in the area contributes to its attractiveness for seasonal resident and as a tourist destination.

This plan is the result of a year-long process that included an inventory and assessment of the parks, trails and recreation system, as well as an extensive community and stakeholder engagement process. Development of this plan brought people together from across the electoral area to talk about and contribute to the future of the parks, trails and recreation. The results of this process include a vision and guiding principles for the future of the parks, trails and recreation system; a set of recommendations that are grounded in the community's unique values and needs; and an implementation plan that outlines the opportunities and challenges for making the recommendations a reality over the next 5 – 10 years.

This document is a consolidated summary of a series of technical memoranda and other project components that were completed over the course of the project. The key facts, analyses, conclusions, and recommendations are presented in full within the main body of this report, but additional details are available in the technical memos located in the appendices.

Electoral Area C parks and recreation provide public access to the shorelines of the lakes of the South Shuswap so that residents have opportunities for water and beach activities such as swimming, picnicking and boating; provide parks and facilities for active recreation such as sports fields and playgrounds; and provide low-impact outdoor recreation activities such as nature appreciation, hiking and trail-based activities. Parks in Electoral Area C may also serve to protect large natural areas, sensitive environmental areas, unique and significant natural and/or cultural features such as First Nations or early settlement history or provincially red listed species. (CSRD, 2015)

The Columbia Shuswap Regional District (CSRD) Electoral Area C is a community of 7,921 residents (Statistics Canada, 2016) with an expected population growth to 8,475 over the next 10 years (BC Stats, 2016). Electoral Area C includes several distinct subcommunities within a broad geographic area of primarily rural and forests lands: Sorrento, Blind Bay, Eagle Bay, White Lake and Sunnybrae. These subcommunities are pockets of low to medium density residential and commercial development that each have individual character and a strong sense of community. Shuswap Lake is the primary geographic feature, and most of the residential development is located in pockets along the lakeshore.

Within this context, the parks, trails, and recreation in Electoral Area C are important contributors to the quality of life, and many residents live in the area because of the wealth of opportunities for boating, hiking, and outdoor recreation pursuits.

Parks and trails for each electoral area are funded by residents and property owners in that electoral area and are managed by the CSRD. Electoral Area C has approximately 58.8 hectares of developed park land. The system of parks in Electoral Area C provides opportunities for socializing, relaxation, play, active recreation, boating, swimming, learning, and connecting with nature. The parks and recreation system contributes to the social, physical, cultural, ecological and economic health of the community and its residents. The abundance of natural beauty in the area contributes to its attractiveness for seasonal resident and as a tourist destination.

The trails system is extensive (234 km) and provides a variety of opportunities to experience natural landscapes, take in scenic vistas, and enjoy non-motorized activities such as walking, hiking, mountain biking and horseback riding. In addition to the trails within CSRD Electoral Area C parks, there are 4,631 hectares of provincially managed parks and recreation sites that provide significant opportunities for outdoor activities and experiences.

The CSRD currently supports outdoor recreation through the provision of parks and facilities, but does not directly deliver recreation programs. There are eight community associations in the subcommunities that manage community halls and provide indoor recreation, social and cultural activities. The CSRD

supports the community associations through grants in- aid. A portion of taxes from Electoral Area C residents also goes toward an annual financial contribution to support the indoor recreation facilities located in Salmon Arm (i.e. the pool and arena). There is discussion in this master plan of the potential to expand the mandate of Electoral Area C parks and recreation to include more support for recreation programs, both indoor and outdoor.

1.1 The Purpose

The CSRD has been very active over the last decade with efforts to ensure that parklands are acquired and developed with amenities that meet the needs of Electoral Area C residents. As a community with a relatively young parks and recreation system and a growing population, the parks, open space, trails, and recreation system will need to continue to increase and improve to meet the needs of the community and align with community values, while recognizing the fiscal limitations of Electoral Area C. Looking into the future, this Parks Master Plan for Area C will provide a renewed vision, implementation and strategic direction for the delivery of parks and recreation services over the next 10 years. To achieve this, the scope of this plan includes:

- An inventory of the existing parks, trails, and recreation system;
- Identification of key issues, opportunities and constraints;
- Identification of community values, interests and needs;
- A shared Vision and Guiding Principles for the parks and recreation system;
- Recommendations to guide improvements to the parks and recreation system, and
- An implementation plan outlining the priorities and funding strategies for the next 10 years.

1.2 The Process

Development of this plan was undertaken in seven phases, as outlined in the diagram below. Five technical memos were developed over the course of the project and form the appendices of this report. The technical memos include additional details and background information and also provide a description of the process and demonstrate how the project unfolded.

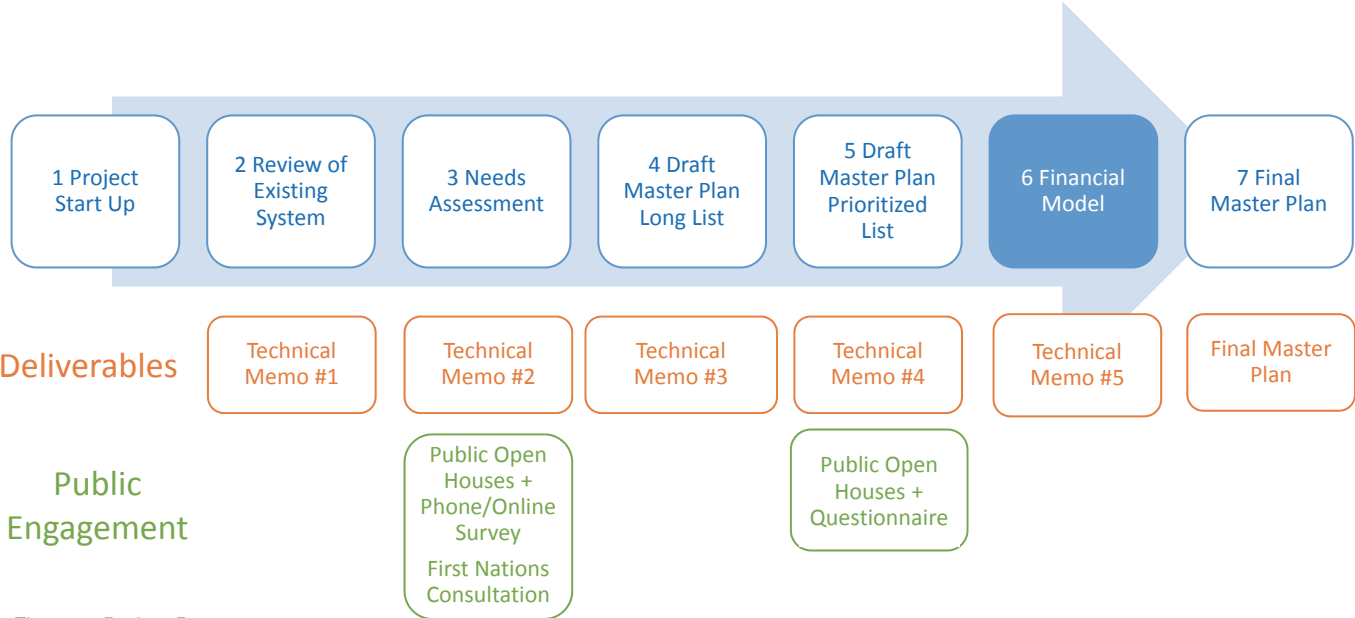


Figure 1: Project Process

1.3 The Context

1.3.1 RELEVANT PLANS AND POLICIES

The existing Electoral Area C Parks Plan Final Report (2003) identified park needs, analyzed local characteristics and issues that could affect park acquisition and development, identified opportunities for expansion or creation of new parks, and provided strategic level planning for the development of the area's parks and facilities.

The Electoral Area C Official Community Plan (OCP) Bylaw No.725 was also used as a guiding document. It sets some effective and sustainable principles and goals for parks, recreation, trails and culture. Additional background documents include the Area C South Shuswap Parks and Recreation Study Initiative: Recreation Needs Assessment (2015), a 2015 recreation Intercept Survey and the South Shuswap Age-Friendly Community Planning Report. These studies provide an assessment of recreation users and recreation assets, identify a baseline of information for park planning and strategic decision-making, and provide information on the needs of seniors living in Area C.

This Parks Master Plan follows from previous work and will be used as a tool to inform the more detailed planning work that will occur through the creation of individual park plans and specific park design and development projects.

1.3.2 COMMUNITY PROFILE

Area C has 7,921 residents (Statistics Canada, 2016) , and the population is expected to grow by approximately 7% over next 10 years, reaching 8,475 in 2026 (BC Stats, 2016). The average age is 51.3, which is higher than the CSRD overall and the average for the province of British Columbia (46.4 and 42.3, respectively) (Statistics Canada, 2016). The CSRD-wide population is expected to grow in all age groups except 55-64, with the greatest projected increases are in ages 75-84 and 85+ (Sub-Provincial Population Projections - P.E.O.P.L.E. 2016. Aug 2016). A decrease in the number of children and youth under 15 years of age occurred between 2011 and 2016, but ~ 800 more children are expected in the community over the next 20 years. The current demographics within Area C reflect the year-round population, made up of a large proportion of retirees.

It is estimated that 25-30% of homes are owned as secondary residences, which indicates that there is a high proportion of seasonal residents (Shuswap Economic Development, 2014). It should be noted that the many seasonal residents are not accounted for in the above mentioned demographics. In addition, many permanent residents leave the area in the winter, all of these varying factors will have an effect on the demand for park facilities.

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

PRINCIPLE 5

Safe roads, improved public transit, and opportunities for safe cycling and walking are encouraged...

PRINCIPLE 6

Public accesses to the shorelines of the lakes of the South Shuswap and, in particular, providing parks and facilities that are suitable for families with children and teens are encouraged. Further development of low-impact, outdoor recreation activities throughout the South Shuswap is encouraged...

PRINCIPLE 9

Active community involvement within the South Shuswap, including planning decisions related to land use, housing, servicing, parks and transportation is supported.

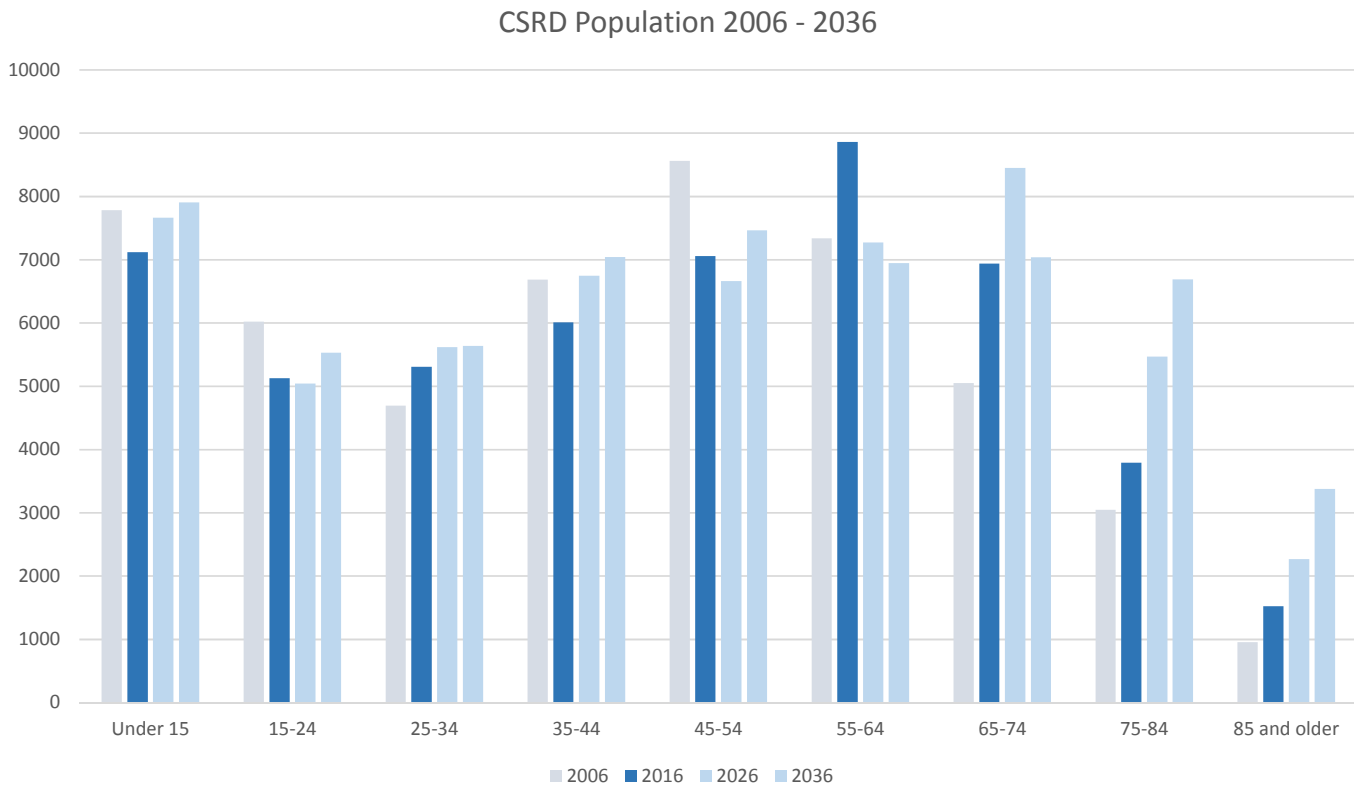


Figure 2: Current and Future Population in the CSRD (Sub-Provincial Population Projections - P.E.O.P.L.E. 2016. Aug 2016).

COMMUNITY GROWTH AND ECONOMIC DEVELOPMENT

The Electoral Area “C” Official Community Plan (Bylaw No. 725), adopted in 2014 outlines the vision for growth and development in the communities of Area C over the next 20 years. Overall, Area C is expected to remain rural with small pockets of settlement, primarily along Shuswap Lake. Future growth will be dependent on several factors including extension of water and sewer services to support both residential and commercial and business-industrial uses.

The main economic development activities within Area C are tourism, forestry, agriculture, construction and trades, and services. These industries help to support the permanent and seasonal populations of Area C and the various tourists that visit the area in summer months. Area C has high tourism appeal and enjoys high visitation.

1.4 Public Engagement

1.4.1 ENGAGEMENT PROCESS SUMMARY

An integral part of the Master Plan process was a transparent and thorough public engagement process. A variety of methods were used and opportunities provided for the community to provide input early on in the process, as well as to review draft recommendations and priorities. A few of the key methodologies are described further below, with additional details and results provided in *Appendix B – Technical Memo #2*.

Statistically Valid Phone Survey



Figure 3: Public Engagement Methods



Blind Bay Open House

One of the key components of the engagement process was a phone survey that was conducted to better understand CSRD Area C residents' and visitors' current usage habits and opinions of parks, trails and recreational services and facilities. The phone survey was conducted by Mustel Group Market Research and provided a statistically valid sample of the community that accurately reflects the composition of the community. A total of 200 interviews were conducted by telephone with a random selection of adults, 18 years of age or over. An additional 75 interviews were also conducted with property owners who do not live full-time in Area C (referred to as recreational property owners in the report). The margin of error on the sample of 200 is +/-6.9% and on the sample of 75 is +/-11%, at the 95% confidence level .

Public Open Houses and Sounding Boards

Four community-specific open houses in Sorrento, Blind Bay, White Lake and Sunnybrae were hosted during the week of September 19th, 2016 to provide an opportunity for residents to collaborate on and contribute to the Master Plan content. An additional two open houses were held in Blind Bay and Sunnybrae during the week of May 8th, 2017 to review the draft recommendations. Sounding boards at kiosks in Sorrento Blind Bay Park, Sandy Beaches and Sunnybrae Park were posted to collect additional feedback.

Advisory Committee

An interactive visioning workshop was held with the Advisory Committee on September 19th, 2016. The purpose of this workshop was to present the initial background information that was gathered on CSRD Area C Parks. A visioning exercise was also conducted to understand the Committee's vision of park, trail and outdoors recreation needs for Area C residents.

Stakeholder Groups

Interviews were conducted with interest groups for youth, children and seniors; activity representatives including sports groups, dog-walkers, equestrians, trails groups, and the Arts Council for the South Shuswap; as well as other community and service organizations such as the Lions Club and the South Shuswap

Chamber of Commerce. Information was summarized and used to help inform the key findings.

First Nations Meetings

Five meetings with First Nations were conducted. The purpose of these meetings was to ensure that all First Nations that share lands with the CSRD have input and provide guidance into any future parks and trail planning. Specific interviews were undertaken to seek the opinions and best practices of the Splatshin, Adams Lake, Neskonlith and Little Shuswap Bands.

Shuswap Trail Alliance

The Shuswap Trail Alliance attended two meetings during the public engagement process: a stakeholder group meeting and a meeting focused on providing a First Nations perspective on trails. Feedback received from representatives was integral in informing the key findings.

1.4.2 SNAPSHOT OF ENGAGEMENT KEY FINDINGS

The following were key points and common themes that were identified primarily through the first round of public engagement and were used to inform the development of recommendations and priorities. Additional information from the public engagement process is included by topic and by subcommunity in Chapter 2 – Parks System Overview and Key Findings, as well as in *Appendix B – Technical Memo #2*. Detailed feedback from the public review of the draft recommendations is provided in Appendix E – Technical Memo #5.

- The most popular outdoor recreational activity within Area C is hiking or walking for pleasure. The phone survey results indicate that 60% of adults and 80% of children hike or walk as a recreational activity.
- More flat, accessible walkways emerged as a key desire by residents for walking. Residents also want improved walking access to parks and community centres.
- Generally, parks are not linked together in a network of green spaces.
- Suggestions for park improvements across Area C include better maintenance, expanding number of recreation areas/parks, and expanding activities for children/youth.
- Full time residents generally use the parks and recreation facilities more than seasonal and recreational property owners. For example, half as many second home owners use Sorrento Blind Bay Park compared to full time residents.
- There is a need for re-assessment of existing playgrounds. For example, Sorrento Blind Bay Park playground is dated and has no accessible play features.
- More facilities for seniors are needed throughout the community, such as a paved walking path, benches and social gathering areas.

- Aside from small MOTI lake access points, there is no waterfront park in Sorrento.
- There is no park in Blind Bay which functions as a destination community park for larger community gatherings, festivals, events, which also has active park amenities.
- System wide Area C has had water quality issues which can limit public use of lakes.
- Currently, the CSRD does not offer any environmental or cultural interpretive information with the exception of signage at White Lake Park.
- The indoor recreational needs of full time residents are currently well met through the community centres. Sorrento Memorial Hall, Cedar Height Community Hall and Shuswap Lake Estates are the most popular.
- The most popular indoor activities are local celebrations, fitness classes, social gatherings, art shows and concerts.
- Satisfaction levels are also quite high with the overall quality of the indoor public recreation facilities. Some improvements to both recreation programs and facilities are suggested.

Key Input from Agencies

- The Interior Health Authority (IHA) monitors a province-wide health profile for residents which allow regional comparisons. Salmon Arm area residents show similar health patterns to provincial averages with the exception of slightly higher incidence of COPD, depression and anxiety. IHA staff recommended increased physical activity and social interaction would be beneficial.
- The Ministry of Transportation and Infrastructure (MOTI) offers the CSRD a license of occupation for public access points; legislation requires regular access points to water. These access points also function as utility corridors. Access points are a source of conflict in the community due to disturbances to neighbours, lack of off-road parking and encroachments. These conflicts are exacerbated by a lack of suitable regional lake-side parks in Area C.
- MOTI's mandate is for the safe movement of vehicles and goods, which does not currently include roadside pathways for pedestrians or cyclists. However, MOTI is generally supportive of improved pedestrian and cycling accommodations along roadways, as long as it does not impact the safe movement of vehicles. If the CSRD were to identify and pursue roadside pathways, they would be responsible for all costs involved in the planning, design, permitting (through MOTI) and construction.



Public Sounding Boards at CSRD Area C Parks

2



Vision & Principles

The following vision, mission and guiding principles were developed in response to public input and in collaboration with the Parks Advisory Committee. It is intended to provide a philosophical reference point and aspirational guidance for the development of Area C Parks over the next 10 years.

VISION

To create and maintain a comprehensive and sustainable system of parks, trails, and facilities that promote meaningful and enjoyable recreation experiences for all.

MISSION

To support the effective and efficient delivery of park and recreation services that meet the needs of the community, facilitate and supports healthy and active lifestyles, provide connections to the community, protects ecosystems, and enhances appreciation of the natural environment.

GUIDING PRINCIPLES

- Provide park, recreation, and trail opportunities that are accessible and affordable to people of all ages and abilities.
- Develop parks and recreation facilities that enhance individual health, family and community well-being.
- Develop and operate parks, trails, and recreational facilities that encourage volunteerism, partnerships, and inter-agency cooperation.

- Foster opportunities that celebrate the history and culture of the area and its people.
- Create opportunities to promote physical activity, exposure to nature and social interactions.
- Develop and promote connections between parks and recreation amenities through walkways, trails and greenways.
- Respect, protect, and celebrate the environment.
- Encourage opportunities for environmental stewardship, protection, and education.
- Utilize parks to attract visitors, encourage tourism, and stimulate the economy.
- Foster opportunities for community participation in cultural, music, and art events.
- Ensure meaningful community consultation with the public, all stakeholders and First Nations.



Blind Bay Beaches

3

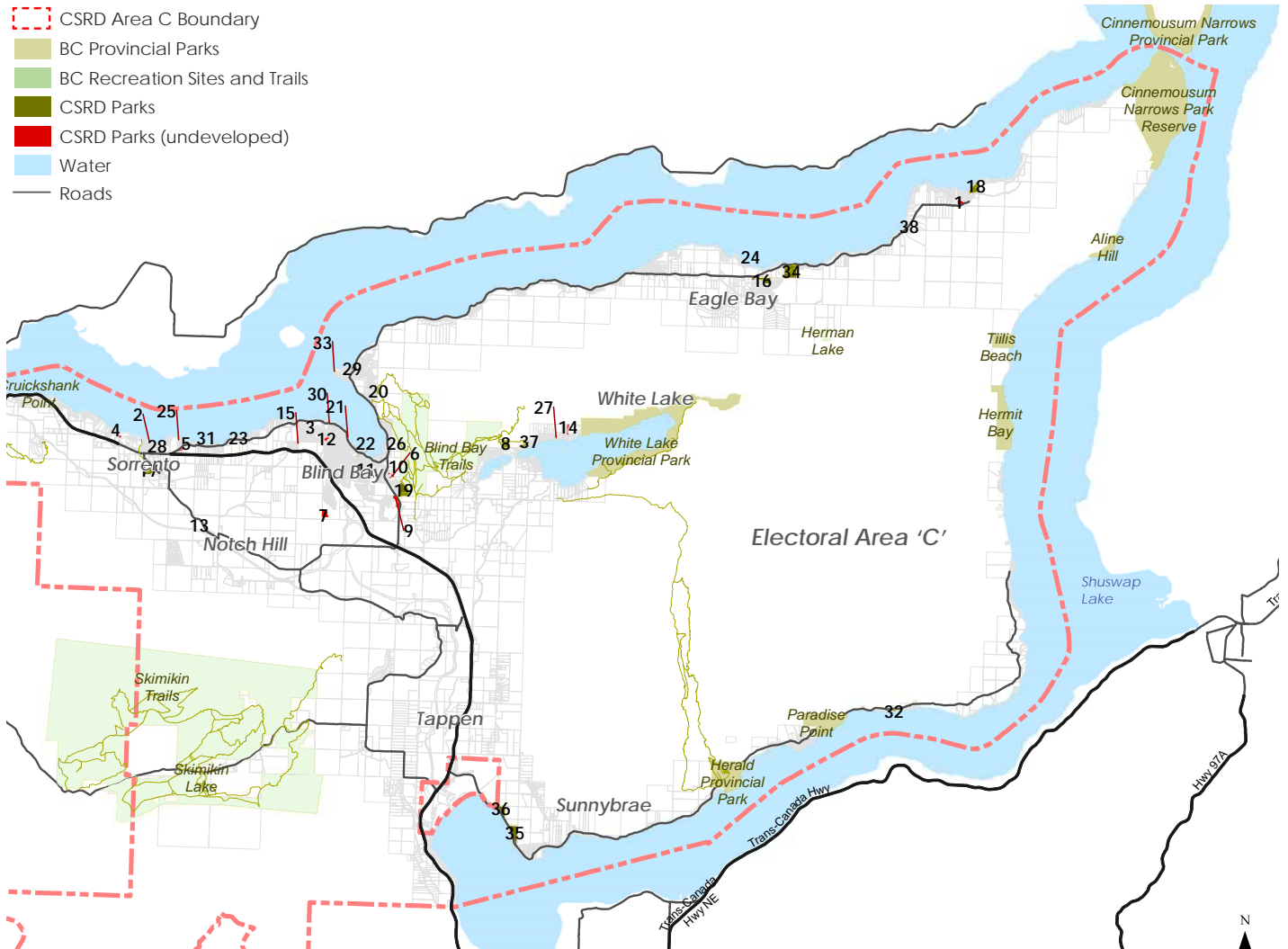


Park System Overview & Key Findings

CSRD Electoral Area C currently has 38 parks and 58.8 hectares of developed parkland that range from large community parks to lakefront beaches to neighbourhood parks to local trail connections. There are also over 4,000 hectares of provincially managed parks and open spaces available for public use that provide access to wilderness areas, trails, viewpoints, and the lakes. The Shuswap Trail Alliance has also been the major driver behind the development of over 200 kilometres of trail across Area C. The parks system, as well as other greenspaces and trails, is an important contributor to quality of life of residents, enhances community connections, provides opportunities for active living, and also draws visitors and seasonal residents to the area.

Within the parks that are owned and/or managed by the CSRD Area C Parks Department there are a variety of features for active and passive recreation, socializing, play, and enjoyment of Shuswap and White Lakes. Among the amenities provided in the parks are sports fields and courts, picnic areas, swimming areas, boat launches, playgrounds, and trails. Some of the key greenspaces in Area C are Sorrento Blind Bay Park, Blind Bay beaches, White Lake Community Park and John Evdokimoff Community Bike Park, community parks in Sunnybrae and Eagle Bay and numerous community trails throughout the area.

COLUMBIA SHUSWAP REGIONAL DISTRICT: AREA C



CSRD Managed Parks

- | | | |
|---------------------------------------|-----------------------------------|------------------------------------|
| 1 Broom Road Park | 14 Parri Creek Park | 27 Hugh Road Community Park |
| 2 Caen Road Community Park | 15 Pleasant Dale Road Property | 28 Markwart Road Boat Launch |
| 3 Cedar Heights Community Park | 16 Rocky Martinson Community Park | 29 McArthur Road Property |
| 4 Coates Rd Community Park | 17 Sorrento Blind Bay Park | 30 Reedman Road Community Park |
| 5 Gillespie Subdivision Property | 18 Wild Rose Bay Community Park | 31 Robertson Road Community Park |
| 6 Glenview Property | 19 Balmoral Trailhead | 32 Robinson Creek Community Park |
| 7 Highlands Property | 20 MacArthur Heights Trailhead | 33 Rocky Point Road Community Park |
| 8 John Evdokimoff Community Bike Park | 21 Blind Bay Beach Pebble | 34 Shannon Beach Community Park |
| 9 Loftus Lake | 22 Blind Bay Beach Sandy | 35 Sunnybrae Community Park |
| 10 Mount Dale Property | 23 Ferro Road Lake Access | 36 Sunnybrae Community Park |
| 11 Mount View Drive | 24 Gail Road Community Park | 37 White Lake Community Park |
| 12 Mt Tuam Community Bike Park | 25 Gillespie Road Community Park | 38 Whitehead Road Community Park |
| 13 Notch Hill Community Park | 26 Harbour Road Boat Launch | |

Figure 4: Draft map illustrating distribution of parks within Area C. Appendix A illustrates maps for the 7 main population centres within Area C.

This chapter provides a system-wide inventory and analysis of Area C parks and amenities, as well as a descriptions of the parks and amenities in each subcommunity. Key findings from stakeholders and the public are also included within each section. While the main focus of this plan is on parks and amenities under the jurisdiction of the CSRD, there are also sections on trails and indoor recreation, arts and culture facilities and programs, which are supported by the CSRD through grants-in-aid. This chapter does not include a park-by-park analysis, but a more detailed inventory of the parks and amenities is provided in *Appendix A – Technical Memo #1*.

Key findings are included at the end of each section, and these directly informed the recommendations found in Chapter 4.

3.1 Parkland Classification

The following park classification system is recommended for adoption by the CSRD to help inform future park acquisition, planning, development and operations standards. This system simplifies the categories from five to three to better reflect the current approach to parkland provision. As Area C is made up of several subcommunities, ideally each subcommunity would have at least one community park that is large enough to provide space for gatherings and events, as well as neighbourhood parks within a 10 minute walk of most residents.

Table 1: Proposed Park Classification System

CATEGORY	DESCRIPTION	TYPICAL SIZE & ACCESS	TYPICAL AMENITIES
COMMUNITY PARKS 29.79 HA	Provide opportunities for residents of a subcommunity to gather, play and recreate. May have amenities that attract people from across the Electoral Area.	>2 hectares <ul style="list-style-type: none"> • Walk • Cycle • Drive 	<ul style="list-style-type: none"> • Group picnic and shade shelters • Picnic tables and benches • Washrooms • Large scale play areas • Sport courts/fields • Trails
NEIGHBOURHOOD PARKS 18.41 HA	Provide play and gathering spaces, ideally within a maximum 10 minute walk from residents.	0.5 –2 hectares <ul style="list-style-type: none"> • Walk • Cycle 	<ul style="list-style-type: none"> • Playgrounds • Open lawns • Picnic tables and benches • Walking paths
WATERFRONT PARKS 10.6 HA	Parks adjacent to the waterfront which typically include amenities for water activities.	n/a	<ul style="list-style-type: none"> • Swimming area • Beach • Picnic tables and benches • Boat launch

Currently Area C Parks is functioning as a community park system, aiming to meet the active recreational needs of the residents. If the CSRD pursues the development of a regional parks system in the future, an additional class of “Regional Park” could be added to capture parks that are of regional recreational, historical or ecological significance.

Currently, Provincial parks and recreation sites provide natural areas, trails, camping, and opportunities for other passive outdoor recreation, while the nearby City of Salmon Arm has parks and facilities suitable for large special events, festivals, sports and tournaments.

CATEGORY	DESCRIPTION	TYPICAL SIZE & ACCESS	TYPICAL AMENITIES
REGIONAL PARKS 0 HA	Destination and Special Purpose Parks	>12 hectares <ul style="list-style-type: none"> • Walk • Cycle • Drive 	<ul style="list-style-type: none"> • Special event sites for fairs, festivals • Special natural features, ecosystems and viewpoints • Outdoor sports facilities w/ potential for tournament hosting • Trail networks

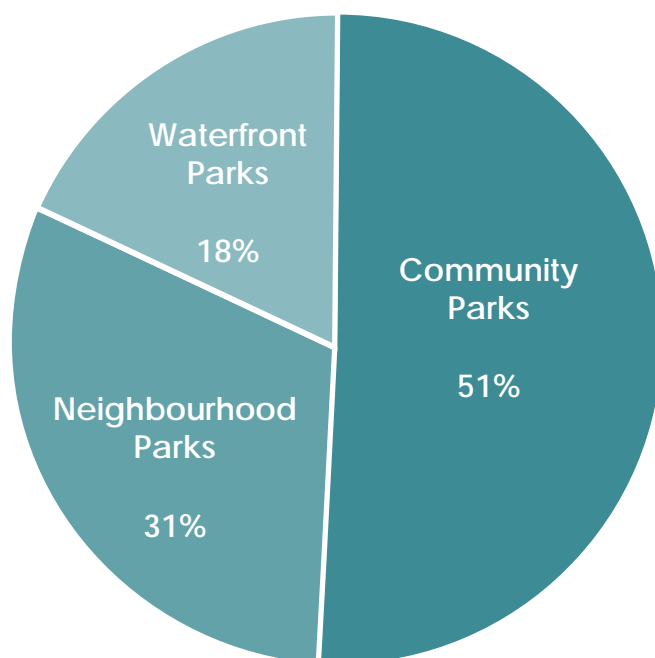


Figure 5: Proportion of existing developed parkland by park classification type

3.2 Parkland Quantity

Area C manages 58.8 hectares of developed parkland.

The region's parkland supply is also significantly enhanced by 4,631 ha of provincially managed parks and open spaces.

CSRD Electoral Area C currently has 38 parks and 58.8 hectares of developed parkland, which provides 7.42 hectares of developed parkland per 1,000 residents. There are an additional 32.66 hectares of undeveloped parkland, but most of this remaining area is not suitable for development of park amenities due to size, location or topography and therefore is not counted within this evaluation.

Compared with six other similar size cities¹, Area C is roughly on par with the average parkland provision of 7.6 hectares per 1,000 residents. A comparison to nine other regional districts and electoral areas² was also completed. The amount of parkland per 1,000 residents in other regional districts ranged from 5.36 to 34.54 ha, with an average of 11.76 ha. The wide range indicates that the context and specific community characteristics, needs and demand likely play a significant role in the amount of parkland. In comparison to these communities, Area C is approximately 4 hectares below average in terms of parkland per 1,000 residents.

In addition to the amount of parkland, the distribution and size are important considerations. Through the inventory, analysis, and community engagement process it was identified that existing parks are small and fragmented and therefore do not allow for the efficient development of community-oriented parks with the amenities most desired by the community.

In order to maintain the current level of parkland provision as the population grows over the next ten years, acquisition and development 4 hectares of parkland development is needed. An additional 3-6 hectares of developed parkland is needed to meet current stakeholder and public demand.

¹ Comparison communities included Castlegar, Golden, Ladysmith, Merritt, Osoyoos, and Peachland.

² Comparison communities included the Regional District Okanagan- Similkameen, Regional District Central Okanagan, East Kootenay Regional District, North Okanagan Regional District (Greater Vernon), and five electoral areas in the Cowichan Valley Regional District.

KEY FINDING

Electoral Area C is in need of an additional 7-10 hectares of developed parkland over the next 10 years to meet the needs of the current and future population.

Table 2: Current and future developed parkland per capita without additional parkland added.

YEAR	POPULATION	DEVELOPED PARKLAND (HA)	DEVELOPED PARKLAND PER 1,000 RESIDENTS (HA)
2016	7,921	58.8	7.42
2026	8,475*	58.8	6.94
2026 with parkland acquisition	8,475*	68.8	8.12
*Based on population growth of 3.4% over the last 5 years to project 7% growth over the next 10 years.			

Area C Park Amenities



3.3 Park Amenities

Electoral Area C parks have a wide variety of amenities to support community-based sports, health and wellness that have been developed over the last 10 years. The outdoor recreation amenities include special features such as the bike parks, the waterfront parks, boat launches, and trails that make the Area C parks system such a substantial contributor to quality of life. Overall, the park amenities are well-aligned with the specific interests of Area C residents, but there are some significant areas for improvement.

KEY FINDINGS

- Existing parks provide basic amenities but their small size and fragmented nature limit overall service to the community
- Permanent residents are ‘satisfied’ or ‘very satisfied’ with overall quality (71.4%), overall selection (56.9%) and overall availability and access (58.8%) with recreation facilities in Area ‘C’ (Peak Planning Associates, 2015).
- The need for more walking paths/trails was identified by stakeholders and the public. This need is also supported by the 2015 Recreation Needs Study (Peak Planning Associates, 2015). Accessible walking paths and loop trails are also needed to support active living for seniors in the community.
- Some of the sports amenities need upgrading to regulation sizes, improved maintenance, and new or improved support amenities.
- Future sport courts should be flexible to provide opportunities for basketball, tennis, pickleball, ball hockey, and other potential uses.
- Stakeholders and community members identified the need for additional play features throughout the parks system, including nature play areas with rocks and logs for climbing and free play.

- The bike parks at Mt. Tuam and John Evdokimoff Community Parks are well-used amenities by children and youth. There is a need for improvements to the bike park at John Evdokimoff Community Park.
- Improvements to the boat launches and lake access points are desired by the community.
- There is a lack of outdoor activities in the winter months.
- There is a lack of parking at some of the most popular parks, which is further magnified by the lack of walkways/ bikeways to parks
- The provincial lake access lots do not provide adequate lake access to support demand and are a source of conflict with residents.

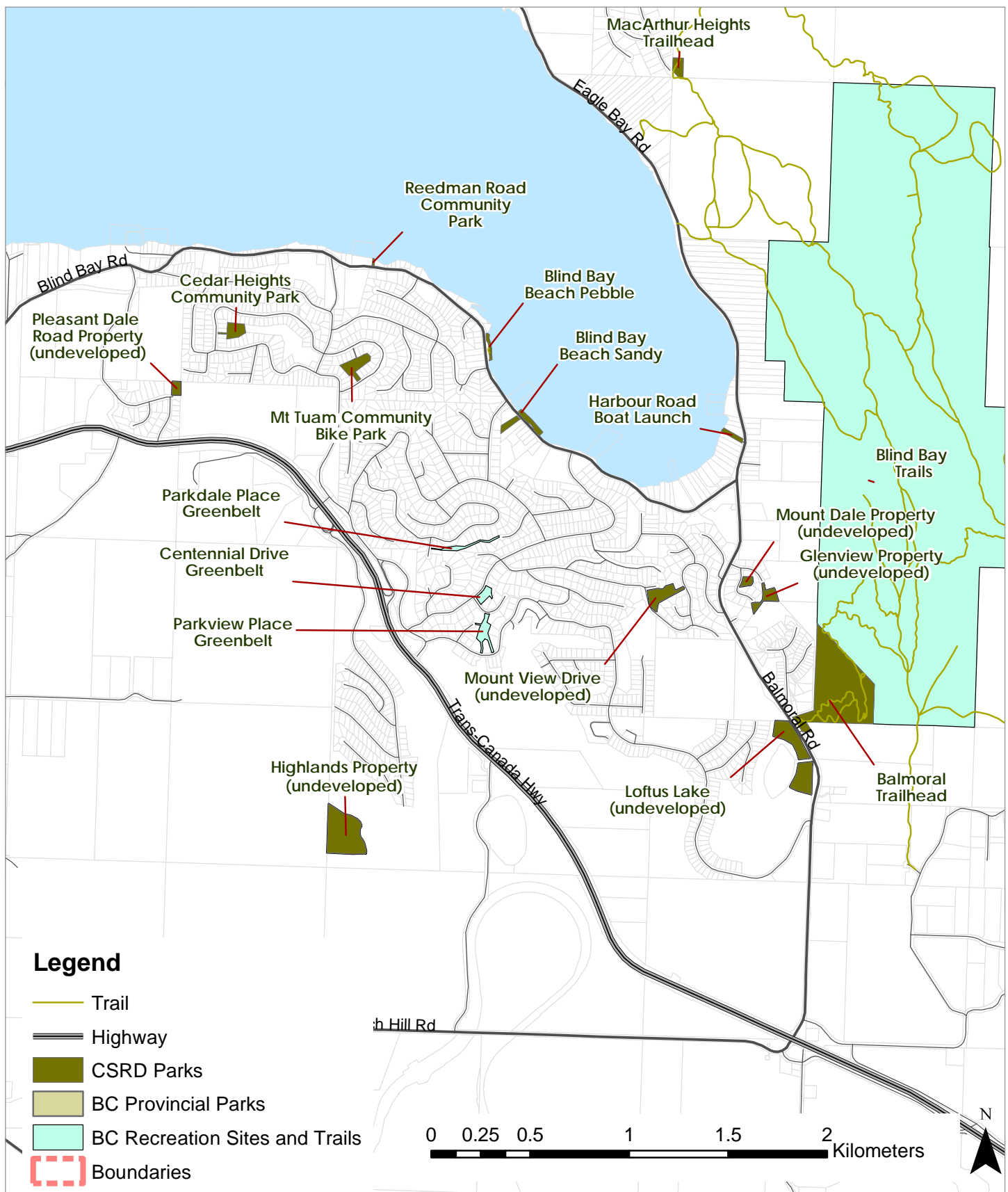
Table 3: Area C Outdoor Recreational Activities by the Numbers³

TOP 10 OUTDOOR RECREATIONAL ACTIVITIES	PARTICIPATION
Walking/jogging	15%
Boating	14%
Swimming	13%
Hiking	9%
Golf	8%
Motorized trail activities	5%
Road biking	4%
Cross country skiing	2%
Snowshoeing	2%
Mountain biking	2%

³ Source: Peak Planning Associates. 2015. Area C South Shuswap Parks and Recreation Study Initiative - Recreational Needs Assessment.

Area C Park Amenities





CSRD AREA C: BLIND BAY

3.4 Subcommunity Snapshots

3.4.1 BLIND BAY

Blind Bay is served by four key parks: Pebble Beach, Sandy Beach, Cedar Heights Community Park and Mount Tuam Community Bike Park and by three road access points to the lake. There are also several park sites that are undeveloped, but provide some connectivity through neighbourhoods. Blind Bay residents have access to the extensive Blind Bay Trails system via MacArthur Heights Trailhead and Balmoral Trailhead.

Blind Bay has 25% of the population of Area C, but only 5% of the developed parkland. All of the CSRD parks are under one hectare. However, in addition to the developed parkland, there are two trailhead parks (11.65 ha (28.8 ac) that provide access to over 40 kilometres of trails.

Many of the system wide issues within Area C apply to Blind Bay, such as the need for more and updated park amenities. While a large trail system is located nearby, there is a need for accessible walking trails within the community and the parks for those with health and mobility challenges.

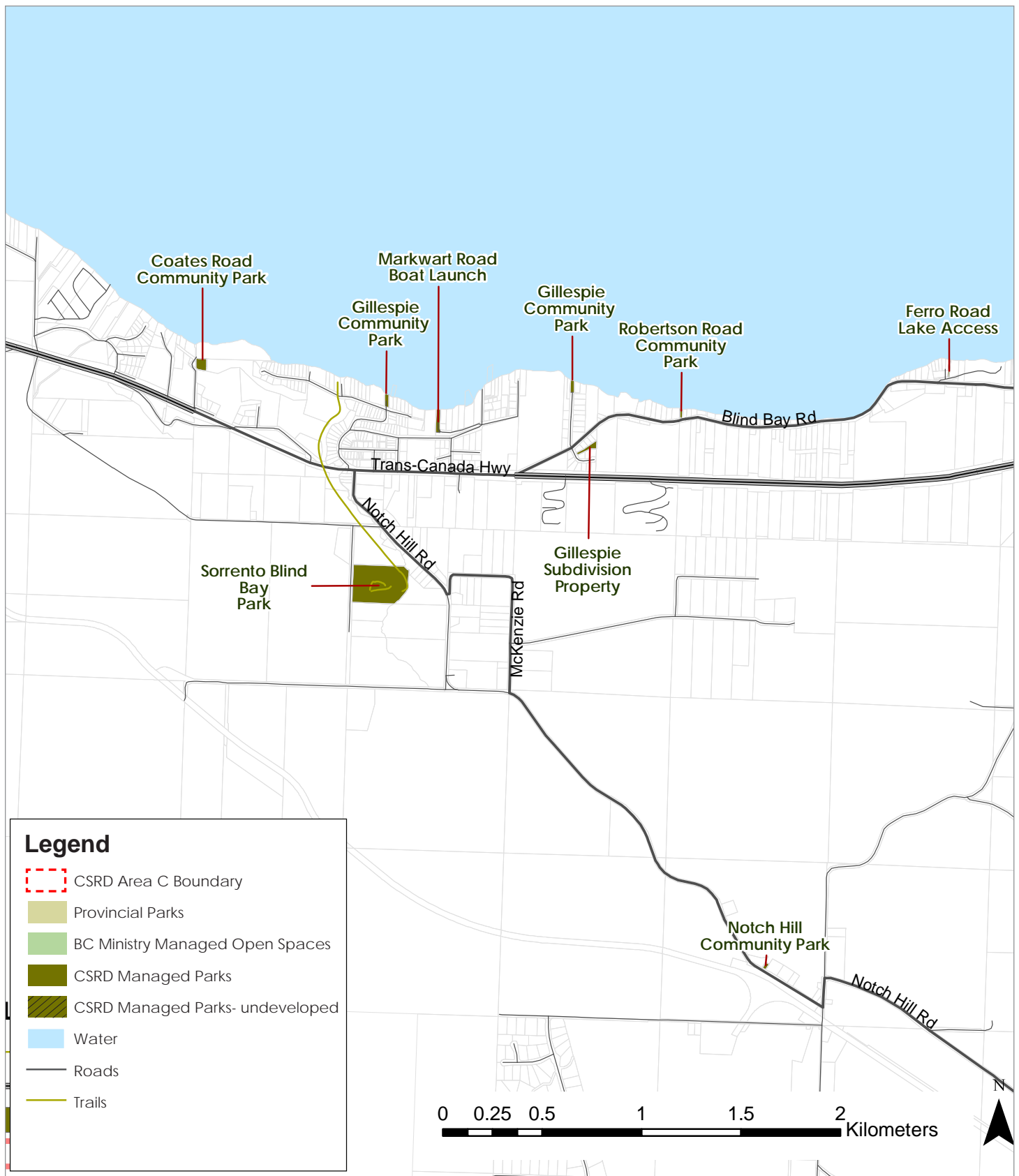
The highest priorities identified through the analysis and discussions with the community were to acquire and develop a large community or regional park that would serve as a central gathering place, and to have more amenities for children, youth and seniors such as walking paths, sports fields, community events and play spaces, as well as more flexible open space. There is also potential to improve the waterfront area near Pebble and Sandy Beaches as an Area-wide amenity. Additional details on community requests for amenities are located in Appendix B – Technical Memo #2.

Blind Bay by the Numbers

2016 Population: 1,976

Trails: Blind Bay Trails





CSRD AREA C: SORRENTO

3.4.2 SORRENTO

Sorrento has one community park, Sorrento Blind Bay Park, which has most of the amenities for organized sports in Area C, as well as numerous other amenities such as a water/spray park, playground, and picnic shelter. Sorrento also has 4 small lake access lots. Sorrento has 16% of the population of Area C and 9% of the developed parkland.

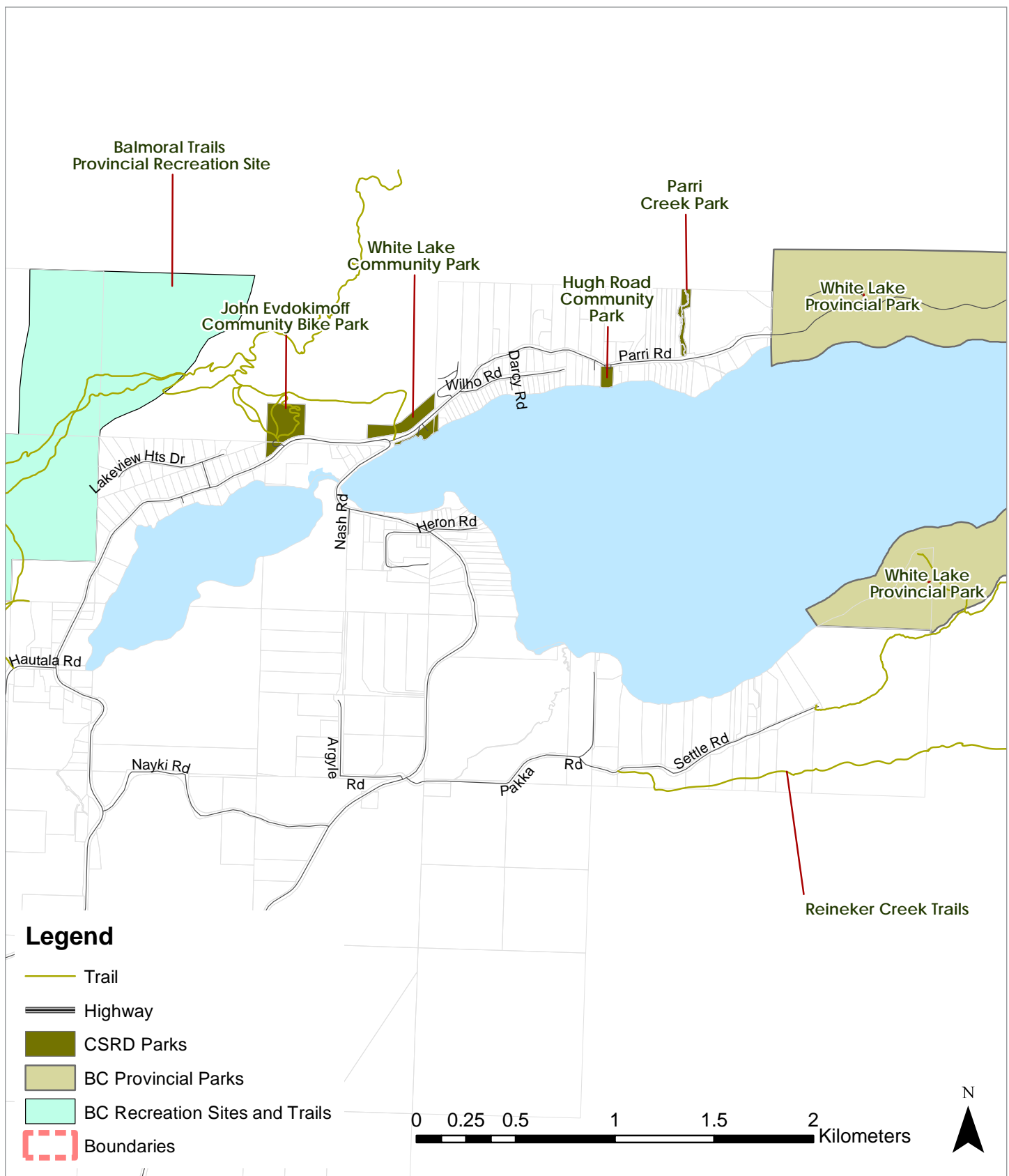
There are no neighbourhood parks, so accessibility for the large number of seniors in the community was highlighted as an issue. Park amenities for seniors such as walking paths and outdoor fitness stations were also mentioned. Although Sorrento Blind Bay Park is an invaluable resource for active and passive recreation, there are several issues that need to be addressed within this park which are described in detail within this section. Sorrento residents have also indicated the desire for improved waterfront and beach access, as the lake access points have limited beach and upland park space.

Sorrento by the Numbers

2016 Population: 1,285

Trails: Mt. Baldy Trail





CSRD AREA C: WHITE LAKE

3.4.3 WHITE LAKE

White Lake is served by two key parks, White Lake Community Park and John Evdokimoff Community Bike Park. Hugh Road is also used as a swimming and picnic area, in addition White Lake Provincial Park is used for lake access and camping. White Lake Provincial Park is used for lake access and camping. White Lake has 8% of the population of Area C and 12% of the developed parkland.

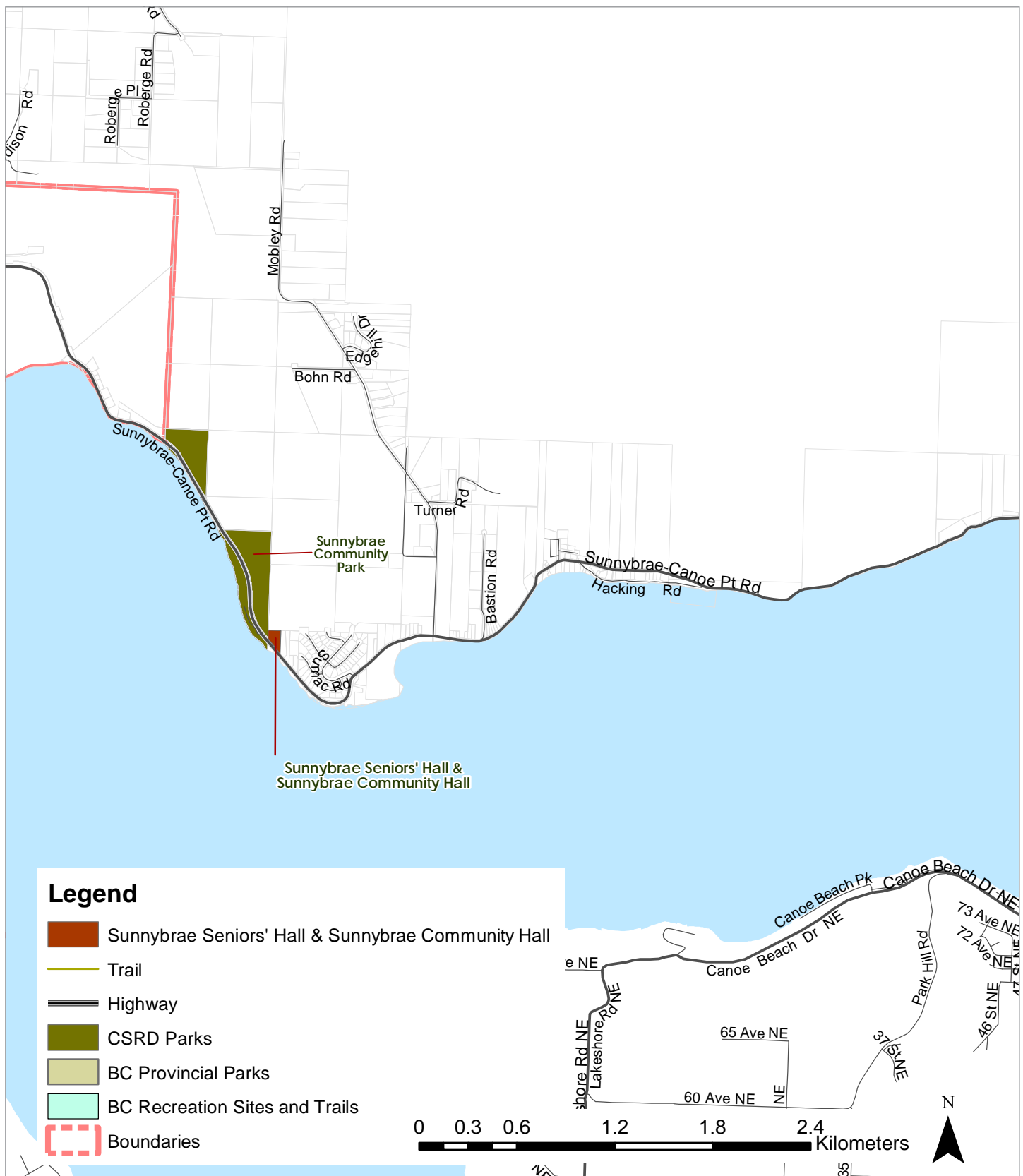
Some issues that exist within White Lake include the lack of a neighbourhood park and playground, aging bike park amenities, aging boat ramps, the need for additional walking trails that connect key places and the lack of educational opportunities available on the environmentally sensitive riparian zone around White Lake. In addition, residents indicate that White Lake Provincial Park is not meeting community recreational needs for access to the lake.

White Lake by the Numbers

2016 Population: 656

Trails: Blind Bay to White Lake Trail





CSRD AREA C: SUNNYBRAE

3.4.4 SUNNYBRAE

Sunnybrae has one park, Sunnybrae Community Park, which has a new playground, seating, picnic areas, swimming areas and trails. Residents also utilize informal trails throughout Sunnybrae, and the nearby Herald Provincial Park. There was significant interest in securing access for existing trails to Sunnybrae Bluffs, adding new trails, and creating a multiuse roadside pathway from Sunnybrae to the Co-op on Trans-Canada Highway. Sunnybrae has 8% of the population of Area C and 30% of the developed parkland.

Only a small portion of Sunnybrae Community Park is developed, so there are opportunities to increase open space, trails, and other amenities at the park. Some of the amenities desired by the community included sport courts, an improved swimming area and beach, more trails, a designated area for dogs, and preservation and interpretation of the natural areas.

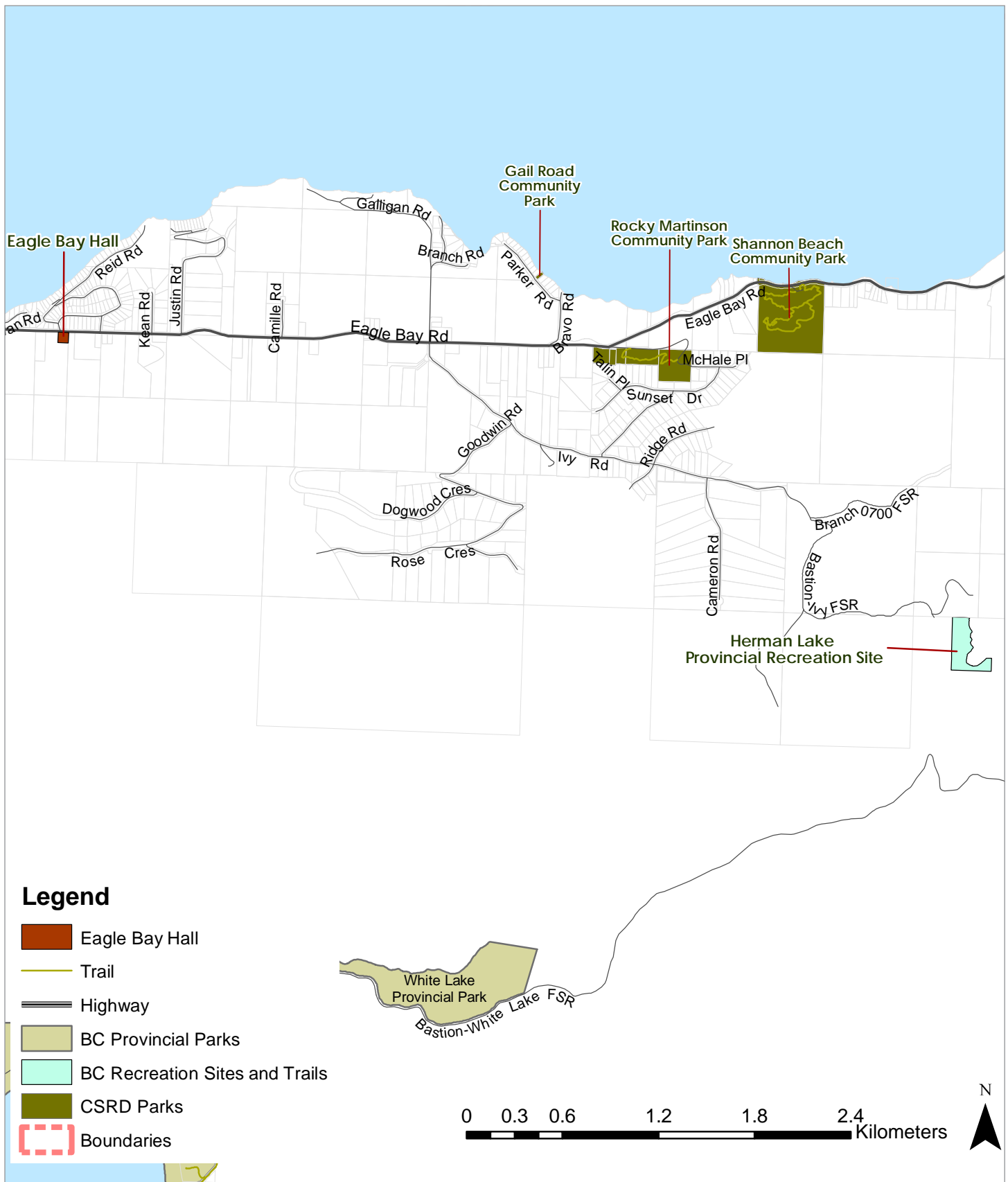
There is currently a portion of the community who would like a boat ramp, constructed within Sunnybrae Community Park. A potential solution is to work with the Province to improve the boat ramp at Herald Provincial Park and to extend the season/hours as an interim option while further public consultation and site investigations at Sunnybrae are conducted to determine the desirability and practicalities of constructing a permanent facility within Sunnybrae Community Park.

Sunnybrae by the Numbers

2016 Population: 610

Trail: Sunnybrae Bluffs Trail





CSRD AREA C: EAGLE BAY

3.4.5 EAGLE BAY

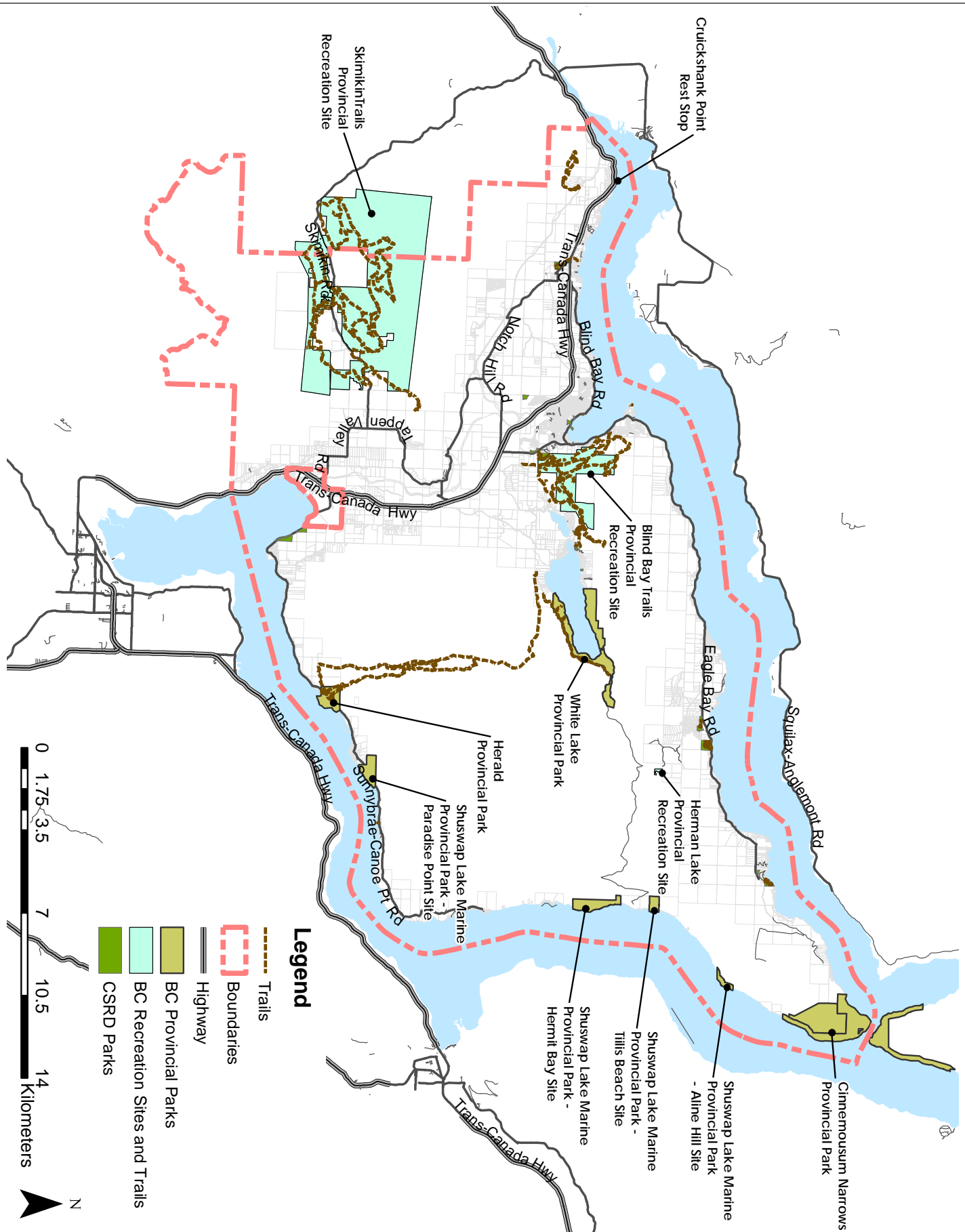
Eagle Bay currently has one key park, Shannon Beach Community Park. There is also a trail within Rocky Martinson Park, the remainder of which is undeveloped. Eagle Bay has 5% of the population of Area C and 45% of the developed parkland.

Eagle Bay does not have a community park and there are no active park amenities at the existing parks. The Eagle Bay Hall has a sport court and some play features on its property, but they are in need of replacement/upgrades and there is only a small amount of outdoor space. Eagle Bay residents have requested a multi-use park with a variety of park amenities and community programs, including kayak and stand-up paddle boarding launch facilities.

Eagle Bay by the Numbers

2016 Population: 428





CSRD AREA C: PROVINCIAL PARKS

3.4.6 OTHER PARTS OF ELECTORAL AREA C

Most of the remainder of Area C is located within the Agricultural Land Reserve, including the communities of Notch Hill and Tappen, or are Provincial Crown lands dominated by forestry. There are also small populations in Wild Rose Bay and Canoe Point. These areas have 37% of the population of Area C and 14% of the developed parkland.

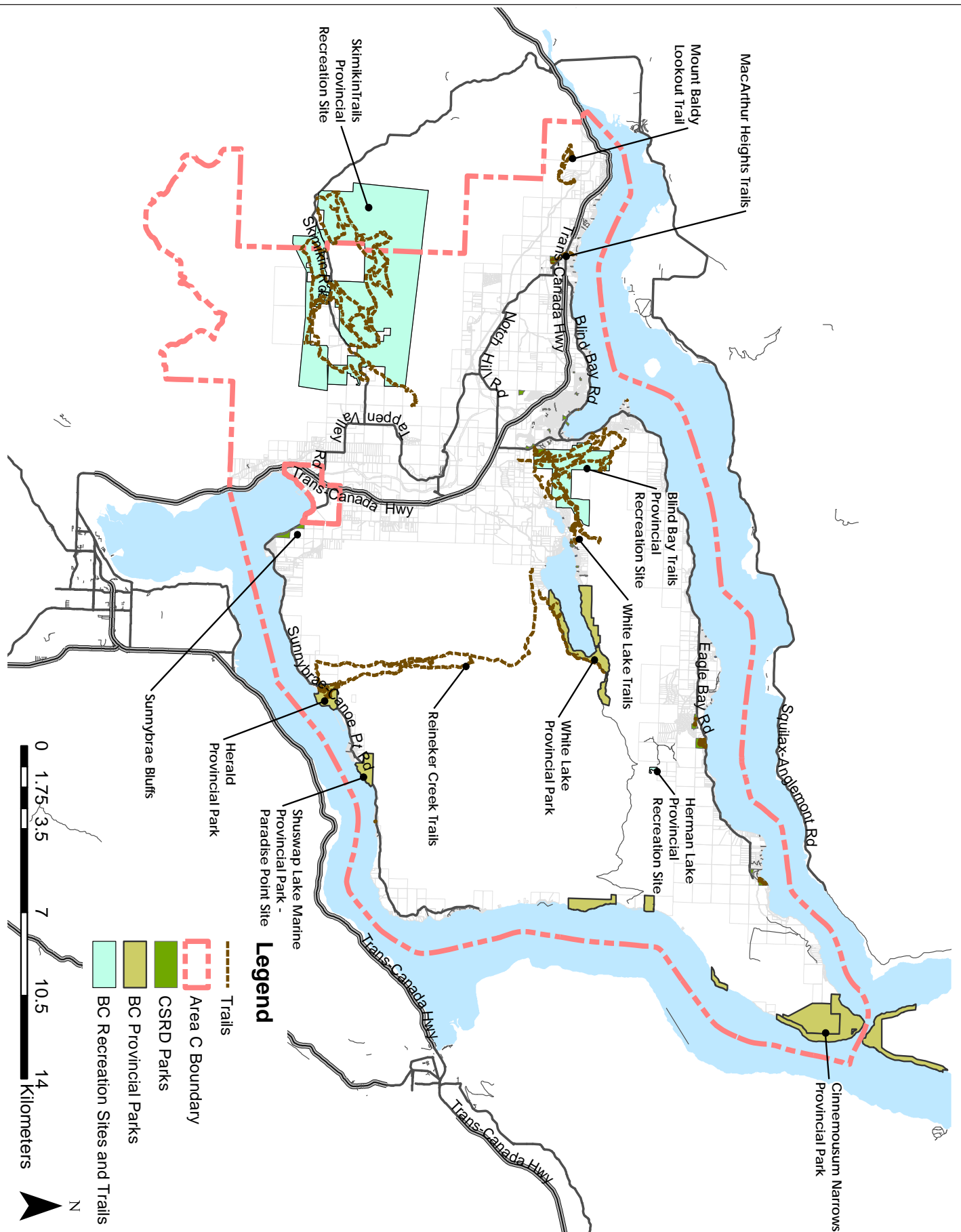
Given the existing land designations and uses, as well as the low density populations, there are fewer CSRD parks and amenities located in these areas. However, there are significant areas of Provincial parkland and recreation sites including the Skimikin Lake and Trails Recreation Sites (~4,000 ha), Herman Lake Recreation Site, Shuswap Lake Marine Provincial Park sites (primarily lake access only), and Cinnemousum Narrows Provincial Park and Park Reserve.

Off-highway vehicle trail use was identified as an outdoor recreational activity that is popular with some in Area C. This activity primarily takes place on Provincial Crown lands and there is potential to create staging areas and support facilities.

Other Areas by the Numbers

2016 Population: 2,966





CSRD AREA C: TRAILS

3.5 Trails

Area C is well supplied with trails, with a network of approximately 234.4 km's of trails that are located primarily on crown lands and other provincial parks and recreation sites. Area C residents value their trail network very highly and recognize its importance to local recreation opportunities and the benefit of attracting tourists.

The Shuswap Trail Alliance has been the major driver of the development of a multi-use trail system that accommodates walking, hiking, mountain biking, and equestrian uses in backcountry areas. The CSRD supports the Shuswap Trail Alliance through grants-in-aid to support trail development. Motorized trail activities are done primarily along the network of forestry roads, and the CSRD does not currently contribute to the development or management of trails for off-road vehicles.

Some of the trail highlights in Area C, both CSRD or Provincial, include the Mt. Baldy Lookout Trail, MacArthur Height Trailhead, Skimikin Trails, Blind Bay Trails (via Balmoral Trailhead) including Blind Bay Ridge and the Blind Bay to White Lake Trail, White Lake Lookout Trail, and Reineker Creek Trails in Herald Provincial Park. Residents of Sunnybrae also value the trail to Sunnybrae Bluffs.

Public Phone Survey Results Snap-Shot:

Hiking or walking is the most common outdoor activity enjoyed in both warm and cold weather months, with six-in-ten residents reporting to do so.

The most popular activities participated in by children are hiking/ walking. Suggestions for improvements of trails include more flat trails.

Table 4: Area C kilometers of multi-use trails compared to 15 BC communities with populations of 4,000 to 10,000.

	COMPARABLE COMMUNITIES	ELECTORAL AREA C
TRAILS	9.6 km (average)	234.4 km

KEY FINDINGS

- Continued support for the development and maintenance of trails throughout Area C is important to residents and also contributes to the regional tourism economy.
- For some key trails, such as the Sunnybrae Bluffs Trail and Reineker Creek Trails, long-term, secure tenure for portions of the alignments are needed.
- Signage is needed to improve wayfinding and encourage trail etiquette on multiuse trails.

- Flat, accessible walking paths are needed within Area C parks to encourage active living, particularly for seniors.
- A parallel trail has been constructed in Blind Bay, in cooperation with the Ministry of Transportatin and Infrastructure, and is a valuable community asset.
- Area C does not have many sidewalks, and there are few roadside pathways to enable walking and cycling to key destinations in the community. A plan to improve active transportation throught Area C is needed.
- Given the number of public lake access points, there is potential to create a destination blueways trail for non-motorized boaters to paddle and camp along the shores of Shuswap Lake.
- There are numerous opportunities to incorporate more arts, culture and natural history into the trails system through signage and interpretation.
- First Nations meetings indicated that future trail planning needs to take into consideration sacred areas, including the location of traditional medicinal plants. The implementation of future trails requires further study in order to understand environmental impacts.
- There is interest in creating a new destination trail from Sunnybrae to Cinnamosun Narrows and around to Eagle Bay.
- There is potential to create a blueway with associated staging and camping areas.

3.6 Recreation, Arts & Culture

Throughout Area 'C', there are eight community halls owned and operated by volunteer-based community associations, as well as the Shuswap Lake Estates Community Centre which is owned and operated by Shuswap Lake Estates. These community facilities provide places for community meetings, recreation arts and culture programs, and events. The halls are also home to a number of community groups and clubs and serve a very important function in the community.

Currently, the CSRD is not directly involved in the delivery of recreation, arts and cultural activities or programs (i.e. baseball, dragon boating, art classes) and does not formally monitor the delivery and effectiveness of recreation programming. Community associations own and manage their community halls without ongoing involvement by the CSRD, although grants-in-aid are provided primarily for facility maintenance needs. A portion of the annual tax requisition from Area C residents goes to supporting the indoor recreation facilities in Salmon Arm, including the arena, indoor swimming pool, and multiuse recreation facility, in recognition of the usage of the facility by Area C residents.

Through the public and stakeholder engagement, an evaluation of the existing administrative system and community-based approach to the provision of recreation, arts and culture was evaluated. Overall for full time residents the community owned, volunteer run recreation facilities are important features in the community. Collectively, they are well used with high levels of community satisfaction.

KEY FINDINGS:

- Key challenges are that annual membership fees are minimal and insufficient to maintain the buildings without support from the CSRD and other agencies; participation rates are decreasing; and younger residents are not joining the community associations.

Public Phone Survey Results Snap-Shot:

For full time local residents, satisfaction with indoor recreation facilities was quite high (68%), while those who are not permanent residents were less satisfied (52%).

Blind Bay Community Hall, Sorrento Memorial Hall, Cedar Heights Community Hall and Shuswap Lake Estates Community Centre are used by significant proportions of the full time population and are considered the most popular. However, even at those community halls the frequency of use was less than once per month for most residents (>50%). The most popular indoor recreation, arts and culture activities for residents are local celebrations, fitness classes, social gatherings, art shows and concerts.

- There is a sense that improvements could be made in both facilities and programs, but there was not an indication that the CSRD should expand their mandate significantly.
- Ideas for how the CSRD could help improve recreation, arts and culture programs that were brought up in the public and stakeholder engagement sessions included:
 - Facilitating communication and coordination between the community halls;
 - Support for increased publicity and public awareness about existing facilities and programs;
 - More support for not-for-profit organizations who are working to meet the needs of older seniors in the community;
 - More outdoor arts and culture opportunities in parks and trails (i.e. art installations, interpretive signage, outdoor performance space); and
 - Continued grants-in-aid to address aging infrastructure and maintenance needs at community halls.

4



Recommendations

This chapter outlines the recommendations for parks, trails, recreation and culture that were developed within the context of the existing inventory of parks and facilities, the current community profile and projected population growth, and the needs and priorities identified by the public and stakeholders through the public engagement process. The recommendations are organized under the headings of system-wide recommendations, park recommendations by subcommunity, trails and recreation, arts and culture.

4.1 System-Wide Recommendations

This section presents system wide recommendations for planning and operational policies that support the parks system as a whole in Electoral Area C.

1. Encourage the Development a Regional Park Plan

CSR D parks mandate is primarily focused on the provision of community level parks and on meeting the recreational needs of residents in each electoral areas. As service areas correspond with electoral area boundaries, each electoral area has a distinct budget and parks plan. As such, protection of natural resources within the Regional District and provision of major regional destination parks is considered outside the current mandate, which leaves a potential gap in protection and conservation. Other Regional Districts, such as the Central Okanagan Regional District, have developed regional-wide park plans that govern both the protection of key natural resources and the recreational opportunities at both the regional and sub- regional levels. Encouraging a regional-wide park plan would enhance both conservation and recreation throughout the region.

2. Develop a Maintenance Management Program (MMP)

As the community grows and the master plan is implemented, Regional District investment in assets will increase. A MMP will assist the strategic management of assets and include an inventory of assets, life cycle costing, maintenance standards and best management practices.

3. Develop Parks Maintenance Standards

CSRD Area C parks are maintained by different contractors resulting in variable levels of service. The community survey noted public requests for improvements in park maintenance. Standardizing their operations would assist staff in setting budgets and ensuring more consistent and acceptable levels of maintenance across service areas. A review of operating budgets and staffing levels would also be beneficial.

4. Consider Applying for a License of Occupation from the Province for Portions of the Shuswap Lake & White Lake Shorelines

Feedback from the community indicated that opportunities to walk along the shoreline of Shuswap Lake and White Lake were being lost as a result of the development of piers and boardwalks. A License of Occupation will empower the CSRD to enforce greater regulations with respect to the installation of docks and buoys on Shuswap and area lakes. The capacity of the CSRD to take on this additional operational cost must be carefully evaluated.

5. Acknowledge & Continue the Role of the Parks & Recreation Advisory Committee

Given the value of the Advisory Committee's past and current work, their knowledge of the Regional District, and their strong connections with the community, it is in an ideal position to assist with communications, priority-setting, and monitoring of progress and benefits during implementation of the master plan recommendations. The current Terms of Reference for the committee are appropriate.

6. Develop a Revenue Generation Policy

Currently there are low fees for use of park sites and there currently no commercial activities in parks, even though opportunities do exist. A revenue generation policy would be intended to provide

consistency in assessing and determining application of user fees and charges, as appropriate for specific activities, special events and new services in local parks. Revenue would allow the CSRD to provide further services to the community and offset costs associated with funding park programs or events.

7. Conduct Environmental Studies Prior to Any Major Park Development

Knowledge of existing environmental resources within the parks system will help avoid project road blocks and will highlight opportunities for protection and enhancement of rare and endangered species. Such actions can also add to the quality of visitor experiences.

8. Review Existing Undeveloped Park Lands

There are several parcels of park land in the Area C parks system that are owned and managed by the CSRD but do not have any active park amenities. An evaluation of the park land inventory should be undertaken to determine whether any of these sites already provide benefits (such as natural areas, habitat corridors, trails and dog off leash opportunities), whether there are opportunities for development of active park amenities in the future (based on the Parkland Acquisition Guidelines in Memo #3), or if there are opportunities to dispose of park land in order to acquire parcels that better meet the needs of Area C residents. A conservative approach should be taken to avoid losing parkland that could be valuable in the future.

8. Develop a Communications & Marketing Campaign

Some of the existing parks and amenities in Area C are underutilized. A communications and marketing campaign would help improve awareness of the wide variety of parks, amenities, and opportunities that Area C has to offer. The Shuswap Trail Alliance trails brochure is an example of a hard copy option that has been successful in increasing knowledge, awareness, and interest in the trails network. Other examples are also available from other regional districts, such as the Cowichan Valley Regional District (<https://www.cvrld.bc.ca/DocumentCenter/View/79845>).

9. Develop a Cost-sharing Policy and Formula for Parkland Acquisition

Funds for the acquisition and development of CSRD parks comes from both area-wide and sub-community sources. A strategy is needed to ensure equity within the region that reflects area-wide vs. sub-community park services. An approach may be to consider sub-community taxes for neighbourhood parks and area-wide taxation for community parks.

4.2 Park Recommendations

The following section outlines general recommendations that apply to the parks system as a whole followed by specific projects recommended in each subcommunity within Area C. A detailed list of potential future park development amenities is included in Appendix C: Technical Memo #3.

4.2.1 BLIND BAY

Blind Bay has a need for more parkland and improved amenities for children, youth, families, and seniors alike. The existing parkland is small and fragmented and there is not an outdoor space that can accommodate community gatherings and events. In addition, the two existing neighbourhood parks are in need of enhancement and renewal. Improvements in waterfront amenities and access is also needed. Blind Bay is also one of the best potential locations for improved waterfront amenities and facilities to support dragon boating and mooring of the search and rescue boat.

Recommendations:

- Acquire and develop a community park (2 to 5 ha) in Blind Bay, ideally along the waterfront, that can accommodate desired amenities such as sports fields, walking paths, play features, and space for community events.
- Develop a boardwalk, community pier, search and rescue dock from Pebble Beach Park to Centennial Drive.
- Acquire and develop a neighbourhood park close to Loftus Lake/Valleyview area.
- Upgrade the Harbour Road boat launch.
- Complete the development of Mt Tuam Community Park.
- Provide dragon boat facilities in Blind Bay.
- Cedar Heights Neighbourhood Park: Implement minor upgrades, add accessible features to existing playground.

4.2.2 SORRENTO

A key amenity missing in Sorrento is a waterfront park with beach and upland park space. The existing MOTI accesses are not sufficient to provide access and enjoyment of the lake for everyone. Sorrento Blind Bay Park is serving the community of Sorrento and other Area C residents well, but renewal of the park to improve the existing amenities and expand the potential uses would be beneficial to the subcommunity as well as other residents of Area C who use the park.

Recommendations:

- Acquire and develop a waterfront community park in Sorrento.
- Sorrento Blind Bay Park: Complete a new park masterplan and redevelop the park.

4.2.3 WHITE LAKE

The two key parks in White Lake have potential for further development and improved amenities to serve the needs of the community. John Evdokimoff Community Bike Park is a highlight in the community that needs renewal of the existing bike park features. It also has potential to better serve a wider range of people if amenities such as a playground, picnic area, and seating were added. Several recommendations for the improvement of White Lake Community Park were also suggested, including interpretive signage, pier and boat ramp improvements.

Recommendations:

- John Evdokimoff Community Bike Park: Redevelop the site into a family neighbourhood park including a playground, open passive space, family picnic amenities and bike park renewal.

- White Lake Community Park:
 - Develop a natural play feature near the picnic facilities.
 - Integrate additional interpretive signage on red and blue listed species present at White Lake.
 - Extend the interpretive boardwalk and add destination fishing pier amenities.
 - Improve the car-top boat ramp and pier at White Lake Community Park.
- Work with the province to improve park amenities at White Lake Provincial Park.

4.2.4 SUNNYBRAE

The three key issues in Sunnybrae were the mixed views on the need for a boat ramp, trail access improvements to Sunnybrae Bluffs, and expansion of amenities at Sunnybrae Community Park. There is a substantial portion of Sunnybrae Community Park that has potential for trails and expanded waterfront access.

Recommendations:

- Make a capital contribution to repair the boat ramp at Herald Provincial Park and make an annual contribution to extend the operating season.
- Work with the community to further assess the full need and feasibility of constructing a boat ramp and associated parking facility within Sunnybrae Community Park
- Negotiate access easements for trail access to Sunnybrae Bluffs.
- Continue the development of Sunnybrae Community Park as a regional destination facility.

4.2.5 EAGLE BAY

The main challenges in Eagle Bay are the lack of active park space and serving a relatively small, dispersed population. While there is parkland in Eagle Bay, a majority of it is located toward the east end of the community and is undeveloped. To provide active park space, there is potential to improve the amenities at Eagle Bay Hall and to expand this to a small community park in the future.

Recommendations:

- Work with the Eagle Bay Community Association to improve the outdoor amenities on their property.
- Acquire property in Eagle Bay for a new neighbourhood park that can accommodate community gatherings and active park amenities.
- Install natural history interpretive signage at Rocky Martinson Park.

4.2.6 GENERAL PARK RECOMMENDATIONS

In addition to the specific projects identified for each subcommunity, the following recommendations were identified as opportunities to improve the quality and function of parks across Area C.

Recommendations:

- Increase the number of park benches, walking paths and shade trees throughout the parks system.
- Install outdoor exercise/fitness equipment in parks and adjacent to community centres.
- Work with provincial environment agencies and local natural history clubs to conduct an environmental scoping exercise of species and habitats at risk within Area C to determine if further conservation actions are warranted.
- Consider implementing a Canada Goose Control Program.
- Add First Nations names and text to signs in parks.
- Continue to work with Shuswap Tourism on info kiosk program.
- Implement a seasonal interpretive program on the history and environment of Area C.

4.3 Trails Recommendations

Trails, safe places to walk, and improved connections throughout the community were identified as high priorities throughout the public engagement process. Three significant projects were identified that the CSRD should pursue in Area C. It is important to note that, in addition to these new projects, continued support for the Shuswap Trail Alliance and contributions toward trail development and maintenance is needed. In addition to these recommendations, starting a dialog with user groups regarding trail access for motorized vehicles such as ATVs and snowmobiles is also needed. Ongoing discussions and coordination with the Ministry of Transportation and Infrastructure will need to be a key part of the Active Transportation Plan with regard to roadside pathways.

Recommendations:

- Undertake an Active Transportation Plan for Area C.
- Work with Shuswap Trail Alliance to undertake a feasibility study for a destination trail from Tappen/Sunnybrae through White Lake to Cinnemousum Narrows Park Reserve.
- Continue work on the detailed planning process for a blueways initiative and park infrastructure with the Shuswap Trail Alliance.
- Work with the Switzmalph Cultural Society to develop interpretive signage.
- Install trail etiquette signage to promote multiuse of trails.

4.4 Recreation, Arts & Culture Recommendations

The existing community-based approach to the provision of recreation, arts and culture is currently meeting the needs of the community, but there is room for the CSRD to increase the level of support through grant-in-aid, volunteer support, and coordination and facilitation expertise. The Interior Health Authority specifically highlighted the need to improve support for older seniors who want to age-in-place in the community; there is also potential for improved support for community outreach and communication of program opportunities overall. The CSRD should continue to periodically review the existing delivery model to ensure that it continues to meet community needs.

Recommendations:

- Support communication and coordination of recreation programs in community centres.
- Continue to provide financial support where possible for essential maintenance and upgrades to community centres.
- Provide grant-in-aid to support classes and health/wellness programs for seniors.

5



Implementation Plan

This implementation plan provides a framework for achieving the recommended projects for Electoral Area C parks. A variety of strategies and funding options will need to be considered in order to implement the recommended projects for Electoral Area C parks.

This implementation plan does not represent a commitment to spend. Spending decisions are ultimately made through the annual budget process and approved by the CSRD Board. While this implementation plan provides a guide, the CSRD should remain flexible to meet the changing community needs of Area C residents, as well as the opportunities and financial capabilities of the Regional District over time.

5.1 Annual Area C Parks Budget Overview

The CSRD, along with all other municipalities in BC, will have to use a combination of conventional and non-conventional methods to address its parks and recreation renewal challenges and to meet the needs of its population. Many strategies will be dependent on partnerships and coordination between different levels of government, as well as with community organizations. Staff require dedicated time to build partnerships, develop resources, establish volunteer committees, and to build new required skills. Many of the funding avenues described here will require ongoing attention to establishing and maintain productive partnerships.

The parks budget varies from year to year, but is generally \$500,000-600,000 annually based on the tax requisition. Most of the budget is dedicated toward ongoing operations, maintenance, and

upgrades/repairs to existing amenities and parks. Approximately \$50,000-100,000 is available annually to pursue the development of new parks and amenities. There is also a park land acquisition fund and a capital reserves fund that are expected to stand at around \$830,000 and \$20,000, respectively, at the end of 2017. Generally, funds from development projects contributing cash-in-lieu of parkland dedication are put into the park land acquisition fund and any surplus from the annual budget is put into the capital reserve fund.

Each park project, particularly those that are new park development capital investments, will require additional operating funds for ongoing maintenance and future life cycle replacement and upgrade costs. There may also be a need to adjust staffing levels to meet recreation and park demands. In recognition of these factors, an increase in the annual operating budget for Area C parks should be included for each capital project undertaken in the parks system. The operational budget and staffing needs should also be reviewed periodically to ensure the goals for service and maintenance can be achieved.

In order to provide quality park services and meet expectations, the CSRD must harness all the energy and resources within and around the community. A key role of the CSRD is to be a facilitator and communicator, collectively drawing together the strengths, talents and resources of its residents, leveraging partnerships with multiple agencies and businesses, building connections with surrounding communities and continuing to work with all levels of governments.

5.2 Implementation Framework

Projects with budget implications fell into four general funding categories:

- **Minor Capital and Operating Projects:** These projects can likely be incorporated into existing annual budgets and staff work plans;
- **Major Capital and Operating Projects:** These projects are beyond the existing annual budget constraints;
- **Park Land Acquisitions:** Land acquisition is not funded through the annual budget, but is primarily achieved through the parks acquisition fund. There are special considerations regarding funding strategies specific to park land acquisition; and
- **Projects that fall outside the current scope of CSRD Parks Department.**

The projects were separated based on their likely funding category and then were ranked as high, medium or low priority. The priorities were set based on the public engagement feedback, discussion with the Advisory Committee, consideration of equity across the sub-communities, consideration of gaps in the parks system, and the financial capabilities of the CSRD and Area C parks budget. More detail on the funding strategies for each category is also provided following the list of projects.

PRIORITY DEFINITIONS:

High Priority:

Complete by year 5.

Medium Priority:

Complete by year 10, or sooner if funding and opportunities arise.

Low Priority:

Complete as opportunities and resources become available.

Implementation Table

Project No.	Project Description	Priority	Resources	Category	Community / Project Type
1	Acquire and develop a community park (minimum 2 ha, but ideally ~5 ha) in Blind Bay that can accommodate desired amenities such as sports fields, walking paths, play features, and space for community events.	High	\$1.5-3.0 million	Land Acquisition/ Major Capital	Blind Bay
2	Acquire and develop a waterfront community park in Sorrento.	High	Potential for long-term lease plus \$300,000-500,000 for development of amenities	Land Acquisition / Major Capital	Sorrento
3	Develop a boardwalk, community pier, search and rescue dock from Pebble Beach Park to Centennial Drive.	High	\$1,500,000	Major Capital	Blind Bay
4	Work with Shuswap Trail Alliance to undertake a feasibility study for a destination trail from Tappen/Sunnybrae through White Lake to Cinnemousum Narrows Park Reserve.	High	\$50,000	Major Capital	Trails
5	Work with the Eagle Bay Community Association to improve the outdoor amenities on their property.	High	\$200,000	Major Capital	Eagle Bay
6	"John Evdokimoff Community Bike Park Redevelop the site into a family neighbourhood park, including a playground and bike park renewal. "	High	Phase 1: \$115,000 Phase 2: \$50,000	Major Capital	White Lake
7	Make an annual contribution to repair and extend the operating season of the boat ramp at Herald Provincial Park.	High	\$25,000 plus \$1,000 annual contribution	Minor Capital	Sunnybrae
8	Work with the Switzmalph Cultural Society to develop interpretive signage.	High	\$30,000	Minor Capital	Trails
9	Increase the number of park benches, walking paths and shade trees throughout the parks system.	High	\$10,000 annually	Minor Capital	General
10	"White Lake Community Park Develop a natural play feature near the picnic facilities. "	High	\$10,000	Minor Capital	White Lake
11	Work with provincial environment agencies to conduct an environmental scoping exercise of species and habitats at risk within Area C to determine if further conservation actions are warranted.	High	\$30,000	Minor Capital	General
12	Consider implementing a Canada Goose Control Program.	High	\$10,000 annually	Minor Operating	General

Project No.	Project Description	Priority	Resources	Category	Community / Project Type
13	Support communication and coordination of recreation programs in community centres.	High	Staff Time	n/a	Recreation, Arts and Culture
14	Continue work on the detailed planning process for a blueways initiative and park infrastructure with the Shuswap Trail Alliance.	High	Staff Time	Outside of the current Area C parks mandate.	Trails
15	Continue to provide financial support where possible for essential maintenance and upgrades to community centres.	High	\$50,000	Outside of the current Area C parks mandate.	Recreation, Arts and Culture
16	Undertake an Active Transportation Plan throughout Area C.	High	\$80,000	Outside of the current Area C parks mandate.	Trails
17	Acquire and develop a neighbourhood park close to Loftus Lake / Valleyview area.	Medium	\$250,000 – \$350,000	Land Acquisition	Blind Bay
18	Negotiate access easements for trail access to Sunnybrae Bluffs.	Medium	\$50,000 - \$200,000	Land Acquisition	Sunnybrae
19	"Sunnybrae Community Park Continue the development of Sunnybrae Community Park as a regional destination facility. "	Medium	\$200,000 - 500,000	Major Capital	Sunnybrae
20	"Sorrento Blind Bay Park Complete a new park masterplan and redevelop the park."	Medium	\$200,000 - \$500,000	Major Capital	Sorrento
21	Upgrade the Harbour Road boat launch.	Medium	\$120,000	Major Capital	Blind Bay
22	"White Lake Community Park Integrate additional interpretive signage on red and blue listed species present at White Lake."	Medium	\$15,000	Minor Capital	White Lake
23	Add First Nations names and text to signs in parks.	Medium	\$30,000	Minor Capital	General
24	Mount Tuam Community Bike Park: Complete the development of the park.	Medium	\$30,000	Minor Capital	Blind Bay
25	Provide grant-in-aid to support classes and health/wellness programs for seniors.	Medium	\$20,000	Outside of the current Area C parks mandate	Recreation, Arts and Culture

Project No.	Project Description	Priority	Resources	Category	Community / Project Type
26	Acquire property in Eagle Bay for a new neighbourhood park.	Low	\$250,000	Land Acquisition	Eagle Bay
27	"White Lake Community Park Extend the interpretive boardwalk and add destination fishing pier amenities."	Low	\$75,000	Major Capital	White Lake
28	Blind Bay Pebble & Sandy Beaches: Provide dragon boat facilities in the region.	Low	\$20,000 - \$100,000	Major Capital	Blind Bay
29	"Cedar Heights Neighbourhood Park Implement minor upgrades and add accessible features to the existing playground. "	Low	\$100,000	Major Capital	Blind Bay
30	Install outdoor exercise/fitness equipment in parks and adjacent to community centres.	Low	\$50,000	Major Capital	General
31	"White Lake Community Park Improve the car-top boat ramp and pier at White Lake Community Park. "	Low	\$75,000	Major Capital	White Lake
32	Continue to work with Shuswap Tourism on info kiosk program.	Low	\$1,000	Minor Capital	General
33	Install natural history interpretive signage at Rocky Martinson Park.	Low	\$5,000	Minor Capital	Eagle Bay
34	Install trail etiquette signage to promote multiuse of trails.	Low	\$5,000	Minor Capital	Trails
35	Work with the province to improve park amenities at White Lake Provincial Park.	Low	Staff Time	n/a	White Lake
36	Implement a seasonal interpretive program on the history and environment of Area C.	Low	\$20,000 - \$50,000	Outside of the current Area C parks mandate.	General

5.3 Funding Strategies

5.3.1 FUNDING STRATEGIES FOR MINOR CAPITAL PROJECTS

Minor capital projects are likely to be paid for through the annual budget and core funding from taxes. This core funding may be supplemented by user fees or capital plans, but these are rarely enough to offset anything beyond minor capital costs or a proportion of operating expenses.

Development Cost Charges (DCCs) and parkland dedication through subdivision are an essential resource for providing municipal services to a community. However, these are likely to be limited in the CSRD unless the community sees a significant increase in new development in the future. If this is the case, DCCs could be collected and applied to park acquisition and park improvement projects, including recreation buildings (i.e. washrooms, accessibility upgrades, change rooms, etc.) and outdoor recreation facilities (i.e. sport fields, playgrounds, trails, fencing, landscaping, drainage and irrigation). Parkland dedication is discussed further in Section 3.5 Parkland Acquisition.

Capital Reserve Fund Development

The CSRD has a capital reserve fund, but this fund is limited and will be quickly depleted unless a regular annual contribution is made. The practice of regularly putting a percentage of the annual Area C parks budget into the capital reserve fund can be an important part of the funding and implementation of larger park development projects. Over the past 10 years, contributions to the capital reserve fund have averaged approximately 3% of the annual tax requisition. Increasing this annual contribution to 10% could enable implementation of some of the major capital projects listed above in a more timely fashion.

Grants

The CSRD should continue to monitor for grant opportunities to assist with the development of park and trail amenities. With the current economic climate, funding opportunities are limited; however, maintaining contact with local MLAs and MPs helps raise

awareness and communicate the needs in the community. Health authorities are becoming increasingly instrumental in acquiring new grants for parks and recreation as stronger correlations are being made between active and healthy living.

Because grants can be quite beneficial, it is worth ensuring that staff are monitoring for grant opportunities and have the time and resources to develop applications, including those which support local associations and non-profit societies. Partnership grant applications either with another government agency or a non-profit group often gain more support. The best resource is the CivicInfo BC website. As well, membership to Big Online a privately owned on-line resource providing a comprehensive source of fundraising information, opportunities and resources for charities and non-profits may be beneficial if staff or volunteers have the time to monitor for relevant opportunities.

Community members should be encouraged to lead or assist with relevant grant applications such as community grants whose funds are only available to residents and not municipal governments. Examples of community grants include the Kraft celebration tour which makes available up to \$25,000 for awarded Community Projects, or the ParticipACTION Teen Challenge which provides resources for encouraging teens to be active, including equipment or other funding. In addition, the City should encourage community groups to offer in-kind contributions and volunteer hours, where appropriate.

5.3.2 FUNDING STRATEGIES FOR PARK LAND ACQUISITION

Parkland acquisition requires a separate analysis and consideration of alternative funding strategies compared with minor and major capital projects. Area C has a Park Acquisition Reserve Fund with approximately \$830,000, which will help achieve some, but not all of the recommended acquisitions. In order to acquire parkland to meet the existing and future needs of Area C residents, additional funding sources are needed. Options for funding acquisition include creation of park land acquisition funds, donations, land swaps, short term and long term borrowing, and licenses/leases. Parkland may also be acquired through park dedication through the development process.

Parkland Dedication and Fees-in-Lieu at Subdivision

As neighbourhoods develop, it is important that appropriate land be dedicated to serve local residents as well as for ecological protection and enhancement. Not all subdivisions have land areas of interest that meet the objectives of the community. Therefore, careful review of all subdivision parks dedication proposals should be undertaken, and the benefits of the proposed dedicated lands be weighed against the vision and recommendations set out in this Plan. Where lands do not meet the vision and recommendations, cash-in-lieu should be provided for purchase of suitable park lands. This can also enable purchase of larger parcels than would be possible as parkland dedications. Generally, parkland dedication and fees-in-lieu deferral requests should not be accepted.

Parkland Acquisition Fund Development

The Local Government Act provides the authority for regional districts to establish bylaws to requisition taxes from properties within member municipalities for a parkland acquisition and development. A number of regional districts have recently implemented referendum-based tax initiatives to support the purchase of parkland including: Capital Regional District, East Kootenay Regional District, Comox Valley Regional District and Central Okanagan Regional District. Regional District of Okanagan-Similkameen is also currently exploring a regional park conservation funding program.

The typical process includes completing a regional park plan, establishing a prioritized acquisition program with budgets, launching a public consultation and questionnaire followed by a referendum program to seek support. Regional districts have found support for proposals to provide a legacy of more parkland, for development of active community parks or for conservation of important natural areas.

Each regional district custom designs the park acquisition fund to address local park priorities and dovetail with existing planning and decision-making. The fund can be financed through a property tax, parcel tax, local area service tax or fees.

The annual per parcel levy in other areas of British Columbia range from \$6.00-17.25 with an average of \$10/per year/per household on average. Programs typically run from 10 – 20 years depending on the acquisition program, subject to review every 5 years.

Table 5: Comparison of Land Acquisition Funding in Other Regional Districts

LAND ACQUISITION FUND ANNUAL CONTRIBUTIONS¹	
REGIONAL DISTRICT	PER HOUSEHOLD PER YEAR
Capital Regional District	\$ 9.25
Regional District of Central Okanagan	\$ 17.25
Regional District of Nanaimo	\$ 6.00
Cowichan Valley Regional District	\$ 10.50
AVERAGE	\$ 10.75

5.3.3 PROJECTS OUTSIDE THE CURRENT CSRD PARKS DEPARTMENT MANDATE

Through the development of this plan, a number of projects and recommendations were identified that are outside of the current mandate of Electoral Area C Parks. The following projects are recommended to address needs identified through the project process, but the CSRD Board will need to review these projects and, if warranted, amend the bylaw or identify another appropriate avenue.

¹ (Golder Associates, 2015)

Table 6: Project Recommendations Outside of the Current CSRD Mandate

RECOMMENDATION	PROJECT TYPE	ESTIMATED COST	PRIORITY
Undertake an Active Transportation Plan throughout Area C.	Trails	\$80,000	High
Continue to provide financial support through grants and aid where possible for essential maintenance and upgrades to community centres ² .	Recreation, Arts & Culture	varies	High
Support communication and coordination of recreation programs in community centres.	Recreation, Arts & Culture	Staff Time	High
Continue work on the detailed planning process for a blueways initiative and park infrastructure with the Shuswap Trail Alliance.	Trails	Staff Time	High
Co-sponsor keep fit classes and health/wellness programs for seniors.	Recreation, Arts & Culture	\$20,000	Medium
Implement a seasonal interpretive program on the history and environment of Area C.	General	\$20,000	Low

REFERENCES

BC Stats. (2016, August). Sub-Provincial Population Projections - P.E.O.P.L.E.

CSRD. (2015). Electoral Area 'C' Official Community Plan Bylaw No. 725.

Golder Associates. (2015). Parkland Supply Standards Research. Metro Vancouver Regional Parks.

Shuswap Economic Development. (2014). Community Profile: CSRD Area C.

Statistics Canada. (2016). Census Profile, 2016 Census.

² Funding is currently provided through grants and other sources outside of the existing parks budget.

Appendices



BOARD REPORT

TO: Chair and Directors

File No: 5600 56 02

SUBJECT: Electoral Area C Community Works Fund - Sunnybrae Waterworks Upgrade

DESCRIPTION: Report from Terry Langlois, Team Leader Utilities, dated November 17, 2017. Authorization to access the Community Works Fund monies from the Electoral Area C allocation for the Sunnybrae Waterworks Upgrade Project.

RECOMMENDATION #1: THAT: in accordance with Policy No. F-3 "Community Works Fund - Expenditure of Monies" access to the Community Works Fund be approved for up to \$200,000 plus applicable taxes from the Electoral Area C Community Works Fund allocation for costs associated with the Sunnybrae Waterworks Upgrade Project.

SHORT SUMMARY:

The Sunnybrae Waterworks Upgrade Project was initiated in two phases. The first phase consisted of the development and directional drilling of a deep water intake, and construction of the wet well. The second phase consists of a new pumping system, the construction of the pump house and the decommissioning of the old pump house structure. The project received a Strategic Priorities Fund grant in the amount of \$1.7 Million dollars. Due to numerous unforeseen scope changes identified throughout the project, a shortfall of approximately \$200,000 will exist in order to complete this project.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☐

Weighted
Corporate

☒

Stakeholder
(Weighted)

☐

BACKGROUND:

The Sunnybrae Water System has a long history of water quality issues. In 2010, the owner of the utility abandoned the system, leaving the management and operation of the system to the water users. The community asked the CSR D for assistance and in May of 2010, an Engineering Assessment of the system was completed. A Strategic Priorities Gas Tax Grant was awarded to the CSR D to upgrade this system in 2016. Although the grant funding of \$1.7 million included contingency amounts, the total project costs are anticipated to be approximately \$1.9 million dollars. Contingencies were exceeded due to a number of unforeseen weather events during the early spring of 2017. Shuswap Lake froze in the Salmon Arm/Sunnybrae bay area, which caused the CSR D to employ expensive ice breaking equipment in order to finalize the deep water intake, which added additional unforeseen costs to the project.

POLICY:

Policy No. F-3 "Community Works Fund - Expenditure of Monies" states that the expenditure of monies from the Community Works Fund will be approved by the Board.

FINANCIAL:

Funds will be allocated from the Electoral Area C Community Works Fund allocation. The Electoral Area Director has provided verbal support to this initiative.

KEY ISSUES/CONCEPTS:

As per Policy No. F-3 "Electoral Area Community Works Fund - Expenditure of Monies" authorization to expend monies from the Community Works Fund must be approved by the Board.

DESIRED OUTCOMES:

The Board will endorse the recommendation to allow for the successful completion of this project.

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	Sunnybrae Waterworks CWF.docx
Attachments:	
Final Approval Date:	Nov 20, 2017

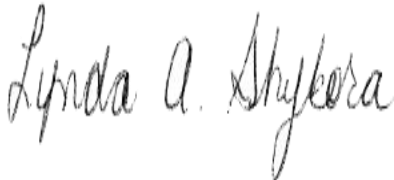
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Nov 17, 2017 - 4:52 PM



Jodi Pierce - Nov 20, 2017 - 6:52 AM



Lynda Shykora - Nov 20, 2017 - 9:30 AM



Charles Hamilton - Nov 20, 2017 - 9:39 AM



BOARD REPORT

TO: Chair and Directors

File No: 1850 31

SUBJECT: Sicamous/Area E EOF Application – Malakwa Community Learning Centre

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services, dated November 16, 2017.

RECOMMENDATION #1: THAT: With concurrence of the District of Sicamous and the Electoral Area E Director, the Board approve funding from the Sicamous and Area E Economic Opportunity Fund in the amount of \$60,000 per year for five years to the Malakwa Community Learning Centre for building operations beginning in 2018.

SHORT SUMMARY:

Information relating to this request is attached and is supported by the Area E Director and the District of Sicamous. EOF funding assistance of \$60,000 per year for five years is required to maintain this pivotal community resource.

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

In 2013, a referendum was held to determine support for taxing for the financial contribution to the operations of the centre, which was defeated at the polls. Since that time, the facility has been funded using Economic Opportunity Funds. Staff will be exploring another feasibility study in 2018 to determine if sufficient community support exists now to introduce taxation to fund this important community resource. The facility houses several important tenants which provide economic benefit to the community. The building currently houses the Learning Academy, the Post Office, the Library and the Community Resource Centre. In addition, there is rental space for community groups, weddings, and meetings, as well as a gymnasium which is utilized by community wellness groups.

POLICY:

This request meets the criteria for support in relation to CSRD Policy *F-29, BC Hydro Payments -in-Lieu of Taxes* funding assistance to stimulate economic development within the Sicamous/Area E area.

FINANCIAL:

The balance of the Sicamous/Area E EOF (less commitments) as at October 31, 2017 is approximately \$335,000. As this is a five year funding commitment, funding in subsequent years will be funded from additional PILT distributions.

IMPLEMENTATION:

Upon Board approval, the installments of \$60,000 per year from EOF funds will be made available to the Malakwa Community Learning Centre upon receipt of the annual PILT distribution.

COMMUNICATIONS:

A letter will be sent to the District of Sicamous and to the Malakwa Community Learning Centre advising of the Board decision.

DESIRED OUTCOMES:

The Board support the staff recommendation.

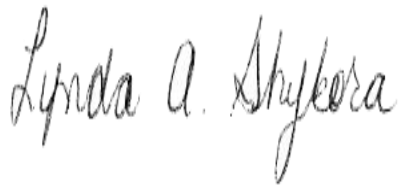
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2017-12-01_Board_FIN_ EOF Funds Area E Malakwa Community Learning Centre.docx
Attachments:	- Malakwa Community Learning Centre triple net reconciliation.pdf
Final Approval Date:	Nov 18, 2017

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



Lynda Shykora - Nov 17, 2017 - 12:06 PM



Charles Hamilton - Nov 18, 2017 - 11:30 AM

**MALAKWA COMMUNITY ASSOCIATION
OPERATING COSTS RECONCILIATION
JULY 1, 2016- JUNE 30, 2017**

Page 175 of 670

16/17 Reconciliation			
Utilities			27,698.61
Roof Depreciation	\$7,000 annually		7,000.00
Heating System Depreciation	\$5,350 annually		5,350.00
Property Taxes		SD 83 exempt at this time	
Building Insurance	\$3,740 annually		3,740.00
Maintenance (Mech/Bldg/Elec)	SD 83 Work Orders (Maintenance Requests 16/17)		7,981.52
Alarm monitoring Service	Graydon (\$16.00/mo + GST)		201.60
Sub-Total			51,971.73
Administration Costs (5%)			2,598.59
Total Annual Triple Net Costs			54,570.32
GST 5% due (on Triple Net Costs)			2,728.52
Total Balance Due			\$ 57,298.83
<u>Payments Received 2016/17 (inc GST)</u>			52,052.28
Dec 6/16	26,026.14		
April 13/17	26,026.14		
Total PY	52,052.28		
Outstanding Balance (not included in 17/18 triple net monthly lease payment)			\$ 5,246.55

17/18 Monthly Payment			
Monthly Triple Net Cost Estimate: July 2016 - June 2017 triple net	\$ 4,547.53		4,547.53
GST 5%			227.38
Monthly Payment 2017 - 2018			\$ 4,774.90

Please remit payment for 16/17 Outstanding Balance \$ 5,246.55
Please remit payment for July-Oct 2017 in the amount of (4 months @ \$4,749.39): \$ 19,099.61
Please remit post-dated cheques for November 2017 onward, in the amount of: \$ 4,774.90

17/18 Monthly Statement of Account					
Malakwa RENT					
17/18	Rent	GST	Total	PY Rec'd	Balance Due
JULY 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 4,774.90
AUG 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 9,549.81
SEPT 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 14,324.71
OCT 17	\$ 4,547.53	\$ 227.38	\$ 4,774.90	\$ -	\$ 19,099.61
TOTAL OUTSTANDING 17/18					\$ 19,099.61

From: [Lynda Shykora](#)
To: [Emily Johnson](#)
Subject: FW: UBCM Meeting Request Received
Date: Thursday, August 3, 2017 3:12:21 PM
Attachments: [Briefing Note Template.docx](#)

Hi, Emily,
 FYI, I've received confirmation that the meeting request has been received.
 Lynda

From: UBCM Meeting Request Coordinator [mailto:marlene.behrens@gov.bc.ca]
Sent: Thursday, August 03, 2017 2:58 PM
To: Lynda Shykora <LShykora@csrd.bc.ca>; Inquiries <inquiries@csrd.bc.ca>
Subject: UBCM Meeting Request Received



2017 UBCM Convention

DATE: August 03, 2017
TO: Lynda Shykora
 Columbia Shuswap Regional District
FROM: Marlene Behrens, UBCM Meeting Request Coordinator
RE: **UBCM Meeting Request Received**

Your request to meet with a **Provincial Cabinet Minister** at the 2017 UBCM Convention has been successfully submitted. Please keep a copy of this email for your records. Information about the status of your meeting request will be sent out via email in early September. The details of your request are as follows:

Contact Information:

Meeting ID: 132
 Municipality/Regional District: Columbia Shuswap Regional District
 Contact: Lynda Shykora, Deputy Manager, Corporate Administration
 Phone: 250-833-5939
 Fax: 250-832-3375
 Email: lshykora@csrd.bc.ca
 Secondary Email: inquiries@csrd.bc.ca

Cabinet Minister in attendance:

Cabinet Minister: Energy, Mines and Petroleum Resources
 Preference: 2

Council Attendees:

Charles Hamilton, CSRD Chief Administrative Officer; Larry Morgan, CSRD Board Director, Electoral Area F (N. Shuswap); Lynda Shykora, CSRD Deputy Manager, Corporate Administration; Rhona Martin, CSRD Board Chair

Topics to be discussed:

Remote Community Electrification Program: Status of BC Hydro funding for Remote Community Electrification Project/Reinstatement of funds - for Seymour Arm Electrification Project. (Note: Meeting on Monday-Wednesday preferred)

Additional Information:

The CSRD obtained public assent through a referendum that took place on September 28, 2013 to

borrow the funds necessary to pay for the community's share. 69% approval by electorate in 2013. BC Hydro, Remote Communities Electrification (RCE) program, was to bring service to the community at its cost while the community would be responsible for the costs associated with the internal dist. system.

***To provide specific details of your topics to be discussed, a Briefing Note template has been attached for your convenience. Please fill in the Briefing Note template and submit to UBCM.Meetings@gov.bc.ca by August 19th.**

For questions regarding meeting requests or UBCM inquiries please email: marlene.behrens@gov.bc.ca. For urgent matters please call Marlene Behrens, Events Coordinator at 778 584-1253.

Briefing Note

2016 UBCM Convention

Local Government: Columbia Shuswap Regional District

Ministry: Energy, Mines and Petroleum Resources

Meeting ID: 132

****Please send the completed briefing note to UBCM.Meetings@gov.bc.ca ****

Topic 1:	Remote Community Electrification Program – Allow Seymour Arm Electrification Project to Proceed
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Background:

The CSRD obtained public assent through a referendum that took place on September 28, 2013 to borrow the funds necessary to pay for the community's share. 69% approval by electorate in 2013. BC Hydro, Remote Communities Electrification (RCE) program, was to bring service to the community at its cost while the community would be responsible for the costs associated with the internal distribution system.

As noted above, the residents and property owners within the Seymour Arm area voted in a referendum in 2013, in support for the funding the internal distribution system on the proposed electrification project. The loan authorization for the CSRD to borrow the community's portion of funds for this project expires in October, 2018.

The benefits of a grid connection for the Seymour Arm community extend well beyond the simple conveniences that residents and businesses alike would achieve by accessing reliable electricity services from BC Hydro. Instead, the benefits of electrification will have positive impacts for a broad range of government policy objectives, such as: public health, public safety, and economic development.

In considering these broad objectives, the Seymour Arm Community Association (SACA) elaborated on what they envision as being the most noteworthy benefits for the community if it were ultimately successful in obtaining a grid connection. The following is an itemized list of benefits:

Safe Drinking Water

- The existing gravity-fed system is at its limits.
- Reliable and affordable electricity is needed for a new water system to properly service the current users, as well as to realize opportunities for expansion.

Fire Suppression and Public Safety

- Without electricity, the community is at risk due to inadequate fire suppression capabilities, including interface fires;
- The community has no Fire hall and only one antiquated fire truck.
- Fire hydrants would be feasible with a new water system.

Briefing Note
2016 UBCM Convention

Wastewater Treatment & Disposal

- The community requires electricity to provide for enhanced sewage treatment and disposal - particularly on waterfront properties.
- Electricity would be a prerequisite for a community sewer system which will likely be required at some point in the future.

Commercial Development

- Commercial development is severely constrained without access to reliable and affordable electricity;
- Electricity will help promote commercial and business development

Recreational Economy

- Electricity will enhance the recreational economy in Seymour Arm
- The recreational economy supports not only Seymour Arm but also the entire North Shuswap area;
- Seymour Arm is a resort community. There are approximately 80 full time residents, but that figure grows considerably during the summer months. Safe and reliable electricity will allow Seymour Arm to become a more sustainable, year round community, which in turn will have a positive impact on the Shuswap region as a whole

Request:

That funding be reinstated to BC Hydro for Remote Community Electrification Project/Reinstatement of funds - for Seymour Arm Electrification Project.

Briefing Note
2016 UBCM Convention

Topic

2:

Click here to enter the topic of discussion

Background:

Click here to enter background information

Request:

Click here to enter your request to the Minister

Topic

3:

Click here to enter the topic of discussion

Background:

Click here to enter background information

Request:

Briefing Note
2016 UBCM Convention

Click here to enter your request to the Minister



2018 Age-friendly Communities Grant Program

Phone: 250 356-2947 E-mail: lgps@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

APPLICATION FORM for STREAM 2

Age-friendly Projects

Please complete and return this form by **November 10, 2017**. All questions are required to be answered by typing directly in this form.

Applicant Information

Local Government: Columbia Shuswap Regional District

Complete Mailing Address: Box 978 Salmon Arm, B. C. V1E 4P1

Contact person: Jodi Pierce

Position: Manager, Financial Services

Phone: 250-832-8194

E-mail: JPierce@csrd.bc.ca

1. PROJECT INFORMATION

Project title: HELPING SENIORS ACCESS NUTRITIOUS AND SAFE FOOD "Develop a Sustainable Nutrition Program and Resources to help Seniors Access Good, Healthy, Safe food for a Healthy Life. "

Proposed project start and end dates: Start: March 2018 End: November 2018

Proposed project budget: 15,000

2. PROPOSED FOCUS AREA(S) - Please indicate which age-friendly components will be the primary focus of the proposed project:

- | | |
|--|---|
| <input type="checkbox"/> Outdoor spaces & buildings | <input checked="" type="checkbox"/> Social participation |
| <input type="checkbox"/> Transportation (including traffic safety) | <input checked="" type="checkbox"/> Communications & information |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Civic participation & employment |
| <input checked="" type="checkbox"/> Respect & inclusion | <input checked="" type="checkbox"/> Community support & health services |

3. CONFIRMATION OF AGE-FRIENDLY PLAN OR ASSESSMENT. As outlined in the Program & Application Guide, in order to be eligible for Stream 2, applicants must have a completed age-friendly assessment or action plan, or demonstrate that their Official Community Plan, Integrated Sustainability Community Plan, or equivalent, is inclusive of age-friendly planning principles.

Please outline how your local government meets this requirement and attach completed plans, and/or assessments, or excerpts from higher-level plans, with the application form.

The South Shuswap Health Services Society managed the prior two Age Friendly grants (2015-2016) that created the foundation for choosing one of many needs identified for and by seniors. These grants proved to be an integral step to assessing the need for additional support for seniors in Area C of the Columbia Shuswap Regional District.

The 2015 preliminary assessment scoping survey focused on eight areas seniors would likely deem to be of significant concern. Health services emerged as the most important among them; 2016 Needs Assessment again identified health and wellness services as a key component to initiating the steps to build support services within the South Shuswap that are Age Friendly (p. 7 2016):

Clearly, health services should be considered a priority in any attempt to ensure that South Shuswap seniors may "Age in Place." Therefore, the Age Friendly action plan task to "Enhance Health/ Wellness Services" represents an essential and acknowledged initiative in the area for addressing and preventing chronic health issues, especially in light of the fact that 47% of survey participants reported they have chronic health conditions (Page 8 2016).

That wellness in general is of the highest priority for the people in the South Shuswap is attested to by the several participants who identified both the need for disease prevention and emphasis on wellness. Indeed, many specifically noted the need for "preventative health care." Therefore Health/ Wellness Services" represents an important initiative in the area for addressing and preventing chronic health issues.

The community's focus on health and wellness is likely exacerbated by existing levels of poverty: (Page 16 2016). Accessing safe, nutritious, accessible food for seniors, especially for those who live below the poverty level can be extremely difficult. Support from the community is therefore necessary through 1.) Minimizing isolation and, thereby, ensuring inclusiveness 2) Providing skills, support, and knowledge of ways to achieve access to safe, nutritious food via development of community gardens 3) Creating opportunities for seniors to participate in food-related educational activities and seminars.

The communities of the South Shuswap do not have easy access to supportive-living facilities (page 24 -2016). As seniors age, all manners of conditions from chronic diseases to the inability to chew or absorb food affect their ability to gain nourishment from a wide variety of food sources. Of the 277 seniors who responded to the survey, 15 (5%) required help with meals (Ref: #13 Page 9).

A Kelowna study, "Addressing food Security in Kelowna" by Jill Worboys, RD (et al) identified primary barriers to older adult food security as poverty, cost of more nutritious food and chronic diseases and secondary barriers as transportation, housing and social and cultural factors. Researchers underlined the strong correlation among the cost of food, health, poverty, housing, and transportation, pointing out that food is often sacrificed for housing. Importantly, they emphasize the role of connectedness that food is not just about eating: It's about community connection, conversation and inclusiveness—solving the problems of seniors' access to quality food and solutions for seniors' social needs to begin to emerge.

To help enhance the whole context of seniors' lives, the volunteers of the South Shuswap Health Services Society established Lab services in May 2017 in the new Blind Bay Health and Wellness Centre. On-going efforts are being made to source health practitioners to live and work in our communities. With an eye not only to providing accessible medical services, the society is

providing the link for seniors to access frozen meals prepared for various dietary needs. An essential next step would be to provide the education, practice, and means for greater food independence.

With the advent of the Centre and frozen meals, we are a step closer to providing every opportunity for seniors to stay in their homes as long as they are able. We are in a better position to plan for senior's housing, medical and allied support services, and healthy living choices. In essence, we are setting the stage for the completion of the planning process required to becoming an age-friendly community. On-going studies being done by CSRD in the South Shuswap support the planning stage of an age-friendly process (Ref: #10 Page 8).

Access to healthy food is a fundamental requirement and is a determinant of health. A focus on food for seniors will enhance the health of all seniors in the community and underpin all the undertakings of IH and CSRD to build a strong, sustainable Age Friendly Community.

4. AGE-FRIENDLY RECOGNITION. Many BC communities have already completed steps required to be recognized as an age-friendly community. In addition to Question 3 above, please indicate if your community has completed the following:

- ☒ Established an age-friendly advisory or steering committee that includes the active participation of older adults. An existing committee may also have taken on this mandate.
- ☒ Passed a council or district board resolution to actively support, promote and work towards becoming an age-friendly community. As an alternative, local governments may have chosen to commit to being age-friendly through specific goals, objectives or policies in an official community plan or strategic plan.
- ☒ Conducted an age-friendly assessment in consultation with older adults.
- ☐ Developed and published an action plan.

Can BC Healthy Communities (BCHC) Society contact you to discuss completing Age-friendly Community recognition?

Yes ☒ No ☐

5. DESCRIPTION OF PROPOSED ACTIVITIES - Please describe the specific activities you plan to undertake. Refer to Section 4 of the Program & Application Guide for eligible activities under Stream 2.

As the B.C. Government website outlines in its opening paragraph that "Eating well as you get older can help your body stay strong and your mind sharp, and can actually help slow the aging process" <https://www2.gov.bc.ca/gov/content/family-social-supports/seniors/health-safety/active-aging/healthy-eating>).

In 2016, one of our Board of Directors (Jerre Paquette PhD in Learning Theory) conducted a NHSP study on behalf of the Shuswap Settlement Services Society in the Shuswap area. The study found that elders in general and especially those suffering from various kinds and degrees of abuse, exhibit poor general mental and physical health, participate in community minimally, tend to eat poorly, and do not have a good understanding of how to address improvements in their diet to effect changes in the quality of their lives.

The SSHSS has made similar observations and therefore intends to develop and implement a program of education, food-related activities, and community interaction to enhance the nutritional status of all seniors in the South Shuswap communities in need of assistance and skill development.

The program will draw upon a broad knowledge base to create its agenda of activities:

- Established research
- Local institutional expertise, such as Okanagan College and Interior Health
- Successful models in other communities
- Conversations with professionals
- Involvement of interested seniors
- Participation of local farmers
- Opportunities presently existing in Blind Bay for community involvement.

This program will focus on UBCM's Funding Stream guidelines:

- "Respect and social inclusion"
- "Social participation"
- "Community support and health services."

As well, the program will address UBCM's list of eligible projects, in particular:

6. PROGRAM GOALS & OBJECTIVES - How will the proposed project meet the goals of the 2017 Age-friendly Communities grant program? How will this make your community more age-friendly?

The vision is to develop a sustainable nutrition program and resources to help seniors access safe, healthy food for a healthy life. "Food is not just about eating: it's about community, connection and conversation." The interaction of eating quality food and social engagement embraces the essence of the "Food" project for the senior population of the South Shuswap.

Exercise and nutritious food are the keys to prevention and control of chronic diseases. Diabetes, heart disease, arthritis, kidney failure, and fatigue are a few examples of diseases that can result from an unhealthy diet.

Two-hour, monthly workshops will be offered during Spring and Fall seasons on health and wellness. These sessions will feature how to identify healthy food and food sources, how to access affordable, quality food, the most effective and economical way of preparing food, what not to eat, how to determine the foods that will soften the impact of one's chronic diseases, how to select foods that will help to prevent chronic diseases, and what and when to eat to enhance sleep. Sessions will be offered from a selection of dietitians, farmers, chefs, Young Agrarians, and food outlet owners/managers.

Representatives from the Young Agrarians will interact with seniors open to guidance. Focus will include assistance with seasonal selection of best foods; safe packaging and storing of fresh foods, including how to determine reasonable portions of various foods; effective ways of avoiding wastage; and seniors will provide knowledge and understanding concerning seniors' complex needs to assist Young Agrarians in understanding and benefitting from the seniors market and the Age Friendly communities.

Small (4-6 pages), readable booklets co-authored (including participant seniors) chronicling the content of the sessions and skills taught and shared will be written and made available for a reasonable cost to participants and others. As the program develops, so can the booklets,

providing recipes and skills developed by session participants. Profits, if any, can be used to cover on-going expenses of the program.

Local grocery stores will be invited to participate in the process by packaging for seniors, as well as providing healthy options and food for special dietary restrictions.

Young Agrarians and local residents will be asked to assist seniors develop one model Community Age-Friendly Garden that serves as an example of easy-to-build and manage gardens that can be built and cared for throughout the South Shuswap area by seniors and/or Young Agrarians. Food from this garden can be used to feed the seniors involved and, if the supply is sufficient, can be sold at Farmers' Markets and/or provided to seniors unable to participate due to mobility or health issues.

Such an inter-generational approach has the advantage of serving more than one goal. The time that younger people will spend with seniors, allows more opportunity to provide support in other areas, including the detection of elder abuse.

Further, seniors gaining knowledge and skills in accessing good food may make it possible may make it possible for them to stay in their own homes and maintain their health. The ultimate goal is to develop sustainable age-friendly support for seniors in the South Shuswap. Engaging service providers and the communities in the discussion and participation in developing and maintaining the support required to ensure Area C is an age-friendly community.

7. INTENDED OUTCOMES & DELIVERABLES - What do you hope the proposed project will achieve? What will be the specific deliverables?

The commitment of the Age-Friendly team is to be sustainable, healthy, safe, beautiful, people-centred communities that are actively engaged in enhancing the quality of life for all citizens, regardless of age. Expanding opportunities to promote and support healthy nutrition for seniors supports their vision.

The expected deliverables are:

- 1.The development of sustainable programs and resources for seniors, providing support and education, ensuring a healthier life style for seniors. There will be weekly or monthly sessions, that will focus on various aspects of food security, accessing food, nutrition, preparing food, how to eat to manage and prevent chronic diseases, and special dietary tools.
- 2.Creating opportunities for people to socialize in the kitchen, learning hands on cooking skills and making healthy eating easy, enjoyable and affordable. Seniors who are lonely are often malnourished. Social interaction will support healthier eating habits for seniors who often experience poor nutrition
- 3.Improved health of seniors through a nutritious diet providing increased nutrient intake, and reduced food insecurity.
- 4.A reduction in chronic diseases and improvements for those who have chronic diseases.
- 5.A reduction in hospital stays related to malnutrition in seniors.
- 6.The forming of a committee consisting of all the stake holders to include IHA, SSHSS and community organizations, businesses and farmers, who will meet on a semi-annual basis to review and measure the progress of the programs.
- 7.The development of a community garden providing the opportunity for intergenerational participation.

8. Bringing awareness to seniors of the support available in the community.

8. COMMUNITY PARTNERS & PARTICIPATION BY SENIORS

- A) Local governments are encouraged to work with their local Health Authority. How will the proposed project include your health authority?

The following individuals are providing support for the project:

Janelle Rimell Healthy Community Environment Health Office IHA

Linda Boyd RDPublic Health Dietitian Promotion and Prevention Community Integrated Health Services IHA

Tracey Lamerton IHA Professional Practice Lead Dietitian.for Salmon Arm and Revelstoke

- B) List all confirmed partners (e.g. school districts, First Nations or Aboriginal organizations, seniors, senior-serving organizations, community organizations and other local governments) that will directly participate in the proposed project and the specific role they will play.

LOCAL VOLUNTEER GROUPS

South Shuswap Health Services Society	Lead Organization
Copper Island Seniors Resource Centre Committee	Co-Ordinate Community Awareness
Sunnybrae Seniors Centre	Co-Ordinate Sunnybrae (Community/Partner)

GOVERNMENT ENTITIES: The following are team members.

Interior Health Authority	Provide resources and guidance
Columbia Shuswap Regional District	Provide support
Better at Home	Connecting Seniors

COMMUNITY ORGANIZATIONS

The following organizations were involved in the discussions and town hall meetings.

White Lake New Horizons Club

White Lake Community Hall Society

White Lake Community

Together Shuswap Transportation

South Shuswap Historical Society

Sorrento Hospice Society

Sorrento Community Health Centre

Sorrento Drop In Society
 Shuswap Hospice Society
 River of Life Church
 Probus Club-Sorrento
 Cedar Heights Community Association

SOUTH SHUSWAP BUSINESSES supported and/or participated in meetings.

Its All Good Bulk and Health Food Plus
 Shuswap Food Action Co op
 Turner Institute
 Extra Hands
 Blind Bay Resort
 Shuswap Lake Estates

C) Describe any direct participation by seniors in the proposed project.

South Shuswap Health Services Society and the supporting organizations are comprised of seniors over the age of 65. They are "Seniors Helping Seniors" organizations from the South Shuswap who assist in the co-ordination for their communities. Various Seniors organizations of the 7 communities in the South Shuswap Area C will participate.

9. EVALUATION - What tools will be used to evaluate the completed project (e.g. participant surveys, tracking tools, external evaluation, etc.)? How will this information be used?

Success will be measured by:

1. The number of seniors who participate in the various programs offered
2. The number of successful, sustainable programs available to seniors in the South Shuswap
3. Participants will be asked to complete questionnaires regarding the programs and events
4. If possible, a report from IHA indicating the project's impact on the seniors they are serving
5. Consultation with allied support services delivering programs.

10. IMPACT ON LOCAL GOVERNMENT - List any policies, practices, plans or local government documents that will be developed or amended as a result of your proposed project.

There will not be any changes to policies and plans as a result of this project.

CSR D is involved in many studies that may lead to the development of services and supports for seniors. These will improve access to support services, including healthy safe food, for seniors in the South Shuswap

1. Labour Market Assessment and Action Plan
2. Parks Master Plan to include active transportation

3. Shuswap Agriculture Study
4. Economic Development Study.

11. SUSTAINABILITY – How will the proposed project be sustained after the grant funding?

The programs and services will be sustained by:

1. Continuing communication and collaboration among volunteers, professional, and community organizations
2. Reviewing the programs and assessing success through discussions with participants, volunteers, and stake holders.
3. Charging a participation fee for programs. Costs may be reduced by using community halls at a reduced fee and through participation of volunteers.
4. Maintaining a committee of stakeholders, community organizations, and health authorities to collaborate on the development of the programs and measure their success.
5. Involving professionals and allied health and wellness service providers to offer valuable support and guidance to ensure the sustainability of services provided.
6. Developing support networks with associations and stakeholders such as the Canadian Diabetes Association and IHA to access developed for examples the Food Skills for Families Program.

12. SUPPORT FROM BC HEALTHY COMMUNITIES (BCHC) SOCIETY. Applicants approved under the 2018 Age-friendly Communities program may be eligible to apply for a range of services from BCHC Society.

The purpose of this support is to: 1) engage sector leaders so they can collaboratively prioritize the goals intended to be achieved through their age-friendly community grant; 2) understand and utilize key capacities and innovative practices that will support community groups to bring their age-friendly initiatives to the next level; and 3) determine the next wise actions to achieve the community's age-friendly goals.

Would you be interested in additional information to learn more about possible supports from BCHC Society?

Yes ☒ No ☐

13. ADDITIONAL COMMENTS - Please use this space to add any additional comments.

The population of Area C of Columbia Shuswap Regional District is comprised of a large number of retirees who enjoy the Shuswap life style There is a large concentration of the population located in the centre of the transportation corridors providing easy access to all seniors. Age-friendly services are essential as this population ages.

Extrapolating that statistic to the 7921 people of the South Shuswap where 2,406 (33%) of the population are over the age of 65 and 835 (11%) are over the age of 75 means that 162 seniors will also need help getting good nutrition (all stats from 2016 Census).support the

need for health and wellness in general and quality food support in particular in the communities of the South Shuswap (page 29 2016).

14. REQUIRED ATTACHMENTS - Please submit the following with your application:

- ☒ Council/Board Resolution – Indicating local government support for the proposed project and a willingness to provide overall grant management
- ☒ Detailed budget
- ☒ Copies of completed age-friendly plans, and/or assessments, or excerpts from higher-level plans

15. SIGNATURE – Applications are required to be signed by the local government applicant. Please note all application materials will be shared with the Province of BC and BCHC Society.

Signature

Name and Title

Please send the completed Application Form and all required attachments as an e-mail attachment to Local Government Program Services (UBCM) at lgps@ubcm.ca.

If you submit by e-mail, hardcopies and/or additional copies of the application are not required. Please submit your application as either a Word or PDF file(s) and note "2018 Age-friendly" in the subject line.



BOARD REPORT

TO: Chair and Directors

File No:	5510 03
	5510 02
	Bylaw No. 5747
	Bylaw No. 5748

SUBJECT: Dog Control Regulation and Licensing Bylaw Updates

DESCRIPTION: Report from Ryan Nitchie, Team Leader, Community Services, dated November 17, 2017. Updates to the Dog Control Regulatory Bylaw for Electoral Area C and the Ranchero area of Electoral Area D.

RECOMMENDATION #1: THAT: "Electoral Area C Dog Control Bylaw No. 5747" be read a first, second and third time this 1st day of December, 2017.

RECOMMENDATION #2: THAT: "Electoral Area C Dog Control Bylaw No. 5747" be adopted this 1st day of December, 2017.

RECOMMENDATION #3: THAT: "Ranchero Dog Control Bylaw No. 5748" be read a first, second and third time this 1st day of December, 2017.

RECOMMENDATION #4: THAT: "Ranchero Dog Control Bylaw No. 5748" be adopted this 1st day of December, 2017.

SHORT SUMMARY:

The CSR D provides a dog control and licensing service in Electoral Area C as well as the Ranchero area of Electoral Area D. Staff has recently reviewed the existing service, conducted a legal review of the existing regulatory bylaw, and worked with a solicitor to create a new draft bylaw for both Electoral Area C and for the Ranchero area of Electoral Area D. The new bylaw updates ensure public safety; encourage responsible pet ownership; offers affordable opportunities for dog owners to licence their pets; and, strengthens the legal position of the Regional District.

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

The existing Dog Control regulatory bylaw was adopted in 2003. A legal review noted several areas that were not in compliance with the Local Government Act and therefore subject to legal challenge. Staff reviewed options that would create a framework for dog control that promotes public safety as well as animal welfare and reduces financial barriers with its dog licensing program in order to increase compliance and streamline efficiency.

The updated bylaws introduce changes to definitions and language to be consistent with the Local Government Act. The new bylaws clarify definitions surrounding dogs "Running at Large" and provides clearer language regarding the number of dogs allowed on a property. The new bylaws delete language surrounding the permitting and licensing of dog kennels, instead referring the kennel issue as one related to land-use and applicable under a zoning bylaw.

Staff considered the implementation of online sales of dog licences which is a common service provided by other local governments and is recognized as a means to help increase licensing compliance. This online system of dog licences also enables real-time field data for the animal control officer and simplifies the current system. Staff has investigated the development of an online system for issuance of licences through its existing software, and has confirmed the process can be implemented upon adoption of the bylaws. Improving the distribution of dog licences through online sales enables the CSRD to reduce its overhead costs of the existing program and can, therefore, pass these savings onto the customer through a price reduction of annual licences. Current trends in dog ownership reflect greater value on promoting health, safety and welfare of dogs and it is hoped that dog owners will recognize that licensing their animal will improve their chances of a safe return should the pet become lost.

POLICY:

The Local Government Act allows for a Board to regulate the keeping of dogs and to issue dog licences by bylaw.

FINANCIAL:

The new bylaw contains an annual licence fee of \$10 (currently \$15) and introduces a new annual auto renewable licence option which provides dog owners the opportunity to pay a one-time fee of \$50, which includes an automatic annual renewal of the licence, for as long as they own the dog. The online payment system is part of the Laserfiche software which is already owned by the CSRD.

Advertising and promotional costs for the new online payment system and revised payment options will be funded from the appropriate dog control operating budgets.

KEY ISSUES/CONCEPTS:

To provide updates to the dog control bylaw and more accessible licensing options.

IMPLEMENTATION:

The updated bylaws will be effective upon adoption.

COMMUNICATIONS:

Staff will develop a communications plan to promote the new online licensing and payment options.

DESIRED OUTCOMES:

The Board approve the bylaws as presented.

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:	Dog Control Bylaw Updates 2017.docx
Attachments:	- Electoral Area C Dog Control Bylaw No. 5747 Final.docx - Rancho Dog Control Bylaw No. 5748 Final.docx
Final Approval Date:	Nov 21, 2017

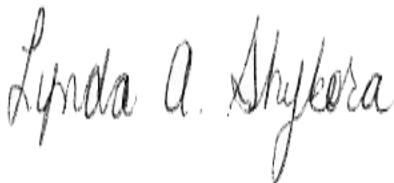
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Nov 20, 2017 - 2:54 PM



Jodi Pierce - Nov 20, 2017 - 2:56 PM



Lynda Shykora - Nov 21, 2017 - 2:05 PM



Charles Hamilton - Nov 21, 2017 - 2:15 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5747

A bylaw to provide for the regulation, control and licensing of dogs in
Electoral Area C of the Columbia Shuswap Regional District

WHEREAS the Regional District may regulate dogs within its boundaries;

AND WHEREAS the Regional District may exercise powers in relation to dangerous dogs pursuant to the *Community Charter* and the *Local Government Act*.

AND WHEREAS the Regional District has established and continues, by separate bylaw, a service area for the provision of dog control within Electoral Area C;

AND WHEREAS the Regional District deems it desirable and expedient to regulate dogs in Electoral Area C;

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

REPEAL

1. Bylaw No. 5388 cited as “Dog Regulation and Impounding Bylaw Number 5388” and its amendments are hereby repealed.

DEFINITIONS

2. For the purpose of this bylaw, the following definitions apply:

“**Aggressive Dog**” means any dog that has attacked, bitten, or caused injury or attempted to attack, bite, or cause injury to a person or domestic animal as determined by an Animal Control Officer

“**Animal Control Officer**” includes any person designated by the Regional District to administer and enforce this Bylaw, the *Community Charter*, and the *Local Government Act*, and may include any employee, servant, agent, or contractor appointed by the Board.

“**Animal Shelter**” means a facility designated by the Regional District, which is used for the temporary housing and care of Dogs that have been impounded.

“**Board**” means the Board of Directors for the Columbia Shuswap Regional District.

“**Dangerous Dog**” means a dog that the Provincial Court has declared to be dangerous under section 49 of the *Community Charter*, S.B.C. 2003 Chapter 26, as amended, whether or not the Provincial Court has ordered the dog to be destroyed.

“**Dog**” means an animal of the canine species.

“**Guide Dog**” means a dog that is trained as a guide for a blind or visually impaired person.

“**Keep**” means possess, harbour or bring onto a place or property for a period in excess of 24 hours or feeds on a regular basis on a parcel of land.

“In Heat” means the condition of a female dog in its ovulatory period.

“Muzzle” means a humane fastening or covering device of adequate strength placed over the mouth of a Dog in order to prevent the dog from biting.

“Non-Resident” means any person who is residing within the Columbia Shuswap Regional District for less than 30 days.

“Nuisance Dog” means any Dog that has been At Large, impounded or otherwise subject to an enforcement proceeding under this Bylaw three (3) times within the last twelve (12) months or a Dog that repeatedly charges or lunges at a fence.

“Owner” means the person who:

- (a) owns a dog,
- (b) is in possession of or has the care or control of a Dog; or
- (c) harbours or shelters a Dog, or permits or allows a Dog to remain, on or about the person's land or premises.

“Police Dog” means a Dog used by police or other law enforcement agency in the performance of their duties.

“Regional District” means the Columbia Shuswap Regional District.

“Run At Large” means being elsewhere than on the place or property of the Owner and not being under the immediate charge and control of the Owner.

“Secure Enclosure” means any building, structure, fenced area or the like that prevents the unauthorized entry by members of the public and prevents the escape of a Dog.

“Service Dog” means a Dog that is trained to perform specific tasks to assist a person with a disability.

“Unlicensed Dog” means any Dog for which the licence fee has not been paid or to any Dog that the tag provided is not securely fastened to the Dog.

ANIMAL CONTROL OFFICER

3. The Regional District does hereby appoint an Animal Control Officer to:
 - (a) enforce this Bylaw; and
 - (b) operate animal shelter for the impounding of Dogs pursuant to the provisions of this Bylaw;
 - (c) be an Animal Control Officer within the meaning of section 49 of the *Community Charter* and section 321 of the *Local Government Act*.
4. The Animal Control Officer includes any person authorized by the Regional District to assist in carrying out and enforcing this Bylaw.

RIGHT OF INSPECTION

5. An Animal Control Officer may enter at all reasonable times on any property to inspect and verify compliance with this Bylaw.

6. A person shall not obstruct or prevent an Animal Control Officer from carrying out their duties as prescribed in this Bylaw.
7. The Regional District may provide for such buildings, yards, enclosures and motor vehicles as may be deemed necessary for the care, keeping and transportation of Dogs that have been impounded.
8. The Animal Control Officer may provide for and give sufficient food and water daily to all Dogs detained within the animal shelter.
9. The Animal Control Officer may, as she or he considers necessary and humane, provide for standards of operation and cleanliness of the animal shelter which may meet or exceed Society for Prevention of Cruelty to Animals (SPCA) guidelines.

NUMBER OF DOGS

10. A person shall not Keep more than four (4) Dogs [over the age of four (4) months] at any one place or property unless the place or property is lawfully used in compliance with a Regional District zoning bylaw as a:
 - (a) dog kennel; or
 - (b) veterinary clinic

LICENSING OF DOGS

11. **Valid Licence** - A person shall not own, possess or harbour any Dog within Electoral Area C unless that person has acquired a valid Dog licence and Dog tag has been issued for such Dog.
12. **Application for Licence** - On or before the January 31 in any year, or in the case of a Non-Resident upon 30 days' residency, or as soon as a Dog attains the age of four (4) months, an Owner of a Dog shall make application for a Dog licence and shall cause such Dog to wear around its neck a collar to which shall be attached a Dog tag issued by the Regional District.
13. **Age of Dog** – A person is required to obtain a licence for a Dog over the age of four months.
14. **Guide Dogs and Service Dogs** – A person shall obtain a licence under this Bylaw for all Guide Dogs and Service Dogs, but the annual licence fee shall be waived.
15. **Annual Dog Licence** – An annual Dog licence shall be effective for the period from January 1 to December 31 of the year issued, or the remaining portion thereof.
16. **Annual Renewable Dog Licence** – An annual renewable Dog licence shall be effective for the period of January 1 to December 31 of the year issued, and will automatically renew each calendar year for the duration of the life of the Dog for which it was issued. The Owner is responsible to provide to the Regional District any changes required to the Dog licence information (i.e.: address, phone number, etc.).
17. **Dog Licence Displayed** – A person who obtains a Dog licence under this Bylaw shall receive a numbered Dog tag which shall be fastened to a collar or harness which is to be worn by the Dog for which the Dog licence was issued.
18. **Dog Licence and Tag Specific** - A Dog licence and Dog tag issued under this Bylaw shall be for the specific Dog for which the Dog licence and tag were issued.
19. **Replacement Dog Tags** – An Owner may receive a replacement Dog tag upon payment of the fee identified on Schedule A of this Bylaw.

20. **Cancellation of Dog Licence** - If the Owner of the licensed Dog ceases to own the Dog, the Owner must notify the Regional District and the Dog licence shall be void and cancelled.
21. **Form of Licence** - All Dog licence forms shall include the name, phone number and civic address of the Owner, the civic address of the usual location where the Dog is kept and a description of the Dog, including the name, breed, sex, colouring and age.
22. **Fees** – A person shall pay the fees as set forth in Schedule A of this Bylaw imposed for the issuance of a Dog licence and Dog tag and shall be payable to the Regional District at locations deemed appropriate by the Regional District from time to time.

CONTROL OF DOGS

23. **Running At Large** – A person shall not cause or permit a Dog to Run At Large.
24. **Noise** - A person shall not cause or permit a Dog to make noises or sounds which disturb or tend to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood, or persons in the vicinity.
25. **Dog in Heat** – A person shall not cause or permit a Dog in Heat to be left unattended in a yard that is not fenced to keep other Dogs out.
26. **Signage Prohibiting Dogs** – A person shall not cause or permit a Dog to enter onto any private or public property that has signage restricting or prohibiting Dogs from entering said property. Guide Dogs and Service Dogs are exempt from this prohibition.
27. **Dog Bites** - If a Dog bites a person and the Owner of the Dog cannot produce an up-to-date rabies vaccination record issued by a licensed veterinarian, the Regional District may impound the Dog under quarantine for ten (10) days for observation by the Animal Control Officer.

NUISANCE, AGGRESSIVE AND DANGEROUS DOGS

28. An Owner shall not cause or permit a Dog to become:
 - (a) a Nuisance Dog;
 - (b) an Aggressive Dog; or
 - (c) a Dangerous Dog.
29. If an Aggressive Dog is outside of its Owner's place or property and is not kept within a closed vehicle, a person shall:
 - (a) keep the Aggressive Dog controlled on a leash securely held; or
 - (b) keep the Aggressive Dog within a Secure Enclosure.
30. If a Dangerous Dog is outside of its Owner's place or property and is not kept within a closed vehicle, a person shall:
 - (a) keep the Dangerous Dog controlled on a leash securely held with a Muzzle tightly fastened; or
 - (b) keep the Dangerous Dog within a Secure Enclosure.
31. An Owner shall not allow an Aggressive Dog or Dangerous Dog to enter onto any sports field, playground, public beach, swimming area, park, off-leash park or school grounds at any time.
32. If a Nuisance Dog, Aggressive Dog or Dangerous Dog attacks or pursues a person or domestic animal, the Animal Control Officer may impound the Dog.

COMPLAINTS

33. If a person complains about a Dog, the Animal Control Officer may investigate the complaint. If a complaint is investigated, the Owner of a Dog will be notified. If the disturbance continues, the Animal Control Officer may:
- (a) issue a written warning notice to the Owner of the Dog;
 - (b) impound the Dog; or
 - (c) any combination of the above.
34. A repeat offence following a written warning notice will be considered a violation of this Bylaw.

IMPOUNDING OF DOGS

35. **Impounding** - Any Dog in violation of this Bylaw may be impounded by the Animal Control Officer.
36. **Release** – An impounded Dog shall not be released by the Animal Control Officer from the Animal Shelter until all provisions of this Bylaw have been complied with and all fees and penalties have been paid.
37. **Time** – An impounded Dog shall be retained by the Animal Control Officer for a maximum period of seventy-two (72) hours from the time of impoundment.
38. **Notice of Impoundment** - The Animal Control Officer shall attempt to notify the Owner of the impounded Dog by telephone or mail, whichever is the most practical for those Dogs that have a Dog tag.
39. **Unclaimed Dogs** – If the Owner of a Dog is not known or the Owner so notified does not appear at the Animal Shelter to pay the fees and penalties pursuant to this Bylaw, the Animal Control Officer may sell or destroy the Dog as provided for in this Bylaw.
40. **Destruction of Dogs** – If the seventy-two (72) hours of impoundment has expired and no one expresses an interest to purchase an impounded Dog, the Animal Control Officer may proceed with destroying the Dog.
41. **“Voluntary Surrender of a Dog** – (1) If an Owner of a Dog requests the Animal Control Officer take away any Dog which the Owner thereof desires to have destroyed, the Owner shall:
- (a) sign a waiver acknowledging that the Owner has voluntarily relinquished all rights to the Dog; and
 - (b) pay the fee outlined in Schedule A of this Bylaw.
- (2) After the Owner meets the requirements of paragraphs (1) (a) and (b), the Animal Control Officer may destroy or otherwise dispose of the Dog.
42. **Responsibility for Uncollected Fees or Costs** - The Owner shall be responsible for all uncollected fees or penalties in respect of an impounded Dog, whether or not they effect the release of the animal.
43. **Dangerous Dogs** – all Dogs seized under Section 49 of the Community Charter are subject to the impoundment fees and penalties that are imposed by this Bylaw from the date of seizure of the Dog.
44. **Fees and Penalties** - All fees and penalties as set forth in Schedule A also apply to a Dog seized under Section 49 of the Community Charter from the date of seizure of the Dog.

VIOLATIONS AND PENALTIES

45. (1) A person who:
- (a) violates any provision of this bylaw;
 - (b) permits any act or thing to be done in contravention of this bylaw; or
 - (c) neglects to do or refrains from doing anything required to be done by any provision of this bylaw;
- commits an offence against this bylaw and:
- (a) is liable to a fine as set out in the CSRD Ticket Information Utilization Bylaw; and
 - (b) is liable, upon summary conviction, to the maximum fines plus costs under the *Offence Act*, *Local Government Act* and the *Community Charter*.
- (2) Each day that a violation continues to occur is deemed to be a separate offence against this bylaw.

APPLICATION

46. This bylaw is applicable to the entire Electoral Area C within the Regional District.

SCHEDULE

47. The schedules attached to this bylaw form part of it.

CITATION

48. This bylaw shall be cited as "Electoral Area C Dog Control Bylaw No. 5747."

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED a true copy of
Bylaw No. 5747, as adopted.

Deputy Manager of Corporate
Administration Services

**ELECTORAL AREA C DOG CONTROL
BYLAW NO. 5747
SCHEDULE A**

SCHEDULE OF FEES

LICENCE FEES	AMOUNT
Annual Dog Licence	\$10.00
Annual Renewable Dog Licence	\$50.00
Replacement Dog Tags	\$5.00
Guide Dogs, Service Dogs or Police Dogs	NIL

IMPOUND FEES	AMOUNT
First Impoundment	\$50.00
Second Impoundment <i>(same Dog within a 12 month period)</i>	\$100.00
Third and Subsequent Impoundment <i>(same Dog within a 12 month period)</i>	\$150.00
Daily Maintenance Fee <i>(includes any part day for which a Dog is impounded)</i>	\$20.00

OTHER FEES	AMOUNT
Voluntary Surrender of a Dog	\$100.00

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5748

A bylaw to provide for the regulation, control and licensing of dogs in
the Rancho area of the Columbia Shuswap Regional District

WHEREAS the Regional District may regulate dogs within its boundaries;

AND WHEREAS the Regional District may exercise powers in relation to dangerous dogs pursuant to the *Community Charter* and the *Local Government Act*.

AND WHEREAS the Regional District has established and continues, by separate bylaw, a service area for the provision of dog control within a portion of Electoral Area D;

AND WHEREAS the Regional District deems it desirable and expedient to regulate dogs in the Rancho Area of Electoral Area D;

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

DEFINITIONS

1. For the purpose of this bylaw, the following definitions apply:

“Aggressive Dog” means any dog that has attacked, bitten, or caused injury or attempted to attack, bite, or cause injury to a person or domestic animal as determined by an Animal Control Officer

“Animal Control Officer” includes any person designated by the Regional District to administer and enforce this Bylaw, the *Community Charter*, and the *Local Government Act*, and may include any employee, servant, agent, or contractor appointed by the Board.

“Animal Shelter” means a facility designated by the Regional District, which is used for the temporary housing and care of Dogs that have been impounded.

“Board” means the Board of Directors for the Columbia Shuswap Regional District.

“Dangerous Dog” means a dog that the Provincial Court has declared to be dangerous under section 49 of the Community Charter, S.B.C. 2003 Chapter 26, as amended, whether or not the Provincial Court has ordered the dog to be destroyed.

“Dog” means an animal of the canine species.

“Guide Dog” means a dog that is trained as a guide for a blind or visually impaired person.

“Keep” means possess, harbour or bring onto a place or property for a period in excess of 24 hours or feeds on a regular basis on a parcel of land.

“In Heat” means the condition of a female dog in its ovulatory period.

“Muzzle” means a humane fastening or covering device of adequate strength placed over the mouth of a Dog in order to prevent the dog from biting.

“Non-Resident” means any person who is residing within the Columbia Shuswap Regional District for less than 30 days.

“Nuisance Dog” means any Dog that has been At Large, impounded or otherwise subject to an enforcement proceeding under this Bylaw three (3) times within the last twelve (12) months or a Dog that repeatedly charges or lunges at a fence.

“Owner” means the person who:

- (a) owns a dog,
- (b) is in possession of or has the care or control of a Dog; or
- (c) harbours or shelters a Dog, or permits or allows a Dog to remain, on or about the person’s land or premises.

“Police Dog” means a Dog used by police or other law enforcement agency in the performance of their duties.

“Regional District” means the Columbia Shuswap Regional District.

“Run At Large” means being elsewhere than on the place or property of the Owner and not being under the immediate charge and control of the Owner.

“Secure Enclosure” means any building, structure, fenced area or the like that prevents the unauthorized entry by members of the public and prevents the escape of a Dog.

“Service Dog” means a Dog that is trained to perform specific tasks to assist a person with a disability.

“Unlicensed Dog” means any Dog for which the licence fee has not been paid or to any Dog that the tag provided is not securely fastened to the Dog.

ANIMAL CONTROL OFFICER

2. The Regional District does hereby appoint an Animal Control Officer to:
 - (a) enforce this Bylaw; and
 - (b) operate animal shelter for the impounding of Dogs pursuant to the provisions of this Bylaw;
 - (c) be an Animal Control Officer within the meaning of section 49 of the *Community Charter* and section 321 of the *Local Government Act*.
3. The Animal Control Officer includes any person authorized by the Regional District to assist in carrying out and enforcing this Bylaw.

RIGHT OF INSPECTION

4. An Animal Control Officer may enter at all reasonable times on any property to inspect and verify compliance with this Bylaw.
5. A person shall not obstruct or prevent an Animal Control Officer from carrying out their duties as prescribed in this Bylaw.
6. The Regional District may provide for such buildings, yards, enclosures and motor vehicles as may be deemed necessary for the care, keeping and transportation of Dogs that have been impounded.

7. The Animal Control Officer may provide for and give sufficient food and water daily to all Dogs detained within the animal shelter.
8. The Animal Control Officer may, as she or he considers necessary and humane, provide for standards of operation and cleanliness of the animal shelter which may meet or exceed Society for Prevention of Cruelty to Animals (SPCA) guidelines.

NUMBER OF DOGS

9. A person shall not Keep more than four (4) Dogs [over the age of four (4) months] at any one place or property unless the place or property is lawfully used in compliance with a Regional District zoning bylaw as a:
 - (a) dog kennel; or
 - (b) veterinary clinic

LICENSING OF DOGS

10. **Valid Licence** - A person shall not own, possess or harbour any Dog within the Ranchero area unless that person has acquired a valid Dog licence and Dog tag has been issued for such Dog.
11. **Application for Licence** - On or before the January 31 in any year, or in the case of a Non-Resident upon 30 days' residency, or as soon as a Dog attains the age of four (4) months, an Owner of a Dog shall make application for a Dog licence and shall cause such Dog to wear around its neck a collar to which shall be attached a Dog tag issued by the Regional District.
12. **Age of Dog** – A person is required to obtain a licence for a Dog over the age of four months.
13. **Guide Dogs and Service Dogs** – A person shall obtain a licence under this Bylaw for all Guide Dogs and Service Dogs, but the annual licence fee shall be waived.
14. **Annual Dog Licence** – An annual Dog licence shall be effective for the period from January 1 to December 31 of the year issued, or the remaining portion thereof.
15. **Annual Renewable Dog Licence** – An annual renewable Dog licence shall be effective for the period of January 1 to December 31 of the year issued, and will automatically renew each calendar year for the duration of the life of the Dog for which it was issued. The Owner is responsible to provide to the Regional District any changes required to the Dog licence information (i.e.: address, phone number, etc.).
16. **Dog Licence Displayed** – A person who obtains a Dog licence under this Bylaw shall receive a numbered Dog tag which shall be fastened to a collar or harness which is to be worn by the Dog for which the Dog licence was issued.
17. **Dog Licence and Tag Specific** - A Dog licence and Dog tag issued under this Bylaw shall be for the specific Dog for which the Dog licence and tag were issued.
18. **Replacement Dog Tags** – An Owner may receive a replacement Dog tag upon payment of the fee identified on Schedule A of this Bylaw.
19. **Cancellation of Dog Licence** - If the Owner of the licensed Dog ceases to own the Dog, the Owner must notify the Regional District and the Dog licence shall be void and cancelled.

20. **Form of Licence** - All Dog licence forms shall include the name, phone number and civic address of the Owner, the civic address of the usual location where the Dog is kept and a description of the Dog, including the name, breed, sex, colouring and age.
21. **Fees** – A person shall pay the fees as set forth in Schedule A of this Bylaw imposed for the issuance of a Dog licence and Dog tag and shall be payable to the Regional District at locations deemed appropriate by the Regional District from time to time.

CONTROL OF DOGS

22. **Running At Large** – A person shall not cause or permit a Dog to Run At Large.
23. **Noise** - A person shall not cause or permit a Dog to make noises or sounds which disturb or tend to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood, or persons in the vicinity.
24. **Dog in Heat** – A person shall not cause or permit a Dog in Heat to be left unattended in a yard that is not fenced to keep other Dogs out.
25. **Signage Prohibiting Dogs** – A person shall not cause or permit a Dog to enter onto any private or public property that has signage restricting or prohibiting Dogs from entering said property. Guide Dogs and Service Dogs are exempt from this prohibition.
26. **Dog Bites** - If a Dog bites a person and the Owner of the Dog cannot produce an up-to-date rabies vaccination record issued by a licensed veterinarian, the Regional District may impound the Dog under quarantine for ten (10) days for observation by the Animal Control Officer.

NUISANCE, AGGRESSIVE AND DANGEROUS DOGS

27. An Owner shall not cause or permit a Dog to become:
 - (a) a Nuisance Dog;
 - (b) an Aggressive Dog; or
 - (c) a Dangerous Dog.
28. If an Aggressive Dog is outside of its Owner's place or property and is not kept within a closed vehicle, a person shall:
 - (a) keep the Aggressive Dog controlled on a leash securely held; or
 - (b) keep the Aggressive Dog within a Secure Enclosure.
29. If a Dangerous Dog is outside of its Owner's place or property and is not kept within a closed vehicle, a person shall:
 - (a) keep the Dangerous Dog controlled on a leash securely held with a Muzzle tightly fastened; or
 - (b) keep the Dangerous Dog within a Secure Enclosure.
30. An Owner shall not allow an Aggressive Dog or Dangerous Dog to enter onto any sports field, playground, public beach, swimming area, park, off-leash park or school grounds at any time.
31. If a Nuisance Dog, Aggressive Dog or Dangerous Dog attacks or pursues a person or domestic animal, the Animal Control Officer may impound the Dog.

COMPLAINTS

32. If a person complains about a Dog, the Animal Control Officer may investigate the complaint. If

a complaint is investigated, the Owner of a Dog will be notified. If the disturbance continues, the Animal Control Officer may:

- (a) issue a written warning notice to the Owner of the Dog;
- (b) impound the Dog; or
- (c) any combination of the above.

33. A repeat offence following a written warning notice will be considered a violation of this Bylaw.

IMPOUNDING OF DOGS

34. **Impounding** - Any Dog in violation of this Bylaw may be impounded by the Animal Control Officer.

35. **Release** – An impounded Dog shall not be released by the Animal Control Officer from the Animal Shelter until all provisions of this Bylaw have been complied with and all fees and penalties have been paid.

36. **Time** – An impounded Dog shall be retained by the Animal Control Officer for a maximum period of seventy-two (72) hours from the time of impoundment.

37. **Notice of Impoundment** - The Animal Control Officer shall attempt to notify the Owner of the impounded Dog by telephone or mail, whichever is the most practical for those Dogs that have a Dog tag.

38. **Unclaimed Dogs** – If the Owner of a Dog is not known or the Owner so notified does not appear at the Animal Shelter to pay the fees and penalties pursuant to this Bylaw, the Animal Control Officer may sell or destroy the Dog as provided for in this Bylaw.

39. **Destruction of Dogs** – If the seventy-two (72) hours of impoundment has expired and no one expresses an interest to purchase an impounded Dog, the Animal Control Officer may proceed with destroying the Dog.

40. **“Voluntary Surrender of a Dog** – (1) If an Owner of a Dog requests the Animal Control Officer take away any Dog which the Owner thereof desires to have destroyed, the Owner shall:

- (a) sign a waiver acknowledging that the Owner has voluntarily relinquished all rights to the Dog; and
- (b) pay the fee outlined in Schedule A of this Bylaw.

(2) After the Owner meets the requirements of paragraphs (1) (a) and (b), the Animal Control Officer may destroy or otherwise dispose of the Dog.

41. **Responsibility for Uncollected Fees or Costs** - The Owner shall be responsible for all uncollected fees or penalties in respect of an impounded Dog, whether or not they effect the release of the animal.

42. **Dangerous Dogs** – all Dogs seized under Section 49 of the Community Charter are subject to the impoundment fees and penalties that are imposed by this Bylaw from the date of seizure of the Dog.

43. **Fees and Penalties** - All fees and penalties as set forth in Schedule A also apply to a Dog seized under Section 49 of the Community Charter from the date of seizure of the Dog.

VIOLATIONS AND PENALTIES

44. (1) A person who:
- (a) violates any provision of this bylaw;
 - (b) permits any act or thing to be done in contravention of this bylaw; or
 - (c) neglects to do or refrains from doing anything required to be done by any provision of this bylaw;
- commits an offence against this bylaw and:
- (a) is liable to a fine as set out in the CSRD Ticket Information Utilization Bylaw; and
 - (b) is liable, upon summary conviction, to the maximum fines plus costs under the *Offence Act*, *Local Government Act* and the *Community Charter*.
- (2) Each day that a violation continues to occur is deemed to be a separate offence against this bylaw.

APPLICATION

45. This bylaw is applicable to a portion area of Electoral Area D within the Regional District.

SCHEDULE

46. The schedules attached to this bylaw form part of it.

CITATION

47. This bylaw shall be cited as "Ranchero Dog Control Bylaw No. 5748."

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED a true copy of
Bylaw No. 5748, as adopted.

Deputy Manager of Corporate
Administration Services

**RANCHERO DOG CONTROL
BYLAW NO. 5748
SCHEDULE A**

SCHEDULE OF FEES

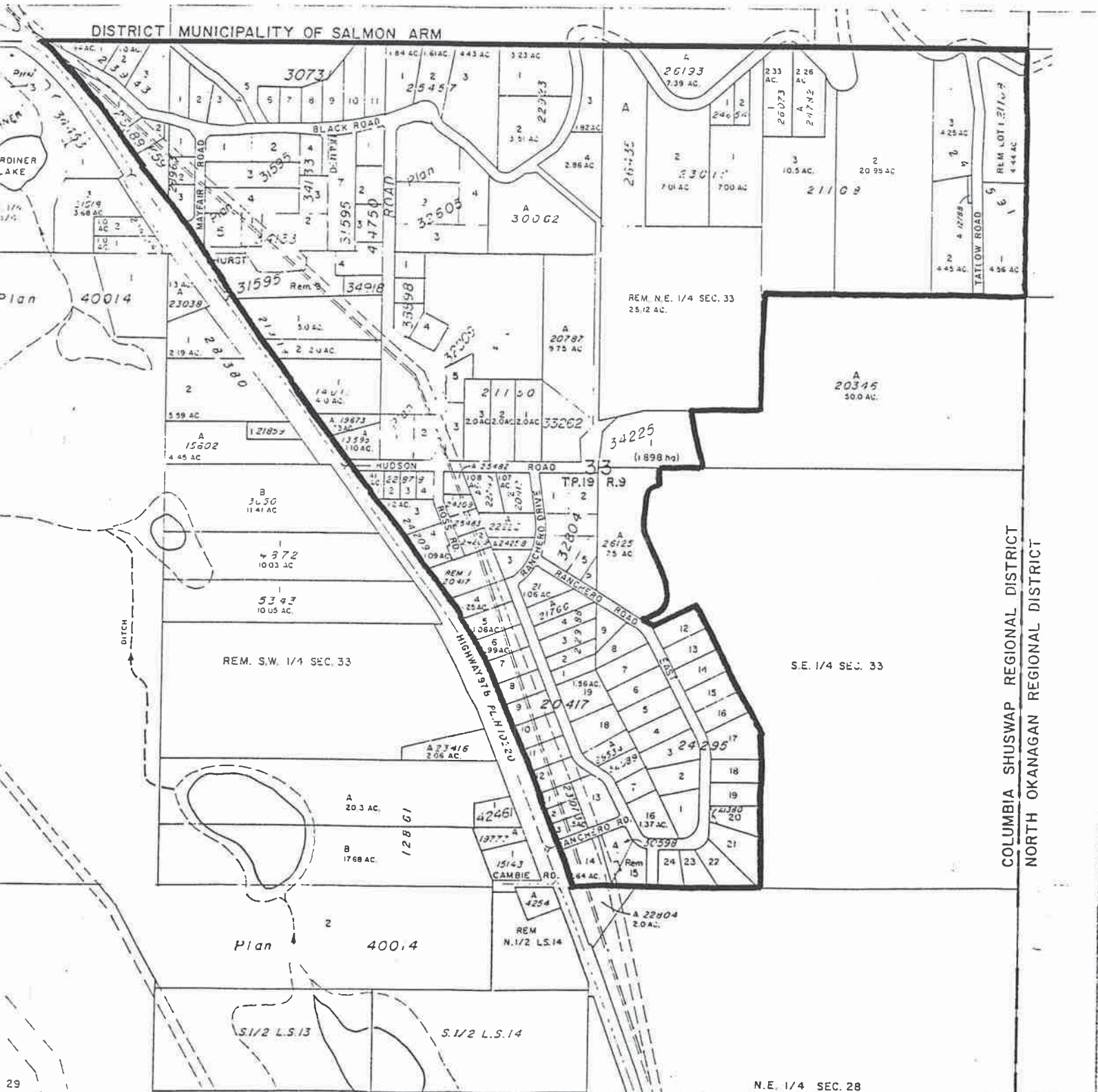
LICENCE FEES	AMOUNT
Annual Dog Licence	\$10.00
Annual Renewable Dog Licence	\$50.00
Replacement Dog Tags	\$5.00
Guide Dogs, Service Dogs or Police Dogs	NIL

IMPOUND FEES	AMOUNT
First Impoundment	\$50.00
Second Impoundment (same Dog within a 12 month period)	\$100.00
Third and Subsequent Impoundment (same Dog within a 12 month period)	\$150.00
Daily Maintenance Fee (includes any part day for which a Dog is impounded)	\$20.00

OTHER FEES	AMOUNT
Voluntary Surrender of a Dog	\$100.00

RANCHERO DOG CONTROL EXTENDED SERVICE BYLAW NO. 5095

SCHEDULE "A"





BOARD REPORT

TO: Chair and Directors

File No: Bylaw No. 5765

SUBJECT: Falkland Waterworks Service Bylaw No. 5765

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services dated November 16, 2017. Proposed amendment to Falkland Waterworks Service Bylaw No. 5362 to increase the maximum parcel tax requisition.

RECOMMENDATION #1: THAT: "Falkland Waterworks Service Amendment Bylaw No. 5765" be read a first, second and third time this 1st day of December, 2017.

SHORT SUMMARY:

Through the budget process, it has been determined that the Falkland Waterworks capital reserve account is seriously underfunded and even though the maximum parcel tax has been requisitioned each year, the amount going into the capital reserves is not adequate for a water system of this size and age. The current maximum parcel tax requisition limit is one of the lowest of all CSR D water systems. In order to maintain the ongoing sustainability of the water system, the maximum parcel tax requisition needs to be increased to allow for additional contributions to the capital reserve account.

VOTING:

Unweighted
Corporate



LGA Part 14
(Unweighted)



Weighted
Corporate



Stakeholder
(Weighted)



BACKGROUND:

A parcel tax's maximum requisition amount can only be increased once every five years to a maximum of 25% without Inspector approval. Through discussion with staff from the Ministry of Municipal Affairs and Housing, the CSR D staff has learned the maximum requisition amount can be amended for an amount in excess of 25% as long as we obtain Inspector approval.

The Falkland Waterworks Reserve Fund is underfunded considering the size of the water system; additionally, the distribution system is built using concrete asbestos pipe which has a life span of 60 years. The distribution system is currently 40 years old and the need to fund its eventual replacement must begin immediately. Staff is recommending the maximum requisition limit be doubled for the parcel tax requisition in the Falkland Waterworks to allow for additional contributions to the capital reserve. Implementation of the increase will happen over a number of years and the parcel tax per property will not be doubled in the short term. An increased maximum will allow for constant manageable increases for users of the water system as determined through the budget process.

POLICY:

In accordance with the Local Government Regulation 113/2007 (Regional District Establishing Bylaw Approval Exemption), the tax requisition for a service may be increased by 25% of the baseline every five years without requiring public assent, however, Inspector approval is required for increases beyond 25% or those within the five year window.

FINANCIAL:

In 2017, Falkland Waterworks property owners paid a parcel tax in the amount of \$155 per property (including the provincial collection fee), resulting in total parcel taxes of \$35,648. Staff is recommending a 12.5% increase to the parcel tax in 2018 resulting in property owners paying a parcel tax of approximately \$174. A further increase of 12.5% would take place in 2019 and then an estimated 5% increase in each year subsequent until such time that the capital reserve fund is adequately funded for infrastructure replacement in accordance with asset management plans. The current balance of the capital reserve fund for the Falkland Waterworks is approximately \$188,000. Additionally, past practice has been to implement a 25% increase every five years and apply that increase to taxpayers all in one year. The recommended amendment would allow for gradual increases to the parcel taxes over time so the taxpayers would not see such a significant increase at one time.

Additionally the parcel tax and user fee for the Falkland Waterworks is the lowest of all the CSRD owned water systems at a combined total of \$323 annually. The average combined parcel tax/user fee amount in CSRD systems is currently \$680 annually.

KEY ISSUES/CONCEPTS:

Increases to parcel taxes and user fees are necessary to maintain the ongoing sustainability of the water system.

IMPLEMENTATION:

Upon third reading, the Bylaw will be forwarded to the Ministry of Municipal Affairs and Housing for Inspector approval. Upon receipt of Inspector approval, the Bylaw will be brought to a subsequent Board meeting for adoption. Upon adoption, the 2018 budget will include parcel tax revenue in the amount of \$40,104 or approximately \$174 per parcel.

COMMUNICATIONS:

The Electoral Area D Director has consented to the increase. The Falkland representative on the Regional Water Advisory Committee has been advised of the intention to increase the maximum parcel tax requisition limit.

DESIRED OUTCOMES:

That the Board approve the recommendation to amend the bylaw.

BOARD'S OPTIONS:

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

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

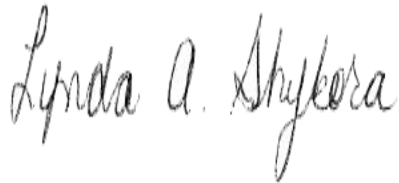
Report Approval Details

Document Title:	2017-12-01_Board_FIN_Falkland Waterworks Parcel Tax.docx
Attachments:	- BL5765 Falkland Waterworks Amendment Bylaw.docx
Final Approval Date:	Nov 18, 2017

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

No Signature found

Darcy Mooney - Nov 17, 2017 - 12:43 PM



Lynda Shykora - Nov 17, 2017 - 2:20 PM



Charles Hamilton - Nov 18, 2017 - 11:16 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT**BYLAW NO. 5765**

A bylaw to amend Falkland Waterworks Local Service Bylaw No. 5194

WHEREAS a service area has been established by the Columbia Shuswap Regional District by Falkland Waterworks Local Service Bylaw No. 5194 for the purpose of providing water to the Falkland area within Electoral Area 'D';

AND WHEREAS an amendment is required to allow for an increase to the requisition limit for this service;

AND WHEREAS the Director for Electoral Area 'D' has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE in open meeting assembled, the Board of Directors of the Columbia Shuswap Regional District enacts as follows:

1. Section 3 of Bylaw No. 5194 is hereby deleted and replaced with the following:

“3. The maximum amount of money that may be requisitioned for the service provided under Section 1 of this bylaw will be Eighty Thousand Dollars (\$80,000) annually.”

2. Section 4 of Bylaw No. 5194 is hereby deleted and replaced with the following:

“4. The annual operating and debt servicing costs shall be recovered by one or more of the following:

- a) the requisition of money to be collected by a parcel tax;
- b) the imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs;
- c) revenues received by way of agreement, enterprise, gift, grant or otherwise.

2. This Bylaw may be cited as the “Falkland Waterworks Service Amendment Bylaw No. 5765”.

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

APPROVED by the Inspector of Municipalities this ____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CHIEF ADMINISTRATIVE OFFICER

CERTIFIED a true copy of
Bylaw No. 5765 as read a third time.

Deputy Manager of Corporate
Administration Services

CHAIR

CERTIFIED a true copy of
Bylaw No. 5765 as adopted.

Deputy Manager of Corporate
Administration Services



BOARD REPORT

TO: Chair and Directors

File No: 0810 20 14

SUBJECT: Sicamous and District Recreation Centre User Fee Updates

DESCRIPTION: Report from Ryan Nitchie, Team Leader, Community Services, dated November 17, 2017. Sicamous and District Recreation Centre user fee updates.

RECOMMENDATION #1: THAT: "Sicamous and District Recreation Centre User Fee Bylaw No. 5766" be read a first, second and third time this 1st day of December, 2017.

RECOMMENDATION #2: THAT: "Sicamous and District Recreation Centre User Fee Bylaw No. 5766" be adopted this 1st day of December, 2017.

SHORT SUMMARY:

The CSRD owns the Sicamous and District Recreation Centre and contracts the operation of the facility to the Sicamous and District Recreation Society. The user fees associated with rental of the facility were last reviewed and updated in 2011. Following discussions with the Sicamous and District Recreation Society it is necessary to increase rates due to increased operating costs. The Board is required to amend the user fee bylaw in order to change the rates and fees.

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

Bylaw No. 5588 was adopted by the Board in February, 2011. There have been no changes to the user fees since this time. Increased operating costs, including wages and utilities, warrant an increase to all user fees associated with rental of the facility.

The Sicamous and District Recreation Society advises that the proposed rates were discussed by their Board of Directors and approved. The Society also advised that they have discussed the proposed rate increases with user groups.

All rate increases will be effective January 1st, 2018.

The following table represents the current rates and fees and proposed rates and fees:

Ice Rental - Hourly Rates (plus applicable taxes)	2011	2017	Increase %
All Minor Hockey	\$86.00	\$90.00	5%

Junior Hockey	\$86.00	\$90.00	5%
Figure Skating	\$86.00	\$90.00	5%
Adult Recreational Hockey	\$136.00	\$143.00	5%
Open Ice Rentals	\$86.00	\$100.00	16%

Hall Rental Rates (plus applicable taxes)	2011	2017	Increase %
Dance	\$250.00	\$400.00	60%
Meetings & other functions	\$35.00/hour	\$40.00/hour	15%
Registered Non-Profit Groups	No Charge	No Charge	No Change

POLICY:

The CSRD Board of Directors are required to endorse any changes to the rates and fees schedule under Bylaw No. 5588.

FINANCIAL:

Increasing user fees at the Sicamous & District Recreation Centre will assist in offsetting operating costs for the facility and the taxpayer subsidy of operations.

KEY ISSUES/CONCEPTS:

To amend the rates for the Sicamous and District Recreation Centre.

IMPLEMENTATION:

The new user fees will be effective January 1, 2018.

COMMUNICATIONS:

Staff will advise the manager of the Sicamous & District Recreation Society of the approved rates and fees changes who will advise the various user groups.

DESIRED OUTCOMES:

The Board endorse the rates and fees proposed.

BOARD'S OPTIONS:

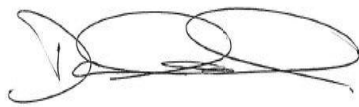
1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

Report Approval Details

Document Title:	Sicamous Recreation Centre User Fee Updates 2017.docx
Attachments:	- BL5766 Sicamous Rec Centre User Bylaw Update.docx
Final Approval Date:	Nov 20, 2017

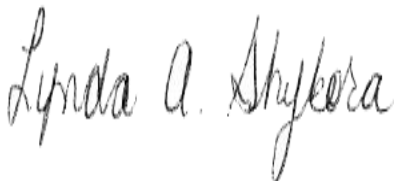
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Nov 17, 2017 - 4:25 PM



Jodi Pierce - Nov 20, 2017 - 7:10 AM



Lynda Shykora - Nov 20, 2017 - 10:35 AM



Charles Hamilton - Nov 20, 2017 - 11:14 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT**BYLAW NO. 5766**

A bylaw to establish fees and charges for the use of the
Sicamous and District Recreation Centre

WHEREAS the Regional District is authorized to impose fees and charges, by bylaw, for the purpose recovering the annual costs for service;

AND WHEREAS it is deemed desirable to establish fees for the use of the Sicamous and District Recreation Centre;

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

REPEAL

1. Bylaw No. 5588, cited as "Sicamous and District Recreation Centre User Fee Bylaw No. 5588" and its amendments is hereby repealed.

FEES AND CHARGES

2. The fees set out in Schedule 'A' attached hereto and forming part of this bylaw apply to all users of the Sicamous and District Recreation Centre.

EFFECTIVE DATE

3. This Bylaw will come into effect on January 1, 2018.

CITATION

4. This bylaw may be cited as "Sicamous and District Recreation Centre User Fee Bylaw No. 5766."

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED a true copy of
Bylaw No. 5766 as read a third time.

CERTIFIED a true copy of
Bylaw No. 5766 as adopted.

DEPUTY MANAGER OF CORPORATE
ADMINISTRATION SERVICES (SECRETARY)

DEPUTY MANAGER OF CORPORATE
ADMINISTRATION SERVICES (SECRETARY)

**SICAMOUS AND DISTRICT RECREATION CENTRE
USER FEE BYLAW NO. 5766**

SCHEDULE 'A'

Ice Rental Rates

	<u>Per Hour</u>
All Minor Hockey	\$90.00
Junior Hockey	\$90.00
Figure Skating	\$90.00
Men's Recreational Hockey	\$143.00
Open Ice Rentals	\$100.00

Upstairs Hall Rental

Dance	\$400.00 Flat Rate plus proof of insurance
Meetings and Other Functions	\$40.00 per hour
Registered Non-Profit Groups	No Charge

Note: All rates are subject to applicable taxes.



BOARD REPORT

TO: Chair and Directors

File No:	LC2541 PL20170114
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SUBJECT: Electoral Area B: Agricultural Land Commission (ALC) Application
Section 30(1) – Exclusion LC2541 (RJR Land Company Ltd.)

DESCRIPTION: Report from Jennifer Sham, Planner, dated November 16, 2017.
Hill Creek Road, Galena Bay

RECOMMENDATION: THAT: Application No. LC2541, Section 30(1) Exclusion from the Agricultural Land Reserve, for District Lot 8653, Kootenay District, be forwarded to the Agricultural Land Commission with the recommendation of approval, this 1st day of December, 2017.

SHORT SUMMARY:

The owners are applying to the ALC to exclude a property of approximately 35 ha in size from the Agricultural Land Reserve (ALR) on Hill Creek Road in the Galena Bay area. If ALC approves the exclusion, according to the agent, the owners wish to subdivide the properties "to live on for recreational and residential purposes."

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

REGISTERED OWNER(S):
RJR Land Co. Ltd., INC. No. A0073197

APPLICANTS:
Robert Adamowicz and Richard Adamowicz

AGENT:
Denis Delisle

ELECTORAL AREA:
B

LEGAL DESCRIPTION:
District Lot 8653 Kootenay District

SURROUNDING LAND USE PATTERN:
North = Rural and Resource/Crown Land
South = Galena Bay
East = Rural Residential
West = Rural and Resource/Crown Land

CURRENT USE:

Vacant

PROPOSED USE:

Recreational Residential

PARCEL SIZE:

~35.5 ha

DESIGNATION:

Electoral Area B Official Community Plan Bylaw No. 850
SH Small Holdings

ZONE:

Electoral Area B Zoning Bylaw No. 851
Small Holdings

AGRICULTURAL LAND RESERVE:

100%

SOIL CAPABILITY:

According to the Canada Land Inventory mapping, 10% of the property is 70% Class 7 soils with topography and consolidated bedrock as limiting factors, and 30% Class 6 with topography and consolidated bedrock as limiting factors. The soils are not improvable.

90% of the property is 60% Class 5 soils with topography and moisture limitations as limiting factors, and 40% Class 7 soils with consolidated bedrock and topography as limiting factors. The soils are improvable with a change from Class 5 soils to Class 4 soils and the same limiting factors.

See "Maps_Plans_Photos_LC2541.pdf" attached.

Staff is in receipt of a "Soil and Agricultural Capability and Suitability Assessment" from David Struthers, Senior Agrologist, at VAST Resource Solutions Inc. stating that the "overall unimproved CLI agricultural capability rating for the property [DL7045, DL7046, and DL8653] is Class 5, with limitations for topography and stoniness. Improvements to capability are not considered feasible due to the combined influence of these limitations." See "VAST_report_OCT-2017_LC2540_LC2541.pdf" attached.

HISTORY:

See "Maps_Plans_Photos_LC2541.pdf" attached.

- 1099 (1975) applied for subdivision. The property was excluded from the ALR.
- 1242 (1976) approved exclusion of 1 ac parcel
- 1278 (1977) approved subdivision in principle with conditions (1991) approved subdivision of 25 lots
- 1284 (1977) allowed exclusion
- 1319 (1979) allowed 4 lot subdivision
- 1441 (1977) allowed 3 lot subdivision
- 1815 (1982) allowed exclusion
- 1886 (1983) allowed exclusion
- 1891 (1984) approved subdivision of 14 lots ranging from 2.7 ha to 4 ha parcels

- 2117 (1992) refused non-farm use application to establish a college and research health centre but allowed an agricultural school with conditions
- LC2243 (1999) allowed exclusion (2000) approved amended exclusion area
- LC2259 (2001) refused inclusion of 0.7 ha of land into the ALR due to limited agricultural capability
- LC2353 (2007) allowed exclusion of foreshore area for residential dwellings (2008) allowed exclusion of a total of 22.86 ha
- LC2540 (2017) current exclusion application

SITE COMMENTS:

Staff conducted a site visit with the agent on July 19, 2017. See "Maps_Plans_Photos_LC2541.pdf" attached. The property is vacant and densely treed, and access to the lot is via Hill Creek Road. According to CSRD mapping, the property contains slopes of up to 50% and approximately half of the property containing 10-25% slopes. According to the agent, the property was used for resource extraction (logging) in the past.

POLICY:

Electoral Area B Official Community Plan Bylaw No. 850

SH Small Holdings

Section 4 Residential

Minimum parcel size for Small Holdings = 4 ha

Agriculture

10.3.1 The Regional District supports the preservation, maintenance and enhancement of lands for agricultural use within the Agricultural Land Reserve. Current Agricultural Land Reserve designations are inventoried in Schedule C [Bylaw No. 850].

10.3.3 Agriculture ... is permitted in the Rural Resource, Small Holdings, and Rural Residential 2 designations.

12.6 Riparian Area Regulation (RAR) Development Permit Area

12.7 Lakes 100 metre Development Permit Area

See "BL850_Policies_LC2540_LC2541.pdf" attached.

Electoral Area B Zoning Bylaw No. 851

SH Small Holdings

Principal uses: agriculture; day care; horticulture; single family dwelling; standalone residential campsite; timber harvesting

Secondary uses: accessory use; bed and breakfast; home occupation; residential campsite; secondary dwelling unit

Minimum parcel size created by subdivision: 4 ha

Minimum parcel width created by subdivision: 30 m

FINANCIAL:

No financial implications to the CSRD, this application for exclusion is not the result of bylaw enforcement.

KEY ISSUES/CONCEPTS:

From the ALC application completed by the agent:

The majority of the property (about 29.55 ha) is very steep and would be difficult to build on or even make a road into. It lacks a suitable source of water that would be reasonably accessible. Pumping from the lake would be formidable, partially because of the distances in height to push the water up and the fluctuation of the lake levels. The small amount of land left (that is not steep and rocky) that could support growing plants or animals, it is stony as well and limited in soil. This land that may be able to support some form of agriculture (about 6 ha) is a mix of clay and many large/small coarse rocks. It would be challenging to clear and amend for grazing. The accompanying agrologist's report explains the issues with the arable land in more detail from his professional point of view.

See "VAST_report_OCT-2017_LC2540_LC2541.pdf" attached.

The "Soil and Agricultural Capability and Suitability Assessment" from David Struthers, Senior Agrologist, at VAST Resource Solutions Inc. further states that "due to physiographic and topographic characteristics, the property is also considered to have climatic limitations related to insufficient heat units and minimum temperature near freezing during the growing season" ... [and] "the subject property has limited suitability for soil bound agricultural production other than unimproved native forage for seasonal, low carrying capacity grazing." The report also states that there was no indication of past or current agricultural use on the property during their site visit and that the "approval of the proposed application would not negatively impact local and/or regional agricultural production capacity." See "VAST_report_OCT-2017_LC2540_LC2541.pdf" attached.

The Electoral Area B Official Community Plan Bylaw No. 850 policy 10.3.1 states that the CSRD supports preservation, maintenance, and enhancement of agricultural use on ALR lands; however, the VAST report, written specifically for these properties, indicates that physiographic and topographic conditions limit soils bound agricultural potential on the subject properties and supports the proposed application for exclusion from the ALR.

If the ALC approves exclusion, or refuses exclusion but allows subdivision within the ALR, the applicants may proceed with a redesignation and rezoning application through the CSRD to facilitate a future subdivision application to the Ministry of Transportation and Infrastructure.

SUMMARY:

Development Services staff is recommending approval of the application to exclude the subject property from the ALR for the following reasons:

- There appears to be a large portion of the property that contains 30% to 50% slopes adjacent to non-ALR lands;
- The VAST report states that the property has limited suitability for soil bound agricultural production and would not negatively impact local and/or regional agricultural production capacity;
- Adjacent lands to the north and west of the steep slope area of this portion of the property are currently vacant and not used for agriculture; and,
- The properties contain a majority of Class 5 and 7 soils with topography, consolidated bedrock, and moisture limitations as limiting factors that do not allow for a wide variety of agricultural use.

IMPLEMENTATION:

If the ALC approves exclusion, or refuses exclusion but allows subdivision within the ALR: 1) if the proposed lots are less than 4 ha in size, the applicants may proceed with a redesignation and rezoning application through the CSRD to facilitate a future subdivision application to the Ministry of Transportation and Infrastructure (MOT); 2) if the proposed lots are 4 ha or larger in size, the owners may apply to MOT and the CSRD for subdivision.

COMMUNICATIONS:

The applicant, under Section 30(1), Exclusion, was required to advertise in a newspaper, to notify adjacent property owners in writing, and to post a sign on the property as notice of the proposed exclusion. Proof of notification was included as part of the application. Staff did not receive any letters from property owners within the area.

This application was referred to the Advisory Planning Commission B who recommended approval of exclusion of the property with the exception of the NE corner until further review of the agricultural potential is conducted.

The recommendation of the Board will be forwarded to the ALC for consideration during its review of this application.

DESIRED OUTCOMES:

That the Board endorse staff recommendation

BOARD'S OPTIONS:

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

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

1. Agricultural Land Commission Act and Regulation
2. Electoral Area B Official Community Plan Bylaw No. 850
3. Electoral Area B Zoning Bylaw No. 851

Report Approval Details

Document Title:	2017-12-01_Board_DS_LC2541_RJRLandCoLtd.docx
Attachments:	- BL850_Policies_LC2540_LC2541.pdf - VAST_report_OCT-2017_LC2540_LC2541.pdf - Maps_Plans_Photos_LC2541.pdf
Final Approval Date:	Nov 18, 2017

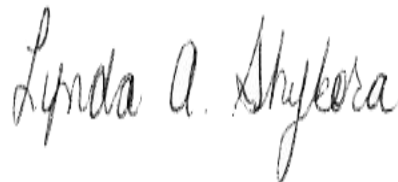
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 16, 2017 - 4:41 PM



Gerald Christie - Nov 17, 2017 - 10:25 AM



Lynda Shykora - Nov 17, 2017 - 1:01 PM



Charles Hamilton - Nov 18, 2017 - 11:19 AM

Electoral Area B Official Community Plan Bylaw No. 850

Section 2 Planning Strategy

Upper Arrow Lake (Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)

Development in this area focuses on the Galena Bay and Beaton areas and has historical roots that refer back to the original settlement of the area. Unlike the Lake Revelstoke area, where many of the original settlement areas and private parcels were flooded with the creation of the reservoir, the private lands in the Galena Bay and Beaton areas were only impacted to a limited degree with the raising of the Columbia River water levels. Most of the original surveyed parcels have remained in private ownership and are occupied and developed for private residential or recreational use with some limited resource use (logging and agriculture – grazing) on large lots. There have also been a few small lakefront lots created north of Halcyon and in Galena Bay. There is evidence of further development interest in lakefront properties in these areas as well as a local interest in protecting the rural nature of the area.

Specific policies related to the future development of the Upper Arrow Lake area are outlined in Section 4.4

Rural Resource

3.3 Policies

General

3.3.3 Support approval of appropriate Federal and Provincial agencies. Uses include but are not limited to: forestry, agriculture, mining, and public utilities.

- Forest uses include silviculture, watersheds, timber extraction, compatible ranching and/or backcountry recreational activities.
- Mining uses include: extraction and processing.
- Public Utility uses that could potentially impact neighbouring properties (e.g. waste water treatment facilities) will require specific zoning and/or land use designations.

Section 4 Residential

4.3 Land Use & Density Policies

General

4.3.1 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:

- Neighbourhood Residential (e.g. Trout Lake);
- Rural Residential 2;
- Small Holdings;
- Residential Cluster Development on a site specific basis;

Encourage land use compatibility and preserve open space by:

- clustering development;
- incorporating buffers;
- using setbacks;
- density bonusing;
- open space covenants; and

- landscape techniques.

4.3.4 When considering new residential development ensure that Regional District Park and open space functions are addressed.

4.3.7 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.

Small Holdings

4.3.20 The principal use shall be residential or agricultural.

4.3.22 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.

4.3.24 Notwithstanding Section 4.3.23, Residential Cluster Developments (Section 4.3.25) may be supported or the minimum parcel size for holdings in the Beaton, Galena Bay, Begbie Bench areas may be 2 ha where the development application:

- involves a public consultation process;
- provides all required development approval information (Section 1.5.3);
- provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;
- addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;
- where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

Residential Cluster Development

4.3.25 The CSRD recognizes the development potential of this area and the high values assigned to “natural” environmental conditions. The CSRD will consider applications for new Cluster Developments where an application has successfully met the criteria outlined in this section. All applications are subject to legislated public processes for OCP and Zoning Bylaw amendments required for re-designation as Comprehensive Residential Development zones. Cluster developments use the allowable density for the overall parcel and concentrate units close together to create a compact development surrounded by undeveloped open space.

Conditions of Support for Application Processing

- provides required development approval information;
- residential cluster development where net development density should not exceed 1 dwelling unit/2 ha or 1 dwelling unit/1 ha on the lakeshore (see Lakeshore criteria Section 4.3.26);
- maintain rural, wilderness nature of Area 'B' by ensuring that 80% of the area is retained and protected as natural open space (e.g. is without building, road or servicing footprints);
- development areas (residential units) are clustered to minimize the impact of development footprints (e.g. roads, houses);
- the remaining lands are retained as open space and these areas should be large, contiguous areas;

- residential uses are appropriate to the surrounding uses (e.g. setbacks, density, relation to foreshore);
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%; and
- addresses transportation planning.

Lakeshore Criteria

4.3.26 Lakeshore development may occur in a range of parcel sizes, ranging from large rural and resource designation to small cluster developments. For all lakeshore development management of environmentally sensitive lakeshores is required and development will be required to address the following:

- Riparian Area Development Permit Area (Section 12.6) and Lakes 100 m Development Permit Area apply (Section 12.7);
- setback from the high water mark is 100 m unless a QEP indicates it to be less, but in no case should it be less than 30 m and subject to the flood plain and reservoir setback requirements;
- retains public access to lakeshore;
- addresses RAR and BC Hydro reservoir setbacks as required;
- mooring of boats is permitted subject to the wharf receiving approval of the relevant agency. The number of mooring berths should not exceed 1 berth per residential unit;
- mooring facility (dock) design shall minimize scale to reduce visual impacts;
- community water and sewer systems are required for lakeshore cluster developments;
- residential units in cluster developments (lots or strata units) may have a minimum site footprint of 0.4 ha for sites adjoining Lake Frontage;
- boathouses shall be entirely on privately owned upland; and
- waterfront parcels should have a minimum width of 30 m of Lake Frontage.

Upper Arrow Lake (Galena Bay, Beaton, Halcyon North, Arrowhead)

4.4.20 Recognize the strong community interest in maintaining the rural character of the area and designate all privately held lands as Small Holdings with a minimum parcel size of 4 ha.

4.4.23 Recognize the high recreation and residential values north of Highway 31 in Beaton and Galena Bay and south to Halcyon and support lakeshore development in a Residential Cluster Development format only and subject to the Residential Cluster Development Policies and Lakeshore Criteria of Section 4.3.26

Agriculture

10.3.3 Agriculture, including but not limited to agricultural food production, forage crops, livestock operations and accessory commercial uses, is permitted in the Rural Resource, Small Holdings, and Rural Residential 2 designations.

Environmental Management

12.6 Riparian Areas Regulation (RAR) Development Permit Area

Purpose

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

Justification

12.6.2 The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes.

Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

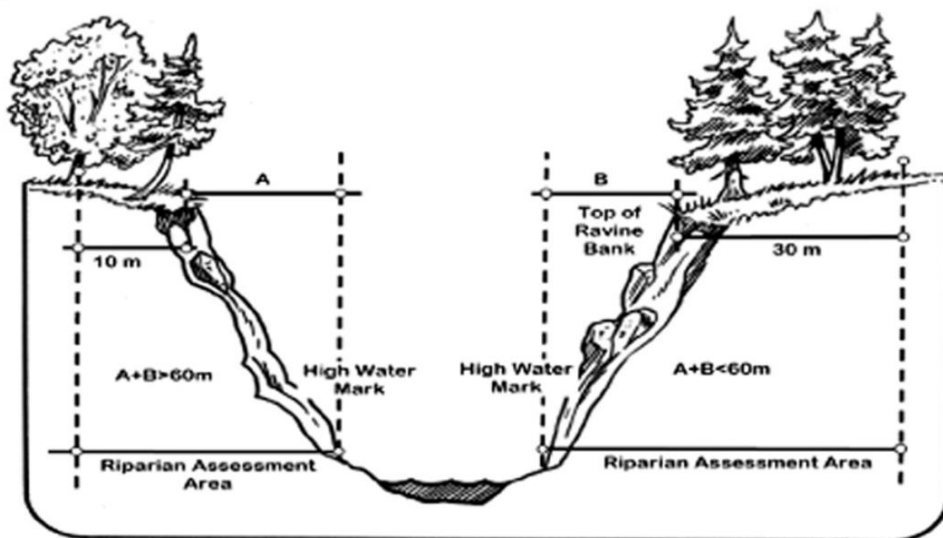
Area

12.6.3 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.

a. As illustrated in Figure 12.1, the area comprises of lands:

- i. within 30 m of the high water mark of the watercourse,
- ii. within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide,
- iii. within 10 m of the top of a ravine bank 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and
- iv. Figure 12.1 illustrates the RAR DPA.

Figure 12.1: Riparian assessment area:



Source: British Columbia Ministry of water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

Note: Terms used in Figure 12.1 are defined in the referenced source.

- b. Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

- c. Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Guidelines

12.6.4 The RAR DPA Guidelines are as follows:

- a. Preservation of water courses, water bodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;
- b. Impacts to watercourses and riparian areas from proposed development are not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Whenever possible development or land altering activities shall be located outside of the 30 m setback to the riparian area unless a QEP permits a reduced setback area;
- e. A RAR Development Permit is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a RAR Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:
 - i. Removal, alteration, disruption or destruction of vegetation within 30 m of a watercourse.
 - ii. Disturbance of soils, within 30 m of a watercourse;
 - iii. Construction or erection of buildings and structures within 30 m of a watercourse;
 - iv. Creation of non-structural impervious or semi-impervious surfaces within 30 m of a watercourse;
 - v. Flood protection works within 30 m of a watercourse;
 - vi. Construction of roads, trails, docks, wharves and bridges within 30 m of a watercourse;
 - vii. Provision and maintenance of sewer and water services within 30 m of a watercourse;
 - viii. Development of drainage systems within 30 m of a watercourse;
 - ix. Development of utility corridors within 30 m of a watercourse; and
 - x. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m of a watercourse.

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

- a. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments. The assessment report from a QEP shall be used to determine the conditions of the development permit and shall include:
 - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. Existing vegetation and any proposed vegetation removal;
 - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;

- iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - v. Potential impacts to other water courses or water bodies, e.g. Lake Revelstoke; and,
 - vi. Recommendations and mitigative measures.
- b. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;
 - c. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RAR DPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, and flood covenants, federal or provincial authorization.

Exemptions

12.6.6 The RAR DPA does not apply to the following:

- a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Clearing of land for agriculture;
- c. Institutional development containing no residential, commercial or industrial aspect;
- d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
- f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
- g. A letter is provided by a QEP confirming that there is no visible channel.

Role of the QEP and CSRD in the RAR Development Permit

12.6.8 The RAR regulations place considerable emphasis on QEP's to research and establish standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

12.7 Lakes 100 metre Development Permit Area

Purpose

12.7.1 The Lakes 100 m Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

Justification

12.7.2 The intent of Lakes 100 m DPA is to prevent or mitigate potential negative impacts on the lake environment development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and sewerage systems. Development close to the lake has the potential to

impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before the construction of development and/or installation of sewerage systems close to the lake will reduce potential negative impacts on lake water quality.

Area

12.7.3 The Lakes 100 metre DPA applies to areas within 100 m of Kinbasket Lake, Lake Revelstoke, Upper Arrow Lake, Coursier Lake, Armstrong Lake, Staubert Lake, and Trout Lake. For the purposes of calculating distance from these lakes, the 1:5 year High Water Mark shall be used.

Activities

12.7.4 The Lakes 100 m DPA applies to:

- a. Any residential, commercial or industrial development which exceeds the following:
 - i. Removal, alteration, disruption or destruction of vegetation involving more than 30% of the parcel area; or
 - ii. Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m² or for parcels 0.10 ha or smaller, a combined site coverage totalling 30%.
- b. Installation, alteration, or replacement of (or a portion of) a sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

Guidelines

12.7.5 The Lakes 100 m DPA guidelines are as follows:

- a. Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes 100 m DPA;
- b. Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Use of non-impervious and natural landscaping, including for driving surfaces, is desired;
- e. Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;
- f. The minimum setback of a Type 1 septic system and field from a lake listed in 12.7.3 is 100 m. If a property owner plans to install a septic system and field with a setback of less than 100 m from the lake, the property owner must engage an qualified professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) with experience in hydrogeology to review the proposed design and siting of the septic system and field, and submit an assessment of hydrogeology to ensure there will be no detrimental impacts on the adjacent water body;
- g. In all cases, the minimum setback for Type 1, 2 and 3 systems and fields shall be 30 m from all watercourses and drinking water sources. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with explicit support from the Interior Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances;

- h. A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
 - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. Existing vegetation and any proposed vegetation removal;
 - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
 - iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - v. Potential Lake impacts; and
 - vi. Recommendations and mitigative measures.



**Soil and Agricultural Capability and Suitability Assessment
District Lots 7045, 7046 and 8653, Columbia Shuswap District**

Hill Creek Road, Galena Bay, BC

**Prepared for
Richard Adamowicz
RJR Land Co. Ltd.
for submission to the
Agricultural Land Commission**

Prepared by:
VAST Resource Solutions Inc.
Cranbrook, BC

Project 16.0138.00

December, 2016

Executive Summary

Richard Adamowicz of RJR Land Co. Ltd, is requesting consideration of the Agricultural Land Commission (ALC) for removal of District Lots 7045, 7046 and 8653, Columbia Shuswap District from the Agricultural Land Reserve (ALR). The land parcels are located along Hill Creek Road on the Galena Bay thumb of Upper Arrow Lake. VAST Resource Solutions was contracted to complete a soil and agricultural capability and suitability assessment ("Agrologist report") as part of the application requirements. A detailed review of existing soil survey and land capability information was completed, followed by a site assessment to characterize soils and landforms, and determine the agricultural capability and suitability of the property.

Historically, and currently, the subject properties and adjacent properties have primarily been used for forestry (timber harvesting) operations. No indications of past or current agricultural use were noted during the site inspection.

A majority of the subject property consists of shallow, poorly-sorted, coarse textured glaciofluvial soils deposited in hummocks and mounds, interspersed with shallow colluvium deposits over bedrock, and bedrock outcrops in steeper terrain. All soil pits used to classify soils were established in existing road cut slopes due to the difficulty in hand excavation of native soils.

According to Canada Land Inventory (CLI) agricultural capability mapping, the property lies within a capability polygon having an unimproved rating of 5TM⁶7RT⁴ and an improved rating of 4TM⁶7RT⁴. The CLI ratings indicate that, while bedrock (R) and topography (T) remain as non-improvable limitations on 40% of the polygon, maintaining a Class 7 non-arable rating, it is considered "feasible" to improve the capability of the remaining 60% of the polygon area from Class 5 to Class 4 by addressing the soil moisture (M) limitation through irrigation.

Based on the detailed on-site assessment, the overall unimproved agricultural capability classification of the properties was determined to be **5TP**, with subclass limitations for coarse fragment content (P) and topography (T). Neither of these limitations can be improved further so the improved agricultural capability classification is also 5TP. Due to physiographic and topographic characteristics, the property is also considered to have climatic limitations related to insufficient heat units and minimum temperature near freezing during the growing season.

Considering the range of crops adapted to the region, the subject property has limited suitability for soil bound agricultural production other than unimproved native forage for seasonal, low carrying capacity grazing. When crop suitability and productivity are considered in relation to the combined impact of the limitations that affect the property, improvements to agricultural suitability are not practical. The feasibility of non-soil bound agricultural uses is severely limited by soil and site characteristics.

Neither the subject properties nor any surrounding properties are presently used for commercial agricultural purposes, and do not appear to have had any historic agricultural use, so approval of the proposed application would not negatively impact local and/or regional agricultural production capacity.

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Table of Abbreviations

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
AWSC	Average water storage capacity
CLI	Canada Land Inventory
SMD	Soil moisture deficiency

1.0 INTRODUCTION

1.1 Background Information

Richard Adamowicz of RJR Land Co. Ltd, is requesting consideration of the Agricultural Land Commission (ALC) for removal of District Lots 7045, 7046 and 8653, Columbia Shuswap District from the Agricultural Land Reserve (ALR). The land parcels are located along Hill Creek Road on the Galena Bay thumb of Upper Arrow Lake. VAST Resource Solutions was contracted to complete a soil and agricultural capability and suitability assessment ("Agrologist report") as part of the application requirements.

1.2 Site Assessment Procedures and Protocols

A detailed site inspection of the subject parcel and review of surrounding lands were carried out by Cris Romeo, GIT and Tyler Pellegrin, RFT, on October 11th and 12th, 2016. The purpose of the inspection was to complete an assessment of the soils and determine the agricultural capability and suitability of the property. Field procedures included soil classification to the soil association level, description and classification of the landforms and existing vegetation, and a description of present land uses. All fieldwork, analyses and reporting was supervised and reviewed by a Professional Agrologist with expertise in soil science, using procedures and guidelines outlined in the *Canadian System for Soil Classification* (1998) and *Land Capability Classification for Agriculture in British Columbia* (1983).

2.0 DESCRIPTION OF PROPERTY

2.1 Location, Legal Description and Zoning

The subject properties, described as District Lots 7045, 7046 (150 acres) and 8653 (93.83 acres), Columbia Shuswap Regional District, (Figure 1) are located in the Galena Bay thumb on Upper Arrow Lake, 60 km north of Nakusp, BC. According to the Regional District, Lot 7045 is zoned as Rural Holdings (RH), Lot 7046 is zoned as Rural and Resource (RSC) and Lot 8653 is zoned as Small Holdings (SH). Mapping provided by the ALC indicates the property is located entirely within the Agricultural Land Reserve (ALR).

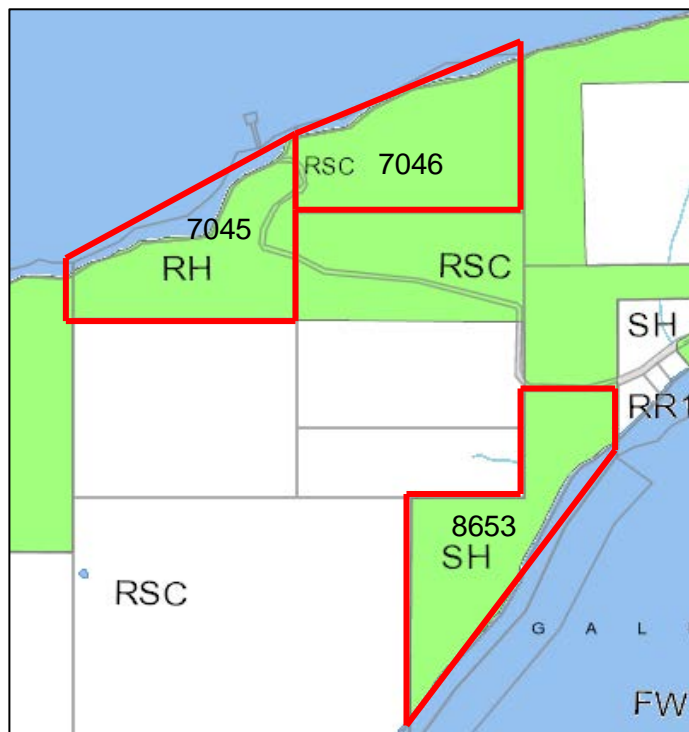


Figure 1. Property map with subject properties highlighted (CSRD)

2.2 Subject Property Land Use

Historically, and currently, the subject properties have primarily been used for forestry (timber harvesting) operations (Figure 2). by Pope & Talbot. Pope & Talbot estimate 6,200 cubic metres of merchantable timber on both DL 7045 and 7046. DL 8653 retains approximately 7,500 cubic metres of merchantable timber, of which 1,300 cubic metres is cedar. The southeast corner of DL 7046 has a small quarry which Pope & Talbot wish to retain the right to use. No indications of past or current agricultural use were noted during the site inspection.

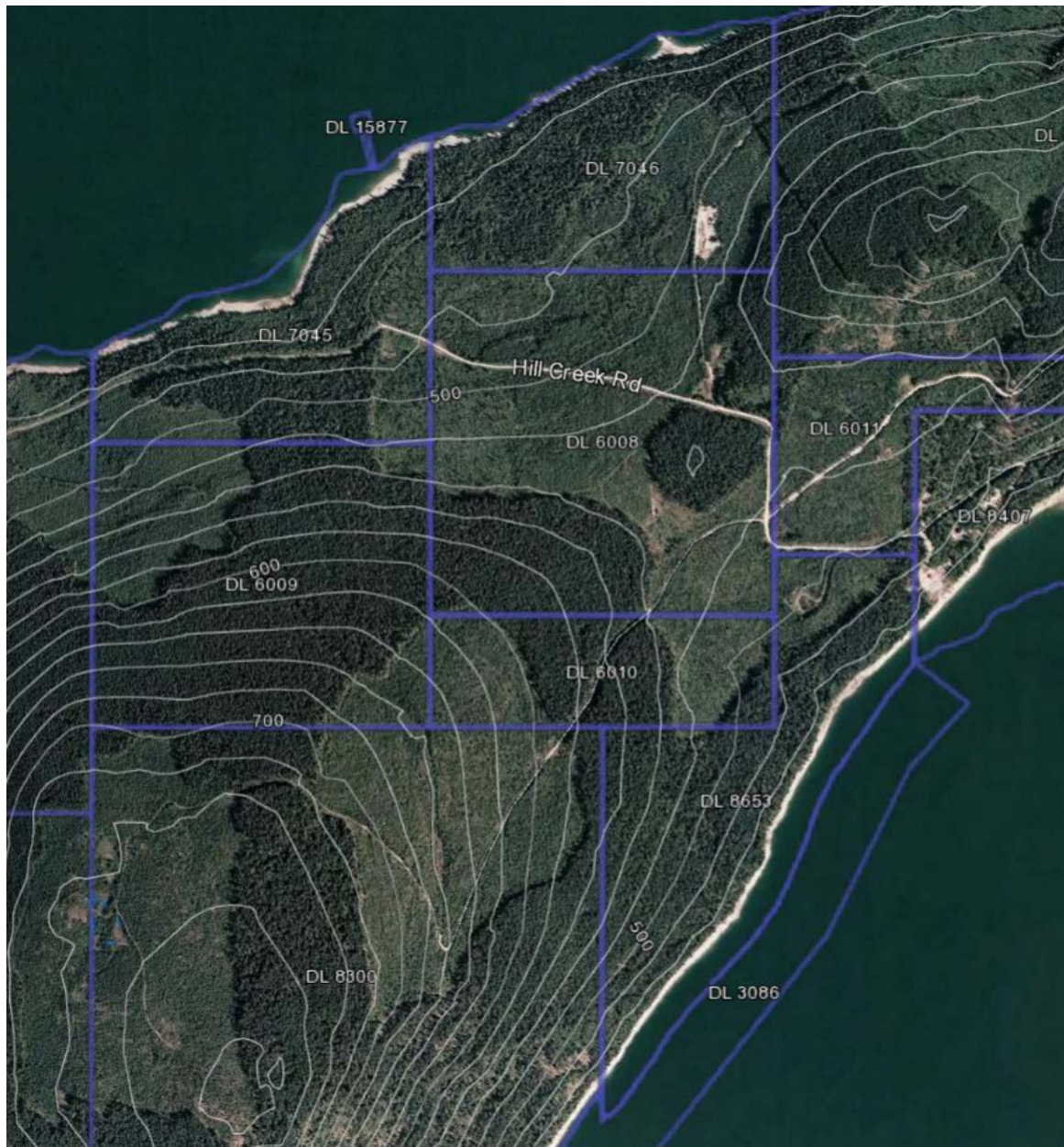


Figure 2. Aerial image, with 20m contour lines (Google Earth).

2.3 Land Use of Surrounding Property

Land uses immediately bordering District Lots 7045 and 7046 include the following:

Direction	Zoning	Ownership	Land Cover/Use
North	FW – Foreshore Water	Private	Upper Arrow Lake
East	RSC – Rural and Resource	Private	open forest; old clear-cut
South	RSC – Rural and Resource	Private	open forest; old clear-cut
West	RSC – Rural and Resource	Private	open forest; old clear-cut

Land uses immediately bordering District Lot 8653 include the following:

Direction	Zoning	Ownership	Land Cover/Use
North	RSC – Rural and Resource	Private	open forest; old clear-cut
East	RR1-Rural Residential	Private	residence with open forest
South	FW – Foreshore Water	Private	Upper Arrow Lake (Galena Bay)
West	RSC – Rural and Resource	Private	open forest; old clear-cut

Most of the land in the vicinity of the subject properties are old clear-cuts and open forest zoned RSC - Rural and Resource (Figure 3). Neither soil bound nor non-soil bound agricultural or horticultural uses such as cattle feedlots, hog or poultry barns, commercial greenhouses or nursery stock operations are not present in the vicinity.



Figure 3. Adjacent land cover/uses (Google Earth, 2003)

3.0 GEOLOGY AND SOILS

3.1 Terrain/Landform Classification

The BC terrain classification system (Howes and Kenk, 1997) indicates two terrain polygons on the subject properties, F^Gh⁵.C⁵ and C/R (Figure 4). A majority of the subject property is associated with terrain polygon F^Gh⁵.C⁵, which consists of roughly equal proportions of glaciofluvial (F^G) materials deposited in hummocky (h) landforms, and colluvium (C). Glaciofluvial materials, deposited by glacial meltwater streams either directly in front of, or in contact with, glacier ice, typically range from non-sorted and non-bedded gravel made up of a wide range of particle sizes, to well-sorted, stratified gravel. Slump structures and/or their equivalent topographic expression, such as hummocky or irregular terrain may be present, indicating collapse of the material due to melting of supporting ice. Colluvium (C) materials reached their present positions as a result of direct, gravity-induced movement involving no agent of transportation such as water or ice, although the moving material may have contained water and/or ice. Colluvium deposits generally consist of massive to moderately well-stratified, non-sorted to poorly-sorted sediments with any range of particle sizes from clay to boulders and blocks. The character of any particular colluvial deposit depends upon the nature of the material from which it was derived and the specific process whereby it was deposited.

The southern edge of DL 7045, and the western edge of DL 8653 are associated with terrain polygon C/R, which indicates shallow colluvium (C) deposits overlying bedrock (R) outcrops and rock covered by a thin mantle (up to 10 cm thick) of unconsolidated materials.

The surficial materials and landforms observed during the site inspection are generally consistent with the classifications mapped and described by Howes and Kenk. A majority of the subject property consists of shallow, poorly-sorted, coarse textured glaciofluvial materials deposited in hummocks and mounds, interspersed with shallow colluvium deposits over bedrock, and bedrock outcrops in steeper terrain.

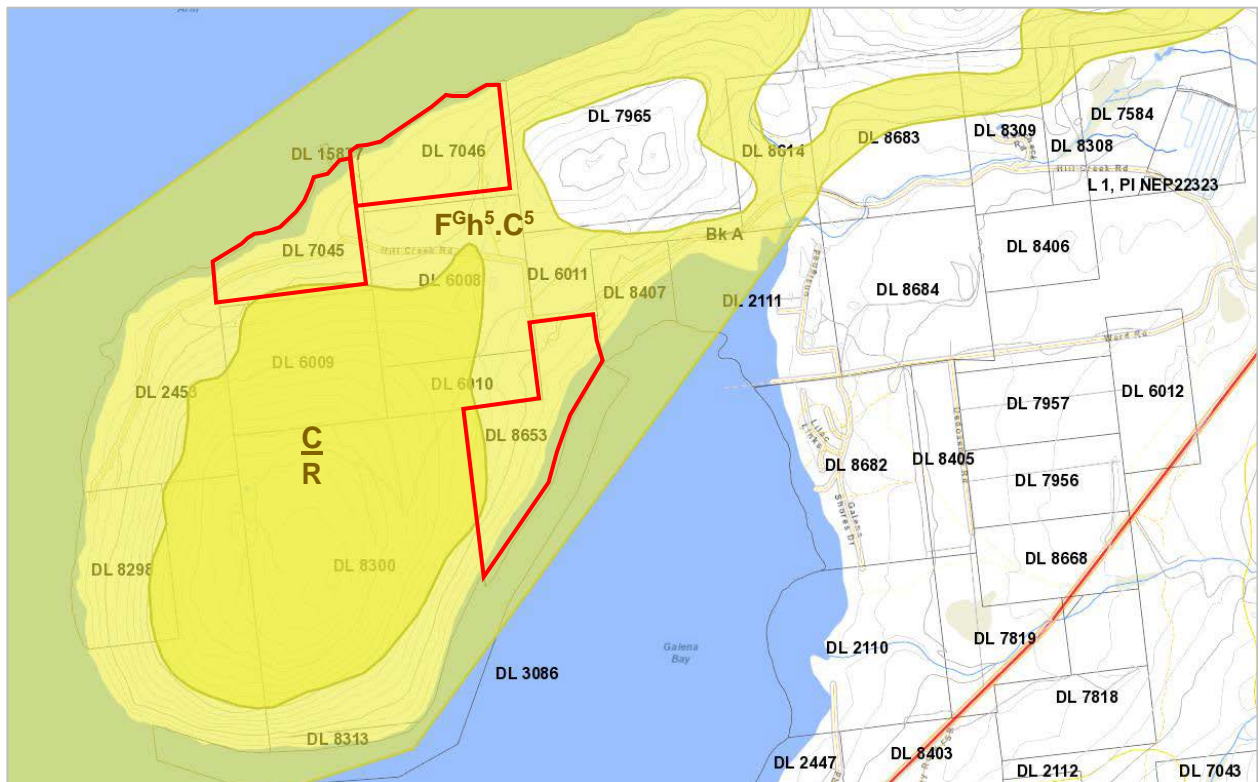


Figure 4. Terrain classification mapping for the subject property (Howes and Kenk, 1997)

3.2 Soil Survey Classification

Soils in the Lardeau region were surveyed and mapped by Wittneben (1980) as part of the BC Soil Survey program. According to the soil survey, the subject properties are comprised of two soil polygons. A majority of the subject property is classified as a complex of Kaslo (KO) and Calamity (CL) soils, while small portions of DL 7045 and DL 8653 are classified as Buhl Creek (BH) soils (Figure 5).

Kaslo (KO) soils developed in rolling glaciofluvial deposits, occurring as poorly-sorted and coarse textured hummocks, mounds and terraces along valley slopes. Kaslo soils are typically very stony (40 to 60% coarse fragments), usually slightly compacted and of variable depth. The typical soil development is Orthic Dystric Brunisol. Wittneben indicated that most Kaslo soils are non-arable owing to the combination of coarse soil textures, stoniness, and, in many areas, relatively steep topography.

Calamity (CL) soils typically occur further up valley slopes (at higher elevations) than Kaslo soils. Calamity soils developed from deep, medium textured colluvium deposits on and at the base of steep slopes. They are well to rapidly drained, with textures ranging from gravelly loam to gravelly sandy loam and coarse fragment contents exceeding 70%. The typical development for Calamity soils is Orthic Dystric Brunisol. Wittneben indicated that most Calamity soils are unsuitable for agriculture due to their steep topography.

Buhl Creek (BH) soils developed in shallow colluvium materials overlying acidic bedrock. Soil textures are sandy loam or loamy sand containing abundant angular rocks, stones and gravels. Typical soil development is Orthic or Lithic Dystric Brunisol. According to Wittneben, Buhl Creek soils are generally unsuitable for agricultural use, except for some limited domestic grazing,

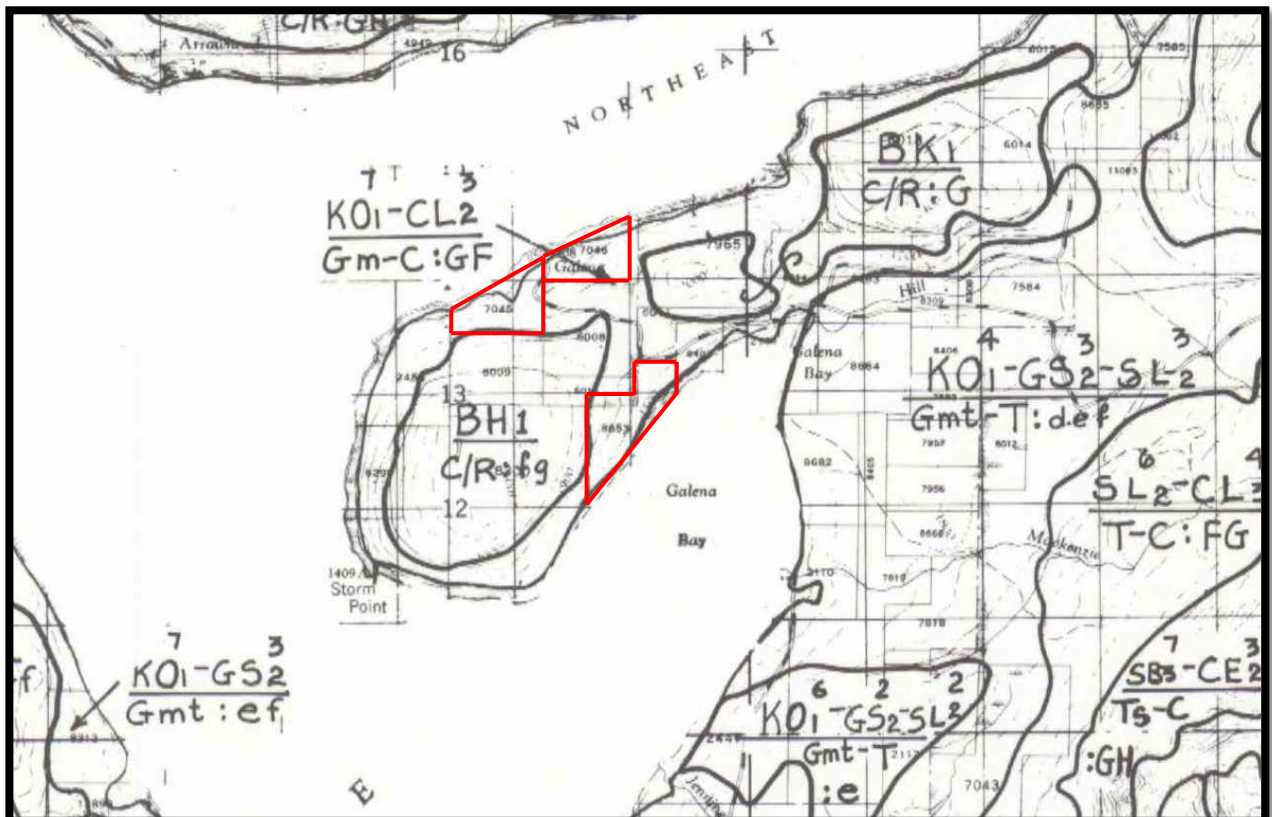


Figure 5. Soil survey map units for the subject properties (Wittneben, 1980)

3.3 Detailed On-site Soil Inventory and Classification

Soils and landforms on the subject property were visually assessed and found to be generally consistent with existing background surveys, reports and maps. There are two distinct landform features associated with the properties. The north portion of District Lots 7045 and 7046, and the southeast part of District Lot 8653 is a high density sand and rock (including bedrock) shoreline. The remaining portions of the properties are low to mid elevation, rolling to hummocky glaciofluvial deposits. Shallow (< 10 cm deep), coarse textured colluvium soils overlying bedrock were observed at mid to higher elevations on all lots.

Soil pits were excavated in existing road cut slopes on each of the three lots due to the difficulty in hand excavation of native soils. At each pit, soil profiles were characterized according to the *Canadian System of Soil Classification*. This confirmed the presence of variable glaciofluvial deposits consistent with the Kaslo soil association. Surface horizons are shallow (< 20 cm) and overlie coarse textured, slightly compacted parent material. Soil textures are quite uniform with depth, varying from sand/sandy loam to gravelly sand. Coarse fragment content increased with depth, with a high percentage of subrounded gravels and cobbles evident below the surface horizon. Field notes and photos describing the soil profile at each pit location are presented in Appendix A.

4.0 CLIMATE

The subject properties are located near the north end of Upper Arrow Lake, in an area known as Galena Bay, within the West Kootenay. The site reside within the Interior Cedar Hemlock dry mild (ICH dm) biogeoclimatic zone. The ICH has a continental climate characterized by warm, dry summers, a fairly long growing season, and cool, wet winters. The main factor controlling the climate is the prevailing easterly flowing air. Mean annual temperature is 3.0-18.3°C. The average temperature is below 0°C for 3 months, and above 10°C for 5 months. Mean annual precipitation ranges from 800 to 850 mm, with 20 to 25% being snow. Substantial growing season moisture deficits are common and frosts can occur at any time.

Historic climatic data for the Fauquier and Revelstoke areas are reported in Climatic Capability Classification for Agriculture in British Columbia (1981). This information, combined with data presented in the soil survey report, indicates that the biogeoclimatic zone occupied by Kaslo soils has a climatic capability for agriculture of 3G, indicating that the average frost free period of 60 to 74 days and insufficient heat units (G) during the growing season have the potential to adversely affect plant growth, and a moisture climatic capability of 3A, meaning drought or aridity (A) occurring during the growing season will result in moisture deficits that will limit plant growth. Based on the climatic moisture deficit and thermal limitations, the range of crops that can be produced under dryland conditions is restricted to perennial forage crops.

5.0 AGRICULTURAL CAPABILITY

5.1 Existing Canada Land Inventory Capability Information

According to Canada Land Inventory (CLI) agricultural capability mapping, the property lies within an agricultural capability polygon having an unimproved rating of 5TM⁶7RT⁴ and an improved rating of 4TM⁶7RT⁴ (Figure 6). The unimproved capability rating indicates capability based on site conditions and limitations/hazards that existed at the time of the initial CLI survey, while the **improved** capability reflects the potential capability after existing limitations have been adequately alleviated. The CLI system arbitrarily assumes that a range of possible improvements are available, and feasible within “the present day economic possibility for the farmer”. The unimproved CLI classification of 5TM⁶7RT⁴ indicates sixty percent (60%) of this capability polygon is Class 5 land with topography (T) and moisture (M) limitations. The land capability classification system for BC describes Class 5 lands as having limitations that restrict their capability to producing perennial forage crops or other specially adapted crops. The remaining forty percent (40%) is Class 7 with consolidated bedrock (R) and topography (T) limitations. Class 7 land has no capability for arable agriculture, but may sustain natural grazing.

The **improved** capability rating, **4TM6^{7RT}4**, indicates that, while bedrock and topography remain as non-improvable limitations on 40% of the polygon, maintaining a Class 7 rating, it is considered “feasible” to improve the capability of the remaining 60% of the polygon area from Class 5 to Class 4 by addressing the soil moisture (M) limitation through irrigation.

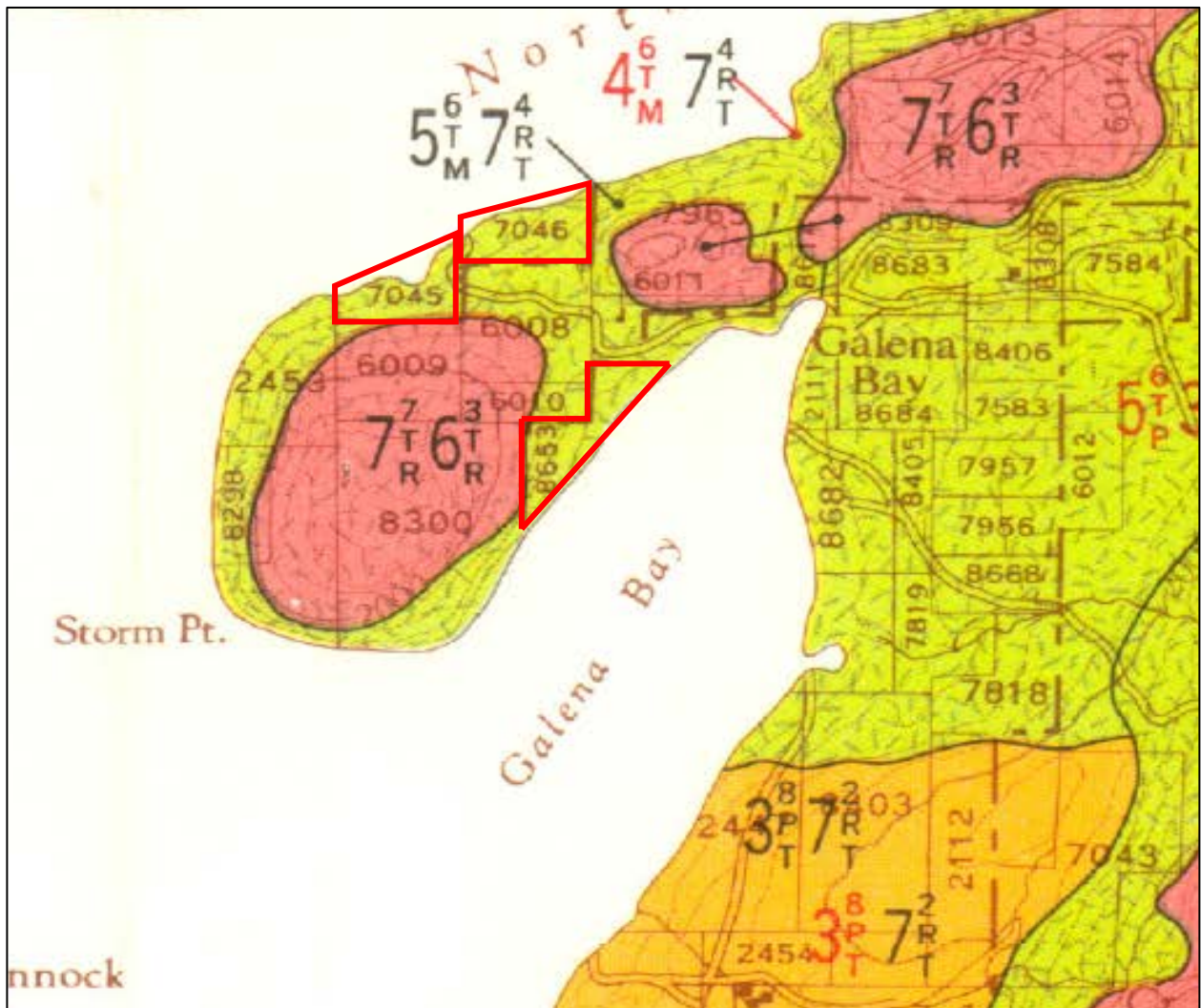


Figure 6. Canada Land Inventory (CLI) soil capability for agriculture.

5.2 Detailed On-site Capability Information

The purpose of the detailed site inspection was to conduct a site-specific assessment of agricultural capability using the Canada Land Inventory (CLI) classification system, as modified for British Columbia and described in *Land Capability Classification for Agriculture in British Columbia (1983)*. This system provides an interpretive methodology for conducting a consistent assessment of any given parcel of land taking into account the type and extent of any soil and climatic parameters which affect the range of crops that could be grown and/or the management inputs required. The BC land capability assessment guidelines were used to assess the impacts of the limitations identified by CLI mapping; specifically moisture deficiency and topography, as well as stoniness, which is a common limitation in the region. Climatic capability thermal limitations related to insufficient heat units were also considered.

5.2.1 Soil Moisture (A or M)

This capability subclass limitation is used where crop growth is adversely affected by droughtiness either through insufficient growing season precipitation or low water holding capacity of the soil, or both. Note that the Canadian CLI system uses “M” to indicate this limitation while the BC system uses “A”. Soil moisture deficiency (SMD) ratings were calculated for soils identified on the property using the average water storage capacity (AWSC) of the upper 50 cm of soil and the potential improvement in AWSC associated with the removal of cobbles and stones from the upper 25 cm (see Appendix A).

Based on the site-specific SMD calculations, the unimproved and improved CLI classifications are equivalent, Class 3A, indicating the soils have moisture holding capacity limitations that restrict their capability to producing perennial crops or other specially adapted crops. Soil moisture limitations can be addressed through the application of irrigation water, provided that a suitable source of water (quality, quantity and proximity) is available. In this instance, there are no existing water licenses for the properties so irrigation is not possible; furthermore, the topography limitation negates the potential for irrigation.

5.2.2 Stoniness (P)

This subclass applies to soils with sufficient coarse fragments to hinder tillage, planting and/or harvesting operations. The guidelines for class designation are based on the proportion of coarse gravels, cobbles and stones in the upper 25 cm of mineral soil. Coarse fragment content ranges from 20 to in excess of 50%, indicating an overall stoniness classification of 4P to 5P. The majority of coarse fragments are gravel sized, which do not pose a serious handicap to cultivation but are considered impractical to remove manually or by mechanical means.

5.2.3 Topography (T)

This capability subclass limitation applies to soils for which topography limits agricultural use by affecting the use of farm machinery, decreasing the uniformity of growth and maturity of crops and increasing the potential for water erosion. As noted earlier, portions of the subject properties are characterized by variable, simple slopes up to 20 – 40%. Improvement of topographic limitations is considered impractical.

5.2.4 Climate

Climatological parameters for any given area are influenced by physiographic and topographic characteristics including elevation, slope, aspect and landforms. The thermal climatic capability classification for the area is 3G, indicating that the average frost free period of 60 to 74 days and insufficient heat units (G) during the growing season have the potential to adversely affect plant growth, and a moisture climatic capability of 3A, meaning drought or aridity (A) occurring during the growing season will result in moisture deficits that will limit plant growth.

Based on the detailed on-site assessment, the overall unimproved agricultural capability classification of the properties is 5TP, with subclass limitations for coarse fragment content (P) and topography (T). As discussed above, neither of these limitations can be improved further so the improved agricultural capability classification is also 5TP. Due to physiographic and topographic characteristics, the property is also considered to have climatic limitations related to insufficient heat units and minimum temperature near freezing during the growing season.

6.0 AGRICULTURAL SUITABILITY

The land capability classification system does not consider factors such as distance to markets, available transportation infrastructure (roads, etc.), location, farm size, type of ownership, cultural patterns, skills or resources of individual operators, or hazard of crop damage by storms (wind, hail, etc.). As a result, capability classifications do not provide an interpretation of the agricultural suitability of land for the production of specific crops, the potential productivity of those crops or the feasibility of improvements that may be required to achieve acceptable levels of production. An assessment of agricultural suitability considers the practical commercial options for agricultural use of the land considering the cumulative effects of multiple limitations and the feasibility of improvements.

6.1 Soil Bound Agricultural Uses

Soil bound uses encompass those that rely on growing crops in soil on site to support a specific agricultural enterprise. The properties under assessment contain low suitability for soil bound cultivated agricultural uses such as cereal/oilseed crop production, tame hay or green feed production, fruit and/or vegetable production for the following reasons:

- *Topography* - The complex topography limits the use of farm machinery in some areas, and may impact the uniformity and growth of certain crops.
- *Soil characteristics* - Soil pit excavation confirmed the soils are underlain by coarse textured (sandy gravel) deposits, resulting in poor nutrient supply capacity and soil moisture deficits that limit plant growth. Irrigation is not feasible due to the topography limitations.
- *Climate* - Drought or aridity during the growing season results in moisture deficits that negatively impact plant growth, restricting land use to seasonal low intensity livestock grazing.

6.2 Non-Soil Bound Agricultural Uses

Non-soil bound uses are those that do not rely on growing crops in soil on site to support a specific agricultural enterprise. Examples of non-soil bound uses include beef or horse feedlots, hog production, poultry (eggs and meat birds), veal production, production of fur bearing animals, mushroom barns, and greenhouses or potted nursery stock production.

Intensive livestock operations such as feedlots or hog or poultry barns are not appropriate uses for the subject property due to the complex topography and coarse textured, high permeability subsoil. Similarly, greenhouses, potted nursery stock and/or mushroom barns are not practical.

The semi-remote nature of the property increases the operating costs associated with many potential non-soil bound uses.

7.0 POTENTIAL IMPACTS

7.1 Local and Regional Agricultural Capacity

The properties are not presently used for commercial agricultural purposes, so approval of the proposed application would not negatively impact the local and/or regional agricultural production capacity.

7.2 Surrounding Agricultural Operations

Agricultural use of the surrounding properties are non-existent. The area is primarily used for seasonal residential/recreational dwellings and forestry (timber harvesting) operations.

7.3 Conflicts with Adjoining Land Uses

Approval of the proposed application is unlikely to create conflict with adjoining land uses and/or property owners, as there is currently only one seasonal residence in the vicinity of the properties.

8.0 SUMMARY AND CONCLUSIONS

- (a) A majority of the subject property consists of shallow, poorly-sorted, coarse textured glaciofluvial soils deposited in hummocks and mounds, interspersed with shallow colluvium deposits over bedrock, and bedrock outcrops in steeper terrain.
- (b) Historically, and currently, the subject properties and adjacent properties have primarily been used for forestry operations. No indications of past or current agricultural use were noted.
- (c) The overall unimproved CLI agricultural capability rating for the property is Class 5, with limitations for topography and stoniness. Improvements to capability are not considered feasible due to the combined influence of these limitations.
- (d) Considering the range of crops adapted to the region, the subject property has limited suitability for soil bound agricultural production other than unimproved native forage for seasonal, low carrying capacity grazing. When crop suitability and productivity are considered in relation to the combined impact of the limitations that affect the property, improvements to agricultural suitability are not practical. The feasibility of non-soil bound agricultural uses is limited by soil and site characteristics.
- (e) Neither the subject properties nor any surrounding properties are presently used for commercial agricultural purposes, and do not appear to have had any historic agricultural use, so approval of the proposed application would not negatively impact local and/or regional agricultural production capacity.

9.0 STATEMENT OF LIMITATIONS

The client is hereby advised of the following:

- The work performed in this report was carried out in accordance with the terms and conditions specified in the signed Project Work Agreement (PWA) between the client and VAST Resource Solutions Inc. The conclusions presented herein are based solely upon the scope of services and time and budgetary limitations described in the PWA.
- Services provided by VAST Resource Solutions for this report have been conducted in a manner consistent with the level of skill, care and competence ordinarily exercised by members of the profession of agrology currently practicing under similar conditions and like circumstances in the same jurisdiction in which the services were provided. Professional judgment has been applied in developing the conclusions in this report. No warranties, expressed or implied, are made as to the professional services provided under the terms of the PWA and included in this report.
- Since site conditions may change over time, this report is intended for immediate use.
- The report is based on and limited by circumstances and conditions referred to throughout the report and on information available at the time of the site investigation. The conclusions of this report are based in part on information provided by others. VAST Resource Solutions believes this information is accurate but cannot guarantee or warrant its accuracy or completeness.
- The information presented in this report was acquired, compiled and interpreted exclusively for the client for the purposes described in this report. VAST Resource Solutions does not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for use whatsoever.
- The conclusions and/or recommendations provided in this report do not relieve the client or their agents or representatives of the responsibility to comply with applicable acts, regulations, bylaws and/or decisions of any authorities that have jurisdiction under an enactment.

10.0 CLOSURE

VAST Resource Solutions trusts that this report satisfies your present requirements. Should you have any comments or require additional information, please contact us at your convenience.

I certify that I supervised and reviewed all work as described in this report.

Prepared by:

David Struthers, B.S.A., P.Ag.
Senior Agrologist
VAST Resource Solutions Inc.

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Appendix A

Soil pit profiles and soil moisture deficit (SMD) calculations

Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 7045

Horizon		Bm	C			
Depth (cm)		20	30			
Soil Texture		S	GS			
Coarse fragments (CF)	% gravels	20%	50%			
	% cobbles and stones	1%	15%			
Water storage capacity texture adjustment factor (mm/cm)		0.8	0.8			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		12.6	8.4	0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		21.0				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		187.0				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		12.8	9.0	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		21.8				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		186.2				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 1 Waypoint: 1060 Elevation (m): 470

Horizon	Depth	Texture	Coarse Fragments (%)				Calcareous
			Gravels	Cobbles	Stones		
Bm	0 - 20 cm	S	20%	< 1	0%		N
C	20 - 97 cm	GS	50%	15%	<1		N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 7045

Horizon		Bm	C			
Depth (cm)		24	26			
Soil Texture		SL	SL			
Coarse fragments (CF)	% gravels	40%	45%			
	% cobbles and stones	1%	5%			
Water storage capacity texture adjustment factor (mm/cm)		2.1	2.1			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		29.7	27.3	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)				57.0		
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)				151.0		
Land capability for soil moisture deficiency subclass rating (unimproved)				3A		
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		30.0	27.4	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)				57.4		
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)				150.6		
Land capability for soil moisture deficiency subclass rating (improved)				3A		

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 2 Waypoint: 1061 Elevation (m): 467

Horizon	Depth	Texture	Coarse Fragments (%)			
			Gravels	Cobbles	Stones	Calcareous
Bm	0 - 24 cm	SL	40%	1%	0%	N
C	24 - 78 cm	SL	45%	5%	<1	N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 7046

Horizon		Ae	Bm	C		
Depth (cm)		19	31			
Soil Texture		S	S	S		
Coarse fragments (CF)	% gravels	20%	25%	30%		
	% cobbles and stones	5%	5%	5%		
Water storage capacity texture adjustment factor (mm/cm)		0.8	0.8	0.8		
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		11.4	17.4	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		28.8				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		179.2				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		12.0	17.6	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		29.6				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		178.4				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 1 Waypoint: 1062 Elevation (m): 499

Horizon	Depth	Texture	Coarse Fragments (%)			
			Gravels	Cobbles	Stones	Calcareous
Ae	0 - 19 cm	S	20%	<5	0%	N
Bm	19 - 64 cm	GS	25%	<5	<1	N
C	64 - 96 cm	GS	30%	5%	1%	N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 8653

Horizon		Bm	C			
Depth (cm)		14	36			
Soil Texture		SL	SiL			
Coarse fragments (CF)	% gravels	30%	30%			
	% cobbles and stones	1%	5%			
Water storage capacity texture adjustment factor (mm/cm)		1.2	2.1			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		11.6	49.1	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		60.7				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		147.3				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		11.7	50.3	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		62.0				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		146.0				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 1 Waypoint: 1063 Elevation (m): 572

Horizon	Depth	Texture	Coarse Fragments (%)				Calcareous
			Gravels	Cobbles	Stones		
Bm	0 - 14 cm	SL	30%	<1	0%		N
C	14 - 78 cm	SiL	30%	<5	<1		N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 8653

Horizon		Bm	C			
Depth (cm)		28	22			
Soil Texture		SL	SiL			
Coarse fragments (CF)	% gravels	30%	45%			
	% cobbles and stones	1%	5%			
Water storage capacity texture adjustment factor (mm/cm)		1.2	2.1			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		23.2	23.1	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		46.3				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		161.7				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		23.5	23.1	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		46.6				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		161.4				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 2 Waypoint: 1064 Elevation (m): 487

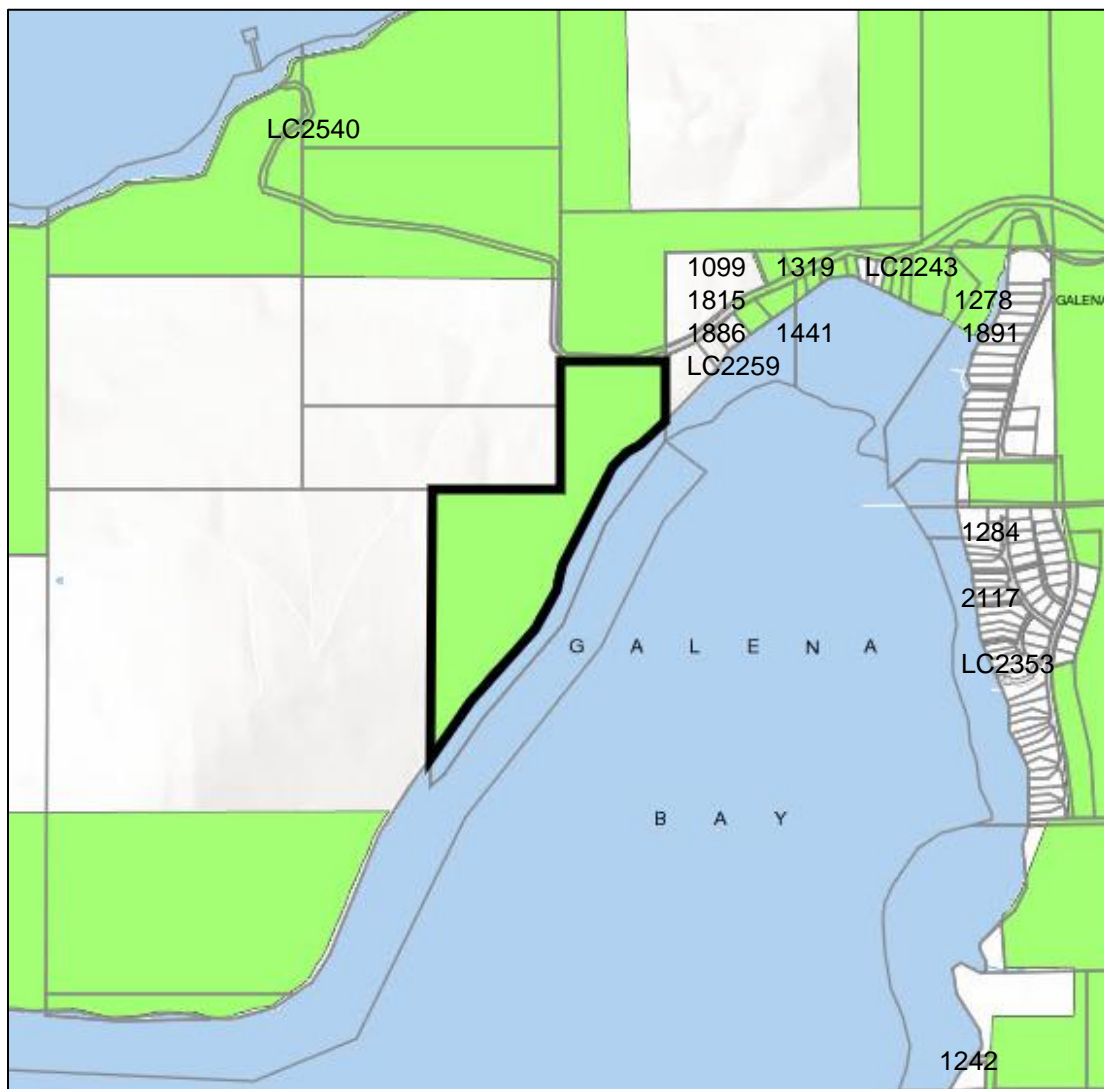
Horizon	Depth	Texture	Coarse Fragments (%)			
			Gravels	Cobbles	Stones	Calcareous
Bm	0 - 28 cm	SL	30%	<1	0%	N
C	28 - 78 cn	SiL	45%	<5	<1	N



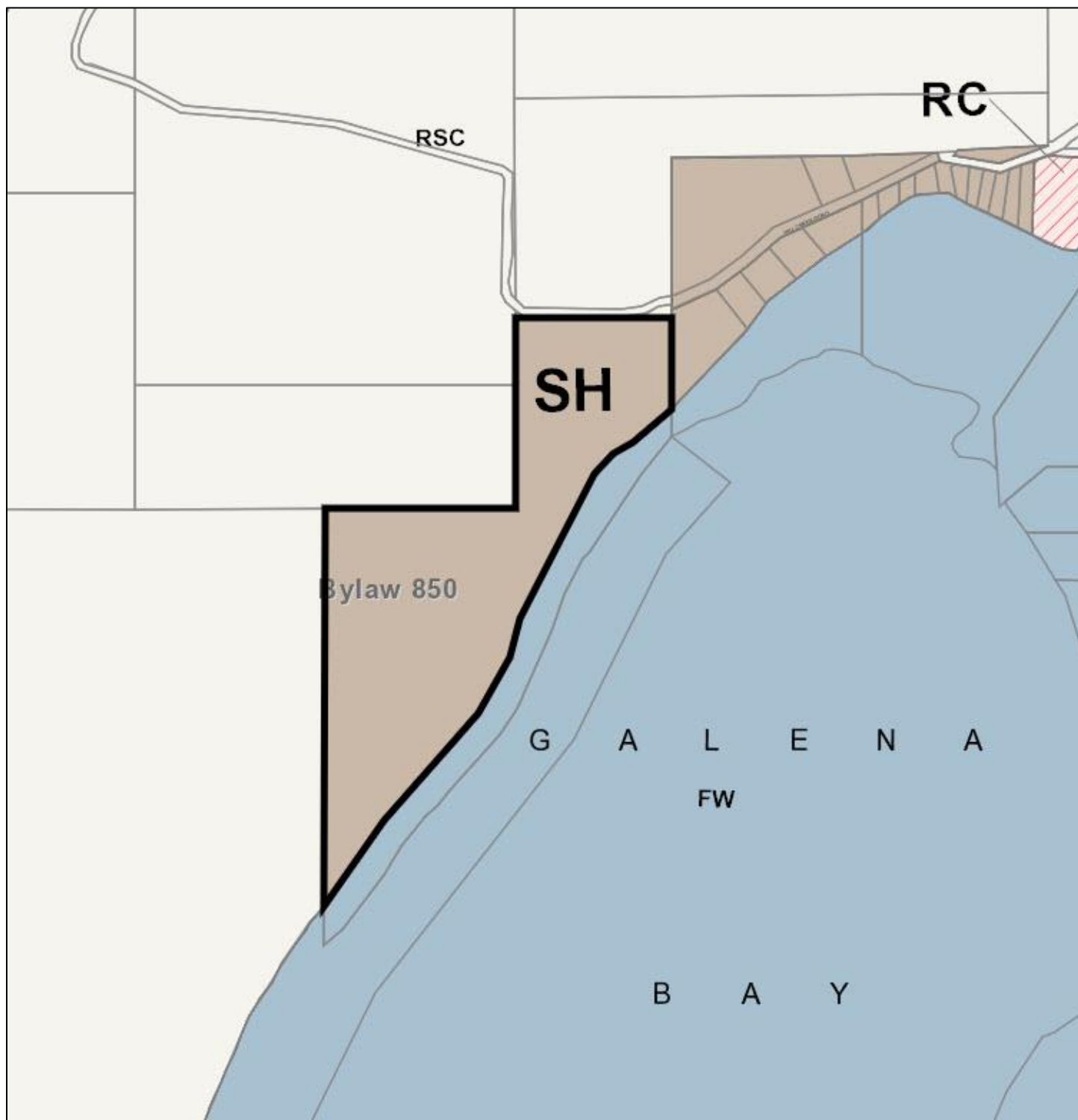
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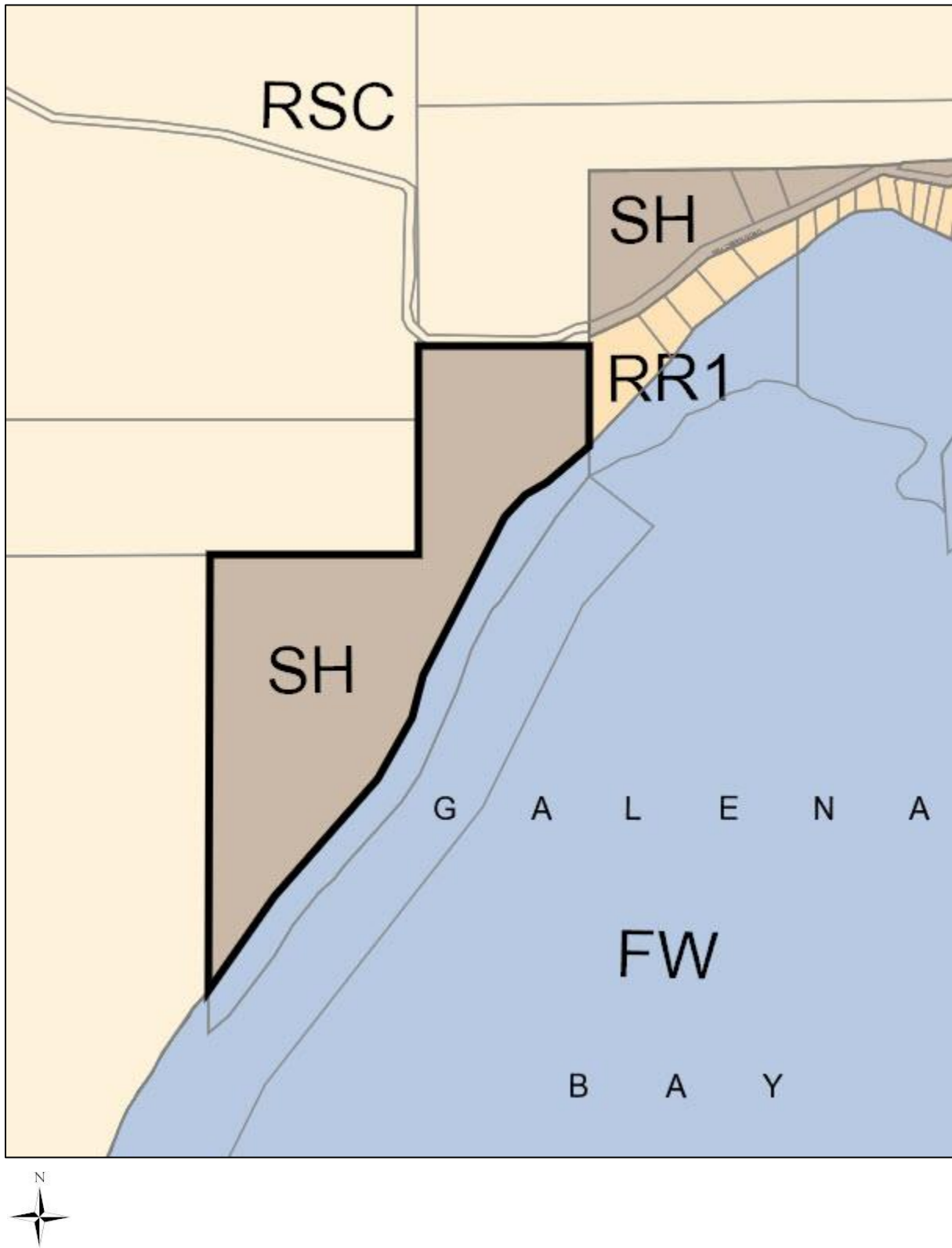
ALR/History



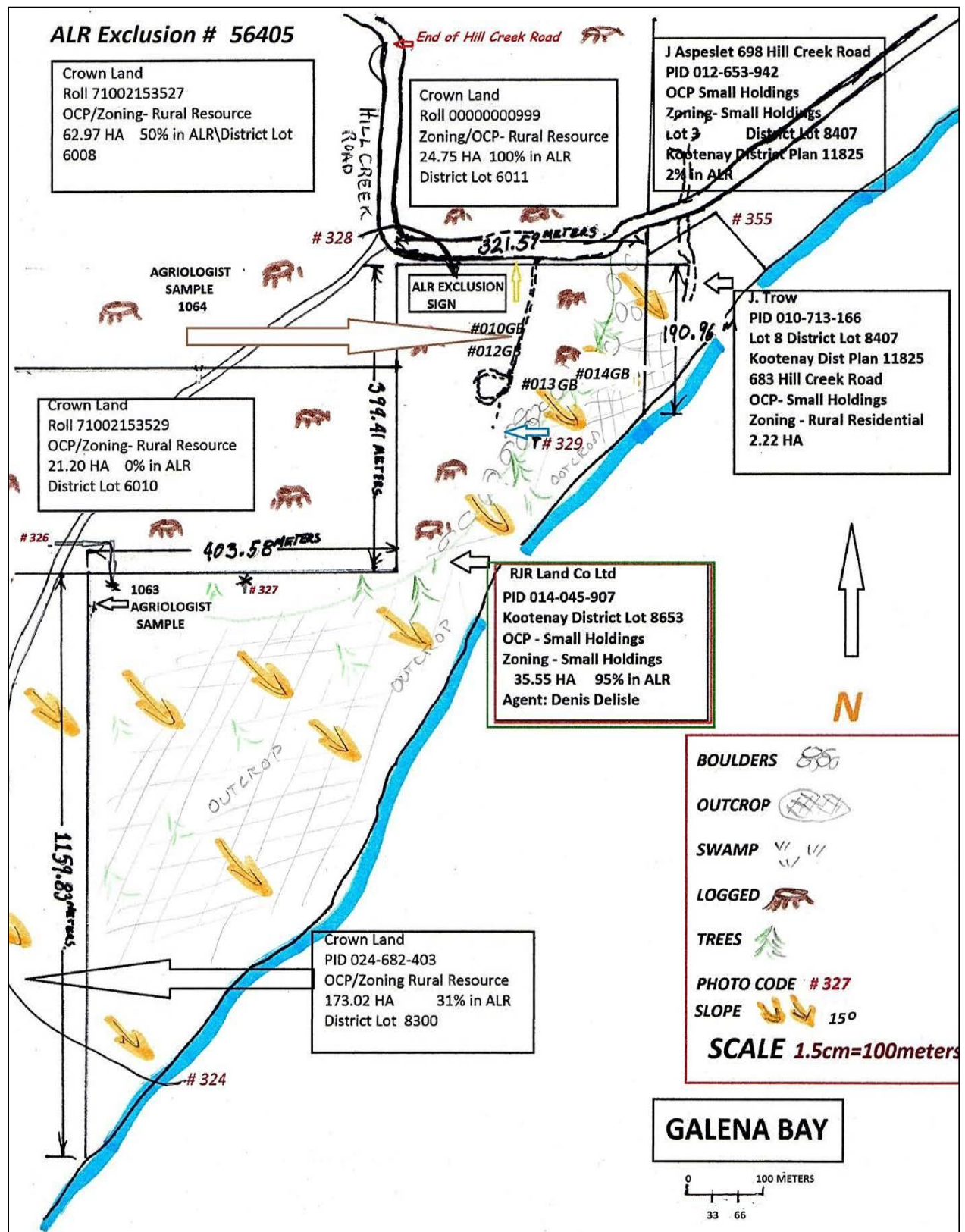
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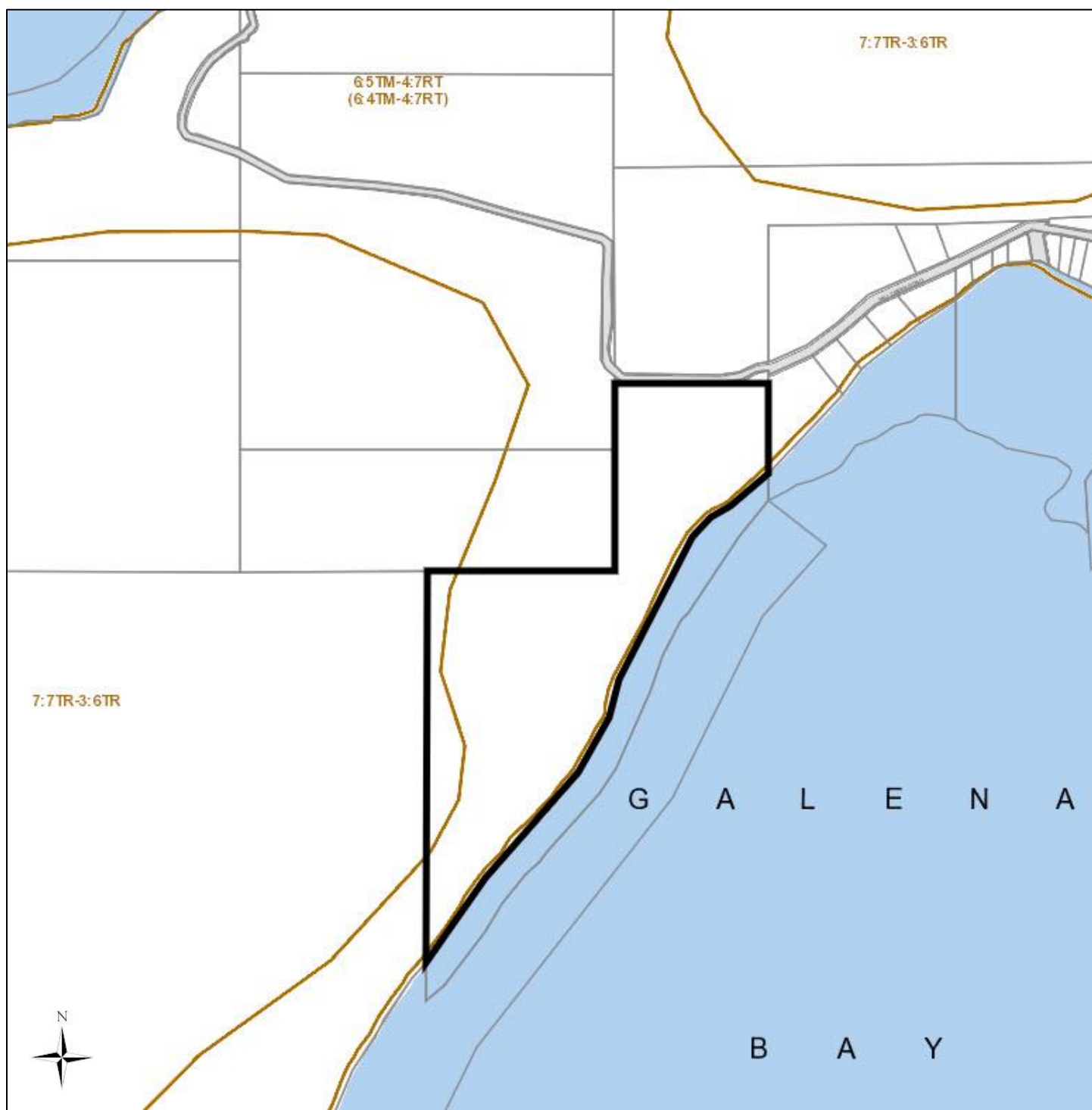
Zoning



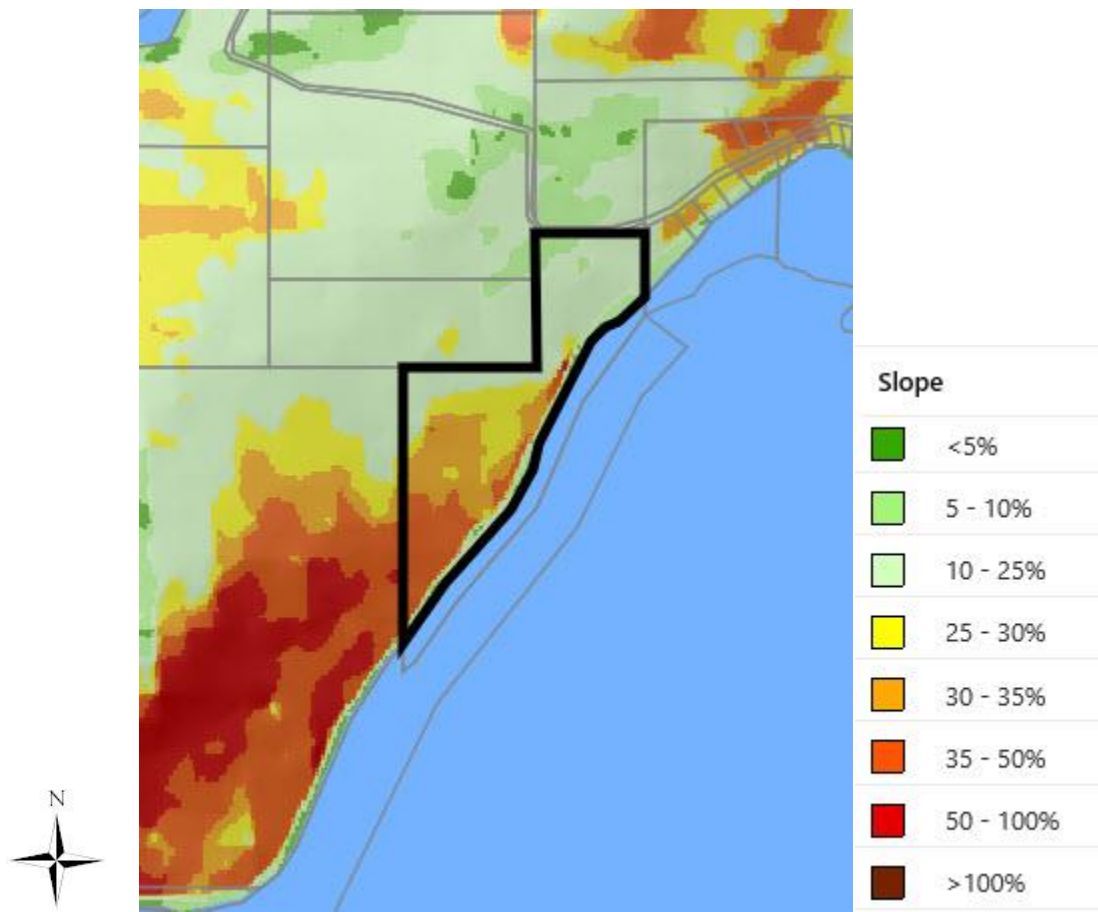
Sketch Plan



Soils



Slopes



Orthophotograph



Photos



Facing west at Hill
Creek Road at the
north boundary of the
subject property



Facing west at one of
the flatter areas on the
northern portion of the
subject property



These photos were taken in the northern portion of the subject property. Staff note the dense tree coverage and steep topography.





Example of the ground cover on the subject property



Facing northeast at the subject property boundary adjacent to Galena Bay



BOARD REPORT

TO: Chair and Directors

File No:	LC2540 PL20170113
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SUBJECT: Electoral Area B: Agricultural Land Commission (ALC) Application
Section 30(1) – Exclusion LC2540 (RJR Land Company Ltd.)

DESCRIPTION: Report from Jennifer Sham, Planner, dated November 14, 2017.
Hill Creek Road, Galena Bay

RECOMMENDATION: THAT: Application No. LC2540, Section 30(1) Exclusion from the
Agricultural Land Reserve, for District Lot 7045 and District Lot 7046,
Kootenay District, be forwarded to the Provincial Agricultural Land
Commission recommending approval on this 1st day of December, 2017.

SHORT SUMMARY:

The owners are applying to the ALC to exclude two properties of approximately 62 ha in total size from the Agricultural Land Reserve (ALR) on Hill Creek Road in the Galena Bay area. If ALC approves the exclusion, according to the agent, the owners wish to subdivide the properties "to live on for recreational and residential purposes."

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

REGISTERED OWNER(S):
RJR Land Co. Ltd., INC. No. A0073197

APPLICANTS:
Robert Adamowicz and Richard Adamowicz

AGENT:
Denis Delisle

ELECTORAL AREA:
B

LEGAL DESCRIPTION:
1) District Lot 7045 Kootenay District; and,
2) District Lot 7046 Kootenay District

SURROUNDING LAND USE PATTERN:
North = Upper Arrow Lake (Northeast Arm)
South = Rural and Resource
East = Rural and Resource
West = Rural and Resource, Upper Arrow Lake (Northeast Arm)

CURRENT USE:

Vacant

PROPOSED USE:

Recreational Residential

PARCEL SIZE:

DL7045 = 28.32 ha

DL7046 = 34.1 ha

DESIGNATION:

Electoral Area B Official Community Plan Bylaw No. 850

RSC Rural and Resource

ZONE:

Electoral Area B Zoning Bylaw No. 851

DL7045 = RH Rural Holdings

DL7046 = RSC Rural and Resource

AGRICULTURAL LAND RESERVE:

100%

SOIL CAPABILITY:

DL7045 = According to the Canada Land Inventory mapping, 10% of the property is 70% Class 7 soils with topography and consolidated bedrock as limiting factors, and 30% Class 6 with topography and consolidated bedrock as limiting factors. The soils are not improvable.

90% of the property is 60% Class 5 soils with topography and moisture limitations as limiting factors, and 40% Class 7 soils with consolidated bedrock and topography as limiting factors. The soils are improvable with a change from Class 5 soils to Class 4 soils and the same limiting factors.

DL7046 = According to the Canada Land Inventory mapping, the property is 60% Class 5 soils with topography and moisture limitations as limiting factors, and 40% Class 7 soils with consolidated bedrock and topography as limiting factors. The soils are improvable with a change from Class 5 soils to Class 4 soils and the same limiting factors.

See "Maps_Plans_Photos_LC2540.pdf" attached.

Staff is in receipt of a "Soil and Agricultural Capability and Suitability Assessment" from David Struthers, Senior Agrologist, at VAST Resource Solutions Inc. stating that the "overall unimproved CLI agricultural capability rating for the property [DL7045, DL7046, and DL8653] is Class 5, with limitations for topography and stoniness. Improvements to capability are not considered feasible due to the combined influence of these limitations." See "VAST_report_OCT-2017_LC2540_LC2541.pdf" attached.

HISTORY:

See "Maps_Plans_Photos_LC2540.pdf" attached.

- 1099 (1975) applied for subdivision. The property was excluded from the ALR.
- 1319 (1979) allowed 4 lot subdivision
- 1441 (1977) allowed 3 lot subdivision

- 1815 (1982) allowed exclusion
- 1886 (1983) allowed exclusion
- 2259 (2001) refused inclusion of 0.7 ha of land into the ALR due to limited agricultural capability.
- LC2541 (2017) current exclusion application

SITE COMMENTS:

Staff conducted a site visit with the agent on July 19, 2017. See "Maps_Plans_Photos_LC2540.pdf" attached. Both properties are vacant and densely treed, and access to the lots are via unpaved road. According to CSRD mapping, DL7045 contains slopes of up to 35% with a small portion of flat land near the shoreline; and, DL7046 contains a small portion of slopes of up to 50% with a few areas with less than 10% slope. Both properties appear to contain a majority of 10-25% slopes. There is a small active gravel pit on DL7046, and no other signs of use on the properties. According to the agent, the property was used for resource extraction (logging) in the past.

POLICY:

Electoral Area B Official Community Plan Bylaw No. 850

RSC Rural and Resource

3.3.2 Support a 60 ha minimum parcel size for Rural Resource area designations.

3.3.12 For subdivisions within or adjacent to Rural Resource areas, provide for: routes to access forest roads; backcountry trail parking areas; and, controlled access facilities (gate, signage, etc.) where such access does not conflict with resource tenures such as water reservoirs, watersheds, mining and timber harvesting.

3.3.15 Protect sand and gravel aggregate supplies for anticipated future needs.

4.4 Community Specific Policies

Upper Arrow Lake (Galena Bay, Beaton, Halcyon North, Arrowhead)

4.4.20 Recognize the strong community interest in maintaining the rural character of the area and designate all privately held lands as Small Holdings with a minimum parcel size of 4 ha.

4.4.23 Recognize the high recreation and residential values north of Highway 31 in Beaton and Galena Bay and south to Halcyon and support lakeshore development in a Residential Cluster Development format only and subject to the Residential Cluster Development Policies and Lakeshore Criteria of Section 4.3.26.

Agriculture

10.3.1 The Regional District supports the preservation, maintenance and enhancement of lands for agricultural use within the Agricultural Land Reserve. Current Agricultural Land Reserve designations are inventoried in Schedule C [Bylaw No. 850].

10.3.3 Agriculture ... is permitted in the Rural Resource, Small Holdings, and Rural Residential 2 designations.

12.6 Riparian Area Regulation (RAR) Development Permit Area

12.7 Lakes 100 metre Development Permit Area

See "BL850_Policies_LC2540_LC2541.pdf" attached.

Electoral Area B Zoning Bylaw No. 851

DL7045 = RH Rural Holdings

Principal uses: airfield; agriculture; backcountry recreation; driving range; forestry; golf course; guest ranch; horticulture; small-scale sawmill; resource extraction; single family dwelling; standalone residential campsite; timber harvesting

Secondary uses: accessory use; bed and breakfast; guest ranch; home occupation; kennel; residential campsite; secondary dwelling unit

Minimum parcel size created by subdivision: 60 ha

Minimum parcel width created by subdivision: 100 m

DL7046 = RSC Rural and Resource

Principal uses: airfield; agriculture; aquaculture; backcountry recreation; forestry; guest ranch; horticulture; kennel; small-scale sawmill; resource extraction; single family dwelling; standalone residential campsite; timber harvesting

Secondary uses: accessory use; home occupation; residential campsite; secondary dwelling unit

Minimum parcel size created by subdivision: 60 ha

Minimum parcel width created by subdivision: 100 m

FINANCIAL:

No financial implications to the CSRD, this application for exclusion is not the result of bylaw enforcement.

KEY ISSUES/CONCEPTS:

From the ALC application completed by the agent:

More than half of the property makeup is very rocky or boulder-ed and steep (estimated to be 41 ha). It would be extremely difficult to grow any agricultural product on these sections of land. Soils that are available and topography that is not so steep that would allow farm equipment use, is of deep [and] sandy gravel type. This sandy gravel mixture (estimated to be about 22 ha of the property) suggests a soil of poor nutrient and moisture retention for any agricultural product to be grown here. There has been very little top soil found throughout the property. The topography is too steep for farm equipment for the most of the property, which slopes to the north reducing sun exposure for plants. Water would have to be drilled. To extract water from the lake is difficult because of the changing water levels (20 meters).

The "Soil and Agricultural Capability and Suitability Assessment" from David Struthers, Senior Agrologist, at VAST Resource Solutions Inc. further states that "due to physiographic and topographic characteristics, the property is also considered to have climatic limitations related to insufficient heat units and minimum temperature near freezing during the growing season" ... [and] "the subject property has limited suitability for soil bound agricultural production other than unimproved native forage for seasonal, low carrying capacity grazing." The report also states that there was no indication of past or current agricultural use on the property during their site visit and that the "approval of the proposed application would not negatively impact local and/or regional agricultural production capacity." See "VAST_report_OCT-2017_LC2540_LC2541.pdf" attached.

The Electoral Area B Official Community Plan Bylaw No. 850 policy 10.3.1 states that the CSRD supports preservation, maintenance, and enhancement of agricultural use on ALR lands; however, the VAST report, written specifically for these properties, indicates that physiographic and topographic conditions

limit soils bound agricultural potential on the subject properties and supports the proposed application for exclusion from the ALR.

If the ALC approves exclusion, or refuses exclusion but allows subdivision within the ALR, the applicants may proceed with a redesignation and rezoning application through the CSRD to facilitate a future subdivision application to the Ministry of Transportation and Infrastructure.

SUMMARY:

Development Services staff is recommending approval of the application to exclude the subject properties from the ALR for the following reasons:

- Adjacent lands are currently vacant and not used for agriculture;
- The VAST report states that the property has limited suitability for soil bound agricultural production and would not negatively impact local and/or regional agricultural production capacity;
- Both properties contain steep slopes with the majority of the properties having 10 – 25% slopes; and,
- The properties contain a majority of Class 5 and 7 soils with topography, consolidated bedrock, and moisture limitations as limiting factors that do not allow for a wide variety of agricultural use.

IMPLEMENTATION:

If the ALC allows this application, the owner will apply for a redesignation and rezoning of the properties.

If this exclusion application is not approved, if the owners still wish to subdivide the property, a subdivision within the ALR application will be required. If the subdivision within the ALR application is approved, the owners will apply for a redesignation and rezoning of the properties.

If the redesignation and rezoning is successful, the owner will continue with the subdivision process by applying to both Ministry of Transportation and Infrastructure and the CSRD.

COMMUNICATIONS:

The applicant, under Section 30(1), Exclusion, was required to advertise in a newspaper, to notify adjacent property owners in writing, and to post a sign on the property as notice of the proposed exclusion. Proof of notification was included as part of the application. Staff did not receive any letters from property owners within the area.

This application was referred to the APC B who recommended approval.

The recommendation of the Board will be forwarded to the ALC for consideration during its review of this application.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

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

1. Agricultural Land Commission Act and Regulation
2. Electoral Area B Official Community Plan Bylaw No. 850
3. Electoral Area B Zoning Bylaw No. 851

Report Approval Details

Document Title:	2017-12-01_Board_DS_LC2540_RJRLandCoLtd.docx
Attachments:	- BL850_Policies_LC2540_LC2541.pdf - VAST_report_OCT-2017_LC2540_LC2541.pdf - Maps_Plans_Photos_LC2540.pdf
Final Approval Date:	Nov 18, 2017

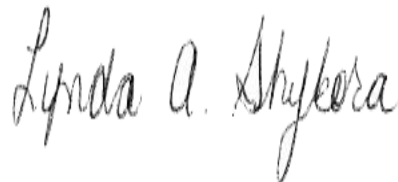
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 16, 2017 - 4:02 PM



Gerald Christie - Nov 17, 2017 - 9:59 AM



Lynda Shykora - Nov 17, 2017 - 1:00 PM



Charles Hamilton - Nov 18, 2017 - 11:22 AM

Electoral Area B Official Community Plan Bylaw No. 850

Section 2 Planning Strategy

Upper Arrow Lake (Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)

Development in this area focuses on the Galena Bay and Beaton areas and has historical roots that refer back to the original settlement of the area. Unlike the Lake Revelstoke area, where many of the original settlement areas and private parcels were flooded with the creation of the reservoir, the private lands in the Galena Bay and Beaton areas were only impacted to a limited degree with the raising of the Columbia River water levels. Most of the original surveyed parcels have remained in private ownership and are occupied and developed for private residential or recreational use with some limited resource use (logging and agriculture – grazing) on large lots. There have also been a few small lakefront lots created north of Halcyon and in Galena Bay. There is evidence of further development interest in lakefront properties in these areas as well as a local interest in protecting the rural nature of the area.

Specific policies related to the future development of the Upper Arrow Lake area are outlined in Section 4.4

Rural Resource

3.3 Policies

General

3.3.3 Support approval of appropriate Federal and Provincial agencies. Uses include but are not limited to: forestry, agriculture, mining, and public utilities.

- Forest uses include silviculture, watersheds, timber extraction, compatible ranching and/or backcountry recreational activities.
- Mining uses include: extraction and processing.
- Public Utility uses that could potentially impact neighbouring properties (e.g. waste water treatment facilities) will require specific zoning and/or land use designations.

Section 4 Residential

4.3 Land Use & Density Policies

General

4.3.1 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:

- Neighbourhood Residential (e.g. Trout Lake);
- Rural Residential 2;
- Small Holdings;
- Residential Cluster Development on a site specific basis;

Encourage land use compatibility and preserve open space by:

- clustering development;
- incorporating buffers;
- using setbacks;
- density bonusing;
- open space covenants; and

- landscape techniques.

4.3.4 When considering new residential development ensure that Regional District Park and open space functions are addressed.

4.3.7 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.

Small Holdings

4.3.20 The principal use shall be residential or agricultural.

4.3.22 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.

4.3.24 Notwithstanding Section 4.3.23, Residential Cluster Developments (Section 4.3.25) may be supported or the minimum parcel size for holdings in the Beaton, Galena Bay, Begbie Bench areas may be 2 ha where the development application:

- involves a public consultation process;
- provides all required development approval information (Section 1.5.3);
- provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;
- addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;
- where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

Residential Cluster Development

4.3.25 The CSRD recognizes the development potential of this area and the high values assigned to “natural” environmental conditions. The CSRD will consider applications for new Cluster Developments where an application has successfully met the criteria outlined in this section. All applications are subject to legislated public processes for OCP and Zoning Bylaw amendments required for re-designation as Comprehensive Residential Development zones. Cluster developments use the allowable density for the overall parcel and concentrate units close together to create a compact development surrounded by undeveloped open space.

Conditions of Support for Application Processing

- provides required development approval information;
- residential cluster development where net development density should not exceed 1 dwelling unit/2 ha or 1 dwelling unit/1 ha on the lakeshore (see Lakeshore criteria Section 4.3.26);
- maintain rural, wilderness nature of Area 'B' by ensuring that 80% of the area is retained and protected as natural open space (e.g. is without building, road or servicing footprints);
- development areas (residential units) are clustered to minimize the impact of development footprints (e.g. roads, houses);
- the remaining lands are retained as open space and these areas should be large, contiguous areas;

- residential uses are appropriate to the surrounding uses (e.g. setbacks, density, relation to foreshore);
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%; and
- addresses transportation planning.

Lakeshore Criteria

4.3.26 Lakeshore development may occur in a range of parcel sizes, ranging from large rural and resource designation to small cluster developments. For all lakeshore development management of environmentally sensitive lakeshores is required and development will be required to address the following:

- Riparian Area Development Permit Area (Section 12.6) and Lakes 100 m Development Permit Area apply (Section 12.7);
- setback from the high water mark is 100 m unless a QEP indicates it to be less, but in no case should it be less than 30 m and subject to the flood plain and reservoir setback requirements;
- retains public access to lakeshore;
- addresses RAR and BC Hydro reservoir setbacks as required;
- mooring of boats is permitted subject to the wharf receiving approval of the relevant agency. The number of mooring berths should not exceed 1 berth per residential unit;
- mooring facility (dock) design shall minimize scale to reduce visual impacts;
- community water and sewer systems are required for lakeshore cluster developments;
- residential units in cluster developments (lots or strata units) may have a minimum site footprint of 0.4 ha for sites adjoining Lake Frontage;
- boathouses shall be entirely on privately owned upland; and
- waterfront parcels should have a minimum width of 30 m of Lake Frontage.

Upper Arrow Lake (Galena Bay, Beaton, Halcyon North, Arrowhead)

4.4.20 Recognize the strong community interest in maintaining the rural character of the area and designate all privately held lands as Small Holdings with a minimum parcel size of 4 ha.

4.4.23 Recognize the high recreation and residential values north of Highway 31 in Beaton and Galena Bay and south to Halcyon and support lakeshore development in a Residential Cluster Development format only and subject to the Residential Cluster Development Policies and Lakeshore Criteria of Section 4.3.26

Agriculture

10.3.3 Agriculture, including but not limited to agricultural food production, forage crops, livestock operations and accessory commercial uses, is permitted in the Rural Resource, Small Holdings, and Rural Residential 2 designations.

Environmental Management

12.6 Riparian Areas Regulation (RAR) Development Permit Area

Purpose

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

Justification

12.6.2 The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes.

Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

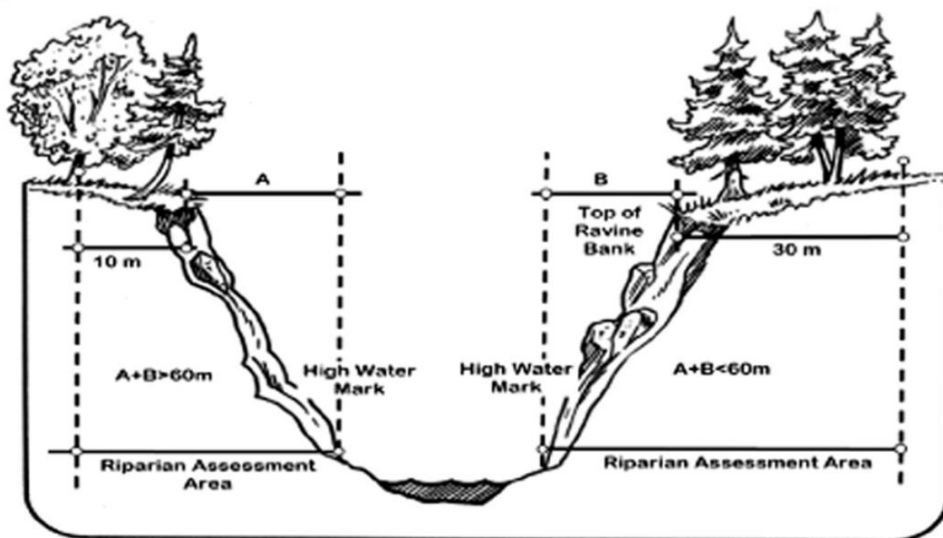
Area

12.6.3 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.

a. As illustrated in Figure 12.1, the area comprises of lands:

- i. within 30 m of the high water mark of the watercourse,
- ii. within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide,
- iii. within 10 m of the top of a ravine bank 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and
- iv. Figure 12.1 illustrates the RAR DPA.

Figure 12.1: Riparian assessment area:



Source: British Columbia Ministry of water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

Note: Terms used in Figure 12.1 are defined in the referenced source.

- b. Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

- c. Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Guidelines

12.6.4 The RAR DPA Guidelines are as follows:

- a. Preservation of water courses, water bodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;
- b. Impacts to watercourses and riparian areas from proposed development are not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Whenever possible development or land altering activities shall be located outside of the 30 m setback to the riparian area unless a QEP permits a reduced setback area;
- e. A RAR Development Permit is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a RAR Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:
 - i. Removal, alteration, disruption or destruction of vegetation within 30 m of a watercourse.
 - ii. Disturbance of soils, within 30 m of a watercourse;
 - iii. Construction or erection of buildings and structures within 30 m of a watercourse;
 - iv. Creation of non-structural impervious or semi-impervious surfaces within 30 m of a watercourse;
 - v. Flood protection works within 30 m of a watercourse;
 - vi. Construction of roads, trails, docks, wharves and bridges within 30 m of a watercourse;
 - vii. Provision and maintenance of sewer and water services within 30 m of a watercourse;
 - viii. Development of drainage systems within 30 m of a watercourse;
 - ix. Development of utility corridors within 30 m of a watercourse; and
 - x. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m of a watercourse.

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

- a. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments. The assessment report from a QEP shall be used to determine the conditions of the development permit and shall include:
 - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. Existing vegetation and any proposed vegetation removal;
 - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;

- iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - v. Potential impacts to other water courses or water bodies, e.g. Lake Revelstoke; and,
 - vi. Recommendations and mitigative measures.
- b. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;
 - c. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RAR DPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, and flood covenants, federal or provincial authorization.

Exemptions

12.6.6 The RAR DPA does not apply to the following:

- a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Clearing of land for agriculture;
- c. Institutional development containing no residential, commercial or industrial aspect;
- d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
- f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
- g. A letter is provided by a QEP confirming that there is no visible channel.

Role of the QEP and CSRD in the RAR Development Permit

12.6.8 The RAR regulations place considerable emphasis on QEP's to research and establish standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

12.7 Lakes 100 metre Development Permit Area

Purpose

12.7.1 The Lakes 100 m Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

Justification

12.7.2 The intent of Lakes 100 m DPA is to prevent or mitigate potential negative impacts on the lake environment development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and sewerage systems. Development close to the lake has the potential to

impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before the construction of development and/or installation of sewerage systems close to the lake will reduce potential negative impacts on lake water quality.

Area

12.7.3 The Lakes 100 metre DPA applies to areas within 100 m of Kinbasket Lake, Lake Revelstoke, Upper Arrow Lake, Coursier Lake, Armstrong Lake, Staubert Lake, and Trout Lake. For the purposes of calculating distance from these lakes, the 1:5 year High Water Mark shall be used.

Activities

12.7.4 The Lakes 100 m DPA applies to:

- a. Any residential, commercial or industrial development which exceeds the following:
 - i. Removal, alteration, disruption or destruction of vegetation involving more than 30% of the parcel area; or
 - ii. Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m² or for parcels 0.10 ha or smaller, a combined site coverage totalling 30%.
- b. Installation, alteration, or replacement of (or a portion of) a sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

Guidelines

12.7.5 The Lakes 100 m DPA guidelines are as follows:

- a. Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes 100 m DPA;
- b. Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Use of non-impervious and natural landscaping, including for driving surfaces, is desired;
- e. Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;
- f. The minimum setback of a Type 1 septic system and field from a lake listed in 12.7.3 is 100 m. If a property owner plans to install a septic system and field with a setback of less than 100 m from the lake, the property owner must engage an qualified professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) with experience in hydrogeology to review the proposed design and siting of the septic system and field, and submit an assessment of hydrogeology to ensure there will be no detrimental impacts on the adjacent water body;
- g. In all cases, the minimum setback for Type 1, 2 and 3 systems and fields shall be 30 m from all watercourses and drinking water sources. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with explicit support from the Interior Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances;

- h. A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
- i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. Existing vegetation and any proposed vegetation removal;
 - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
 - iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - v. Potential Lake impacts; and
 - vi. Recommendations and mitigative measures.



**Soil and Agricultural Capability and Suitability Assessment
District Lots 7045, 7046 and 8653, Columbia Shuswap District**

Hill Creek Road, Galena Bay, BC

**Prepared for
Richard Adamowicz
RJR Land Co. Ltd.
for submission to the
Agricultural Land Commission**

Prepared by:
VAST Resource Solutions Inc.
Cranbrook, BC

Project 16.0138.00

December, 2016

Executive Summary

Richard Adamowicz of RJR Land Co. Ltd, is requesting consideration of the Agricultural Land Commission (ALC) for removal of District Lots 7045, 7046 and 8653, Columbia Shuswap District from the Agricultural Land Reserve (ALR). The land parcels are located along Hill Creek Road on the Galena Bay thumb of Upper Arrow Lake. VAST Resource Solutions was contracted to complete a soil and agricultural capability and suitability assessment ("Agrologist report") as part of the application requirements. A detailed review of existing soil survey and land capability information was completed, followed by a site assessment to characterize soils and landforms, and determine the agricultural capability and suitability of the property.

Historically, and currently, the subject properties and adjacent properties have primarily been used for forestry (timber harvesting) operations. No indications of past or current agricultural use were noted during the site inspection.

A majority of the subject property consists of shallow, poorly-sorted, coarse textured glaciofluvial soils deposited in hummocks and mounds, interspersed with shallow colluvium deposits over bedrock, and bedrock outcrops in steeper terrain. All soil pits used to classify soils were established in existing road cut slopes due to the difficulty in hand excavation of native soils.

According to Canada Land Inventory (CLI) agricultural capability mapping, the property lies within a capability polygon having an unimproved rating of 5TM⁶7RT⁴ and an improved rating of 4TM⁶7RT⁴. The CLI ratings indicate that, while bedrock (R) and topography (T) remain as non-improvable limitations on 40% of the polygon, maintaining a Class 7 non-arable rating, it is considered "feasible" to improve the capability of the remaining 60% of the polygon area from Class 5 to Class 4 by addressing the soil moisture (M) limitation through irrigation.

Based on the detailed on-site assessment, the overall unimproved agricultural capability classification of the properties was determined to be **5TP**, with subclass limitations for coarse fragment content (P) and topography (T). Neither of these limitations can be improved further so the improved agricultural capability classification is also 5TP. Due to physiographic and topographic characteristics, the property is also considered to have climatic limitations related to insufficient heat units and minimum temperature near freezing during the growing season.

Considering the range of crops adapted to the region, the subject property has limited suitability for soil bound agricultural production other than unimproved native forage for seasonal, low carrying capacity grazing. When crop suitability and productivity are considered in relation to the combined impact of the limitations that affect the property, improvements to agricultural suitability are not practical. The feasibility of non-soil bound agricultural uses is severely limited by soil and site characteristics.

Neither the subject properties nor any surrounding properties are presently used for commercial agricultural purposes, and do not appear to have had any historic agricultural use, so approval of the proposed application would not negatively impact local and/or regional agricultural production capacity.

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ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
AWSC	Average water storage capacity
CLI	Canada Land Inventory
SMD	Soil moisture deficiency

1.0 INTRODUCTION

1.1 Background Information

Richard Adamowicz of RJR Land Co. Ltd, is requesting consideration of the Agricultural Land Commission (ALC) for removal of District Lots 7045, 7046 and 8653, Columbia Shuswap District from the Agricultural Land Reserve (ALR). The land parcels are located along Hill Creek Road on the Galena Bay thumb of Upper Arrow Lake. VAST Resource Solutions was contracted to complete a soil and agricultural capability and suitability assessment ("Agrologist report") as part of the application requirements.

1.2 Site Assessment Procedures and Protocols

A detailed site inspection of the subject parcel and review of surrounding lands were carried out by Cris Romeo, GIT and Tyler Pellegrin, RFT, on October 11th and 12th, 2016. The purpose of the inspection was to complete an assessment of the soils and determine the agricultural capability and suitability of the property. Field procedures included soil classification to the soil association level, description and classification of the landforms and existing vegetation, and a description of present land uses. All fieldwork, analyses and reporting was supervised and reviewed by a Professional Agrologist with expertise in soil science, using procedures and guidelines outlined in the *Canadian System for Soil Classification* (1998) and *Land Capability Classification for Agriculture in British Columbia* (1983).

2.0 DESCRIPTION OF PROPERTY

2.1 Location, Legal Description and Zoning

The subject properties, described as District Lots 7045, 7046 (150 acres) and 8653 (93.83 acres), Columbia Shuswap Regional District, (Figure 1) are located in the Galena Bay thumb on Upper Arrow Lake, 60 km north of Nakusp, BC. According to the Regional District, Lot 7045 is zoned as Rural Holdings (RH), Lot 7046 is zoned as Rural and Resource (RSC) and Lot 8653 is zoned as Small Holdings (SH). Mapping provided by the ALC indicates the property is located entirely within the Agricultural Land Reserve (ALR).

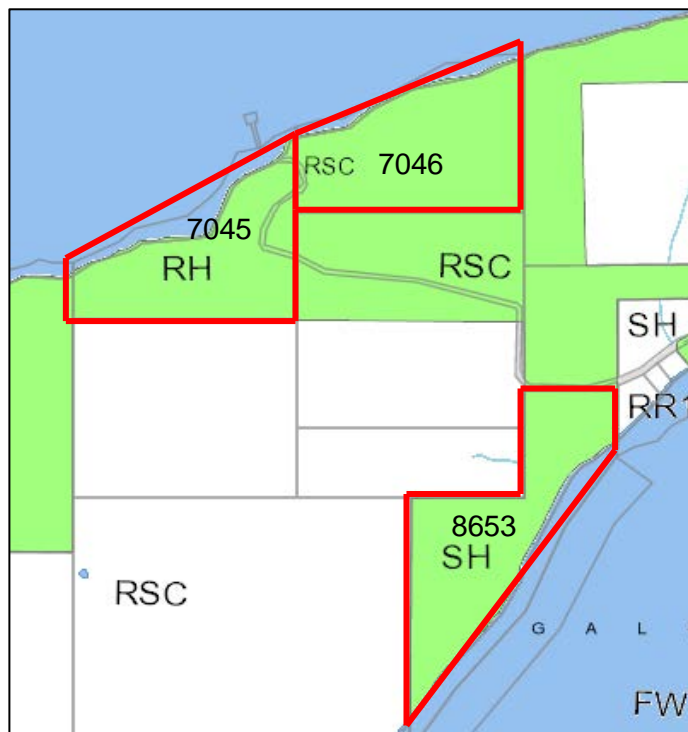


Figure 1. Property map with subject properties highlighted (CSRD)

2.2 Subject Property Land Use

Historically, and currently, the subject properties have primarily been used for forestry (timber harvesting) operations (Figure 2). by Pope & Talbot. Pope & Talbot estimate 6,200 cubic metres of merchantable timber on both DL 7045 and 7046. DL 8653 retains approximately 7,500 cubic metres of merchantable timber, of which 1,300 cubic metres is cedar. The southeast corner of DL 7046 has a small quarry which Pope & Talbot wish to retain the right to use. No indications of past or current agricultural use were noted during the site inspection.

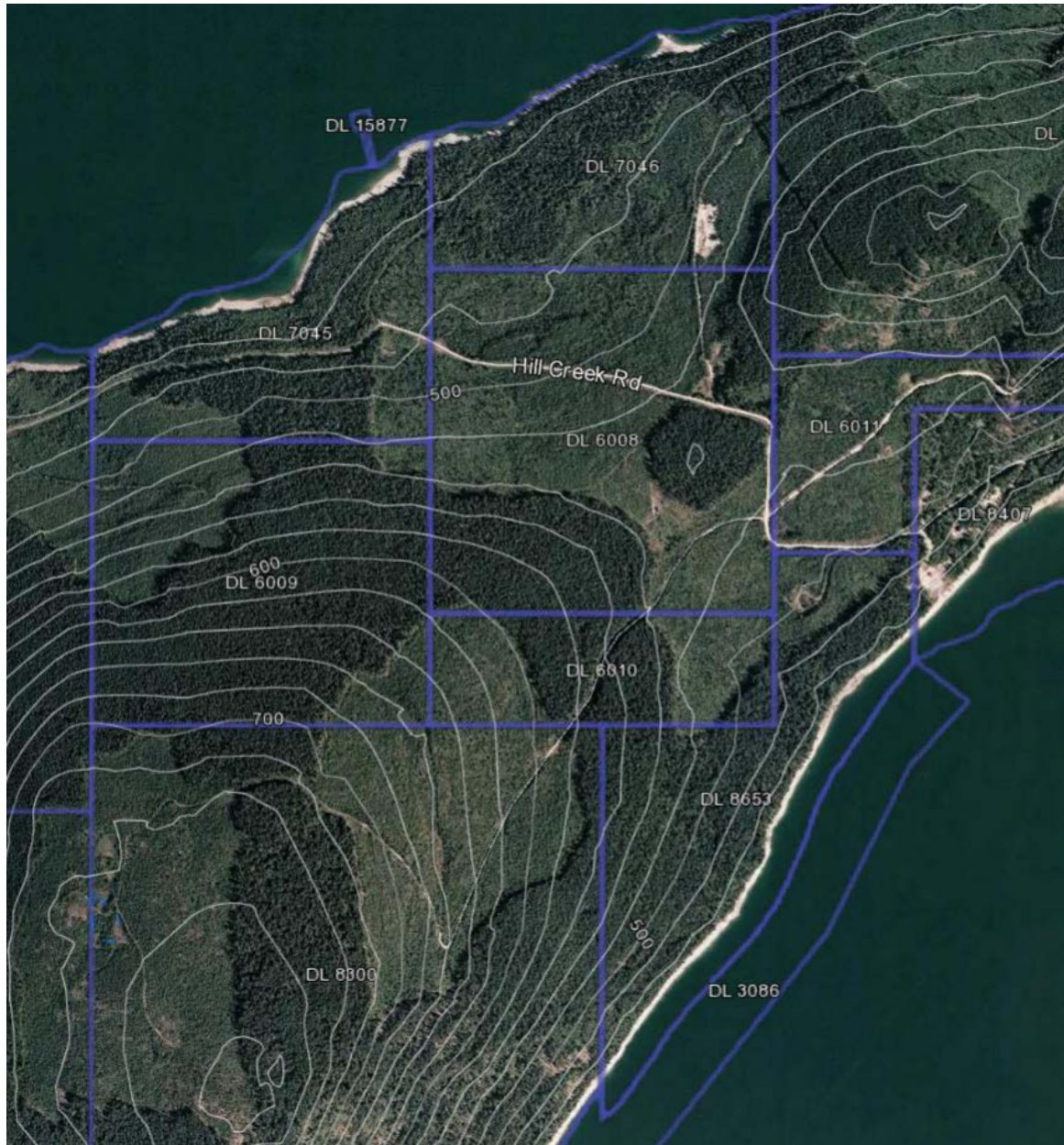


Figure 2. Aerial image, with 20m contour lines (Google Earth).

2.3 Land Use of Surrounding Property

Land uses immediately bordering District Lots 7045 and 7046 include the following:

Direction	Zoning	Ownership	Land Cover/Use
North	FW – Foreshore Water	Private	Upper Arrow Lake
East	RSC – Rural and Resource	Private	open forest; old clear-cut
South	RSC – Rural and Resource	Private	open forest; old clear-cut
West	RSC – Rural and Resource	Private	open forest; old clear-cut

Land uses immediately bordering District Lot 8653 include the following:

Direction	Zoning	Ownership	Land Cover/Use
North	RSC – Rural and Resource	Private	open forest; old clear-cut
East	RR1-Rural Residential	Private	residence with open forest
South	FW – Foreshore Water	Private	Upper Arrow Lake (Galena Bay)
West	RSC – Rural and Resource	Private	open forest; old clear-cut

Most of the land in the vicinity of the subject properties are old clear-cuts and open forest zoned RSC - Rural and Resource (Figure 3). Neither soil bound nor non-soil bound agricultural or horticultural uses such as cattle feedlots, hog or poultry barns, commercial greenhouses or nursery stock operations are not present in the vicinity.

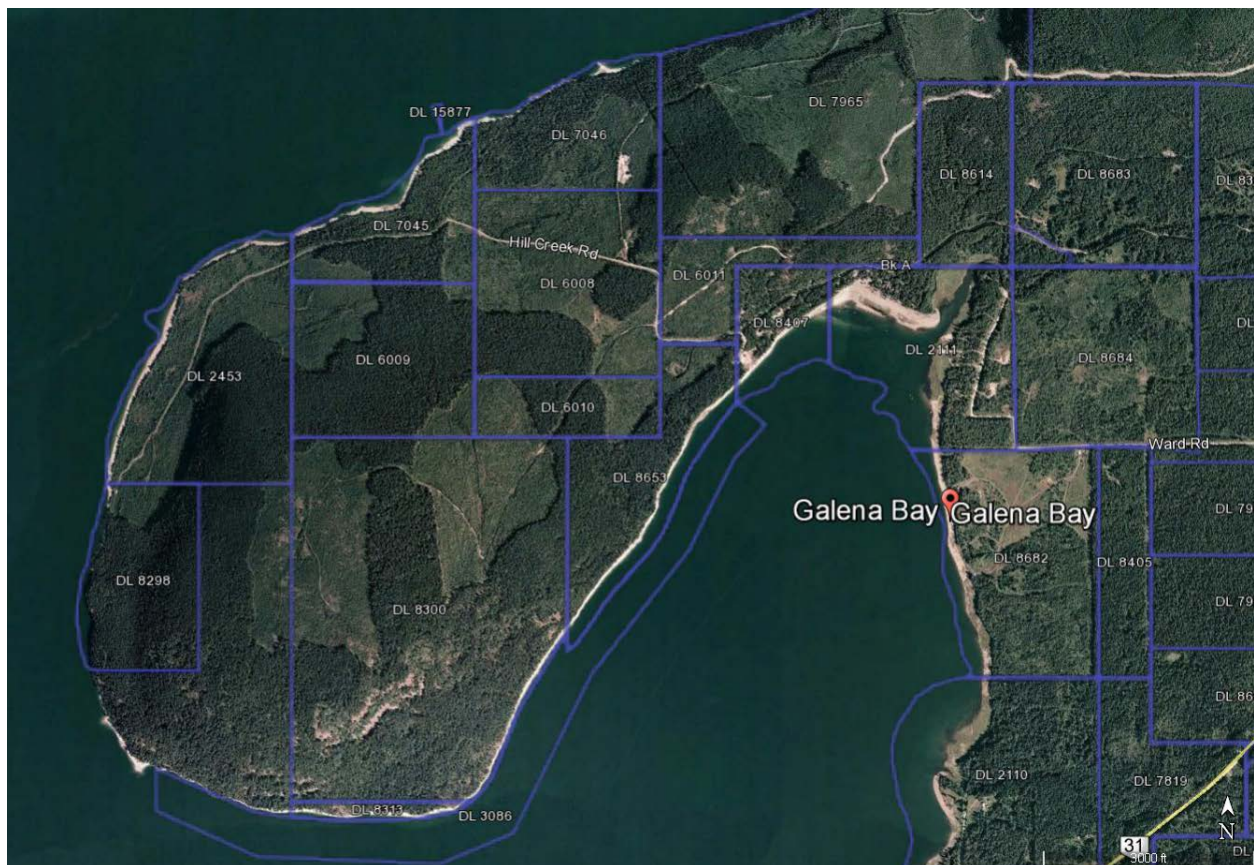


Figure 3. Adjacent land cover/uses (Google Earth, 2003)

3.0 GEOLOGY AND SOILS

3.1 Terrain/Landform Classification

The BC terrain classification system (Howes and Kenk, 1997) indicates two terrain polygons on the subject properties, F^Gh⁵.C⁵ and C/R (Figure 4). A majority of the subject property is associated with terrain polygon F^Gh⁵.C⁵, which consists of roughly equal proportions of glaciofluvial (F^G) materials deposited in hummocky (h) landforms, and colluvium (C). Glaciofluvial materials, deposited by glacial meltwater streams either directly in front of, or in contact with, glacier ice, typically range from non-sorted and non-bedded gravel made up of a wide range of particle sizes, to well-sorted, stratified gravel. Slump structures and/or their equivalent topographic expression, such as hummocky or irregular terrain may be present, indicating collapse of the material due to melting of supporting ice. Colluvium (C) materials reached their present positions as a result of direct, gravity-induced movement involving no agent of transportation such as water or ice, although the moving material may have contained water and/or ice. Colluvium deposits generally consist of massive to moderately well-stratified, non-sorted to poorly-sorted sediments with any range of particle sizes from clay to boulders and blocks. The character of any particular colluvial deposit depends upon the nature of the material from which it was derived and the specific process whereby it was deposited.

The southern edge of DL 7045, and the western edge of DL 8653 are associated with terrain polygon C/R, which indicates shallow colluvium (C) deposits overlying bedrock (R) outcrops and rock covered by a thin mantle (up to 10 cm thick) of unconsolidated materials.

The surficial materials and landforms observed during the site inspection are generally consistent with the classifications mapped and described by Howes and Kenk. A majority of the subject property consists of shallow, poorly-sorted, coarse textured glaciofluvial materials deposited in hummocks and mounds, interspersed with shallow colluvium deposits over bedrock, and bedrock outcrops in steeper terrain.

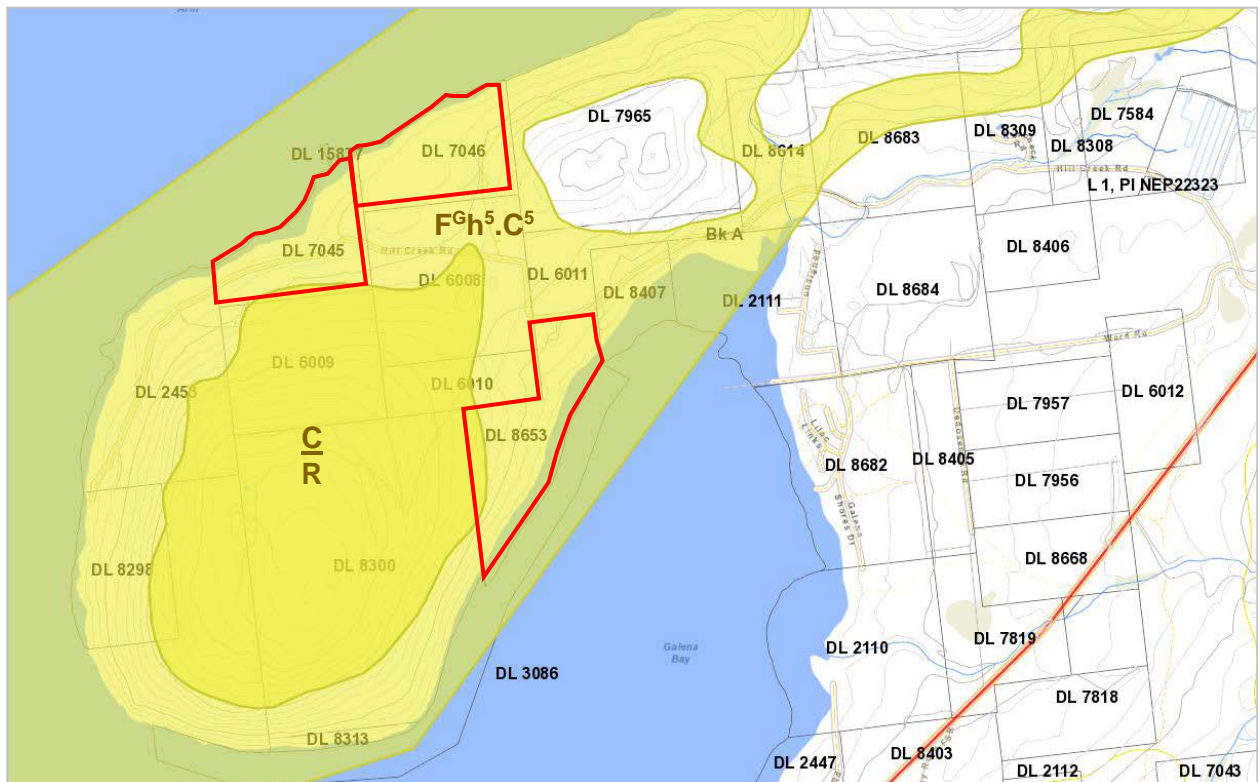


Figure 4. Terrain classification mapping for the subject property (Howes and Kenk, 1997)

3.2 Soil Survey Classification

Soils in the Lardeau region were surveyed and mapped by Wittneben (1980) as part of the BC Soil Survey program. According to the soil survey, the subject properties are comprised of two soil polygons. A majority of the subject property is classified as a complex of Kaslo (KO) and Calamity (CL) soils, while small portions of DL 7045 and DL 8653 are classified as Buhl Creek (BH) soils (Figure 5).

Kaslo (KO) soils developed in rolling glaciofluvial deposits, occurring as poorly-sorted and coarse textured hummocks, mounds and terraces along valley slopes. Kaslo soils are typically very stony (40 to 60% coarse fragments), usually slightly compacted and of variable depth. The typical soil development is Orthic Dystric Brunisol. Wittneben indicated that most Kaslo soils are non-arable owing to the combination of coarse soil textures, stoniness, and, in many areas, relatively steep topography.

Calamity (CL) soils typically occur further up valley slopes (at higher elevations) than Kaslo soils. Calamity soils developed from deep, medium textured colluvium deposits on and at the base of steep slopes. They are well to rapidly drained, with textures ranging from gravelly loam to gravelly sandy loam and coarse fragment contents exceeding 70%. The typical development for Calamity soils is Orthic Dystric Brunisol. Wittneben indicated that most Calamity soils are unsuitable for agriculture due to their steep topography.

Buhl Creek (BH) soils developed in shallow colluvium materials overlying acidic bedrock. Soil textures are sandy loam or loamy sand containing abundant angular rocks, stones and gravels. Typical soil development is Orthic or Lithic Dystric Brunisol. According to Wittneben, Buhl Creek soils are generally unsuitable for agricultural use, except for some limited domestic grazing,

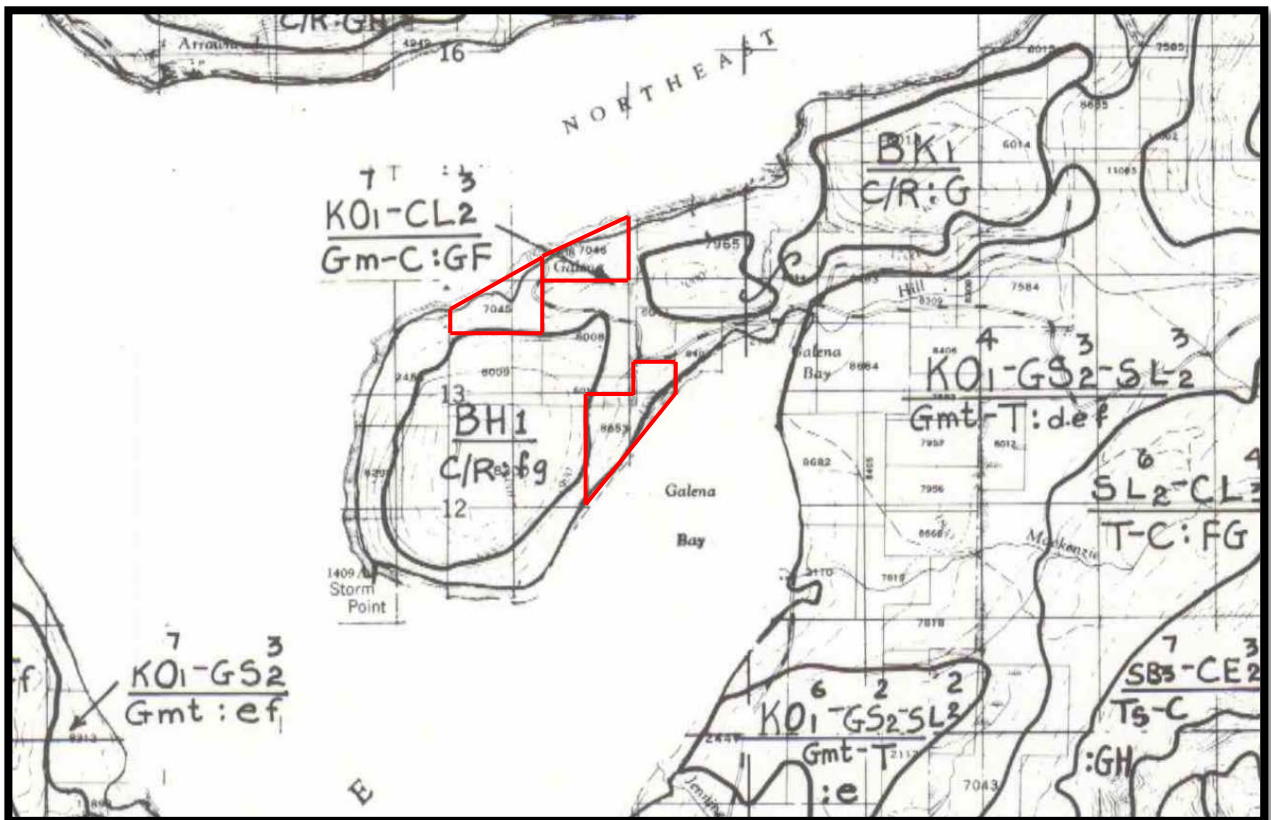


Figure 5. Soil survey map units for the subject properties (Wittneben, 1980)

3.3 Detailed On-site Soil Inventory and Classification

Soils and landforms on the subject property were visually assessed and found to be generally consistent with existing background surveys, reports and maps. There are two distinct landform features associated with the properties. The north portion of District Lots 7045 and 7046, and the southeast part of District Lot 8653 is a high density sand and rock (including bedrock) shoreline. The remaining portions of the properties are low to mid elevation, rolling to hummocky glaciofluvial deposits. Shallow (< 10 cm deep), coarse textured colluvium soils overlying bedrock were observed at mid to higher elevations on all lots.

Soil pits were excavated in existing road cut slopes on each of the three lots due to the difficulty in hand excavation of native soils. At each pit, soil profiles were characterized according to the *Canadian System of Soil Classification*. This confirmed the presence of variable glaciofluvial deposits consistent with the Kaslo soil association. Surface horizons are shallow (< 20 cm) and overlie coarse textured, slightly compacted parent material. Soil textures are quite uniform with depth, varying from sand/sandy loam to gravelly sand. Coarse fragment content increased with depth, with a high percentage of subrounded gravels and cobbles evident below the surface horizon. Field notes and photos describing the soil profile at each pit location are presented in Appendix A.

4.0 CLIMATE

The subject properties are located near the north end of Upper Arrow Lake, in an area known as Galena Bay, within the West Kootenay. The site reside within the Interior Cedar Hemlock dry mild (ICH dm) biogeoclimatic zone. The ICH has a continental climate characterized by warm, dry summers, a fairly long growing season, and cool, wet winters. The main factor controlling the climate is the prevailing easterly flowing air. Mean annual temperature is 3.0-18.3°C. The average temperature is below 0°C for 3 months, and above 10°C for 5 months. Mean annual precipitation ranges from 800 to 850 mm, with 20 to 25% being snow. Substantial growing season moisture deficits are common and frosts can occur at any time.

Historic climatic data for the Fauquier and Revelstoke areas are reported in Climatic Capability Classification for Agriculture in British Columbia (1981). This information, combined with data presented in the soil survey report, indicates that the biogeoclimatic zone occupied by Kaslo soils has a climatic capability for agriculture of 3G, indicating that the average frost free period of 60 to 74 days and insufficient heat units (G) during the growing season have the potential to adversely affect plant growth, and a moisture climatic capability of 3A, meaning drought or aridity (A) occurring during the growing season will result in moisture deficits that will limit plant growth. Based on the climatic moisture deficit and thermal limitations, the range of crops that can be produced under dryland conditions is restricted to perennial forage crops.

5.0 AGRICULTURAL CAPABILITY

5.1 Existing Canada Land Inventory Capability Information

According to Canada Land Inventory (CLI) agricultural capability mapping, the property lies within an agricultural capability polygon having an unimproved rating of 5TM⁶7RT⁴ and an improved rating of 4TM⁶7RT⁴ (Figure 6). The unimproved capability rating indicates capability based on site conditions and limitations/hazards that existed at the time of the initial CLI survey, while the **improved** capability reflects the potential capability after existing limitations have been adequately alleviated. The CLI system arbitrarily assumes that a range of possible improvements are available, and feasible within “the present day economic possibility for the farmer”. The unimproved CLI classification of 5TM⁶7RT⁴ indicates sixty percent (60%) of this capability polygon is Class 5 land with topography (T) and moisture (M) limitations. The land capability classification system for BC describes Class 5 lands as having limitations that restrict their capability to producing perennial forage crops or other specially adapted crops. The remaining forty percent (40%) is Class 7 with consolidated bedrock (R) and topography (T) limitations. Class 7 land has no capability for arable agriculture, but may sustain natural grazing.

This is a topographic map of Galena Bay, Alaska. The map features several place names: "Storm Pt." on the left, "Galena Bay" in the center, and "Unalakleet" at the bottom. Elevation contours are marked with numbers such as 2453, 6008, 6010, 6011, 6012, 6013, 6014, 6017, 6018, 6019, 6020, 6021, 6022, 6023, 6024, 6025, 6026, 6027, 6028, 6029, 6030, 6031, 6032, 6033, 6034, 6035, 6036, 6037, 6038, 6039, 6040, 6041, 6042, 6043, 6044, 6045, 6046, 6047, 6048, 6049, 6050, 6051, 6052, 6053, 6054, 6055, 6056, 6057, 6058, 6059, 6060, 6061, 6062, 6063, 6064, 6065, 6066, 6067, 6068, 6069, 6070, 6071, 6072, 6073, 6074, 6075, 6076, 6077, 6078, 6079, 6080, 6081, 6082, 6083, 6084, 6085, 6086, 6087, 6088, 6089, 6090, 6091, 6092, 6093, 6094, 6095, 6096, 6097, 6098, 6099, 6100. A red outline highlights a specific area on the western shore of the bay, near Storm Pt. and the 6008 and 6010 contours. The map also shows various contour lines and a grid system.

5.2 Detailed On-site Capability Information

The purpose of the detailed site inspection was to conduct a site-specific assessment of agricultural capability using the Canada Land Inventory (CLI) classification system, as modified for British Columbia and described in *Land Capability Classification for Agriculture in British Columbia (1983)*. This system provides an interpretive methodology for conducting a consistent assessment of any given parcel of land taking into account the type and extent of any soil and climatic parameters which affect the range of crops that could be grown and/or the management inputs required. The BC land capability assessment guidelines were used to assess the impacts of the limitations identified by CLI mapping; specifically moisture deficiency and topography, as well as stoniness, which is a common limitation in the region. Climatic capability thermal limitations related to insufficient heat units were also considered.

5.2.1 Soil Moisture (A or M)

This capability subclass limitation is used where crop growth is adversely affected by droughtiness either through insufficient growing season precipitation or low water holding capacity of the soil, or both. Note that the Canadian CLI system uses “M” to indicate this limitation while the BC system uses “A”. Soil moisture deficiency (SMD) ratings were calculated for soils identified on the property using the average water storage capacity (AWSC) of the upper 50 cm of soil and the potential improvement in AWSC associated with the removal of cobbles and stones from the upper 25 cm (see Appendix A).

Based on the site-specific SMD calculations, the unimproved and improved CLI classifications are equivalent, Class 3A, indicating the soils have moisture holding capacity limitations that restrict their capability to producing perennial crops or other specially adapted crops. Soil moisture limitations can be addressed through the application of irrigation water, provided that a suitable source of water (quality, quantity and proximity) is available. In this instance, there are no existing water licenses for the properties so irrigation is not possible; furthermore, the topography limitation negates the potential for irrigation.

5.2.2 Stoniness (P)

This subclass applies to soils with sufficient coarse fragments to hinder tillage, planting and/or harvesting operations. The guidelines for class designation are based on the proportion of coarse gravels, cobbles and stones in the upper 25 cm of mineral soil. Coarse fragment content ranges from 20 to in excess of 50%, indicating an overall stoniness classification of 4P to 5P. The majority of coarse fragments are gravel sized, which do not pose a serious handicap to cultivation but are considered impractical to remove manually or by mechanical means.

5.2.3 Topography (T)

This capability subclass limitation applies to soils for which topography limits agricultural use by affecting the use of farm machinery, decreasing the uniformity of growth and maturity of crops and increasing the potential for water erosion. As noted earlier, portions of the subject properties are characterized by variable, simple slopes up to 20 – 40%. Improvement of topographic limitations is considered impractical.

5.2.4 Climate

Climatological parameters for any given area are influenced by physiographic and topographic characteristics including elevation, slope, aspect and landforms. The thermal climatic capability classification for the area is 3G, indicating that the average frost free period of 60 to 74 days and insufficient heat units (G) during the growing season have the potential to adversely affect plant growth, and a moisture climatic capability of 3A, meaning drought or aridity (A) occurring during the growing season will result in moisture deficits that will limit plant growth.

Based on the detailed on-site assessment, the overall unimproved agricultural capability classification of the properties is 5TP, with subclass limitations for coarse fragment content (P) and topography (T). As discussed above, neither of these limitations can be improved further so the improved agricultural capability classification is also 5TP. Due to physiographic and topographic characteristics, the property is also considered to have climatic limitations related to insufficient heat units and minimum temperature near freezing during the growing season.

6.0 AGRICULTURAL SUITABILITY

The land capability classification system does not consider factors such as distance to markets, available transportation infrastructure (roads, etc.), location, farm size, type of ownership, cultural patterns, skills or resources of individual operators, or hazard of crop damage by storms (wind, hail, etc.). As a result, capability classifications do not provide an interpretation of the agricultural suitability of land for the production of specific crops, the potential productivity of those crops or the feasibility of improvements that may be required to achieve acceptable levels of production. An assessment of agricultural suitability considers the practical commercial options for agricultural use of the land considering the cumulative effects of multiple limitations and the feasibility of improvements.

6.1 Soil Bound Agricultural Uses

Soil bound uses encompass those that rely on growing crops in soil on site to support a specific agricultural enterprise. The properties under assessment contain low suitability for soil bound cultivated agricultural uses such as cereal/oilseed crop production, tame hay or green feed production, fruit and/or vegetable production for the following reasons:

- *Topography* - The complex topography limits the use of farm machinery in some areas, and may impact the uniformity and growth of certain crops.
- *Soil characteristics* - Soil pit excavation confirmed the soils are underlain by coarse textured (sandy gravel) deposits, resulting in poor nutrient supply capacity and soil moisture deficits that limit plant growth. Irrigation is not feasible due to the topography limitations.
- *Climate* - Drought or aridity during the growing season results in moisture deficits that negatively impact plant growth, restricting land use to seasonal low intensity livestock grazing.

6.2 Non-Soil Bound Agricultural Uses

Non-soil bound uses are those that do not rely on growing crops in soil on site to support a specific agricultural enterprise. Examples of non-soil bound uses include beef or horse feedlots, hog production, poultry (eggs and meat birds), veal production, production of fur bearing animals, mushroom barns, and greenhouses or potted nursery stock production.

Intensive livestock operations such as feedlots or hog or poultry barns are not appropriate uses for the subject property due to the complex topography and coarse textured, high permeability subsoil. Similarly, greenhouses, potted nursery stock and/or mushroom barns are not practical.

The semi-remote nature of the property increases the operating costs associated with many potential non-soil bound uses.

7.0 POTENTIAL IMPACTS

7.1 Local and Regional Agricultural Capacity

The properties are not presently used for commercial agricultural purposes, so approval of the proposed application would not negatively impact the local and/or regional agricultural production capacity.

7.2 Surrounding Agricultural Operations

Agricultural use of the surrounding properties are non-existent. The area is primarily used for seasonal residential/recreational dwellings and forestry (timber harvesting) operations.

7.3 Conflicts with Adjoining Land Uses

Approval of the proposed application is unlikely to create conflict with adjoining land uses and/or property owners, as there is currently only one seasonal residence in the vicinity of the properties.

8.0 SUMMARY AND CONCLUSIONS

- (a) A majority of the subject property consists of shallow, poorly-sorted, coarse textured glaciofluvial soils deposited in hummocks and mounds, interspersed with shallow colluvium deposits over bedrock, and bedrock outcrops in steeper terrain.
- (b) Historically, and currently, the subject properties and adjacent properties have primarily been used for forestry operations. No indications of past or current agricultural use were noted.
- (c) The overall unimproved CLI agricultural capability rating for the property is Class 5, with limitations for topography and stoniness. Improvements to capability are not considered feasible due to the combined influence of these limitations.
- (d) Considering the range of crops adapted to the region, the subject property has limited suitability for soil bound agricultural production other than unimproved native forage for seasonal, low carrying capacity grazing. When crop suitability and productivity are considered in relation to the combined impact of the limitations that affect the property, improvements to agricultural suitability are not practical. The feasibility of non-soil bound agricultural uses is limited by soil and site characteristics.
- (e) Neither the subject properties nor any surrounding properties are presently used for commercial agricultural purposes, and do not appear to have had any historic agricultural use, so approval of the proposed application would not negatively impact local and/or regional agricultural production capacity.

9.0 STATEMENT OF LIMITATIONS

The client is hereby advised of the following:

- The work performed in this report was carried out in accordance with the terms and conditions specified in the signed Project Work Agreement (PWA) between the client and VAST Resource Solutions Inc. The conclusions presented herein are based solely upon the scope of services and time and budgetary limitations described in the PWA.
- Services provided by VAST Resource Solutions for this report have been conducted in a manner consistent with the level of skill, care and competence ordinarily exercised by members of the profession of agrology currently practicing under similar conditions and like circumstances in the same jurisdiction in which the services were provided. Professional judgment has been applied in developing the conclusions in this report. No warranties, expressed or implied, are made as to the professional services provided under the terms of the PWA and included in this report.
- Since site conditions may change over time, this report is intended for immediate use.
- The report is based on and limited by circumstances and conditions referred to throughout the report and on information available at the time of the site investigation. The conclusions of this report are based in part on information provided by others. VAST Resource Solutions believes this information is accurate but cannot guarantee or warrant its accuracy or completeness.
- The information presented in this report was acquired, compiled and interpreted exclusively for the client for the purposes described in this report. VAST Resource Solutions does not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for use whatsoever.
- The conclusions and/or recommendations provided in this report do not relieve the client or their agents or representatives of the responsibility to comply with applicable acts, regulations, bylaws and/or decisions of any authorities that have jurisdiction under an enactment.

10.0 CLOSURE

VAST Resource Solutions trusts that this report satisfies your present requirements. Should you have any comments or require additional information, please contact us at your convenience.

I certify that I supervised and reviewed all work as described in this report.

Prepared by:

David Struthers, B.S.A., P.Ag.
Senior Agrologist
VAST Resource Solutions Inc.

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Appendix A

Soil pit profiles and soil moisture deficit (SMD) calculations

Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 7045

Horizon		Bm	C			
Depth (cm)		20	30			
Soil Texture		S	GS			
Coarse fragments (CF)	% gravels	20%	50%			
	% cobbles and stones	1%	15%			
Water storage capacity texture adjustment factor (mm/cm)		0.8	0.8			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		12.6	8.4	0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		21.0				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		187.0				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		12.8	9.0	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		21.8				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		186.2				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 1 Waypoint: 1060 Elevation (m): 470

Horizon	Depth	Texture	Coarse Fragments (%)				Calcareous
			Gravels	Cobbles	Stones		
Bm	0 - 20 cm	S	20%	< 1	0%		N
C	20 - 97 cm	GS	50%	15%	<1		N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 7045

Horizon		Bm	C			
Depth (cm)		24	26			
Soil Texture		SL	SL			
Coarse fragments (CF)	% gravels	40%	45%			
	% cobbles and stones	1%	5%			
Water storage capacity texture adjustment factor (mm/cm)		2.1	2.1			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		29.7	27.3	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)				57.0		
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)				151.0		
Land capability for soil moisture deficiency subclass rating (unimproved)				3A		
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF(mm)		30.0	27.4	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)				57.4		
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)				150.6		
Land capability for soil moisture deficiency subclass rating (improved)				3A		

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 2 Waypoint: 1061 Elevation (m): 467

Horizon	Depth	Texture	Coarse Fragments (%)			
			Gravels	Cobbles	Stones	Calcareous
Bm	0 - 24 cm	SL	40%	1%	0%	N
C	24 - 78 cm	SL	45%	5%	<1	N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 7046

Horizon		Ae	Bm	C		
Depth (cm)		19	31			
Soil Texture		S	S	S		
Coarse fragments (CF)	% gravels	20%	25%	30%		
	% cobbles and stones	5%	5%	5%		
Water storage capacity texture adjustment factor (mm/cm)		0.8	0.8	0.8		
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		11.4	17.4	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		28.8				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		179.2				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		12.0	17.6	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		29.6				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		178.4				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 1 Waypoint: 1062 Elevation (m): 499

Horizon	Depth	Texture	Coarse Fragments (%)			
			Gravels	Cobbles	Stones	Calcareous
Ae	0 - 19 cm	S	20%	<5	0%	N
Bm	19 - 64 cm	GS	25%	<5	<1	N
C	64 - 96 cm	GS	30%	5%	1%	N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 8653

Horizon		Bm	C			
Depth (cm)		14	36			
Soil Texture		SL	SiL			
Coarse fragments (CF)	% gravels	30%	30%			
	% cobbles and stones	1%	5%			
Water storage capacity texture adjustment factor (mm/cm)		1.2	2.1			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		11.6	49.1	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		60.7				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		147.3				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		11.7	50.3	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		62.0				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		146.0				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 1 Waypoint: 1063 Elevation (m): 572

Horizon	Depth	Texture	Coarse Fragments (%)			
			Gravels	Cobbles	Stones	Calcareous
Bm	0 - 14 cm	SL	30%	<1	0%	N
C	14 - 78 cm	SiL	30%	<5	<1	N



Land Capability Classification for Soil Moisture Deficiency

Historic average climatic data as reported in Climatic Capability Classification for Agriculture in British Columbia.

Climatic Parameter	Station 1	Station 2	Station 3	Average
	Fauquier	Revelstoke		(mm)
P: Growing Season Precipitation (May 1- Sept 30)	239	323		281
PE: Potential Evapo-transpiration from May1 to Sept 30	479	499		489
CMD: Climatic Moisture Deficit (P-PE)	240	176		208

Site ID: DL 8653

Horizon		Bm	C			
Depth (cm)		28	22			
Soil Texture		SL	SiL			
Coarse fragments (Cf)	% gravels	30%	45%			
	% cobbles and stones	1%	5%			
Water storage capacity texture adjustment factor (mm/cm)		1.2	2.1			
Unimproved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		23.2	23.1	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		46.3				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		161.7				
Land capability for soil moisture deficiency subclass rating (unimproved)		3A				
Improved soil moisture deficit calculation						
AWSC (Average water storage capacity) = Depth x texture factor x CF		23.5	23.1	0.0	0.0	0.0
Total AWSC in upper 50 cm of soil profile (mm)		46.6				
Soil Moisture Deficit (SMD) = CMD - Total AWSC (mm)		161.4				
Land capability for soil moisture deficiency subclass rating (improved)		3A				

Textural Class	Factor (mm/cm)
Sand	0.8
Loamy Sand	1.0
Sandy Loam	1.2
Fine Sandy Loam	1.4
Loam	1.7
Silt Loam	2.1
Clay Loam	2.0
Clay	2.0
Organic	2.5

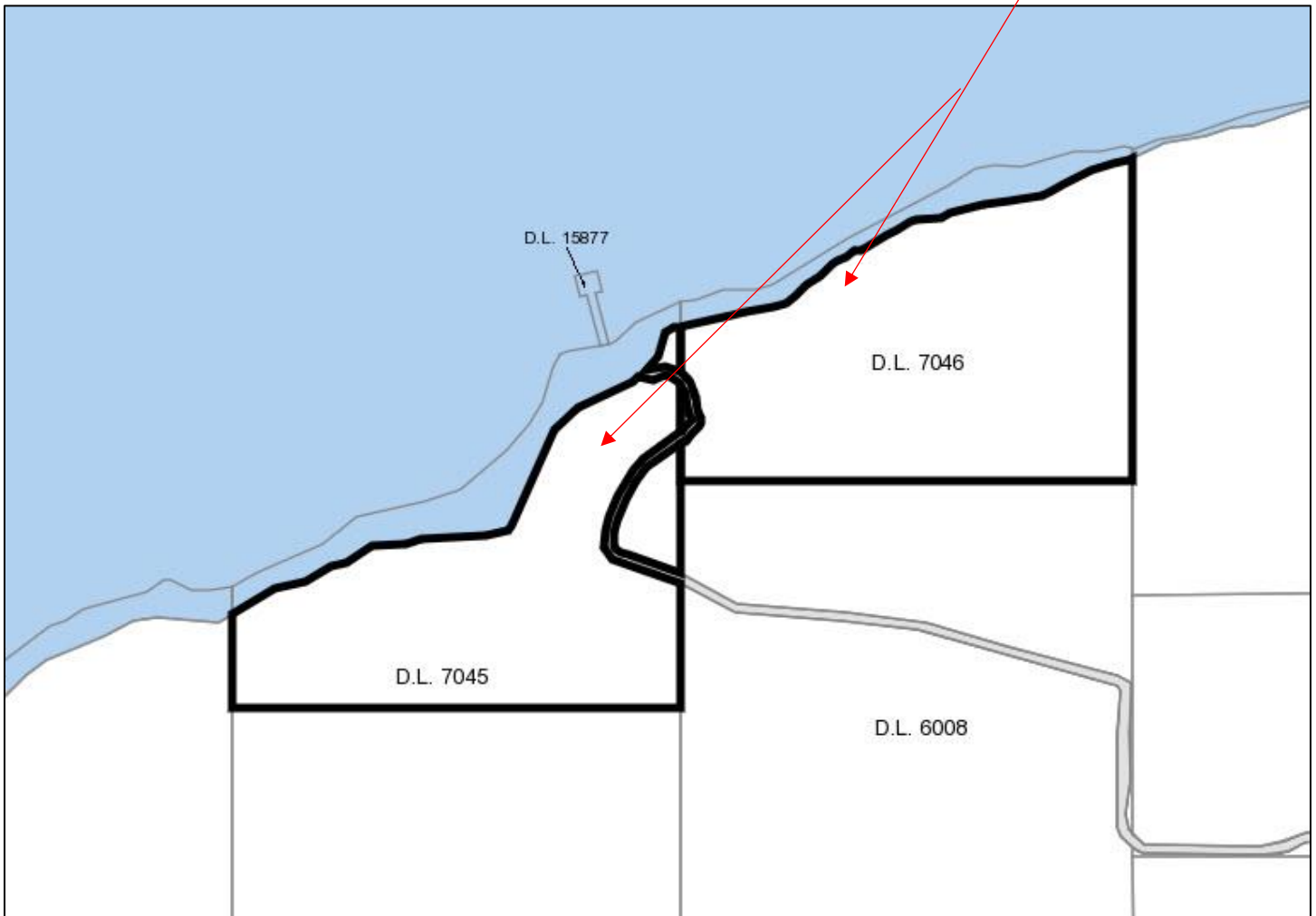
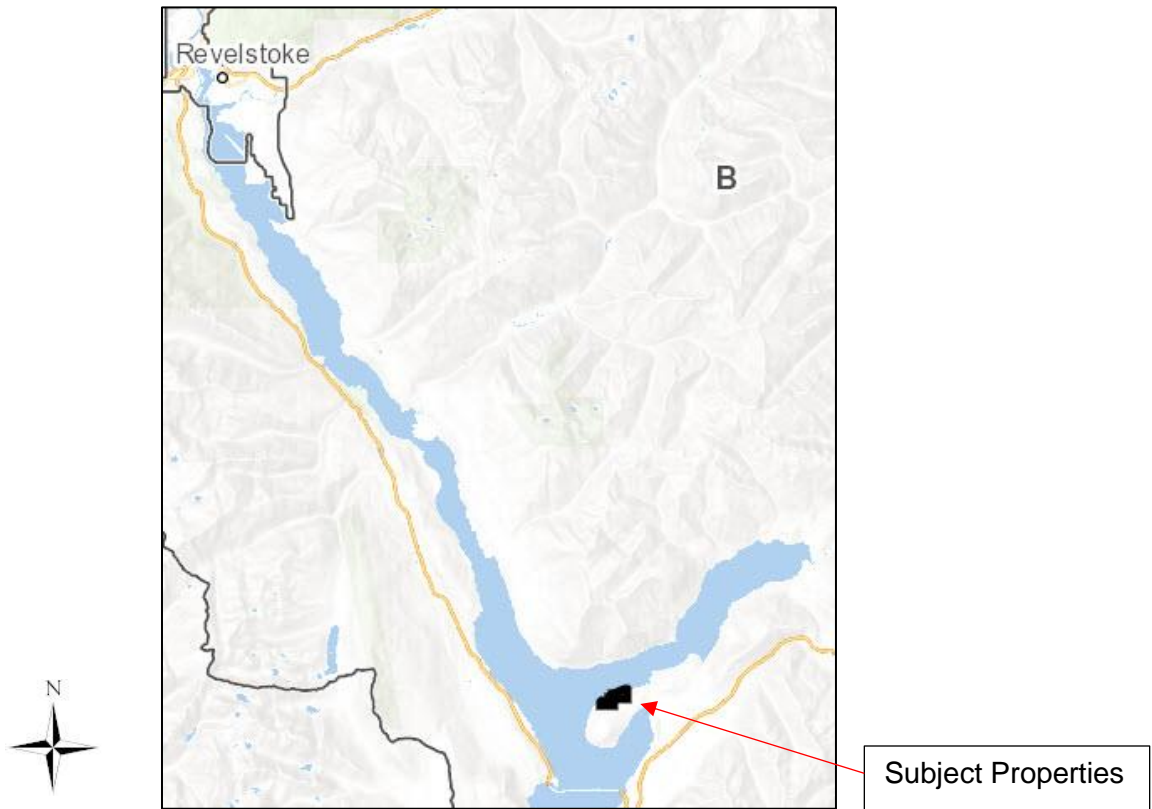
SMD	Class
< 40 mm	1A
40 to 115 mm	2A
116 to 190 mm	3A
191 to 265 mm	4A
266 to 340 mm	5A
341 to 415 mm	6A
> 415 mm	7A

Soil Pit: 2 Waypoint: 1064 Elevation (m): 487

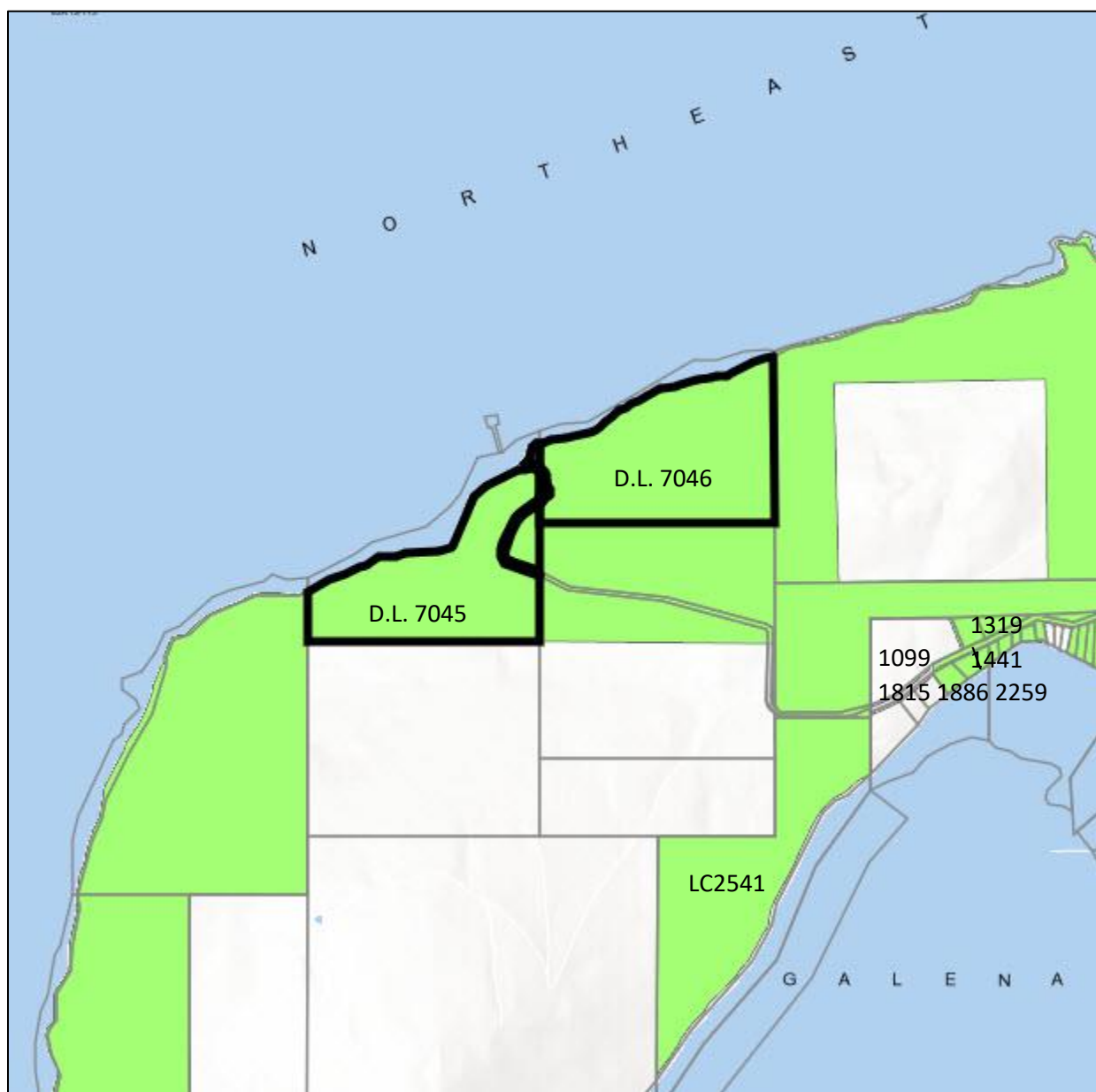
Horizon	Depth	Texture	Coarse Fragments (%)				Calcareous
			Gravels	Cobbles	Stones		
Bm	0 - 28 cm	SL	30%	<1	0%		N
C	28 - 78 cn	SiL	45%	<5	<1		N



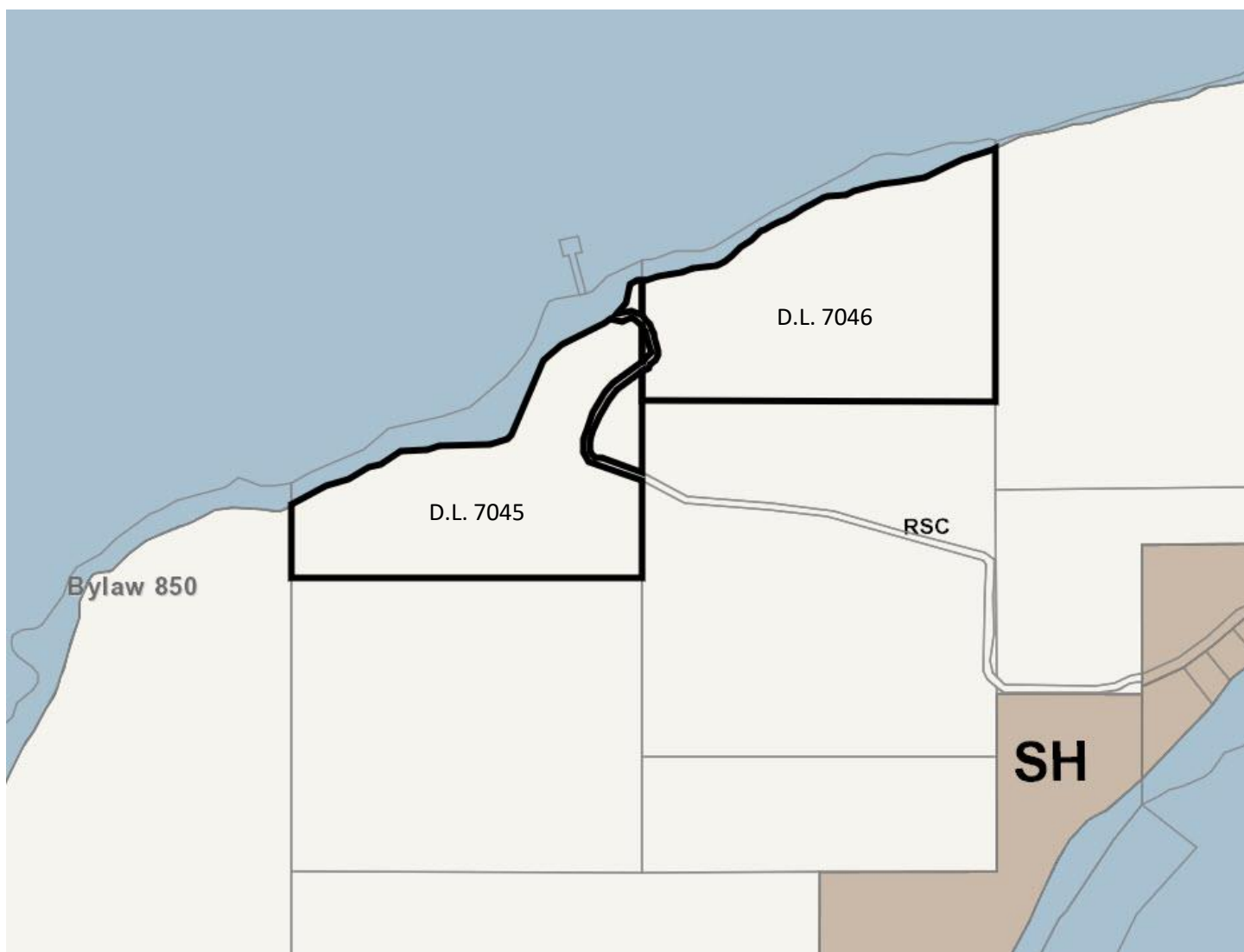
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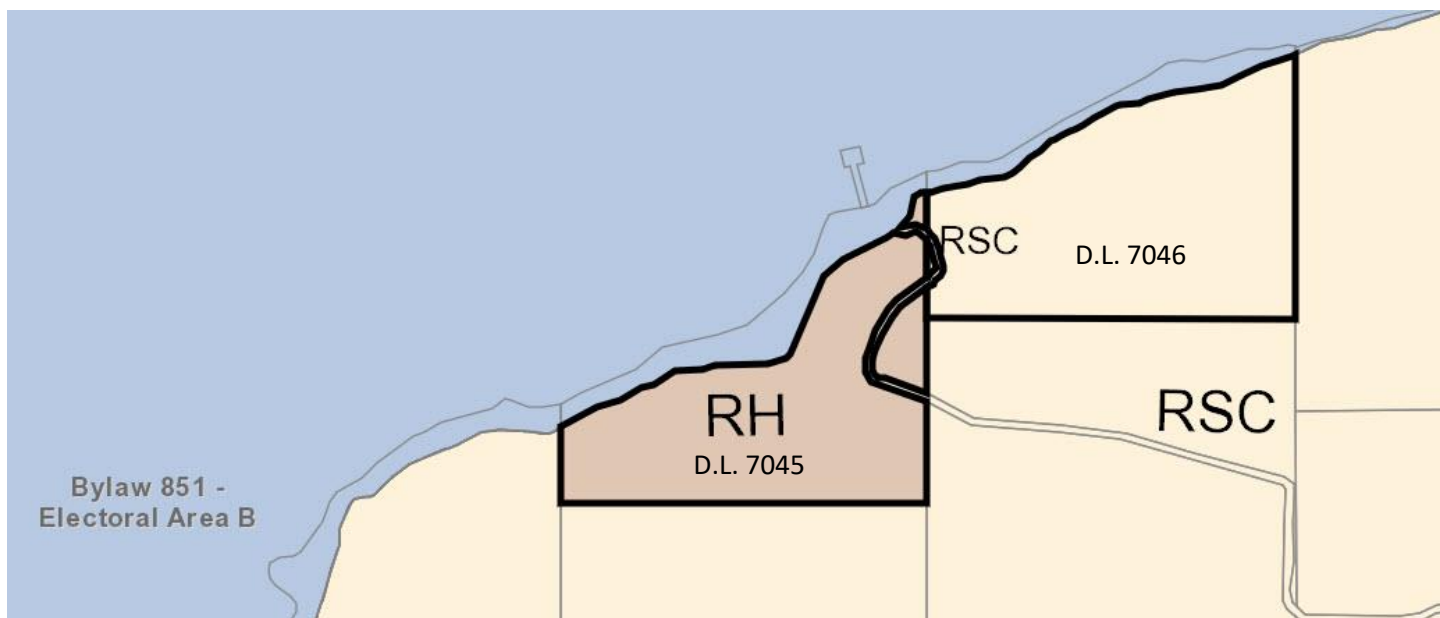
ALR/History



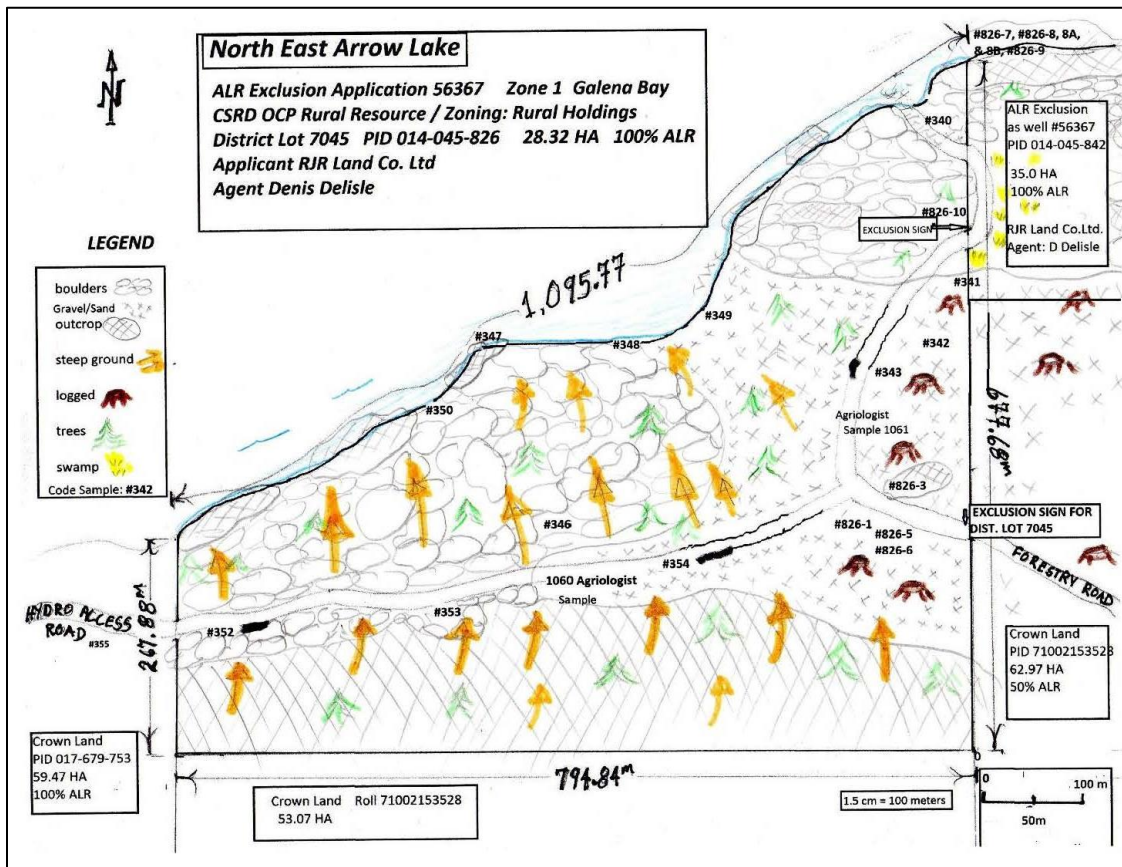
OCF



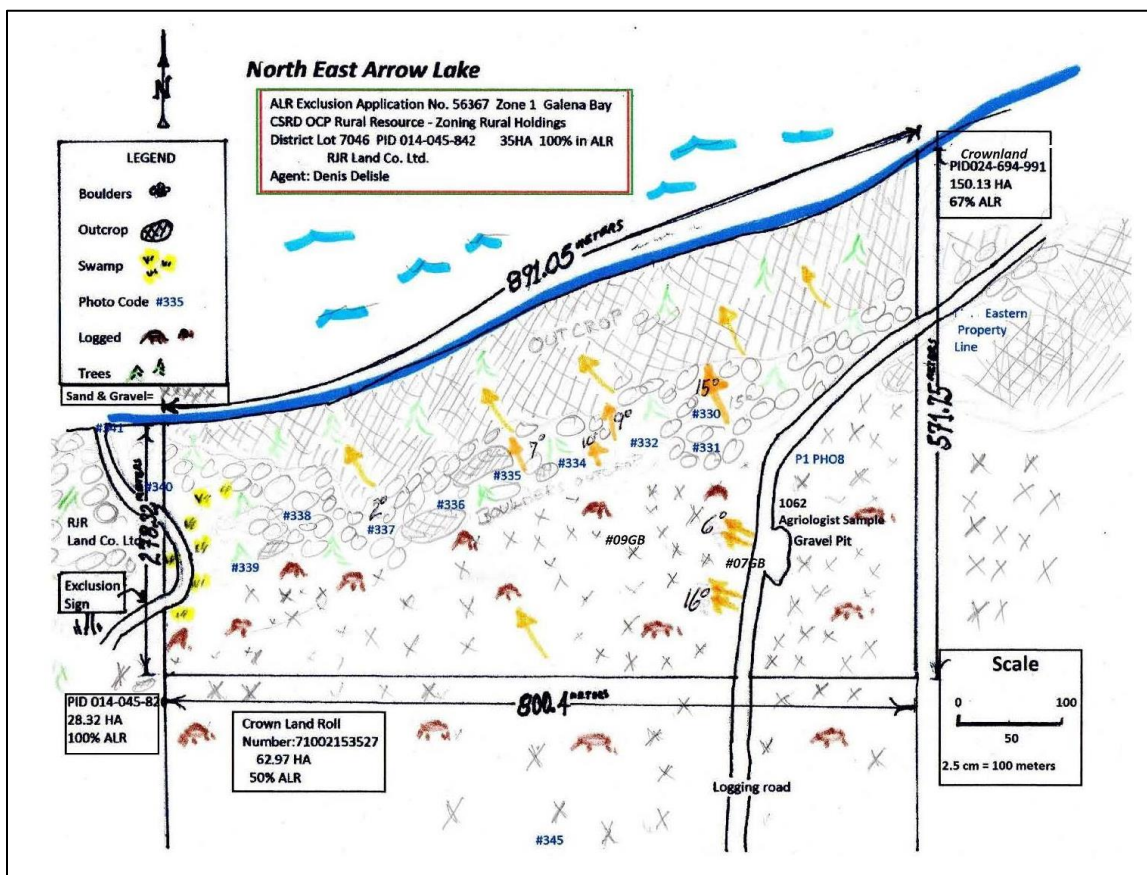
Zoning



Site Plan

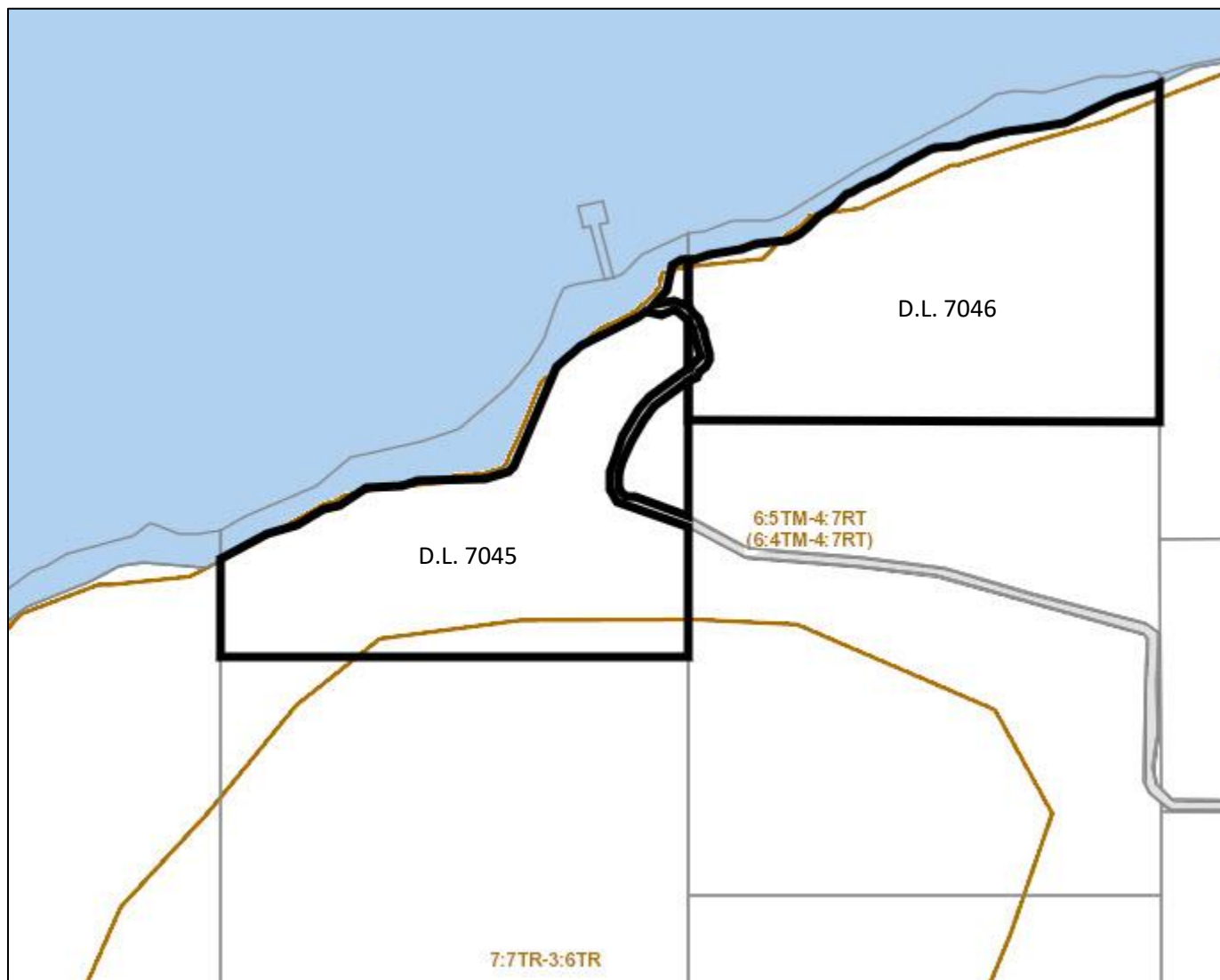


D.L. 7045

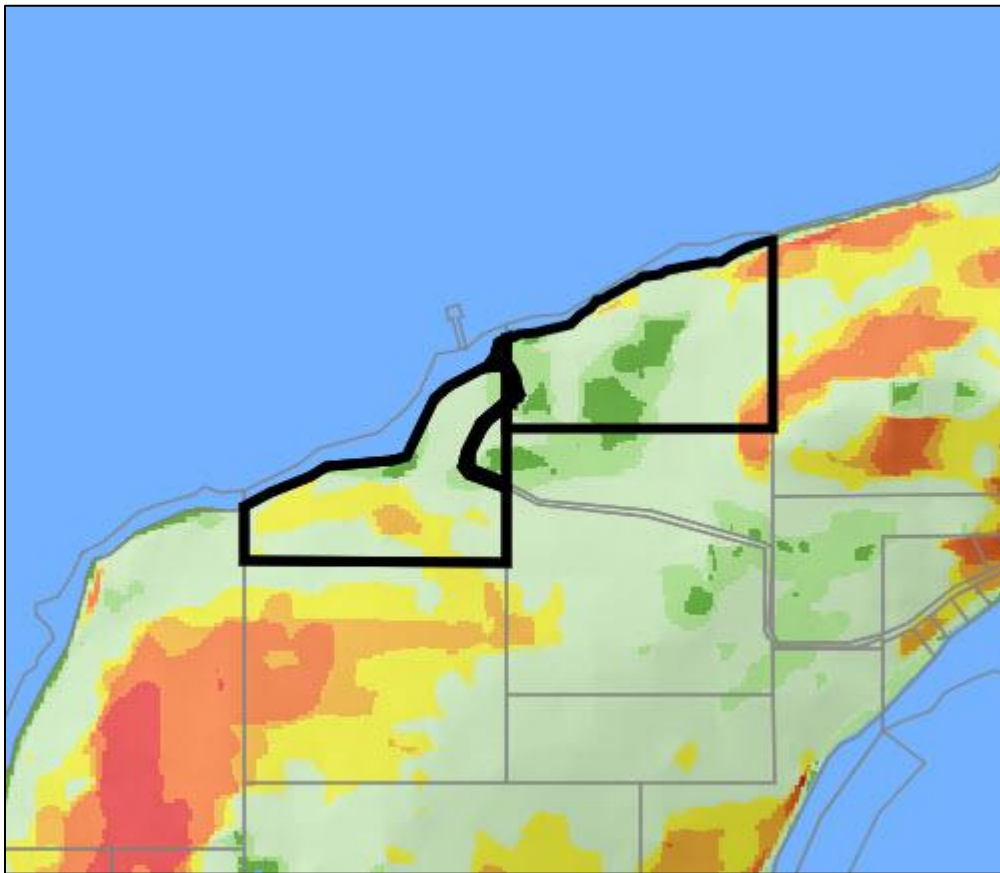


D.L. 7046









Soils



Slopes



Slope

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

Orthophoto



Photos



D.L. 7046







D.L. 7045







BOARD REPORT

TO: Chair and Directors

File No: DP850-26 PL20170000185

SUBJECT: Electoral Area B: Development Permit 850-12 (Hermanson)

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated November 2, 2017.
5955 Highway 31, Trout Lake

RECOMMENDATION : THAT: Development Permit 850-12 (Hermanson) be approved for issuance this 1st day of December, 2017.

SHORT SUMMARY:

The owners of the 0.231 ha subject property located in Trout Lake would like to construct a building for the purpose of leasing space to the general public for storage of RVs and equipment. Mini-storage is a permitted use in the HC – Highway Commercial zone in the Electoral Area B Zoning Bylaw No. 851 (Bylaw No. 851). Development within commercial zones requires a Commercial Form and Character Development Permit.

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

REGISTERED OWNER:
Sheryl Hermanson

APPLICANT:
Sheryl Hermanson

ELECTORAL AREA:
B

CIVIC ADDRESS:
5955 Highway 31, Trout Lake

LEGAL DESCRIPTION:
Lot 1, District Lot 769, Kootenay District, Plan NEP23339

SIZE OF PROPERTY:
0.231 ha

SURROUNDING LAND USE PATTERN:
North: Highway 31, Emcon operations yard, gravel pit
South: Residential
East: Westside Road, Rural Resource

West: Commercial

CURRENT USE:
small storage building

PROPOSED USE:
additional storage building

OCP DESIGNATION:
HC - Highway Commercial

ZONE:
HC – Highway Commercial

SITE COMMENTS: The subject property is located on the corner of Highway 31 and Westside Road in the community of Trout Lake. The property is level and has access from Highway 31 for vehicular traffic. There is an existing single bay storage building on the property at this time. The lot has a large graveled area that is proposed to be used for parking and a number of mature cedar and some smaller spruce trees which will be retained as landscaping including a row of spruce trees along the rear property line behind the existing building. The area that has not been graveled is in lawn. From a safety perspective the lot is generally open so there are no blind spots which improves sight lines for traffic safety and minimizes the potential for loitering. The property is located within the Lardeau River alluvial fan and is noted on the Provincial Flood Hazard Mapping as a high hazard area. The property is located well outside of the Revelstoke Fire Service Area.

PROPOSAL: The proposed development consists of a three bay self-storage building to be located on the subject property next to the existing storage building. The owner may develop additional units in the future as the needs of the community increase.

POLICY:

Electoral Area 'B' Official Community Plan Bylaw No. 850 5.4 Commercial Development Permit Area

.1

The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1)(f) of the Local Government Act for the purpose of establishing objectives for the form and character of commercial development.

.2 Area

Commercial Development Permit Areas include all areas designated in the OCP for commercial use.

.3 Justification

The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

Guidelines

4. Landscaping shall be provided:

- a. along property lines that are next to public areas;
 - b. along the base of buildings that are seen from public areas;
 - c. between parking areas and public roads; and
 - d. meet Ministry of Transportation Standards, particularly BC Reg. 513/2004, Provincial Public Undertakings, Regulation Part 3.
5. Views from residential areas.
- a. landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
 - b. landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
 - c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.
6. Parking, vehicular traffic and waste collection areas.
- a. outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
 - b. where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
 - c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.
7. Existing landscaping.
- a. integration with, or augmentation of, any existing landscaping is encouraged.
 - b. retention of existing trees and integrating them into the proposed site and landscape design is encouraged. Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations. Public facades to avoid the creation of blank walls in prominent locations;
8. Standards.
- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).
 - b. Low volume irrigation is encouraged.
 - c. All trees must be staked in accordance with the BC Landscape standards.

Safety

9. Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways;
10. There may be a need to screen storage yards or noxious land uses.
11. Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

Building Design

12. Buildings shall create visual interest, using:

- strong detailing in windows and doors,
- no large expanses of blank wall, and
- localized lighting.

Exemptions

13. A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alterations that do not affect the exterior of a building, the repair or replacement of roofing.
- b. The construction, alterations or additions of a building are:
 - additions up to 200 m² in areas where the addition results in less than a 10% increase in floor area; or
 - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
 - the construction or alterations in accessory buildings or structures are not in excess of 40 m² where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site and the character of the site are not affected.
 - Development applications for residential developments within a Resort Commercial designation (e.g. Mica Creek).

Electoral Area B Zoning Bylaw No. 851

HC- Highway Commercial

Mini storage is a permitted use in the Highway Commercial zone.

Minimum setback from:

front parcel boundary	5 m
interior side parcel boundary	5 m
exterior side parcel boundary	5 m
rear parcel boundary	5 m
Maximum parcel coverage	40%

Maximum height for:

principal buildings and structures	11.5 m
accessory buildings	10 m

Screening:

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

Parking:

In accordance with Part 4, Table 1 – Required Parking Spaces and Loading Spaces, four parking spaces are required to be provided for a mini-storage building. No loading spaces are required for this use.

Signage must be in accordance with Section 3.24 of Bylaw No. 851.

Covenant:

There is a covenant (XK024597) registered on title in favour of the Ministry of Environment and the CSRD stating that no area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than 0.6 m above the natural ground as measured around the perimeter of the building.

Statutory Building Scheme:

There is a building scheme (XK034791) registered on title by the current owner Sheryl Hermanson. In addition to a number of other restrictions set by the developer, the building scheme specifies that "the owner of a lot shall not use or permit the use of the lot or any structure thereon for any trade, business calling, manufacturing or processing activity except that light commercial use shall be permitted on Lots 4, 5 and 6". This document was later modified by (KM024602) which deleted the above Lots 4, 5 and 6 and replaced it with Lots 1, 2 and 3. Thus, the proposed use would be allowed under the building scheme on Lot 1 which is the subject property. Staff note that Statutory Building Schemes are a developer enforced agreement and are not enforced by the CSRD.

Highway Access Permit:

The applicant has obtained a Commercial Access Permit from the Ministry of Transportation and Infrastructure for the proposed use. This permit is dated November 2, 2017. A copy of this permit is attached.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The community of Trout Lake is a remote hamlet of predominantly seasonal recreational homes located in the southern part of Electoral Area B. There are currently 4 properties zoned Highway Commercial along Highway 31 and a small area with 7 properties zoned Neighbourhood Commercial. This is the first Commercial Development Permit application we have received for this area. Development activity in this area is minimal.

The site plan provided by the applicant indicates that the proposed new building will be sited in compliance with the setback requirements for this zone and that there is adequate room on the parcel for parking of vehicles meeting the requirements of the zoning bylaw. The existing storage building on the parcel is sited at 2.4 m from the west parcel boundary. It is noted that this building was constructed prior to adoption of Bylaw No. 851 and is considered legally non-conforming with respect to siting.

The property has been cleared and an area has been graveled for parking and manoeuvring. There are a number of existing mature trees and lawn areas on the property which are to be retained. These provide natural landscaping and screening from the adjacent properties to the south and the road frontages in keeping with the DP guidelines. The proposal includes the construction of a new three (3) bay self-storage building. This building will be metal clad with tan coloured siding and white doors and roofing. Due to the security requirements for this type of use there are no windows proposed. The building design generally meets the Development Permit guidelines by using contrasting colours on the

roofing and doors to create visual interest. The applicant has indicated that there will be no outdoor storage on the property and due to the nature of the business there is no need for a garbage bin on the site. As such additional screening is not required.

The APC recommended that the applicant provide landscaping along Westsyde Road in accordance with Section 5.4.7(b) which talks about retention of existing trees and incorporating them into the landscaping. The applicant has stated that they plan to leave all existing trees on the site in place and will add an additional two trees between the new building and the road. Staff have noted on Schedule C of the Development Permit that all existing trees and natural landscaping are to be retained as a condition of this permit.

SUMMARY:

Staff is recommending approval of Development Permit 850-26 for the following reasons:

- The applicant has made an effort to adhere to those Development Permit guidelines which are practical for the community in which the property is located with regard to landscaping, screening and building design.

The Electoral Area B Advisory Planning Commission also recommended approval of this application.

IMPLEMENTATION:

If the Board approves issuance of the Development Permit, staff will notify the applicant of the Board's decision and prepare a notice to be sent to the Land Titles Office for registration on title.

COMMUNICATIONS:

This application was referred to the Electoral Area B Advisory Planning Commission and the Ministry of Transportation. The Ministry advised that they have issued a Commercial Access Permit for the subject property and have provided a copy of the permit (attached).

The Area B APC recommended approval of DP850-26 subject to the condition that the applicant place landscaping along Westsyde Road to meet the guidelines in Section 5.4.7(b). Staff feel that this condition has been addressed by the applicant.

In accordance with Development Services Procedures Bylaw No. 4001, notice of this Development Permit was sent to all owners of property within 100 m of the subject property.

DESIRED OUTCOMES:

That the Board approve issuance of Development Permit 850-26.

BOARD'S OPTIONS:

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

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

1. Electoral Area B Official Community Plan Bylaw No. 850
2. Electoral Area B Zoning Bylaw No. 851
3. Electoral Area B Advisory Planning Commission Meeting 2017-10-31 Minutes

Report Approval Details

Document Title:	2017-12-01_Board_DS_DP850-26_Hermanson.docx
Attachments:	<ul style="list-style-type: none">- DP 850-26.pdf- Access_Permit_DP850-26.pdf- Maps_Plans_Photos_DP830-26.pdf
Final Approval Date:	Nov 20, 2017

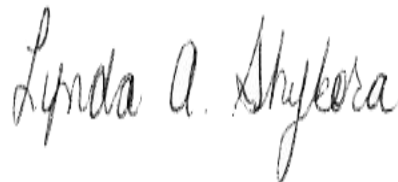
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 20, 2017 - 8:53 AM



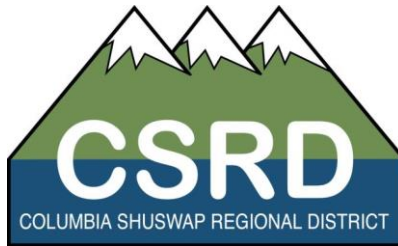
Gerald Christie - Nov 20, 2017 - 12:22 PM



Lynda Shykora - Nov 20, 2017 - 1:56 PM



Charles Hamilton - Nov 20, 2017 - 4:01 PM



DEVELOPMENT PERMIT NO. 850-26

OWNER: Sheryl Hermanson
PO Box 1793
Revelstoke BC V0E 2S0

1. This Commercial Development Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:

Lot 1, District Lot 769, Kootenay District, Plan NEP23339

PID: 023-520-329

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

3. This Permit is issued pursuant to Section 5.4 of the "Electoral Area B Official Community Plan Bylaw No. 850, as amended" for the construction of a self-storage building (garage) as more particularly shown on the Site Plan attached hereto as Schedule B.
4. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
5. This Permit is issued based on the plans attached hereto as Schedules B, C, D, E and F which satisfy the requirements of the Commercial Development Permit Area as set out in Electoral Area B Official Community Plan Bylaw No. 850, as amended.
6. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in the permit.
7. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
8. This Permit is NOT a building permit.

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

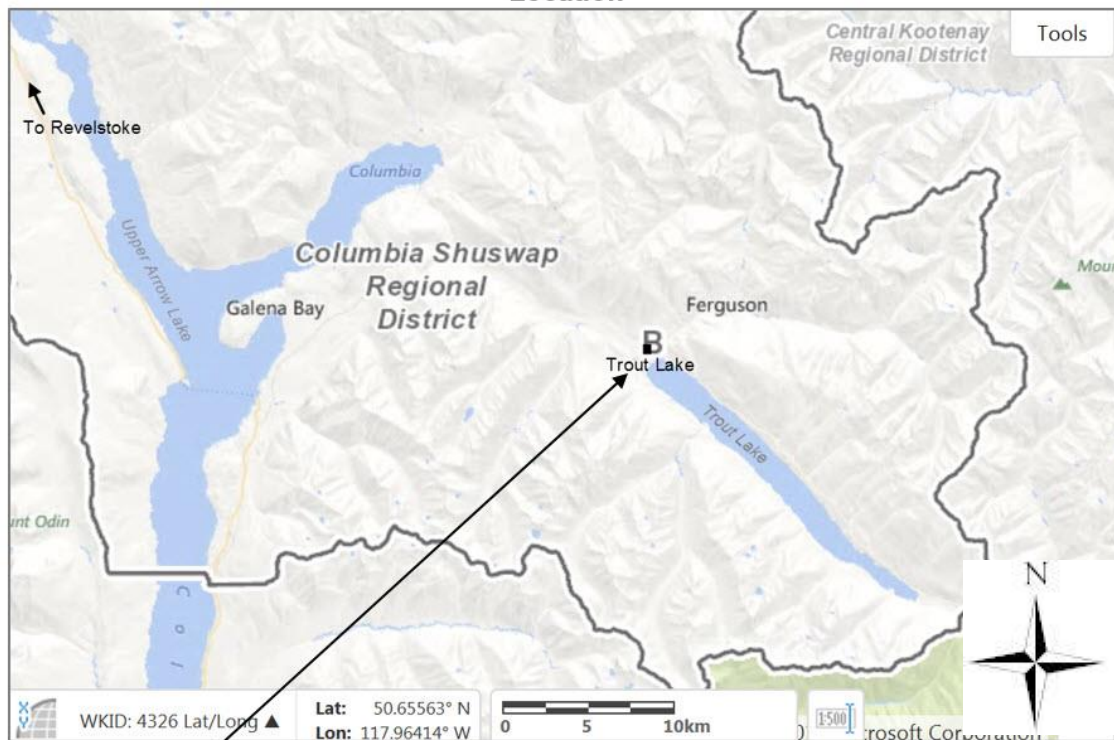
Corporate Officer

PLEASE NOTE:

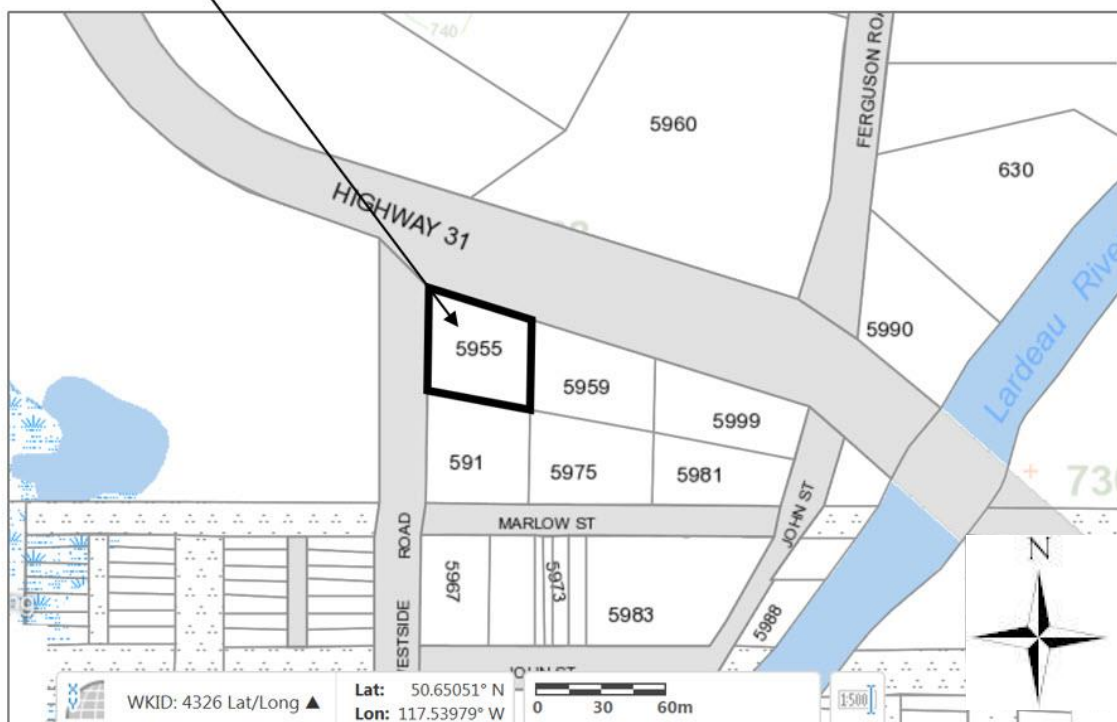
- 1) Pursuant to Section 504(1) of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

Schedule A

Location

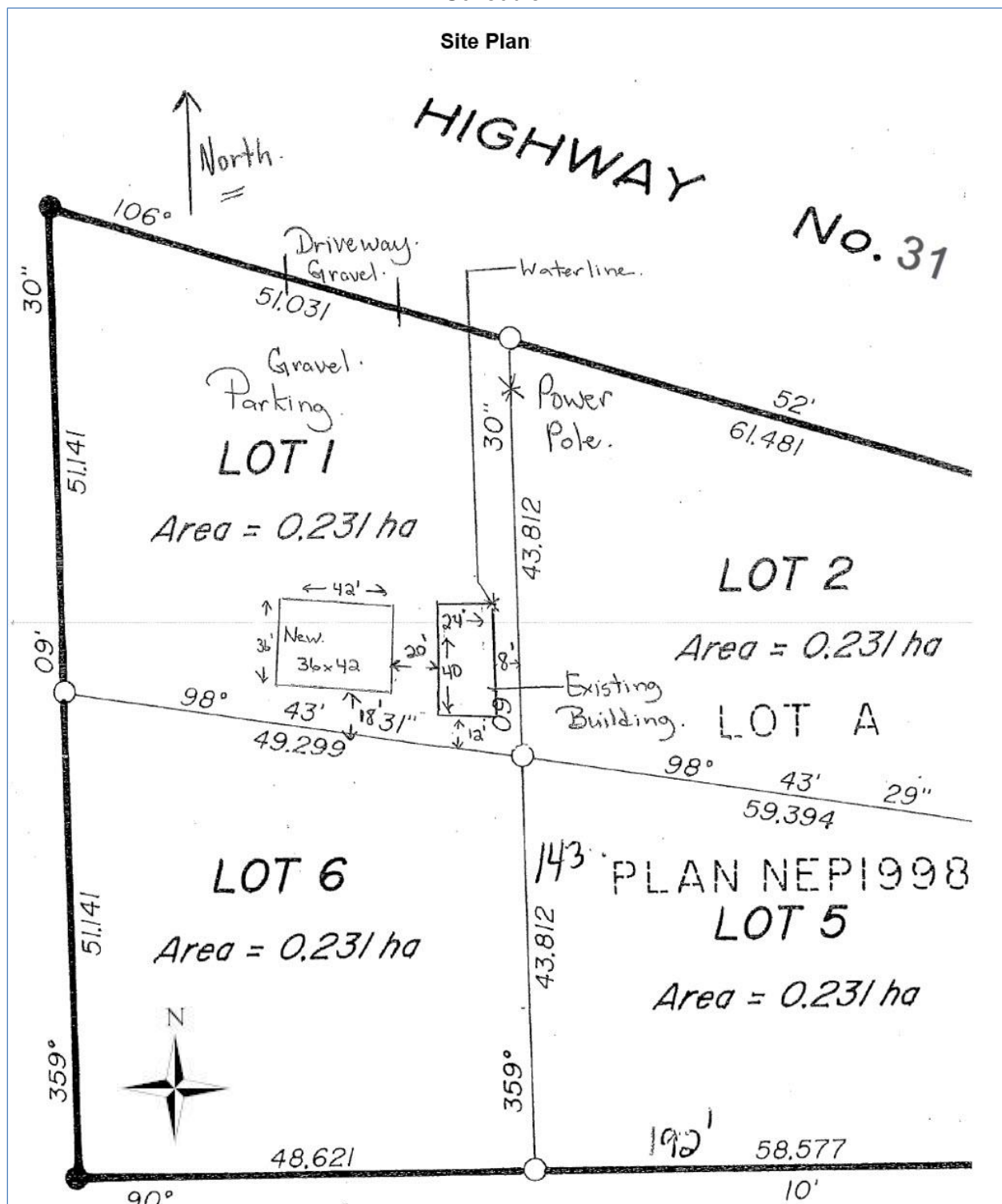


Subject Property

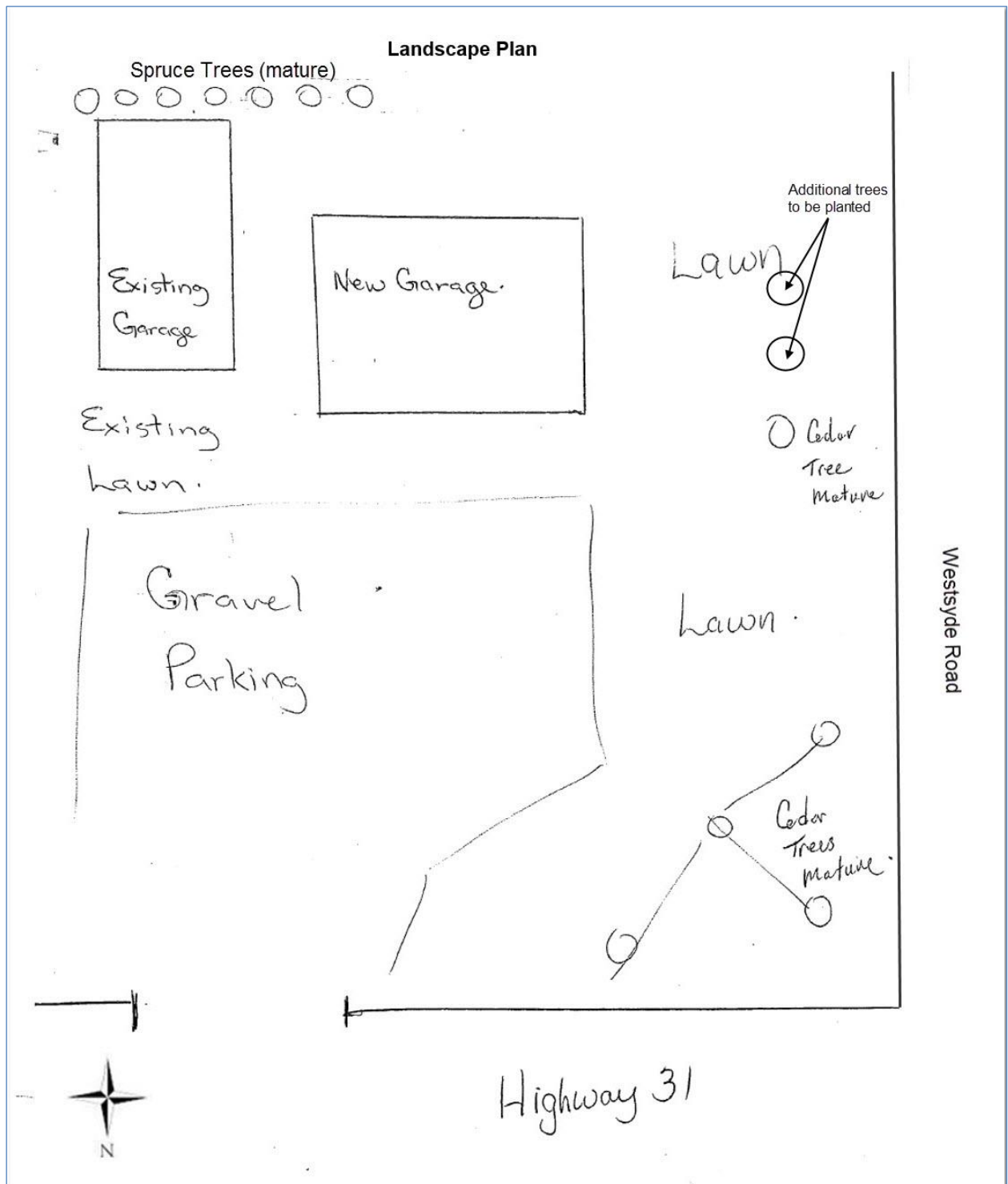


Schedule B

Site Plan



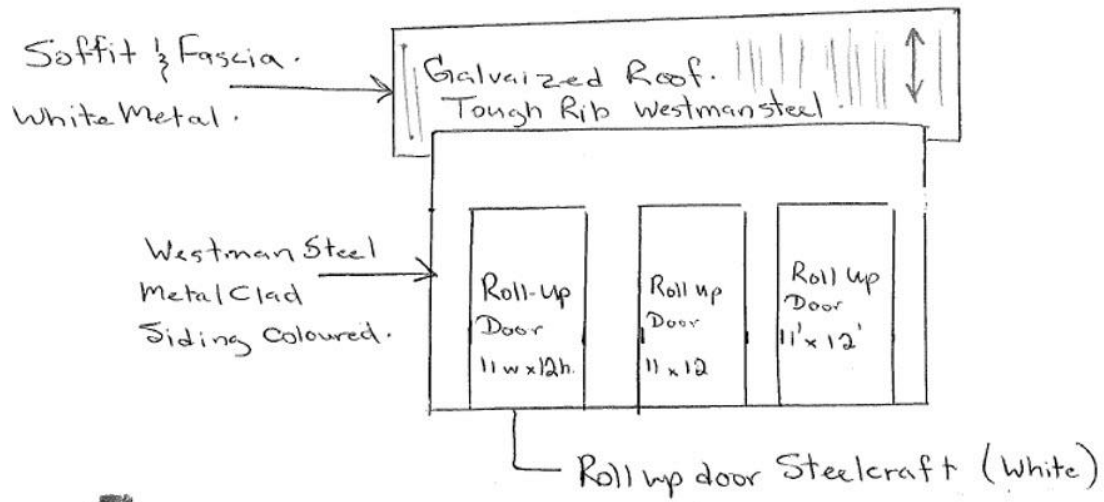
Schedule C



*All existing trees and natural landscaping to remain as a condition of this permit.


Schedule D

Elevation Drawing



Schedule E

Floor Plan

 WESTMAN STEEL STATEMENTS IN STEEL™ www.westmansteel.com	Page	of	Project
	By		Date
Title		Subject	

Roll-up Door 11' w x 12' h.

Concrete Foundation. 2x6

42'

2x4 Interior Walls.

2x6 exterior wall.

36'

Exterior Metal Clad - Coloured. (Tan) 2x6 ↑

Roof - Galvanized Metal.

Building for lot 1.

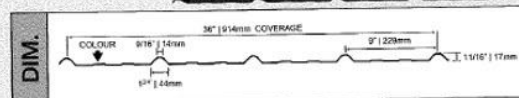
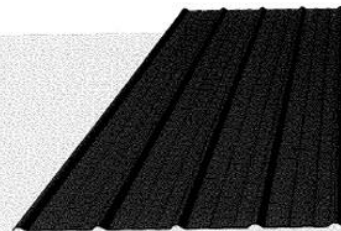
TOUGH RIB

cladding roofing

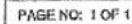
DESCRIPTION

Our most popular profile is also our toughest. TOUGH RIB is our strongest and most durable light gauge 36" coverage panel. It delivers the performance needed for agricultural and residential applications. Its traditional ribbed design also meets the architectural and aesthetic needs of commercial and institutional users.

COVERAGE: 36" | GAUGE(S): 29 & 26



Truss Plans





BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Permit/File Number: 2017-06192

Office: Rocky Mountain District

PERMIT TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A PROVINCIAL PUBLIC HIGHWAY

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

BETWEEN:

The Minister of Transportation and Infrastructure

Rocky Mountain District
129 10th Avenue S
Cranbrook, BC V1C 2N1
Canada

("The Minister")

AND:

Sheryl A Hermansen
Box 1793
Revelstoke, British Columbia V0E 2S0
Canada

("The Permittee")

WHEREAS:

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;
- B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The operation, and maintenance of an existing Commercial Access onto Highway 31 in Trout Lake BC to serve the property legally known as Lot 1 District Lot 769 Kootenay District Plan NEP23339 (PID 023-520-329). See attached map.

Ministry contact person for this permit is Cliff Razzo, District Development Technician (250) 426-1516 or Cliff.Razzo@gov.bc.ca

- C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

1. The Minister shall designate an official ("the Designated Ministry Official") who shall act as the Minister's agent in the administration of this permit in the manner hereinafter set out.
2. The Use shall be carried out according to the reasonable satisfaction of the Designated Ministry Official.
3. The Permittee will at all times indemnify and save harmless Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of Transportation and Infrastructure, and the employees, servants, and agents of the Minister from and against all claims, demands, losses, damages, costs, liabilities, expenses, fines, fees, penalties, assessments and levies, made against or incurred, suffered or sustained by any of them, at any time or times (whether before or after the expiration or termination of this permit) where the same or any of them are sustained in any way as a result of the Use, which indemnity will survive the expiration or sooner termination of this permit.
4. The Permittee shall make diligent attempts to determine if there are other users of the right of way in the vicinity of the Permittee's location whose use may be affected. It shall be the responsibility of the Permittee to contact any such users before



exercising any of the rights granted hereunder and to attempt to reach an accommodation.

5. The Minister shall take reasonable care to do as little damage or interference, as possible, to any Use authorized by this permit in the carrying out of the construction, extension, alteration improvement, repair, maintenance or operation of any work adjacent thereto, but the Minister shall not be responsible for any damage regardless.
6. The Minister at the absolute discretion of the Minister may, at any time, cancel this permit for any reason upon giving reasonable notice; provided, however, that in the case of default by the Permittee or in the case of an emergency no notice shall be necessary. The Minister shall not be liable for any loss incurred as a result of permit cancellation.
7. Placing of speed arresters on the access (or accesses) or in the Permittee's property without the prior consent in writing of the Designated Ministry Official shall render the permit void.
8. The Permittee shall be responsible for replacing any survey monuments that may be disturbed or destroyed by the Use. Replacement must be by a British Columbia land surveyor at the Permittee's expense.
9. The Permittee shall remove any mud, soil, debris, or other foreign material tracked onto the highway from the access authorized herein. Such removal shall be at the Permittee's expense and shall be done at any time the material unduly inconveniences traffic and, in any event, daily.
10. The Permittee acknowledges that the issuance of this permit by the Minister is not a representation by the Minister that this permit is the only authority needed to carry out the Use. The Permittee shall give deference to any prior permission given for use of the right of way in the vicinity of the permit area, shall obtain any other permission required by law, and shall comply with all applicable laws regardless of their legislative origin.
11. At the end of the term of this permit, or when the permit is cancelled or abandoned, the Permittee shall, if so requested by the Minister, remove all installations and shall leave the site as near as reasonably possible in the condition it was in before this permit was issued or such other condition as shall reasonably be required by the Designated Ministry Official. If the Permittee refuses to comply with these obligations, the Minister may perform them as required and the Permittee shall be liable to the Minister for the costs of doing so.
12. The rights granted to the Permittee in this permit are not assignable without the consent of the Minister.
13. As a condition of this permit, the permittee unconditionally agrees with the Ministry of Transportation and Infrastructure that the permittee is the prime contractor or will appoint a qualified prime contractor, as described in Section 118 of the Workers Compensation Act, for the purposes of the work described by this permit, at the work location described in this permit, and that the permittee or designated prime contractor will observe and perform all of the duties and obligations which fall to be discharged by the prime contractor pursuant to the Workers Compensation Act and the Occupational Health and Safety Regulation.
14. The permittee is advised and acknowledges that the following hazards may be present at the work location and need to be considered in co-ordinating site safety: overhead hazards, particularly electrical or telecommunications lines; buried utilities, particularly electrical, telecommunication, and gas lines; traffic, danger trees, falling rocks, and sharp or infectious litter.
15. Any works within the Ministry right-of-way that fall within the scope of "engineering" under the Engineers and Geoscientists Act will be performed by a Professional Engineer, and shall comply with this Ministry's "Engineer of Record and Field Review Guidelines". The Guidelines can be viewed on the Ministry's website at
<http://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/technical-circulars/2009/t06-09.pdf>
16. The permittee is responsible for preventing the introduction and spread of noxious weeds on the highway right-of-way as defined by the British Columbia Weed Control Act and Weed Control Regulation.
17. The Use shall be carried out according to the following drawings and specifications, which are attached and shall be considered to be part of this permit:
18. The access shall be graveled to an extent satisfactory to the Designated Ministry Official to prevent the tracking of mud and soil onto the highway surface.
19. The Permittee will ensure that the works do not, impair, impede or otherwise interfere with;
 - I. public passage on the Highways;
 - II. the provision of highway maintenance services by the Province, or by its servants, contractors, agents or authorized representatives of the Province in connection with the Highways; or
 - III. the operation of the Highways;
20. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works

**BRITISH
COLUMBIA**Ministry of Transportation
and InfrastructurePermit/File Number: 2017-06192Office: Rocky Mountain District

any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Cranbrook, British Columbia, this 2 day of November, 2017

On Behalf of the Minister

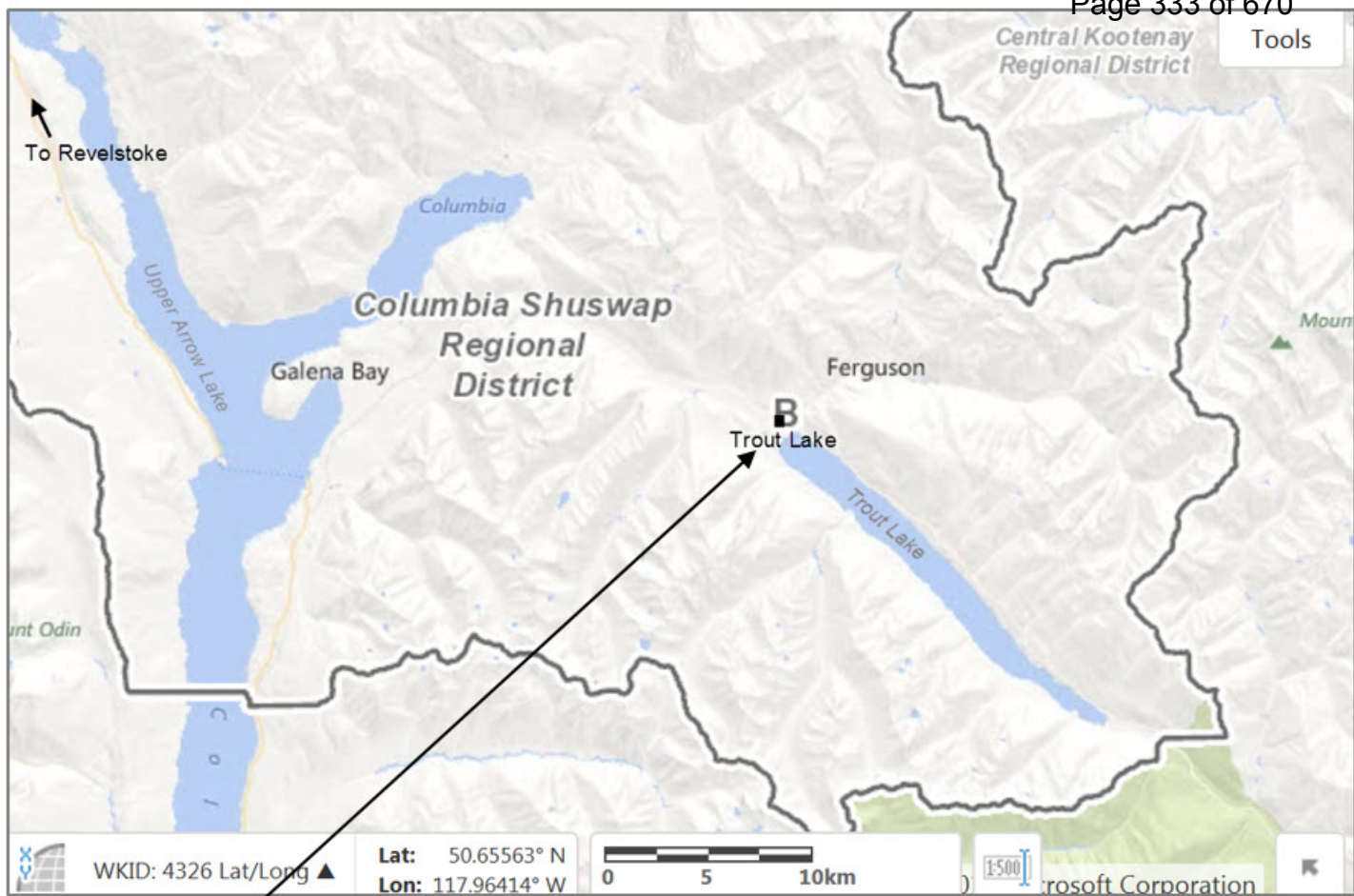
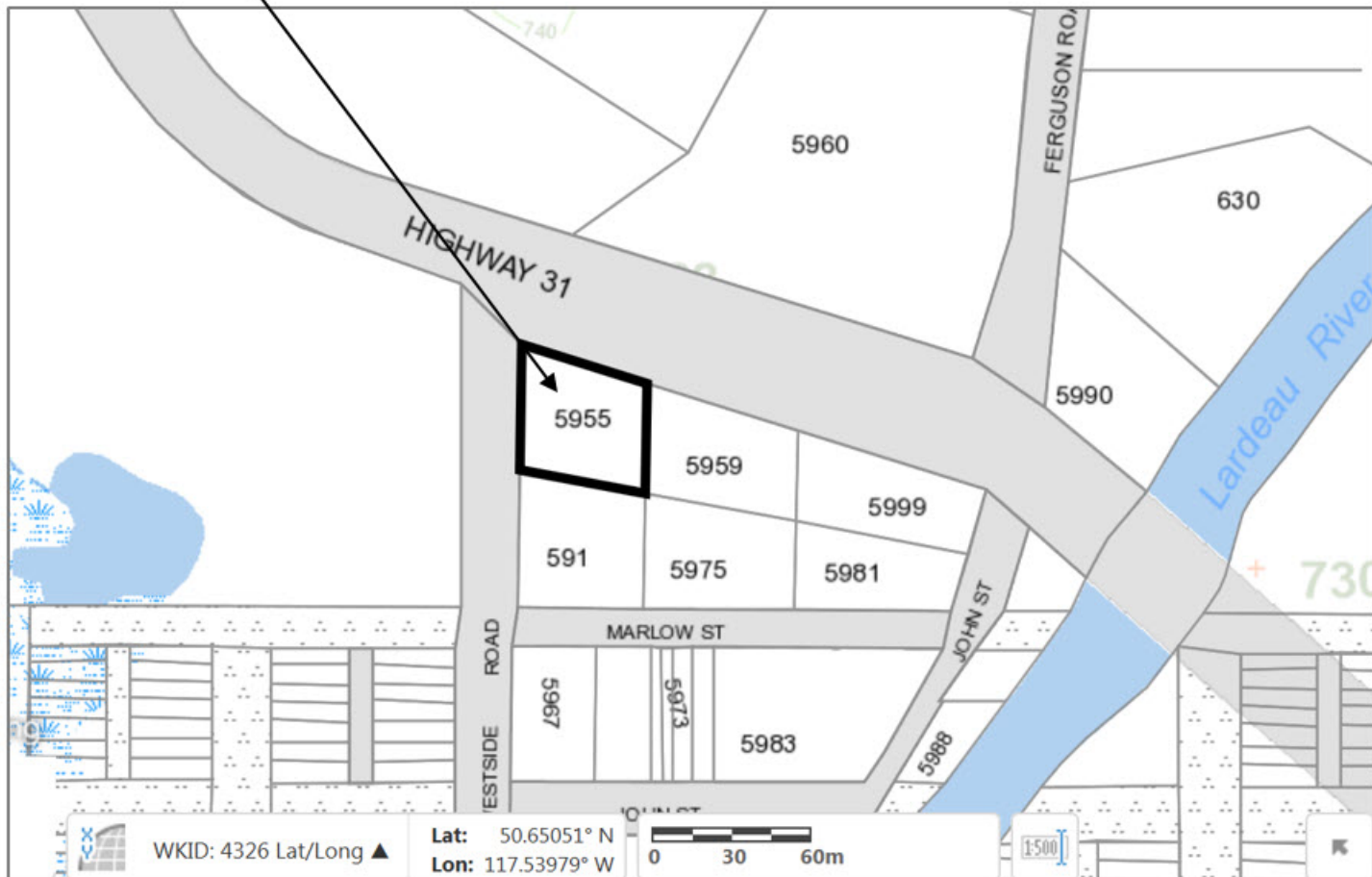


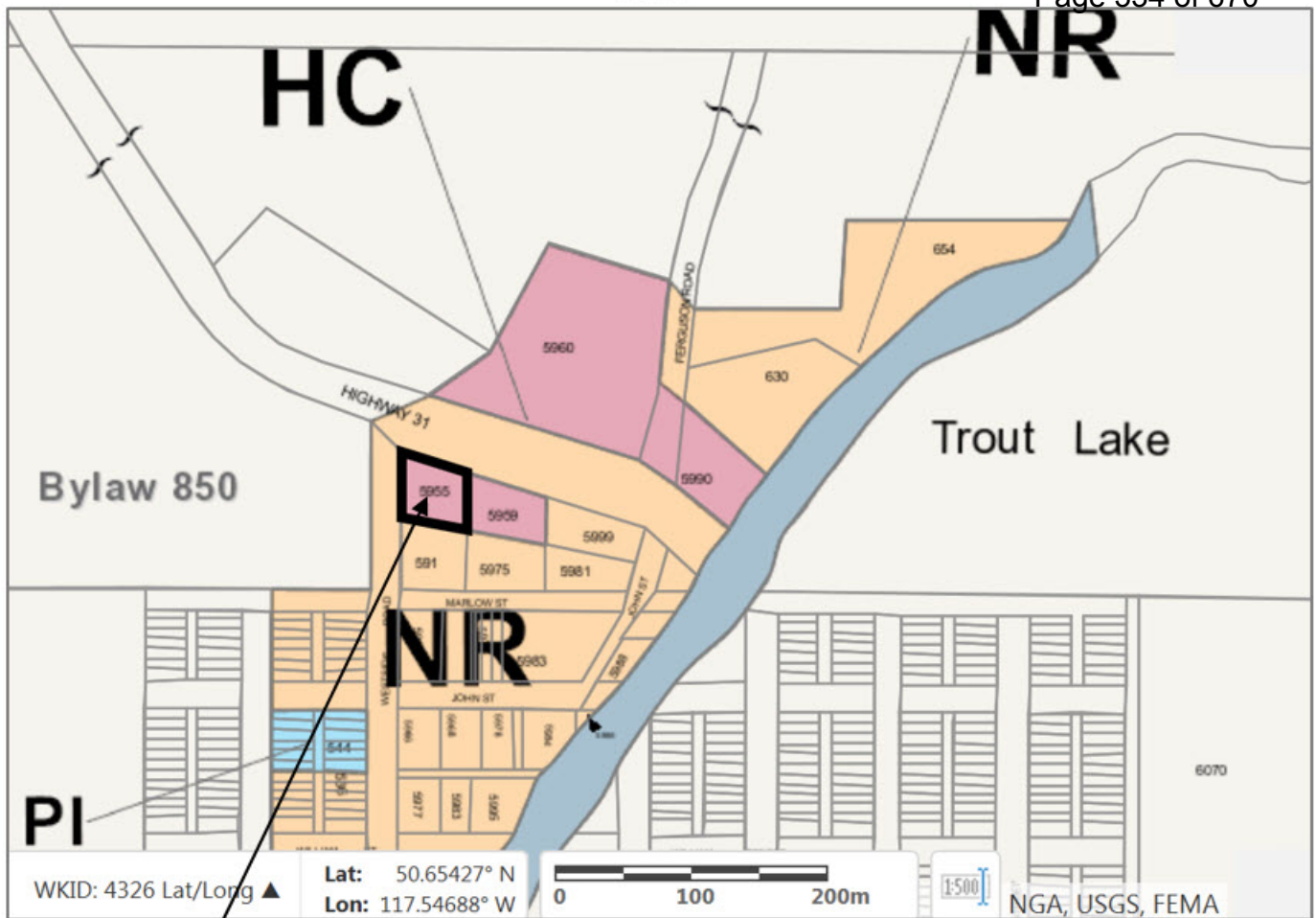
BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

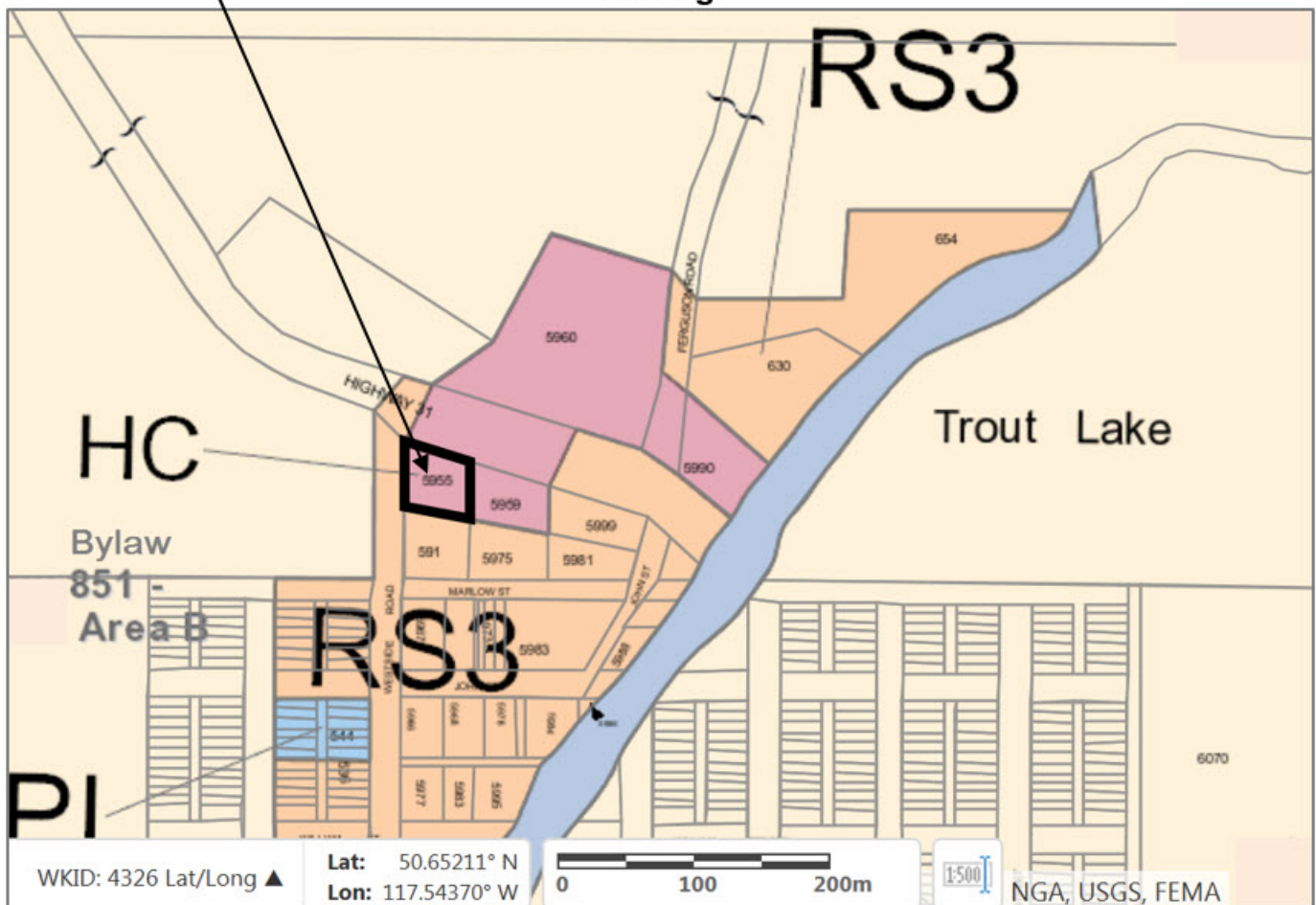
Permit/File Number: 2017-06192
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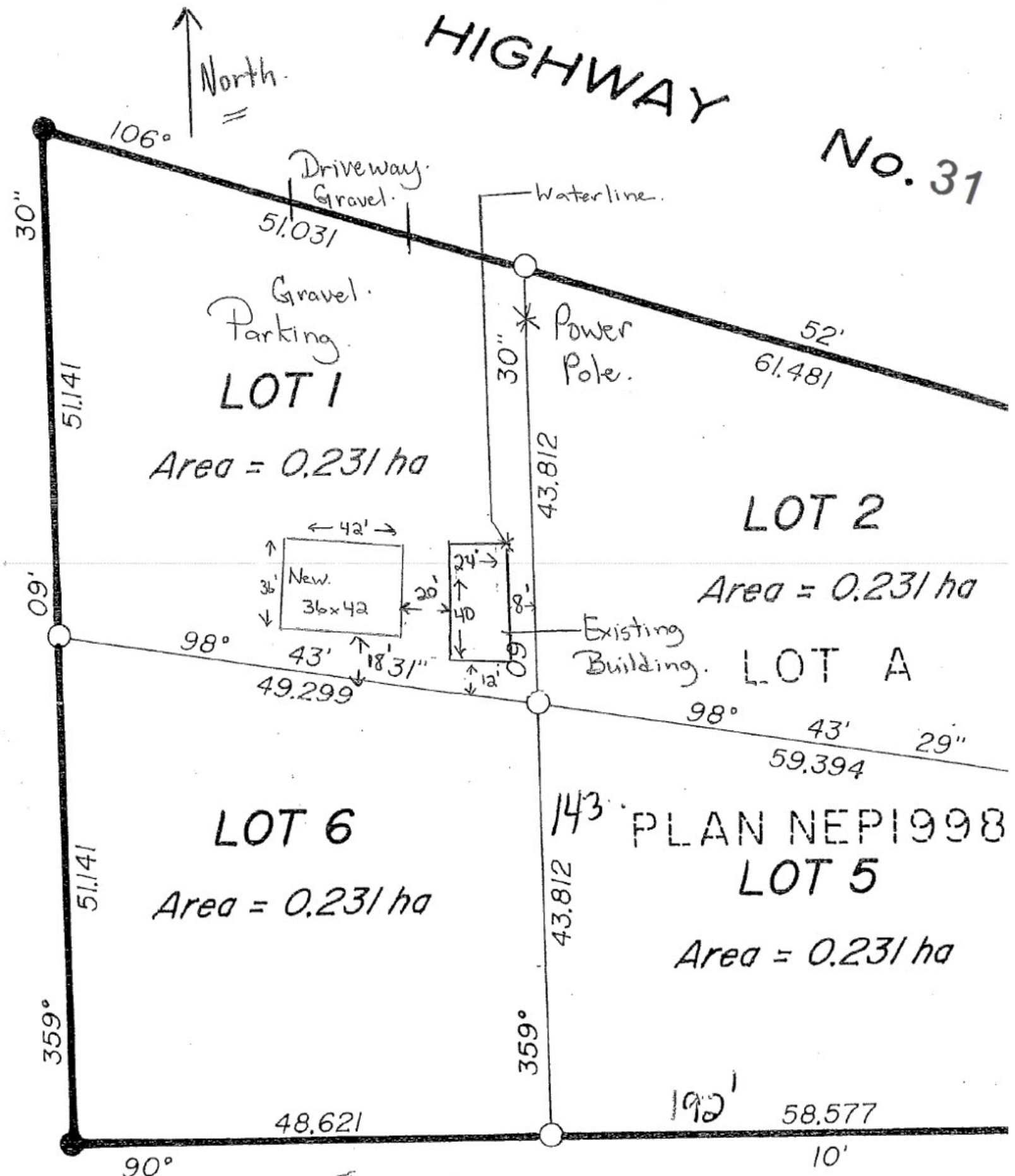
**Subject Property**



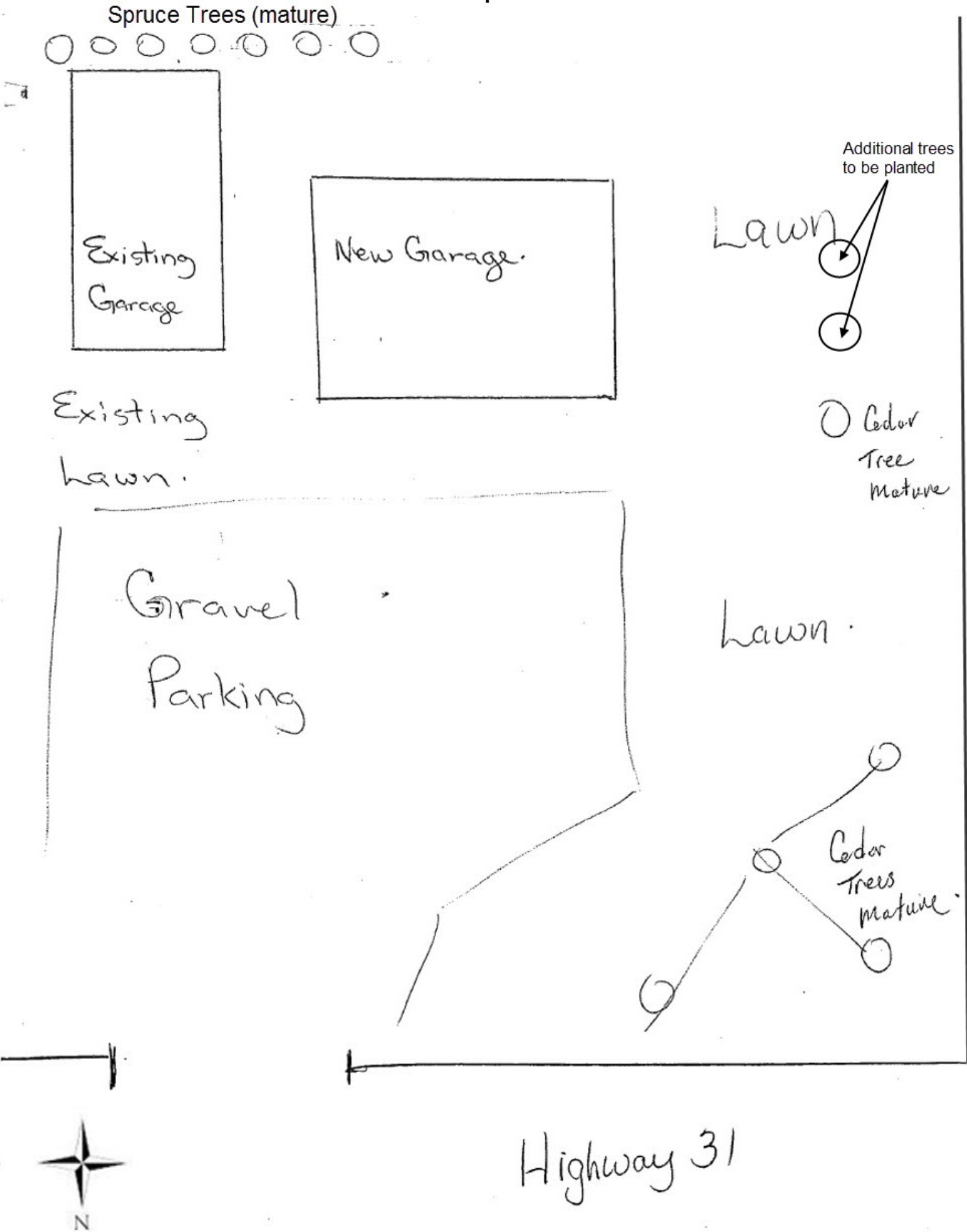
Zoning







Landscape Plan





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Title

Page

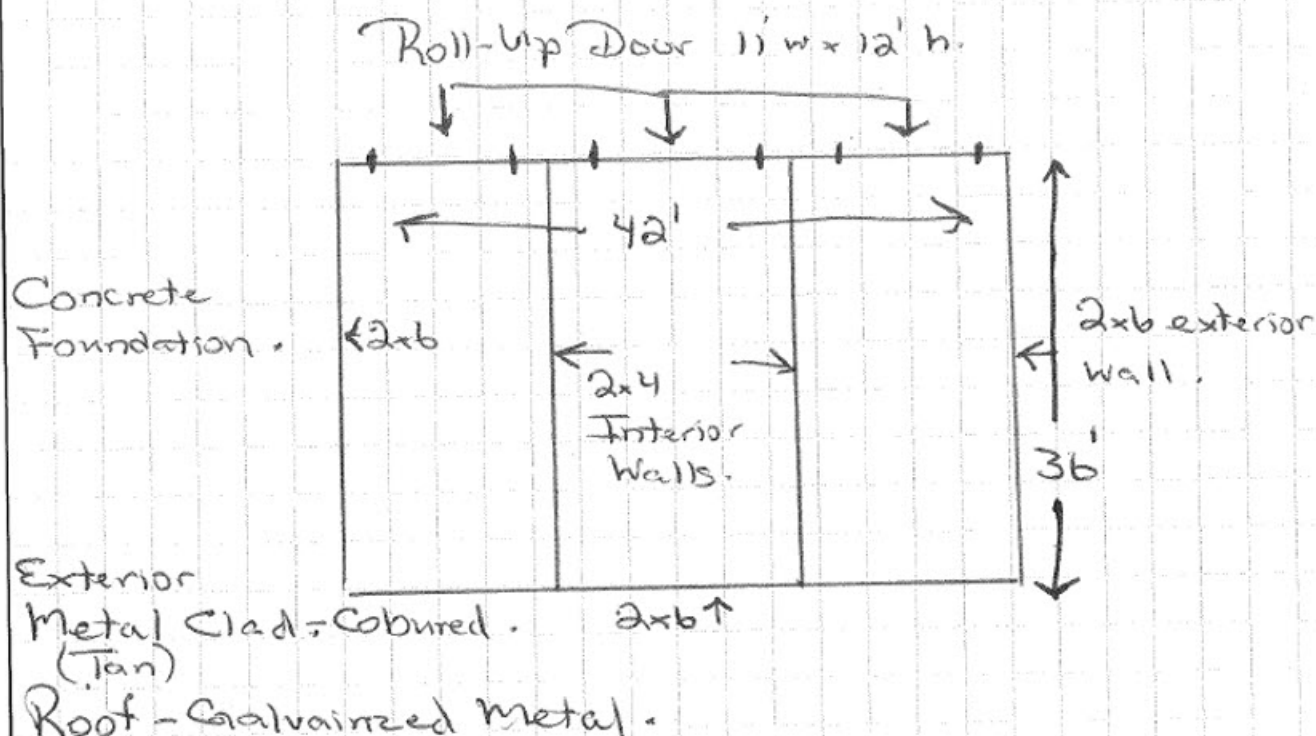
of

Project

By

Date

Subject



Building for lot 1.

TOUGH RIB

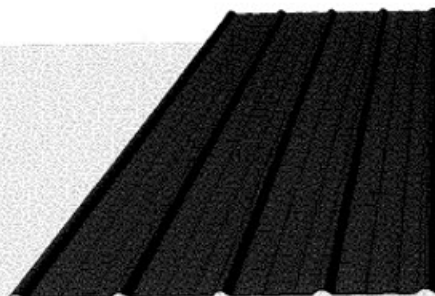
cladding

roofing

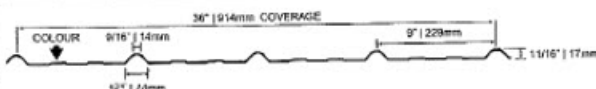
DESCRIPTION

Our most popular profile is also our toughest. TOUGH RIB is our strongest and most durable light gauge 36" coverage panel. It delivers the performance needed for agricultural and residential applications. Its traditional ribbed design also meets the architectural and aesthetic needs of commercial and institutional users.

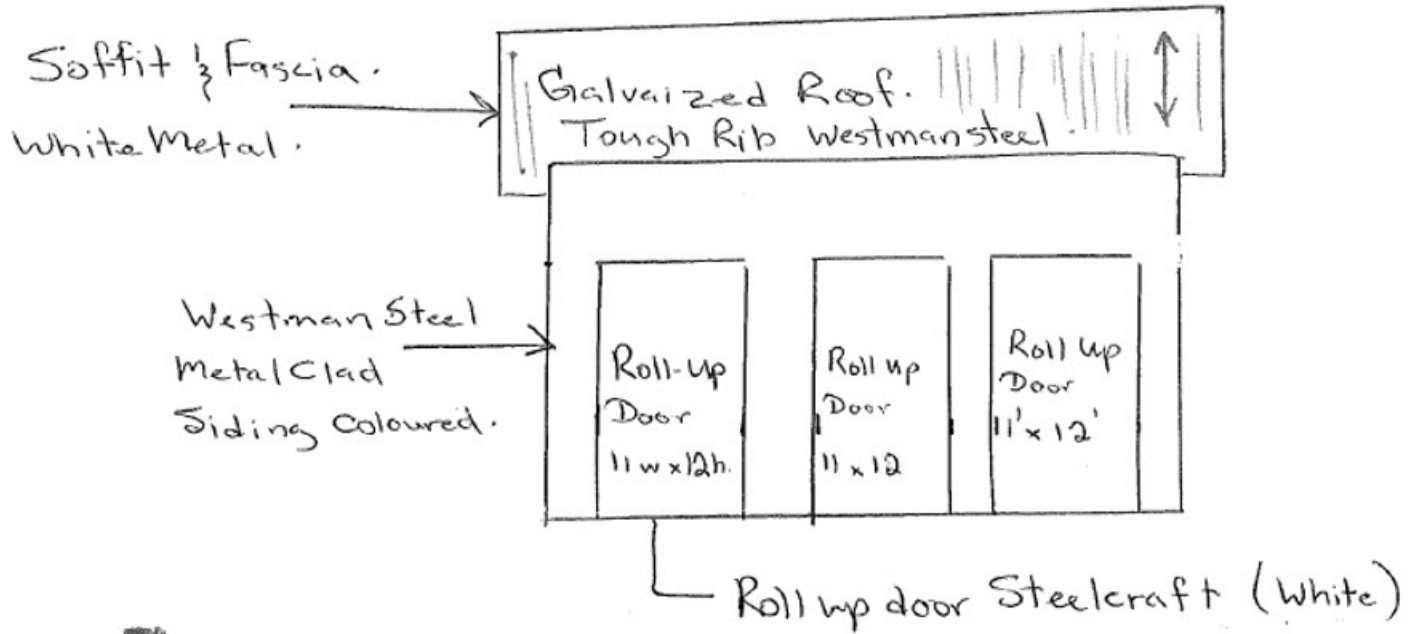
COVERAGE: 36" | GAUGE(S): 29 & 26

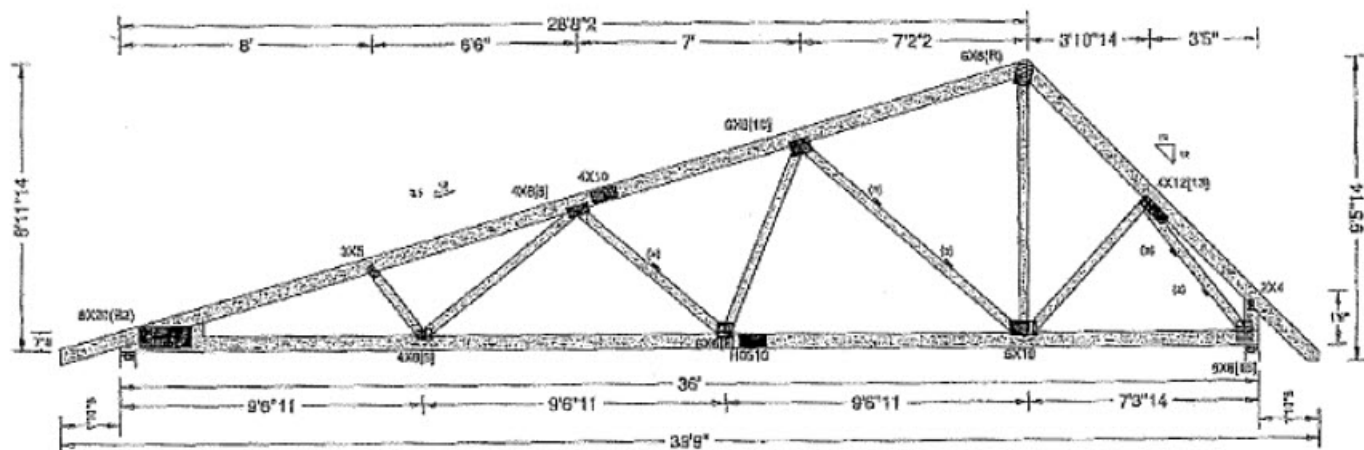


DIM.



Elevation Drawing

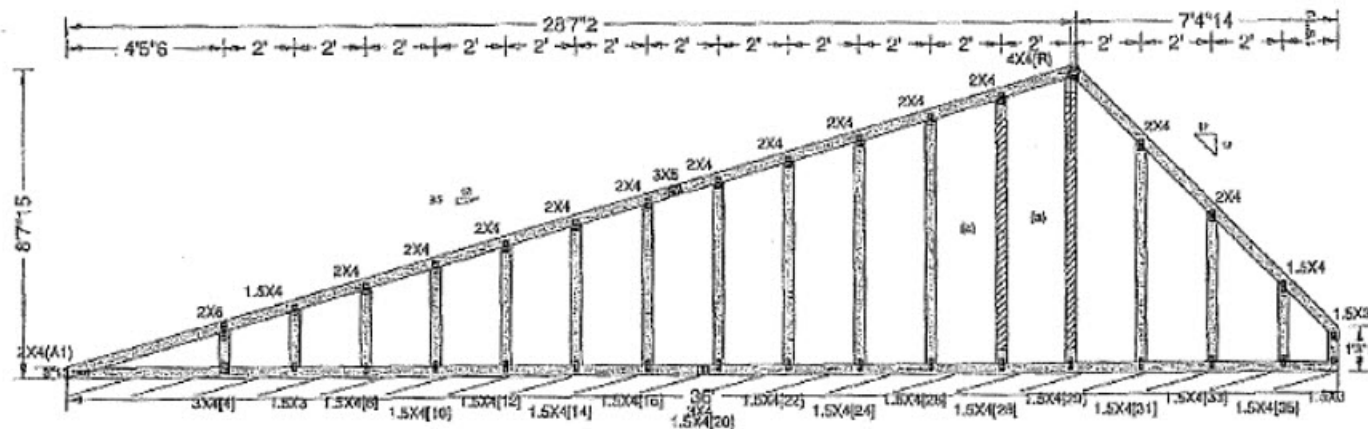




Label: TR01

Qty: 20

(Left Heel: 7"8, Right Heel: 1'8")



Label: TR02

Qty: 2

(Left Heel: 7"8, Right Heel: 1'8")



General view of subject property showing existing storage building



View from north side of Highway 31



Proposed building site



BOARD REPORT

TO: Chair and Directors

File No: DVP641-24
PL20160200

SUBJECT: Electoral Area C: Development Variance Permit 641-24

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated November 15, 2017.
3194 Hautala Road, White Lake

RECOMMENDATION #1: THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 641-24 for LS 1, Section 16, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Land Covered by the Waters of White Lake at the time of Survey of Said Lake (2) Plans 15230, 20097, 21943, 22567, 24872, and KAP70812 (3) Parcel A (DDJ25663), varying Subdivision Servicing Bylaw No. 641, as follows:

1. Waiving the requirements of Schedule 'A' Levels of Service of Subdivision Servicing Bylaw No. 641 minimum parcel size for new subdivisions to vary the size of parcel which may be subdivided with servicing by an independent on-site water system and on-site sewage disposal system from 1 ha to 0.77 ha for Proposed Lot 1 of the proposed 2 lot subdivision under application No. 2016-03274E;

be approved for issuance this 1st day of December, 2017,

subject to a suitably worded covenant being registered on the title of the subject property requiring connection of the proposed 0.77 ha lot to community water and community sewer systems when they become available.

SHORT SUMMARY:

The subject property is located in the White Lake area of Electoral Area C. There are currently two single family dwellings on the subject property. The owners have made application to subdivide a lot for their son under Section 514 of the Local Government Act – Subdivision for a family member (File: 2016-03748C). The property is located partially within the ALR and the proposed subdivision would be along the ALR boundary. This would create a lot that is less than 1 ha in size (0.77 ha) and a remainder of 9.3 ha. The applicant has applied for a Development Variance Permit to waive the Levels of Service requirements in Schedule 'A' of Subdivision Servicing Bylaw No. 641 to allow a lot smaller than 1.0 ha to be created without connection to community water and sewer systems.

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

BACKGROUND:

APPLICANT:
Browne Johnson Land Surveyors c/o Joe Johnson

PROPERTY OWNERS:

Stanley and Myrna Gibbons

ELECTORAL AREA:

C (White Lake)

CIVIC ADDRESS:

3194 & 3196 Hautala Road

LEGAL DESCRIPTION:

LS 1, Section 16, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Land Covered by the Waters of White Lake at the time of Survey of Said Lake (2) Plans 15230, 20097, 21943, 22567, 24872, and KAP70812 (3) Parcel A (DDJ25663)

SIZE OF PROPERTY:

10.17 Ha

SURROUNDING LAND USE PATTERN:

North: Neighbourhood Residential

South: Agriculture

East: Neighbourhood Residential, Agriculture

West: Neighbourhood Residential, Agriculture

CURRENT USE:

2 single family dwellings, 2 wells, 2 septic systems

PROPOSED USE:

2 lot subdivision to create a separate title for each dwelling

OCP DESIGNATION:

AG - Agriculture, RARDPA – Riparian Areas Regulation Development Permit Area

ZONING:

N/A

ALR:

91%

SITE COMMENTS:

The subject property is situated in the White Lake area of Electoral Area C. Staff visited the site on May 26, 2017. The property contains gentle slopes and is mostly forested with a portion of the property around the residences cleared. The property is accessed by a driveway off of Hautala Road which divides into two roads, with one road accessing each of the dwellings. White Creek flows along the eastern boundary of the parcel. There are currently 2 single family dwellings on the property which are occupied by the owners and their son. Each of the homes are serviced by a separate on-site sewage disposal system and independent on-site water system (wells).

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

The subject property is designated Agriculture (AG) pursuant to Bylaw No. 725. Agriculture is supported as a foundation of the economy and is the primary and dominant land use in the AG designation with crop and livestock production activities permissible as well as homes, buildings, and structures associated with agriculture. The minimum parcel size of land for subdivision within the Agriculture land use designation is 60 ha (148 acres). New subdivision is discouraged within the Agriculture designation, other than subdivision along the ALR boundary or subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community. Staff note that although the minimum parcel size within the Agriculture designation is 60 ha, as the proposed subdivision is being done under Section 514 of the Local Government Act – Subdivision for a family member, this provision does not apply.

Zoning

The subject property is located in an area that is not currently subject to a zoning bylaw.

Subdivision Servicing Bylaw No. 641

Schedule 'A' Levels of Service

All properties to be subdivided for single family residential use proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System must be a minimum of 1.0 ha in size, unless a smaller parcel size is permitted in zoning regulations.

Level of Service Table

OCP Designation	Water Requirement	Sewer Requirement
Primary Settlement	Water Supply System	Community Sewer System*
Secondary Settlement	Water Supply System	Community Sewer System*
Town Centre Commercial	Water Supply System	Community Sewer System
All other designations	Independent On-site Water System/Water Supply System	On-site Sewage Disposal System

* If proposed lots are less than 1.0 ha in size. If proposed lots are 1.0 ha or larger an Onsite Sewage Disposal System may be utilized if approved pursuant to the Public Health Act.

DEVELOPMENT VARIANCE PERMIT:

The applicant is requesting that the Board consider:

Waiving the requirements of Schedule 'A' Levels of Service of Subdivision Servicing Bylaw No. 641 minimum parcel size for new subdivisions to vary the size of parcel which may be subdivided without connection to community water and sewer services from 1 ha to 0.77 ha for Proposed Lot 1 of the proposed 2 lot subdivision, as shown on the proposed plan of subdivision.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The owner has made application to subdivide a 0.77 ha lot which would separate the portion of the property located outside of the ALR from the remainder of the parcel to create a lot for the owner's son. In order to create a 1 ha parcel permission of the ALC would be required as it would sever the portion of the property located within the ALR. OCP policies do not support severing ALR lands, therefore the applicant has opted to pursue the proposed lot configuration and create a smaller parcel.

Schedule 'A' of Subdivision Servicing Bylaw No. 641 requires all new lots that are proposed to be serviced by onsite water and sewage disposal systems to be a minimum of 1 ha in size. Connection to community water and sewer systems is not possible because the community of White Lake does not currently have these community services. Therefore, a Development Variance Permit is required to allow the proposed lot size without connection to these services.

The proposed lot and remainder both have existing residences sited on them. Proposed Lot 1 is connected to and using a well sited on the subject property and, therefore, qualifies for an exemption from proof of water in accordance with Section 8.1(c) of Subdivision Servicing Bylaw No. 641. The Proposed Remainder parcel is currently using a well that is sited on an adjacent parcel, but has recently installed a new well on the property which will be used to service this lot. Both wells meet the minimum setback requirement from the existing sewage disposal systems.

A key consideration of staff with regard to this type of variance request is the capability of the proposed parcel to handle septic disposal in the future. In particular, we are interested to know whether there is adequate area on the parcel for backup septic fields to be used in the event of a failure of the existing system. We are also interested in whether the proposed domestic water source meets the separation requirements from these potential backup fields. The applicant has provided a sewerage system assessment by Blake Lawson, P. Eng., which indicates that there are a number of areas on the proposed parcel suitable for backup fields which meet these requirements. As a condition of issuance of the Development Variance Permit, a Section 219 covenant would be required to be registered on title specifying that Proposed Lot 1 shall connect to community water and sewer, when they are available to the subject property.

CSRD staff have completed initial comments on the subdivision proposal which included the requirement for a Riparian Areas Regulation Development Permit including submission of a Riparian Areas Regulation Assessment Report by a Qualified Environmental Professional (QEP) with respect to White Creek which runs along the eastern boundary of the subject property. The owners are awaiting the outcome of this Development Variance Permit application prior to submitting an application for the Development Permit.

SUMMARY:

The applicant is requesting a variance to Subdivision Servicing Bylaw No. 641 which requires that minimum parcel sizes for the purpose of subdivision be not less than 1.0 ha without connection to a community sewer system and without connection to a community water system. Staff are recommending that the Board approve issuance if the DVP for the following reasons:

- The applicant has provided a report from Blake Lawson, P. Eng which indicates that there are multiple areas on the proposed 0.77 ha lot for a backup septic field should the need for replacement of the existing field arise.
- The subject property will be required to connect to community sewer and community water when those systems become available.

The Electoral Area C Advisory Planning Commission also recommended approval of this application.

IMPLEMENTATION:

If the Board authorizes issuance of DVP641-24 the applicant will be notified in writing of the decision and any conditions that are required. Once conditions are fulfilled, the documentation will be forwarded to the Land Title Office for registration against the title of the subject property.

COMMUNICATIONS:Public Notification:

Property owners within 100 m of the subject property have been notified of the proposed variance in accordance with statutory requirements.

Referrals:

Agency	Comments
Electoral Area 'C' APC	Recommended approval. Noted that servicing issues are addressed and road frontage is existing. The result of subdivision allows the non-ALR portion of the property to be established as a viable stand-alone property that will allow family members of the owners to remain in the area by creating the separate title and ownership option.
Interior Health Authority	No response.
CSRD – Operations Management	No concerns.

DESIRED OUTCOMES:

That the Board support the staff recommendations and authorize issuance of DVP641-24.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. DVP641-24 will be issued.*
2. *Deny the Recommendation. DVP641-24 will not be issued. The applicant will not be able to complete the proposed subdivision.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

1. Local Government Act – Section 514, Subdivision to provide a residence for a relative
2. Electoral Area C Advisory Planning Commission Minutes, November 13, 2017
3. Electoral Area C Official Community Plan Bylaw No. 725
4. Subdivision Servicing Bylaw No. 641

Report Approval Details

Document Title:	2017-12-01_Board_DS_DVP641-24_Gibbons.docx
Attachments:	- DVP641-24.pdf - Maps_Plans_Photos_DVP641-24.pdf
Final Approval Date:	Nov 18, 2017

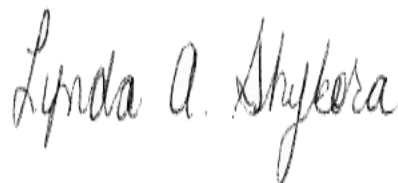
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 16, 2017 - 12:25 PM



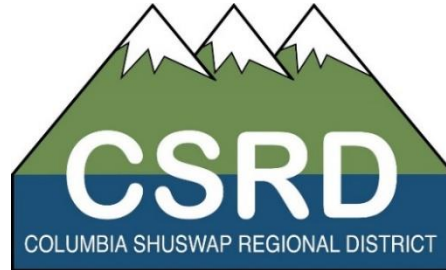
Gerald Christie - Nov 17, 2017 - 9:48 AM



Lynda Shykora - Nov 17, 2017 - 12:53 PM



Charles Hamilton - Nov 18, 2017 - 11:25 AM



DEVELOPMENT VARIANCE PERMIT NO. 641-24

1. OWNER: Stanley and Myrna Gibbons
3194 Hautala Road
Sorrento, British Columbia
V0E 2W1
2. This permit applies only to the land described below:

Legal Subdivision 1, Section 16, Township 22, Range 10, W6M, KDYD, Except: (1) Land covered by the Waters of White Lake at the time of Survey of Said Lake, (2) Plans 15230, 20097, 21943, 22567, 24872 and KAP70812, (3) Parcel A (DD J25663) (PID: 014-283-531), which property is more particularly shown outlined in bold on the Location Map, attached hereto as Schedule 'A'.
3. Subdivision Servicing Bylaw No. 641, is hereby varied as follows:

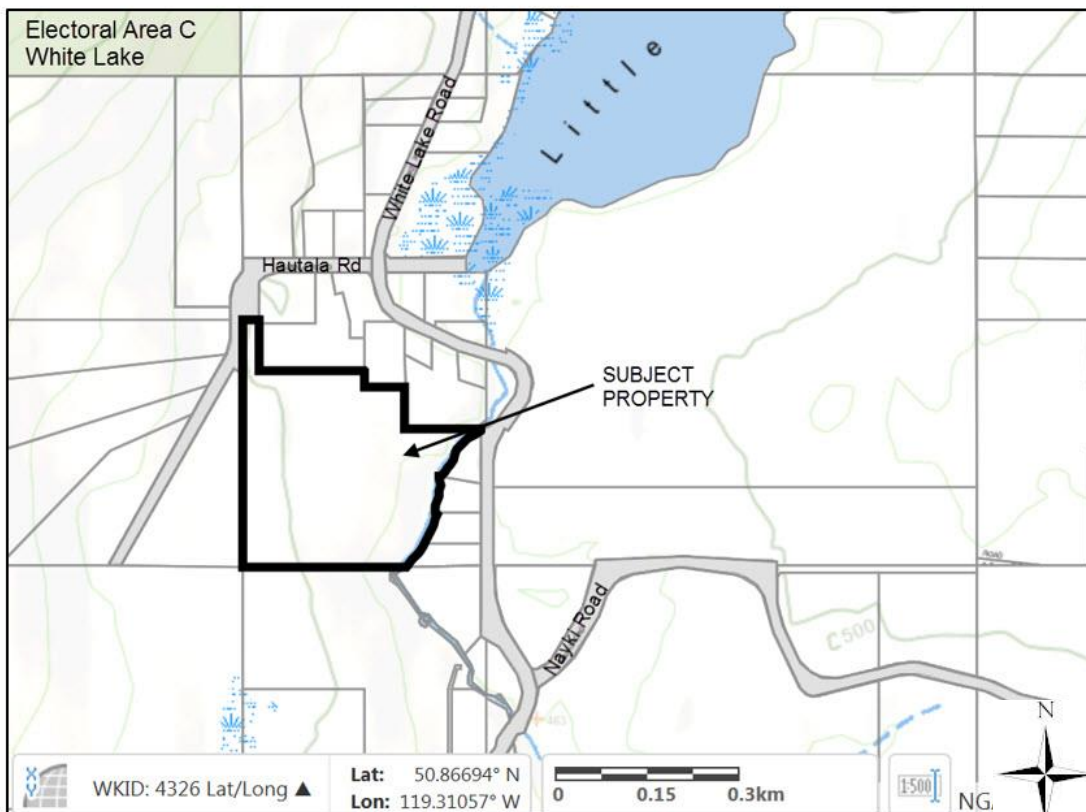
Waiving the requirements of Schedule 'A' Levels of Service of Subdivision Servicing Bylaw No. 641 minimum parcel size for new subdivisions to vary the size of parcel which may be subdivided with servicing by an independent on-site water system and on-site sewage disposal system from 1 ha to 0.77 ha for Proposed Lot 1 of the proposed 2 lot subdivision under application No. 2016-03274E.
4. This is NOT a building permit.

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

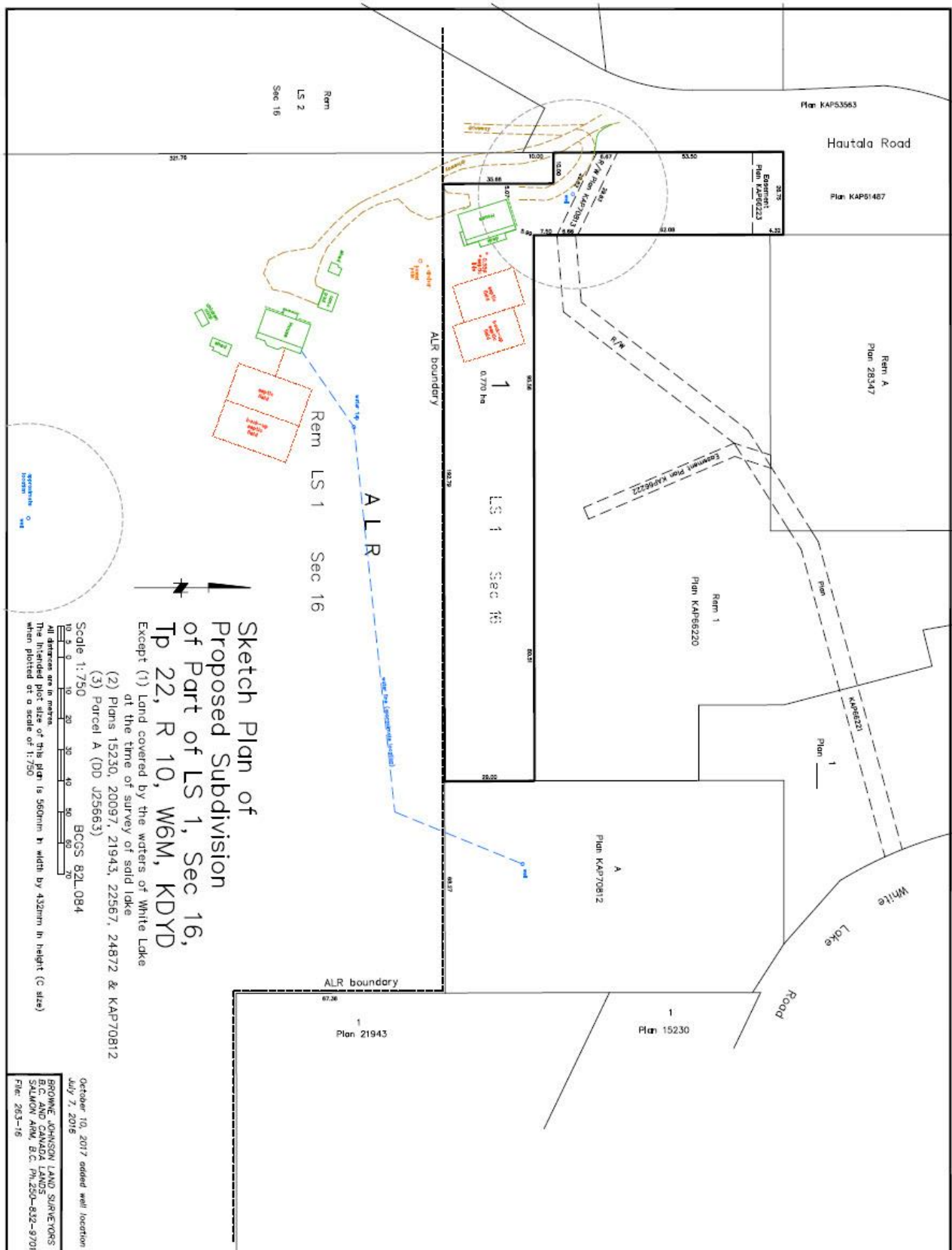
CORPORATE OFFICER

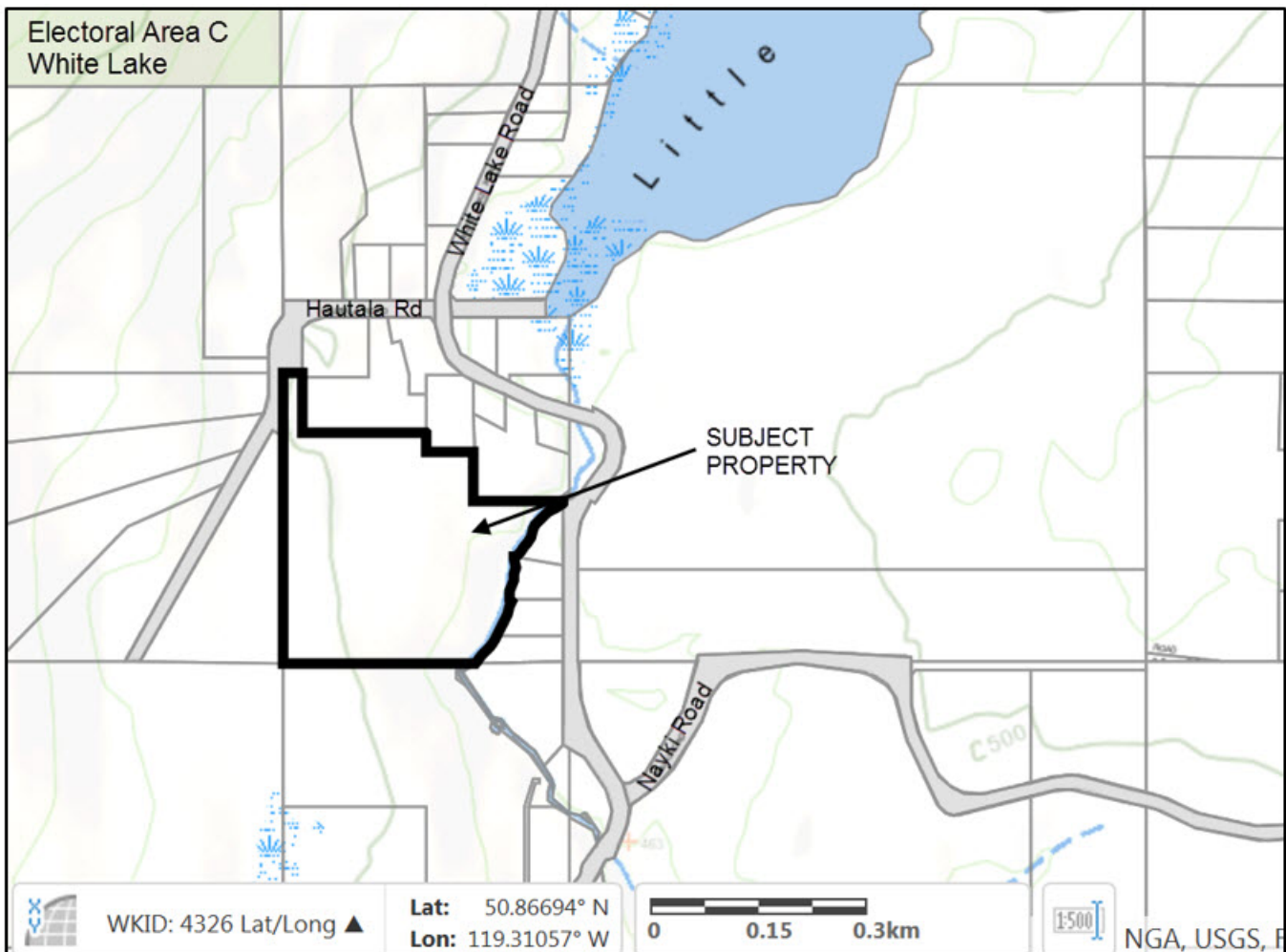
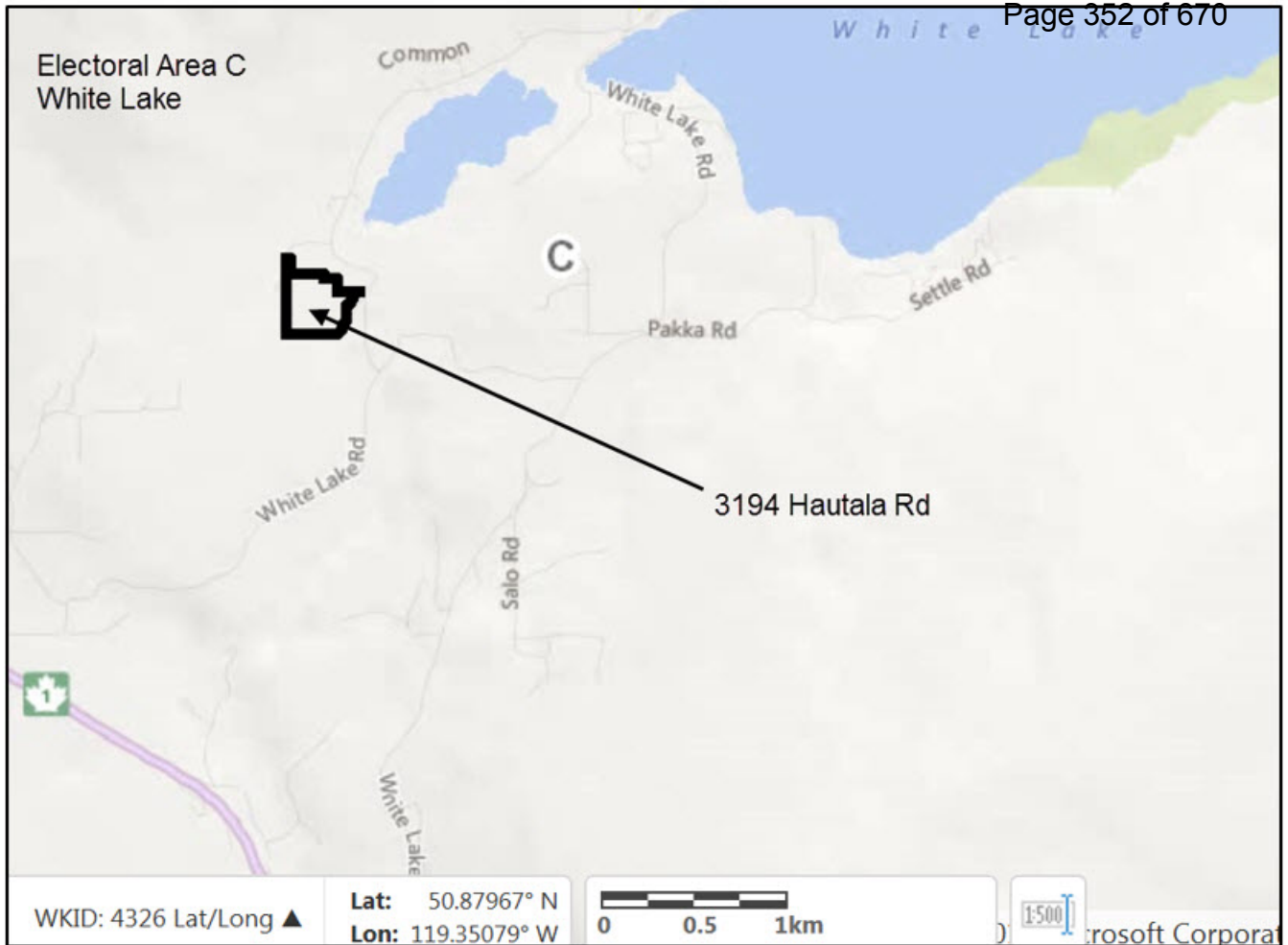
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

Schedule 'A' Location Maps



Proposed Subdivision Plan





Electoral Area C
White Lake

SUBJECT
PROPERTY

ALR



WKID: 4326 Lat/Long ▲

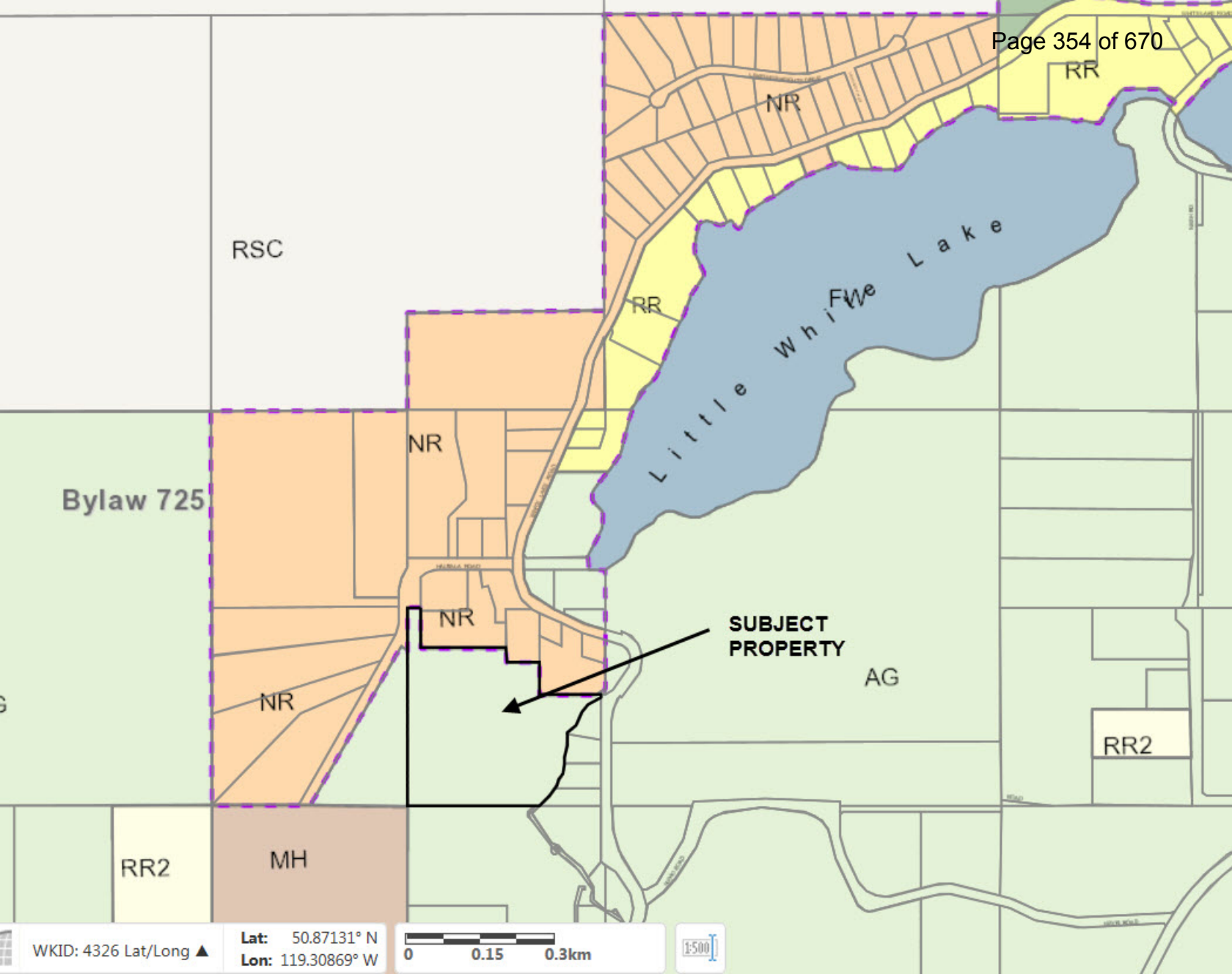
Lat: 50.87116° N
Lon: 119.31112° W



0 0.15 0.3km



NGA, USGS, FE



RSC

NR

RR

RR

NR

Bylaw 725

NR

**SUBJECT
PROPERTY**

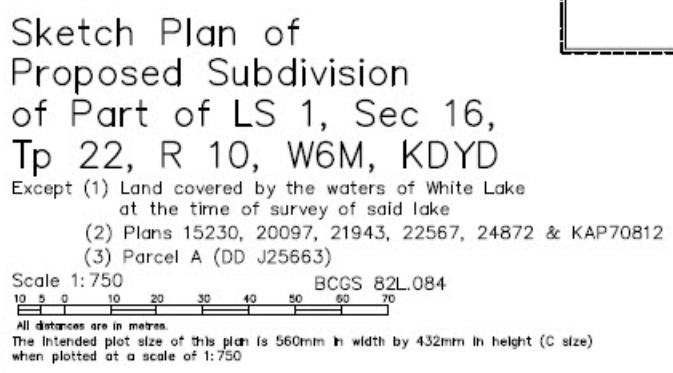
AG

NR

RR2

RR2

MH





3194 Hautala Rd

by

Bing Satellite

Bing Satellite



WKID: 4326 Lat/Long ▲

Lat: 50.86871° N
Lon: 119.31967° W

1:500



05.26.2017



05.26.2017





05.26.2017



05.26.2017

Laura Schumi


From: Christine LeFloch
Sent: Tuesday, November 21, 2017 4:10 PM
To: Lynda Shykora
Cc: Laura Schumi
Subject: comments received today for DVP641-24 Gibbons
Attachments: PL20160000200 DVP641 24 Interior Health.pdf

Hi Lynda and Laura,
We've just received comments from Interior Health regarding application number DVP641-24 which is on the agenda for December 1st. It would be great if they could be attached to the agenda item. Pdf is attached.

Thanks!

Christine LeFloch | Development Services Assistant
Development Services
Columbia Shuswap Regional District
T: 250.833.5957 | F: 250.832.3375 | TF: 1.888.248.2773
E: clefloch@csrd.bc.ca | W: www.csrd.bc.ca



 Please consider the environment before printing this e-mail

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


COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1
 Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Christine Lefloch

clefloch@csrd.bc.ca

DVP No:
 DVP641-24

DATE: 2017-19-11

RESPONSE SUMMARY

☐ Approval Recommended for Reasons
 Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
 Conditions Below

☐ Approval not Recommended Due
 To Reasons Outlined Below

☐ No Objections

The proposal is to allow for the subdivision of a parcel which will be serviced with onsite sewerage and onsite drinking water and will be a minimum lot size of 0.77 hectares rather than 1 hectare.

The parcel has been shown to be able to accommodate the proposal for onsite sewerage and onsite water until the area is serviced with a community services.

Interior Health would like to add a health perspective to this proposal.

Health Communities endorses a built environment with features easy access to amenities, work recreation and daily activities. These aspects of daily living have been shown to improve population health.

Subdivision within the White Lake area would require the resident to be depended on a private vehicle to carry out most of their daily activities.

Interior Health encourages residential growth in areas that support features which improve population health.

Signed By: *C. Audet*

Title Environmental Health Officer

Date: November 21, 2017

Agency Interior Health



BOARD REPORT

TO: Chair and Directors

File No: BL851-12
PL20170171

SUBJECT: Electoral Area B: Electoral Area B Zoning Amendment (Eagle Pass Heli-skiing) Bylaw No. 851-12

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated November 15, 2017.
3451 Trans-Canada Highway, Revelstoke

RECOMMENDATION #1: THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heli-Skiing) Bylaw No. 851-12" be given first reading.

RECOMMENDATION #2: THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heli-Skiing) Bylaw No. 851-12" be referred to all relevant First Nations Boards and Councils for comment.

SHORT SUMMARY:

The applicant would like to offer beer and wine to day use patrons of their heli-skiing business as an après-ski service at their base which is located on the subject property. Service of alcoholic beverages is not a permitted use in the Rural Holdings Zone. The applicant is requesting a site specific use be added to the zone for this property only.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

PROPERTY OWNERS:
0969883 BC Ltd. (Paul and Kelly Tigchelaar)

AGENT:
Shawn West c/o Eagle Pass Heli-Skiing

ELECTORAL AREA:
B

CIVIC ADDRESS:
3451 Trans-Canada Hwy, Revelstoke

LEGAL DESCRIPTION:
The SE ¼ of Section 25, Township 23, Range 3, West of the 6th Meridian, Kootenay District, Except parts included in RW Plans 663A, 12984 and R265
PID: 016-655-958

SIZE OF PROPERTY:

51.85 ha

DESIGNATION:

RSC – Rural and Resource

ZONE:

RH – Rural Holdings

CURRENT USE:

Eagle Pass Heli Ski base, Glacier Helicopters base

PROPOSED USE:

Service of beer and wine and as an après-ski service from the Eagle Pass Heli-Ski base only

SURROUNDING LAND USE PATTERN:

North: Trans-Canada Hwy, Rural and Resource

South: CP Rail line, Tonkawalla Creek

East: Highway Commercial, Small Holdings, Industrial

West: Rural Resource, Industrial

SITE COMMENTS: The property is divided by the Trans-Canada Highway and the CPR right of way. The portion of the property that is the focus of this application is the area located between the Trans-Canada Highway and the railway line. There are currently two helicopter bases located on the property, including Glacier Helicopters and Eagle Pass Heli-Skiing. Each of these businesses have their own operations building and associated parking. There is also a double walled helicopter fuel tank for refuelling of helicopters on the site. The property is located just outside of the Revelstoke Fires Services Area.

POLICY:**Electoral Area 'B' Official Community Plan Bylaw No. 850**2.1 Growth Patterns

West Revelstoke – West Trans-Canada Hwy

The West Trans-Canada Highway area contains a mixture of commercial, industrial and residential uses. There is support for the long term viability of this area but significant new development is not encouraged because of the lack of servicing and distance from the City of Revelstoke core commercial area.

4.4 Community Specific Policies

West Revelstoke – Trans-Canada Highway

4.4.24 Recognizing the small geographic area suitable for development and the lack of community services, this area will continue to support existing highway commercial designations but otherwise will maintain a rural character with a minimum parcel size of 4 ha.

Electoral Area 'B' Zoning Bylaw No. 851

3.11 Accessory Building

An accessory building must be located on the same parcel as the principal use with which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided home occupation and secondary dwelling unit are a permitted use in the zone where the accessory building is located. Accessory buildings shall not be closer than 2 m to a principal residential use building or 4 m if the accessory building contains a dwelling unit.

3.12 Accessory Use

An accessory use must be located on the same parcel as the principal use with which it relates.

5.4 Rural Holdings (RH)

Principal uses:

- airfield
- agriculture
- backcountry recreation
- driving range
- forestry
- golf course
- horticulture
- small-scale sawmill
- resource extraction
- single family dwelling
- standalone residential campsite
- timber harvesting

Secondary Uses:

- accessory use
- bed and breakfast
- guest ranch
- home occupation
- kennel
- residential campsite
- secondary dwelling unit

The minimum parcel size created by subdivision is 60 ha.

Maximum parcel coverage: 25%

Maximum height for:

Principal buildings and structures = 11.5 m

Accessory buildings = 10 m

Definitions:

AIRFIELD is an area of land set aside for the take-off, landing and maintenance of aircraft;

ACCESSORY BUILDING is a detached building ancillary and exclusively devoted to a principal use or single family dwelling and is used for accessory use or, where permitted, a home occupation or secondary dwelling unit or both;

ACCESSORY USE is the use of land, buildings, and structures that is customarily ancillary to an exclusively devoted to a principal use or single family dwelling;

BACKCOUNTRY RECREATION is the use of land, not immediately accessible by vehicle, for backcountry recreational activities including, but not limited to: hiking, mountain biking, skiing, paddling, or snowmobiling;

FINANCIAL:

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

KEY ISSUES/CONCEPTS:**Background**

The Board may recall a previous rezoning application for Eagle Pass Heli-Skiing which was approved for their guest lodge located on Highway 23 in the Begbie Bench area. At that location, patrons stay at the lodge and also embark on their heli-skiing trips directly from that site.

The current application is for the Eagle Pass operations base, which is where patrons who are staying at different accommodations are shuttled or arrive in their own vehicle prior to embarking on a heli-skiing day trip.

The principal permitted use on the property is the airfield use and the heli-skiing base building is permitted as an accessory use. According to the agent, the Eagle Pass heli-skiing base has been operating from this location for three (3) years. The existing building includes the operations base on the main floor of the building and seasonal staff housing which is located on the second floor. According to the FireSmart Assessment completed by the agent, the Wildfire Hazard level for this property is 2 or Low.

The applicant originally applied for a Temporary Use Permit for the proposed use, however the Liquor Control and Licensing Branch informed staff and the applicant that they are unable to issue a liquor license without permanent zoning in place for the proposed use. As such, the applicant is now applying for a bylaw amendment to allow the proposed use permanently. The TUP application was referred to applicable agencies for comment. These agencies have also been sent a follow up email notifying them that the application has been changed to a bylaw amendment and requesting updated comments based on the change to a permanent zoning amendment. Referral comments received to date are summarized below.

Proposal

To allow service of beer and wine, as an après-ski service only for clients of Eagle Pass Heli-Skiing. Alcoholic beverage service is to take place in the Eagle Pass Heli-Ski base building only.

Beverage Service Area

The applicant has indicated that the area proposed to be used for the service of beer and wine is approximately 40x50. He notes that this area also includes washrooms, the front desk and a mechanical room. He has noted that the building occupancy is 80 people but they do not expect to be serving more than 30 people at any time.

Liquor License

The applicant has made application to the Liquor Control and Licensing Branch (LCLB) for the proposed beer and wine service. Issuance of a liquor license is pending approval of this application.

Sewage Disposal

The applicant has indicated that the ski base building is connected to an onsite septic system and has provided documentation of the system which is sized for a 7 bedroom staff accommodation.

Water Supply

Water for the development is provided by an onsite groundwater well.

Access and Parking

Access to the Eagle Pass Heli-ski and Glacier Helicopters bases is from a common access off of the Trans Canada Highway (TCH). From there the driveway splits in different directions and leads to individual sites on the property for each operation. The applicant has indicated that they can accommodate 75 vehicles in their parking lot. Approximately half of the guests of Eagle Pass are generally transported to the site by the company shuttle while the other half arrive in their own vehicles. As such, on a normal day of operations the applicant states that the parking lot is only half full. The addition of alcohol service will not add to the client base and parking needs as it will only be offered to clients who have just returned from a day of heli-skiing.

Steep Slopes

The portion of the property that the heli-ski base is sited upon is relatively flat. The portion of the property lying north of the TCH contains steep slopes ranging from 30-50%.

SUMMARY:

The applicant has applied to amend the Electoral Area 'B' Zoning Bylaw No. 851 to include site specific regulations to permit the service of beer and wine as an après-ski service in the Eagle Pass Heli-Skiing building on the subject property. The applicant originally applied for a Temporary Use Permit and referrals were sent to agencies at that time. Comments received are summarized below. As this is now a full bylaw amendment, referrals should also be sent to applicable first nations.

IMPLEMENTATION:

Consultation Process

Since the proposed bylaw amendments are specific to the subject property only and there are no zoning map changes being proposed, staff recommend the simple consultation process.

COMMUNICATIONS:

Neighbouring property owners first became aware of this application when a sign was posted on the subject property, in accordance with Section 7.2 of the Development Services Procedures Bylaw No. 4001 as amended. The sign was originally posted for the TUP application. The applicant has since amended the sign to state that it is for a rezoning.

Referrals:

The original TUP application was referred to the following agencies for comment:

CSRD Operations Management	No concerns re: alcohol permit. Proponent should ensure they have appropriate spill response and fire suppression capabilities due to the large fuel tank on the property that is located outside of the Revelstoke Fire Suppression District.
----------------------------	--

CSRD Finance Department	No comments.
Liquor Control and Licensing Branch	Our policies do not allow us to issue a liquor license unless the property is permanently zoned to allow for liquor service.
Ministry of Transportation and Infrastructure	The Ministry interests are unaffected by this proposal.
Advisory Planning Commission 'B'	Recommended that the application for rezoning be supported.
Interior Health Authority	<p>From a healthy community perspective Interior Health does not have any concerns regarding the proposed temporary use at this location; except to recommend the onsite sewerage system be assessed by an Authorized Person under the BC Sewerage System Regulation. Beverage service is a non-residential use which may have an effect on the Daily Design Flow of the on-site sewerage system. As such, the impact of this use on the system should be assessed, and any required upgrades should be completed prior to approving the Temporary Use Permit.</p> <p>Interior Health does not have any approved facilities for this location. If this is a commercial building serving staff, and now also proposing beverage service to patrons, a Drinking Water System Operating Permit under the BC Food Premises Regulation may also apply. One of the requirements for this permit will be confirmation the sewerage system is suitable for the beverage service use.</p>

These agencies were also advised that the application has changed to a permanent rezoning application and have been asked to update their comments if applicable. The TUP application was not referred to First Nations. Staff are recommending that the following first nations be sent referrals regarding the rezoning:

- Adams Lake Indian Band
- Akisqnuq First Nation
- Ktunaxa Nation Council
- Little Shuswap Indian Band
- Lower Kootenay Band
- Lower Similkameen Band
- Neskonlith Indian Band
- Okanagan Indian Band
- Okanagan Nation Alliance
- Penticton Indian Band
- Shuswap Indian Band
- Simpcw First Nation
- Splat'sin First Nations

- St. Mary's Indian Band
- Tobacco Plains Indian Band

DESIRED OUTCOMES:

That the Board give first reading to Bylaw No. 851-12 and refer the bylaw to applicable first nations for comment.

BOARD'S OPTIONS:

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

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

1. Electoral Area B Official Community Plan Bylaw No. 850
2. Electoral Area B Zoning Bylaw No. 851
3. Electoral Area B Advisory Planning Commission Minutes dated October 18, 2017

Report Approval Details

Document Title:	2017-12-01_Board_DS_BL851-12_EaglePass.docx
Attachments:	<ul style="list-style-type: none">- BL851-12 First.pdf- Agency_referral_responses_BL851-12.pdf- Maps_Plans_Photos_BL851-12.pdf
Final Approval Date:	Nov 18, 2017

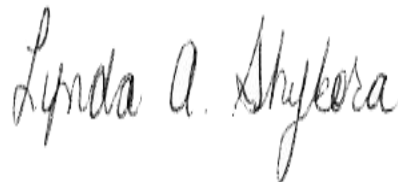
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 16, 2017 - 12:16 PM



Gerald Christie - Nov 17, 2017 - 9:14 AM



Lynda Shykora - Nov 17, 2017 - 12:18 PM



Charles Hamilton - Nov 18, 2017 - 11:28 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT
ELECTORAL AREA 'B' ZONING AMENDMENT
(EAGLE PASS HELI-SKIING) BYLAW NO. 851-12

A bylaw to amend the "Electoral Area 'B' Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

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

1. "Electoral Area 'B' Zoning Bylaw No. 851", as amended, is hereby further amended as follows:

A. TEXT AMENDMENTS

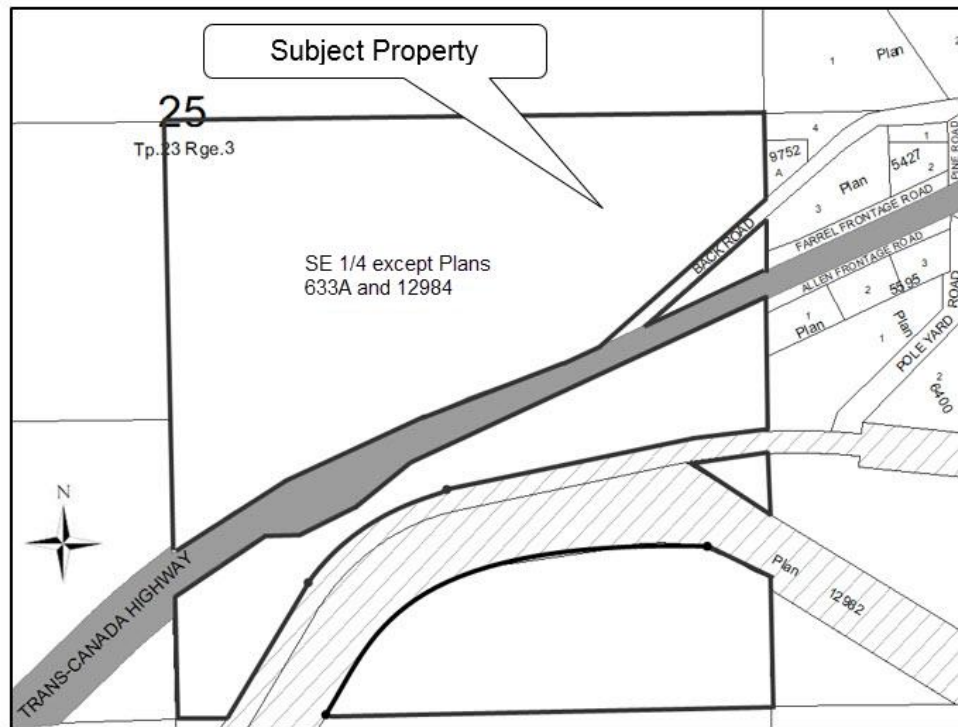
- i) Schedule A, Zoning Bylaw Text, Section 5.4 RURAL HOLDINGS RH zone is hereby amended by inserting the following Special Regulation subsection (5) including the attached map as follows:

"Special Regulations

(5) 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) Notwithstanding subsection 5.4(2)(a), the service of beer and wine as an apres-ski service to clients of the heli-skiing operation only, and limited to the area of the main floor of the heli-ski base building only, is a permitted use on the property legally described as SE ¼, Section 25, Township 23, Range 3, West of the 6th Meridian, Kootenay District, Except CPR R/W Plans 633A and 12984, shown on Map 1 below.

Map 1



2. This bylaw may be cited as " Electoral Area 'B' Zoning Amendment (Eagle Pass Heli-Skiing) Bylaw No. 851-12"

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2018.

PUBLIC HEARING held this _____ day of _____, 2018.

READ a third time this _____ day of _____, 2018.

RECEIVED THE APPROVAL of the Ministry of Transportation and Infrastructure this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

CORPORATE OFFICER

CHAIR

CERTIFIED true copy of Bylaw No. 851-12
as read a third time.

CERTIFIED true copy of Bylaw No. 851-12
as adopted.

Corporate Officer

Corporate Officer


COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1
 Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

APC TUP850-10

DATE RECEIVED:

Sept 27, 2017

OPERATIONS MANAGEMENT
Comments: Christine LeFloch

Terry Langlois
 Team Leader Utilities

Derek Sutherland
 Team Leader
 Protective Service

Sean Coubrough
 Fire Services Coordinator

Ben Van Nostrand
 Team Leader
 Environmental Health

Ryan Nitchie
 Team Leader
 Community Services

Darcy Mooney
 Manager
 Operations Management

No Concerns

No concerns re: alcohol permit. Proponent should ensure they have appropriate spill response and fire suppression capabilities due to the large fuel tank on the property that is located outside of the Revelstoke Fire Suppression District.



November 08, 2017

Christine LeFloch,
Columbia Shuswap Regional District
P.O. Box 978,
Salmon Arm, BC, V1E 4P1
clefloch@csrd.bc.ca

Dear Ms. LeFloch:

RE: File # TUP850-10
3451 Trans-Canada Hwy, Revelstoke
Lot A, S14, T23, R2, W6M, KDYD, Plan 5575, except parts included in Plans 5614, 10031 and 10533

Thank you for the opportunity to provide comments on the above referenced referral. It is my understanding the application is for a 3 year temporary use permit for service of beer and wine, and the subject property is serviced by an onsite sewerage system and a well.

From a healthy community perspective Interior Health does not have any concerns regarding the proposed temporary use at this location; except to recommend the onsite sewerage system be assessed by an Authorized Person under the *BC Sewerage System Regulation*. Beverage service is a non-residential use which may have an effect on the Daily Design Flow of the on-site sewerage system. As such, the impact of this use on the system should be assessed, and any required upgrades should be completed prior to approving the Temporary Use Permit.

Interior Health does not have any approved facilities at this location. If this is a commercial building serving staff, and now also proposing beverage service to patrons, a Drinking Water System Operating Permit is required under the *BC Drinking Water Protection Act*. In addition, depending on the way the beverage service is operated a Food Service Establishment Operating Permit under the *BC Food Premises Regulation* may also apply. One of the requirements for this permit will be confirmation the sewerage system is suitable for the beverage service use. It is recommended the applicant contact Jannine Kowalchuk, Environmental Health Officer at (250) 833 – 4149 or Jannine.Kowalchuk@interiorhealth.ca to discuss these requirements.

If you have any questions or concerns please feel free to contact me directly at 250-833-4114.

Sincerely,

Anita Ely, CPHI(C)
Specialist Environmental Health Officer
Healthy Communities Team


COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Christine LeFloch
clefloch@csrd.bc.ca

TUP No.:850-10

DATE:

RESPONSE SUMMARY

- | | |
|--|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by Bylaw. |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below. | <input checked="" type="checkbox"/> Approval not Recommended Due To Reasons Outlined Below. |
| <input type="checkbox"/> No Objections | |

Hi Christine, as discussed, our policies do not allow us to issue a liquor licence unless the property is permanently zoned to allow for liquor service.

Theresa


Signed By: Theresa Killoran

Title Manager, Licensing

Date: Oct 16 / 17

Agency Liquor Control & Licensing Branch



Your File #: TUP850-10
(CV:
PL2017_0171)
eDAS File #: 2017-05958
Date: Oct/31/2017

c/o Columbia Shuswap Regional District
Marianne S Mertens
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Attention: Marianne S Mertens

**Re: Proposed Temporary Use Permit for Lot A Section 14 Township 23 Range 2
West of the 6th Meridian Kootenay District Plan 5575, Except Parts included in
Plans 5614, 10031, and 10533 - 3451 Trans-Canada Highway, Revelstoke**

Thank you for referring the proposed Temporary Use Permit to allow beer and wine to be served for après ski activities at the Eagle Pass and Glacier helicopter base.

The Ministry interests are unaffected by this proposal. If you have any questions please feel free to call Cliff Razzo at (250) 426-1516.

Yours truly,

Cliff Razzo
Development Approvals Technician

Local District Address
Rocky Mountain District 129 10th Avenue S Cranbrook, BC V1C 2N1 Canada Phone: (250) 426-1500 Fax: (250) 426-1523

Columbia Shuswap Regional District
Electoral Area 'B' Advisory Planning Commission Minutes

Date: October 31, 2017

Time: 12:00 PM

Location: Revelstoke Community Centre

Members Present:

B. Gadbois	Chairperson
K. Wiley	Secretary
A. Parkin	Member
M. Cummings	Member
J. Hooge	Member

Members Absent: J. Maitre

Staff: none

Guests: none

Call to Order: 12:10 PM

Additions to the Agenda: Vacation Rentals

Application: Development Permit DP850-26 (Hermanson)

Delegation: Sheryl Hermanson, applicant

Discussion: Ms. Hermanson began the discussion with an update that Highway Commercial access had been applied for and was pending. There was a question whether local residents had been contacted. All responders had no problem with the application except one who was concerned about a potential eyesore. Ms. Hermanson stated that all form, character, appearance and landscaping guidelines will be adhered to in the OCP BL850, Section 5.4, Commercial Development Permit Area.

Moved by A. Parkin, second by M. Cummings, and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To recommend approval of DP850-26 (Hermanson) subject to the following condition:

- place landscaping along Westsyde Rd. to meet the guidelines in Section 5.4, 7B.

#for the motion	4
#opposed	0

Vacation Rentals: Through discussion, it was determined that the current system is very unfair to those that have come forward to apply for Temporary Use Permits to operate a Vacation Rental. Due to the ongoing concerns from the APC, neighbors, and permitted Vacation Rental owners;

Moved by M. Cummings, second by J. Hooge and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To recommend making the Vacation Rental issue a priority and resolving it with proactive enforcement or the elimination of the TUP program and Vacation Rental zoning.

#for the motion	3
#opposed	1

The member opposed was in favour of Vacation Rentals on larger properties but not in more densely populated areas.

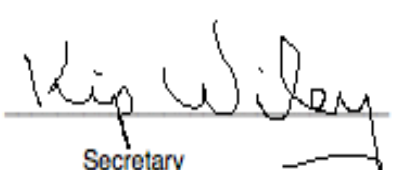
New Business: none

Adjournment

Motion to adjourn, K. Wiley, 13:45

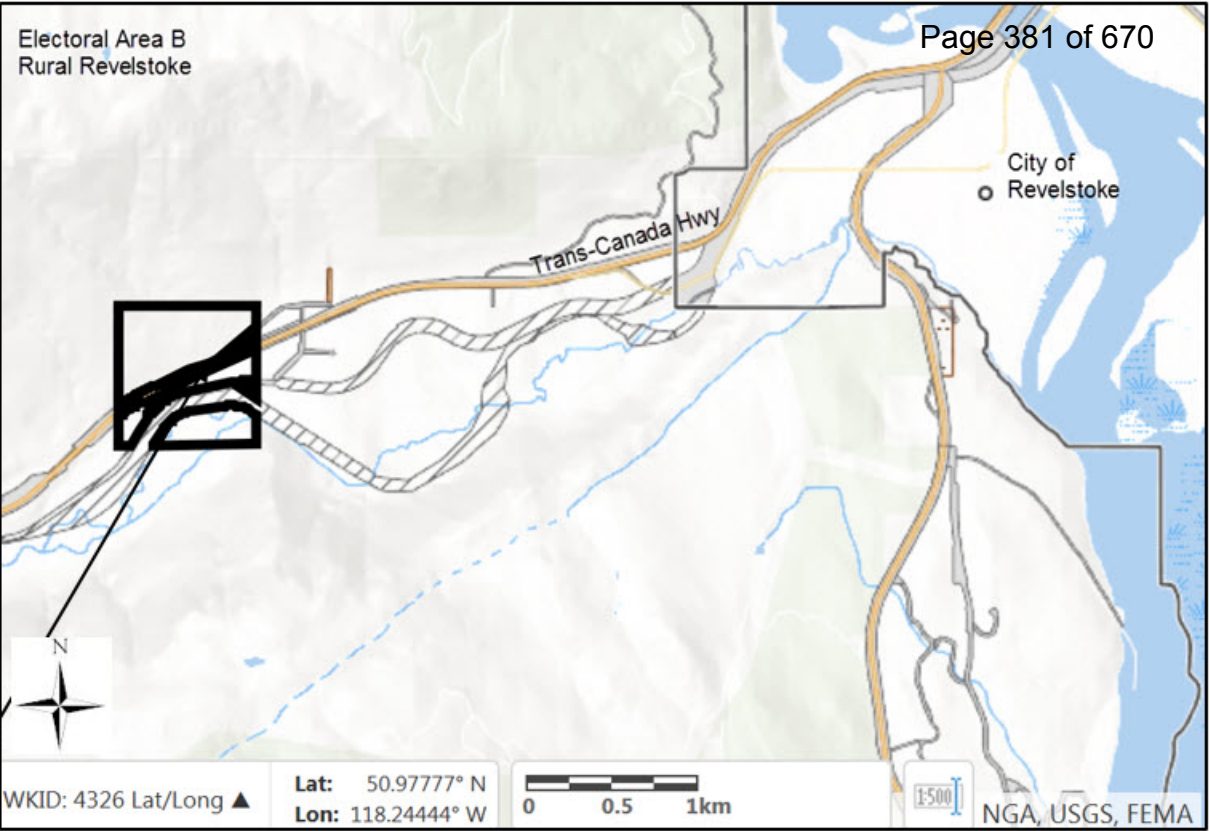
CERTIFIED CORRECT

Chair

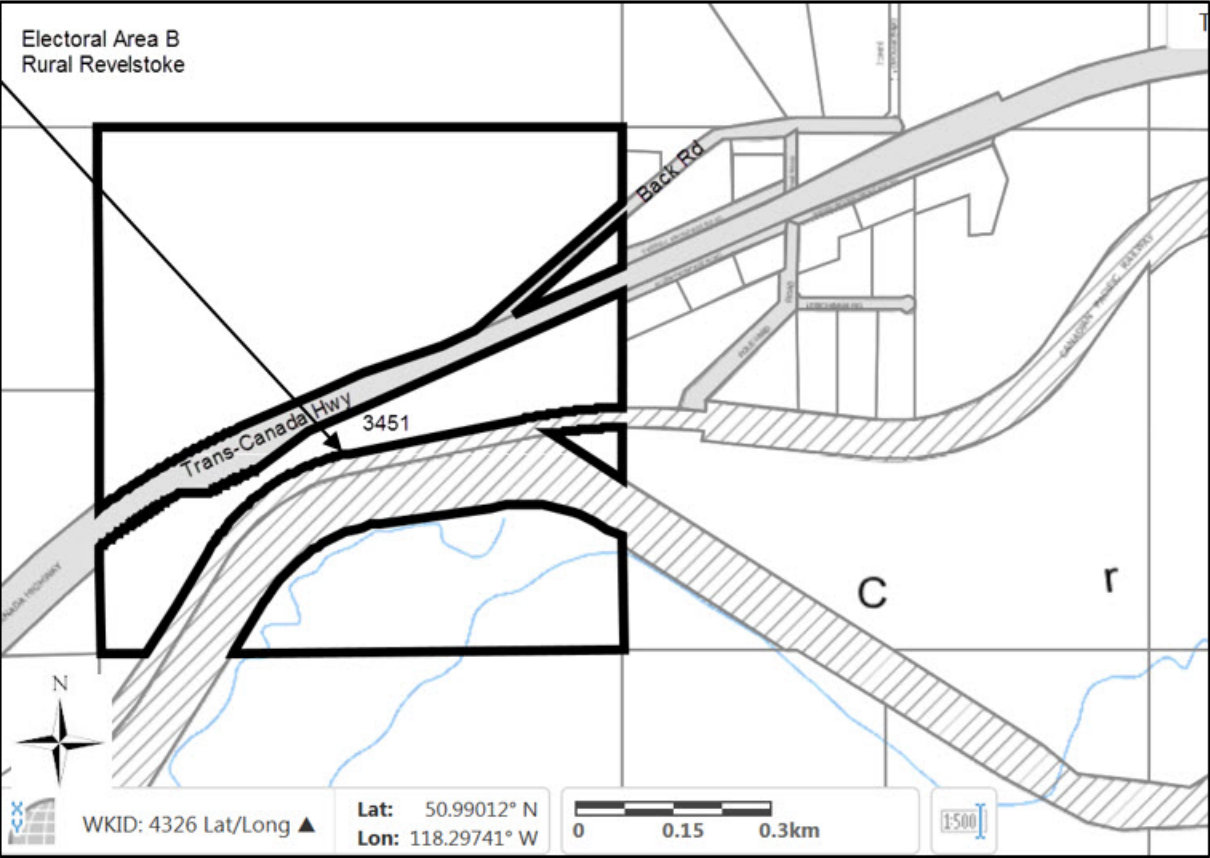


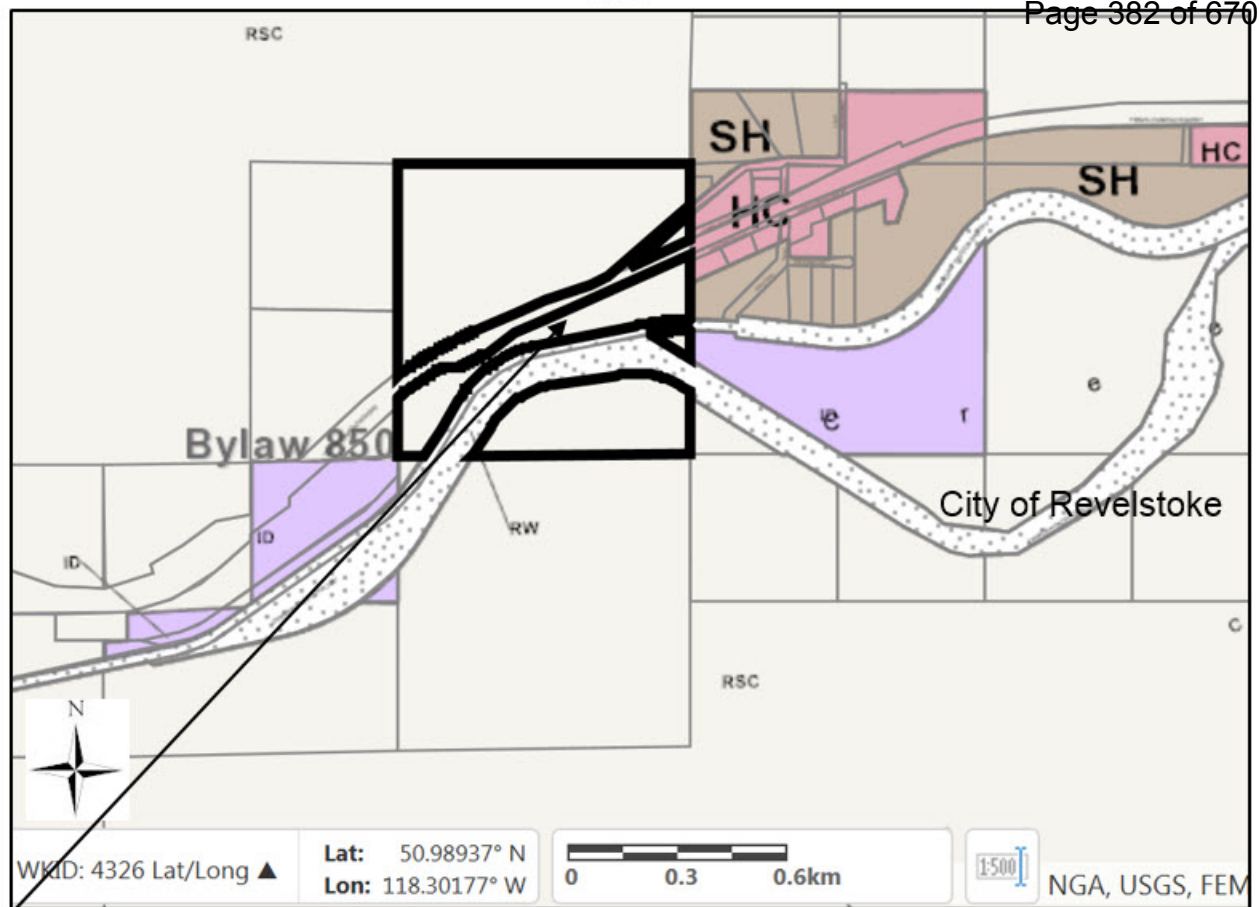
Secretary

Location Maps



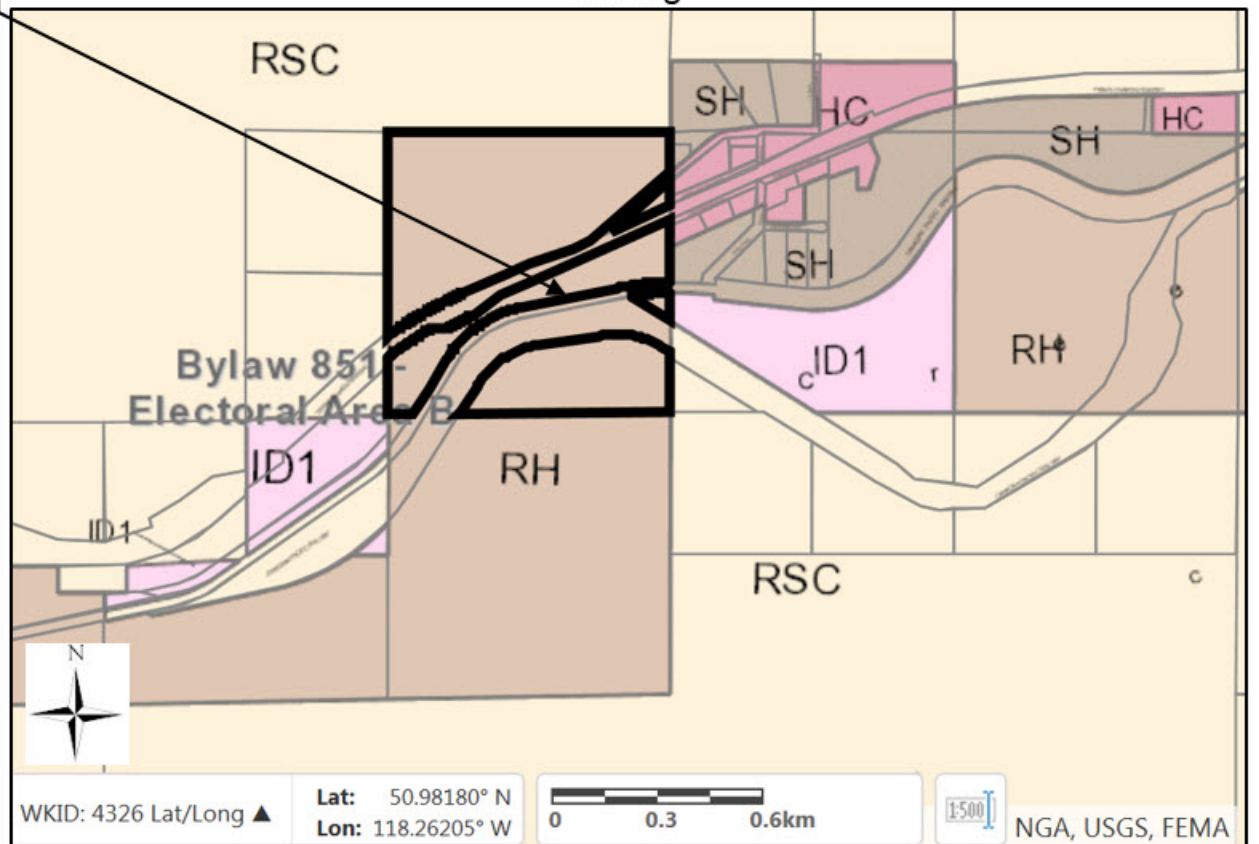
Subject Property





Subject Property

Zoning



Site Plan

Distances:

Glacier Helicopters \Rightarrow Eagle Pass is 300m.

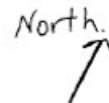
Eagle Pass Base \Rightarrow Railway tracks is 100m.

Trans Canada Highway \Rightarrow Eagle Pass Base is 35m.

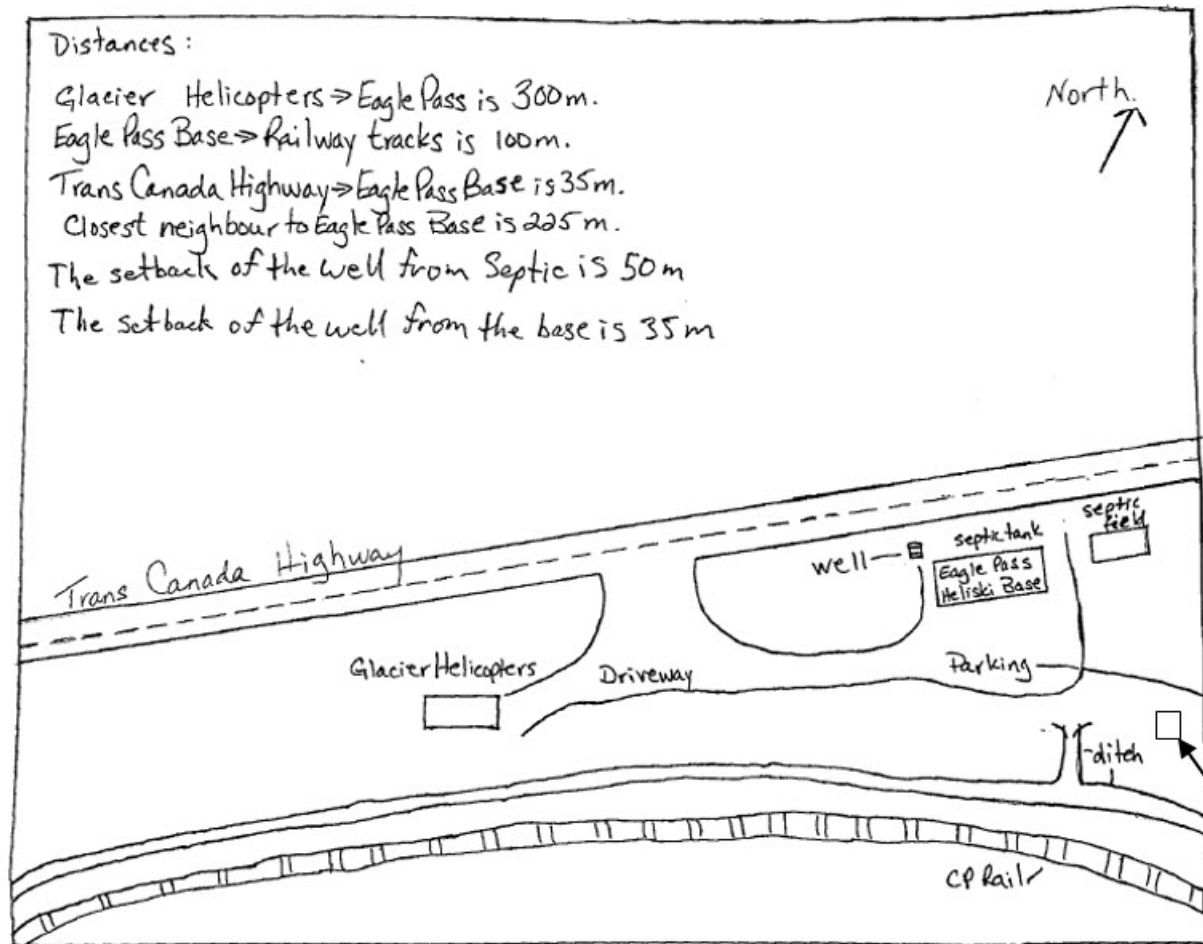
Closest neighbour to Eagle Pass Base is 225m.

The setback of the well from Septic is 50m

The setback of the well from the base is 35m



Property is
1.2 km
North-South



closest house \rightarrow

Parking lot is
51m x 45m
we could park 75+ cars

Property is 850m. wide East-West

fuel storage tank



Eagle Pass building and parking area facing north



Eagle Pass building facing west



View of access to property facing east



View of access to property facing west



09.19.2017

Fuel storage tank for helicopter refueling



BOARD REPORT

TO: Chair and Directors

File No:	BL 900-21 PL20170117
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SUBJECT: Electoral Area C: Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated November 15, 2017. 2001 Eagle Bay Road, Blind Bay.

RECOMMENDATION #1: THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be read a third time this 1st day of December, 2017.

RECOMMENDATION #2: THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be adopted this 1st day of December, 2017.

SHORT SUMMARY:

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to allow an expansion of the existing marina operation from 55 mooring berths to a total of 110 mooring berths.

The Board gave Bylaw No. 900-21 first reading at the July 20, 2017 regular meeting and directed staff to utilize the simple consultation process. The development notice was posted in accordance with Development Services Procedures Bylaw No. 4001, as required. Staff had referred the bylaw to the Electoral Area 'C' Advisory Planning Commission, affected Ministries, agencies and First Nations and comments received were summarised in an attachment to a previous report. Additionally, the applicant had supplied more information, including an updated parking plan, to help the Board in its consideration of this expanded marina proposal.

The Board considered this information and gave the Bylaw second reading at the September 21, regular meeting and delegated a Public Hearing.

The Public Hearing was held Tuesday November 14, 2017 at the Blind Bay Community Hall in Blind Bay. 48 members of the public attended and 74 pieces of correspondence have been received.

It is now appropriate for the Board to consider third reading and adoption of Bylaw No. 900-21.

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

See attached report dated June 9, 2017.

POLICY:

See attached report dated June 9, 2017.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Finz currently operates a marina on Shuswap Lake adjacent to their commercial operation on the upland property. The commercial operation involves a neighbourhood pub and restaurant, a convenience store, a campground and the associated marina. The owner has submitted this application to amend the site specific regulation to expand the existing marina further into the lake with additional slips totalling 110 slips to their current mooring facilities.

Electoral Area C Official Community Plan Bylaw No. 725 policies are silent on the issue of expansion of existing marina facilities, except to discourage proposals which would have a negative ecological impact. Policies actively discouraging new development, either on the lake or the foreshore are only impacting proposed new development proposals.

Lakes Zoning Bylaw No. 900 currently only extends specific zoning 200 m into the lake from the natural boundary. This proposal will extend the marina use 173.9 m into the lake, so the new expanded dock will comply with setback requirements.

The expanded dock is designed to angle away from adjacent properties to the south, to provide clearance from lake drinking water intakes for neighbouring properties, which were installed encroaching into the Finz license area in the past. The applicant has supplied a map showing the location of the water intakes as part of the application materials.

The applicant has provided a parking plan to help illustrate compliance with the parking requirements of Bylaw No. 701. Currently Bylaw No. 701 requires the following parking quantities for each of the existing uses on the subject property:

- | | |
|----------------------|--|
| • Marina | 1 stall per 2 berths |
| • Neighbourhood Pub | 1 per 3 seats |
| • Restaurant, Eat-in | 1 per 10 m ² of gross leasable area |
| • Convenience Store | 1 per 35 m ² of gross floor area |
| • Campground | 1 per camp site |

In addition to requiring parking stall numbers, minimum stall sizes (2.8 m wide x 5.5 m long) and maneuvering aisle dimensions are also required. The parking requirement for marina use does not currently specify requirements for both car and boat trailer parking.

The applicant has recently provided a plan to illustrate compliance with the parking requirements for all of the proposed uses on the site. The bylaw requires 148 offstreet parking stalls, and the applicant has proposed 159 total parking spaces.

The applicant has advised that to this point boat trailer parking on the site has been offered as a convenience to patrons. The applicant is currently working with a civil engineer to develop a plan for development of the upper portion of the property. This will involve additional campsites, for the most part, but as design plans are completed, they will know more about what sort of room is available for boat trailer parking. The owner would then restrict boat trailer parking to what they have room for after they have met the requirements for car parking.

The applicant has indicated that the parking areas shown in the new design plan will be constructed at, or around the same time as the dock expansion is constructed, if the rezoning amendment is approved by the Board. In order to ensure that this parking area construction will take place, the owner has

offered to register a Section 219 covenant against the title of the subject property that would restrict the use of the expanded marina facilities until the expanded parking area has been constructed. Staff are supportive of this approach.

The MoT has responded to the referral by indicating that the owner will be required to submit an application for a commercial access permit. In order to process the permit, MoT requires significant information on parking and internal roadway networks on the site. The applicant has made an application to the MoT for a commercial access permit, and has submitted the new parking plan to the MoT for review. Staff will advise the Board on the progress of this parallel process with MoT, as information becomes available.

The applicant will need to apply to the Lands Branch of the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) for an amended commercial marina license to expand on their current licensed areas (DLs 6021 and 5974) and to the Water Rights Branch of MFLNRO for a permit to construct the expanded dock. The applicant has done this, and the Water Rights Branch of MFLNRO has advised that a full Environmental Impact Analysis of the proposal is not required, as the applicant has already supplied the Ministry with adequate information. However, certain other supplementary information has been required in the form of an Environmental Management Plan, as follows:

- Plan Objective (purpose of the EMP)
- Overview of proposed works and site location
- Current situation and timing
- Summary of site data (can be in a table, or drawings showing dock dimensions)
- General construction overview
- Environmental monitor and BMP information
- Reporting schedule

SUMMARY:

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to allow an expansion of the existing marina operation to a total of 110 mooring berths.

Staff is recommending that the Board consider the Public Input received at the Public Hearing, as well as correspondence received and then consider the bylaw for third reading and adoption.

IMPLEMENTATION:

Consultation Process

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for zoning amendments when the notice of development sign was posted on the property. Staff forwarded the bylaw and staff report to referral agencies for review and comment, a summary of the responses has been provided in previous reports to the Board.

Public Hearing

The delegated Public Hearing for the proposed bylaws was held Tuesday November 14, 2017, at the Blind Bay Community Hall in Blind. 48 members of the public attended. Please see the attached Public Hearing Notes for details about public input. 19 speakers addressed the issue with 9 expressing support and 10 opposed. Many of the speakers chose to address the Public Hearing multiple times.

74 pieces of correspondence were received with 60 supporting the proposal, and 14 opposed. 1 letter from Shuswap Water Action Team (SWAT) was read aloud at the Public Hearing. All correspondence has been attached for the Board's information.

COMMUNICATIONS:

Staff notified adjacent property owners, advertised and held the Public Hearing in accordance with the Local Government Act. If the bylaws are given third reading, as amended, and adopted, the applicant will be advised of the Board decision. CSRD staff will amend Bylaw No. 900, which will be posted on the CSRD website and copies will be provided to the Directors.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

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

1. Electoral Area C Official Community Plan Bylaw No. 725, as amended.
2. South Shuswap Zoning Bylaw No. 701, as amended.
3. Lakes Zoning Bylaw No. 900, as amended

Report Approval Details

Document Title:	2017-12-01_Board_DS_BL900-21_Finz.docx
Attachments:	<ul style="list-style-type: none"> - 2017-07-20_Board_DS_BL900-21_Finz.pdf - 2017-10-19_Board_DS_BL900-21_Finz.pdf - BL900-21 ThirdandAdoption.pdf - Public_submissions_BL900-21.pdf - PH_Notes Nov14-2017.pdf - Agency_referral_responses_BL900-21.pdf - Maps_Plans_BL900-21.pdf
Final Approval Date:	Nov 21, 2017

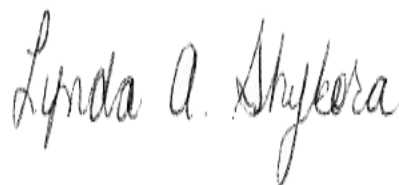
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 20, 2017 - 4:20 PM



Gerald Christie - Nov 20, 2017 - 4:32 PM



Lynda Shykora - Nov 21, 2017 - 10:35 AM



Charles Hamilton - Nov 21, 2017 - 2:12 PM



BOARD REPORT

TO:
Chair and Directors

File No:	BL 900-21 PL20170117
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SUBJECT:

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

DESCRIPTION:

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

RECOMMENDATION:

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

AND THAT:

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

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

SHORT SUMMARY:

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to allow an expansion of the existing marina operation from 55 mooring berths to a total of 110 mooring berths.

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

REGISTERED OWNER:
Finz Resort Ltd. (Craig Russenholt)

ELECTORAL AREA:
C (Blind Bay Area)

LEGAL DESCRIPTION:
DL 6021, K.D.Y.D.

Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931

CIVIC ADDRESS:

2001 Eagle Bay Road

SURROUNDING LAND USE PATTERN:

NORTH = Rural Residential/Crown Land

SOUTH = Rural Residential

WEST = Shuswap Lake

EAST = Crown

CURRENT USE:

Marina/Restaurant/Retail Store/Campground

SIZE OF PROPERTY:

Upland portion 5.17 ha (12.775 ac)

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

WC – Waterfront Commercial/Secondary Settlement Area

ZONE:

Land = South Shuswap Zoning Bylaw No. 701

West of Eagle Bay Road – C6 – Waterfront Commercial

East of Eagle Bay Road Lower Portion – C5 – Tourist Commercial

Upper Portion – LH – Large Holdings

Lakes Zoning Bylaw No. 900

FC3 – Foreshore Commercial – 3

POLICY:

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

The subject property is designated Waterfront Commercial (WC). The OCP contains no policies regarding WC development, except to advise that new WC developments are not supported.

2.3 Shoreline Environment

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

2.3.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the shoreline environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.
- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

2.3.2 Policies

- .1 Non-moorage uses other than passive recreation are not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs.

Additionally, no commercial uses, including houseboat storage or camping, are acceptable on the foreshore.

- .2 Land owners must not alter the natural habitat and shoreline processes unless specifically authorized. The placement of fill and the dredging of aquatic land are not generally acceptable.
- .3 Encourage the Integrated Land Management Bureau, when carrying out reviews of foreshore tenure applications, to take the foregoing objectives and policies into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
- .4 Private moorage owners and builders will comply with the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).

3.1 General Land Use Management

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

3.1.1 Objectives

- .1 To be thoughtful and careful stewards of the lands and waters of the South Shuswap to allow future generations an opportunity to appreciate and benefit from wise choices made by today's elected decision-makers.
- .2 To manage growth by directing development and redevelopment in existing settled areas and to discourage development outside these areas.

3.1.2 Policies

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

3.3 Secondary Settlement Areas

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

3.3.1 Objective

- .1 To allow for predominantly residential development and some neighbourhood commercial development within Blind Bay, Eagle Bay, Sunnybrae and White Lake.

3.3.2 Policies

- .1 This designation applies to areas within the Blind Bay, Eagle Bay, Sunnybrae and White Lake Secondary Settlement Area boundaries, as outlined on Schedules B and C.
- .2 Permitted land uses within the Secondary Settlement Areas include: residential, neighbourhood commercial uses, recreational residential, community and health-related services, institutional uses, recreation, arts and cultural activities.
- .8 New commercial, industrial, multi-family and intensive residential development within the Secondary Settlement Areas is subject to the Form & Character Development Permit Area Guidelines.

3.6 Waterfront Development

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

3.6.1 Objective

- .1 To maintain the near shore areas of Shuswap Lake, White Lake and Little White Lake ecologically intact by focusing development away from the shoreline and by minimizing impacts from moorage facilities.

3.6.2 Policies

- .1 New waterfront development will only be supported if it:
 - a) Is residential in nature;
 - b) Has maximum densities of:
 - i. 1 unit / 1 ha (1 unit /2.47 ac) on the waterfront in Secondary Settlement Areas and the Sorrento Village Centre; or
 - ii. 1 unit / 2 ha (1 unit / 4.94 ac) in all other areas;
 - c) Creates lots each with a minimum of 30 m of water frontage;
 - d) Is located a minimum of 50 m away from the natural boundary of Shuswap Lake, White Lake and Little White Lake: Development Permit Areas may apply, see Section 12 of this plan; and
 - e) Provides adequate moorage subject to the moorage policies in Section 3.7.
- .2 Development on waterfront parcels should be clustered to minimize impact on the landscape and preserve natural open space. Applications that do not include Section 219 covenants to prohibit additional subdivision, protect natural areas from further development and address other site specific considerations will not be supported.

3.7 Foreshore Water (FW) (Moorage)

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

3.7.1 Objective

- .1 To acknowledge existing permitted private moorage uses and commercial marinas and provide limited opportunities for future moorage associated with residential development.

3.7.2 Policies

- .1 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for new fee-simple waterfront parcels.
- .2 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:
 - a) New waterfront parcel created; or
 - b) 30m of water frontage of the parent parcel; and

Each moorage space shall be calculated as 10 m linear length of dock that may be used for mooring a single vessel.

3.8 Commercial

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

3.8.2 Policies

- .1 Commercial development that is incompatible with the community, or would have unmitigated negative impacts on the environment, is not acceptable anywhere in the South Shuswap.
- .2 Large scale commercial development is not acceptable in the Secondary Settlement Areas or rural areas of the South Shuswap. Such development is directed to the Village Centre.
- .5 Existing Commercial (C), Tourist Commercial (TC) and Resort Commercial (RC) land use designations are recognized on Schedules B and C. New Commercial (C), Tourist Commercial (TC) and Resort Commercial (RC) may be considered in the Secondary Settlement Areas through individual redesignation and rezoning applications.
- .6 Existing Waterfront Commercial (WC) developments are recognized on the Schedules B and C. New Waterfront Commercial (WC) developments are not supported.

Current Zone (below the Natural Boundary of Shuswap Lake): FC3 Foreshore Commercial Zone 3 (Bylaw No. 900)

Permitted uses:

- *Commercial moorage facility, including permanent or removable walkway, accessory to a permitted use on an adjacent parcel(s).*
- *Private mooring buoy(s) accessory to a permitted use on an adjacent parcel(s).*
- *Boat launch*
- *Boat rentals*

Part 3 General Regulations Section 3.2 Uses and Structures Expressly Prohibited in Each Zone currently prohibits other covered structures and all other uses and structures not expressly permitted in Section 3.1 or in each zone. Bylaw No. 900-17 added a site specific permitted use, which recognized structures constructed on Shuswap Lake for this property, allowing the structures to be used for pub and restaurant purposes.

Proposed Amendment to Bylaw No. 900 FC3 Foreshore Commercial Zone 3

The applicant is proposing to amend Bylaw No. 900 by deleting the current site specific reference to Friends Blind Bay in Sub-section 4.13.2(b) and replacing it with the following:

- For the surface of the lake adjacent to Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931, the maximum number of berths is 110. {Friends Blind Bay}

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Finz currently operates a marina on Shuswap Lake adjacent to their commercial operation on the upland property. The commercial operation involves a neighbourhood pub and restaurant, a

convenience store, a campground and an associated marina. The owner has submitted this application to amend the site specific regulation to expand the existing marina further into the lake with additional slips totalling 110 slips to their current mooring facilities.

Electoral Area C Official Community Plan Bylaw No. 725 policies are silent on the issue of expansion of existing marina facilities, except to discourage proposals which would have a negative ecological impact. Policies actively discouraging new development, either on the lake or the foreshore are only impacting proposed new development proposals.

Lakes Zoning Bylaw No. 900 currently only extends specific zoning 200 m into the lake from the natural boundary. This proposal will extend the marina use 173.9 m into the lake, so the new expanded dock will comply with setback requirements.

The expanded dock is designed to angle away from adjacent properties to the south, to provide clearance from lake drinking water intakes for neighbouring properties, which were installed encroaching into the Finz license area in the past. The applicant has supplied a map showing the location of the water intakes as part of the application materials.

The applicant has provided a parking plan to help illustrate compliance with the parking requirements of Bylaw No. 701. Currently Bylaw No. 701 requires the following parking quantities for each of the existing uses on the subject property:

- | | |
|----------------------|--|
| • Marina | 1 stall per 2 berths |
| • Neighbourhood Pub | 1 per 3 seats |
| • Restaurant, Eat-in | 1 per 10 m ² of gross leasable area |
| • Convenience Store | 1 per 35 m ² of gross floor area |
| • Campground | 1 per camp site |

In addition to requiring parking stall numbers, minimum stall sizes (2.8 m wide x 5.5 m long) and maneuvering aisle dimensions are also required. The parking requirement for marina use does not currently specify requirements for both car and boat trailer parking. The plan provided does not, therefore, show any boat trailer parking. Staff are concerned that the plan provided does not illustrate sufficient parking for all of the uses on the subject property or that the stalls illustrated comply with minimum stall dimension and maneuvering aisle requirements and have contacted the applicant to verify that compliance for all uses can be achieved.

Staff will provide the Board with verification about this concern at a future Board meeting.

The applicant will need to apply to the Lands Branch of the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) for an amended commercial marina license to expand on their current licensed areas (DLs 6021 and 5974) and to the Water Rights Branch of MFLNRO for a permit to construct the expanded dock. As a part of the Provincial process an Environmental Impact Analysis of the proposal may be required.

SUMMARY:

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to allow an expansion of the existing marina operation to a total of 110 mooring berths. Staff are recommending that the Board consider the bylaw for first reading, and referral to affected agencies and first nations.

IMPLEMENTATION:

Consultation Process

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application for zoning Amendments when a notice of development sign is posted on the property.

Referral Process

The following list of referral agencies is recommended:

- Area 'C' Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- Department of Fisheries and Oceans;
- Ministry of Transportation and Infrastructure
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations, including the following:
 - ✓ Adams Lake Indian Band;
 - ✓ Little Shuswap Indian Band; and,
 - ✓ Neskonlith Indian Band.

COMMUNICATIONS:

To be provided following referral process.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

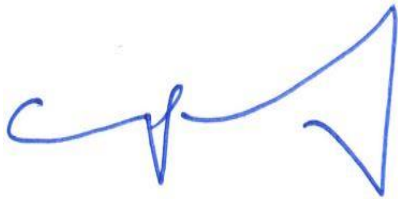
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2017-07-20_Board_DS_BL900-21_Finz.docx
Attachments:	- BL900-21 First.docx - Maps_Plans_BL900-21.pdf
Final Approval Date:	Jul 10, 2017

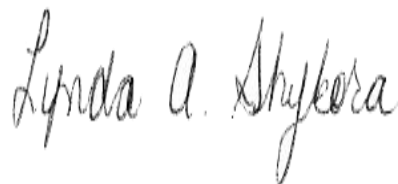
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 7, 2017 - 10:02 AM



Gerald Christie - Jul 10, 2017 - 12:44 PM



Lynda Shykora - Jul 10, 2017 - 1:31 PM



Charles Hamilton - Jul 10, 2017 - 2:30 PM



BOARD REPORT

TO:
Chair and Directors

File No:	BL 900-21 PL20170117
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SUBJECT:

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

DESCRIPTION:

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

RECOMMENDATION #1:

 THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be read a second time this 21st day of September, 2017;)

RECOMMENDATION #2:

THAT: a public hearing to hear representations on Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21 be held;

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

AND FURTHER THAT: the holding of the public hearing be delegated to Director Paul Demenok, as Director for Electoral Area 'C' being that in which the land concerned is located, or Alternate Director Arnie Payment, if Director Demenok is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to allow an expansion of the existing marina operation from 55 mooring berths to a total of 110 mooring berths.

The Board gave Bylaw No. 900-21 first reading at the July 20, 2017 regular meeting and directed staff to utilize the simple consultation process. The development notice was posted in accordance with Development Services Procedures Bylaw No. 4001, as required. Staff has referred the bylaw to the Electoral Area 'C' Advisory Planning Commission, affected Ministries, agencies and First Nations and comments received have been summarised in an attachment to this report. Additionally, the applicant has supplied more information, including an updated parking plan, to help the Board in its consideration of this expanded marina proposal. It is now appropriate for the Board to consider second reading and to delegate a Public Hearing.

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

BACKGROUND:

See attached report dated June 9, 2017.

POLICY:

See attached report dated June 9, 2017.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

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by the Board. In order to ensure that this parking area construction will take place, the owner has offered to register a Section 219 covenant against the title of the subject property that would restrict the use of the expanded marina facilities until the expanded parking area has been constructed. Staff are supportive of this approach.

The MoT has responded to the referral by indicating that the owner will be required to submit an application for a commercial access permit. In order to process the permit, MoT requires significant information on parking and internal roadway networks on the site. The applicant has made an application to the MoT for a commercial access permit, and has submitted the new parking plan to the MoT for review. Staff will advise the Board on the progress of this parallel process with MoT, as information becomes available.

The applicant will need to apply to the Lands Branch of the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) for an amended commercial marina license to expand on their current licensed areas (DLs 6021 and 5974) and to the Water Rights Branch of MFLNRO for a permit to construct the expanded dock. The applicant has done this, and the Water Rights Branch of MFLNRO has advised that a full Environmental Impact Analysis of the proposal is not required, as the applicant has already supplied the Ministry with adequate information. However, certain other supplementary information has been required in the form of an Environmental Management Plan, as follows:

- Plan Objective (purpose of the EMP)
- Overview of proposed works and site location
- Current situation and timing
- Summary of site data (can be in a table, or drawings showing dock dimensions)
- General construction overview
- Environmental monitor and BMP information
- Reporting schedule

SUMMARY:

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to allow an expansion of the existing marina operation to a total of 110 mooring berths. Staff is recommending that the Board consider the agency referral responses and then consider the bylaw for second reading and delegation of a Public Hearing.

IMPLEMENTATION:

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for zoning amendments when the notice of development sign was posted on the property.

COMMUNICATIONS:

If the Board supports second reading of Bylaw No. 900-21 and delegates a Public Hearing staff will proceed with notification of adjacent property owners and advertising the Public Hearing as set out in the Local Government Act.

Referral agencies have provided their comments and they have been attached as Appendix B to this report.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

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

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

1. Electoral Area C Official Community Plan Bylaw No. 725, as amended.
2. South Shuswap Zoning Bylaw No. 701, as amended.
3. Lakes Zoning Bylaw No. 900, as amended.

Report Approval Details

Document Title:	2017-10-19_Board_DS_BL900-21_Finz.docx
Attachments:	<ul style="list-style-type: none">- BL900-21 Second.docx- Maps_Plans_BL900-21.pdf- APPENDIX-B-AgencyReferralResponses-Updated.pdf
Final Approval Date:	Oct 6, 2017

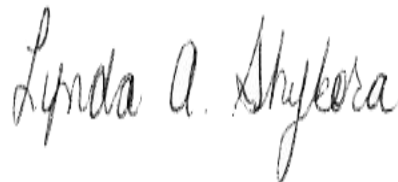
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Oct 3, 2017 - 4:07 PM



Gerald Christie - Oct 5, 2017 - 8:04 AM



Lynda Shykora - Oct 6, 2017 - 12:34 PM



Charles Hamilton - Oct 6, 2017 - 3:15 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT
LAKES ZONING AMENDMENT (FINZ RESORT LTD.) BYLAW NO. 900-21

A bylaw to amend the " Lakes Zoning Bylaw No. 900"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

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

1. "Lakes Zoning Bylaw No. 900", is hereby amended as follows:

A. TEXT AMENDMENT

- i. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.13 FC3 Foreshore Commercial 3 Zone is hereby amended by deleting the following site specific density in its entirety:

" For the surface of the lake adjacent to Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931, the maximum number of berths is 55. {Finz Resort}"

And replacing it with the following:

"For the surface of the lake adjacent to Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931, the maximum number of berths is 110. {Finz Resort}"

2. This bylaw may be cited as " Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21".

READ a first time this 20 day of July, 2017.

READ a second time this 21 day of September, 2017.

PUBLIC HEARING held this 14 day of November, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CORPORATE OFFICER

CHAIR

CERTIFIED true copy of Bylaw No. 900-21
as read a third time.

CERTIFIED true copy of Bylaw No. 900-21
as adopted.

Corporate Officer

Corporate Officer

Marianne Mertens

From: Matt Quinn <quinbe9@gmail.com>
Sent: Tuesday, November 14, 2017 4:02 PM
To: Planning Public Email address
Subject: I support FINZ

I live in Sunnybrae and support FINZ!

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<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
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Marianne Mertens

From: Laurie Klassen <laurie_klassen@hotmail.com>
Sent: Tuesday, November 14, 2017 3:36 PM
To: Planning Public Email address
Subject: FINZ public hearing BL900-21

To whom it may concern;

My husband and I live in Eagle Bay and we support this proposal.

Laurie Hutchinson

Sent from my iPhone

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BL900-21

Marianne Mertens

From: Sandy Quinn <s.gquinn@hotmail.com>
Sent: Tuesday, November 14, 2017 3:30 PM
To: Planning Public Email address
Subject: Finz Public Hearing BL 900-21 Marina Expansion

Categories: CityView Planning Attachment

We live at 4363 Eagle Bay Rd and just would like to say we fully support Finz marina expansion .

Thank you

Paul and Sandy Quinn

250 675 3793

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PL 2017-0117 m2

Dan Passmore

From: Ray Nadeau <ray.nadeau@gmail.com>
Sent: Tuesday, November 14, 2017 2:15 PM
To: Director Demenok; Charles Hamilton; Dan Passmore; Keith Weir; Director Talbot; Gerald Christie; Director Morgan; Director Martin; Director Cathcart; Director Parker
Subject: Shuswap Water Action Team (SWAT) Submission re FINZ Public Hearing (900-21)
Attachments: 2017,11,14 Finz Public Hearing SWAT Submission with Drwg.docx

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Please find attached a submission from the Directors of the Shuswap Water Action Team regarding the FINZ application to double the size of their Marina from 55 boat slips to 110 boat slips in Blind Bay.

The FINZ application is not supported by the Area C OCP which recommends Dry-Land boat storage.

The CSRD Docks and Buoys Bylaw was implemented in an effort to control the proliferation of boat storage in our lake, and especially in our spectacular Blind Bay. We hope you will continue to support those efforts.

Thank You

Ray Nadeau
 President of Shuswap Water Action Team Society

To: Paul Demenok	Area C Director	pdemenok@csrd.bc.ca
Cc Charles Hamilton	CSRD Chief Admin	chamilton@csrd.bc.ca
Cc All CSRD Directors		
Cc Dan Passmore	CSRD Planning	dpassmore@csrd.bc.ca
Cc Craig Russenholt	FINZ	crussenh@jetstream.net
Cc Keith Weir	MFLNRO	keith.weir@gov.bc.ca

Subject: FINZ Marina Lake Zoning Amendment -Bylaw 900-21

Craig Russenholt has done a great job developing his FINZ restaurant and marina for our community and he is to be congratulated for his good work and community involvement. Nevertheless the expansion of the FINZ marina as proposed will exacerbate many of our Blind Bay existing problems.

The following are the issues and recommendations to address the problems, most of which could be addressed by Dry-Land Storage for Boats

All New & Redevelopment Marinas Should have Dry-Land Boat Storage

The CSRD Docks and Buoys Bylaw (900) was established to manage and contain the proliferation of buoys and docks for storing boats in the water. Unfortunately the growth has continued unabated. More buoys are being installed each year and marina berths have increased dramatically.

Other Resort Areas around North America are building Dry-Land storage. It protects the water and prevents most other issues. It's also very convenient for the boat owners. They simply make a call and their boat is put in the water. It's removed and stored when they return. This has been done for many years at the Sicamous marina and we recommend you visit to see how efficient it is.

Our Official Community Plan (OCP) recognizes that storing more and more boats in the lake is ultimately unsustainable, and it states:

OCP- Section 3.7.2.3 "Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new or redeveloped waterfront properties."

We respectfully request the CSRD Directors to follow the recommendations of the OCP. The following provides many of the reasons.

1. Blind Bay Water Quality is Already at Risk

Blind Bay is the drinking water reservoir for most residents in the Bay. A number of Consulting and Water Monitoring Studies have warned that Blind Bay Water Quality is deteriorating and is at risk of further degradation.

Our water quality is the single most important issue in the Bay, and decisions made today that allow water quality degradation will be cumulative and irreversible.

2. Pollution in Blind Bay From Human Activity

Degradation from human activities comes from: development, run-off from roads, driveways, lawns, chemicals, septic systems, as well as from boating and **marina activities** such as bilge or Greywater Sewage discharges.

3. Thousands of People Depend on Blind Bay as a Drinking Water Source

Shuswap Lake Estates is the primary supplier of treated drinking water and their source intake is in the Bay. Also more than 50 waterfront families have their own intakes in relatively shallow water with various levels of treatment. FINZ customers and renters also get their water from an intake in the bay.

Several existing intakes will be very close to the marina exposing those families to even higher health risks.

4. Marinas Contaminate our Drinking Water Source

Unfortunately the concentration of large numbers of boats, and their discharges, in the slow moving waters of Blind Bay increases the health risk to families and visitors in the bay.

5. Water Treatment Limitations

Most water treatment systems are incapable of removing, chemicals, bilge oils, pharmaceuticals or other discharges contained in Greywater Sewage.

6. Blackwater and Greywater Sewage Discharge Restrictions

The “BC Environmental Act” prohibits the discharge of Sewage into waterways in BC including Blackwater and Greywater Sewage.

Also UBC scientists informed SLIPP that *Greywater is equivalent to Sewage in the amount of bacteria it contains.*

7. Large Boats with Heads and Sewage Discharge Capabilities are in the Marinas

BC Ministry of Environment tests in Shuswap Lake confirmed that boat Greywater Sewage discharges contaminate the water to unsafe levels around the general vicinity of a discharge boat.

For the protection of water quality and health and safety of residents, the Marina (and other marinas) should have a Covenant that:

- Prohibits Blackwater or Greywater Sewage Discharge from boats in the marina
- Prohibits persons from residing on a boat while in the marina
- Requires marinas to ensure boats have sealed discharges
- Requires regular water sample testing around the marina

8. Houseboat Moorage Prohibition

Houseboats should not be allowed moorage at FINZ just as they are not allowed at other Marinas in Blind Bay. The Ministry of Forests, Lands, & Natural Resources, Operations (MFLNRO) advised last year that a FINZ Marina expansion approval would prohibit houseboat moorage.

9. A Covenant is needed to Prevent Pumping Sewage Out of Boats

The pumping of sewage to a septic tank or sewage line is very noisy, subject to spillage, results in odours, and will increase traffic in the bay even more.

The OCP restricts such activities in Residential Areas. A Covenant would ensure it is prohibited even if a sewage system is installed.

10. Increase in Boat Traffic and Noise in Blind Bay

Doubling the size of a Blind Bay marina and adding another 55 boats will only add to our already serious problems of congestion and noise.

On a typical day in summer months there are over 20 boats operating in the bay at the same time. The noise from boats is now the highest source of constituency complaints to the CSRD.

11. Encroachments on Neighbors

FINZ's immediate neighbor to the south has a licensed and tenured dock with the MFLNRO. The regulations require a minimum 5m (16.4ft) setback from a neighbor's tenured dock.

They also have a licensed & tenured water intake that will be next to the marina

Also, the CSRD Docks and Buoys Bylaw requires a commercial dock to be setback 5m (16.4 ft) from an Adjacent Property Line as extended into the lake.

12. Marina Entrance and Exit Design & Safety (see attached Congestion Drawing)

Most boats enter and exit the existing FINZ marina from the West towards the open bay and away from the neighbors.

The new design requires all boats to enter and exit to the South towards the adjacent neighbor. This creates a conflict and safety hazard with the neighbors, and perhaps even with the high boat traffic to the CSRD's Harbour Rd Boat Launch.

To Prevent a Safety Hazard the New Marina Plan should be reconfigured to exit towards the bay as is currently done.

13. Extreme Length of Dock into the Bay

The Proposed extreme length of the dock system of 570 ft will create a boating safety hazard in a high traffic area which includes the CSRD Boat Launch traffic.

It will be almost double the existing length and will be the longest protruding dock on the entire Shuswap It will exceed the maximum length of the FC3 Zoning of 410 ft by 160ft.

The CSRD OCP, the Docks and Buoys Bylaw, the OCP Development Permit guidelines, and the BC Gov't Private Moorage Guidelines, all restrict new or expanded docks from interfering with the adjacent properties facilities, views etc.

14. Blind bay residents should have priority for berths in the marina.

A Covenant should be obtained to ensure that Blind Bay Residents will have priority access over at least ½ of the berths in the marina. Blind Bay residents who will be negatively impacted by the marina should get benefits from it.

15. The Marina Should Be Required To Have A Boat Launch

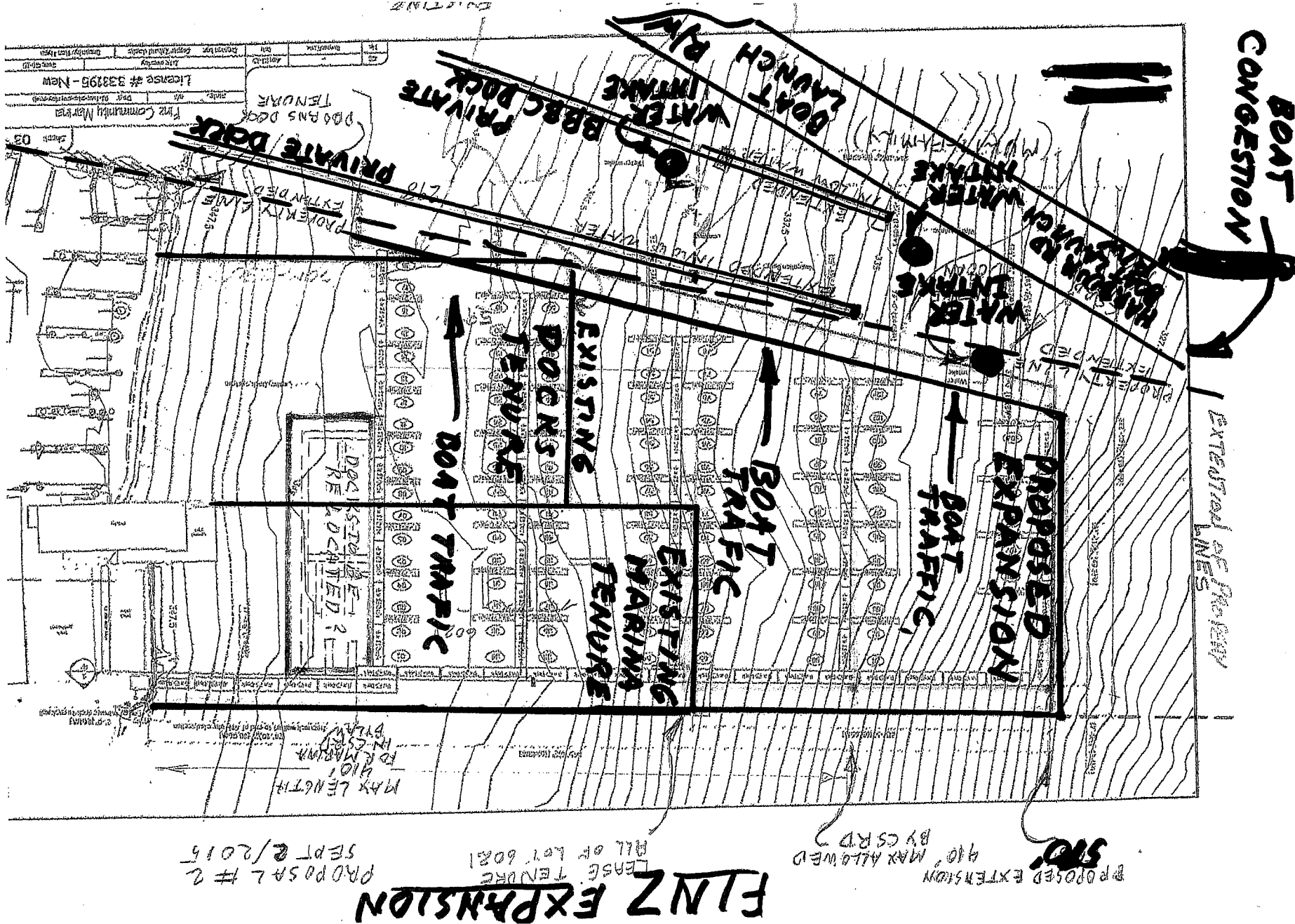
FINZ properties originally had 2 boat launches but both were removed. This creates more traffic on the CSRD's Boat Launch (Harbour Rd) which is already overloaded. **The CSRD is working hard to** provide launch facilities for the general public and marinas should be self-reliant.

16. Rentals of Personal Watercraft (Sea-Doos) Should be Prohibited

Personal watercraft are noisy, travel at very high speeds, terribly accident prone, disturbing to residents, and the renter operators are often inexperienced. The marinas in the Bay already have 4 public rentals, and there are 6 private owners, plus tourist machines. The numbers skimming around close to shore in the bay can be extremely concerning at times. **A covenant should be in place to prohibit personal watercraft rentals at FINZ.**

Ray Nadeau
President - Shuswap Water Action Team
Blind Bay

See Attached Drawing



Dan Passmore

From: patricia white <pwhite.red@gmail.com>
Sent: Tuesday, November 14, 2017 2:16 PM
To: Dan Passmore
Cc: Janet Sjodin; janice billy; Bernice Heather; eva; Jerre Paquette; Bernice Hea; Warren Bell; April Thomas
Subject: Re: Public Hearing Nov. 14: Finz Marina expansion plans

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To the CSRD:

This is to register my objection to the increase in any more speed boats in Shuswap Lake and consequently the expansion of this marina.

If you look in your files, you will find all of the reasons I have been advocating for cleaning up, rather than continuing to pollute this Lake which is the source of Life for everyone in this area.

As you have been informed as well, the CSRD does not have any legal jurisdiction in any area of the Shuswap Secwepemc Nation.

The lands and waters here have never been treated, ceded, won in war or handed over to European settlers at any point in History.

It has all been stolen through dishonesty and violence, and as such still belongs to the original inhabitants who are in the process of communicating this fact, once again, peacefully, to both the Provincial and the Federal governments.

With the Truth and Reconciliation process being undertaken, it is not proceeding In Good Faith to continue to permit any expanded use of lands or waters in stolen territory. You have also been made aware that the elected chiefs and councils do not represent the majority of their people; notifying them of your intentions is not notifying the Secwepemc Nation. They are presently undertaking the necessary steps to return to their Traditional Governance which was never chosen by them, only forced upon them as a requirement to receive the subsistence allowance to live in the concentration camps called 'Indian Reserves'.

There is no way we can move forward in a healthy way for everyone by pretending we do not know the truth of our own history and joining with others who are working on healing the past misdeeds of Canadian governments: local, provincial, and federal.

Yours sincerely,

Patricia White
 2639 Squilax Anglemont Rd
 Lee Creek
 V0E 1M4

As you can see this has been copied to a few others; I hope this is in keeping with your requirements for submissions. The Body of the message stands.

Please consider this information from the point of view of a Father, Mother, Grandfather or Grandmother and not an official representing business as usual:

One quart of motor oil can pollute 250,000 gallons of water. One gallon of gasoline can pollute 750,000 gallons of water! (Energy and Environmental Affairs, Massachusetts) As you will know, this is only one of thousands of articles warning us of the consequences of continuing to ignore our most Precious Resource, which is at the very top of the list signed by 15,000 (fifteen thousand) scientists telling us that fresh water is the most endangered of all of our life supporting systems on Earth.

Surely it is time to realize we cannot continue behaving like poisoning it is just a matter of a zoning change by a handful of local politicians!

There are NO JOBS on a dead planet!

WRITTEN SUBMISSION FOR/TO: BELOW;

16 NOV 2017.

CHAIR- CSRD PUBLIC HEARING,
FOR/REGARDING [FINZ RESORT LTD],
ZONING AMMENDMENT-BYLAN 900-21,
HELD @ THE BLIND BAY HALL - 2510 BLIND BAY RD.,
BLIND BAY, B.C. - 6:00 PM AAST. 16 NOV 2017.

R: JIM LEIPER

Box 478

SORRENTO, B.C. V0R2N0
CANADA.

SUB: P.H. AS NOTED ABOVE [WRITTEN SUBMISSION]

DEAR CHAIR,

MY GOOD FRIEND, MR DAN PASSMORE, SENIOR PLANNER @ CSR
TODAY [16 NOV 2017] ALLOWED ME FULL ACCESS TO THE PUBLIC
HEARING BINDER FOR SAID ZONING AMMENDMENTS.

I EXAMINED THE SAID ENTIRE BINDER'S CONTENTS. THE MOST
INTERESTING PARTS OF THE SAID BINDER WERE THE WRITTEN SUB
MISSIONS ON THE SAID BYLAN AMMENDMENT 900-21. I FOUND
THAT: [SEE BELOW: OF THE 71 SUBMISSIONS ON SAID MATTER]

DEFINITELY
FOR

DEFINITELY
AGAINST

NOT SURE
SOME ISSUES

INCOMPLETE
OFF TOPIC.

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TOTAL: 9

AGAINST

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TOTAL-56
FOR

IN SUMMARY:

56 support
AMMENDTS

9- DO NOT
SUPPORT
AMMENDTS

CONT'D ON PG- LEIPER - P476 - 16 NOV 2017

4- NOT SURE etc
SOME UNRESOLVED
ISSUES

1- INCOMPLETE
OR OFF TOPIC

CONTD FRP1-LEP1E-PH. 16 NOV 2017

ALL SUBMISSIONS WERE WELL THOUGHTOUT AND DOWNSIDE,
1. EXCEPT I COUNT MYSELF IN SUPPORT OF THE SAID AMM
EXAMENJS. AS ONE OF 35 OTHER RESIDENTS, THE SAID AMM'S ARE A
AT THIS TIME, I WOULD LIKE TO COMPLEMENT MR. DAN PASS-
MORE CSA'S SENIOR PLANNER, HIS COLLEAGUES AND SUP-
PORTS @ THE CSA FOR AGAY-ANOTHER JOB WELL DONE
MOST EXCEPTS I HAVE FOUND LATER BEING @ KEN OBSE-
VER OF CSA ACTIVITIES SINCE 1980] HAVE NO IDEA OF THE
AMOUNT OF WORK MR. PASSMORE, HIS COLLEAGUES AND SUP-
PORTS MUST DO UNDER THEIR TAX LINES TO REPAIR
THESE PUBLIC HEARING MATTERS.

I WOULD LIKE TO RECOMMEND A HEALTHY INCREASE
IN PAY OR OTHER BENEFITS FOR MR. PASSMORE. HE IS
A TRUE TREASURE LAMONEST OTHERS @ THE CSA. THANK
YOU.

KIMBERLY REEDS
Kim Reeds

Dan Passmore

From: Sue McCrae <ds.mc@telus.net>
Sent: Tuesday, November 14, 2017 11:29 AM
To: Dan Passmore
Subject: Subject: Support for Finz Resort Inc. BL 900-21

Hello Dan

We support the application submitted for the Marina Expansion at Finz Resort BL 900-21

*Don and Sue McCrae
 2549 Golf Course Dr.
 Blind Bay, B. C. V0E 1H2*

Thank you

Don and Sue McCrae
ds.mc@telus.net
 250-832-5932

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BL 900-21

PUBLIC HEARING SUBMISSION BYLAW #900-21

W Bruce McNabb
 #6, 1965 Eagle Bay Rd
 Blind Bay, BC
 November 9th, 2017

Mr. Passmore
 Senior Planner
 Columbia Shuswap Regional District
 555 Harbourfront Drive
 Salmon Arm, BC, V1E 4P1

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<input type="checkbox"/> Other		

Sir:

This fax is a follow up of the email I sent Nov 10th, 2017 stating my concerns regarding 900-21, Finz marina expansion.

I became aware that due to the November 11th long weekend, my mailed copy of my comments most likely would not be recieved by the November 14th public hearing date. I am also faxing a copy of drawings reflecting my one concern with the CSRD FC3 and the MFLNRO "tenure of lease" boundaries. As the drawings indicate, if the boundaries are not redrawn then the adjacent neighbors to Finz south would be pinched off from any access to their foreshore options. Clearly, if the marina expansion does not require the size and boundaries that the existing map indicates, why not resize FC3 zoning to reflect only what is required.

Sincerely,

W. Bruce McNabb

cc. Minister of Forests, Lands and Natural Resource Operation (Tenure Application)

D1 2017 117 2



PUBLIC HEARING SUBMISSION BYLAW #900-21

W Bruce McNabb
#6, 1965 Eagle Bay Rd
Blind Bay, BC
November 9th, 2017

Mr. Passmore
Senior Planner
Columbia Shuswap Regional District
555 Harbourfront Drive
Salmon Arm, BC, V1E 4P1

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Sir,:

After reviewing the Finz application for rezoning to facilitate the proposed expansion of the existing marina, I would like to register my concerns.

At present the off shore south boundary of DL 5974 does not align itself to the adjacent extended land property lines. The drawings indicate that the south boundaries of the proposed expansion will be within the south land based property line. Assuming this is correct, will the CSRD and the Ministry of Forest, Lands and Natural Resource Operations consider a realignment of the zoning and boundary limits of DL5974 and the FC3 to reflect these new alignments? In short, limit the applicant's use to within the extension of the adjacent south boundary property lines. In addition to controlling any future expansion of this marina, it would then be necessary for the applicant to amend the boundaries of DL5974 and to adhere to all regulations as instructed by "Ministry of Forests, Lands and Natural Resource Operations" to apply for "Tenure of Lease", including construction materials, size and configuration as well as minimum setbacks to the North and redefined South boundaries.

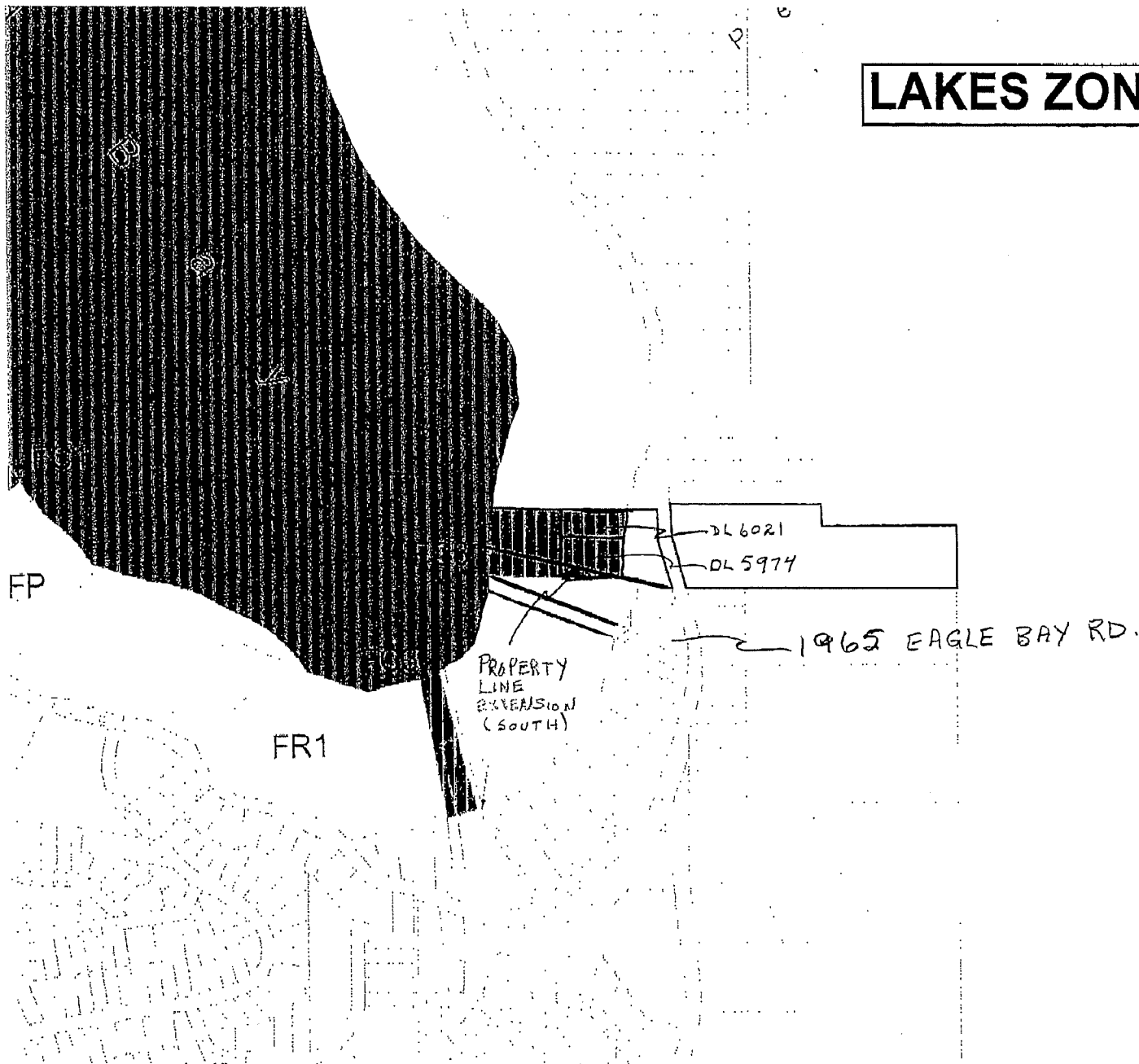
The detail of the proposal indicates that all boat moorage and traffic will be accessed from the South side of the Marina and not by the more direct route to open deep water. (West). With this dock design it becomes necessary that boat traffic flow directly in front of the neighbors to the south. Can this configuration be altered to redirect the increased boat traffic away from the already identified water intake lines and lesson the overall disruption to his south neighbors.

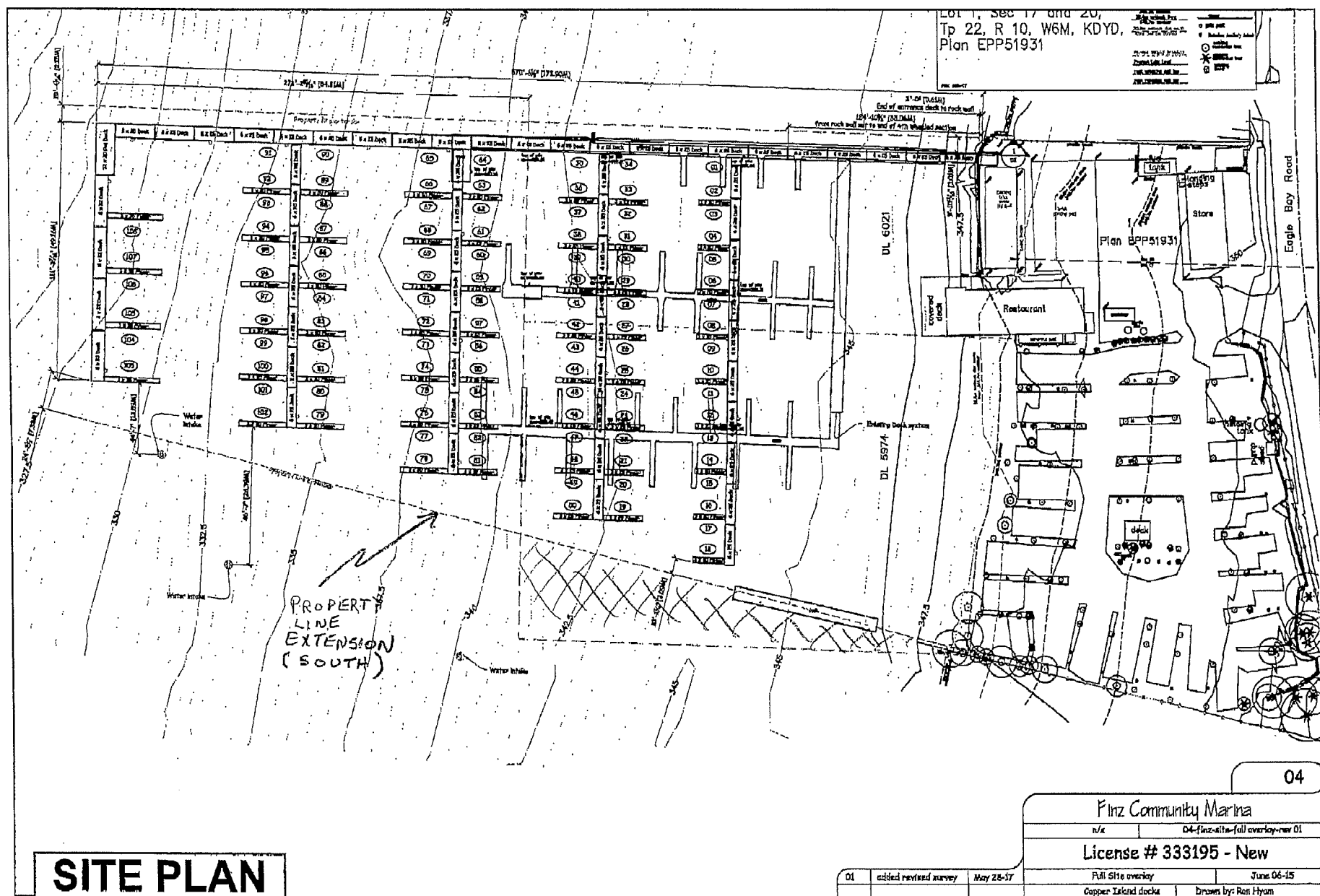
Sincerely,

W. Bruce McNabb

cc. Minister of Forests, Lands and Natural Resource Operation (Tenure Application)

LAKE ZONING





Marianne Mertens

From: Tom <tomstubbs6@gmail.com>
Sent: Saturday, November 11, 2017 2:41 PM
To: Planning Public Email address
Subject: BL 900-21 MARINA EXPANSION

Categories: CityView Planning Attachment

I am very much OPPOSED TO BL 900-21. The marina already sticks out way too far into the bay. We already have to go way out in the bay to get around the marina docks. This is a small bay and it is already crowded. We do not need any more congestion.

Tom Stubbs @ tomstubbs6@gmail.com

Sent from Tom

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Marianne Mertens

From: nrhughes@telus.net
Sent: Saturday, November 11, 2017 8:26 AM
To: Planning Public Email address
Subject: plan.bl 900-21

Categories: CityView Planning Attachment

I am in favor of this plan

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Marianne Mertens

From: Caig Spooner <craig@spoonerelectric.com>
Sent: Sunday, November 12, 2017 8:32 AM
To: Planning Public Email address
Cc: finz01@telus.net
Subject: Bylaw 900 21

Categories: CityView Planning Attachment

Dan

I am writing this as a letter of support for finz and the bylaw 900-21 hearing.
 I will be away at this time and will not be able to attend this public hearing Thank you Craig Spooner
 2792 Simpson road
 Lee creek. B.C.

Finz is very much a part of the summertime Shuswap experience

Sent from my iPad

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BL 900-21

Marianne Mertens

From: Pat Sullivan <patracefan@gmail.com>
Sent: Monday, November 13, 2017 12:31 PM
To: Planning Public Email address
Subject: BL 900-21 - We support Finz in their application

Categories: CityView Planning Attachment

Hello,

Please contact us if more information is needed.

We are residents of Sorrento, and believe this development will make the area more enjoyable and accessible.

Pat Sullivan
 16-1510 Trans Canada Highway
 Sorrento BC V0E 2W2

(778) 490-5171

Thank you,
 ..Pat

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Pl 700-21

Marianne Mertens

From: Angela <angela.saruga@yahoo.com>
Sent: Monday, November 13, 2017 5:41 PM
To: Planning Public Email address
Subject: Public hearing submission.- finz resort bl 900-21

Categories: CityView Planning Attachment

Hello. My name is Angela. We live in Cedar heights and my husband and I approve this plan to move forward.
 Thank you.
 Angela and Jacques Bourgeois.

iPhone Message

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Marianne Mertens

From: Rhys Laug <rhyslaug@gmail.com>
Sent: Monday, November 13, 2017 1:36 PM
To: Planning Public Email address
Subject: Public Hearing Submission – Bylaw No. 900-21

Categories: CityView Planning Attachment

Attention CSRD Board of Directors

re: Public Hearing Submission – Bylaw No. 900-21"

I am writing to give my support for the Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21

After considering the contents of the amendment and receiving additional detailed documentation from the proponent Craig Russenholt, it is evident that serious good thought and work into making the expansion as functional as possible and improvements to protecting the lake bottom between high and low watermarks and expanded car parking allocation.

I have to be honest and say that personally as a resident I am not a big supporter of increasing the traffic on the water in Blind Bay, but realize that the marinas are jumping off points to the rest of the lake, and critical economic drivers for our area.

Pragmatically, we do lack sufficient moorage in the area so for local boaters the additional berths will be a welcome addition, and with any luck will help reduce the traffic at the CSRD boat ramp a little bit. In my mind a boat parked in the marina does far less harm to the environment than the truck/trailer rig driving in and out of the lake repeatedly over the course of the season.

I think that the owner of Finz Resort has done a fantastic job with the resort so far and the expansion plans look great. I hereby offer my support for the acceptance of this zoning amendment.

Thank you

T. Rhys Laug
 2828 Serene Pl
 Blind Bay, BC V0E 1H2
 Mobile: 250.833.6129
rhyslaug@gmail.com

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117...2

Marianne Mertens

From: Tara Hogan <tara-hogan@outlook.com>
Sent: Tuesday, November 14, 2017 8:01 AM
To: Planning Public Email address
Cc: peter@turnerinstitute.co
Subject: Public Hearing Submission-Finz Resort BL 900-21

Good day,

Please let me know if this is forum in which to indicate your support or non support of this project.

We may be able to attend the meeting tonight, but in light of the plans we have seen at this time do not support this expansion for the Blind Bay area and Finz Resort.

If this not where to provide our comment please advise how we do so.

Thank you

Tara Hogan and Peter Turner
250-253-2937 / 604-230-6641

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

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

Consulting Engineering

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

November 14, 2017

Dan Passmore, Senior Planner
 CSRD
 555 Harbourfront Drive NE
 PO Box 978
 Salmon Arm, BC V1E 4P1

Dear Sir:

Subject: Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-2

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I am writing to express support for the above noted rezoning application.

The Finz resort has become an asset for the whole Shuswap area. The owners have invested significant amounts of money to create a great restaurant that serves both the North and South Shuswap. Not only is the facility greatly appreciated as a boat accessible restaurant, the investment by the owners has created economic opportunities for local trades people. People willing to invest in our communities deserve our unqualified support and gratitude.

Expansion of the moorage is the next natural step in the evolution of this facility. There is great demand for moorage to serve non-waterfront owners and increase the ability for everyone to access the lake. The current 55 slips are too small in number to meet an economically sustainable model for a marina and the ability to expand is critical.

There is a lot of noise in the community about how boating is evil. Supposedly more boat noise, disrespectful tourists, and pollution will all come with this proposed expansion. Shuswap Lake has always been known for welcoming tourists and those of us who rely on our local economy for our businesses to survive and prosper need more development like this.

Claims that this proposal somehow threatens our way of life, the health of salmon, and the quality of water in the lake are exaggerated opinions from people with an agenda that does not include me.

Please call if you have any questions.

Yours truly,

A handwritten signature in black ink, consisting of a large, stylized capital 'C' followed by a horizontal line and a small flourish.

D.S. Cunliffe, P.Eng.

Dan Passmore

From: Donna Brown <gdbrown4@telus.net>
Sent: Tuesday, November 14, 2017 11:16 AM
To: Dan Passmore
Subject: Finz Community Marina Expansion BL900-21

Mr. Passmore,

We support the application submitted for the Marina Expansion for Finz.

Glen and Donna Brown
 2617 Mountview Drive
 Blind Bay, BC
 V0E 1H1

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Dan Passmore

From: Director Demenok
Sent: Tuesday, November 14, 2017 9:35 AM
To: Dan Passmore
Cc: Corey Paiement; Charles Hamilton
Subject: FW: Finz Marina/Blind Bay expansion plans ... tomorrow night ... Re: 1 minute video: Dawn Morrison's Mother Bernice Heather, local Secwepemc Woman.

Hello Dan

Please see email forwarded to me from Director Morgan in regards to the Finz Marina application. I don't know whether you have seen this, and whether it should be a part of the public hearing submissions.

I'll leave it with you.

See you tonight.

Cheers

Paul

From: Director Morgan
Sent: Sunday, November 12, 2017 4:51 PM
To: Director Demenok <PDemenok@csrd.bc.ca>
Subject: Fwd: Finz Marina/Blind Bay expansion plans ... tomorrow night ... Re: 1 minute video: Dawn Morrison's Mother Bernice Heather, local Secwepemc Woman.

Paul

A 'heads up' for you....

Larry Morgan
 Director - Area F
 Columbia Shuswap Regional District
 Phone: 250-955-2567
 Cell: 250-517-9578
 Email: lmorgan@csrd.bc.ca

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Begin forwarded message:

From: patricia white <pwhite.red@gmail.com>
Date: November 12, 2017 at 4:43:54 PM PST
To: Director Morgan <lmorgan@csrd.bc.ca>, "Greg Kylo, MLA" <greg.kylo.mla@leg.bc.ca>
Cc: Dawn Morrison <dmo6842@gmail.com>, Greg Witzky <gwitzky@alib.ca>, Janet Sjodin <janetsjodin@gmail.com>, harleywhytehenry@gmail.com, bert deneault <badeneault@live.ca>, Livia <redliv50@koronko.com>, Ronn Boeur <ronn_boeur@hotmail.com>, Jerre Paquette <jerre.paquette@gmail.com>, Snutetkwe Natukat Nana <nnsecwepemc@yahoo.ca>
Subject: Finz Marina/Blind Bay expansion plans ... tomorrow night ... Re: 1 minute video: Dawn Morrison's Mother Bernice Heather, local Secwepemc Woman.

Dear Larry Morgan and Greg Kylo;

Many people are waking up to the fact that we no longer live in a world which can sustain endless destruction of our fresh water.

I hope you will read this letter by an educated Elder and take heed. It is Wisdom which is needed going forward, not short-sighted decisions based on personal greed.

While providing what may seem like great business opportunities to private businesses to expand using Shuswap Lake, which does not belong to any of us or does belong to All of us, may be what you think you are in a position of leadership for ...

At this time in history you do have the awesome responsibility to make decisions which are going to affect the next generation's health, and the one after that.

Health is more important than profit. Health is more important than anything. Think about it.

What if every decision we all made going forward was based on 'How will this affect the health of my children?'

We would not allow one more expansion of any business which is polluting Shuswap Lake, and we would start working to remove all sources of poison which are in existence now.

We have one of the cleanest lakes in the world. One of the cleanest lakes in the WORLD.

Are you going to contribute to protecting it or destroying it? Simple decision for you to make.

I hope you keep this in mind for the meeting about Finz marina expansion plans in Blind Bay plans tomorrow night! I do not feel any decision about this should be made until every person affected by more speed boat noise, disrespectful tourists, and pollution has had an opportunity to be consulted and MOST people don't even know about this meeting. We need a much better way of informing the public about these hearings and meeting which affect all of us. We can't afford to continue with 'business as usual'.

Wilderness Tourism is where the really Big Money comes from and they are not attracted to places with dirty water and no more protected Nature.

Yours sincerely,

Patricia White
retired teacher

On Nov 12, 2017, at 1:51 PM, Eva Lyman <evalyman@gmail.com> wrote:

One might add that Bernice has all kinds of University education and degrees. But she can still speak from the heart, she has not forgotten.

But you need not speak from the heart and come to the same conclusion: We are actually as dependent on our earthly habitat as our stone age ancestors were!

I could tell you the same as a Regional Planner, or from my Harvard Master's degree in Landscape Architecture. But I can also speak from the point of view of

anyone's common sense. It isn't hard to follow, let me try to mention a couple of things:

If we destroy our agricultural soils (or pave over them by increasing the population much more — Canada is not self sufficient in food even today) we face starvation. Canada, and no other region or state can depend on “someone else” to feed us. They all face the same, and even worse problems.

Back in the mid 1980s the Federal Government (Agriculture Canada) put out a report titled “Our Endangered Soils” which stated that we had by then lost 40% of our top soils. People learned how to protect the soils after the dustbowl of the 30s in the US, but we seem to have forgotten.

Mega fields (as in Agribusiness, or the Soviet version of Collective mega farms) allow wind to blow away top soils. Mono culture of crops is also open to pests, hence we apply more and more toxins. We then eat those and get ill with chronic diseases, which the corporate sector refuses to connect to their toxic practices. Were our pre-industrial farmers starving, or ill? Were the indigenous small farmers faced with blown away soils?

And then we have the waters. Only a small % of our earth's waters are “fresh” not saline. But do we protect them? In the 1970's you could safely drink the water from Shuswap Lake. I did anyway, and never got ill. We had so many opportunities to keep things the way the Indigenous people kept them for 10,000 years! There are so many examples in Europe of rivers that were once salmon bearing but now if you put your arm in the river (Eg:Elbe, in the Czech Republic), your fingers look pretty faint. And yet in my great great grandfather's time in the same mid-section of this great river that meets the North sea in Hamburg Germany, there were so many salmon a local miller had a signed contract with his workers that he would not feed them salmon more than 3 times a week for lunch!

Salmon are a key species. Why are we deliberately destroying them by introducing Atlantic salmon in cages in the Pacific. And now GM fish? What is the real name of the game, I wonder?

A lot more should be said about water and how we care for it in general. Let me just say what many are saying: water is life, we can't live without good quality fresh water. Waste water treatment via chlorine, and down the pipe into the lake she goes, simply does not clean out all the stuff we now put into our household or industrial waste water! Hormones, pesticides, toxic chemicals, antibiotic residues? The answer must lie into reducing the chemical and pharma wastes. I don't have all the answers, but we have to change this policy of treating our fresh water like a convenient dump! And we had better do it fast.

Personally my feelings resonate with Bernice — I suspect that there is an element in all our souls that needs, critically needs, closeness to unspoiled nature — just to survive, and be healthy. I recall the pain I felt when I saw my first clear cut sometime in the mid 1950s. What had been a trail in a lovely old growth forest above Britannia Beach lay in ruin, the dying breath of the wood still scenting the air, and I cried.

My family were in the lumber business since the 1830s, as heavy duty carpenters, cutting the wood by hand, and later owning the first steam powered saw mill. This was in what is now the Czech Republic, and there isn't a trace of the famous deep forests where emperors went hunting. It's all 4th growth and when the Communists nationalized all privately owned everything, they closed down our mill. Not enough wood.

Could this happen in Canada? People assure me it could not. But really? And do we really want to have trees planted in neat rows for miles? It is painful to the spirit. At least to mine. Monetarily it is interesting that the plantation wood is not as structurally strong as the old growth wood was. Building codes have apparently been re-written. My dad taught wood construction at the UBC School of Architecture. I think his ashes are vibrating in sorrow in his casket.

I'm sure there are practical answers. Maybe we need to go back to hemp for paper production. And maybe the price of wood is too low. In some parts of Europe people build their homes from Concrete blocks, not wood. There are viable alternatives. But where is the corporate and political will?

In closing, the Shuswap could, and I would say actually must, face the fact that people come here to visit or live because of the unspoiled natural scenery. I don't really like the word Environment, because I suspect no one knows what it means; it is too unspecific.

We are a part of the earthly habitat. Some religions seem to suggest that we are to have dominion of this habitat for our enjoyment. That is a dangerous misunderstanding. It may have begun in the deserts of the Middle East, but further north in pre-Christian Europe most of the native religions were much closer to their natural world, full of lush forests, lakes and wildlife. Even old trees were worshiped, and birch groves were seen as full of spirits and fairies!

I don't know the full scope of Indigenous North American beliefs, but I suspect the Old Celtic beliefs might not have been too far from them.

Maybe we need to revisit the old wisdom of the ages, before we destroy our habitat and face extinction! Given all our technology, not the least being the wireless roll out everywhere, extinction seems to be all too possible!

Thank you for your attention

Eva Lyman, MCRP, MLArch
Celistia

This video makes it plain that we are not 'separate' from Air, Land and Water. These are not 'resources'. They are living systems which form our own DNA. Destroying them is killing us.
<https://youtu.be/ZyBLK6OidmY>

Dan Passmore

From: Cindy Crombie <cindy-c@hotmail.com>
Sent: Monday, November 13, 2017 3:27 PM
To: Dan Passmore
Subject: Support for the Finz Resort Inc. BL 900-21

Dan Passmore.

Re: Finz Community Marina Expansion BL 900-21

I support the application submitted for the marina expansion. I work at Finz and see the need for the expansion everyday. Customers having to swim to shore to get their takeout orders, for there was no boat parking at the docks.

Cindy Crombie
 22-4061 11 Avenue NE
 Salmon Arm BC
 V1E 1C7

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Dan Passmore

From: J Edinger <juandon@telus.net>
Sent: Sunday, November 12, 2017 5:44 AM
To: Dan Passmore
Subject: Fwd: Finz Marina expansion

We sent this letter in support of the proposed changes at Finz in Blind Bay but omitted our address.. Juanita Edinger and Don Gordon live at 2410 Eagle Bay Road. Our telephone number is 250-675-3113. Unfortunately we will not be able to attend the meeting on November 14. but hope you will consider our support for the project. Don Gordon.

From: J Edinger <juandon@telus.net>
Date: October 21, 2017 at 8:38:04 PM PDT
To: dpassmore@csrd.bc.ca
Subject: Finz Marina expansion

We are submitting this email in support of the marina expansion at Finz resort and Marina. We live on eagle bay road not far from the marina and have been very pleased with the changes that the property has undergone in the past few years. Don and Juanita Gordon
 Sent from my iPa

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Dan Passmore

From: steve@shuswapcountrybuilders.ca
Sent: Sunday, November 12, 2017 8:27 AM
To: Dan Passmore
Subject: Finz Community Marina Expansion BL 900-21

To whom it may concern

I can not make it to the Public Hearing this Nov.14th at the Cedar Heights Centre so I am sending this as positive support for the Finz expansion and here is why. The area is growing and it cant be stopped so why not support someone who is going above and beyond to make sure the Lake is not getting disrupted by the use of the lake. He has in my mind one of the best Fuel system on the lake. I have been living here for 23 years now and have not been aware of this area being a spawning area for fish. And I like fishing. I know parking has been an issue because of the positive use of the business but also understand that this is being mitigated. Finz also has one of the best Sewage facilities for this kind of business on the lake. Mr. Russenholt has I'm my opinion has set the bar for other marinas to strive for.

Cheers Steve Mclean 250-803-2226

Sent from Mail for Windows 10



Virus-free. www.avast.com

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Dan Passmore

From: GLENN AND LAURIE SMITH <gnl1@shaw.ca>
Sent: Saturday, November 11, 2017 5:32 PM
To: Dan Passmore
Subject: Bylaw No. 900-21

My name is Glenn Smith and I live at 2565 Bayview Rd, Blind Bay, BC. I am opposed to the proposed bylaw (expanded moorage for Finz Resort). I feel there is adequate moorage facilities already and expansion will only increase boat traffic, lake pollution and will only serve to further commercialize the blind bay foreshore.

Glenn and Laurie Smith

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Dan Passmore

From: the McNabbs <powder4@shaw.ca>
Sent: Saturday, November 11, 2017 11:36 AM
To: Dan Passmore
Subject: Finz Resort Ltd. - Public Hearing Sumission Bylaw #900-21
Attachments: Finz Resort Ltd - Public Hearing .pdf

Mr. Passmore

Please find attached our letter of submission regarding the Public Hearing for the proposed Lakes Zoning Amendment (Finz Resort Lts.) Bylaw No. 900-21. Please review and forward this letter of submission to Board of the Regional District for consideration at the public hearing on Tuesday, November 14 at 6 pm at the Blind Bay Community Hall.

The printed copy has been mailed as well.

Thank you,
 Sandy and Nicola McNabb
 #5, 1965 Eagle Bay Road
 Blind Bay, BC

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Sandy and Nicola McNabb
 #5, 1965 Eagle Bay Road
 Blind Bay, BC
 November 11, 2017

Mr. Passmore
 Senior Planner
 Columbia Shuswap Regional District
 555 Harbourfront Drive
 Salmon Arm, BC, V1E 4P1

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Dear Sir:

We are writing to express our concerns regarding the proposed Lake Zoning Amendment (Finz Resort Ltd.) Bylaw No. 9000-21.

As neighbours to the south of Finz Resort, we are concerned that the expansion of the marina as per the sketch included with the Notice of Public Hearing, encroaches on the lake access for the south boundary properties. As drawn, DL 5974 does not continue in the same plane as the adjacent land property line, as it does in DL6021. Combined with the Harbour Road boat access/license also extending to the Lake (following its property line), the result is significant encroachment and confinement on sections 12467-2 and -3, as well as section 24797. This has a material and negative impact on the access and enjoyment of the adjacent property owners.

Secondly, we would ask that access to the expanded Finz marina be from the west (lake) side of the marina as this would limit the boat traffic disruption to the adjacent neighbouring properties, as we already contend with significant boat traffic from users of the Harbour Road boat access.

We would ask that the CSRD and the Ministry of Forest, Lands and Natural Resource Operations consider a realignment of the zoning, boundary limits, and setbacks of DL 5974. We believe that this would be a good faith accommodation for neighbours of Finz to continue to enjoy their property and the lake, while still allowing Finz to expand and provide services for the greater community and visitors.

Sincerely,



Sandy and Nicola McNabb

PUBLIC HEARING SUBMISSION BYLAW #900-21

W Bruce McNabb
 #6, 1965 Eagle Bay Rd
 Blind Bay, BC
 November 9th, 2017

Mr. Passmore
 Senior Planner
 Columbia Shuswap Regional District
 555 Harbourfront Drive
 Salmon Arm, BC, V1E 4P1

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Sir,:

After reviewing the Finz application for rezoning to facilitate the proposed expansion of the existing marina, I would like to register my concerns.

At present the off shore south boundary of DL 5974 does not align itself to the adjacent extended land property lines. The drawings indicate that the south boundaries of the proposed expansion will be within the south land based property line. Assuming this is correct, will the CSRD and the Ministry of Forest, Lands and Natural Resource Operations consider a realignment of the zoning and boundary limits of DL5974 and the FC3 to reflect these new alignments? In short, limit the applicant's use to within the extension of the adjacent south boundary property lines. In addition to controlling any future expansion of this marina, it would then be necessary for the applicant to amend the boundaries of DL5974 and to adhere to all regulations as instructed by "Ministry of Forests, Lands and Natural Resource Operations" to apply for "Tenure of Lease", including construction materials, size and configuration as well as minimum setbacks to the North and redefined South boundaries.

The detail of the proposal indicates that all boat moorage and traffic will be accessed from the South side of the Marina and not by the more direct route to open deep water. (West). With this dock design it becomes necessary that boat traffic flow directly in front of the neighbors to the south. Can this configuration be altered to redirect the increased boat traffic away from the already identified water intake lines and lesson the overall disruption to his south neighbors.

Sincerely,

W. Bruce McNabb

cc. Minister of Forests, Lands and Natural Resource Operation (Tenure Application)

Marianne Mertens

From: Darla Miller <dmiller@sothebysrealty.ca>
Sent: Thursday, November 09, 2017 4:48 PM
To: Planning Public Email address
Subject: Public Hearing Submission - Finz Resort BL 900-21

I am writing to express my support for the Finz Resort BL 900-21.

As residents of the North Shuswap, we frequently boat across the lake to use the marina facility from April to October.

Darla Miller
 2792 Simpson Road
 Lee Creek, BC V0E 1M4
 250-371-1251

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Kind Regards,

Darla Miller, Personal Real Estate Corporation



Sotheby's International Realty Canada
 9 - 3250 Village Way, Sun Peaks, BC V0E 5N0
 c 250.371.1251 | t 250.578.7773 | f 250.578.7753 | tf 877.578.5774
dmiller@sothebysrealty.ca
shuswapcollection.com / sothebysrealty.ca

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Dan Passmore

From: Terry Barker <terry@shuswaplakeestates.com>
Sent: Friday, November 10, 2017 3:29 PM
To: Dan Passmore
Cc: 'Finz Resort'
Subject: Bylaw No. 900-21

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Hi Dan,

Please accept this email as my full support for the Finz Resort Bylaw No. 900-21 amendment.

I support the amendment because I believe we are way better off having boats in organized monitored marina's as opposed to the helter skelter buoy situation that has developed around the lake. By having organized marinas there may also be the opportunity to have pump out stations for boat black water.

Should the CSRD achieve their goal of getting a community sewer system for the area, then I would suggest the CSRD provide these sewer boat pump out stations to the marinas as a way to encourage the bigger boats to get pumped rather than having them hit the switch that dumps untreated sewer in the lake.

The owner(s) of Finz have built an establishment that this whole area can be proud of and I look forward to their marina expansion.

Terry Barker
 Shuswap Lake Estates
 Off (250) 675-2523
 Cel (250) 804-6132
 terry@shuswaplakeestates.com

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"Public Hearing Submission – Bylaw No. 900-21"**"Public Hearing Submission – Bylaw No. 900-21"**

We **DO NOT** support this application.

We have ENVIRONMENTAL concerns, including the impact to the lake and shoreline, with the increased development on Blind Bay and resulting boat traffic.

Impact to the Sockeye Salmon:

Blind Bay is their home especially during the critical first year in their life cycle. Increased boat traffic increases pollution in the lake including oil on the lake that we frequently see as it moves toward the shoreline.

Impact to the Birds and Fauna:

Blind Bay is home to numerous bird and animal species. With increased development and therefore increased traffic (vehicles, boats, and people) and noise in the area, especially during the summer months, the birds and wildlife seem to have become scarce over the years.

Impact to the environment, water quality and noise pollution:

Annually we pay a license to withdraw water from the lake for household purposes including drinking. In the past several years with increased boat traffic on the bay we've had to install a water filter system and each year the water filters have required more frequent changes due to how dirty they become. Specifically we've noted increased boat traffic, coming from the resorts in the area, idling near and directly over our water lines and the neighbouring water lines as the boaters carry out their recreational activities. Especially during the summer months, throughout each day, the wakes from boats, create increased turbidity and negatively affect the quality of our water and increase the costs to operate our water filtering system. We've also noted that the boat wakes seem to erode the shoreline especially with boats that run closer to the shore and have bigger wakes. Already the current boat traffic coming from the resorts has caused significant noise pollution in the area given the boat motors and stereos and an increase to the dock space and potential for more boats will make it worse.

We trust that the CSRD representatives are not making these decisions in isolation and have made contact with the relevant agencies for input. What is the DFO's position on bylaw No. 900-21? What is the BC Ministry of Forests, Lands and Natural Resource Operations, position of bylaw No. 900-21?

Doubling the dock space and increasing the campsite area will increase the number of boats and people in the area, increase pollution and have an adverse impact to the environment.

Sincerely,

Geosits Family

2048 Eagle Bay Road

Owners for over 50 years since the early 1960's

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Marianne Mertens

From: Vicki Davies <vweeddavies@hotmail.com>
Sent: Wednesday, November 08, 2017 3:30 PM
To: Planning Public Email address
Subject: Public hearing submission-finz resort BL900-21

As we can not make the meeting, we want to show our support for the expansion of Finz resort
Thank you
Vicki & Craig Davies
1-1510 Trans Canada Hwy
Sorrento V0E 2W2

Sent from my iPhone

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Dan Passmore

From: Bill Fitzmaurice <WFitz@telus.net>
Sent: Tuesday, November 7, 2017 10:43 AM
To: Dan Passmore
Subject: Finz Resort Inc - Application BL900-21

Sir: We fully support the application submitted by Fiinz Resort Inc for the Marina Expansion in Blind Bay BC -Reference BL 900-21.

Bill & Bonnie Fitzmaurice
 Villa #5 - 2550 Golf Course Drive
 Blind Bay, B.C.

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Dan Passmore

From: Doug Brown <dougab6@gmail.com>
Sent: Monday, November 6, 2017 7:29 PM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion

Doug & France Brown

2380 Forest Dr

Blind Bay, BC

VOE 1H2

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--
 Doug
 250-803-8930

Loreen Matousek

From: ronald dent <sjdsally@icloud.com>
Sent: Monday, November 06, 2017 10:30 AM
To: Planning Public Email address
Subject: BI900-21

Morning Mr Passmore

Just a note to let you know we are in support of the application submitted for the marina expansion at Finz restaurant, marina, and campground on eagle bay rd Thank you Ron&Sally Dent
 2415 waverly dr Blindbay BC

Sent from my iPhone

BP via email

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Dan Passmore

From: dormatt@telus.net
Sent: Saturday, November 4, 2017 11:42 AM
To: Dan Passmore
Subject: Finz Resort Expansion

Hello Dan

we live on Eagle Bay Road just past Reedman Point.

Our comment about the Finz Resort Expansion is simple - where are the people going to park their vehicles when accessing their boats. Please take this into consideration.

thank you,
 Ian and Dorothy Matthews
 dormatt@telus.net

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Dan Passmore

From: Diane <dnbb@cablelan.net>
Sent: Saturday, November 4, 2017 11:44 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL900-21

Sir,

I support the application submitted for the marina expansion

Boyd Bechler

74-1234 Cummings St.

Chase BC VOE 1M0

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Dan Passmore

From: Holly Dyson <hollydyson08@gmail.com>
Sent: Wednesday, November 1, 2017 11:42 AM
To: Dan Passmore
Subject: Support for FINZ Resort

Dan

We support the application submitted for the Marina Expansion at FINZ Resort Inc. BL 900-21

Corey and Holly Dyson
 2611 Bay Crescent
 Blind Bay BC V0E 1H1

We have enjoyed FINZ every year and definitely love going there in the summer. We have friends that have boats parked at FINZ so makes for a fun filled summer day and a great place to eat after. We don't have a boat but we are able to rent one from FINZ which is also very fun and helpful.

Thank you
 Dyson's

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Dan Passmore

From: Richard Lawrence <rlawrencedesign@telus.net>
Sent: Monday, October 30, 2017 3:39 AM
To: Dan Passmore
Subject: Finz expansion support letter

Mr. Passmore,

I am writing this email to let you know of my support for Finz Resort Inc.'s application for the marina expansion. ... BL 900-21.

Seeing the quality and ascetics of what Craig Russenholt has already done with the surrounding property, the expanded marina would compliment the area and be an additional asset to our bay.

We hope that the CSRD allows it.

Richard Lawrence.
 Box 468
 Sorrento
 BC. V0E2W0
 250-675-3007
 Sent from my iPhone

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Dan Passmore

From: Gillian Lawrence <gillianlawrence1@gmail.com>
Sent: Saturday, October 28, 2017 3:38 PM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the marina expansion.

Gillian Lawrence and Shayne Hansen

560 3rd st se
 Salmon Arm BC
 V1E 4G9

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Dan Passmore

From: Jim and Gaye <jimandgaye@shaw.ca>
Sent: Friday, October 27, 2017 3:45 PM
To: Dan Passmore
Subject: Finz marina expansion

we are in favour of the expansion of FINZ Marina BL 900-21 Jim and Gaye McKissock 2482 Markmark Sorrento B.C.

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Dan Passmore

From: David Burry <dcburry@me.com>
Sent: Friday, October 27, 2017 10:06 AM
To: Dan Passmore

We support the application submitted for the Marina Expansion.

Name & Address:

Dave and Pamela Burry
 2942 Juniper Crescent
 Sorrento, BC.
 V0E2W2

Sent from Dave's iPad

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership: File #
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Dan Passmore

From: Paul Bamber <PaulB@totran.ca>
Sent: Friday, October 27, 2017 7:57 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc BL 900-21

We support the application submitted for the Marina Expansion at Finz Resort.

Paul Bamber
Unit #D, 3610 Eagle Bay Road
Eagle Bay, BC
VOE 1H1

Best regards,
Paul Bamber

Dan Passmore

From: Denis <denprev@gmail.com>
Sent: Friday, October 27, 2017 8:26 AM
To: Dan Passmore
Subject: BL 900-21

Hello Mr. Passmore,

I am writing this email to let you know of my support for Finz Resort Inc.'s application for the marina expansion. .. BL 900-21.

Seeing the quality and ascetics of what Craig Russenholt has already done with the surrounding property, the expanded marina would compliment the area and be an additional asset to our bay.

We hope that the CSRD allows it.

Regards,
Denis Prevost
2226 Blind Bay Rd.
Blind Bay, BC, V0E 1H2

Dan Passmore

From: Dan Anderson <dan@dlaca.ca>
Sent: Thursday, October 26, 2017 9:01 PM
To: Dan Passmore
Subject: Finz Resort BL 900-21

Hi

We wish to express our support for the Finz Resort Ltd marina expansion project BL 900-21.

Dan & Maureen Anderson

4286 Dolan Road Eagle Bay

Dan Passmore

From: Richard Lawrence <rlawrencedesign@telus.net>
Sent: Friday, October 27, 2017 8:33 AM
To: Dan Passmore
Subject: Fwd: BL 900-21

Sent from my iPhone

Begin forwarded message:

From: Denis <denprev@gmail.com>
Date: October 27, 2017 at 8:25:30 AM PDT
To: dpassmore@csrd.bc.ca
Subject: BL 900-21

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: File #
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Hello Mr. Passmore,

I am writing this email to let you know of my support for Finz Resort Inc.'s application for the marina expansion. .. BL 900-21.

Seeing the quality and ascetics of what Craig Russenholt has already done with the surrounding property, the expanded marina would compliment the area and be an additional asset to our bay.

We hope that the CSRD allows it.

Regards,
 Denis Prevost
 2226 Blind Bay Rd.
 Blind Bay, BC, V0E 1H2

Dan Passmore

From: Kent Leach <kent@leachcustomhomes.com>
Sent: Wednesday, October 25, 2017 11:06 AM
To: Dan Passmore
Cc: Craig Russenholt; Brenen Leach; POPS
Subject: BL 900-21

Mr Dan Passmore;

Subject: Support for Finz Resort Inc. BL 900-21

Darcy Leach, Kent Leach, and Brenen Leach along with our families all support the application submitted for the Marina Expansion. Mr Craig Russenholt has done an amazing job of transforming this once run down waterfront location and made it a top notch restaurant and marina for tourists and especially us long standing locals. Professionally done, and with the growth in the south Shuswap more boat slips are needed.

Cheers;
 Kent Leach.

Leach Custom Homes Ltd
 Ph; 250-804-6155
 Fax; 250-803-5202
 3696 Parri Rd
 Sorrento, B.C.
 V0E-2W1

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Dan Passmore

From: Kyle and Laura Schumi <klshumi@shaw.ca>
Sent: Monday, October 23, 2017 6:26 PM
To: Dan Passmore
Subject: BL 900-21

We SUPPORT the application submitted for the Marina Expansion.

Thank you,

Kyle and Laura Schumi
 2909 Cedar Drive, Blind Bay

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Dan Passmore

From: Dan <dbaskill@hotmail.com>
Sent: Tuesday, October 24, 2017 10:30 AM
To: Dan Passmore
Cc: Craig Russenholt
Subject: Finz Application BL 900-21

Good day, Mr. Passmore.

I write on behalf of our family and business, located in Blind Bay, to lend our support for the application BL 900-21 currently running before the CSRD.

Finz provides a necessary community benefit through moorage, fuel and commercial services, and we strongly belief in the science behind marinas vs. scattered moorage buoys.

Thank you.

Dan Baskill

Jaydan Ventures Inc.

Blind Bay Resort

Cell: 250-803-2595

dbaskill@hotmail.com

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Dan Passmore

From: Brent McDonald <brentmcdonald@shaw.ca>
Sent: Tuesday, October 24, 2017 12:44 PM
To: Dan Passmore
Subject: FW: Finz Community Marina Expansion BL900-21 Support Request

To the attention of MR. Dan Passmore
 RE:

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership: File #
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Finz Community Marina Expansion BL 900-21

Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion

Brent & Janet McDonald

2466 Centennial Drive

Blind Bay BC, VOE 1H2

Regards

B.McDonald

Dan Passmore

From: Kyle Lessard <klessard@live.ca>
Sent: Tuesday, October 24, 2017 8:35 PM
To: Dan Passmore
Subject: Finz Resort Inc. BL 900-21 - marina expansion

Mr. Passmore,

This letter is in regards to the proposed marina expansion for Finz resort. My only concern is that the proposed expansion would take away from the image of blind bay as being a beautiful, preserved and sacred area of our community.

I enjoy to see the success and progress of Finz resort over the years as I was the main maintenance and laborer in the camp ground and marina for the first two seasons they opened. If the expansion was deserved by anyone it would be to Finz resort. During my time there, service to our customers and conserving the environment around us was always first priority. Craig runs a very professional and motivated crew who would drop everything to help you. And as for the man himself you could not ask for a better friend, employer, leader or role model.

However, I would like to see the further development of our beloved area to add to its beauty; not industrialize it. And if this could be completed in such away it has my full support.

Thank you for your consideration,

Kyle Lessard

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Dan Passmore

From: Douglas Otto <doug@phocentric.com>
Sent: Wednesday, October 25, 2017 6:14 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion

Doug & Lisa Otto
 2337 Blind Bay Rd.
 Blind Bay, BC.

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Dan Passmore

From: Roni Cotterell <ronilee67@hotmail.com>
Sent: Monday, October 23, 2017 1:00 PM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL900-21

I do NOT support this application.

Roni Cotterell
 10-2932 Buckley Road
 Sorrento, BC

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: File #
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Dan Passmore

From: Chandra <chandramrc@shaw.ca>
Sent: Monday, October 23, 2017 9:20 AM
To: Dan Passmore
Cc: finz01@telus.net
Subject: Support for Finz Resort Inc. BL 900-21

With respect to the aforementioned, WE support the application submitted for the Marina Expansion

*Arthur and Chandra Howlett
21-2592 Alpen Paradies Road
Blind Bay, B.C. V03 1H1*

Dan Passmore

From: Catrina Van Tassell <cvantassell79@gmail.com>
Sent: Friday, October 20, 2017 3:53 PM
To: Dan Passmore

Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion

Catrina Van Tassell
 2695 squilax-anglemont rd
 Lee creek. Bc
 Voe 1m4

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Dan Passmore

From: rwstocki@gmail.com
Sent: Friday, October 20, 2017 5:35 PM
To: Dan Passmore
Subject: Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion at Finz Resort.

Rob & Tracy Stocki
 #3 – 2680 Golf Course Drive
 Blind Bay BC V0E 1H1

Sincerely,
 Rob & Tracy Stocki

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: File #
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Dan Passmore

From: jeannes@telus.net
Sent: Saturday, October 21, 2017 8:19 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion

Jeanne's Printing & Graphics
 605 - 3 Ave SW
 Salmon Arm BC V1E 1T1
 P: 250.833.5323
 C: 250.463.1516
www.facebook.com/jeannesprintshop

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Dan Passmore

From: Bonnie <bjean686@gmail.com>
Sent: Saturday, October 21, 2017 10:17 AM
To: Dan Passmore
Subject: Support for Finz Resort

I support the application for Marina expansion at Finz Resort in blind bay.

Bonnie Jean

Blind Bay BC.

Sent from my iPhone

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Dan Passmore

From: Logan Simpson <logans@hotmail.ca>
Sent: Saturday, October 21, 2017 10:54 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

I support the application submitted for the marina expansion

-Logan Sawchuk
 1964 Eagle Bay Road

Get [Outlook for Android](#)

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Dan Passmore

From: J Edinger <juandon@telus.net>
Sent: Saturday, October 21, 2017 8:38 PM
To: Dan Passmore
Subject: Finz Marina expansion

We are submitting this email in support of the marina expansion at Finz resort and Marina. We live on eagle bay road not far from the marina and have been very pleased with the changes that the property has undergone in the past few years. Don and Juanita Gordon
 Sent from my iPa

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Dan Passmore

From: J Edinger <juandon@telus.net>
Sent: Saturday, October 21, 2017 8:40 PM
To: Dan Passmore
Subject: Finz Marina expansion notice of support

We are submitting this email in support of the marina expansion at Finz resort and Marina. We live on eagle bay road not far from the marina and have been very pleased with the changes that the property has undergone in the past few years. Don and Juanita Gordon 2410 eagle bay road blind Bay BC
 Sent from my iPa

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Dan Passmore

From: Tracy <tlschimpf@gmail.com>
Sent: Saturday, October 21, 2017 11:23 PM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

Support for Finz Resort Inc. BL 900-21
 We support the application submitted for the Marina Expansion

Warren and Tracy Schimpf
 2502 Reedman Point Road
 Blind Bay, BC V0E 1H1

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Dan Passmore

From: Ellen Petersen <wpeter34@me.com>
Sent: Sunday, October 22, 2017 8:42 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted by Finz Resort for the Marina Expansion.

Craig Russenholt's dedication and commitment to this community shows at Finz Resort, a business that Blind Bay can be proud of, and we believe that the availability of additional mooring berths in our community may stop the increasing number of unsightly docks, hazardous buoys, and dangerous road side parking in Blind Bay.

During the peak summer months, the very busy public boat launch in Blind Bay often has line-ups, and no available parking spots so trucks and boat trailers are parked on the side of the road creating a dangerous situation for pedestrians.

Buoys are creating a hazard with improper weights, improper mooring lines, chains that are not long enough in high water, and breaking chains from improper maintenance and inspection.

There are a large number of docks that are abandoned and neglected, and many impact the ability to walk along the foreshore, and the Regional District has made no attempt to enforce the Dock and Buoy Regulations in Blind Bay.

Craig Russenholt and Finz Resort provides a service that we as residents in this community continually benefit from, and shows our guests to this community that we are proud of our community!

Wayne and Elizabeth (Ellen) Petersen
 2528 Blind Bay Road
 Blind Bay BC. V0E 1H1
 250-675-5334

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Dan Passmore

From: Evan Seys <coalharbourmedia@gmail.com>
Sent: Sunday, October 22, 2017 10:45 AM
To: Dan Passmore
Subject: Reference BL 900-21

Dear Sirs,

As a past owner of the Shuswap Marina (My ex wife now owns it and it is run by my son) I heartily support the expansion plans for FINS.

The lake desperately needs more marina slips as the population grows and more places where people can pull up to eat or simply get a refreshment or two. Fins appear to be making a big effort to improve the site and hopefully will be fully supported in this application. It is needed.

Regards

Evan Seys

Evan Seys
 Rum Runner Marine Consultants
www.coalharbourmedia.com
 604-812-3826

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Dan Passmore

From: Richard Prebble <reprebble@telus.net>
Sent: Sunday, October 22, 2017 7:00 PM
To: Dan Passmore
Cc: finz01@telus.net
Subject: BL 900-21

Evelyn and Richard prebble would like to go on record to support. Finz Resort Inc. BL 900-21 for the application submitted for the marina expansion

Richard and Evelyn prebble
 2820 balmoral rd.
 Blind bay bc
 v0e 1h1

Sent from my iPad

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Dan Passmore

From: Sarah Barlee <sarahbarlee@gmail.com>
Sent: Sunday, October 22, 2017 8:34 PM
To: Dan Passmore
Subject: BI 900-21

Subject: Support for Finz Resort Inc. BL 900-21
We support the application submitted for the Marina Expansion

Sarah Barlee
3675 Parri Rd
Sorrento
V0E2W1
 Sent from my iPhone

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Dan Passmore

From: rodj@telusplanet.net
Sent: Friday, October 20, 2017 1:00 PM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

To; Dan Passmore,

Since we spend the summer in Blind Bay, we support the application Finz Resort Inc. has submitted for the Marina Expansion.

Rod and Cheryl Johnson
 74 Sandstone Crescent SE
 Airdrie, Alberta T4B 1T7

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Dan Passmore

From: Bekki Richardson <br.8990@hotmail.com>
Sent: Friday, October 20, 2017 11:48 AM
To: Dan Passmore
Subject: Finz Resort and restaurant inc. BL 909-21

I support the application submitted for marina expansion

Thank you

Bekki Richardson

2431a eagle bay road

Sent from my iPhone

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Dan Passmore

From: Grand Pillars <workblindbay@outlook.com>
Sent: Friday, October 20, 2017 11:28 AM
To: Dan Passmore
Subject: Subject: Support for Finz Resort Inc.

BL 900-21

We support the application submitted for the Marina Expansion.

James Morrison
 3105 Cedar Dr
 Sorrento BC

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Dan Passmore

From: manager@southshuswapchamber.com
Sent: Friday, October 20, 2017 10:37 AM
To: Dan Passmore
Cc: Craig Russenholt
Subject: FINZ Marina Expansion Application BL900-21

Hi Dan,

My husband Tom and I fully support FINZ Resort's application for a marina expansion, application BL900-21. FINZ is an anchor business in our community operating at full capacity at his marina; more space is definitely needed there. The FINZ team and owner Craig Russenholt are avid supporters of the South Shuswap and wonderful community citizens; it would be nice to see the community commit to supporting this application in return.

Warm regards and thanks Dan,

Karen Brown
 2730 Sunnydale Drive
 Blind Bay BC V0E 1H2

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Dan Passmore

From: Ron Hyam <maradrafting@gmail.com>
Sent: Friday, October 20, 2017 10:20 AM
To: Dan Passmore
Subject: Expansion BL 900-21

Hello

We support the application submitted for the Marina Expansion

Ron Hyam

4510 72 Ave NE Canoe B.C.

--
 Ron Hyam
 Mara Mountain Drafting

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Dan Passmore

From: Dan Hermary <danhermary@gmail.com>
Sent: Friday, October 20, 2017 10:23 AM
To: Dan Passmore
Subject: Support for Finz Resort Inc. BL 900-21

We support the application submitted for the Marina Expansion

Daniel Hermary
 2518 Parkview Place
 Blind Bay, BC

250 253 3367

Thanks

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Dan Passmore

From: Debbie / Jerry Jones <djjones@shaw.ca>
Sent: Friday, October 20, 2017 10:18 AM
To: Dan Passmore
Subject: Finz expansion

To Whom It May Concern

This is in regard to Finz Resort expansion BL 900-21. We are very fortunate to have such a beautiful lake and people that want to make availability and space so that we the people can come and go to the lake. We certainly hope that this expansion so through.

Unfortunately the wharf in Salmon Arm can't not be more utilized and corrections made to make it more accessible. We want to promote Tourism and also have local residents able to enjoy our beach and lake. The lake and beach are is for everyone.

Regards,
 Debbie & Jerry Jones
 Salmon Arm, BC

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Dan Passmore

From: Barry Campbell <bcbear1947@gmail.com>
Sent: Friday, October 20, 2017 10:06 AM
To: Dan Passmore
Cc: Graig Russleholt
Subject: Finz Moorage Expansion

On behalf of my wife and myself I am informing the CSRD that we fully support the application for the moorage extension.

Graig and his team have done an excellent job of providing a first class facility for both tourists and locals and I am confident these high standards will be continued in any future work.

Sincerely,

Barry & Kathleen Campbell
 1740 Blind Bay Road

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Dan Passmore

From: Wendy Barker <wendy@shuswaplakeestates.com>
Sent: Friday, October 20, 2017 10:10 AM
To: Dan Passmore
Subject: BL900-21

I do NOT support the bylaw to expand the marina. BL900-21

Thank You
 Wendy C. Barker, Manager
 Shuswap Lake Estates Golf & Country Club
 1977-2017 Celebrating 40 years
 1-800-661-3955
 www.shuswaplakeestates.com

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Dan Passmore

From: Elise VanderHoek <eliseleya73@hotmail.com>
Sent: Friday, October 20, 2017 9:47 AM
To: Dan Passmore
Subject: Support for Finz

Inc. BL 900-21

We support the application submitted for the Marina Expansion

-Elise Vanderhoek

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Dan Passmore

From: Mary Jordan <mjordan722@gmail.com>
Sent: Friday, October 20, 2017 9:39 AM
To: Dan Passmore
Subject: Support in favor for Finz Resort Inc. BL 900-21

Mr Passmore

My wife and I are in full support for the application submitted for the Marina Expansion at Finz Resort in Blind Bay.

We are seasonal community members in Blind Bay and feel this would benefit the community and Shuswap Lake as a whole.

Thank you

Dave and Mary Jordan
 885 Shuswap Road
 Kamloops BC
 V2H1J2
 250.319.5095

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Dan Passmore

From: Marti and Don Hart <martidonhart@yahoo.ca>
Sent: Friday, October 20, 2017 9:36 AM
To: Dan Passmore
Subject: Supporting Finz Resort Expansion

Subject: Support for Finz Resort Inc. BL 900-21
We support the application submitted for the Marina Expansion
Name & Address

Don & Marti Hart
2560 Golf View Crescent,
Blind Bay, BC
V0E 1H2

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Tuesday November 14, 2017 at 6:00 p.m. at the Blind Bay Community Hall, 2510 Blind Bay Road, Blind Bay BC regarding proposed Bylaw No. 900-21.

PRESENT: Chair Paul Demenok – Electoral Area C Director
Dan Passmore – Senior Planner, Development Services
48 members of the public including the applicant

Chair Demenok called the Public Hearing to order at 6:02 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21.

The Planner explained the requirements of Section 470 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at its December 1, 2017 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on November 3 and 10, 2017.

The Planner provided background information regarding this application and reviewed the purpose of the bylaws.

The Chair opened the floor for comments.

Gareth Says, 2127 Ingram Road - advised that as a marina owner on Shuswap Lake he supports the proposal as it will address a moorage shortage on the Lake.

Dale Kerr, 2406 Tamarack Terrace – reads a letter submitted by Mr. Ray Nadeau of SWAT.

Peter Long, 2509 Blind Bay Road - advised that he supports the proposal.

Cory Sabiston, 2580 Blind Bay Road - advised that he supports the proposal and indicated that additional marina berths available may mean less people will use buoys scattered throughout the bay. He also indicated that he would like to see the number of derelict and un-used buoys removed from the lake.

Tenessa, 1640 Taylor Road - advised that she opposed to the proposal because it represents short term thinking. She pleaded that for the sake of the water please stop expansion and unlimited growth. She stated that the water needs to be respected and that tourists will not be attracted to the area if the water is polluted. She concluded by asking that the CSRD and developers come up with creative solutions to reduce water pollution.

Harley Henry, Little River - stated that he is opposed to the proposal and that he speaks for the future.

Pat Doran, 1979 Eagle Bay Road – advised that the owner of Finz had been an excellent neighbour. He stated that his dock is currently in a state of disrepair and that he has no intention of not following all of the regulations when it comes time to repair or replace it. He stated that he had concerns about whether a travel lane for boats was to the south side of the expanded dock rather than the west. He also stated a concern that the expanded dock would meet setback requirements and asked for consideration from the CSRD that the dock not encroach into his frontage.

Phil Nadeau, 1955 Eagle Bay Road – expressed concerns regarding the water quality in Blind Bay from the impact of the proposed expansion. He advised that water quality in Blind Bay had visibly deteriorated through the years.

Bob Wallace, 2555 Squilax-Anglemont Road - advised that he owns the Anglemont marina, and that moorage expansion on Shuswap Lake is not going to slow down. He advised that boats moored in marinas do significantly less environmental harm than those which are hauled in and out of the water on a daily basis. He also advised that marina owners have a stake in ensuring that the quality of the water is maintained and actively monitor moored boats to ensure that owners respect the water. He stated that properly developed plans such as this proposal are much preferable to the abuse that has occurred in other areas in the past. He supports the proposal.

Debbie Edwards, 2466 Eagle Bay Road - advised she supports the application and had a boat in the marina. She advised that there were not enough boat slips in the area and that there is a need for an expanded marina in a controlled environment.

Karen Brown, 2730 Sunnydale Drive - advised she was in support of the application. She stated that a boat in a slip in a marina does less environmental harm than a boat which is moved in and out of the water. She advised that the marina portion is a seasonal commercial use and that the owner does a good job in the community and follows the rules. She stated that Finz presence in the community is a source of great pride.

Jim Leiper, 2014 Hannett Road – advised that he supports the proposal and that Finz is a fine establishment. He stated that a bigger issue than water quality was the crisis posed by the potential threat of zebra mussels entering Shuswap Lake. He said that marina operators and Finz especially monitors for mussels and are in the best position to ensure that boats do not contribute to the threat and other environmental issues. He also indicated that marina operators monitor the safety aspects of boating. He concluded by stating that most people in the area look after the lake.

Pat White, 2639 Squilax-Anglemont Road – advised that boats don't just stay in Blind Bay and it is a larger area issue. She stated that water quality in the lake is the most important issue, and that water, air and land are all at risk, but that clean water is vital. She advised that being able to play on the lake was a less important issue than clean water. She stated the importance of protecting what we have and that we should slow down moorage expansion or better still, stop it. She advised that we all have duties to the future. She advised that the land does not belong to you, the land is unceded and belongs to the Secwepemc. She concluded that it is not okay to behave like conquerors.

Peter Long, 2509 Blind Bay Road – advised that he thought the last time a new marina slip was added was 10 years ago, and that moorage expansion was a much-needed thing.

Debbie Edwards, 2466 Eagle Bay Road – advised that she has grandkids and that they are avid boaters who respect the community and respect the water. They love it and use it all the time.

Bonny Baker, 3673 Braelyn Road – advised that her wish is for the CSRD to protect the lake. She noted that it is not a right for privileged people to use the water for monetary gain. She stated that the ultimate goal should be to protect the lake, and that this doesn't mean that there should not be any boats, just limits on marinas. She advised that if the operation of marinas is not regulated or monitored by the CSRD that the CSRD is then complicit. She concluded by advising that everybody that lives around the lake drinks the water.

Gareth Says, 2127 Ingram Road – advised that marina operators take great pride in limiting boat owners from discharging both grey and black water into the lake.

Jim Leiper, 2014 Hannett Road – advised that marinas have staff represent eyes and ears to protect the lake. He stated that he feels that agricultural waste and sub-standard septic systems are more of a concern to lake water quality than marinas. He talked about a plan to ensure that all property owners in Electoral Area C would be required to upgrade their septic systems.

Jabala Spirit, Little River – advised that as a First Nations the lake is medicine and that there are better ways to use the lake than by polluting it. She talked about how the Native people's responsibility is to respect peoples and that all life is respected and related as one, and their mission is to have all people's to see it this way. She stated that tribal law is the law of god and is the true and original law of the people. She stated that tribal law gives exclusive jurisdiction over the land which is unceded, but that they don't claim the land as theirs. She advised that all people are welcome on the land as long as they respect tribal law. She stated that she lives on the Little Shuswap and sees everything coming out of the Shuswap, and that her people have the most beautiful beach in all of the Shuswap, but that it has become more polluted over the years and milfoil has proliferated. She advised that she has witnessed many boaters who do not respect the lake, and that it was her people that first decided to police the lake to correct these behaviours. She stated that she hopes the CSRD understands not to forget about the children and the lake. She concluded by stating that polluting the water is a violation of their civil, political and environmental rights.

Pat White, 2639 Squilax-Anglemont Road – advised that 1 quart of motor oil pollutes 250,000 gallons of water, while 1 gallon of gasoline pollutes 750,000 gallons of water.

Brion Every, White Lake – advised that he supports the proposal and feels that it meets the rules of the day. He also advised that the community supports Finz, and that many communities would be lucky to have Finz. He said that many of the issues raised have been out of the hands of the CSRD to regulate. He advised that people should support Finz. He stated that people will come to the lake regardless and that Finz will do a better job of controlling bad behaviours, including the mussel issue. He advised that all boaters must be concerned by abuses. He concluded by stating that if a business is bad for the area, it will soon find itself out of the area.

Quinne Kobayashi, 1640 Taylor Road – stated she is opposed to the proposal.

Dale Kerr, 2406 Tamarack Terrace – questioned if whether the CSRD would be liable should the expansion cause environmental damage.

Jabala Spirit, Little River – advised that if there was damage the CSRD would be accountable to First Nations.

Bonnie Baker, 3673 Braelyn Road – advised that she thought if the CSRD were not to approve the expansion that this would not necessarily not represent non-support for Finz business operation. She advised that she thought it was the CSRD's duty to start limiting encroachment now and for the future.

Jan Papple, 3611 Sunnybrae Road – advised that she was a Finz customer and the reason tourists come to the area is for the clean lake. She advised that people would stop coming if the lake were polluted. She stated that the CSRD needs to stop the marina expansion.

Tim Gallant, 2401 Blind Bay Road – noted that the lakeshore is eroding due to boat wakes. He expressed concern for the safety of people at Pebble Beach due to the increase of boat traffic on Blind Bay.

Karen Brown, 2730 Sunnyside Drive – advised that a healthy community combines residential, commercial and accommodates tourism, who come for the amenities. She advised that activities are critical for the tourists, but that a balance is needed. She agreed that water quality is important and that she respects the lake. She noted that water quality issues were more due to faulty septic systems than boats on the lake. She noted that the community also needs a good recycling program, and all people need to do their part. She concluded that people must also respect the business core which she feels is doing things right.

Tenessa, 1640 Taylor Road – stated that she thought it was good that there had not been a lot of development of this type over the last 10 years. She likened the marina owners on the lake to children, whereby if one gets a privilege they will all want an equal one. She advised that approving the expansion would represent such a precedent. She stated that if you don't build it they will not come, and that enough exists already.

Peter Long, 2509 Blind Bay Road – advised that in his marina 90% of the moorage is by people in the community, so this doesn't leave many of his 110 slips for tourists. He advised that the boats are here now and that people are currently using illegally placed buoys. He concluded that it would be better to have all boats parked in a safe controlled environment.

Pat White, 2639 Squilax-Anglemont Road – apologized for her earlier anger.

Jabala Spirit, Little River – advised that tribal law was the most sustainable way of life, and that people can have good lives without traditional jobs. She stated that more collaboration is needed and counterpoised the value of gratitude against the value of clean water and food supply. She offered to help with such collaboration but that the pollution must stop. She stated that she had not been invited into the conversation, and that her people need to be involved. She concluded that the CSRD needs to reach out.

Hearing no further representations or questions about proposed Bylaw No. 900-21 the Chair called three times for further submissions before declaring the public hearing closed at 7:16 p.m.

CERTIFIED as being a fair and accurate report of the public hearing.

Director Paul Demenok
Public Hearing Chair

Dan Passmore
Senior Planner

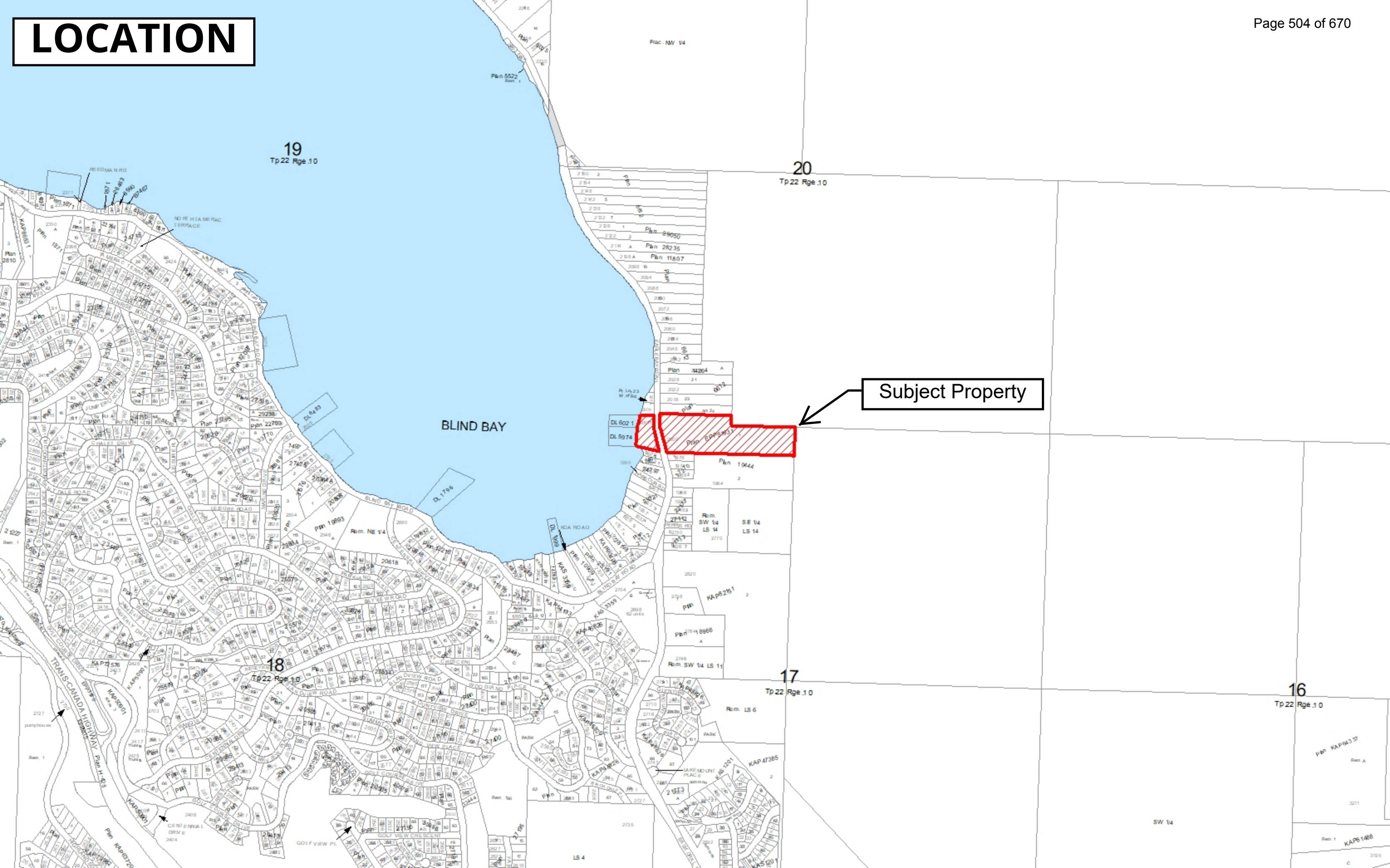
APPENDIX 'B'

Agency Referral Responses

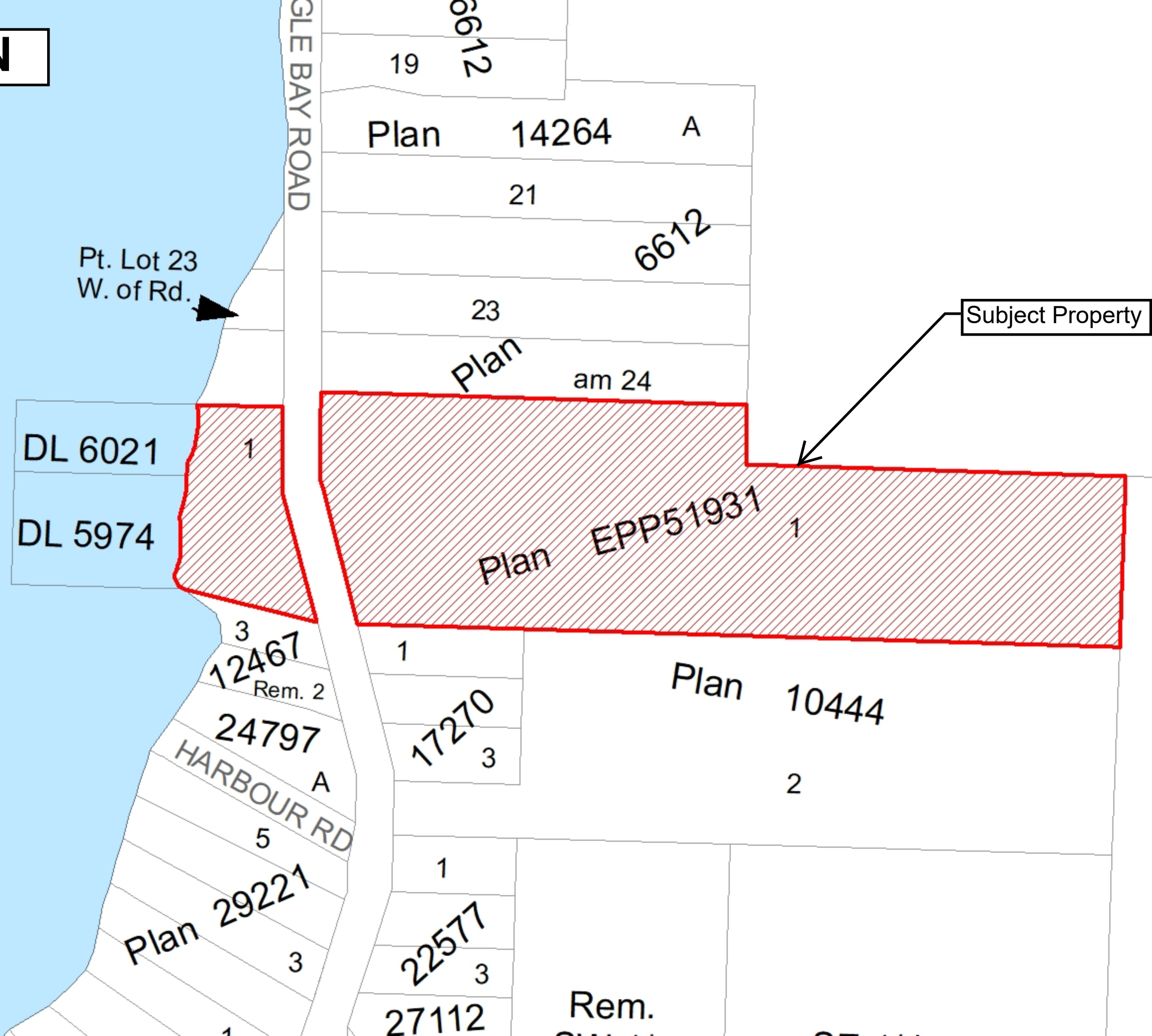
Area 'C' Advisory Planning Commission	August 28, 2017 - Recommended denial. September 25, 2017 – Recommended Support.
Interior Health Authority	Interior Health has no objections to the proposal to amend the bylaws so they comply with the current CD 3 zoning.
Ministry of Transportation and Infrastructure	<p>Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act, subject to the following conditions:</p> <p>The Ministry will require the applicant to apply for and obtain a commercial access permit to properties on both sides of Eagle Bay Road. Please include:</p> <ul style="list-style-type: none"> • A current copy of the Certificate of Title • Advise who the one point of contact is and their contact info. If it is not the land owner, please submit written authorization from the landowner • A site plan, drawn to scale showing the property boundaries, buildings, and access locations • List all of the uses in the buildings on the property including each business hours of operation, gross floor area of each building, and number of seats in food establishment • A parking plan for all proposed and existing uses, plan to include internal traffic circulation and typical parking stall with dimensions. It appears there is not sufficient onsite parking. If parking cannot be contained on private property, there is potential for vehicles and trailers to park on public roads. There will be NO parking on road right of way <p>Please note, if there are any structures within 4.5 m of the property line, please submit an additional permit application. With the application we need a survey site plan, to scale, showing the property boundaries, the 4.5 m setback and the location of the structure within the setback area.</p> <p>All unauthorized signs located within right of way to be removed. This will include any signs located at the intersection of Balmoral Road and Eagle Bay Roads.</p> <p>Please ensure your applicant is aware of the Ministry requirements.</p>
Ministry of Environment	No response.
Ministry of Forests, Land and Natural Resource Operations	No response.
Ministry of Forests, Land and Natural Resource Operations- Archaeology Branch	According to Provincial records there are no known archaeological sites recorded on the subject property. However, the waterfront location of a portion of the property and the archaeological potential modeling for the area indicate there is the possibility for

	<p>unknown/unrecorded archaeological sites to exist on both portions of the property.</p> <p>Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the <i>Heritage Conservation Act</i> and must not be altered or damaged without a permit from the Archaeology Branch.</p> <p>Prior to any land alterations, an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials.</p> <p>An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.</p> <p>If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required.</p> <p><u>In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.</u></p> <p>If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the <i>Heritage Conservation Act</i> and likely experience development delays while the appropriate permits are obtained.</p>
CSRD Operations Management	<p>Team Leader Utilities No concerns.</p> <p>Team Leader Protective Service – Recommend contacting fire department for fire plan.</p>

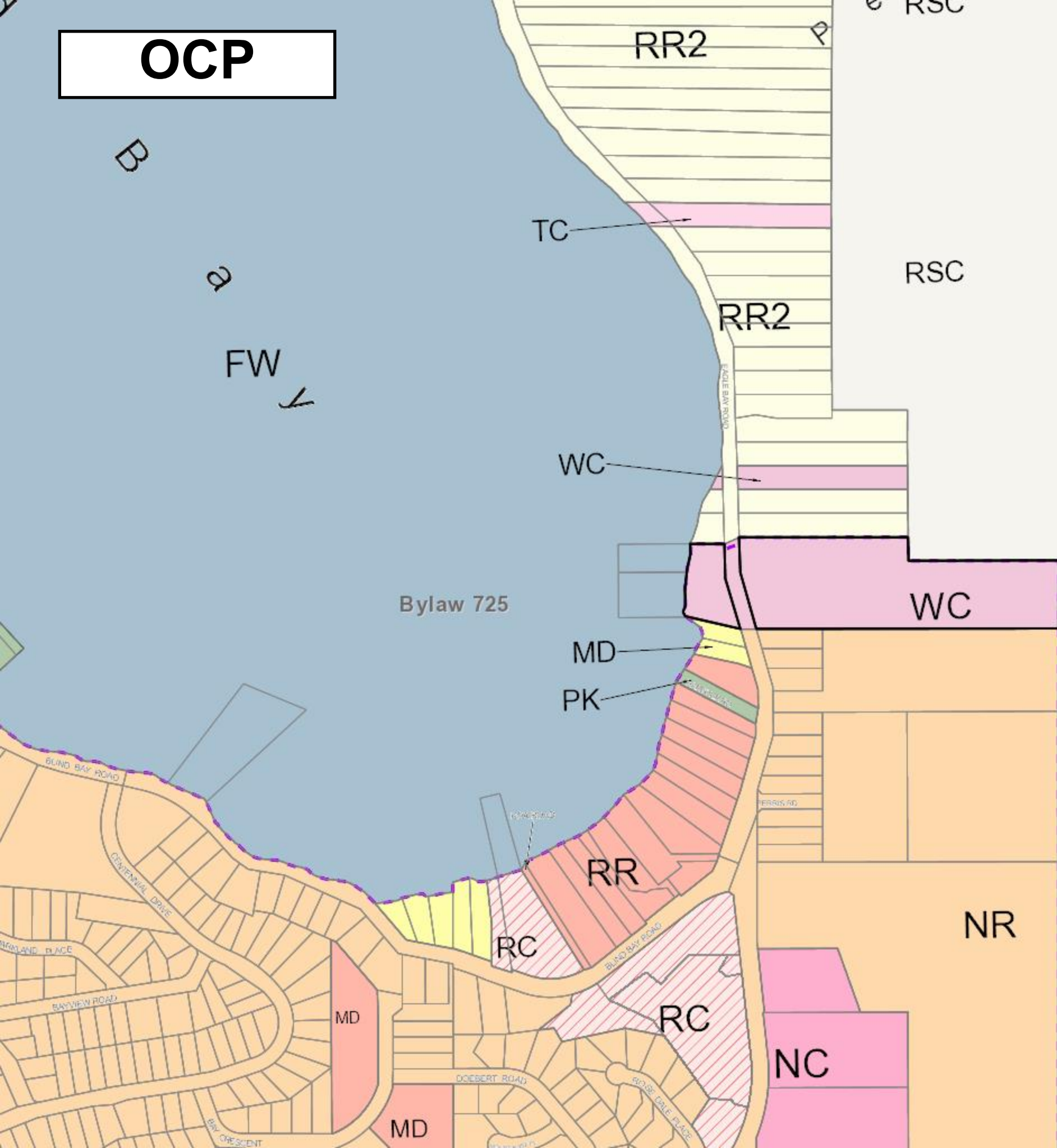
	<p>Team Leader Environmental Health – No concerns.</p> <p>Parks – No concerns.</p> <p>Manager Operations Management – No further comments/objections.</p>
CSRD Financial Services	Interests Unaffected by Bylaw.
Adams Lake Indian Band	The referral BL 900-21 has been submitted to the Adams Lake Indian Band Community Knowledge Keeper.
Little Shuswap Lake Indian Band	<p>The referral BL 900-21 has been submitted to the Little Shuswap Lake Indian Band Community Knowledge Keeper.</p> <p>Update August 12, 2017:</p> <p>The project area is within LSLIB traditional core territory and has at least three existing documented archaeological sites within 200-1000 m from the property (EfQu-4, EfQu-30, and EfQu-31) This rezoning proposal has high potential to impact the traditional interests and values of the Secwepemc peoples. Therefore we cannot agree to this proposal in accordance to Section 35(1) of the Canadian Constitution Act of 1982.</p> <p>We would like to ensure that the LSLIB has opportunity to conduct professional archaeology assessments of the proposed area before any further action occurs regarding this proposal.</p>
Neskonlith Indian Band	No response.



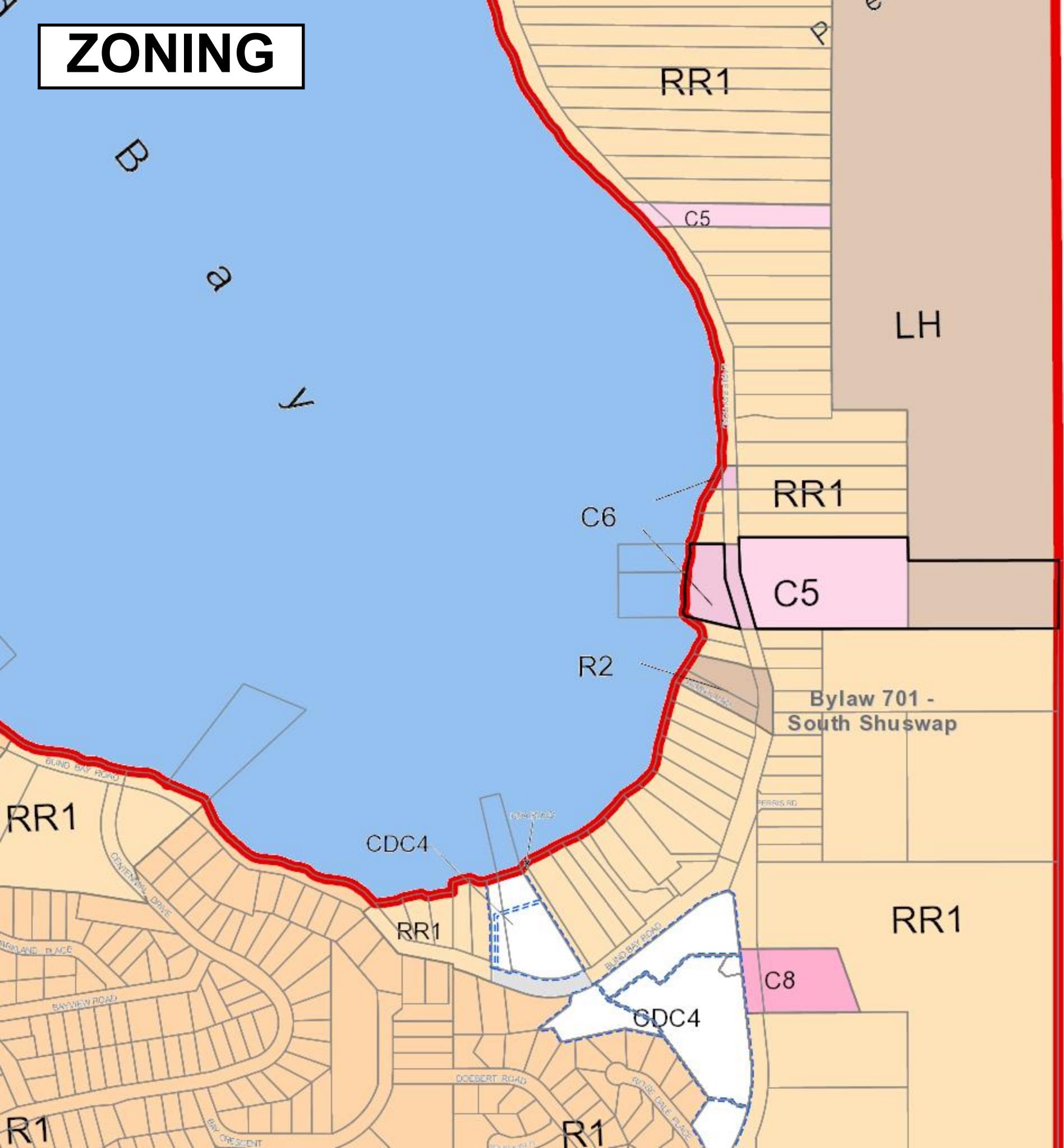
LOCATION



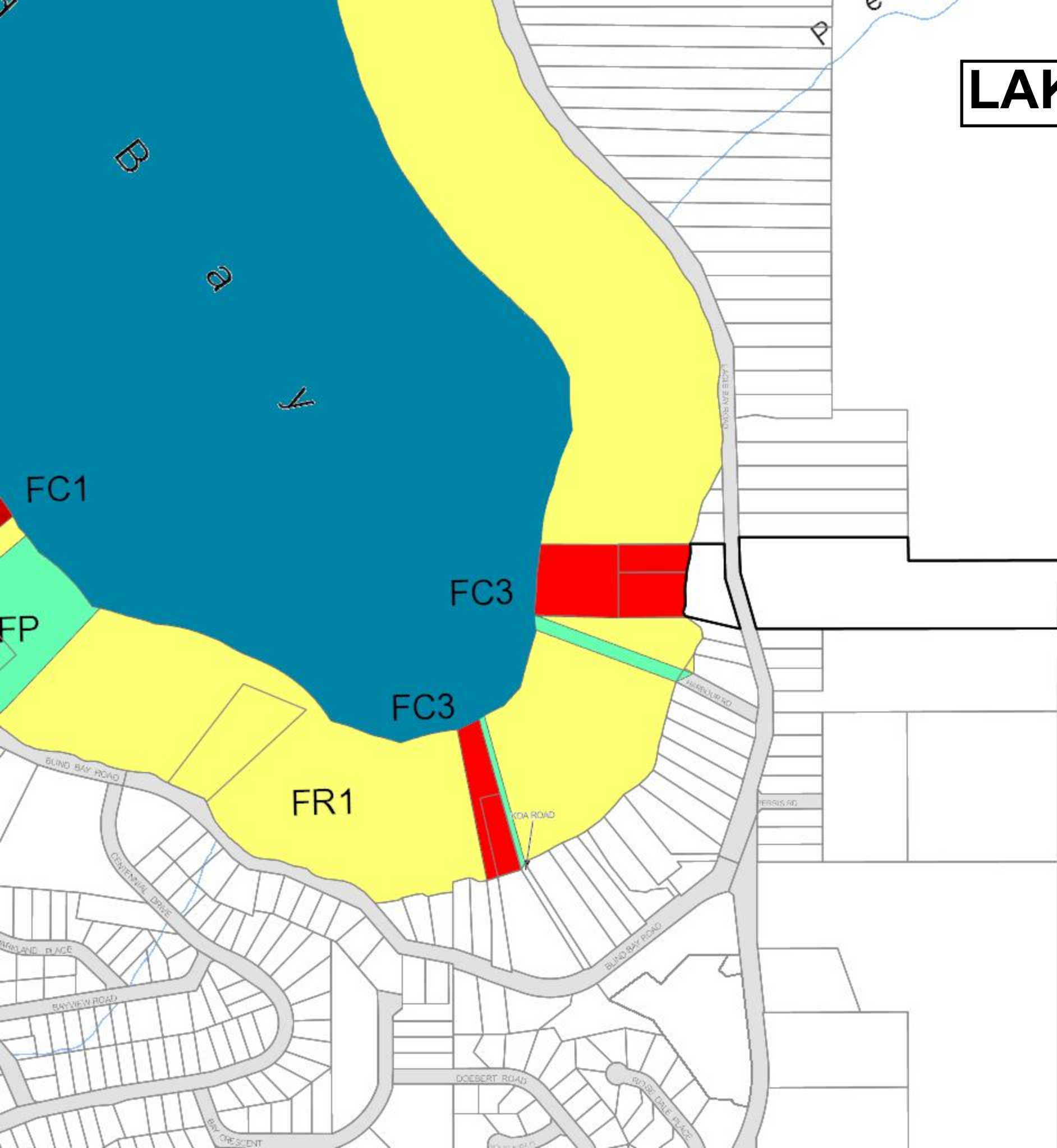
OCP



ZONING



LAKES ZONING



ORTHOPHOTO





2009

2001

2000

1979

1973

1978

ORTHOPHOTO

CURRENT SURVEY PLAN

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

LEGEND

348.7m contour

15.0m setback from 348.7m contour

30.0m setback from 348.7m contour

30.0m setback due south from 348.7m contour

Present Natural Boundary

Present Lake Level

rock retaining wall_top

rock retaining wall_toe

elevations are geodetic

edge of gravel driveway

edge of asphalt

fence

gate post

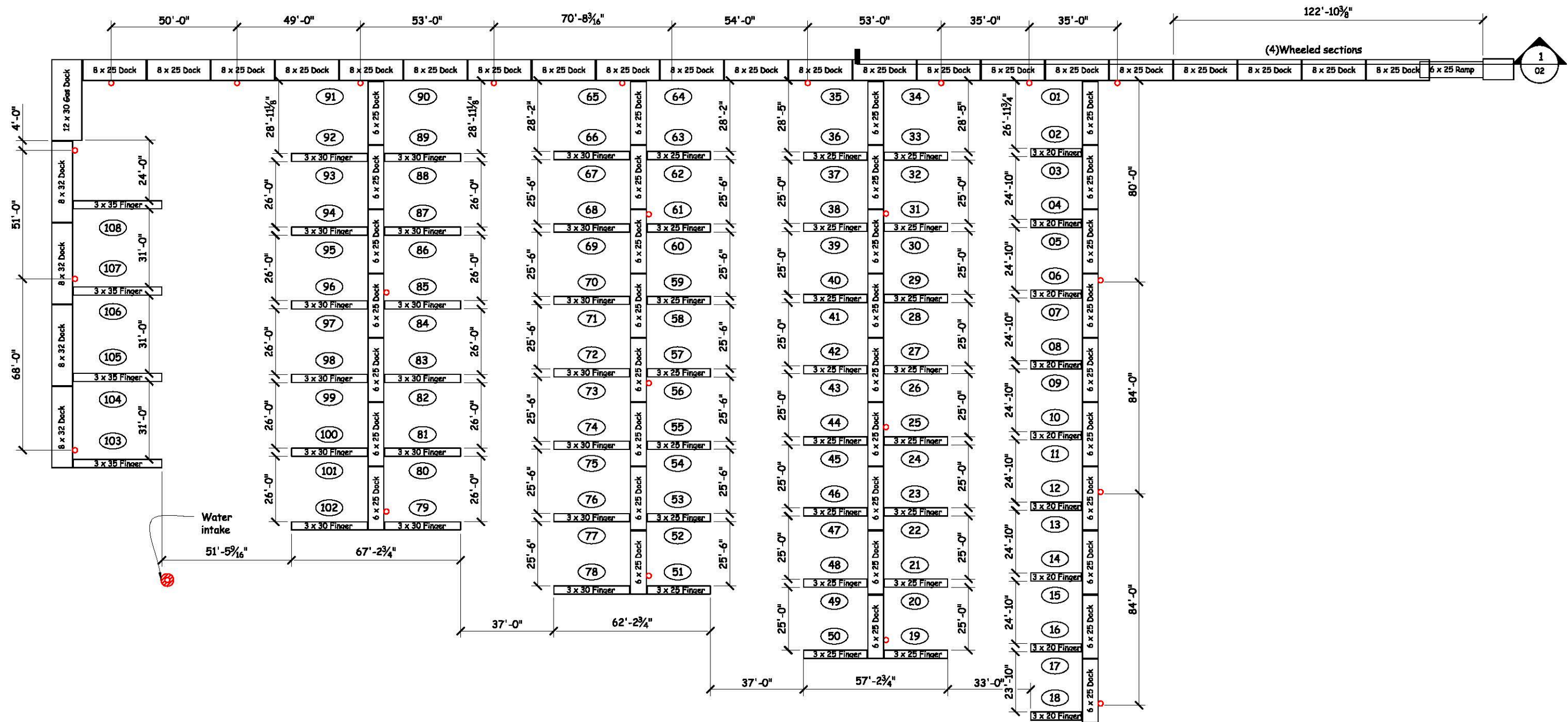
Denotes sanitary sewer

existing deciduous tree

existing coniferous tree

existing cedar

File: 152-17



Water intake

Water intake

PROPOSED NEW DOCK PLAN

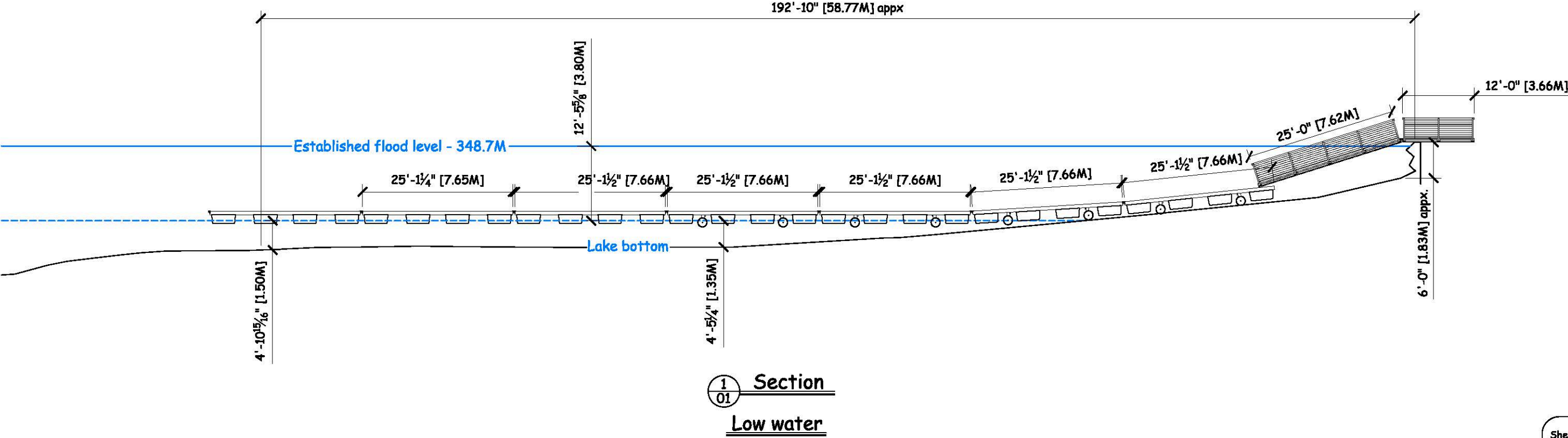
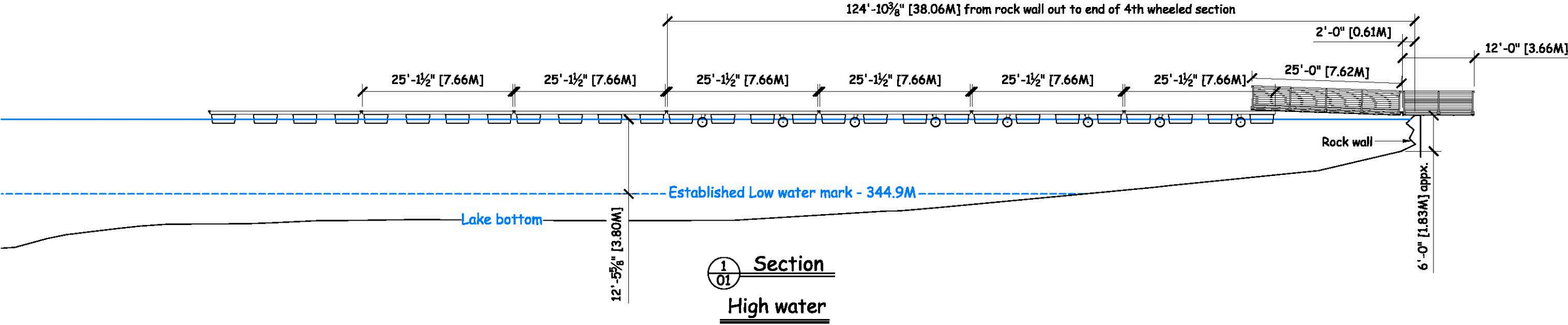
Sheet: 01

Finz Community Marina

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

License # 333195 - New

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



PROPOSED NEW DOCK - SECTIONS

Sheet: 02

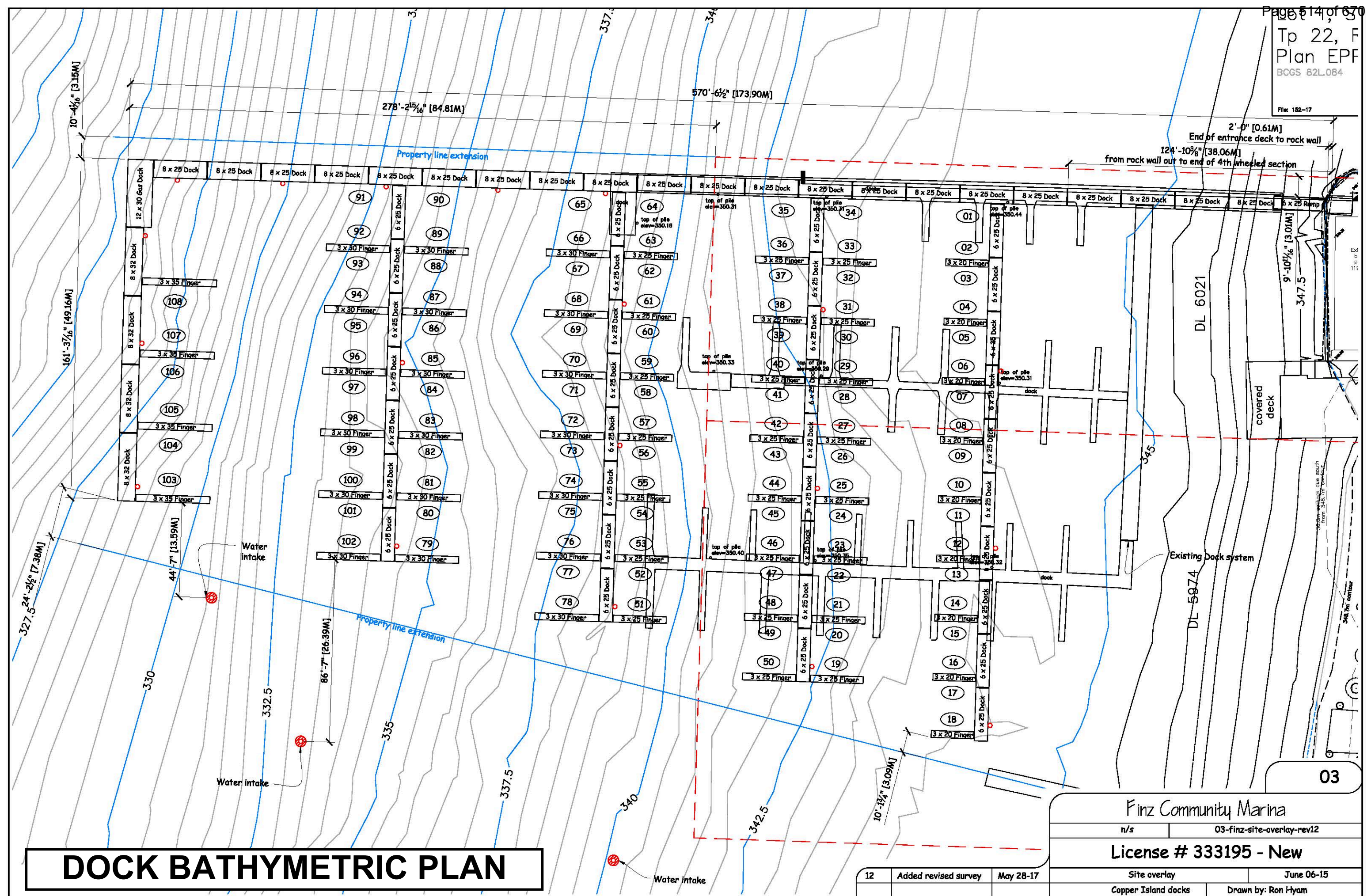
FINZ Community Marina

scale: n/s Dwg: 02-finz-section-new-rev5

License # 333195 - New

05	--	Aug 31-15	Section view	Apr 19-15
No.	Revision/Issue	Date	Design by: Copper Island docks	Drawn by: Ron Hyam

File: 152-17



DOCK BATHYMETRIC PLAN

Finz Community Marina

n/s 03-finz-site-overlay-rev12

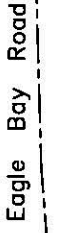
License # 333195 - New

12 Added revised survey May 28-17

Site overlay June 06-15

Copper Island docks Drawn by: Ron Hyam

03

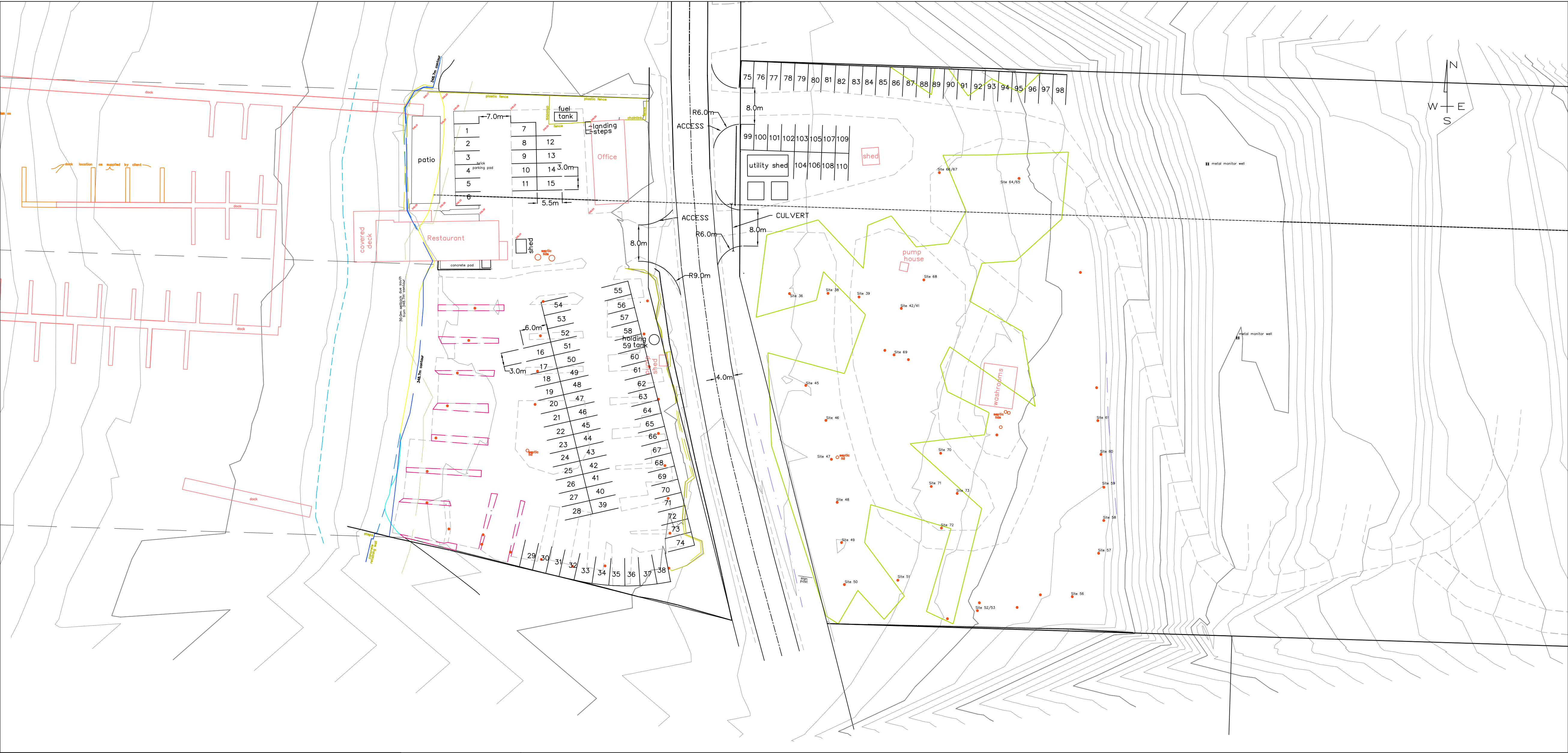


04

Drawn by: Ron Hyam

01	added revised survey	May 28-17

PROPOSED PARKING PLAN



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

LEGEND

EXISTING

HYDRO/TELEPHONE POLE

HYDRO/TELEPHONE POLE C/W DAVIT

TELEPHONE POLE

HYDRO POLE

HYDRO POLE C/W TRANS.

POST TOP STREET LIGHT

GUY

STORM MANHOLE

CATCH BASIN

GATE VALVE

SANITARY SEWER

FORCE MAIN

WATER MAIN

GAS

UNDERGROUND TELEPHONE

FENCE

DECIDUOUS/EVERGREEN

HEDGE

ELEVATION

PROPOSED ELEVATION

SANITARY MANHOLE

STORM MANHOLE

CATCH BASIN

GATE VALVE

STM INSPECTION CHAMBER

SANI INSPECTION CHAMBER

SANITARY SEWER

STORM SEWER

WATER MAIN

GAS

TEL & CABLE TV

HYDRO

FIRE HYDRANT

FORCE MAIN

END CAP

WHEEL CHAIR RAMP

DRIVEWAY LETDOWN

SIGN BASE

CANADA POST MAIL BOX

BLOW OFF VALVE

WATER RUNOFF PATH

1	3/OCT/2017	ISSUED FOR INFORMATION	DMC	JJF
0	3/OCT/2017	ISSUED FOR INFORMATION	DMC	JJF
NO.	DATE	DESCRIPTION	BY	APP'D

REVISIONS

DESIGN: DMC

DRAWN: DMC

DATE: OCT 3 2017

CHECKED: JJF

SEAL

P.ENG: JAYME FRANKLIN

SCALE: 0 HORIZ. = 1:500 25.0

FRANKLIN ENGINEERING LTD.

250.832.8380 ■ www.franklinengineering.ca

FINZ

PROPOSED PARKING PRELIMINARY SITE PLAN

LOT 1, PLAN EPP51931

PROJECT No. 16-134

SHEET 1 OF 1

DWG. No. SP-01

REV. No. 1



BOARD REPORT

TO: Chair and Directors

File No:	BL 830-18 PL20170103 BL 800-30 PL20170079
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SUBJECT: Electoral Area F: Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

DESCRIPTION: Report from Dan Passmore, Senior Planner dated November 10, 2017. 6929 Squilax-Anglemont Road and 2556 McClaskey Road, Magna Bay.

RECOMMENDATION #1: THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be read a third time this 1st day of December, 2017.

RECOMMENDATION #2: THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be adopted this 1st day of December, 2017.

RECOMMENDATION #3: THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be read a third time this 1st day of December, 2017.

RECOMMENDATION #4: THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be adopted this 1st day of December, 2017.

SHORT SUMMARY:

The applicant has submitted an application to re-designate and rezone the subject properties, to allow a subdivision of the land, and to permit the use of proposed Lot 1 to be changed to construct a "Toy Storage" facility as well as to allow outdoor storage of recreational vehicles and boats and trailers. Proposed Lot 2 would be rezoned to IG Industrial Gravel Processing to allow an expansion of the existing gravel extraction operation. Magna Bay Zoning Bylaw No. 800 currently has no zone where a toy storage facility is permitted and no adequate definition for the permitted use. To accomplish this, staff are proposing a new CDF 2 Comprehensive Development 2 zone.

The Board gave the bylaws first reading at the June 15, 2017 regular meeting and directed staff to utilize the simple consultation process. The development notice was posted in accordance with Development Services Procedure Bylaw No. 4001, as required. Staff referred the bylaws to affected Ministries, agencies and First Nations and comments received have been summarized in this report.

The applicant revised the proposed plan of subdivision and proposed site plan to move the caretaker residence and security control office to near the front of proposed Lot 1. This required that the Board consider Bylaw No. 800-30 as amended because the area of proposed Development Area 2 was expanded. The Board gave second reading of Bylaws No. 830-18 and 800-30, as amended at the October 19, 2017 regular meeting and delegated a Public Hearing.

The Public Hearing was held November 9, 2017 at the Scotch Creek Community Hall. 58 members of the public were in attendance. Additionally, 41 pieces of correspondent were received. This correspondence has been attached to this report, for the Board's information.

At the Public Hearing, Development Services staff had announced that the owner of the subject property had offered to enter into a Section 219 covenant which would restrict permitted uses on Lot 2 of the proposed plan of subdivision to sand and gravel extraction only.

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

See attached report dated May 12, 2017.

POLICY:

See attached report dated May 12, 2017.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See attached report dated May 12, 2017.

Updates

The applicant was originally contemplating placing the caretaker residence in the neck of the panhandle for proposed Lot 1, where it widens out. For security purposes the applicant re-thought this location and decided to move the caretaker residence/security office to the front of the property, near to McClaskey Road. This would change the boundaries of proposed Lot 1, as well as the proposed boundaries of proposed Development Area 2 in Bylaw No. 800-30. This will require the Board to review Bylaw No. 800-30 for second reading, as amended. A copy of the revised plan of subdivision has been attached with other maps and plans.

The applicant has provided some pictures and marketing publications from other such facilities he owns in the geographic area (Scotch Creek and Sicamous). Staff have included these materials in the maps attached to the report.

The owner has also provided a site plan which illustrates the layout of the proposed toy storage component of the development. The site plan illustrates the proposed building locations, access driveways, parking areas, the proposed 30 m riparian buffer strip along Ross Creek, and proposed screening along the west side property line. The screening has been provided as a visual buffer between the proposed new use and neighbouring properties. These details would be required to be reflected in a future Development Permit for form and character for the site development prior to construction.

In addition to the foregoing, the applicant has commissioned a Class 1 Flood Hazard Assessment, for Ross Creek by Golder Associates. The report assesses the potential hazard to the subject properties and recommends certain actions to ensure development is safe for the proposed intended use. The report supports the current requirement in Magna Bay Zoning Bylaw No. 800 for a setback in which no building should be constructed 30 m from the natural boundary of Ross Creek. This 30 m setback also coincides with the Riparian Area Assessment Report (RAAR) Streamside Protection and Enhancement Area (SPEA). In accordance with this direction the site plan respects this setback. A copy of this report is available from staff on request.

At the Public Hearing, Development Services staff had announced that the owner of the subject property had offered to enter into a Section 219 covenant which would restrict permitted uses on Lot 2 of the

proposed plan of subdivision to sand and gravel extraction only. This would eliminate the possibility of use of Lot 2 for concrete batching or processing sand and gravel beyond simple screening. This way the covenant would reflect an extraction permit issued by the Province in terms of uses. As an example of processing sand and gravel uses such as washing, and crushing would not be permitted under the covenant. The owner will provide a letter of undertaking from his solicitor to enter into the covenant which would be registered against proposed Lot 2 at the time of registration of the proposed subdivision. This letter, once obtained by staff will be included with this report as a Late Agenda inclusion.

Should staff not receive the letter prior to the December 1 2017 Board meeting, staff will inform the Board, and ask that adoption of the Bylaws be held until this letter has been received.

SUMMARY:

The applicant has applied to re-designate and rezone the subject properties to support a subdivision proposal and to allow for the use of proposed Lot 1 for a Toy Storage operation.

Staff is recommending that the Bylaws can be considered for third reading and adoption.

IMPLEMENTATION:**Consultation Process**

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for zoning amendments when the notice of development sign was posted on the property. Staff forwarded the bylaw and staff report to referral agencies for review and comment, a summary of the responses has been provided in previous reports to the Board.

Public Hearing

The delegated Public Hearing for the proposed bylaws was held Thursday November 9, 2017, at the Scotch Creek Community Hall in Scotch Creek. 58 members of the public attended. Please see the attached Public Hearing Notes for details about public input. A total of 16 speakers, spoke at the Hearing, 12 were in favour and 4 were opposed. Many chose to speak multiple times.

41 pieces of correspondence were received. Of this correspondence received 21 were opposed to the proposal and 20 were in favour, some correspondents chose to write multiple letters. All correspondence is attached for the Board's consideration.

COMMUNICATIONS:

Staff notified adjacent property owners, advertised and held the Public Hearing in accordance with the Local Government Act. If the bylaws are given third reading and adopted, the applicant will be advised of the Board decision. CSRD staff will amend Bylaw No. 830 and Bylaw No. 800, which will be posted on the CSRD website and copies will be provided to the Director.

DESIRED OUTCOMES:

That the Board endorse 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.*

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

1. Electoral Area F Official Community Plan Bylaw No. 830, as amended.
2. Magna Bay Zoning Bylaw No. 800, as amended.
3. Application.
4. Golder Associates Class 1 Flood Hazard Assessment.

Report Approval Details

Document Title:	2017-12-01_Board_DS_BL830-18_BL800-30_Isley.docx
Attachments:	<ul style="list-style-type: none"> - BL830-18 ThirddandAdoption.pdf - BL800-30-ThirddandAdoption.pdf - Public_submissions_BL830-18_BL800-30.pdf - Public_Hearing_Notes_2017-11-09_BL830-18_BL800-30.pdf - BL830-18_BL800-30 Board Report.pdf - 2017-10-19_Board_DS_BL830-18and800-30_Isley-Darroch.pdf - Agency_Referral_responses_BL830-18_BL800-30.pdf - Maps_Plans_BL830-18_BL800-30.pdf
Final Approval Date:	Nov 20, 2017

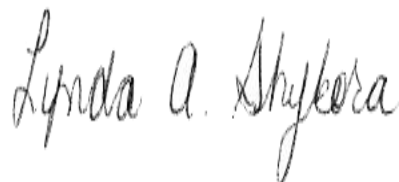
This report and all of its attachments were approved and signed as outlined below:



Corey Paient - Nov 20, 2017 - 12:07 PM



Gerald Christie - Nov 20, 2017 - 1:57 PM



Lynda Shykora - Nov 20, 2017 - 3:46 PM



Charles Hamilton - Nov 20, 2017 - 3:58 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN
AMENDMENT (SCOTCH CREEK DEVELOPMENTS) BYLAW NO. 830-18

A bylaw to amend the "Electoral Area 'F' Official Community Plan No. 830"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 830;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 830;

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

1. "Electoral Area 'F' Official Community Plan Bylaw No. 830" is hereby amended as follows:

A. MAP AMENDMENT

- i) Schedule B (Land Use Designations – Overview Map) which forms part of "Electoral Area 'F' Official Community Plan Bylaw No. 830" is amended by redesignating those portions of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552), which are more particularly shown outlined in bold blue and hatched on Schedule 1 attached hereto and forming part of this bylaw from RSC Rural and Resource Lands to SSA Secondary Settlement Area.
- ii) Schedule C (Land Use Designations - Mapsheets) which forms part of "Electoral Area 'F' Official Community Plan Bylaw No. 830" is amended by redesignating those portions of Lot B, Section 28, Township 22, Range 11, West of 6th Meridian, KDYD, Plan 34450, Except Plans 42553, KAP48913, KAP53004, KAP57959, and KAP77293, which are more particularly shown outlined in bold and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw from LD Low Density Residential, Scotch Creek Primary Settlement Area to CPU Commercial Public Utility Scotch Creek Primary Settlement Area..

Bylaw No. 830-18

Page 2

2. This bylaw may be cited as "Electoral Area 'F' Official Community Plan Amendment (Isley) Bylaw No. 830-18."

READ a first time this 15 day of June, 2017.

READ a second time this 19 day of October, 2017.

PUBLIC HEARING held this 9 day of November, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CORPORATE OFFICER

CHAIR

CERTIFIED true copy of Bylaw
830-18 as read a third time.

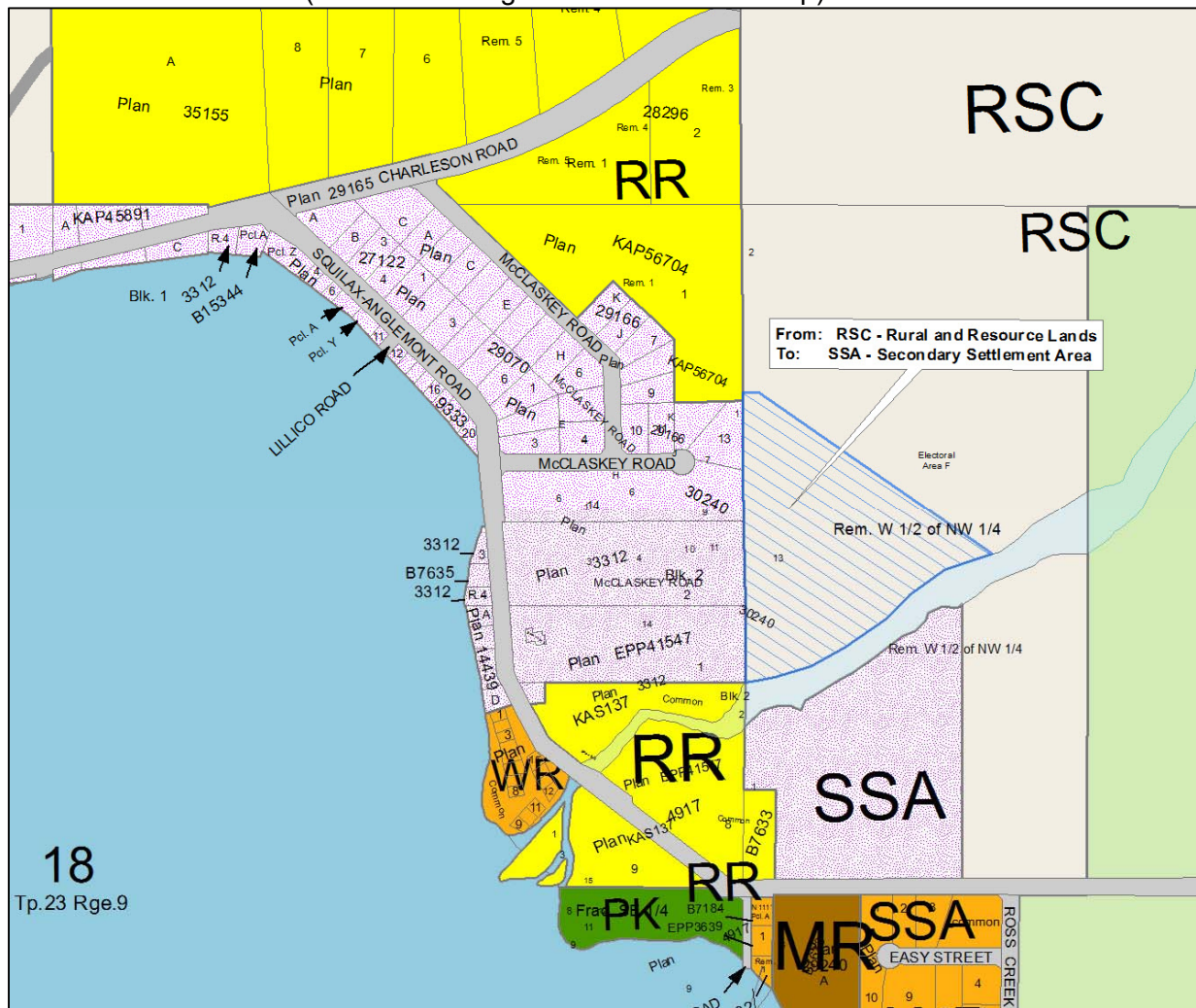
CERTIFIED true copy of Bylaw No.
830-18 as adopted.

Corporate Officer
Officer

Corporate

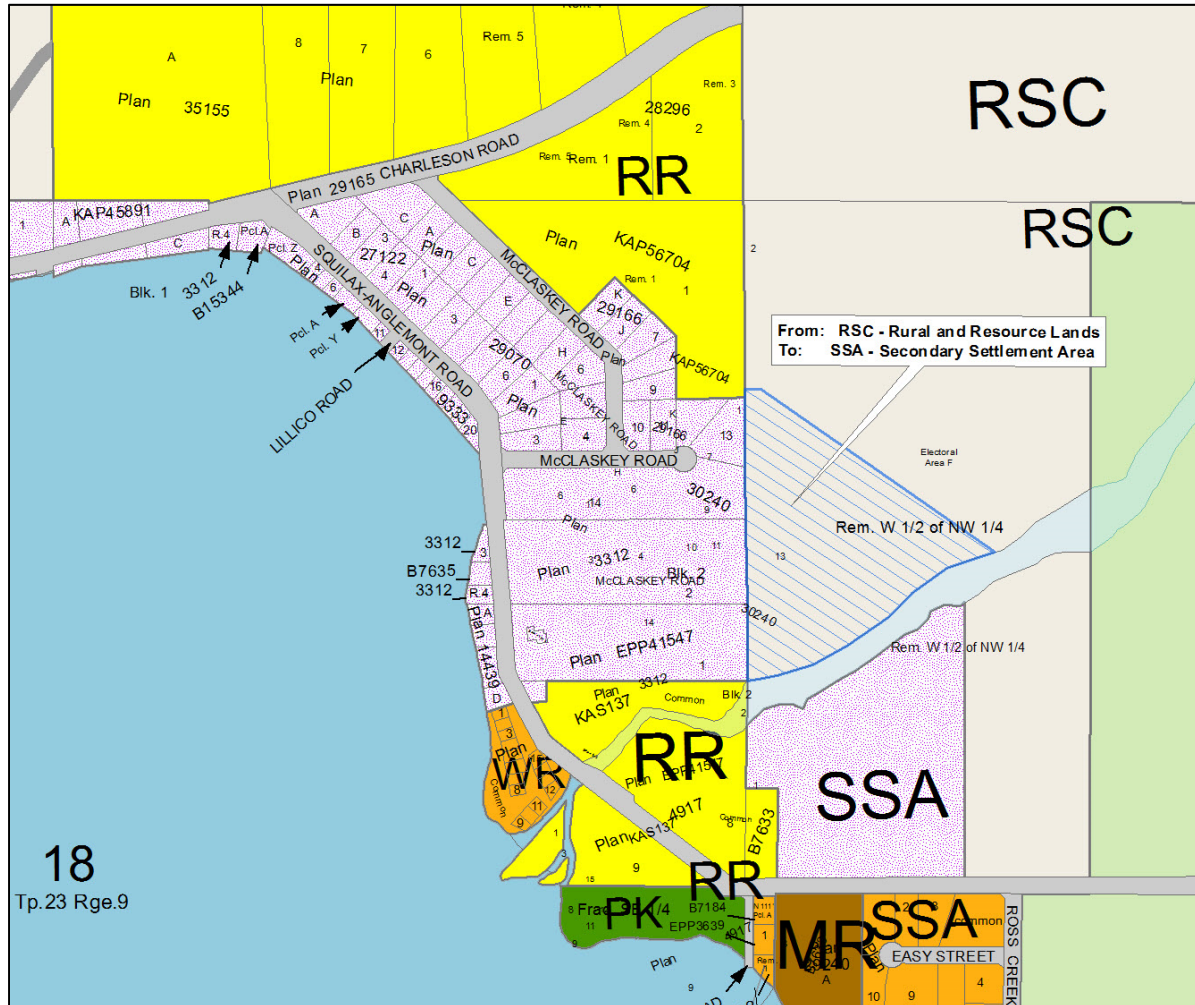
SCHEDULE 1

ELECTORAL AREA 'F'
OFFICIAL COMMUNITY PLAN AMENDMENT
(ISLEY) BYLAW NO. 830-18
(Land Use Designations - Overview Map)



SCHEDULE 2

ELECTORAL AREA 'F'
OFFICIAL COMMUNITY PLAN AMENDMENT
(ISLEY) BYLAW NO. 830-18
(Land Use Designations - Mapsheets)



COLUMBIA SHUSWAP REGIONAL DISTRICTMAGNA BAY ZONING AMENDMENT(ISLEY) BYLAW NO. 800-30A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

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

1. "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, which forms part of the "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

i. Part 1 Definitions, Section 1.0 is hereby amended by adding the following new definitions:

"COMMERCIAL is an occupation, service, employment or enterprise that is carried on for gain or monetary profit by any individual, business or organization;", after "CAMPING UNIT"; and,

"TOY STORAGE is the *commercial* use of land, *buildings* and structures to provide separate, individual self-storage units inside a *building*, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment, but which does not include commercial use of the individual storage units;", after "TEMPORARY".

2. Schedule A, Zoning Bylaw Text, which forms part of the "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

i. Table of Contents, Part 5 Zones, is amended by adding "5.12 Comprehensive Development 2", after "5.11 Comprehensive Development 1", and showing the appropriate page number.

ii. Section 4.6 Table 1 Required Off Street Parking Spaces and Off Street Loading Spaces is hereby amended by adding "*Toy Storage*" in Column 1 "Use", and adding "1 per 10 *toy storage* units", in Column 2 "Minimum Required Number of Off Street Parking Spaces", after "*Single family dwellings*".

iii. Part 5 Zones, Section 5.0 Establishment of Zones, Table 2 is amended by adding "Comprehensive Development 2" in "Column 1 Zone Title", after

“Comprehensive Development 1”, and “CDF-2”, in “Column 2 Zone Symbol”, after “CD-1”.

- iv. Part 5 Zones is amended by adding the new Comprehensive Development 2 zone, as follows:

“

Zone Title **COMPREHENSIVE DEVELOPMENT 2**

Zone Symbol – **CDF-2**

5.12 Development Area 1

(1) Permitted Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development Zone 2 Development Area 1 except as stated in Part 3: General Regulations:

- (a) *Toy Storage*
- (b) *Outdoor Storage of Recreational Vehicles, Boats, and Trailers*

(2) Regulations

On a parcel zoned Comprehensive Development 2 within Development Area 1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	5.5 ha (13.59 ac)
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures 	10.0 m (32.81 ft)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>rear parcel boundary</i> 	5.0 m (16.4 ft) 5.0 m (16.4 ft.) 6.0 m (19.69 ft.)

(3) Screening

Landscaped screening formed by a row of shrubs and trees, supplemented

with a wooden fence, masonry wall, or chain link fence with visual screening to a minimum height of 3.0 m is required along the west and south side property lines.

- (4) Silt and run-off control measures are required.

Development Area 2

(3) Permitted Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development Zone 1 Development Area 2 except as stated in Part 3: General Regulations:

- (a) *Accessory Single Family Dwelling (caretaker dwelling unit)*
- (b) *Accessory Use*

(4) Regulations

On a parcel zoned Comprehensive Development 2 within Development Area 2, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Maximum number of <i>Accessory Single Family Dwellings</i> per parcel	1
(b) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 8.0 m (26.25 ft) • 6 m (19.69 ft)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>rear parcel boundary</i> 	5.0 m (16.4 ft) 5.0 m (16.4 ft.) 6.0 m (19.69 ft.)

“

B. MAP AMENDMENTS

- i. Schedule B of Magna Bay Zoning Bylaw No. 800 is amended by:

- (a) rezoning that portion of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633, which part is more particularly shown outlined in blue and hatched on Schedule 1 attached hereto and forming part of this bylaw from, A - AGRICULTURE to CDF-2-COMPREHENSIVE DEVELOPMENT-1, DEVELOPMENT AREA 1;

- (b) rezoning that portion of Lot 1, Section 18, Township 23, Range 9, W6M, KDYD, Plan KAP56704, which part is more particularly shown outlined in red and crosshatched on Schedule 1, attached hereto and forming part of this bylaw from IG – Industrial Gravel Processing to CDF-2 – COMPREHENSIVE DEVELOPMENT – 2, DEVELOPMENT AREA 2; and,
- (b) rezoning that portion of of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 which part is more particularly shown outlined in red and hatched on Schedule 1 attached hereto and forming part of this bylaw from, A - AGRICULTURE to IG – INDUSTRIAL GRAVEL PROCESSING;

2. This bylaw may be cited as "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30."

READ a first time this 15 day of June, 2017.

READ a second time, as amended, this 19 day of October, 2017.

PUBLIC HEARING held this 9 day of November, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Corporate Officer

Chair

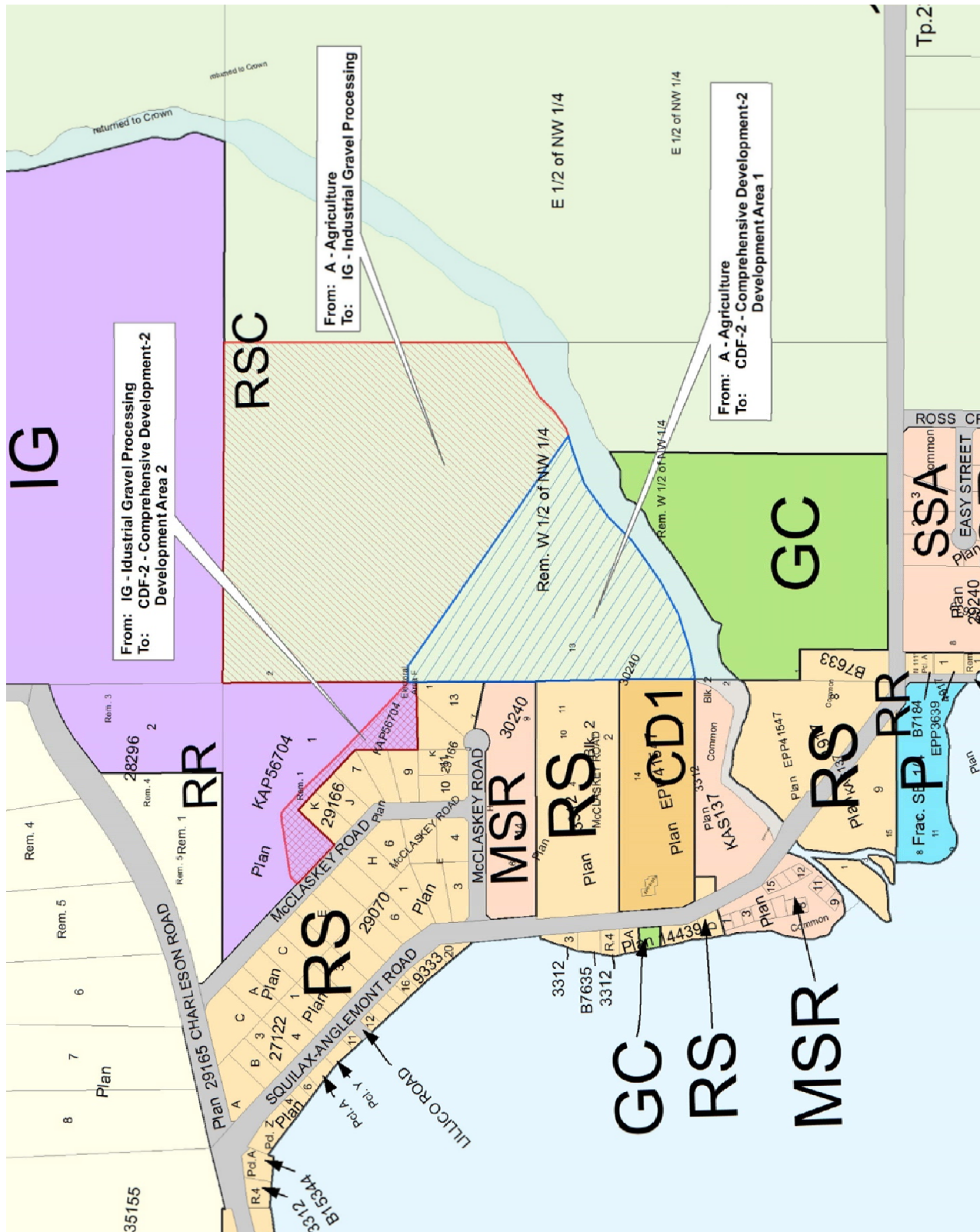
Certified true copy of Bylaw No. 800-30
as read a third time.

Certified true copy of Bylaw No. 800-30
as adopted.

Corporate Officer

Corporate Officer

Bylaw No. 800-30
Schedule 1



Dan Passmore

Cc: Director Morgan Union of British Columbia Indian Chiefs Kukpi7 Judy Wilson Arthur Anthony Art Adolph Greg Witzky Dawn Morrison Eddie Gardner bert deneault Kanahus Manuel Bernice Heather nancy parkinson janice billy Janet Sjodin Jay Simpson eva Warren Bell Jim Cooperman callingacrossthevoidband@gmail.com harleywhytehenry@gmail.com Tara Willard Rhea Warkentin
Public Hearing November 9, 2017

November 9, 2017

TO: Columbia Shuswap Regional District

Re: By-law 830-18 and Bylaw No. 800-30

Received @ Public Hearing

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Dear Columbia Shuswap Regional District Board Members:

This letter is to advise that the weather today makes it practically impossible for many people to attend this hearing, It has been snowing all day and the roads are dangerous. And that any decision made as a result of this hearing can't possibly reflect the wishes of all those who would otherwise be in attendance;

And that as you have been made aware numerous times, this entire 'Shuswap' area rightfully known as 'Secwepemc' Nation continues to be unceded Native land and no decisions regarding the use of any of the lands or waters can legally be made without full prior and informed consent of the Traditional Indigenous Peoples of this area as stipulated in the United Nations Declaration on the Rights of Indigenous Peoples, and that Prime Minister Trudeau is now in the process of bringing back the protections of fresh water streams, rivers and lakes which were removed by the previous government which could impact any financial investment of any business venture going forward at this time; and that until a process of full consultation with ALL people who will be affected by any decision made concerning the health of Shuswap Lake is in place, NO decisions should be made.

Any financial investors need to be fully informed of the risks associated with developments in unceded Native Lands and Waters.

We have reached the time when we all need to stop and reflect about what has real value. Without a clean, healthy Shuswap Lake, none of us has anything here. No health, no wealth, no future. We need to protect that which sustains all of Life: Water; and begin a process of restoring all fresh water to 'drinkable' status and honour ourSelves, our Children and our Grandchildren as well as the Birds, Animals, Fish and Plants in our decision making and planning.

Sincerely yours,

Patricia White 2639 Squilax Anglemont Rd, Lee Creek, BC V0E 1M0

BL 800-30
BL 830-18

November 9, 2017

Dan Passmore
CSR Planning Dept.

Re: Zoning Amendment Bylaws 830-18 and 800-30 - McClaskey Road

Mr. Passmore

I am writing in favour of the proposed amendments.

There has been a gravel pit in this location for over 30 years, extending this operation makes sense instead of trying to find an alternate location. This location is central to the North Shuswap and other locations, be they farther up hill (difficult to find suitable concentrations of gravel), or outside of the area, would add significantly to the cost of materials in the North Shuswap. Driving significant distances with big equipment to access the gravel requirements for the North Shuswap would increase environmental damage and pollution and require an excess use of the roads.

A Toy Storage area here is not a negative to the community. It will be a valuable service to local non-resident property owners who have little space to store their 'Toys'. From my knowledge of other storage facilities in Scotch Creek, there is little traffic on a regular basis.

Many local property owners do not spend significant time at their Magna Bay property. The majority of the neighbours would have bought their property with the full knowledge of being close to a gravel pit. If that is a detriment to property values, that would have been priced in when they bought their property.

The owners/operators of these businesses have shown themselves to be good community citizens and I would think they will work towards reducing any negative impacts the neighbourhood might experience.

Removing these businesses from the North Shuswap would be a detriment to the local community and add to local pollution. It's best to have them local and accessible.

Thank you

Jay Simpson
2832 Simpson Road
Lee Creek

Received @ public Hearing.

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BL 800-30
BL 830-18

November 9, 2017

RE: 6929 Squilax-Anglemont Road & 2556 McClaskey Road, Magna Bay

As an Anglemont resident neighbouring Magna Bay and said property for development/re-zoning, I am in favour of such progress, as to have such amenities in a short distance from my home. As a small business owner, operating a food concession in Scotch Creek, I heard all summer from tourists and alike that the North Shore of the Shuswap Lake was dying. I would agree with this statement as people seem hell bent to suppress progress and development. So, in my view this is a much needed progression forward.

James Gaub

Pat Gaub

Pat Gaub

[Signature]

Received @ Public Hearing

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BL 800-30 / BL 830-18

Sotheby's | Canada
INTERNATIONAL REALTY

Darla Miller <dmiller@sothebysrealty.ca>

**Public Hearing Submission- Amendments to bylaws #
830-18 & 800-30**

1 message

rjkb <rjkb@telusplanet.net>

Thu, Nov 9, 2017 at 3:43 PM

To: plan@csrd.bc.ca

Cc: Darla Miller <dmiller@sothebysrealty.ca>

To whom it may concern:

Please let it be known that I am in favor and support the amendments to
bylaws 830-18 and 800-30.

Rick Saunders

1298 Demster Rd.

Lee Creek BC V0E 1M4

Received @ public Hearing

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BL 800-30

BL 830-18

From: Jennifer Spooner jenniferspooner5@hotmail.com
 Subject: Fwd: Bylaw No. 830-18 and 800-30.
 Date: Nov 9, 2017 at 2:46:12 PM
 To: Darla Miller dmiller@sothebysrealty.ca

Sent from my iPhone

Begin forwarded message:

From: JenniferSpooner5@hotmail.com
Date: November 9, 2017 at 2:38:40 PM PST
To: plan@csrd.bc.ca
Subject: Bylaw No. 830-18 and 800-30.

To whom it may concern

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Received @ public Hearing

Jennifer Spooner
 3087 Squilax-Anglemont rd
 Lee Creek BC V0E 1M4

Sent from my iPhone

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BL 830-18
BL 800-30

From: Darla Miller dmiller@sothebysrealty.ca
Subject: "Public Hearing Submission – Bylaw No. 830-18 and 800-30"
Date: Nov 8, 2017 at 1:52:32 PM
To: plan@csrd.bc.ca

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Darla Miller
2792 Simpson Road
Lee Creek, BC
250-371-1251

Darla Miller,
Sent from my iPhone

Received @ Public Hearing.

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BL 830-18
BL 800-30

Nov 8, 2017

Received @ Public Hearing

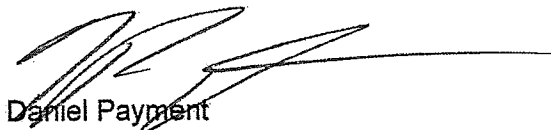
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To: Whom it may concern

Subject: Rezoning Ross Creek/Gem Garvel Property

I am a property owner in 3810 Kenwood Gate, Scotch Creek BC and I support the rezoning plan at the Ross Creek and Gem Gravel property in Magna Bay. Future developments in the North Shuswap will help create a sustainable economy, that has in the recent decade dramatically decline. All good communities are supported by localised gravel pits, to minimise transport distances, which effectively supports project schedules and material costs.

Sincerely,



Daniel Payment

Queensboro Marine Equipment Ltd.
Unit 105-17919 Roan Place
Surrey, B.C. Canada V3S 5K1

BL830-18
BL800-30

Nov 8, 2017

Received @ Public Hearing

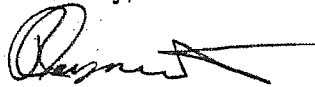
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To: Whom it may concern

Subject: Rezoning Ross Creek/Gem Garvel Property

I am a property owner in 3810 Kenwood Gate, Scotch Creek, and 1330 Dempster Road Lee Creek. I support the rezoning plan at the Ross Creek and Gem Gravel property in Magna Bay. Future developments in the North Shuswap will help create a sustainable economy, that has in the recent decade dramatically decline. All good communities are supported by localised gravel pits, to minimise transport distances, which effectively supports project schedules and material costs.

Sincerely,




Ralph Payment

TO Whom it may concern: November 6th 2017

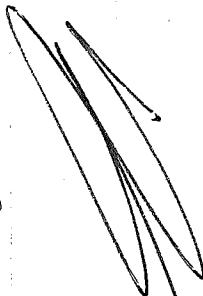
Mark + Sweden Acton of 1085 Scotch Creek
 What Rd are in Favour of re zoning
 6929 Squilax-Anglemont Hwy and
 Subdividing.

We believe that it will provide incetial
 for road construction, general construction
 and general landscape as well as job
 creation and security.

Sweden Acton



Mark Acton



BL830-18
 BL800-30

Received @ Public Hearing

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November 6, 2017

To whom it may concern

Brad Noakes of 17162 Squilax-Anglemont Rd
are in favour of rezoning and subdividing
of 16929 Squilax-Anglemont Rd.

Brad Noakes



BL830-18
BL800-30

Received @ Public Hearing

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Received @ Public Hearing

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November 11, 2017

TO CSRD

RE; Magna Bay Zoning Amendment (Isley)

My name is Dave McLean. I reside at 3723 Ancient Creek Lane, Scotch Creek. I work as a gravel truck driving serving the north Shuswap and area.

I'm in favour of the rezoning the proposed property gravel pit to allow an expansion and a continued use of the existing operation. The gravel pit provides myself and many other members of the community employment. Living and working in the area supports the other local businesses.

Sincerely

Dave McLean

Dave McLean

June 20, 2017

RE: Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

To Whom in might concern,

This is notice in writing that as a property owner/s adjacent to 2556 McClaskey RD being proposed for rezoning from Agricultural to "light industrial" that Andre and myself Sandi Leroux are greatly opposed this this application.

Background:

We purchased the property as 2504 McClaskey just under 20 years ago with the plan of one day retiring there. In 2012 we build our house, again with the intention of retirement. The area was chosen due to the quiet and peaceful residence free from "industry". One of the other attributes that attracted us was regards to clean drinking water and swimming water. We realize that at the time we bought that Gem Gravel Products was in operation, at that time our understanding was that this business was due to peak as there was only so much gravel to be had, when this was to happen we were under the understanding that the owner would be responsible to bringing the property back to its original state. Instead what has happened is Bob Isley purchased the property around 6 years ago and with this the business has changed dramatically. For example heavier duty machines were brought in increasing the volume of work therefore increasing the hours of operation. Other gravel elements were introduced like "rock crushing". Large contracts such as the repaving of Squilax – Anglemont were fulfilled using this property. It may be too late to effect any change in how the operation of Gem Gravel Products has developed but we will not stand by and let the same thing happen to 2556 McClaskey.

In regards to the application itself this area is not suited to "light industry" there are many residential lots in idyllic settings. People go there to vacation with their families. The definition of "light industry" is very vague, if the zoning were to go through what measures would be place to insure the industry use would be suited to the area? There are limited bylaws regarding noise what is to stop say a furniture maker from running a band saw for 12 hours a day! Our other concern is how would 2556 McClaskey be accessed? There is a "New" gravel road that has access through the gravel pit but how was this road built? What permits were used to build it? The only other way in would be through the 6853 Squilax- Anglemont Rd property which are private owned properties. There is the matter of 2556 McClaskey being adjacent to Ross Creek. Ross Creek is a major feeding creek from the North Shore into Magna Bay, if contaminants common to "light industrial" use were to find their way into this tributary the effect would be devastating. Many property owners take their drinking water from the bay. Returning Salmon also spawn in Ross Creek.

We are not in the habit of impeding someone from starting a business or making a living. Magna Bay is not the place for industry. This would be more suited for Salmon Arm or Kamloops.

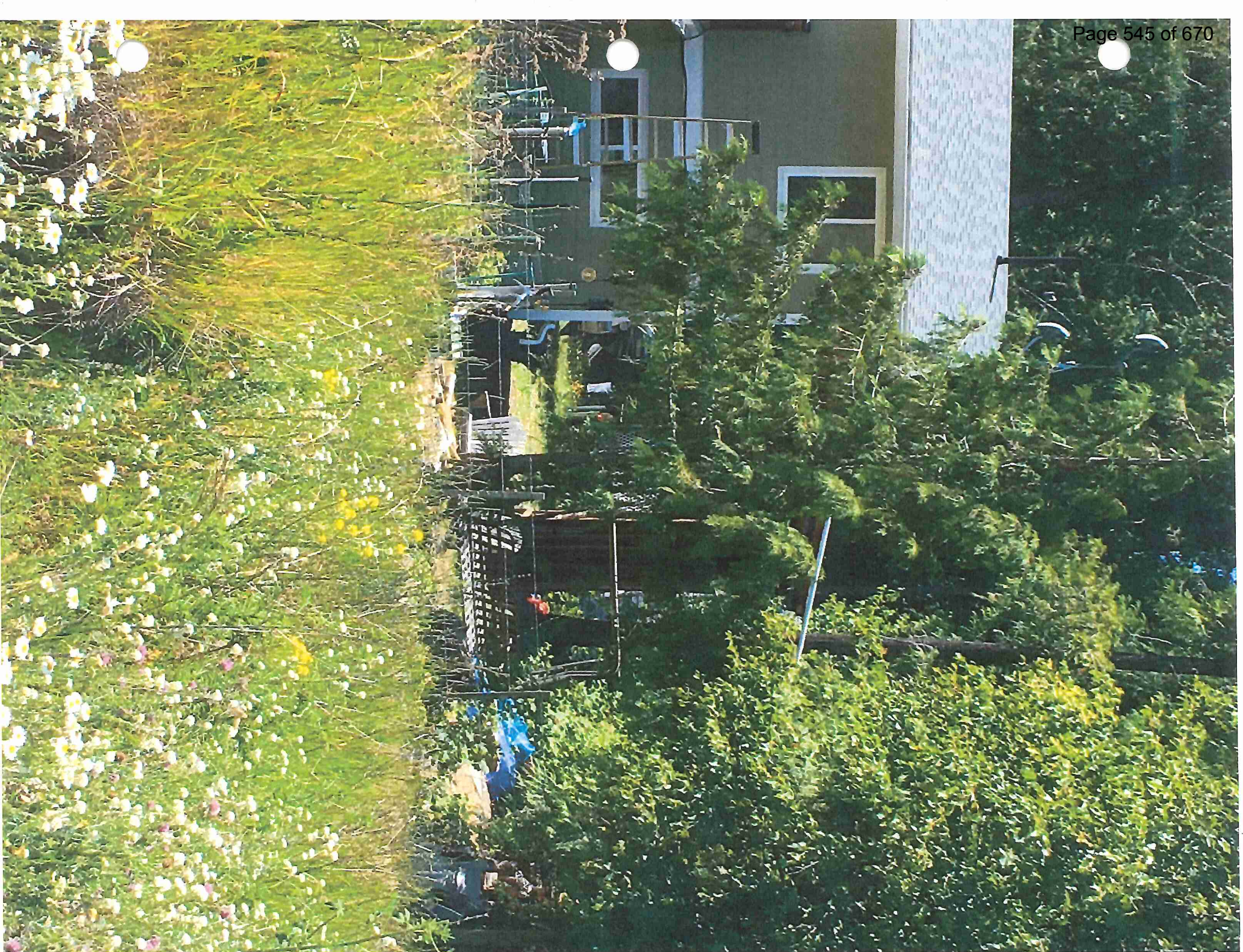
Regards,

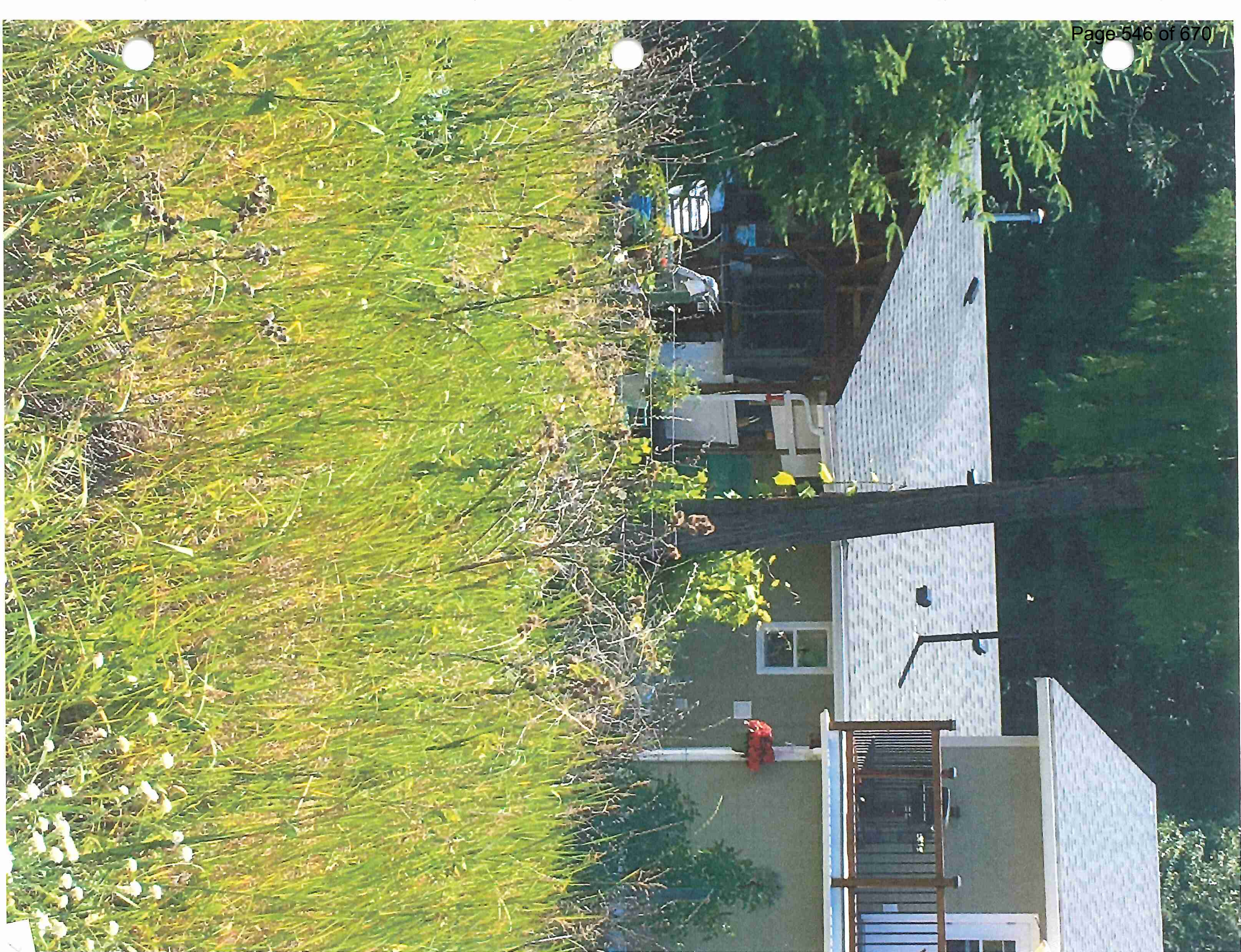
Sandi & Andre' Leroux

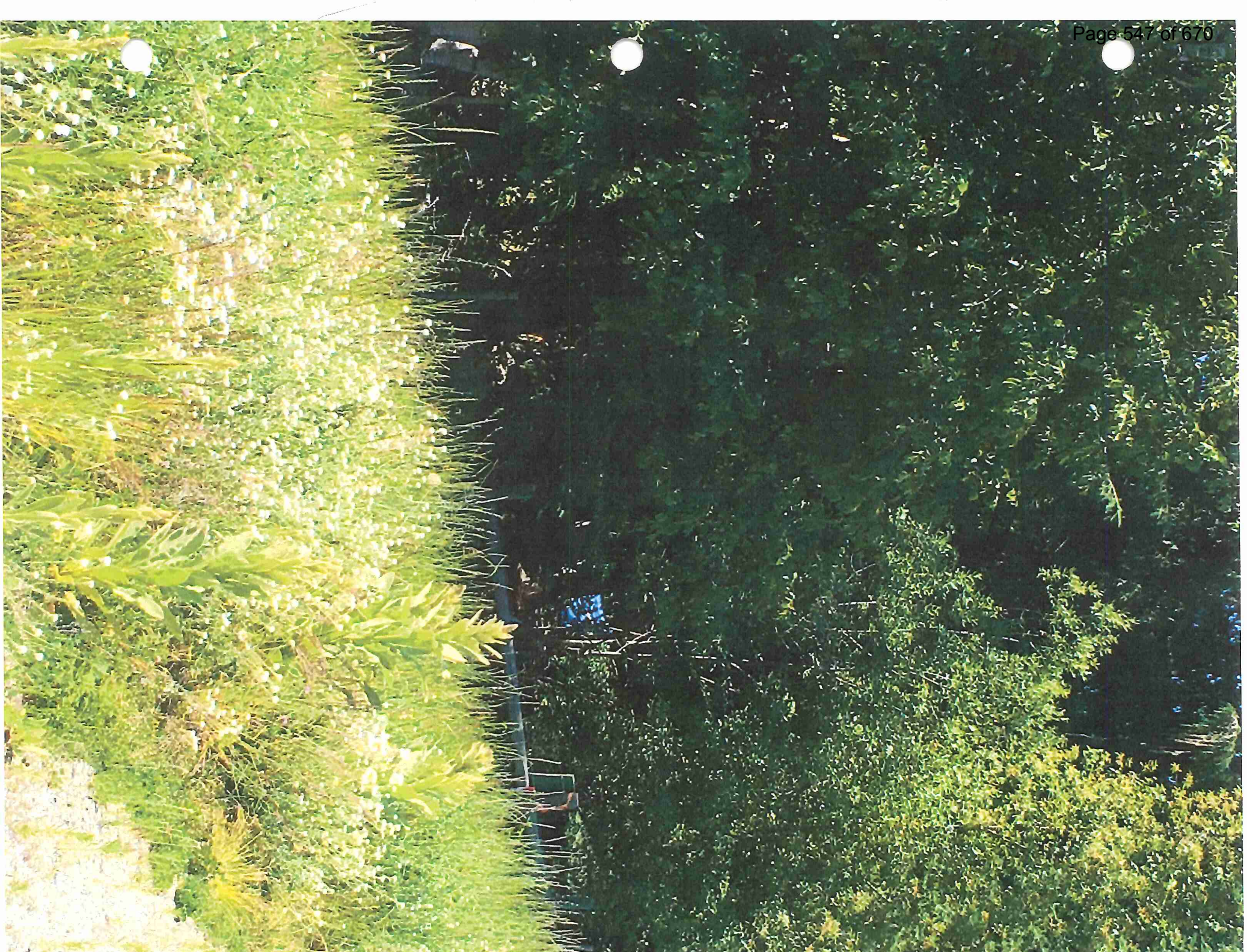
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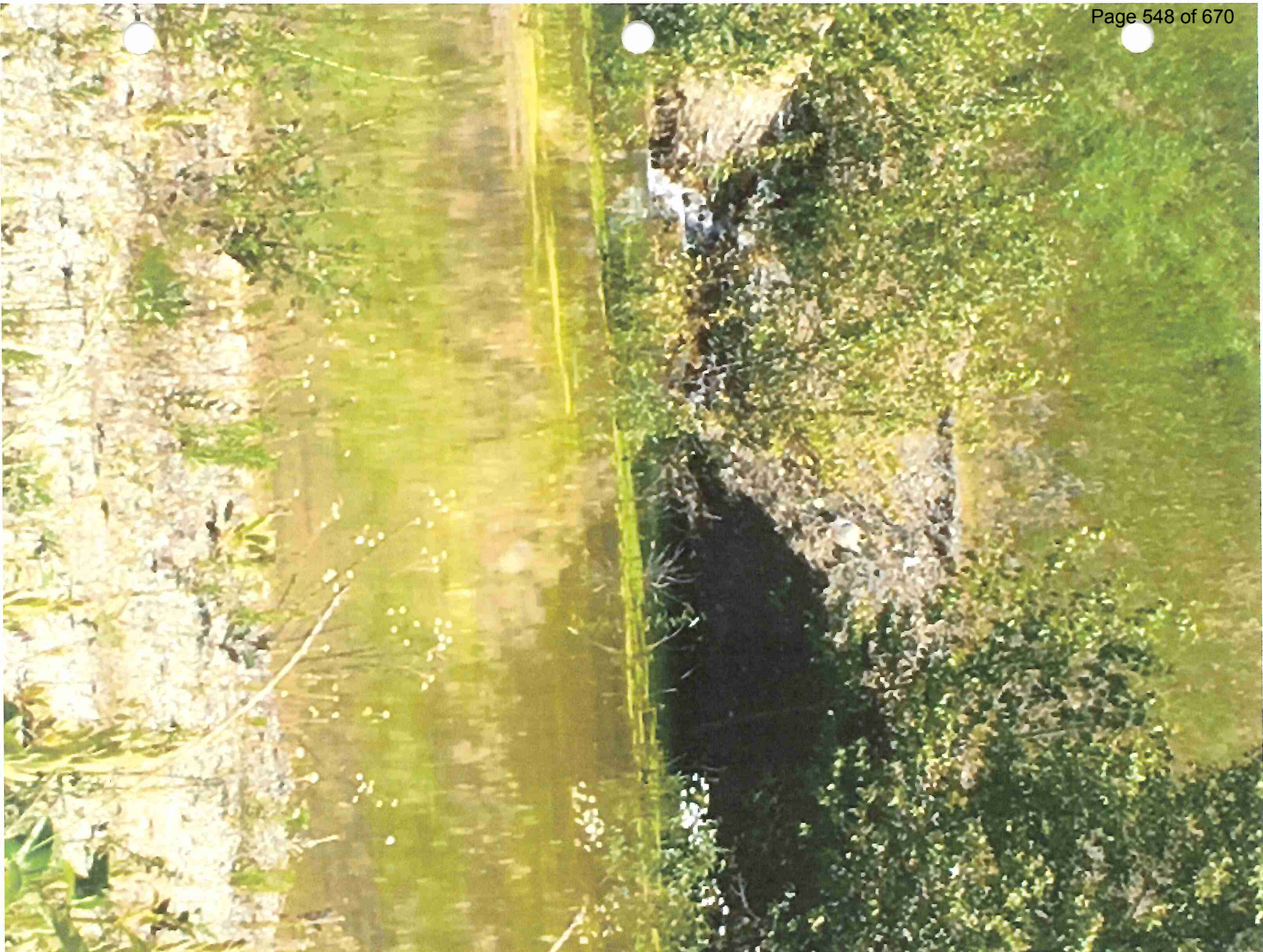
Magna Bay



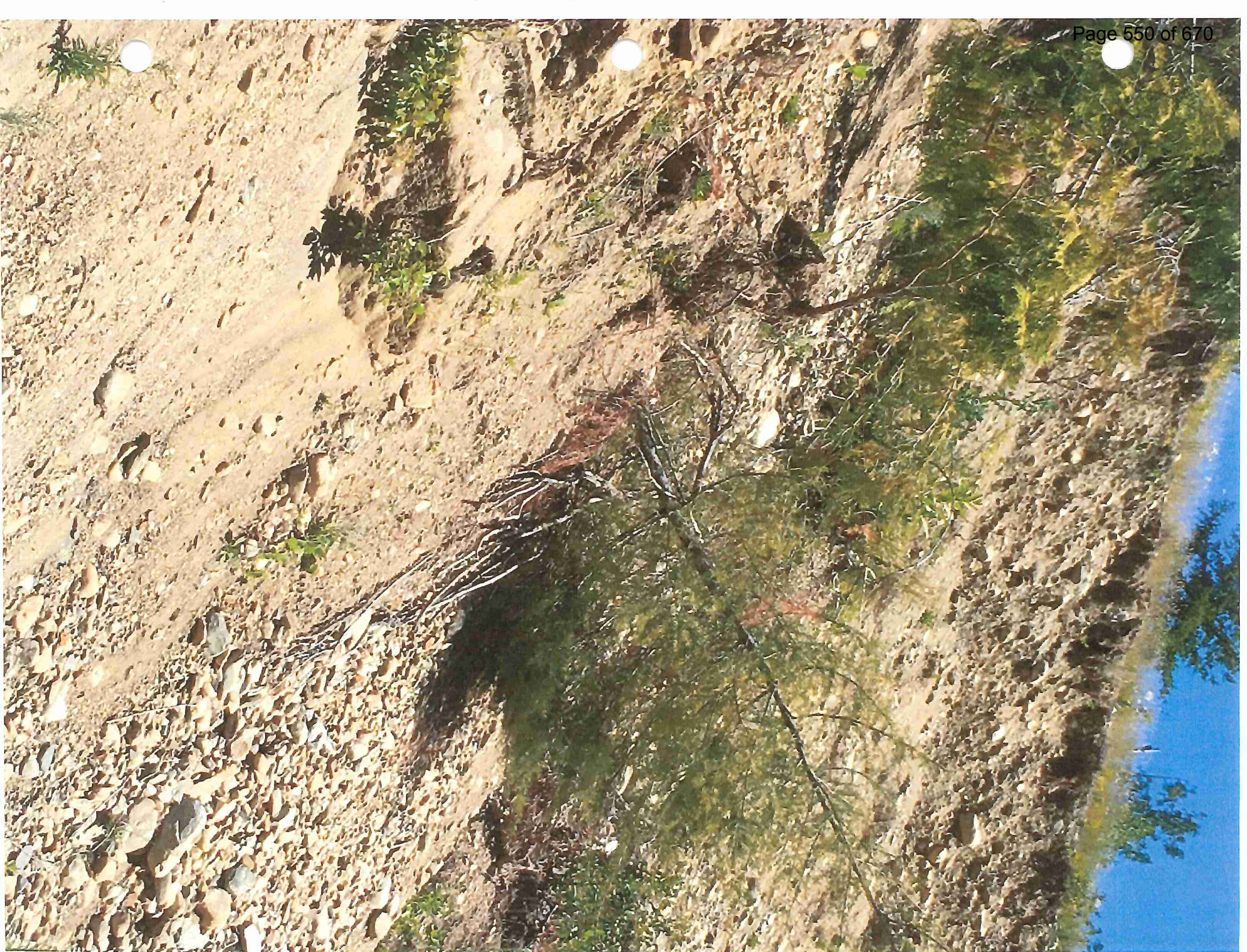






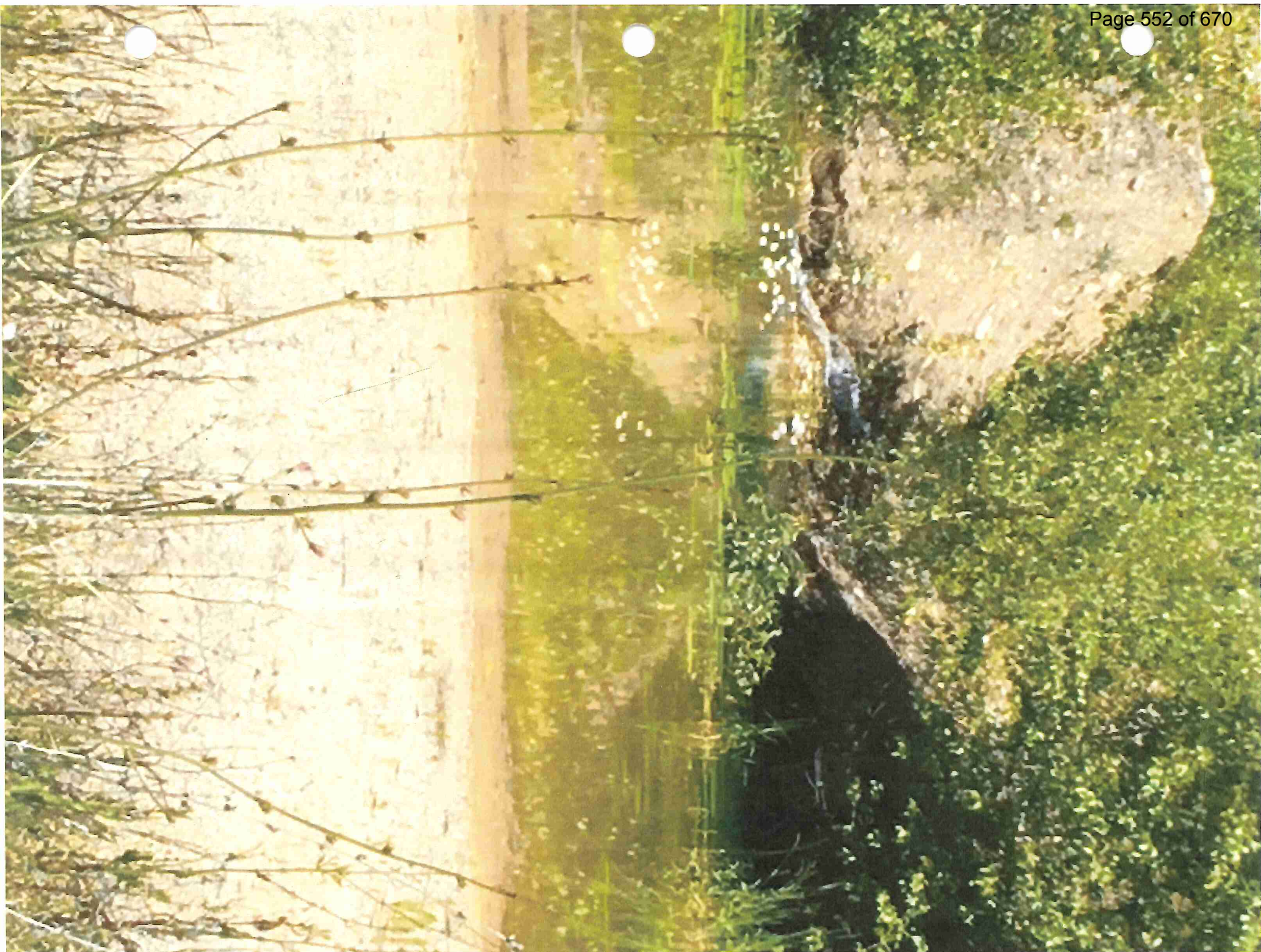








Public Hearing Submission





Maria Rimac

From: Carol Tardif <tardifl@telus.net>
Sent: November 7, 2017 12:12 PM
To: 'mrimac'
Subject: Questions for the Meeting on November 9/17 with the CSRD

Morning, Maria. Hope everything is well with you. We have sent all of our letters for this Public Hearing to the CSRD.

I do have a few questions and thinking if you think that they are worth bringing up and asking about, please feel free to bring them up at the meeting.

- Wondering if the Gravel pit, is now being used as a dumping pit as we've witnessed trucks going up the gravel pit hill full of broken cement and tires. Where are these being left? What are these items doing at a Gravel pit? Is the CSRD aware that the Gravel Pit is being used for more actions than loading and getting Gravel?
- During mid August, have been awoken in and around 3:30 am with activity in the Gravel pit. We've also been awoken at 5:00 with people working the Gravel pit and trucks coming out of the Gravel pit loaded. Is the CSRD aware that the owners are accessing the Gravel pit to work at all hours of the day and night?
- Also witnessed Pumper trucks heading up the gravel road. What are they doing up there? Is not this area being used for MORE than a Gravel pit? Are these trucks being emptied up the hill? Is the CSRD aware of the extra dumping that is going on in the Gravel pit?
- Was out at the Shuswap the end of September to see surveyors working across the road from our Lot on McClaskey Road. Now at the end of October and beginning of November, we found that there were numerous stakes across the road from us in the Gravel pit. Does this mean that Isley is already getting ready to put the road in, even before the Amendment has been passed by the CSRD? Is the CSRD aware that this has happened?
- The dust level and noise level really have increased in the past year. Is the CSRD aware that the Gravel pit is now, much more in use than the other years?

As much as we want to attend the meeting on November 9/17, Len and I will not be able to attend the meeting. I hope that in this meeting, there will be enough evidence to stop the amendments to proceed. However, if there is not, please let us know, how we can help to make sure that they are not passed.

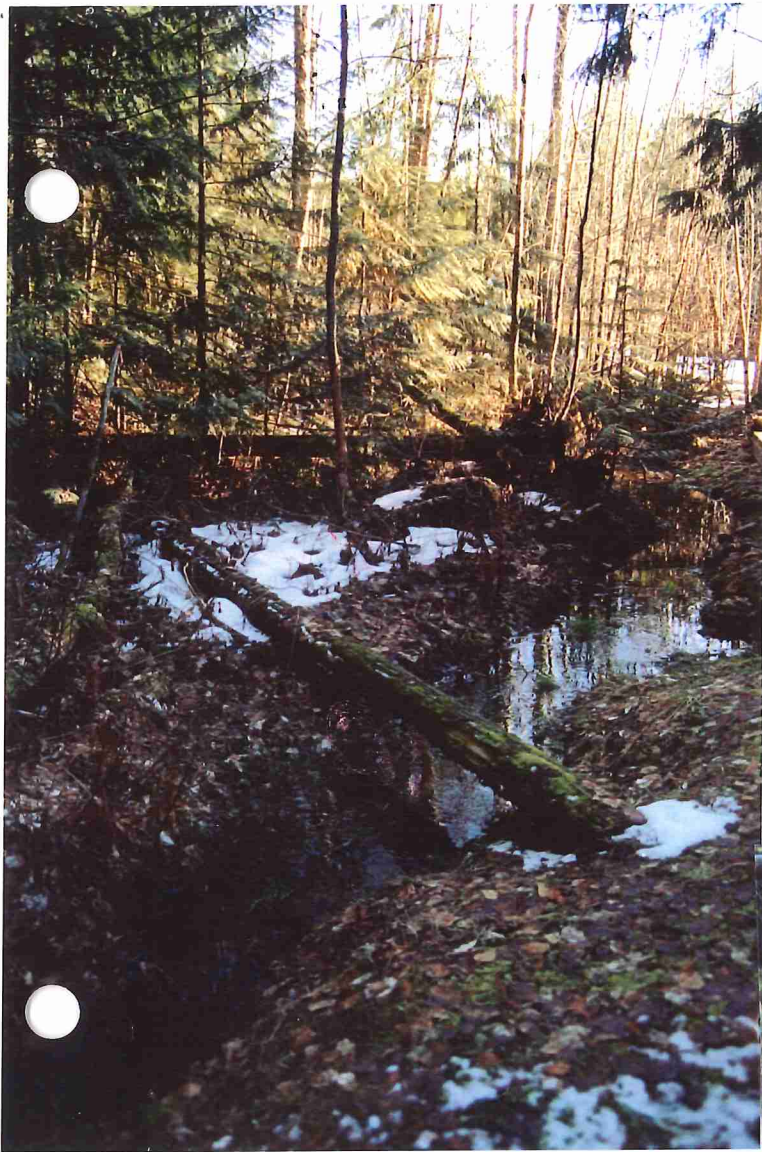
Good luck!

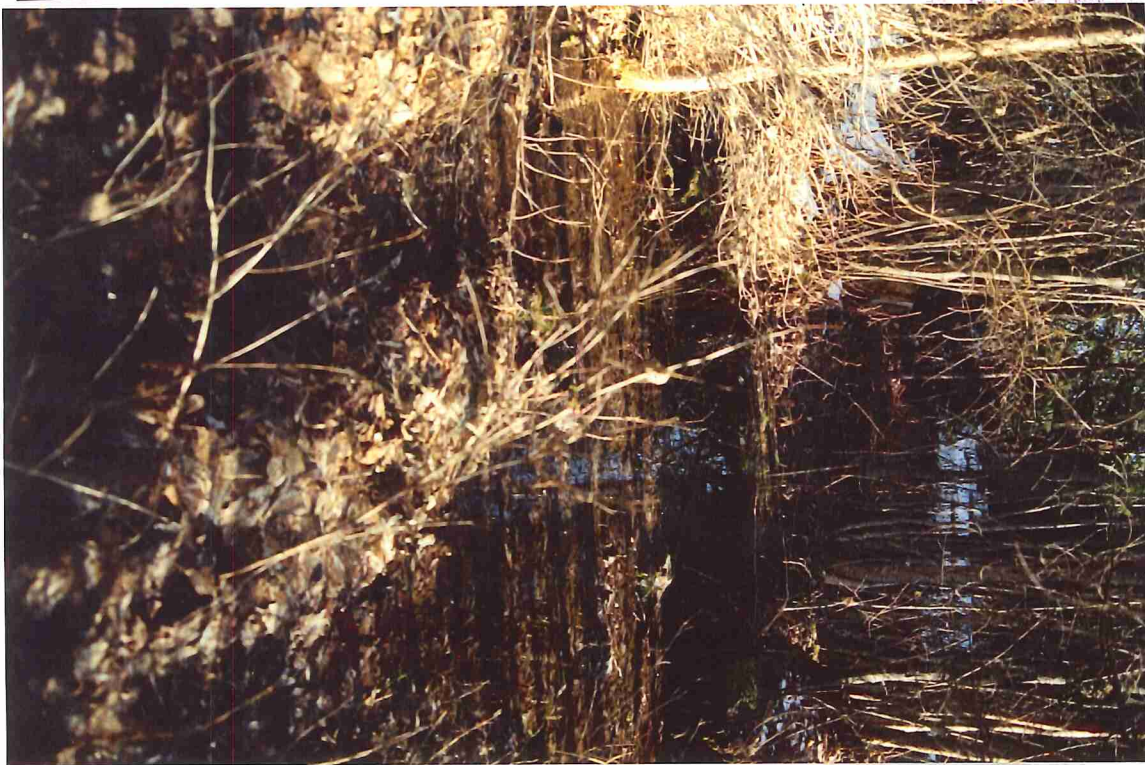
Cheers,
 Len and Carol Tardif

Handwritten notes:

- storage is not needed for many homes
- 30-40 acres gone / eagles nest / moose wildlife habitat
- we need to look beyond our livelihood
- what date is the RAA study done.
- extra jobs.
- my home.
- summer homes will be affected.
- Road gets used safe passage.
- creek protected by Fisheries
- out streams.
- topographically, sitelines.
- wildlife corridor
- what will ensure that concrete batching be introduced

Vertical note on left: gravel pit has been the existing permit. It's extracted enough?





Use of land reserve

- 17 (1) Subject to subsection (2), this section and sections 18 to 28 apply to agricultural land designated as an agricultural land reserve.
- (2) For greater certainty, if the boundary of an agricultural land reserve divides a parcel of land, this section and sections 18 to 28 apply only to that portion of the parcel that is designated as an agricultural land reserve.
- (3) A person must not use agricultural land for a purpose other than farm use, except as permitted by this Act, the regulations or an order of the commission, on terms the commission may impose.
- (4) In addition to the limitations set out in section 23 (2) of the *Land Title Act*, a certificate of title issued before June 29, 1973 for agricultural land is subject, by implication and without endorsement on the certificate of title, to this Act and the regulations governing the reserve and farm use of the land.
- (5) The registrar of titles must endorse on every indefeasible title to agricultural land issued after June 29, 1973, that the title may be affected by this Act.

Further use

- 18 (1) After December 21, 1972, except as permitted by this Act, the regulations or terms imposed in an order of the commission, the following rules apply:
- (a) a municipality or regional district, or an authority, board or other agency established by it or person designated under the *Local Services Act* may not permit agricultural land to be used for other than farm use, or permit a building to be erected on the land except for farm use or for residences necessary to farm use or as permitted by regulation;
- (b) an approving officer may not approve a subdivision of agricultural land under the *Land Title Act*, the *Strata Property Act* or the *Local Government Act*;
- (c) a board of variance may not permit agricultural land to be used for other than farm use under the *Local Government Act*.
- (2) Subsection (1) (b) applies to any person who exercises the authority of an approving officer under any other Act.

Conflict with bylaws

- 47 (1) In this section, "bylaw" means
- (a) a bylaw made by a municipality or regional district under the *Local Government Act* or the *Vancouver Charter* that adopts a regional growth strategy, official settlement plan, official community plan, official development plan, rural land use bylaw or zoning bylaw, and
- (b) any other bylaw respecting land use in a municipality or regional district made by a municipality or regional district under any other enactment.
- (2) Every municipality and regional district must ensure that its bylaws are consistent with this Act, the regulations and the orders of the commission.
- (3) Subject to subsection (4), nothing in this Act affects or impairs the validity of a bylaw relating to the use of agricultural land in an agricultural land reserve.
- (4) A bylaw that is inconsistent with this Act, the regulations or an order of the commission is, to the extent of the inconsistency, of no force or effect.
- (5) Without limiting subsection (4), a bylaw that
- (a) allows agricultural land in an agricultural land reserve to be used for a use not permitted by this Act, the regulations or an order of the commission, or
- (b) contemplates a use of land that would impair or impede the intent of this Act, the regulations or an order of the commission, whether or not that use requires the adoption of any further bylaw, the giving of any consent or approval or the making of any order,
- is deemed to be inconsistent with this Act.
- (6) A bylaw that provides restrictions on farm use of agricultural land additional to those provided by this Act and the regulations is not, for that reason alone, inconsistent with this Act and the regulations.
- (7) The *Offence Act* does not apply to a contravention of subsection (2).
- (8) This section applies only to bylaws made after August 26, 1994.

Dan Passmore

From: patricia white <pwhite.red@gmail.com>
Sent: Thursday, November 9, 2017 3:35 PM
To: Dan Passmore
Cc: Director Morgan; Union of British Columbia Indian Chiefs; Kukpi7 Judy Wilson; Arthur Anthony; Art Adolph; Greg Witzky; Dawn Morrison; Eddie Gardner; bert deneault; Kanahus Manuel; Bernice Heather; nancy parkinson; janice billy; Janet Sjodin; Jay Simpson; eva; Warren Bell; Jim Cooperman; callingacrossthevoidband@gmail.com; harleywhytehenry@gmail.com; Tara Willard; Rhea Warkentin
Subject: Public Hearing November 9, 2017

November 9, 2017

TO: Columbia Shuswap Regional District

Re: By-law 830-18 and Bylaw No. 800-30

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Dear Columbia Shuswap Regional District Board Members:

This letter is to advise that the weather today makes it practically impossible for many people to attend this hearing. It has been snowing all day and the roads are dangerous.

And that any decision made as a result of this hearing can't possibly reflect the wishes of all those who would otherwise be in attendance;

And that as you have been made aware numerous times, this entire 'Shuswap' area rightfully known as 'Secwepemc' Nation continues to be unceded Native land and no decisions regarding the use of any of the lands or waters can legally be made without full prior and informed consent of the Traditional Indigenous Peoples of this area as stipulated in the United Nations Declaration on the Rights of Indigenous Peoples, and that Prime Minister Trudeau is now in the process of bringing back the protections of fresh water streams, rivers and lakes which were removed by the previous government which could impact any financial investment of any business venture going forward at this time; and that until a process of full consultation with ALL people who will be affected by any decision made concerning the health of Shuswap Lake is in place, NO decisions should be made.

Any financial investors need to be fully informed of the risks associated with developments in unceded Native Lands and Waters.

We have reached the time when we all need to stop and reflect about what has real value. Without a clean, healthy Shuswap Lake, none of us has anything here. No health, no wealth, no future. We need to protect that which sustains all of Life: Water; and begin a process of restoring all fresh water to 'drinkable' status and honour ourSelves, our Children and our Grandchildren as well as the Birds, Animals, Fish and Plants in our decision making and planning.

Sincerely yours,

Patricia White 2639 Squilax Anglemont Rd, Lee Creek, BC V0E 1M0

BL 830-18
BL 800-30

Marianne Mertens

From: Jeff Tarry PREC* - Century 21 Lakeside Realty Ltd. <sold@jefftarry.com>
Sent: Thursday, November 09, 2017 2:30 PM
To: Planning Public Email address
Subject: Re: Public Hearing - Electoral Area F (Isley)
Attachments: 09112017.pdf; ATT00001.htm

Attn: Dan Passmore

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> in Camera <input type="checkbox"/> Other Mtg	Ownership: File #
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Jeff Tarry

3966 Squilax-Anglemont Road, Scotch Creek, B.C. V0E1M5

CELL 250-572-2888

EMAIL: sold@jefftarry.com

November 8, 2017

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

Dear Sir:

Subject: Public Hearing - Electoral Area F (Isley): Bylaw No. 830-18, Bylaw No. 800-30

I am writing in support of the above noted zoning amendment. I am not professionally involved with this project. I am writing as a North Shuswap resident who wants the best for my community.

I think it is important to support initiatives that are good for the economic health and growth of the North Shuswap. This proposal will accomplish several things to support this goal.

Currently the one legal title, Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552) houses several uses; an active gravel pit, ALR lands, and the Ross Creek Store. If we want these operations to be sustainable into the future, it is important that they be separated for ultimate succession purposes.

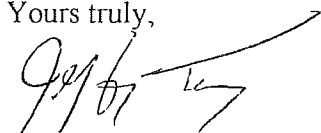
Availability of gravel is a critical component for any community.

The Ross Creek Store and Campground have become an important part of our communities. We need to do whatever it takes to help ensure this can continue in the future when it is time for ownership to transition.

The proposed storage is a new use but also brings economic activity to our area. It is a benign, unobtrusive land use as has been proven with the project in Scotch Creek. Projects like this create jobs and help keep young families here in the North Shuswap.

I strongly urge the Columbia Shuswap Regional District Board to support this rezoning application.

Yours truly,



Jeff Tarry

BC 830-18
BC 800-3

Marianne Mertens

From: Jennifer Spooner <jenniferspooner5@hotmail.com>
Sent: Thursday, November 09, 2017 2:39 PM
To: Planning Public Email address
Subject: Bylaw No. 830-18 and 800-30.

To whom it may concern

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Jennifer Spooner
3087 Squilax-Anglemont rd
Lee Creek BC V0E 1M4

Sent from my iPhone

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Marianne Mertens

From: vanhome <vanhome@telus.net>
Sent: Thursday, November 09, 2017 3:21 PM
To: Planning Public Email address
Subject: Public hearing No.830-18, bylaw No. 800-30
Attachments: Isley.docx

Attention: Dan Passmore

Please find attached document in SUPPORT of rezoning application.

Tim & Susan Van Den Heuvel
32-3950 Express Point Road
Scotch Creek, BC

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Tim & Susan Van Den Heuvel
32-3950 Express Point Road
Scotch Creek, BC
V0E 1M5

Dear Sir:

Subject: Public Hearing - Electoral Area F (Isley): Bylaw No. 830-18, Bylaw No. 800-30

I am writing in support of the above noted zoning amendment. I am writing as a North Shuswap resident who wants the best for his community.

I think it is important to support initiatives that are good for the economic health and growth of the North Shuswap. This proposal will accomplish several things to support this goal.

Currently the one legal title, Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552) houses several uses; an active gravel pit, ALR lands, and the Ross Creek Store. If we want these operations to be sustainable into the future, it is important that they be separated for ultimate succession purposes.

Availability of gravel is a critical component for any community. As an example, the average house construction uses around 20 loads of gravel. Larger houses can use up to 60 loads. We need this resource to support growth. An orderly separation of the uses into separate titles will help ensure this critical local resource is available into the future. The pit has existed for 35 years and the current owner has operated there for 21 years.

The Ross Creek Store and Campground have become important parts of the fabric of the Magna Bay and Anglemont communities. We need to do whatever it takes to help ensure this can continue in the future when it is time for ownership to transition. Again, having the store and campground on its own legal title helps support this goal.

The proposed toy storage is a new use but also brings important economic activity to the North Shuswap. It is a benign, unobtrusive land use as has been proven with the project in Scotch Creek. Projects like this create jobs and help keep young families here in the North Shuswap. My goal is to help see the North Shuswap grow as a vibrant community with a balanced demographic that is needed to provide young people confidence they can work, raise families, and live here.

I strongly urge the Columbia Shuswap Regional District Board to support this rezoning application.

Thank You

Marianne Mertens

From: rjkb <rjkb@telusplanet.net>
Sent: Thursday, November 09, 2017 3:43 PM
To: Planning Public Email address
Cc: Darla Miller
Subject: Public Hearing Submission- Amendments to bylaws # 830-18 & 800-30

To whom it may concern:

Please let it be known that I am in favor and support the amendments to bylaws 830-18 and 800-30.

Rick Saunders

1298 Demster Rd.

Lee Creek BC V0E 1M4

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Marianne Mertens

From: sandyspnr@gmail.com
Sent: Thursday, November 09, 2017 3:26 PM
To: Planning Public Email address
Subject: Public Hearing Submission - Bylaw No. 830-18 and 800-30

Subject: "Public Hearing Submission – Bylaw No. 830-18 and 800-30"

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Sandy Spooner
3087 Squilax Anglemont Rd.
Lee Creek. B.C. V0E1M4
250-679-3337

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BL 830-18
BL 800-30

Marianne Mertens

From: Celine Zanders <czanders@hotmail.ca>
Sent: Thursday, November 09, 2017 3:44 PM
To: Planning Public Email address
Subject: Bylaw no 830-18 and 800-30

To whom it may concern

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Celine Zanders
1173 sc wharf rd
Scotch creek bc
V0E1M5

Sent from my iPhone

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Dan Passmore

From: Miller, Linda (KSC) <Linda.Miller@interiorhealth.ca>
Sent: Thursday, November 9, 2017 8:55 AM
To: Dan Passmore
Subject: "Public Hearing Submission - Bylaw No. 830-18 and 800-30"

Importance: High

In regards to the Public Hearing of the Gravel Pit on McClaskey Road, Magna Bay.

This bylaw does not affect me directly but I do have huge concerns if this is to allow a cement plant at the site! We no longer have property on this street but have relocated close by. Can you guarantee that there will be issue with air quality?

We currently live in Kamloops and love it but the only real downfall in my opinion is the Pulp mill! We have decided to move out to the Shuswap in a year or two and would really hate to be moving into another poor air quality location! Also don't forget that all those people that have places on McClaskey.....that is there Paradise away from the hustle and bustle of the big cities!

Thanks for listening!

Linda Miller

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BL830-18
BL800-30

Marianne Mertens

From: Darla Miller <dmiller@sothebysrealty.ca>
Sent: Wednesday, November 08, 2017 1:53 PM
To: Planning Public Email address
Subject: "Public Hearing Submission -- Bylaw No. 830-18 and 800-30"

I am writing to state that I am in favour of the proposed Bylaw Amendments being, Bylaw No. 830-18 and 800-30.

Darla Miller
 2792 Simpson Road
 Lee Creek, BC
 250-371-1251

Darla Miller,
 Sent from my iPhone

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

8 - 5260 SQUILAX ANGLEMONT ROAD, CÉLISTA, B.C. V0E 1M6

Consulting Engineering

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

November 8, 2017

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

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Dear Sir:

Subject: Public Hearing - Electoral Area F (Isley): Bylaw No. 830-18, Bylaw No. 800-30

I am writing in support of the above noted zoning amendment. I also want to qualify my submission by stating that I am not professionally involved with this project. I am writing as a North Shuswap resident who wants the best for his community.

I think it is important to support initiatives that are good for the economic health and growth of the North Shuswap. This proposal will accomplish several things to support this goal.

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I strongly urge the Columbia Shuswap Regional District Board to support this rezoning application.

Please call if you have any questions.

Yours truly,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a small flourish.

D.S. Cunliffe, P.Eng.

CSRD
Columbia Shuswap Regional District
P.O. Box 978,
Salmon Arm, British Columbia
V1E 4P1

October 31, 2017

Attention: Dan Passmore & Director of Electoral Area F - Larry Morgan

We would like to voice our opinion against the proposed bylaw in **Magna Bay 830-18 & #800-30**. As a property owner and tax payer in Magna Bay since 1994, over the years we have seen a lot of change and agree that there should be evolution in order to proceed into the future for the good. We disagree with the expansion of the gravel pit, Storage facility for Magna Bay Resort and rumour of the possibility of a Concrete plant (change from rural to industrial). If this particular rumour proves to be fact eventually, we would be highly opposed to this as there would be a lot of dangerous chemicals that are used in the making of concrete inevitably working its way into our drinking water. This area is a rural area and to designate it as an industrial area would destroy our neighbourhood as it is now. Please explain to us what good would come of this proposed bylaw?, will it increase employment?, what will it do to the area with the increased silt leeching into our streams that we enjoy?, and this leeching into our streams will eventually end up in our lake, what will this do to our fish? Over the last year living next to the gravel pit we have already seen a vast increase in traffic going in and out of and with this increased traffic comes increase in dust clouds and overall air quality and we believe there has been a negative effect on our drinking water. These trucks go in and out of this gravel pit in my opinion way too fast and are taking away already from our quiet community that we have enjoyed in the past years. We now find we have to limit the small children going on their own on the road. We have seen several times over a one week period a Concrete pumper truck going in and exiting some half hour to hour later, what would a Concrete pumper truck be doing in a gravel pit?? getting Concrete, I think not. I am not an expert but from my understanding a gravel pit is for taking product out - not dumping waste in. I myself cannot prove what this pumper truck was doing there, but our neighbours have gone in and taken pictures of just what is suspected, large dumps of concrete, not to mention other dumping of waste materials such as old propane bottles, and various other waste items which I am sure you will be hearing about from my neighbours. We here in Magna Bay are a tight knit community we all know each other and look out for each other's property when one is away. We as a close neighbourhood get together on regular occasions throughout the year, we may not be full time residents of the Magna Bay but nonetheless we are here as often as possible and that does not take away from us contributing to the overall economy of the area. We all have children and some with children of children and the proposed bylaw would change our area to the point where neither us or our children would be able to enjoy the quiet streets that are currently experienced. My children have grown up here and now they have children of their own bringing them here to experience the joys of what their childhood meant to them. By bringing their children and friends to this area one could suggest that this would be considered tourism and do you want to dissuade tourism? By changing our area to industrial it would destroy our community and take away from the values of our property it would effectively destroy us, and by doing this it would take away from your tax base.

Sincerely, Wayne & Shelley Reilly

Jason & Breanna Reilly & Holly & Rene Berg & family

Address: 2543 McClaskey Road, Magna Bay, BC

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Public Hearing Submission

October 31, 2017

Proposed: Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

Dan Passmore
Senior Planner
Columbia Shuswap Regional District

I'm writing this letter to voice my concern about the rezoning of Gem gravel pit on Mc Claskey road in Magna Bay. My concerns are that any further changes to this property will have a devastating impact on the environment and all people who own property and visit the Magna Bay area. Which will include a substantial increase in noise, traffic, contamination of drinking water and dust pollution. Especially the McClaskey road area. I have been a property owner on McClaskey road since the late 1980s and seen the many changes to the gravel pit from a small operation to now a much larger one. Since Spooner Industrial has started working the gravel pit there has been a major increase of concrete pump truck dumping and washing, dumping of offsite fill possibly contaminated? dust pollution, noise pollution and silt that runs into the streams that run down McClaskey road and directly into Shuswap lake. The biggest concern for me and all residents of Magna Bay is the allowance of concrete batching on this property, it should not be permitted I have worked with concrete for many years and believe I have a good knowledge of all the damaging affects it would have on the environment and all residents of Magna Bay. The cement and chemicals used in the production of concrete will have an extremely dangerous effect on all residents including the environment and water ways that run over and under this property including Lyons creek that runs out of the centre of the gravel pit down McClaskey road into Magna Bay a major salmon spawning ground. During spring runoff the water that runs out of this gravel pit is uncontrollable and I believe there will be major contamination into Shuswap lake killing a large number of fish and aquatic life from the cement and chemicals used in the production of concrete batching and cleaning of pump and concrete trucks. Once these chemicals land on the ground they will not leave and will continue polluting for decades. Our environment drinking water and health is at stake here. Concrete batching and gravel processing should not be allowed in a residential neighbourhood with residents living a couple of hundred metres away, there is much more research needed before there are any changes to the current zoning of this property.

Bob Christie & Debbie Christie
2509 McClaskey Road
Magna Bay

Sent from my iPad

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Nov. 06, 2017

Public Hearing submission – 830-18 & 800-30

This letter is formal written submission in opposition for the rezone application on the property located at 2556 McClaskey Road.

830-18

Contrary to what the CSRD is publishing in the Board Report stating Magna Bay Zoning bylaw No 800 currently has no zone where this use is permitted this is simply not the case. Already in the adjacent properties to 2556 McClaskey rd is an established storage available for public rentals on the property of 6857 Squilax. 6929 Squilax-Anglemont is also zoned for General Commercial use which would allow for storage. The proposal of 830-18 to Commercial use is too close to Ross Creek. This creek is a salmon spawning ground which I was fortunate enough to capture on video just two years ago. Unless I can read the stated "environmental study" referenced in the CSRD'S publication in the November issue of the Kicker by Golder associates it does not exist. The Dept of fisheries as well as the Shuswap Waterfront Owners Association were not sent referrals for the proposal. Who in the CSRD is responsible for making the decisions of who is contacted for resources in regards to environment and fisheries considerations? What credentials do these individuals within the CSRD have to make these decisions?

800-30

Where is the environmental study for the "New" Comprehensive Development designation?

Since Bob Isley has purchased the property at 2556 McClaskey Road he has replaced the perimeter fence straight wire with barbed wire. This was done without any consultation to the neighboring residents. Larger equipment was brought in temp permits have been issued for the property. In all of this activity is an increase of noise, dust and pollution. Where we intended to retire is less appealing. Two families adjacent to the subject property have moved since the change in ownership. People come to the Shuswap for it's tranquil beauty not 30 more acres of noise, dust and pollution. A large pond (pic #A) formed over the course of the spring time in the gravel pit this formed due to the construction of a road. Where is the permit for this road that runs length of the property? How is it a road is built without a permit? The water has nowhere to go but in ground infiltrating our wells and ground water sources. There are two creeks (known - shown in pic 1, 2 & 3) that run through the property of 2556 McClaskey that flow down McClaskey under the Squilax-Anglemont Road to the lake. With the presence of Spooner Cement trucks coming to 2556 McClaskey (pic 4) under a lease arrangement, large pools of cement lay on top of the gravel seeping into these watercourses downstream to the 70 residents below. Do you want another Sunnybrea with water quality issues! Who is willing to pen their name to that? Residence and Industry do not mix. The consequences of this proposal risk irreversible ecological damage to the estuary and riparian streams and creeks as well as have a negative impact on the livability in the residential properties in Magna Bay. For these reason's this application must not go through.

Sandi Leroux - Lot 10

2504 McClaskey Road

Magna Bay, Shuswap

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Public Hearing Submission "H"



Public Hearing Submission #1



Public Hearing Submission #2



Public Hearing Submission # 3



Public Hearing Submission 4

Dan Passmore

From: Mazco Products <ivan@mazcoproducts.com>
Sent: Tuesday, November 7, 2017 12:56 PM
To: imorgan@csrd.bc.ca; Dan Passmore; Planning Public Email address
Subject: Public Hearing Submission (Isley)
Attachments: CCE11072017_0001.pdf

Sirs: Attached is our written submission regarding the public hearing this Thursday November 9/17, regarding the Isley proposal in Magna Bay.

Regards, Ivan Mazur

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PUBLIC HEARING SUBMISSION

lmorgan@csrd.bc.ca

dpassmore@csrd.bc.ca

plan@csrd.bc.ca

To: Columbia Shuswap Regional District

Re: Community Plan Amendment (Isley) Bylaw No. 800-30

Respectfully submitted by Ivan and Marg Mazur at 6807 Squilax Anglemont Highway, Magna Bay, BC.

Thank you for the Notice of Public Hearing regarding the above noted, proposed Bylaw Amendments.

We have reviewed the proposals and wish to comment on each:

Development Area 1:

There does not appear to be sufficient reason to change the zoning from Agricultural to Industrial General. The land has been used as a gravel mining operation for many years and presumably meets the zoning for such a permitted use or discretionary use as determined by the CSRD.

It is our understanding that there is a proposed sale or lease of these lands to allow a new operator to extract further amounts of gravel from the said property. Our recent experience with the new operation has identified disruption to our neighborhood and enjoyment of our property. Dust abatement is non-existent, heavy equipment loader bucket banging on the bucket stops, dump box noise, loader reverse beepers, gravel crusher operation in August vacation season, gravel truck engine brakes on Squilax highway, trucks speeding, raw cement dumping and truck washing in the pit area, to name a few of the problems.

The previous operator, (Isley), had far more consideration for the residential area that the gravel operation has been allowed to operate within.

This is a residential neighbourhood and the residences existed long before the gravel operation. This is now an expanding gravel operation that far exceeds the operation that was first outlined to the Magna Bay residents years before. This gravel operation should not be expanding to the detriment of the residents.

There are two creeks within the development area. Lyons Creek is recognized by the Department of Fisheries and Oceans. There is one other that also runs from the pit area for

most of the year. It is further understood that occasional "silting" has occurred to these water ways due to the disruption of soil in the development area. The most recent was in May 2017. I assumed this was not reported as required by environment protocols. These waterways run most of the year, directly into the Shuswap Lake less than one thousand metres away.

It is our understand that there is cement batch plant proposed within the gravel operation. This clearly goes beyond the acceptable tolerance in this residential neighborhood.

There are many detrimental effects that result from cement processing plants.

Best practices from cement batch plants are identified in several provinces and contain a variety of information to consider with the installation of batch plants. These plants should not be located within a thousand metres of residences, or waterways. Most require a closed loop controls for water management, aggregate washing, truck rinsing etc. and significant dust abatement controls for the entire operation from silo filling and transfers to yard dust suppression. The silica and cement powder can be hazardous to personal health, waterways, vegetation and wild life and must be kept away from this neighborhood. I can see no justifiable reasoning for a cement plant to be located within this residential neighborhood.

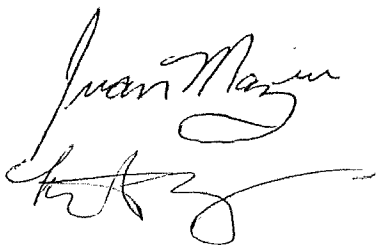
Existing batch plants that we have some knowledge of have continual complaints of processing cement dust, site dust and surface runoff as well as other environmental hazards.

Development Area 2

It is our understanding that this proposal is to allow for recreational vehicles, boats and trailers to be located on the proposed development area and a "toy storage" facility is to be constructed. There is no information available regarding the size and extent of this proposal, so I assume this proposal will be similar to the (Isley) Scotch Creek facilities.

I personally do not have a significant concern due to the proximity of our property from the development area. I do, however, feel for the neighbors whose properties this will affect. Certainly there should be some separation and privacy considerations for the adjacent properties. The roadway must be paved to reduce vehicle noise, trailer rattling and dust from a gravel roadway. The adjacent landowners have a roadway in front of them and now a proposed roadway behind them. Security and personal enjoyment of their property will no doubt be compromised.

Thank you for your consideration of our concerns and objections to the proposal as currently put forward.

A handwritten signature in black ink, appearing to read "Juan Martin", with a stylized flourish underneath.

BL 830-18
BL 800-30

PUBLIC HEARING SUBMISSION

Dear Sirs:

My family has owns Lot F and G which according to the Maps that you have sent would be right across the road from Lot B which is part of the proposed Electoral Area F Official Community Plan Amendment (Isley Bylaw No 830-18. We also live within 5 minutes walking distance of the proposed rezoning of Development area 1 and 2. I have spent summers here for over 20 years. I only have amazing memories of time in the area. I look forward to this quiet time with my family and friends every year. This area was bought because of the peacefulness and proximity to the lake. If the proposed development goes through, I will no longer have this sacred spot to help rejuvenate me over the summer. I depend on this time at the lake, in this spot, to help relieve stress that my professional life as a nurse can cause. After going here every year I am able to relax and enjoy the small things in life in a peaceful and relaxing environment.

As alluded to above, I am **totally AGAINST this planned** re-designating and rezoning of this area to Industrial Gravel Processing from the former Agricultural. This area that he wishes to have rezoned has a significantly natural area which is the home to quite a few species of different kinds of birds (crows, wood pickers, hummingbirds, robins) and animals such as coyotes, bears and deer. In fact this is why we brought where we are situated, as quite often these species of wild life roam through our lot and the birds are quite often spotted as we sit on our deck. It's an excellent education for our Grandchildren that are with us quite often. If the area is rezoned the wildlife will soon move to a different area that is much quieter with less human presence and we will miss them. Also, we note that the area which has only been **PROPOSED TO BE REZONED IS ALREADY BEEN USED AS STORAGE FOR BOATS AND VEHICLES.** I have enclosed several pictures of the area which presently been used for storage. These are pictures one and two.

Secondly, **WE ARE TOTALLY AGAINST** the proposed **ACCESS TO THE PROPOSED STORAGE FACILITY THAT WOULD BE FROM MCCLASKEY ROAD Lots 1 and 2 which fronts unto McClaskey Road.**

I'm sure that you have never seen this area that he has proposed to build the access on, as it also has a creek that runs through from the gravel pit to alongside McClaskey road and eventually runs into the Shuswap Lake. We have found fish and frogs and other water species in this stream. I have enclosed several pictures of the stream. Once the road access is built, we would lose all our water species. These are pictures three and four.

Other negative factors for rezoning the area are:

- More noise with the increase traffic to our area especially the Transport Trucks that would be present with any Industrial site
- Increased noise that comes with machines at any Industrial site
- Increased traffic that would come with more vehicles using the roads
- Increased dust and dirt that the gravel roads bring
- Increased vandalism and stealing of our personal items due to more visibility of what our property has to offer

JP

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- McClaskey Road is not up to "Heavy Truck Standards" as presents is already in **VERY POOR** condition
- Poor air quality due to possible introduction of any industry
- Disruption of our water well as it's a underground stream

In closing, I would like to comment on this whole project, saying that there would be considerable impact to my family's quiet residential life which is the main reason for our families' purchasing of our lot in this area, in the first place.

Kind Regards,
Cathy Tardif
(403)815-0597

Dan Passmore

From: Maria Rimac <mrimac@shaw.ca>
Sent: Friday, November 3, 2017 6:33 PM
To: Dan Passmore
Subject: Public Hearing Isley 800-30/ 830-18
Attachments: My Magna Bay letter.asd.docx

Hello Dan Passmore,

Please find attached a letter of sincere concern and protest to the proposed bylaw changes at 2556 McClaskey Road and 6929 Squilax-Anglemount Highway.

Thank you,

Maria and Nick Rimac

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Dear CSRD,

I own a home in Magna Bay backing on Bob and Evelyn Isley's property 6929 Squilax-Anglemount 2556 McClaskey Road. I am very concerned about the proposed bylaw change, that would lead to the proposal to significantly expand the gravel and sand pit, the proposed cement batching and accessories (?). The other part of the proposed development is a storage facility using a road through Gem Gravel.

Gravel pit expansion

- the gravel pit has already been over mined outside of it permitted area. (Who is regulating this?)
- FYI having kept in contact with the BC mining inspectors, Bob Isley has told them that there hasn't been extraction going on for years, we all know that isn't true and they have been advised of this. Currently Spooner is advertising this as their new location.
- the proposed zone changes for this are extensive and will continually cause new and unforeseen issues.
- The hill that protects our McClaskey neighborhood as proposed, would be mined, therefore exposing us to flooding from the Ross creek. The flood protection measures went back as far as the hill, the hill is serving as protection from the creek.
- Topographically, the area is already unsightly. The gravel pit is seen from the lake and other landscapes that are valued by the Shuswap communities and tourism industry. The gravel pit has not had any reclamation work done.
- Concerns regarding appropriate setbacks and safety measures that are required from the existing Magna Bay zoning around the gravel pit usage and location/condition of (pan handle ?) road, the proper health assessments of water and air quality.
- Gravel and sand constantly spills out onto McClaskey and Charleson Road. This is not and has not maintained or controlled and is progressively getting worse.
- There is already lots of dust, as there isn't any dust controls being utilized. The dust issues with a sizable expansion and the panhandle road to the storage units will also effect the neighborhood.
- Houses and residents around the pit have health concerns and have purchased prime property close to the lake for a healthy environment and lifestyle. This area is residential and is well known to tourists. This commercial expansion is negatively impacting this.
- McClaskey Road is one of the few roads where residents in and out of the neighborhood use it for walking, biking, a safe place to walk dogs and have children play and ride their bikes. Our community doesn't have any safe pathways otherwise. This is being affected as gravel and cement truck traffic has increased. The temporary storage at the back of the Magna Bay Resort has also increased traffic volume. Both the gravel pit and storage facility are proposed to be much larger and the impact on our community will be unmeasurable.
- Noise control, there is none. We have heard the pit running in the evenings and weekends. Infact, at 2:30 am July 7,2017 someone was operating machinery in the pit and woke us up and some of our neighbours. Even if the Magna Bay Bylaws don't support noise bylaws, the businesses should have respect for the neighborhood.
- There is a large moose, other wild game and bird population on the land that is zoned Agriculture (hard to keep up with all the zoning changes). Should there be a wildlife study and the environmental impacts of clearing so much area. Now the wildlife corridor is going to be impacted and was one of the main reasons a lot of people invested in this area.
- Negative impact to our wells creeks and drinking water, and not mention many health, safety and environmental issues due to ongoing neglect of dust controls.

- There is a lot of gravel in BC and specifically in the Shuswap, why does this need to be so close to cause negative effects to residents in Magna Bay including adjacent communities. It all depends which way the wind blows.

Proposed Cement Batching- needs to be in compliance with the Environmental Management Act. Code of practice for concrete and concrete products Industry in BC. The probability of failure to comply with these BC Industry standards is inevitable. From air quality to proper disposal of excess product and cleaning of equipment poses a health risk to residents and contaminants our waterways. This area has many springs and streams that derive from 2556 McClaskey Road. Notably one stream on a property that backs onto 2556 McClaskey that is protected by fisheries as it has had salmon in it. Mining inspectors have told us that no products are to be brought into the site, only material off the property. This should not even be on the table according to existing regulations.

Please note that cement pumper trucks are being brought in and being cleaned and dumping cement in the gravel pit. We have pictures to support this. Once again this does not comply with the Provincial mining regulations for a number of reasons. For example:

- How are the residents to protect their health and other concerns?
- Who is responsible for cleaning up the gravel, dust and mess left behind?
- Who is to police and control the on goings of this business use?
- Air and water quality, water discourse, wind tunnels?

Accessory and accessory use

- What is this? Please provide some detail, meaning, and definitions, for clarity so residents actually know what the CSRD intentions are on behalf of this proposed development. How about an open house available to surrounding communities to have a chance to question and answers and to address any potential concerns in an ethical manner.
- Dear CSRD, how would you like to have this dictated in your own backyards. Many of you probably did not even visit this site to get a better understanding of our concerns.

Storage buildings- concerns include:

- public use of the panhandle road that spans across the gravel pit and proposed cement plant and accessories,
- unlimited customer access to the unknown amount of storage units, $2x(\text{daily}) \times ? \text{ units} =$ a tremendous amount of traffic especially on the McClaskey Roads,
- environment risks as the storage units would be used to service boats and other motorized storage items that may require maintenance.
- dust control from use of the panhandle road,
- panhandle road is too close to residential homes, in some cases it is along side the residents fence
- hours of operation causing noise disturbances
- security issues,

Other concerns:

- unsightly industrial development effecting our views and impacting the whole ecological landscape
- The Electoral Area F Official Community Plan Bylaw 830 for Area F lists off many considerations that this development contradicts. Eg; Rural and Residential Lands, Hazardous areas and other applicable objectives.

- The RAR area should be reassessed with the current plan in hand as the expansion of the IG zoning would create new relevant considerations.
- The overall image of our Magna Bay community will look and seem as if its an industrial community. This can already be seen from the lake and other landscapes.
- Magna Bay homes alone generate high revenues in property tax. Take in account the surrounding residential areas, on and off the lake and that surmounts to a sizable investment into residential type investments. That speaks to what drives the economy in this area.
- Most residents do have their own storage available on their own properties as the properties are mostly large enough to store their own toys.
- If this re-zoning is approved property values will go down therefore decreasing property tax revenue for the area and will not attract new investments.
- Economic impacts- no new jobs created. Areas desirability will decrease. Less investments in tourist accommodation, amenities and activities.

In summary, the pit has been in existence for a long time, has mined its approved licensed area and perhaps the business just needs to be relocated to another sight further away from residential and resort areas. Where the zoning is already supportive of such a business.

- It is apparent that the owner and operator has no regard for regulated business practice, continually disregards safety and protective measures for the surrounding residents and environmental concerns.
- This is a great time to act and protect our community from environmental pollutants as residents and the regulatory government, CSRD. Keep the zoning as it's intended agricultural land or a zone that will support the residential/ tourist industry. Magna Bay has been known as a tourist destination for many years and I feel we should be mindful of the type of industry we promote so close to the lake.

On a very significate side note, throughout this whole situation starting in spring of 2016 and perhaps earlier, since my husband and I have raised our concerns, Bob Isley has excavated, extracted, built roads, over mined, brought in product (cement products, propane tanks and other pollutants) without consideration to any governing regulatory compliance.

Bob Isley has put a significant amount of time, effort, cost and even as of recent surveyors staking out and building roads, entrances and who knows what else, into these proposed projects of his, **as if approval has been signed and delivered!!** None of this creates confidence in the CSRDs process. I want answers to my concerns and I know my community does too!

The McClaskey community has had a meeting this summer of which we all had a chance to talk about the proposed zone changes and development. All attended the meeting and all are opposed and are willing to do whatever we can to prevent this from ruining our residential/tourist community and homes.

BL 830-18
BL 800-30

Loreen Matousek

From: Bill Huxley <sbhuxley@gmail.com>
Sent: Wednesday, November 01, 2017 11:29 AM
To: Planning Public Email address
Subject: Public Hearing Submission – Bylaw No. 830 - 18 and 800 - 30
Attachments: Huxley Submission Bylaw 830-18 and 800-30.pdf

Please see attached our submission in support of the above-noted Bylaw.

Thank-you,

William & Sandra Huxley

DP
via email

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Columbia Shuswap Regional District (CSRD),
555 Harbourfront Drive NE, Salmon Arm, BC

VIA Email

November 1, 2017

Public Hearing Submission – Bylaw No. 830 - 18 and 800 – 30

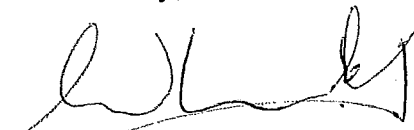
This is written in support of the above proposed Bylaw.

We are not adjacent property owners, however; we do own property and live, on a full-time basis, in the community.

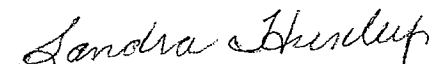
We support this Bylaw for the following reasons:

- The location is appropriate for the uses proposed.
- The community will benefit economically from this clean industry.
- The Isleys have proven themselves to be extremely competent and responsible in the development, construction, and management of their operations. Our community has benefited a great deal as a direct result of their enterprises.

Sincerely,



William Huxley



Sandra Huxley

7444 Anglemont Way
Anglemont, BC
V0E 1M8

Muriel & Scott Davidson

1000 – 5th St. SE

Slave Lake AB T0G 2A3

smazdav@telusplanet.net and msd2004@telus.net

25 October 2017

Mr. Dan Passmore

Senior Planner, CSRD

Box 978

Salmon Arm, BV V1E 4P1

dpassmore@csrd.bc.ca

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Dear Mr. Passmore:

RE: Public Hearing Submission regarding Official Community Plan Amendment (Isley) Bylaw No 830-18 and Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

My husband and I are gravely concerned about the above-named amendments producing negative impacts for us and our property. We own Lot E on McClaskey Road (2539 McClaskey Road), which is in immediate proximity to the proposed changes. Our concerns focus on the following:

- Probable increased industrial traffic leading to more dust, noise, dirt
- Increased potential for vandalism and theft due to more people in the area
- Negative disruption of fish and wildlife patterns
- Negative impact on safety of pedestrians currently using McClaskey Road
- Negative impact on safety of children living in properties abutting McClaskey Road
- Potential disruption and contamination of existing water wells
- Unknown industrial entities using the area in question

There is strong fear that these amendments may allow a cement plant to become established in this area. This would destroy the current recreational strength of Magna Bay.

Please do not pass these 2 amendments.

Thank you for allowing us to voice our concerns.

Muriel and Scott Davidson

PUBLIC HEARING SUBMISSION

ELECTORAL Area F Official Community Plan Amendment (Isley) Bylaw No 830-18, Magna Bay Zoning Amendment (Isley Bylaw No 800-30)

Dear Sir:

Over the past 20 years, I have been visiting my cousin on McClaskey Road (across from the Gem gravel pit). I drive from Prince George, B.C. to enjoy the natural beauty, wildlife and quietness of this area.

Now, in the past years, I have noticed:

- Increased dust that comes from the GEM gravel pit
- Increased traffic due to the industrial site (GEM)
- Disappearance of singing birds
- Constant noise of the trucks utilizing the gravel road along with the noise of other equipment

I worry that in future years chemical contamination may result from the industrial activities that are proposed.

In conclusion, my sincere hope is that this area will remain as it is for the next generation to come.

Thank you for allowing me to voice my opinion.

Yolande Bruno

Prince George, British Columbia

(2500 617-6192

DS

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CV✓

October 23, 2017

PUBLIC HEARING SUBMISSION

CSRD

PO Box 978

555 Harborfront Dr NE

Salmon Arm, BC

V1E 4P1

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RE: Bylaw No. 830-18 Isley and Bylaw 800-30 Isley

Attention: Director Larry Morgan or Director Bob Misseghers

I am a new land owner at 2524 McClaskey Rd, I purchased this property in June of 2017 and I have many concerns of the Bylaws to change from Agriculture to Industrial Gravel Processing and to have a Toy Storage facility built on the property that is directly behind my property.

My concerns are of the noise, dust, access by many people and vehicles as I witnessed first hand the gravel crushing that went on for 3 straight days on Sept 5th, 6th and 7th 2017 the machine started up at 7:30 am and stopped at 6:30 pm, this machine was/is approximately 100 yards from my doorway that faces the gravel pit and for the 11 hours a day I could not hear anything but the machine running steady, this interfered even with a simple conversation, nothing could be heard except the machinery and back hoe and trucks who also use their jake breaks while entering and exiting the property and if this becomes a full time gravel processing plant, the recreation aspect of my property that is located in a tranquil park like setting will be completely destroyed.

I bought this property for myself and my family to enjoy the beautiful Shuswap and the quiet and tranquility of the area, not to listen to semi trucks and back hoes and gravel trucks and traffic and gravel crushing on a permanent basis.

If there is a road installed with public access to a Toy Storage this will cause undo traffic, noise, dust and the fact that the back of my property will than be open to any and all persons that will have access to this which will cause concern of theft and vandalism. I sometimes see deer and fawns using my property to access the property behind me and if traffic and people become a all day occurrence I believe the wildlife will disappear.

.....2

PAGE 2

PUBLIC HEARING SUBMISSION

I definitely vote NO for any industrial activity on this property as I hope to enjoy the rest of my summers out at my cabin on McClaskey Road. The lots on McClaskey Road are almost half acre lots and I don't see why any persons owning out there would be needing a storage facility as they have room on their own property to store their own recreational vehicles.

I also believe with the increase of industrial use the water table with the extra dust will be affected, I use this water to drink, I have a small cabin and my family bring their RV's and we enjoy our summer time out here relaxing and getting away from the noise of the city and industrial.

I believe with the extra traffic the air quality will suffer and the increased traffic on the quiet back street of McClaskey Road will suffer, there is a small number of lots on this street but to open it up to Industrial will create an enormous amount of traffic where my grandchildren walk and ride their bikes to access the lake.

I cannot stress enough that I DO NOT wish to have traffic all hours of the day and night that will access this facility, I bought my property to get away from industrial and traffic.

Thank you for reviewing my concerns as a new recreational property owner please keep this area as recreational and do not open it up to industrial use.

Bonnie Dunn

2524 McClaskey Road

Magna Bay, BC

Dan Passmore

From: Director Morgan
Sent: Wednesday, October 25, 2017 4:55 PM
To: Dan Passmore
Cc: Gerald Christie
Subject: Fwd: Bylaw Rezone Application 830-18 & 800-30 - Request to change public hearing date to spring 2018

Hello Dan

Forwarding the following email for your consideration.

Thanks

Larry Morgan
 Director - Area F
 Columbia Shuswap Regional District
 Phone: 250-955-2567
 Cell: 250-517-9578
 Email: lmorgan@csrd.bc.ca

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: File #
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Begin forwarded message:

From: LEROUX SANDI <SANDI_LEROUX@bcrtc.bc.ca>
Date: October 25, 2017 at 1:55:03 PM PDT
To: "lmorgan@csrd.bc.ca" <lmorgan@csrd.bc.ca>
Subject: Bylaw Rezone Application 830-18 & 800-30 - Request to change public hearing date to spring 2018

RE:

Notice of Public Hearing

As you know, the majority of residents that will be effected by this proposal (if it were to go through) do not live at their properties full time. Having the hearing scheduled in the off months Oct – Feb during the week will not allow people a chance to get information on the application therefore I am requesting that the public hearing that is currently scheduled Nov 9 2017, to be rescheduled in the spring months on a weekend day either Sat or Sun (but only in the AM) to allow fuller attendance.

Sandi Leroux

Lot 10
 2504 McClaskey RD
 Magna Bay
 Shuswap

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File No BL 830-18 BPT

BL 800-30 ~~Boys for Toys~~

Expansion of Pit Concerns

- Increased noise
- Increased Dust
- Increased Traffic
- Roads are not build to Surt heavy equipment

Concern about ground water contaminants leaching into well systems

- Erosion of gravel pit could open risk of Ross creek overflow causing flooding on residents property

Not in support of any changes.

Dale Cumbler

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File # 800-30

Boys for Toys

- Fencing & lighting on property will effect wildlife in area
- Anti freeze, Oil and other substances being used can leak into waterways when there being winterized and serviced
- Increase Dust from gravel road.

Concern about ground water contaminants leaching into well systems

- Buildings on a flood plain

Not in support of The changes.

Dale Cerny

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Marianne Mertens

From: LEROUX SANDI <SANDI_LEROUX@bcrtc.bc.ca>
Sent: Tuesday, June 20, 2017 2:02 PM
To: Planning Public Email address
Cc: Sandi Leroux
Subject: Bylaw 800-30 - Leroux written notice
Attachments: rezone.docx

Importance: High

Attention Dan Passmore,

Attached is a letter opposing the Proposed Rezoning application for 2556 McClaskey Rd. I would appreciate an email response acknowledging receipt of this letter.

I will endeavor to attend in person any public meetings regarding this application but as I do not live there full time, this can be challenging to do so.

I would appreciate if you would be able to email me on any matters concerning this application.

Please feel free to contact me at anytime.

My day time contact M-F is listed below my name. My evening contact is 604-941-3924 and my personal email is sandileroux@shaw.ca.

Thank-you,
Sandi Leroux
Buyer

B.C. Rapid Transit Co. Ltd.
 6800 14th Avenue
 Burnaby, BC V3N 4S7
 tel: 604-520-3641, ext. 2900
 direct: 604-520-5540
 e-mail: sandi_leroux@bcrtc.bc.ca

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June 20, 2017

RE: Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

To Whom in might concern,

This is notice in writing that as a property owner/s adjacent to 2556 McClaskey RD being proposed for rezoning from Agricultural to "light industrial" that Andre and myself Sandi Leroux are greatly opposed this this application.

Background:

We purchased the property as 2504 MCCLaskey just under 20 years ago with the plan of one day retiring there. In 2012 we build our house, again with the intention of retirement. The area was chosen due to the quiet and peaceful residence free from "industry". One of the other attributes that attracted us was regards to clean drinking water and swimming water. We realize that at the time we bought that Gem Gravel Products was in operation, at that time our understanding was that this business was due to peak as there was only so much gravel to be had, when this was to happen we were under the understanding that the owner would be responsible to bringing the property back to its original state. Instead what has happened is Bob Isley purchased the property around 6 years ago and with this the business has changed dramatically. For example heavier duty machines were brought in increasing the volume of work therefore increasing the hours of operation. Other gravel elements were introduced like "rock crushing". Large contracts such as the repaving of Squilax – Anglemont were fulfilled using this property. It may be too late to effect any change in how the operation of Gem Gravel Products has developed but we will not stand by and let the same thing happen to 2556 McClaskey.

In regards to the application itself this area is not suited to "light industry" there are many residential lots in idyllic settings. People go there to vacation with their families. The definition of "light industry" is very vague, if the zoning were to go through what measures would be place to insure the industry use would be suited to the area? There are limited bylaws regarding noise what is to stop say a furniture maker from running a band saw for 12 hours a day! Our other concern is how would 2556 McClaskey be accessed? There is a "New" gravel road that has access through the gravel pit but how was this road built? What permits were used to build it? The only other way in would be through the 6853 Squilax- Anglemont Rd property which are private owned properties. There is the matter of 2556 McClaskey being adjacent to Ross Creek. Ross Creek is a major feeding creek from the North Shore into Magna Bay, if contaminants common to "light industrial" use were to find their way into this tributary the effect would be devastating. Many property owners take their drinking water from the bay. Returning Salmon also spawn in Ross Creek.

We are not in the habit of impeding someone from starting a business or making a living. Magna Bay is not the place for industry. This would be more suited for Salmon Arm or Kamloops.

Regards,

Sandi & Andre' Leroux

2504 McClaskey Rd

Magna Bay

July 30, 2017

CSRD - Gerald Christie

Subject - Magna Bay Zoning Bylaw No 800-30

Dear Sir:

Over the past 20 years I have been visiting my cousin on McClaskey Road (across from GEN gravel pit). I drive from Prince George, B.C. to enjoy the natural beauty, wildlife and quietness of this area.

Now, in the past years I have noticed

- 1.) increased traffic due to the industrial site (GEN)

- 2.) increased dust that comes from the GEN gravel pit

- 3.) disappearance of singing birds.

- 4.) constant noise of the trucks utilizing the gravel road along with the noise of other equipment

~~X~~ I worry that in future years chemical contamination may result from the industrial activities that are proposed,

In conclusion, my sincere hope is that this area will remain as it is for the next generation to come.

Yolande Bruno
Prince George, B.C.
yolandebruno@gmail.com
250-617-6192

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Dan Passmore

From: Laura Janssen
Sent: Friday, August 25, 2017 1:38 PM
To: Gerald Christie; Dan Passmore
Subject: FW: Magna Bay Bylaw #800-30

From: wsreilly@telus.net [mailto:wsreilly@telus.net]
Sent: Friday, August 25, 2017 11:17 AM
To: Planning Public Email address <Plan@csrd.bc.ca>; Director Morgan <LMorgan@csrd.bc.ca>
Subject: Magna Bay Bylaw #800-30

Good day Mr. Gerald Christie & Mr. Dan Passmore of Development Services/ Senior Planner & Mr. Larry Morgan Director of Electoral F – North Shuswap & Seymour Arm

We would like to voice our opinion against the proposed bylaw in Magna Bay #800-30. As property owner and tax payer in Magna Bay since 1994 over the years we have seen a lot of change and agree that there should be evolution in order to proceed into the future for the good. We disagree with the expansion of the gravel pit, Storage facility for Magna Bay Resort and rumour of the possibility of a Concrete plant (change from rural to industrial). If this particular rumour proves to be fact eventually we would be highly opposed to this as there would be a lot of dangerous chemicals that are used in the making of concrete inevitably working it's way into our drinking water. This area is a rural area and to designate it as a industrial area would destroy our neighbourhood as it is now. Please explain to us what good would come of this proposed bylaw?, will it increase employment?, what will it do the area with the increased silt leeching into our streams that we enjoy?, and this leeching into our streams will eventually end up in our lake, what will this do to our fish? Over the last year living next to the gravel pit we have already seen a vast increase in traffic going in and out of and with this increased traffic comes increase in dust clouds. These trucks go in and out of this gravel pit in my opinion way too fast and are taking away already from our quiet community that we have enjoyed in the past years, we now find we have to limit the small children going on their own on the road. This already increased traffic appears to be having a negative effect in the quality of our air, and we believe there has been a negative effect on our drinking water. We have seen several times over a one week period a Concrete pumper truck going in and exiting some half hour to hour later, what would a Concrete pumper truck be doing in a gravel pit?? getting Concrete, I think not. Now I am not an expert but from my understanding a gravel pit is for taking product out - not dumping waste in. I myself cannot prove what this pumper truck was doing there, but our neighbours have gone in and taken pictures of just what I have suspected, large dumps of concrete, not to mention other dumping of waste materials such as old propane bottles, and various other waste items which I am sure you will be hearing about from my neighbours. We here in Magna Bay are a tight knit community we all know each other and look out for each other's property when one is away. We as a close neighbourhood get together on regular occasions throughout the year, we may not be residents of the Magna Bay but nonetheless we are here as often as possible and that does not take away from us contributing to the overall economy of the area. We all have children and some with children of children and the proposed bylaw would change our area to the point where neither us or our children would be able to enjoy the quiet streets that they are currently experiencing. My children have grown up here and now they have children of their own bringing them here to experience the joys of what their childhood meant to them. By bringing their children and friends to this area one could suggest that this would be considered tourism and do you want to dissuade

tourism? By changing our area to industrial it would destroy our community and take away from the values of our property it would effectively destroy us, and by doing this it would take away from your tax base.

Sii

cerely, Wayne & Shelley Reilly

Jason & Breanna Reilly & Holly & Rene Berg & family

Ad

dress: 2543 McClaskey Road, Magna Bay, BC

Dan Passmore

From: Corey Paiement
Sent: Friday, August 25, 2017 7:39 AM
To: Dan Passmore
Cc: Gerald Christie
Subject: RE: 2556 McClaskey Rd - Bylaw No. 800

Concrete batching is a permitted use. If she has concerns about how the operation may be negatively impacting the environment (potential pollution?) she could also contact the property owner/business owner and the Province.

Corey Paiement, MURP, MCIP, RPP
 Team Leader Development Services
Columbia Shuswap Regional District
 T: 250.833.5931 | F: 250.832.3375 | TF: 1.888.248.2773
 E: cpaiement@csrd.bc.ca | W: www.csrd.bc.ca



Please consider the environment before printing this e-mail

From: Gerald Christie
Sent: Friday, August 25, 2017 6:54 AM
To: Corey Paiement <CPaiement@csrd.bc.ca>
Subject: FW: 2556 McClaskey Rd - Bylaw No. 800

FYI Corey. Larry cc'd Dan on his message but not you.

Thanks.

Gerald Christie, MNRES, MCIP, RPP
 Manager Development Services
Columbia Shuswap Regional District



Please consider the environment before printing this e-mail

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

From: Director Morgan
Sent: Thursday, August 24, 2017 7:53 PM
To: Gerald Christie <gchristie@csrd.bc.ca>
Cc: Dan Passmore <dpassmore@csrd.bc.ca>
Subject: Fwd: 2556 McClaskey Rd - Bylaw No. 800

Gerald

FYI

Larry Morgan
 Director - Area F
 Columbia Shuswap Regional District
 Phone: 250-955-2567
 Cell: 250-517-9578
 Email: lmorgan@csrd.bc.ca

Begin forwarded message:

From: "Sandi Leroux" <sandileroux@shaw.ca>
Date: August 24, 2017 at 7:50:51 PM PDT
To: "Director Morgan" <LMorgan@csrd.bc.ca>, <dpassmore@csrd.bc.ca>
Cc: "LEROUX SANDI" <SANDI_LEROUX@bcrtc.bc.ca>
Subject: RE: 2556 McClaskey Rd - Bylaw No. 800

Does this mean Dan Passmore will be addressing the well testing? As this proposal is on the CSRD table for consideration the need for testing is not unfounded.

Please send me notification when the owner of 2556 has been notified of our concerns. I know it is not possible for CSRD to police the illegal practices that are ongoing and it will be up to the neighbouring residents to monitor these activities.

Regards,
 Sandi Leroux
 2504 McClaskey Rd
 Lot 10
 Magna Bay, BC

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

From: Director Morgan [<mailto:LMorgan@csrd.bc.ca>]
 Sent: Thursday, August 24, 2017 8:56 AM
 To: Sandi Leroux <sandileroux@shaw.ca>
 Cc: LEROUX SANDI <SANDI_LEROUX@bcrtc.bc.ca>; Dan Passmore <dpassmore@csrd.bc.ca>; Gerald Christie <gchristie@csrd.bc.ca>
 Subject: Re: 2556 McClaskey Rd - Bylaw No. 800

Hello Sandi

Thank you for citing the concerns you have raised.

Dan Passmore, who is managing this application file, is currently on vacation, and will be returning next week. Upon his return, Dan will make note of the concerns you have raised, and will respond, as appropriate, to you.

At the same time, CSRD staff will also be communicating your concerns to the landowner.

Thanks

LARRY MORGAN
DIRECTOR - AREA 'F'
COLUMBIA SHUSWAP REGIONAL DISTRICT
Phone: 250-955-2567
Cell: 250-517-9578
Email: LMorgan@csrd.bc.ca

Sent from my iPhone

On Aug 23, 2017, at 6:24 PM, Sandi Leroux <sandileroux@shaw.ca> wrote:

RE: Bylaw application BL 830-18 æ“ 800-30

Regarding our brief conversation that occurred at the General Meeting at CSRD in Salmon Arm on Aug 17, 2017 I am following up in regards to the activities taking place on the property currently seeking rezoning approval from the CSRD board. Over the last few months the neighbouring residents on McClaskey have witnessed frequent trips by cement trucks and cement pumper trucks going into the gravel pit at 2556 McClaskey Rd (Jemco Excavating Ltd) operated by Spooner Electric. We want to know what business does a cement operation have in a gravel pit? We suspect that the trucks are being washed out, this being said, this would bring cement related toxins into the ground water subsequently into our wells. We insist that this practice stop immediately and that a cease order be issued at once. Further to this we want the CSRD to conduct well testing on the adjoining properties to 2556 McClaskey to determine if the cement toxins are present. Currently there are several previous tests available from these propertyâ€™s to compare to.

This is a very serious matter that must be taken at the highest regard. I am aware that the CSRD is the governing council that can make this practice stop, having said that I am also aware that without timely due regard to this matter, I will have no choice but to pursue this matter with the political connections within the region IE the locale MLA Greg Kylo or the Provincial office of George Heyman.

Attached is 2 pictures taken Aug 16, 2017.

Regards,
Sandi Leroux
2504 McClaskey Rd
Lot 10
Magna Bay, BC

<aug 16, 2017.JPG>

<b1-800.JPG>

This email has been checked for viruses by AVG.

<http://www.avg.com>

Marianne Mertens

From: Eric Sandy Wells <eswells1@gmail.com>
Sent: Wednesday, July 19, 2017 3:24 PM
To: Planning Public Email address
Cc: mmd-kamloops@gov.bc.ca; HBE@interiorhealth.ca
Subject: Magna Bay Zoning Bylaw No 800-30 (Isley Bylaw)

We live on Lot 8 (2510 McClaskey Road). Scott and Muriel Davidson own Lot E (2539 McClaskey Road). We live within 5 minutes walking distance of the proposed rezoning of Development area 1 and 2. We are writing this email because we are gravely negatively impacted by the proposed re-zoning in Isley Bylaw No 800-30 and 830-18. We are tremendously concerned that re-zoning to Industrial Gravel Processing will have detrimental impact on our resort community of Magna Bay. We are against the toy storage area as proposed in the bylaw due to the increased traffic that this will bring to McClaskey Road.

The proposed panhandle driveway portion of the proposed re-zoning of Lot 1 backs immediately onto Lot 8 (owned by Wells). Any traffic on this driveway will negatively impact us.

We are against this re-zoning for the following reasons:

- increased traffic, particularly industrial traffic
- McClaskey Road is already in very poor condition and is not up to handling the heavy truck traffic that will result
- more noise with the increased traffic to our area
- increased dust and dirt leading to air pollution
- potential disruption and contamination of our water wells
- negative disruption of fish and wildlife patterns
- increased potential for vandalism and theft
- safety of pedestrians currently using McClaskey Road
- safety of children living in properties abutting McClaskey Road

We are against this planned re-designating and re-zoning of this area to Industrial Gravel Processing from the former Agriculture zoning. Currently this area is rich in nature and is home to a number of different species of birds. Bears, deer and coyotes abound. Streams currently run through Lot 1 and 2. This rich natural area is the reason we bought our properties in the first place. Re-zoning to Industrial Gravel Processing will change the whole natural area that currently exists.

We are totally against the proposed bylaw changes for the above reasons. Thank you for allowing us to voice our concerns.

Eric and Sandy Wells
Lot 8/2510 McClaskey Road
eswells1@gmail.com

Muriel and Scott Davidson
Lot E/2539 McClaskey Road
msd2004@telus.net

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PL2017-0079
PL2017-0103

COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Thursday November 9, 2017 at 6:00 p.m. at the Scotch Creek/Lee Creek Community Hall/Fire Hall, 3852 Squilax-Anglemont Road, Scotch Creek BC regarding proposed Bylaw No. 830-18, and Bylaw No. 800-30.

PRESENT: Chair Larry Morgan – Electoral Area F Director
 Dan Passmore – Senior Planner, Development Services
 Christine LeFloch – Development Services Asst., Development Services
 58 members of the public

Chair Morgan called the Public Hearing to order at 6:00 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30.

The Planner explained the requirements of Section 890 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at its December 1, 2017 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on October 27 and November 3, 2017.

The Planner provided background information regarding this application and reviewed the purpose of the bylaws. The Planner also informed the attendees of the property owner's offer to enter into a Section 219 covenant to restrict the uses available under the IG zone proposed to sand and gravel extraction only.

The Chair opened the floor for comments.

Dave Cunliffe, 5260 Squilax-Anglemont Road – advised that he was in favour of the proposal and that he was not professionally involved in the application. He stated that gravel as a natural resource was necessary for development and that people don't really have a choice as to where it comes from. He said that 20 truckloads of gravel was required to build a home and if was a large home up to 60 loads are required. He estimated that this particular pit had been in operation for close to 40 years. He talked about the expense of trucking in gravel if there were not a local source. He shifted to talk about the Ross Creek General Store being critical to the Magna Bay/Anglemont area and the owners' contributions to the community. Next he discussed the proposed subdivision and the benefits it would bestow if the portion of the property north of Ross Creek could be removed from the title and sold to another property owner and how this would enhance the salability of the store property itself. He advised that the proposed toy storage use is a benign type of use and fills a central community need. Finally, he stated that he supports economic activity in the area and having jobs available.

Steve Rivette, 2716 Fraser Road – echoed that he thought the proposal for the lands was benign and was a logical addition for the future of the community and was keen to see the proposal move forward. He commented about the extensive studies that the owner has

had done to support the development and that going through this process is good, particularly as this proposal is a well-thought out addition to the community.

Ken Johnson, 7001 Squilax-Anglemont Road – advised that he represents the Ross Creek Landing Development and supports the proposal. He stated that this development proposal would be a great benefit to the community and noted that the gravel pit is particularly useful to the development community in the North Shore. He further stated that the proposed subdivision would be a great help to the property owner in future. He observed that the storage facility would serve the summer residents in the area fulfilling a need he has identified in the community. He finished by advising that the development would increase the economic activity of the area.

Frank Riley, 5514 Richards Road – stated that he was a previous part owner of the property and supports the proposal. He further stated that the gravel pit was important to the area and that toy storage is a good fit for people in the area rather than going to Scotch Creek for such facilities.

Everett Loberg, 2631 Old Crowfoot Road – advised that his neighbor meant to attend as well and couldn't make it because of the weather. He talked about a handshake agreement he was aware of about a buffer along the west property boundary of the pit, which if it remains in place he would be pleased. He stated that the owners of the property have put an awful lot of work into community and that he supports the proposal.

Harley Anderson, Squilax-Anglemont Road – has witnessed many people leave the North Shuswap and advised that any economic development that will create good jobs and keep people in the area is good. He stated that a local source of gravel is a necessary resource to keep families in the area and schools open. He finished by advising that the storage business provides ease for residents and seasonal people.

Ralph Bischoff, 4831 Meadow Creek Road – advised that he is annoyed by the sheer number of people in the summertime that park their boats, cars, trailers and RVs along the side of Squilax-Anglemont Road. He supports the storage business giving a place for these people to park things and get them off the road. He discussed the need to improve safety along the main thoroughfare.

Pat White, 2639 Squilax-Anglemont Road – advised that her main concern with the proposal was in regard to maintaining the cleanliness of the Shuswap Lake environment. She stated that speedboats are harmful to the lake, wildlife and children. While she applauds the paperwork the applicant has done, she stressed that maintaining and improving the lake environment is paramount to any development in the area. She stated that her second main concern was with regard to development on unceded Sepwepemc territory and that the Courts are currently addressing this situation. She advised that more open, inclusive, and non-confrontational dialogue with First Nations with respect to development proposals is needed in order to look to the future. She stated that we are at a critical point for the salmon and wildlife of the area, and while jobs are needed, the impacts must be considered.

Steve Rivette, 2716 Fraser Road – stated that he appreciated what the previous speaker had said, but that all of the background work behind the development has been done. He advised that everybody loves the lake and that what is being proposed in this application would not harm the lake at all.

Ken Johnson, 7001 Squilax-Anglemont Road – advised that most of the newer boats on the lake were not the same old 2 stroke motors that caused a great deal of pollution years ago, but were 4 stroke motors which have reduced pollution significantly. He thought that concerns stated in this regard were invalid.

Greg Darroch, applicant – advised that he was acting as agent for the owner and that he knows the area well. He advised that he had read all of the submissions, and that the public process being followed was in general a good thing, but that land use development gets confusing to the public. He advised that the proposed plan of subdivision is distinct to separate the gravel pit operation from the residential uses adjacent with the buffer of the storage usage. He advised that gravel extraction is a situation that is permitted by the Province regardless of Local Government Zoning, and that the pit currently holds a Mines permit. He stated that the Section 219 covenant that was offered further protects the public by curtailing some of the less benign uses available in the IG zone. He advised that he has a number of storage facilities in the area and that the operation is a known entity and does not create a source of conflict with neighbouring residential uses in any of the areas where one is operated. Further the storage business has been positioned on the land to act as a buffer for the gravel extraction further protecting residents. He stated that he is confident his proposal will protect his neighbours investment in their homes.

Jay Simpson, 2832 Simpson Road – advised that separating the store property, and situating the storage operation in front of the gravel operation was an excellent proposal. He mentioned that the gravel pit has been in operation for 40 years and is a vital resource in the North Shuswap. He advised without a local source the cost of transportation and the inherent pollution caused by this would have more of an impact on the area. He stated that as a tourism related businessman, storage availability for seasonal residents is a critical issue. It is needed in many areas of the North Shuswap to reduce traffic. He supports the application.

Sandi Leroux, 2504 McClaskey Road – stated that she is opposed to the proposal. She noted that the gravel operation has changed over the years, with the machines getting bigger and noisier, more dust and pollution and more traffic. She advised that the owner had replaced a fence on their mutual property line with a barbed wire fence, which is more hazardous without consulting her. She stated that this points to an attitude of "do and ask permission later." She stated that access into the site is a problem with a panhandle road down the backs of her and her neighbours' properties. She questioned the accessibility of the buildings on site to fire equipment. She stated that she wants information on the proposed covenant. She stated that she has been seeking answers to her questions for 7 months and wants to see environmental studies and examples from elsewhere.

Dan Passmore, Senior Planner – advised that the covenant had just been offered by the developer the day before and that the details of the covenant will be negotiated between staff and the developer and would be dealt with prior to adoption of the bylaw.

Sandi Leroux, 2504 McClaskey Road – questioned why the covenant had been offered and what purpose it serves.

Dan Passmore, Senior Planner – advised that the developer had read all of the public input and had offered the covenant to resolve public concerns about a concrete batching plant, and gravel processing which is currently permitted in the IG zone. He advised that

in this regard the developer was responding proactively to public concerns about a potential area of land use conflict.

Sandi Leroux, 2504 McClaskey Road – questioned why the proposal had not been advertised in a local paper, and why she was not allowed to be a delegation at the September 21, 2017 Board meeting. She asked how much gravel is left to be mined in the pit. She stated that she felt as if she was being locked out of the process.

Dan Passmore, Senior Planner – acknowledged that she had requested to be a delegation at the August regular Board meeting, but that such requests concerning active applications are seldom approved by Administrative personnel, as was the case this time. He advised that he had been in communication with her on these issues. He stated that he was not aware of how much aggregate remained in the pit.

Sandi Leroux, 2504 McClaskey Road – acknowledged that she had some communication, but that it seemed deflective and she felt stonewalled about the specific questions she was asking. She wondered how much work happens behind the scenes and why it is not part of the public documents.

Dan Passmore, Senior Planner – referred to the various background documents and reports that were available in the binders present, and which were also made available on the CSR website. The information included a flooding and debris flow study for Ross Creek, a RAR report, and significant information on the gravel pit permit.

Pat White, 2639 Squilax-Anglemont Road – advised that she has noted that water pollution is becoming an issue in the lake with more slimy weeds growing. She stated ironically that she was glad that the new boats do not pollute.

Ivan Mazur, 6807 Squilax-Anglemont Road – advised that he was not objecting to the proposal and that his biggest concern was over the pit being used for a concrete batching operation. He advised that the pit is growing ever larger and that dust control was becoming more of an issue with its operation, but that if the pit were operated properly this would be less of a concern. He advised that information he had viewed had said that a concrete batch plant was part of the proposal.

Dan Passmore, Senior Planner – clarified that concrete batching is a permitted use in the IG zone proposed for the expanded pit area, but that the covenant offered by the owner would restrict that use from the pit.

Ivan Mazur, 6807 Squilax-Anglemont Road – wondered if this was to be reflected in the Mine permit. He advised that certain industrial uses should not be allowed in a residential area. He added that dust, silica, etc. and more truck traffic were not welcome in the residential area. He stated that if best practices were followed the pit operation would be buffered from watercourses and residences. He finished by indicating that if the concrete batching were not part of the proposal and the pit were operated strictly in accordance with Mines regulations that he was happy.

Dan Passmore, Senior Planner – advised that under a typical extraction permit issued by the Province aggregate could be extracted and some minor processing like screening was allowed, but processing such as crushing was not. He stated that a permit also includes regulations for rehabilitation once the pit is closed. He advised that when the Province is

considering a permit for an extraction permit, there is not a lot of opportunity for consultation with Local Government, also that permits have been issued despite not conforming to Local Government zoning. The Province regards gravel as a critical resource and as such local government concerns regarding land use planning are less vital. Local Governments all over the Province hear of citizen concerns with pit permits all the time but do not have a great deal of control over permitting, but where control can be exerted on an operator, we do our best.

Ivan Mazur, 6807 Squilax-Anglemont Road – questioned if a batch plant will be allowed.

Dan Passmore, Senior Planner – the Province and the CSRD are different jurisdictions. The Province issues extraction permits where the resource exists, and the permit contains the conditions under which the pit is operated. The CSRD can allow the use, as well as others associated with a pit, if it deems fit to do so. In this case, the IG zone allows concrete batching and processing of gravel as permitted uses. However, the covenant will restrict these uses.

Ivan Mazur, 6807 Squilax-Anglemont Road – advised that the covenant is a great thing.

Matt Spooner, 3087 Squilax-Anglemont Road – stated that people were misinformed and that the plan was that the land was never going to be used for a batch plant. He advised that the Company already has a batch plant and that it would not be economically viable to build a second one at this location.

Pat White, 2639 Squilax-Anglemont Road – asked if this would be the final time for input into the issue.

Chair Larry Morgan – advised that once the Public Hearing had been closed that no more input could be received by the Board.

Jabala Spirit, Little River - announced that on behalf of her people she objects to this proposed use on unceded native territory. No consultation has been done with the First Nations people. She does not feel that chiefs and Council speak for all people.

Chair Larry Morgan – advised her that First Nations people had been consulted.

Maria Rimac, 2468 McClaskey Road – stated that there are streams flowing through the property and that the streams contain fish. She noted that activity within the pit had been increasing and that higher levels of siltation were happening to her and her neighbour's water supplies as well as in the streams. She also noted that sand and gravel is strewn over the road from the operation which then runs off into the streams. She advised that the pit has been mined beyond its current permit. She advised that the CSRD orthophotos are out of date, being from 2013 and that new orthophotos would show the intensity of work on the pit. She stated that the property is currently a wildlife corridor and that moose use it to get to the lake. She advised that a 3 m high fence would deny wildlife access to the shore using this corridor. She stated that excessive dust from the pit operation is a form of trespass. She noted that the access road built to the lower area proposed for toy storage crosses one of the streams. She stated that people live and have invested in homes in this area and that as residents they have a right to enjoy their property. She questioned the potential for additional jobs and stated that the operator is not likely to hire more people. She asserted that she has witnessed concrete pumper trucks being cleaned

on the site already. She complained that vegetation has already been removed from the property and that the streams coming off the property enter streams by her property and they all make it down to the Lake. She stated that her neighbour's have tested their water and it cannot be used to brush their teeth. She supports jobs but she resides in the area being impacted. She stated that she and her husband have sent e-mails to CSRD staff and have not received answers.

Chair Larry Morgan – advised Mrs. Rimac that her 5 minutes allotted speaking time had expired and it was time to hear from another.

Frank Riley, 5514 Richards Road – advised that if Bob McClaskey had not subdivided the property no one would be living close by the pit.

Linda Bischoff, 2615 Stevens Road – advised that she supports the proposal.

Maria Rimac, 2468 McClaskey Road – advised that her comments were not personal, but that she doesn't want the proposed business there in her backyard. She thanked the applicant for the offer of the covenant to restrict concrete batching but wondered why it was not available for viewing.

Chair Larry Morgan - advised that the covenant has not yet been drafted.

Maria Rimac, 2468 McClaskey Road – stated that the minutes of the October 19 board meeting were not available to download and that this looks intentional.

Chair Larry Morgan – advised that the intent of the Public Hearing is to listen to input and not to debate the merits of the application. He further advised Mrs. Rimac that her time was up and asked if anyone else wanted to contribute.

Jabala Spirit, Little River – stated that all of the water in the Shuswap Lake system goes past her place, and that the lake is getting siltier due to upstream uses. Native peoples are not here to fight about title issues, but want to protect the natural habitat and thereby their traditional ways. She advised that more consultation needs to be done and that the Little River people do not necessarily share the views of their chief and council. She stated she would like to meet on the issue.

Chair Larry Morgan – advised that once the Public Hearing is adjourned there will be no more opportunity for input to the Board.

Sherry Taylor, 4950 Squilax-Anglemont Road – advised that she agreed with the comments of Mr. Jay Simpson and supports the proposal.

Maria Rimac, 2468 McClaskey Road – asked the Board to please consider the impact of removal of all of the aggregate on the 40 acres of land in the extraction area. She further asked if all reports and submissions would be made public.

Dan Passmore, Senior Planner – advised that all reports and submissions have been published in the Public Hearing binders and have been available for viewing in person at the CSRD offices and on the CSRD website. He then went on to summarize all referral responses received for the crowd.

Maria Rimac, 2468 McClaskey Road – suggested that the Ministries that did not respond were opposed, and that 2 First Nations were opposed.

Chair Larry Morgan – suggested that she read the comments for herself so she has a better idea of what was said. The comments received would go to the Board with all Public Hearing submissions for the Board to consider at third reading. He advised speakers to keep their comments relevant to the substance of the bylaws.

At this point a number of people spoke out at once.

Chair Larry Morgan – restored order and reiterated that staff and the Chair were not there to argue the merits of the application.

Maria Rimac, 2468 McClaskey Road – advised that once the zoning is adopted 40 acres of land will be gone to aggregate, and the extraction will impact her children's lives. As far as she was concerned concrete batching is still on the table and there have been roads built across streams.

Chair Larry Morgan – advised that the covenant has been offered to restrict concrete batching use.

Maria Rimac, 2468 McClaskey Road – asked what about the next operator.

Dan Passmore, Senior Planner – advised that a covenant runs with the title to land and is binding on the owner of the land.

Maria Rimac, 2468 McClaskey Road – asked if a covenant could be changed.

Dan Passmore, Senior Planner – discussed the current process whereby a Public Hearing would be required.

Sandi Leroux, 2504 McClaskey Road – advised that neighbouring property owners have been watching the pit operation and noted that RVs were being demolished and that effluent tanks were buried on the property. She asked where is the accountability for these things.

Chair Larry Morgan – stated he did not understand the question and asked for clarification.

Dan Passmore, Senior Planner – advised the Chair that input received had contained allegations about previous activity on the site. He advised that staff had not investigated the veracity of the claims, but that they are now part of the public record.

Sandi Leroux, 2504 McClaskey Road – questioned why the CSRD would allow that behavior and consider expanding it onto a larger property. She advised that the Board would be held accountable.

Chair Larry Morgan – advised that the Board is aware of their accountability and this is why Public Hearings are held.

Maria Rimac, 2468 McClaskey Road – advised she has pictures of contaminants on the property.

At this point there were a number of interjections until the Chair once again restored order.

Pat White, 2639 Squilax-Anglemont Road – asked if the Board had received the First Nations comments about a need for an Archaeological study and whether one would be required.

Chair Larry Morgan – admitted he did not know.

Dan Passmore, Senior Planner – advised that the owner while excavating was required to contact the Archaeologist Branch upon unearthing any artifact.

Pat White, 2639 Squilax-Anglemont Road – advised that if First Nations asked for a study then they must think something is present.

At this point there were a number of interjections until the Chair restored order.


Ivan Mazur, 6807 Squilax-Anglemont Road – advised that proper management of the pit is a Provincial Government issue. He stated that 3 separate creeks originate on the property and that one is called Lynes Creek. He stated that if the pit operator managed the creek issues more effectively there would be much less public angst. He suggested that the owner needs to do an assessment of the creeks. He advised that managing drainage in and around the pit is critical and that Provincial rules restrict contamination from a pit operation. He concluded by expressing concerns about the current pit operator and speeding trucks on local roadways.

Sandi Leroux, 2504 McClaskey Road – showed pictures of pond on site that was being held back by the newly constructed road. She advised that there was no culvert under the road to channel this water away. She questioned where this water was going to go.


Ralph Bischoff, 4831 Meadow Creek Road – talked about flooding in 1948 and how McClaskey Road was covered.

Hearing no further representations or questions about proposed Bylaw No. 830-18 and Bylaw No. 800-30 the Chair called three times for further submissions before declaring the public hearing closed at 7:26 p.m.

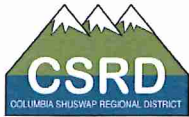
CERTIFIED as being a fair and accurate report of the public hearing.



Director Larry Morgan
Public Hearing Chair



Dan Passmore
Senior Planner



BOARD REPORT

TO:
Chair and Directors
File No:

 BL 830-18
 BL 800-30
 PL20170079

SUBJECT:

Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

DESCRIPTION:

 Report from Dan Passmore, Senior Planner dated May 12, 2017.
 6929 Squilax-Anglemont Road and 2556 McClaskey Road, Magna Bay.

**RECOMMENDATION
#1:**

 THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be read a first time this 15th day of June, 2017;

AND THAT:

the Board utilize the simple consultation process for Bylaw No. 830-18 and it be referred to the following agencies and First Nations:

- Interior Health;
- Ministry of Forests, Lands and Natural Resource Operations - Archaeology Branch;
- CSR D Operations Management; and,
- Relevant First Nations Bands and Councils.

**RECOMMENDATION
#2:**

 THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be read a first time this 15th day of June 2017;

AND THAT:

the Board utilize the simple consultation process for Bylaw No. 800-30 and it be referred to the following agencies and First Nations:

- Interior Health;
- Ministry of Forests, Lands and Natural Resource Operations - Archaeology Branch;
- CSR D Operations Management; and,
- Relevant First Nations Bands and Councils.

SHORT SUMMARY:

The applicant has submitted an application to re-designate and rezone the subject properties, to allow a subdivision of the land, and to permit the use of proposed Lot 1 to be changed to construct a "Toy Storage" facility as well as to allow outdoor storage of recreational vehicles and boats and trailers. Proposed Lot 2 would be rezoned to IG Industrial Gravel Processing to allow an expansion of the existing gravel extraction operation. Magna Bay Zoning Bylaw No. 800 currently has no zone where this use is permitted and no adequate definition for the permitted use. To accomplish this, staff are proposing a new CDF 2 Comprehensive Development 2 zone.

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

PROPERTY OWNERS: Robert and Evelyn Isley/Jemco Excavating Ltd.

APPLICANT: Greg Darroch

ELECTORAL AREA: F

CIVIC ADDRESS: 6929 Squilax-Anglemont Road, and 2556 McClaskey Road, Magna Bay

LEGAL DESCRIPTION: Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552)
Lot 1, Section 18, Township 23, Range 9, W6M, KDYD, Plan KAP56704 (PID: 023-385-243)

SIZE OF PROPERTY: 30.53 ha (79.3 ac)
4.24 ha (10.48 ac)

DESIGNATION: Electoral Area F Official Community Plan Bylaw No. 830
RSC Rural and Resource
RR Rural Residential

ZONE: Magna Bay Zoning Bylaw No. 800
A – Agriculture
IG – Industrial Gravel Processing

CURRENT USE: Ross Creek General Store and Campground/Gravel Pit/Vacant

PROPOSED USE: Toy Storage, Gravel Pit

SURROUNDING LAND USE PATTERN:
North: Gravel Pit
South: Rural Residential
East: Agricultural/Rural Resource/Rural Residential
West: Residential/Resort Campground

POLICY:

See attached Policy and Zoning information.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:**Proposed Subdivision:**

The applicant has applied to subdivide the subject properties. The current zoning would not support the subdivision proposal as the proposed lots do not meet the minimum parcel size requirements. The subdivision would separate existing Part W1/2 of the NW 1/4, Section 17 south of Ross Creek which currently is where the Ross Creek General Store and Campground is located, from the remainder of the property north of Ross Creek. North of Ross Creek proposed Lot 1 would gain highway access from McClaskey Road via a long panhandle driveway through current Lot 1, Plan KAP56704. A small portion of Lot 1, Plan KAP56704 in its southeast corner, would be used for a caretaker residence and serve as security control in and out of the main portion of the proposed Lot 1 for the proposed Toy Storage facility. Proposed Lot 2 would be a consolidation of the remainder of the portion of Part W1/2 of the NW 1/4, Section 17 north of Ross Creek, with the remainder of Lot 1, Plan KAP 56704.

A plan showing the proposed plan of subdivision has been included in the Maps attachment to this report for reference.

Proposed Use

The use contemplated for proposed Lot 1 is unique to Magna Bay Zoning Bylaw No. 800, and therefore staff are proposing to include a new definition describing the use as follows:

TOY STORAGE is the *commercial* use of land, *buildings* and structures to provide separate, individual self-storage units inside a *building*, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment but which does not include commercial use of the individual storage units.

The applicant runs 2 businesses in the area with similar uses, Boys with Toys Storage in Sicamous, and Scotch Creek Mini Storage in Scotch Creek.

Staff are also proposing to include a definition to describe commercial use, as follows:

COMMERCIAL is an occupation, service, employment or enterprise that is carried on for gain or monetary profit by any individual, business or organization.

Proposed Lot 2 is proposed to be rezoned from A – Agriculture to IG – Industrial Gravel Processing to reflect that it is partially currently being used as a gravel pit. Rezoning to IG is supported by the OCP as it has been designated as Rural and Resource. It is anticipated that the owner will expand his gravel extraction operation further onto this property in the future. The IG zone allows the following permitted uses:

- Sand and gravel processing

- Concrete batching
- *Accessory use*, except asphalt batching

Proposed CDF -2 Zone

The CDF – 2 zone will be unique to proposed Lot 1 and is proposed to contain 2 separate Development Areas. Development Area 1 is for the storage facility buildings and will also allow for outdoor storage of recreational vehicles and boats and trailers. The individual storage facility buildings, would be restricted from use by commercial business operations. Development Area 2 will be where a caretaker residence will be located together with the main security gate with card-lock access to the storage facility.

Access:

Access to the proposed storage facility will be from McClaskey Road through the proposed panhandle driveway portion of proposed Lot 1. Proposed Lot 2 fronts on McClaskey Road, where there is an existing access as well as an access from the north from Charleson Road.

Sewer Servicing and Drinking Water

The Toy Storage buildings will feature a central washroom facility, while the caretaker residence will be a full time residential use. The applicant has provided no details to this point of proposed servicing.

No options exist in the area for either Community Water or Sewer servicing to the property, so all servicing will need to be on-site. Site servicing options will impose constraints on the physical features available within the storage buildings.

Storm Drainage

The applicant has provided no information with respect to on-site storm drainage.

Riparian Area Regulation Issues/History

As a condition of the rezoning of the part of the property south of Ross Creek for the Ross Creek General Store and Campground, the property owner applied for a Development Permit (DP 830-45). DP 830-45 was issued for RAR and for flood hazard issues concerning Ross Creek. The applicant had a Riparian Area Assessment Report (RAAR) completed by a Qualified Environmental Professional (QEP), dated March 29, 2011, by Bill Rublee, R.P.Bio. of Triton Environmental Consultants Ltd. Use of the area for boat and trailer storage will be outside of the established Streamside Protection and Enhancement Area (SPEA) of 30.0 m for Ross Creek. Staff have included buffer requirements within the new CDF 2 zone which will protect the SPEA.

Temporary Use Permit 830-2

The Board just considered and approved issuance of a Temporary Use Permit (No. 830-2) for a small portion of proposed Lot 1 for a parking area for boats and trailers, for use by guests of the adjacent Magna Bay Resort. The proposed rezoning would also include outdoor storage of recreational vehicles and boats and trailers as a principal use.

Buffers

Staff has included in the proposed new zone the requirement for a buffer to screen the proposed storage facility from adjacent residential properties.

Ross Creek

The lands proposed to be rezoned fall within the Ross Creek Flooding and Debris Flow Hazard Lands Development Permit Area. Prior to subdivision of the property, as proposed and construction of the proposed storage buildings, the applicant will be required to have a Development Permit issued. The applicant has already hired an Engineering firm to provide a report on the potential hazard.

OCP Bylaw No. 830

The property intended for the toy storage facility is just outside of the Secondary Settlement Area, and the use is a commercial type of use, staff have required the applicant to submit an application to re-designate proposed Lot 1 to Secondary Settlement Area. The Secondary Settlement Area does not require a form and character Development Permit, for commercial development.

SUMMARY:

The applicant has applied to re-designate and rezone the subject properties to support a subdivision proposal and to allow for the use of proposed Lot 1 for a Toy Storage operation.

Staff is recommending that the Board can consider the OCP amendment bylaw for first reading for the following reasons:

- Residential zones in the Magna Bay Zoning Bylaw No. 800 and Anglemont Zoning Bylaw No. 650 limit Accessory Building floor areas to 55 m².
- Topography in the Magna Bay and Anglemont areas severely restrict property owner's ability to construct accessory buildings on a large number of properties.
- Topography in these areas also restrict access to the areas of properties where these kind of structures would typically be located.
- Geotechnical and slope stability considerations severely impact on an owners feasibility of constructing an accessory building. Further, construction of large accessory buildings could lead to additional slope stability issues.
- Seasonal use of properties in Magna Bay and Anglemont create security issues for property owners wanting to use their properties for storage of recreational vehicles and boats.
- Many owners in the area only have recreational properties with no ability to construct this kind of secured storage on site.
- A centralized secure storage facility will reduce the pressure on existing residential areas to support construction of larger and more elaborate accessory buildings.
- The use of the facility is limited to storage and no other more commercial uses will be permitted on the site.

Staff are also recommending that the Board can consider the rezoning amendment bylaw and directing staff to forward both bylaws to referral agencies and First Nations.

IMPLEMENTATION:

Consultation Process

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application for zoning amendments when a notice of development sign is posted on the property.

COMMUNICATIONS:

Referral Process

The following list of referral agencies is recommended:

- Interior Health Authority – Community Care Licensing
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management; and,
- All relevant First Nations.
 - Adams Lake Indian Band
 - Little Shuswap Indian Band
 - Neskonlith Indian Band
 - Coldwater Indian Band
 - Cooks Ferry Indian Band
 - Esh-kn-am Cultural Resources Management Services
 - Lower Similkameen Indian Band
 - Nlaka'pamux Nation Tribal Council
 - Okanagan Indian Band
 - Okanagan Nation Alliance
 - Penticton Indian Band
 - Siska Indian Band
 - Splots'in First Nation

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. Bylaw No. 830-18 and 800-30 will be given first reading and sent out to referral agencies.*
2. *Deny the Recommendation. Bylaw No. 830-18 and 800-30 will be defeated.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

1. List reports

Board Report

BL 830-18, BL 800-30

June 15, 2017

Report Approval Details

Document Title:	2017-06-15_Board_DS_BL800-30_Isley.docx
Attachments:	- APPENDIX-A-Policies.docx - BL800-30-Report Attachments.docx - BL830-18 First.docx - BL800-30-First.docx
Final Approval Date:	Jun 7, 2017

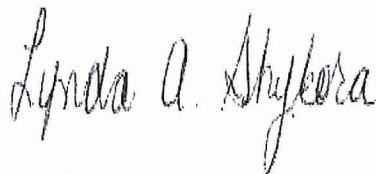
This report and all of its attachments were approved and signed as outlined below:



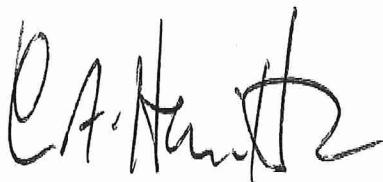
Corey Paiement - Jun 2, 2017 - 9:54 AM



Gerald Christie - Jun 5, 2017 - 7:35 AM



Lynda Shykora - Jun 7, 2017 - 9:47 AM



Charles Hamilton - Jun 7, 2017 - 10:31 AM

APPENDIX 'A'

Applicable OCP Policies and Zoning Regulation

Electoral Area 'F' Official Community Plan Bylaw No. 830**2.4 Hazardous Areas**

Objective 1

To identify natural and human-made hazardous conditions, and closely regulate any new development in these areas.

Policy 1

Development within an identified or suspected hazardous area or down slope from a hazardous area is generally discouraged and encouraged to be re-sited.

Policy 2

Where re-siting of the development is not feasible, low intensity uses, such as natural areas, park or agriculture, should locate in or adjacent to hazardous areas, and higher intensity uses should locate away from these areas.

Policy 3

At the time of subdivision, the Regional District may recommend that the Approving Officer request information regarding flooding, erosion, landslip or rockfall and place a restrictive covenant on affected areas to minimize damage and to warn future property owners of a potential hazard.

Policy 4

Where the hazard area falls within a Development Permit Area, development proposals are required to meet those guidelines.

Section 7 A More Diversified Economy

A vibrant economy with year-round employment is important to residents of the North Shuswap.

Objective 1

To support traditional resource employment sectors in the North Shuswap, including forestry, mining, and agriculture.

Objective 2

To develop the North Shuswap into a year-round tourist destination, with a focus on eco-tourism.

Objective 3

To ensure there are opportunities for residents to work from their homes.

7.1 Economic Diversity

Policy 1

The Regional District will work with the North Shuswap business community to develop a long-term economic development strategy that focuses solely on the needs of the North Shuswap.

Economic diversification should be a major component of any economic development strategy. Local banking should also be encouraged.

7.2 Resource Industries

Policy 1

The Regional District, in consultation with the North Shuswap community, will develop a strategy to facilitate the production of valued-added forest and agricultural projects through such measures as small scale related processing facilities and limited direct resource sales.

Policy 2

The Regional District will be guided principally by the Okanagan–Shuswap Land and Resource Management Plan and relevant CSRD and Provincial BC policies/regulations.

Policy 3

The Board will consider creating a Soil Removal and Deposit Bylaw to regulate and require permitting for new gravel extraction and other similar uses.

7.3 Tourism

Policy 1

The Regional District will support the vision of the Shuswap Tourism Development Plan (March 2010) which includes the following components:

Green and Sustainable

- eco-friendly
- pristine lakes
- controlled backcountry access
- integrated land use

Four Season Destination

- world-class service
- authentic experiences
- destination recognition
- agri-tourism
- diverse accommodation options

Regional Cooperation

- collaborating communities
- tourism awareness
- strong sense of community
- Superhost community

Embracing Culture & Sport

- expanded events
- sport tourism
- family-oriented
- multi-cultural

Quality Infrastructure

- gateway visitor centres
- quality highways
- transit options
- scheduled air service
- quality recreation amenities

10.4 Stormwater Management

Objective 1

To encourage responsible storm water drainage for development in the North Shuswap.

Policy 1

Landowners are encouraged to use pervious surfaces on driveways, parking lots and access roads, as well as to take other measures such as xeriscaping, infiltration basins, and green roofs in order to reduce overland runoff.

11.1 General Land Use

The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.

The land use designations of this Plan generally reflect the present pattern of land use in which residential, commercial and public uses are concentrated in settlement areas, leaving most of the land for forestry, agriculture, and other resource uses. This plan identifies one Primary Settlement Area (Scotch Creek) and six Secondary Settlement Areas. The term Primary Settlement Area is synonymous with Scotch Creek in this plan and should be interpreted as referring to the same area.

Objective 1

To be thoughtful and careful stewards of the lands and waters of the North Shuswap to ensure that future generations will appreciate and benefit from wise choices made by today's elected decision-makers.

Objective 2

To direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.

Objective 3

To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.

Objective 4

To ensure that public infrastructure, community amenities and utilities are planned and implemented in advance of development.

Objective 5

To ensure that land use and development will not negatively affect environmental features and functions, both inside and outside of settlement areas.

Policy 1

The Primary and Secondary Settlement Areas are delineated on Schedules B & C. This Plan directs growth and development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

Policy 2

Except in exceptional situations, no public funds will be expended for the capital cost of extending servicing of water, sewer, and stormwater/rainwater systems to lands outside the Settlement Areas.

Policy 3

Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

Policy 4

As the CSRD's resources allow, the Regional District will undertake a Local Area Plan for Seymour Arm, in full consultation with area residents and businesses.

Policy 5

Lee Creek, Celista, Magna Bay, Anglemont, St. Ives, and Seymour Arm are designated Secondary Settlement Areas. Low density residential and neighbourhood convenience commercial uses are appropriate in these Secondary Settlement Areas. All new development must be connected to community water and sewer services, except in Seymour Arm. The following land uses are generally acceptable in the Secondary Settlement Areas:

1. Detached and Duplex Residential
2. Recreational Residential
3. Commercial
4. Public and Institutional
5. Park and Protected Area
6. Foreshore and Water
7. Agriculture
8. Commercial Public Utility

Policy 6

Outside the boundaries of the Primary and Secondary Settlement Areas, the following uses are appropriate in certain locations.

1. Waterfront Residential
2. Public and Institutional
3. Park and Protected Area
4. Agriculture
5. Rural Residential
6. Rural and Resource
7. Foreshore and Water

Policy 7

Maintaining public views of Shuswap Lake is important. All development, regardless of its use or location, is limited to three storeys along Shuswap Lake. This height limit will be given a numerical value in the zoning bylaw.

Policy 8

The land use policies of this Plan will lead to review and revision to some aspects of the existing zoning bylaws. Where there are no zoning bylaws in place, the CSRD will prepare zoning bylaws. These activities will be undertaken in consultation with residents and landowners of Electoral Area 'F'.

11.4 Rural and Resource Lands (RSC)***Objective 1***

To support forestry, agricultural, mining and recreational uses provided they follow all Provincial regulatory requirements, and avoid conflicts with residential areas.

Policy 1

The Rural and Resource land use designation is established on Schedules B & C.

Policy 2

Forestry, mineral, and aggregate extraction and outdoor recreational uses are appropriate in this area.

Policy 3

Lands designated as Rural and Resource should be maintained as large land parcels.

Policy 4

The Regional District encourages responsible land use practices on Rural and Resource lands:

Forestry should be managed in accordance with the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). The Ministry of Forests, Lands and Natural Resource Operations is encouraged to use its regulatory authority to ensure that best management practices are followed by logging operations in order to minimize erosion and protect, to the greatest extent possible, the attractive views of the area associated with the natural tree cover in the area. There should be no clear-cutting of large tracts of forest land that are visible from Shuswap Lake.

Aggregate operations are subject to the licensing requirements of the Ministry of Energy and Mines. Aggregate operators must conduct their activities in accordance with the Aggregate Operators Best Management Practices Handbook for British Columbia which addresses specific community issues such as noise, dust, traffic, hours of operation, views of the area and sets out specific practices designed to minimize impact on the environment. Schedule E, showing the extent of aggregate potential, is sourced from the Ministry of Energy and Mines.

Policy 5

The Regional District encourages the Ministry of Energy and Mines to refer sand and gravel/quarry proposals to the Regional District and give due consideration to the impact of extraction and processing activities on surrounding land uses and developments. In particular, the Regional District encourages the Ministry not to issue new surface permits for sand and gravel/quarry processing near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

Policy 6

Resource extraction operations, including forestry and mining, are responsible for restoring the landscape upon completion of the operations.

11.8 Secondary Settlement Areas (SSA)

Detached, semi-detached and duplex

Policy 1

Detached, semi-detached and duplex housing forms are acceptable residential land uses in the Primary and Secondary Settlement Areas.

Policy 2

All new detached, semi-detached and duplex housing units with a density greater than 1 housing unit per 2.5 acres (1 unit per hectare) must be connected to both a community water system and a community sewer system.

Policy 3

Applicants for new, detached dwellings are encouraged to consider net density in the range of 3 to 5 units per acre (8 to 13 units per hectare). The zoning bylaw will establish additional conditions related to such matters as lot line setbacks, lot coverage and parking.

Policy 4

Applicants for new semi-detached and duplex dwellings are encouraged to consider net density in the range of 6 to 8 units per acre (15 to 20 units per hectare). The zoning bylaw will establish additional conditions related to such matters as lot size, lot coverage, setbacks, and parking.

Recreational Residential

Recreational Residential refers to recreational vehicles, modular homes and recreational cabins located in a park-like setting with shared amenities.

Policy 1

All development applicants for recreational residential development should demonstrate quality building design, attractive landscaped parking areas and road boulevards, and safe and attractive connections for pedestrians and cyclists to nearby areas.

Policy 2

Any proposal for recreational residential development should be encouraged to locate within the Primary or Secondary Settlement Areas.

Policy 3

New developments must be serviced by a community water and a community sewage system.

Policy 4

Applicants for new recreational residential dwellings are encouraged to consider a net density in the range of 10 to 12 units per acre (25 to 30 units per hectare).

11.9 Rural Residential (RR)*Policy 1*

The Rural Residential land use designation is established on Schedules B & C. Detached dwellings are acceptable within the Rural Residential designation, provided they comply with the requirements of the zoning bylaw.

Policy 2

The maximum density permitted in the Rural Residential designation is 1 unit per hectare (0.4 units per acre).

Policy 3

Residential development in rural areas will provide the Regional District with the appropriate technical information about on-site sewage disposal and water servicing.

11.10 Commercial (C)*Objective 1*

To encourage a range of commercial services that meets the needs of North Shuswap residents and tourists.

Policy 1

New commercial development is directed to Primary and Secondary Settlement Areas.

Policy 2

All new commercial development must be serviced by community water and sewer systems (except in Seymour Arm) and have provisions made for the appropriate management of storm water by the time of occupancy.

Policy 3

If requested by local businesses, the Regional District will assist in the development of a Scotch Creek Business Improvement Association to help improve the viability of businesses and the attractiveness of Scotch Creek as a destination.

Policy 4

Commercial land use policies for the Scotch Creek Primary Settlement Area are described in Section 12.

Policy 5

In Secondary Settlement Areas, a limited range of retail, business and professional services and community services that meet the daily needs of residents and tourists is acceptable.

11.11 Major Destination Resort*Policy 1*

No area is designated as Major Destination Resort. Any proposal for a Major Destination Resort will be considered on its merits and will be required to undertake impact studies as part of the review process.

Policy 2

Major Destination Resort proposals should be directed to areas of least sensitivity. Any proposal will be sited and designed to avoid adverse impacts on nearby residential areas, existing commercial development, environmentally sensitive areas and fish habitat.

Policy 3

In light of the environmentally sensitive conditions associated with the foreshore of Lee Creek and the mouth of the Adams River, a Major Destination Resort is inappropriate in this area.

Policy 4

Major Destination Resorts are not supported in Seymour Arm.

Policy 5

Any Major Destination Resort must be connected to community water and sewer, and have provisions made for the appropriate management of storm water by the time of occupancy.

Policy 6

The applicant for a Major Destination Resort will be required to undertake impact studies as part of the review process and to satisfy relevant Development Permit requirements. Additionally, the CSRD will require the applicant to demonstrate how provision will be made for the housing of seasonal workers associated with the resort's operations.

11.12 Public & Institutional (PI)*Policy 1*

Existing institutional uses, both public and private, are acknowledged by this Plan.

Policy 2

Public and private institutional uses are encouraged to locate in the Primary and Secondary Settlement Areas. Institutional uses include schools, health facilities, cemeteries, religious facilities, government offices, libraries, and community halls as well as infrastructure required for public utility systems.

11.13 Parks and Recreation (PK)*Policy 1*

The Parks and Recreation designation includes federal, provincial, and regional parks, and associated park uses, as well as public and private recreation facilities.

13.1 Hazardous Lands Development Permit Areas**13.1 (a) Purpose**

The Hazardous Lands DPA is designated under the Local Government Act for the purpose of protecting development from hazardous conditions. Three hazardous lands categories have been established under this permit area: (1) Flooding and Debris Flow, (2) Steep Slope and (3) Interface Fire.

13.1 (b) Justification

Whereas evidence of past flooding and debris flow exists on the watercourses named in the Area section that follows, whereas steep slopes pose a potential landslide risk and whereas interface fire pose a risk to life and property, a Hazardous Lands DPA is justified to:

- protect against the loss of life;
- minimize property damage, injury and trauma associated with flooding and debris flow events;
- ensure that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure; and
- plan and manage development in fire interface areas in a way that minimizes the risk of damage to property or people from interface fire hazards and mitigates interface fire hazards.

13.1.1 Hazardous Lands Development Permit Area 1 (DPA 1 Flooding and Debris Flow Potential)

13.1.1.(a) Area

The area within 100 m (328 ft.) of Adams River, Corning Creek (a.k.a. Lee Creek), Hudson Creek, Onyx Creek, Ross Creek, Scotch Creek, and Seymour River is designated as Hazardous Lands DPA 1 (*Flooding and Debris Flow Potential*).

[Note: Due to limited detailed hazard mapping, the CSRD may require additional lands to be investigated if evidence exists of flooding and debris flow potential beyond the 100 m (328 ft) that may impact or be impacted by the proposed development.]

13.1.1.(b) Guidelines

To protect against the loss of life and to minimize property damage associated with flooding and debris flow events, the CSRD encourages low intensity uses, such as conservation (natural) areas, agriculture, park and open-space recreation, in flood susceptible lands.

Where flood and debris flow susceptible lands are required for development, the construction and siting of buildings and structures to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood-proofed at a minimum to those standards specified by the Ministry of Environment's *Flood Hazard Area Land Use Management Guidelines*, or, if greater, to standards set out by a Qualified Professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC).

DPs addressing Flooding and Debris Flow Potential shall be in accordance with the following:

- .1 Prior to construction of, addition to or alteration of a building or other structure or prior to subdivision approval, the applicant shall submit a report, prepared by a qualified professional registered with the APEGBC with experience in geotechnical engineering and preferably also with experience in hydraulic engineering. The report, which the Regional District will use to determine the conditions and requirements of the DP, must certify that the "land may be used safely for the use intended" as provided under the Local Government Act.
- .2 The report should include the following types of analysis and information:
 - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. inspections of up-stream channels and flood ways, including channel confinement and creek gradients;
 - iii. debris dams and characteristics, culverts;
 - iv. sources of alluvium (channels and eroded banks), protection of groundwater resources, and related hydrologic features, which are factors that may affect the field defined limit of flooding and related erosion and deposition, as well as the potential for debris torrents;
 - v. slope and stream profiles with documentation of slope stability, the limits and types of instability, should be indicated along with changes in stability that may be

- induced by forest clearing, and the mobilization and run out limits of debris in creeks; and
- vi. comments regarding cut and fill slope stability with reference to required surface or subsurface drainage, culverts, and special reference to the stability of fills required for steep gully crossings should be provided

- .3 A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

13.4 Riparian Areas Regulation (RAR) Development Permit Area

13.4.1 Purpose

The RAR DPA is designated under the Local Government Act, and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity. The RAR regulations place considerable emphasis on Qualified Environmental Professionals (QEPs) to research established standards for the protection of riparian areas. The presence of the QEP, Ministry of Environment (MOE) and Department of Fisheries and Oceans in the review process reduces the extent to which the CSRD will be involved in the technical details of the permitting process. Essentially, the role of the QEP means that CSRD involvement is more administrative in nature.

13.4.2 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 13.1, the area comprises:

- o Within 30m (98.4 feet) of the high water mark of the watercourse;
- o Within 30m (98.4 feet) of the top of the ravine bank in the case of a ravine less than 60m (196.8 feet) wide; &
- o Within 10m (32.8 feet) of the top of a ravine bank for ravines 60 metres (196.8 feet) or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

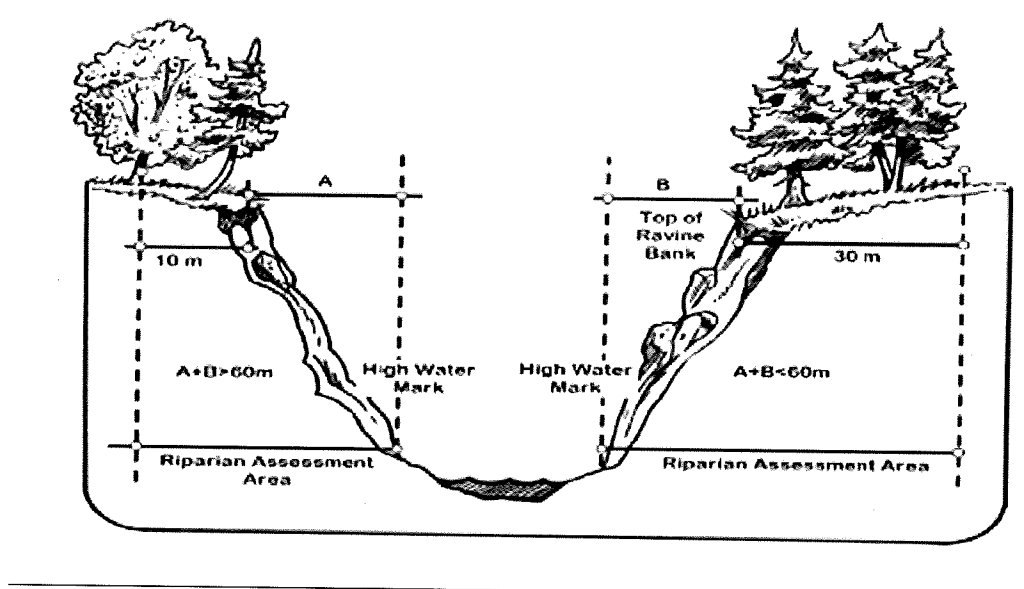


Figure 13.1

Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a DP application is required.

13.4.3 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. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

13.4.4 Guidelines

(a) A DP is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a DP 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:

- (i) Removal, alteration, disruption or destruction of vegetation within 30 m (98.4 ft) of a watercourse.
- (ii) Disturbance of soils within 30 m (98.4 ft) of a watercourse;
- (iii) Construction or erection of buildings and structures within 30 m (98.4 ft) of a watercourse;
- (iv) Creation of non-structural impervious or semi-impervious surfaces within 30 m (98.4 ft) of a watercourse.
- (v) Flood protection works within 30 m (98.4 ft) of a watercourse;
- (vi) Construction of roads, trails, docks, wharves and bridges within 30 m (98.4 ft) of a watercourse;

- (vii) Provision and maintenance of sewer and water services within 30 m (98.4 ft) of a watercourse;
- (viii) Development of drainage systems within 30 m (98.4 ft) of a watercourse;
- (ix) Development of utility corridors within 30 m (98.4 ft) of a watercourse; and
- (x) Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m (98.4 ft) of a watercourse.

(b) A DP may be issued once the following guidelines have been met:

- (i) Assessment by a QEP in accordance with the RAR established by the Provincial and/or Federal Governments; and
- (ii) 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 RAR has been fulfilled.

13.4.5 *Exemptions*

The RAR DPA does not apply to the following:

- (a) Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- (b) Clearing of land for agriculture;
- (c) Institutional development containing no residential, commercial or industrial aspect;
- (d) 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;
- (e) An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a DP for the same area has already been issued in the past and the conditions in the DP have all been met, or the conditions addressed in the previous DP will not be affected; and
- (f) Development to which RAR does not apply, as confirmed in writing by a QEP.

Magna Bay Zoning Bylaw No. 800

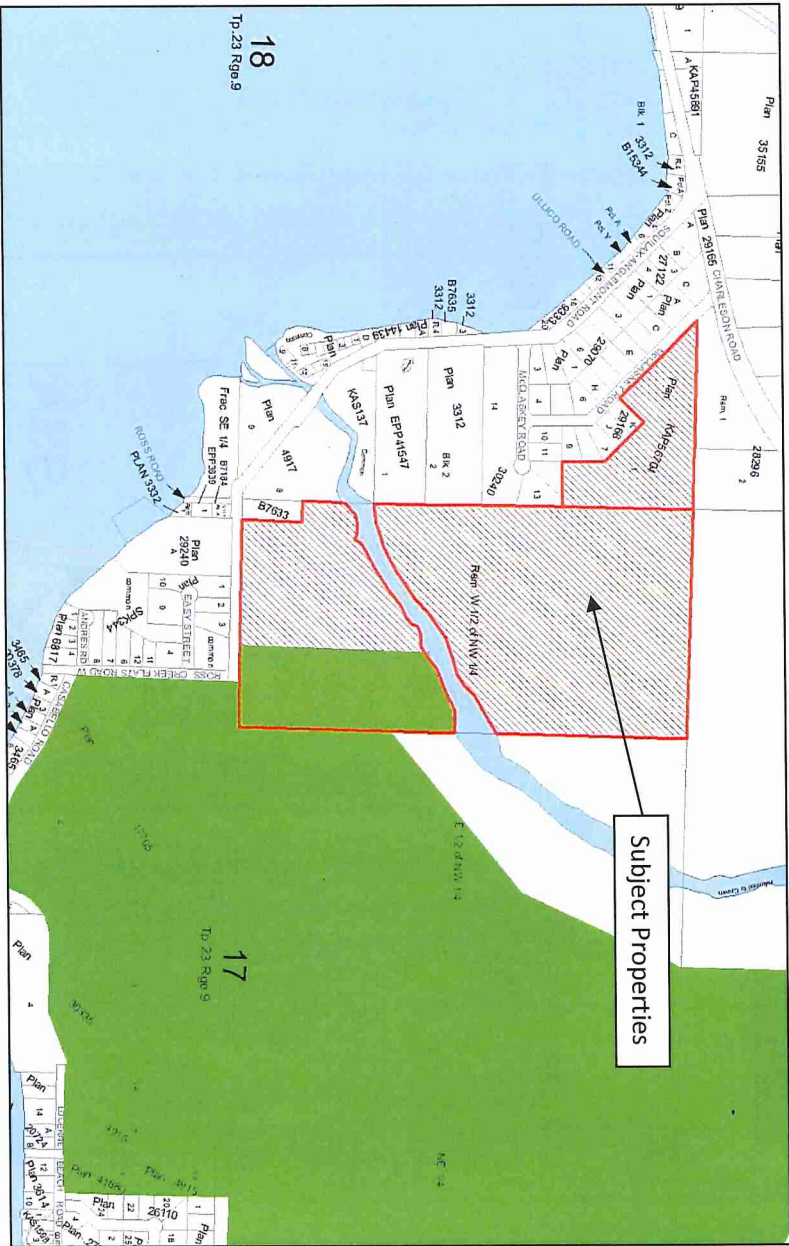
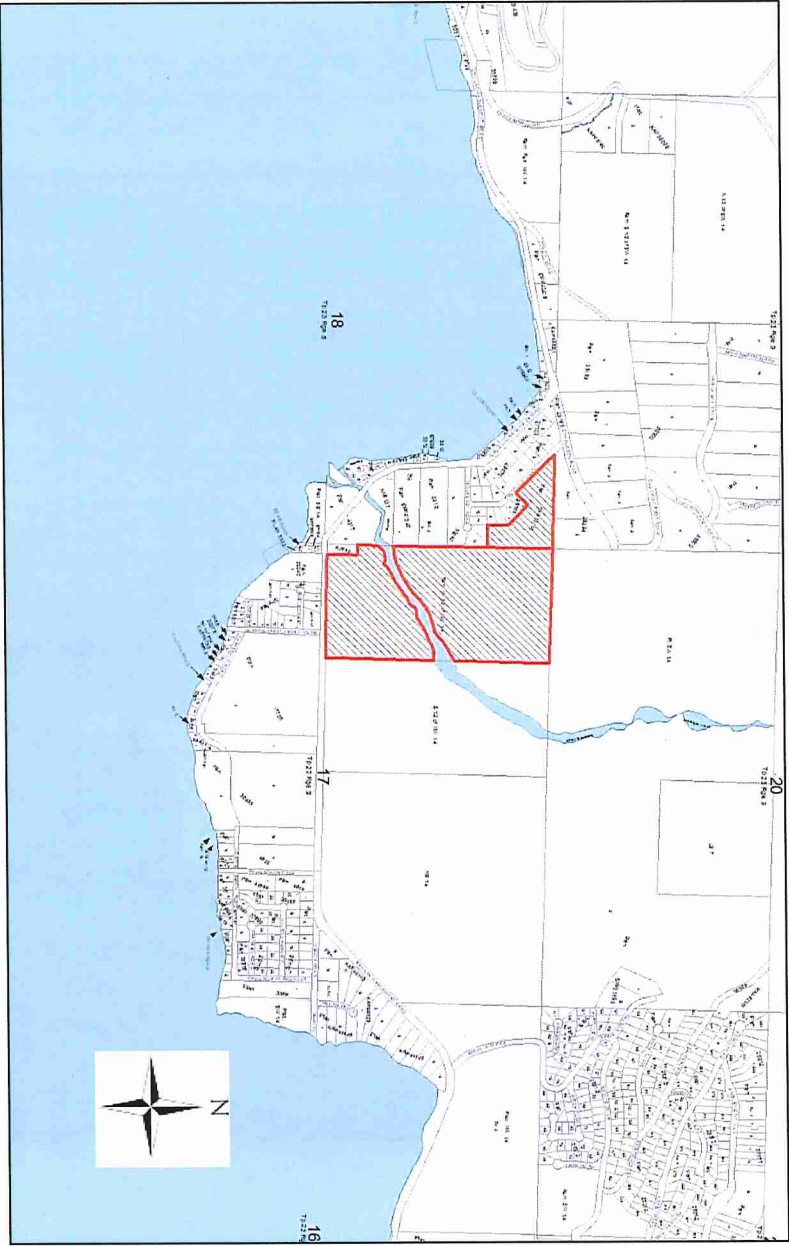
Section 5.2 Agriculture - A

Permitted Uses

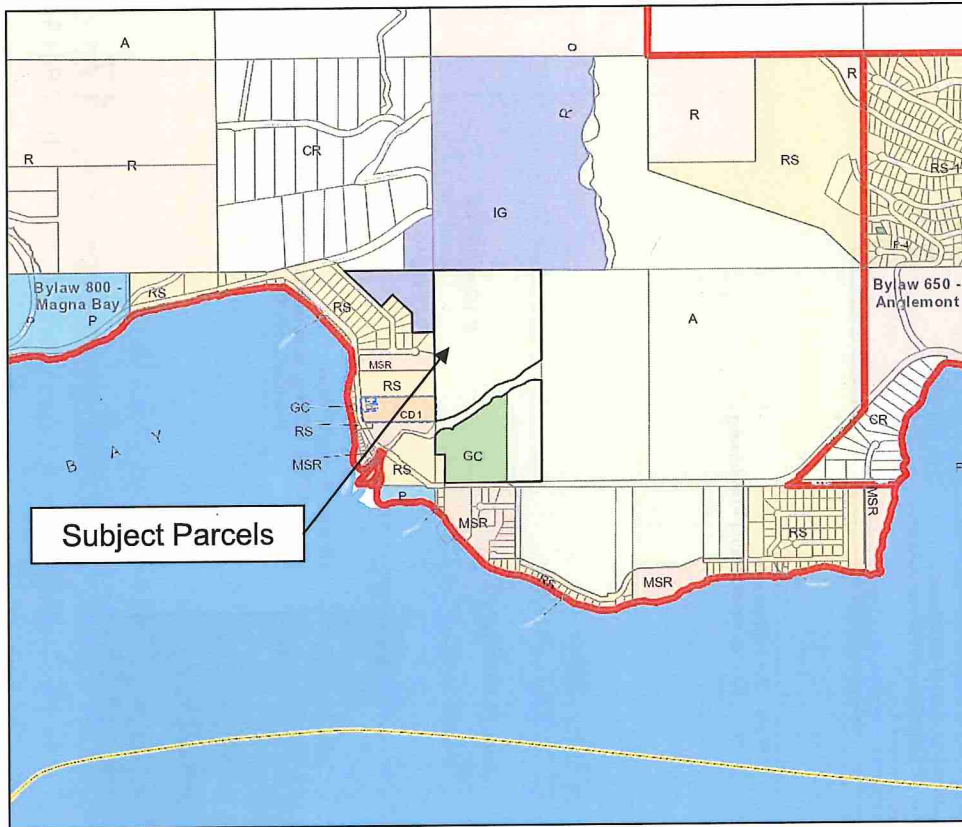
- (a) Agriculture
- (b) Aquaculture
- (c) Bed and breakfast, permitted on a parcel 1 ha (2.47 ac.) or larger.
- (d) Home business
- (e) Home industry, permitted on a parcel 4000 m² (0.99 ac.) or larger.
- (f) Kennel, permitted on a parcel 2 ha (4.94 ac) or larger. Buildings and structures, including runs must be a minimum of 30 m (98.43 ft.) from a parcel boundary.
- (g) Residential campsite
- (h) Single family dwelling
- (i) Standalone residential campsite
- (j) Accessory use

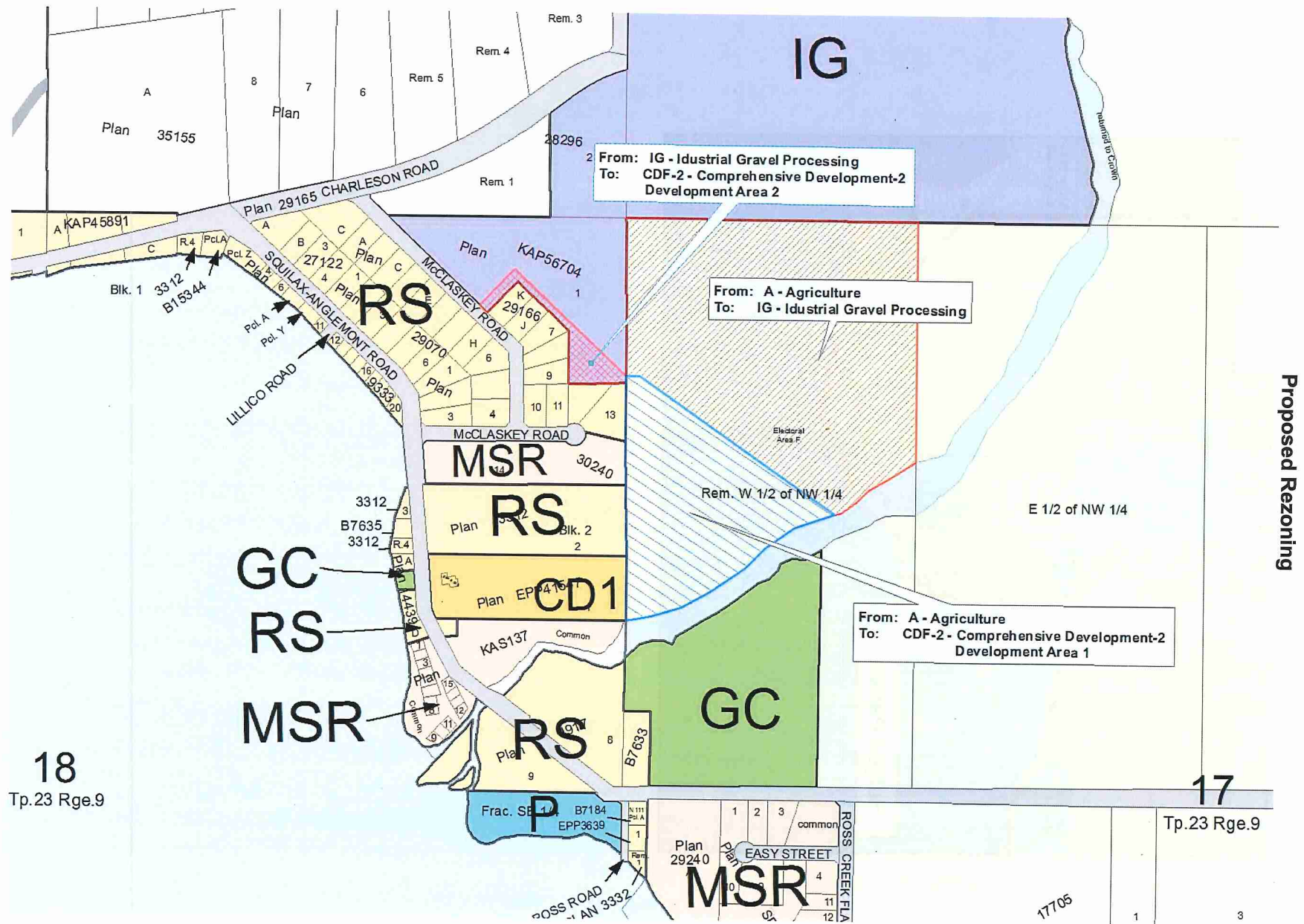
Section 5.8 Industrial Gravel Processing - IG

- Permitted Uses
- (a) Sand and gravel processing
 - (b) Concrete batching
 - (c) Accessory use, except asphalt batching



Zoning





Orthophoto



Orthophoto



COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN
AMENDMENT (SCOTCH CREEK DEVELOPMENTS) BYLAW NO. 830-18

A bylaw to amend the "Electoral Area 'F' Official Community Plan No. 830"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 830;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 830;

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

1. "Electoral Area 'F' Official Community Plan Bylaw No. 830" is hereby amended as follows:

A. MAP AMENDMENT

- i) Schedule B (Land Use Designations – Overview Map) which forms part of "Electoral Area 'F' Official Community Plan Bylaw No. 830" is amended by redesignating those portions of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 (PID: 014-009-552), which are more particularly shown outlined in bold blue and hatched on Schedule 1 attached hereto and forming part of this bylaw from RSC Rural and Resource Lands to SSA Secondary Settlement Area.
- ii) Schedule C (Land Use Designations - Mapsheets) which forms part of "Electoral Area 'F' Official Community Plan Bylaw No. 830" is amended by redesignating those portions of Lot B, Section 28, Township 22, Range 11, West of 6th Meridian, KDYD, Plan 34450, Except Plans 42553, KAP48913, KAP53004, KAP57959, and KAP77293, which are more particularly shown outlined in bold and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw from LD Low Density Residential, Scotch Creek Primary Settlement Area to CPU Commercial Public Utility Scotch Creek Primary Settlement Area..

Bylaw No. 830-18

Page 2

2. This bylaw may be cited as "Electoral Area 'F' Official Community Plan Amendment (Isley) Bylaw No. 830-18."

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

PUBLIC HEARING held this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

CORPORATE OFFICER

CHAIR

CERTIFIED true copy of Bylaw
830-18 as read a third time.

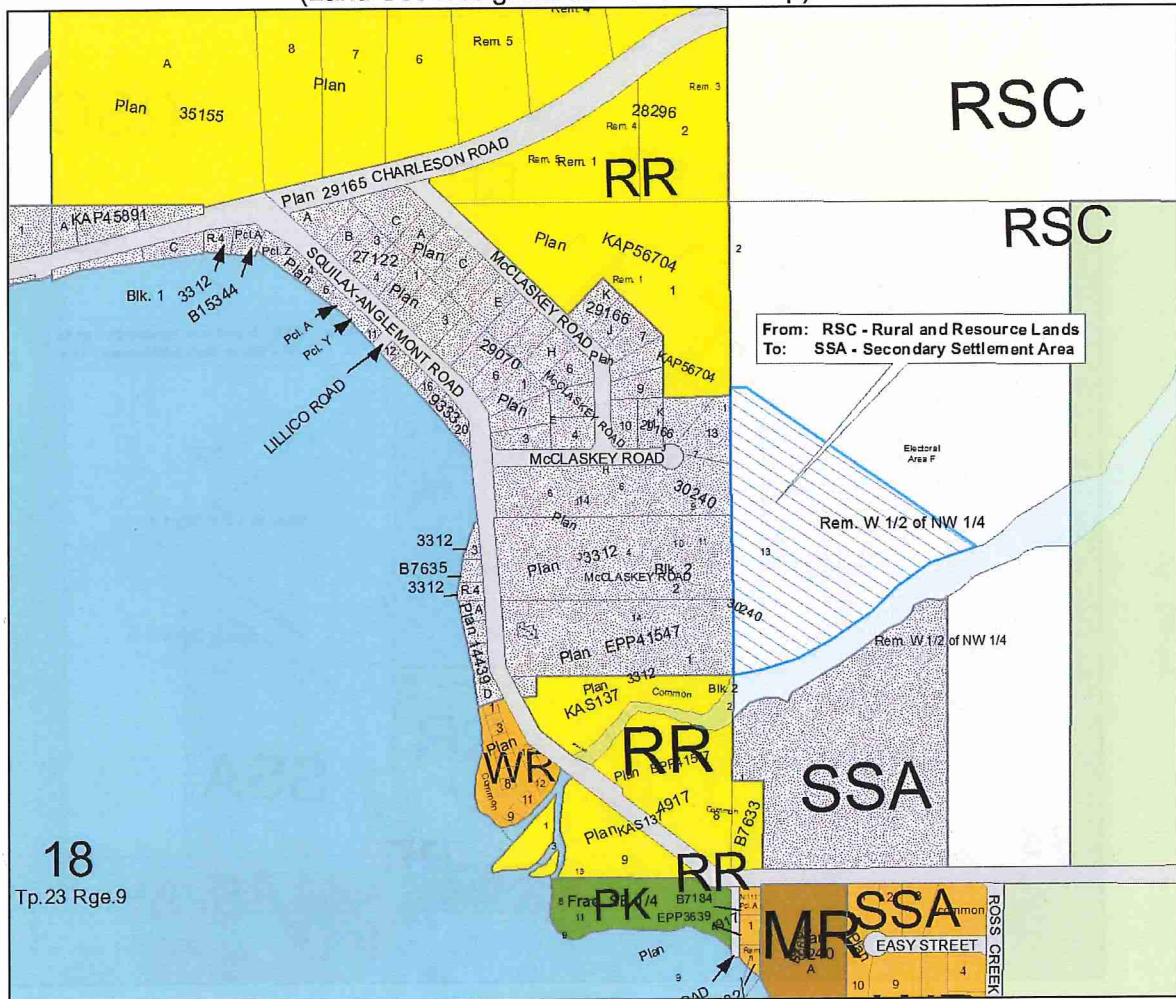
CERTIFIED true copy of Bylaw No.
830-18 as adopted.

Corporate Officer

Corporate Officer

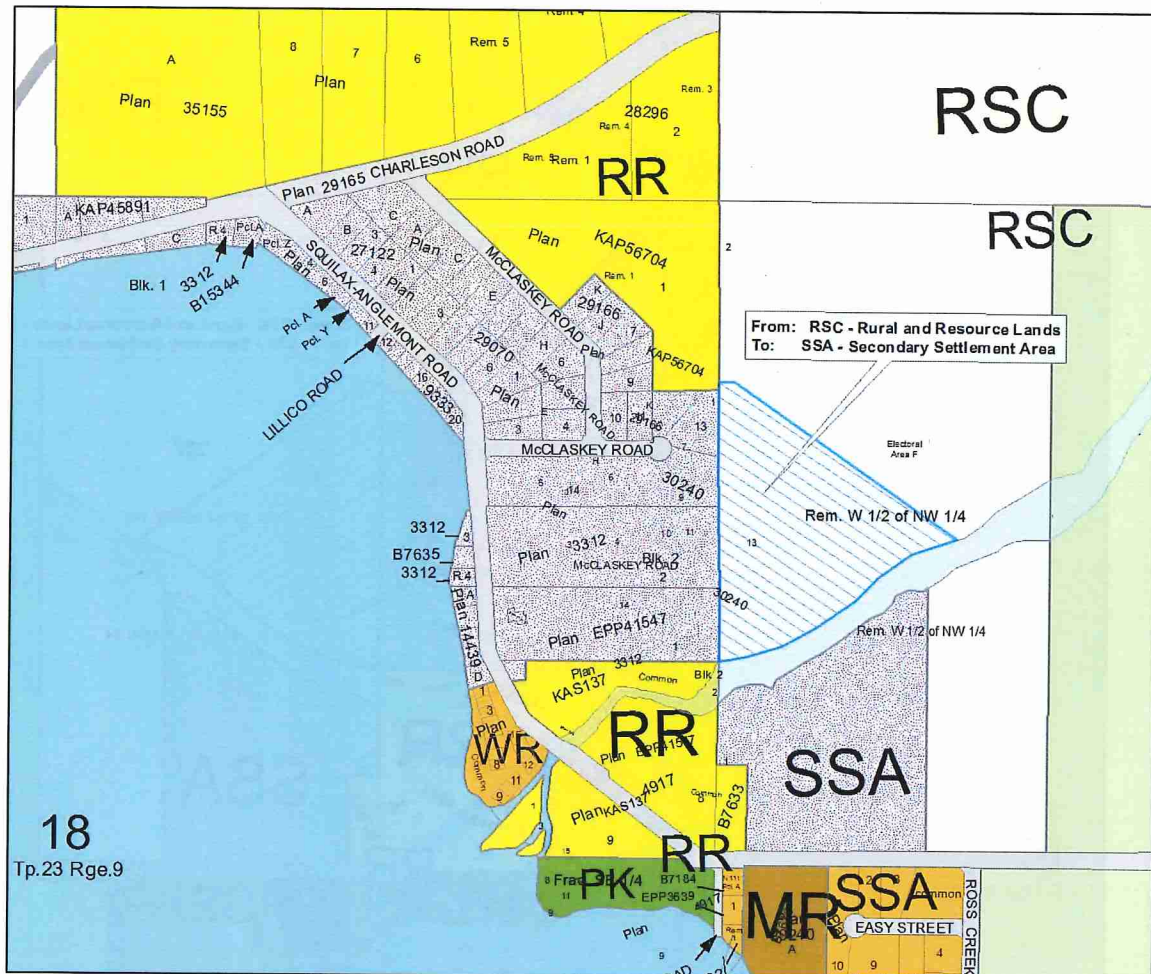
SCHEDULE 1

ELECTORAL AREA 'F'
OFFICIAL COMMUNITY PLAN AMENDMENT
(ISLEY) BYLAW NO. 830-18
(Land Use Designations - Overview Map)



SCHEDULE 2

ELECTORAL AREA 'F'
OFFICIAL COMMUNITY PLAN AMENDMENT
(ISLEY) BYLAW NO. 830-18
(Land Use Designations - Mapsheets)



COLUMBIA SHUSWAP REGIONAL DISTRICTMAGNA BAY ZONING AMENDMENT(ISLEY) BYLAW NO. 800-30A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

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

1. "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

- A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, which forms part of the "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

- i. Part 1 Definitions, Section 1.0 is hereby amended by adding the following new definitions:

"COMMERCIAL is an occupation, service, employment or enterprise that is carried on for gain or monetary profit by any individual, business or organization;", after "CAMPING UNIT"; and,

"TOY STORAGE is the *commercial* use of land, *buildings* and structures to provide separate, individual self-storage units inside a *building*, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment, but which does not include commercial use of the individual storage units;", after "TEMPORARY".

2. Schedule A, Zoning Bylaw Text, which forms part of the "Magna Bay Zoning Bylaw No. 800" is hereby amended as follows:

- i. Table of Contents, Part 5 Zones, is amended by adding "5.12 Comprehensive Development 2", after "5.11 Comprehensive Development 1", and showing the appropriate page number.
 - ii. Section 4.6 Table 1 Required Off Street Parking Spaces and Off Street Loading Spaces is hereby amended by adding "*Toy Storage*" in Column 1 "Use", and adding "1 per 10 *toy storage* units", in Column 2 "Minimum Required Number of Off Street Parking Spaces", after "*Single family dwellings*".
 - iii. Part 5 Zones, Section 5.0 Establishment of Zones, Table 2 is amended by adding "Comprehensive Development 2" in "Column 1 Zone Title", after

"Comprehensive Development 1", and "CDF-2", in "Column 2 Zone Symbol", after "CD-1".

- iv. Part 5 Zones is amended by adding the new Comprehensive Development 2 zone, as follows:

"

Zone Title **COMPREHENSIVE DEVELOPMENT 2**

Zone Symbol – **CDF-2**

5.12 Development Area 1

(1) Permitted Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development Zone 2 Development Area 1 except as stated in Part 3: General Regulations:

- (a) *Toy Storage*
- (b) *Outdoor Storage of Recreational Vehicles, Boats, and Trailers*

(2) Regulations

On a parcel zoned Comprehensive Development 2 within Development Area 1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	5.5 ha (13.59 ac)
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures 	10.0 m (32.81 ft)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>rear parcel boundary</i> 	5.0 m (16.4 ft) 5.0 m (16.4 ft.) 6.0 m (19.69 ft.)

(3) Screening

Landscaped screening formed by a row of shrubs and trees,

supplemented with a wooden fence, masonry wall, or chain link fence with visual screening to a minimum height of 3.0 m is required along the west and south side property lines.

- (4) Silt and run-off control measures are required.

Development Area 2

(3) Permitted Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development Zone 1 Development Area 2 except as stated in Part 3: General Regulations:

- (a) *Accessory Single Family Dwelling (caretaker dwelling unit)*
- (b) *Accessory Use*

(4) Regulations

On a parcel zoned Comprehensive Development 2 within Development Area 2, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Maximum number of <i>Accessory Single Family Dwellings</i> per parcel	1
(b) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 8.0 m (26.25 ft) • 6 m (19.69 ft)
(e) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> 5.0 m (16.4 ft) 5.0 m (16.4 ft.) 6.0 m (19.69 ft.)

“

B. MAP AMENDMENTS

- i. Schedule B of Magna Bay Zoning Bylaw No. 800 is amended by:

- (a) rezoning that portion of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633, which part is more particularly shown outlined in blue and hatched on Schedule 1 attached hereto and forming part of this bylaw from, A - AGRICULTURE to CDF-2-COMPREHENSIVE DEVELOPMENT-1, DEVELOPMENT AREA 1;

Bylaw No. 800-30

Page 4

- (b) rezoning that portion of Lot 1, Section 18, Township 23, Range 9, W6M, KDYD, Plan KAP56704, which part is more particularly shown outlined in red and crosshatched on Schedule 1, attached hereto and forming part of this bylaw from IG – Industrial Gravel Processing to CDF-2 – COMPREHENSIVE DEVELOPMENT – 2, DEVELOPMENT AREA 2; and,
- (b) rezoning that portion of of Part W1/2 of the NW 1/4, Section 17, Township 23, Range 9, W6M, KDYD, Except Plan B7633 which part is more particularly shown outlined in red and hatched on Schedule 1 attached hereto and forming part of this bylaw from, A - AGRICULTURE to IG – INDUSTRIAL GRAVEL PROCESSING;

2. This bylaw may be cited as "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30."

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

PUBLIC HEARING held this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Corporate Officer

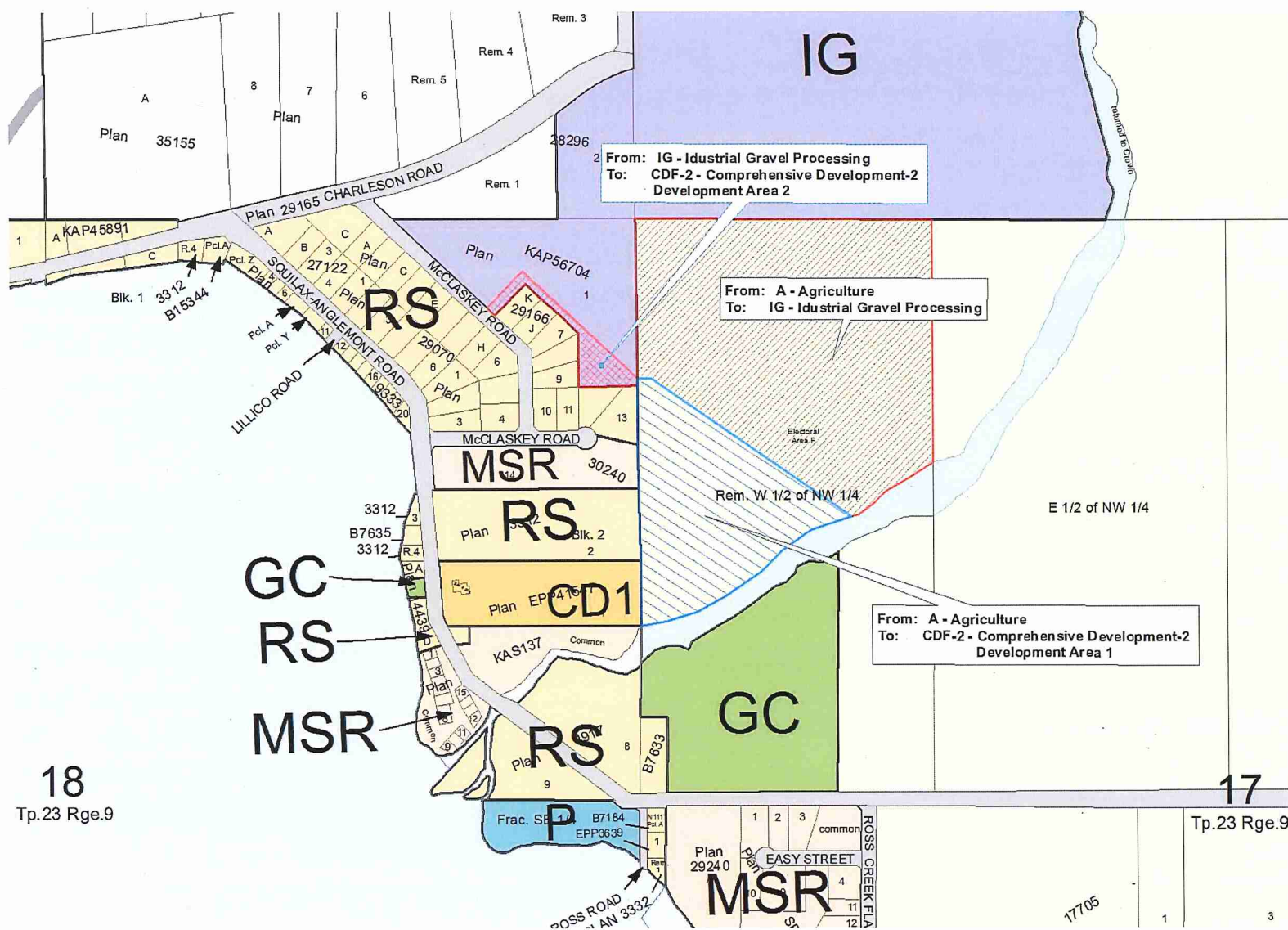
Chair

Certified true copy of Bylaw No. 800-30
as read a third time.

Certified true copy of Bylaw No. 800-30
as adopted.

Corporate Officer

Corporate Officer





BOARD REPORT

TO: Chair and Directors

File No:	BL 830-18
	PL20170103
	BL 800-30
	PL20170079

SUBJECT: Electoral Area F: Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

DESCRIPTION: Report from Dan Passmore, Senior Planner dated September 29, 2017.
6929 Squilax-Anglemont Road and 2556 McClaskey Road, Magna Bay.

RECOMMENDATION #1: THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be read a second time this 21st day of September 2017;

RECOMMENDATION #2: THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be read a second time, as amended, this 19th day of October, 2017;

RECOMMENDATION #3: THAT: a public hearing to hear representations on Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18 and Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30 be held;

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

AND FURTHER THAT: the holding of the public hearing be delegated to Director Larry Morgan, as Director for Electoral Area 'F' being that in which the land concerned is located, or Alternate Director Bob Misseghers, if Director Morgan is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The applicant has submitted an application to re-designate and rezone the subject properties, to allow a subdivision of the land, and to permit the use of proposed Lot 1 to be changed to construct a "Toy Storage" facility as well as to allow outdoor storage of recreational vehicles and boats and trailers. Proposed Lot 2 would be rezoned to IG Industrial Gravel Processing to allow an expansion of the existing gravel extraction operation. Magna Bay Zoning Bylaw No. 800 currently has no zone where a toy storage facility is permitted and no adequate definition for the permitted use. To accomplish this, staff are proposing a new CDF 2 Comprehensive Development 2 zone.

The Board gave the bylaws first reading at the June 15, 2017 regular meeting and directed staff to utilize the simple consultation process. The development notice was posted in accordance with Development Services Procedure Bylaw No. 4001, as required. Staff has referred the bylaws to affected Ministries, agencies and First Nations and comments received have been summarized in this report.

The applicant has revised the proposed plan of subdivision and proposed site plan to move the caretaker residence and security control office to near the front of proposed Lot 1. This requires that the Board consider Bylaw No. 800-30 as amended because the area of proposed Development Area 2 has expanded. It is now appropriate for the Board to consider second reading of Bylaws No. 830-18 and 800-30, as amended.

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

See attached report dated May 12, 2017.

POLICY:

See attached report dated May 12, 2017.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See attached report dated May 12, 2017.

Updates

The applicant was originally contemplating placing the caretaker residence in the neck of the panhandle for proposed Lot 1, where it widens out. For security purposes the applicant re-thought this location and decided to move the caretaker residence/security office to the front of the property, near to McClaskey Road. This would change the boundaries of proposed Lot 1, as well as the proposed boundaries of proposed Development Area 2 in Bylaw No. 800-30. This will require the Board to review Bylaw No. 800-30 for second reading, as amended.

The applicant has provided some pictures and marketing publications from other such facilities he owns in the geographic area (Scotch Creek and Sicamous). Staff have included these materials in the maps attached to the report.

The owner has also provided a site plan which illustrates the layout of the proposed toy storage component of the development. The site plan illustrates the proposed building locations, access driveways, parking areas, the proposed 30 m riparian buffer strip along Ross Creek, and proposed screening along the west side property line. The screening has been provided as a visual buffer between the proposed new use and neighbouring properties. These details would be required to be reflected in a future Development Permit for form and character for the site development prior to construction.

In addition to the foregoing, the applicant has commissioned a Class 1 Flood Hazard Assessment, for Ross Creek by Golder Associates. The report assesses the potential hazard to the subject properties and recommends certain actions to ensure development is safe for the proposed intended use. The report supports the current requirement in Magna Bay Zoning Bylaw No. 800 for a setback in which no building should be constructed 30 m from the natural boundary of Ross Creek. This 30 m setback also coincides with the Riparian Area Assessment Report (RAAR) Streamside Protection and Enhancement Area (SPEA). In accordance with this direction the site plan respects this setback. A copy of this report is available from staff on request.

SUMMARY:

The applicant has amended his proposal to expand Development Area 2 with an accompanying amendment to his proposed plan of subdivision.

The applicant has applied to re-designate and rezone the subject properties to support a subdivision proposal and to allow for the use of proposed Lot 1 for a Toy Storage operation.

Staff are recommending that the Board can consider the referral agency input and the OCP/rezoning amendment bylaw for second readings (the rezoning amendment bylaw for second reading, as amended) and delegation of a Public Hearing.

IMPLEMENTATION:

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for zoning amendments when the notice of development sign was posted on the property.

COMMUNICATIONS:

If the Board gives Bylaw No. 830-18 and Bylaw No. 800-30 second readings, and a public hearing is delegated staff will proceed with notification of adjacent property owners and advertising the Public Hearing as set out in the Local Government Act.

Referral agencies have provided their comments and they have been attached as Appendix B to this report.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

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

1. Electoral Area F Official Community Plan Bylaw No. 830, as amended.
2. Magna Bay Zoning Bylaw No. 800, as amended.
3. Application.
4. Golder Associates Class 1 Flood Hazard Assessment.

Report Approval Details

Document Title:	2017-10-19_Board_DS_BL830-18and800-30_Isley-Darroch.docx
Attachments:	<ul style="list-style-type: none">- BL800-30-Secondasamended.pdf- BL830-18 Second.pdf- APPENDIX-A-Policies.pdf- BL830-18_BL800-30 Board Report.pdf- BL800-30-Report Attachment-SecondReading.pdf- APPENDIX B _REFERRAL RESPONSE SUMMARY.pdf
Final Approval Date:	Oct 6, 2017

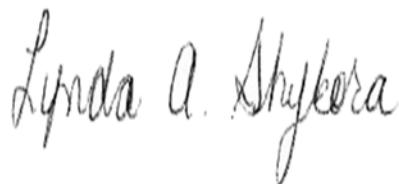
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Oct 3, 2017 - 3:35 PM



Gerald Christie - Oct 5, 2017 - 7:35 AM



Lynda Shykora - Oct 6, 2017 - 12:17 PM



Charles Hamilton - Oct 6, 2017 - 3:22 PM

APPENDIX B**REFERRAL RESPONSE SUMMARY**

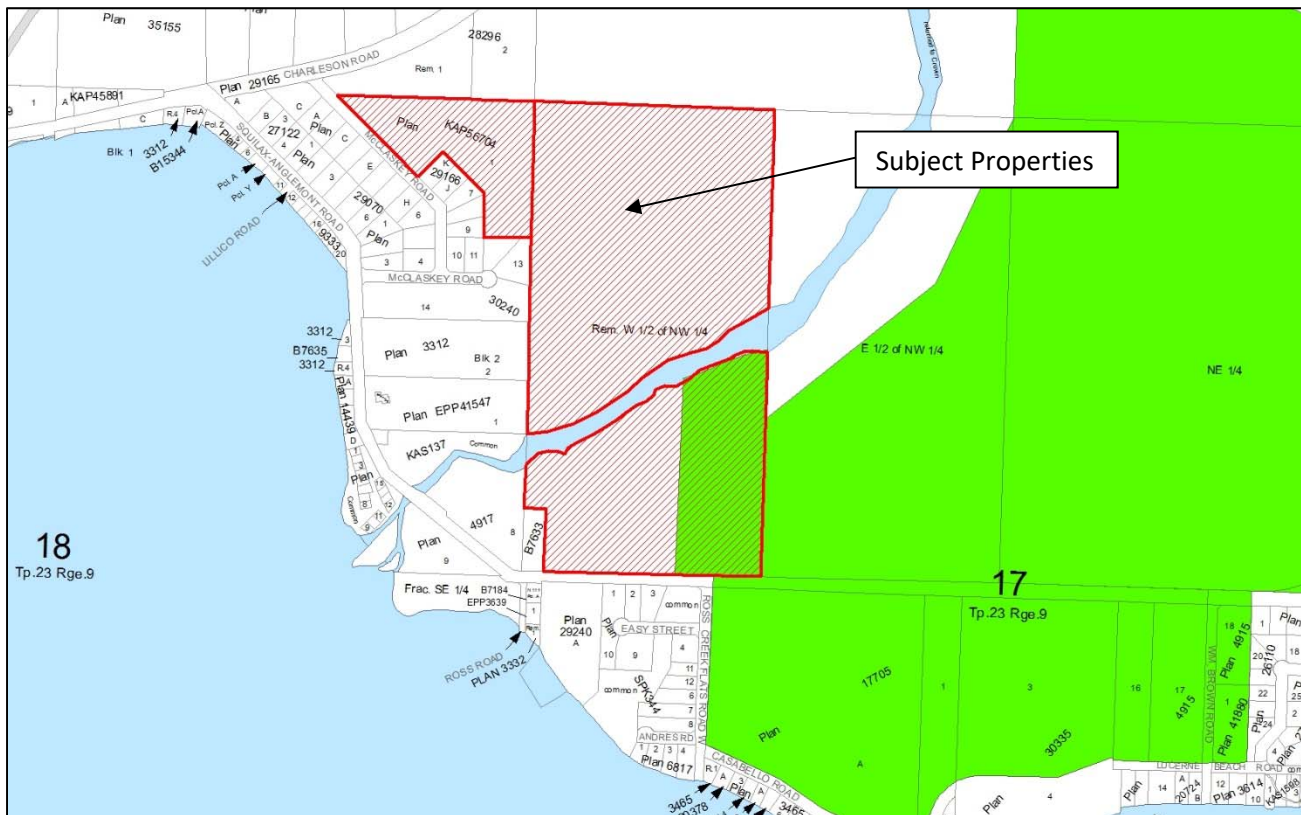
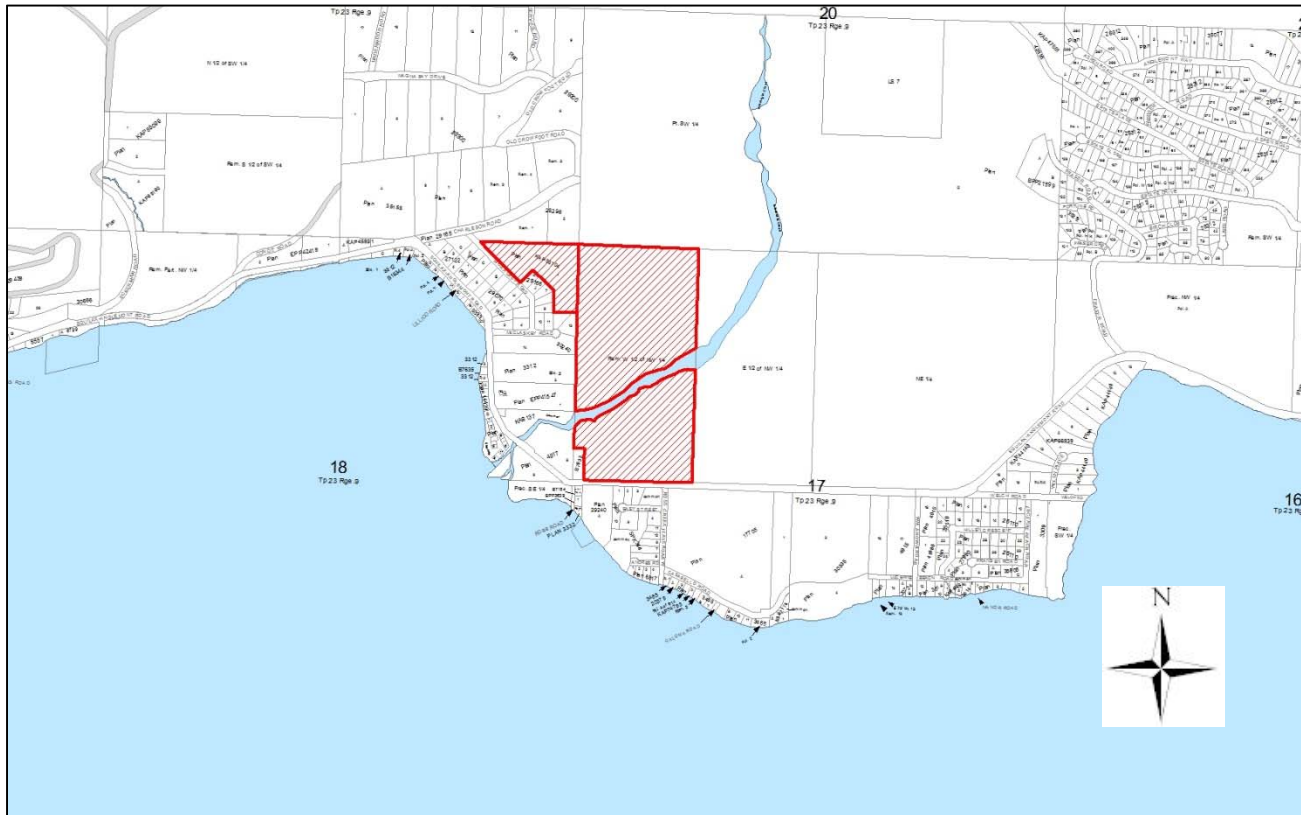
Interior Health Authority	<p>Thank you for the opportunity to provide comments from a healthy built environment perspective for the above referenced proposal to re-designate a portion of PID: 014-009-552 from Rural and Resource to Secondary Settlement Area, and rezone PID: 023-385-243 from Industrial Gravel Processing to Comprehensive Development 2 and parcel PID: 014-009-552 from Agriculture to Comprehensive Development 2 and Industrial Gravel Processing. It is my understanding if these bylaws are approved the intention is to complete a boundary adjustment subdivision so that there would be two parcels: one for land zoned Comprehensive Development 2 and one for land zoned Industrial Gravel Processing, Agriculture and General Commercial. The parcel zoned Comprehensive Development 2 would be used to operate a commercial toy and outdoor storage operation and house a caretaker's residence. The existing commercial gravel operation on PID: 023-385-243 would expand to also use the newly zoned Industrial Gravel Processing land.</p> <p>For this particular scenario, Interior Health's position is neutral with the following provided for your consideration.</p> <p>First, industrial (gravel processing, concrete batching) and residential land uses are conflicting. It is best if industrial and residential land uses are kept separate. However, if this isn't possible then including buffers and reducing industrial disturbances as much as possible is important. For gravel processing operations, in addition to ensuring compliance with the Mines Act and other pertinent legislation intended to protect workers and the public as overseen by the Ministry of Energy, Mines and Petroleum Resources, we encourage the implementation of proactive operational measures that will keep the impact on the environment and the exposure and disturbance to humans (dust, pollution, noise, etc.) to a minimum. It is our expectation that the material mined will receive consideration for the concentration of harmful substances (crystalline silica, radiological characteristics, etc.) in relation to mining and product end use (road grit and dust concerns, gravel for concrete foundations), and that appropriate measures will be taken accordingly.</p> <p>According to iMap BC (see attachments) the Magna Bay area is situated on an unconsolidated moderately vulnerable aquifer with private water wells servicing many properties. Consideration should be given to whether the proposed industrial use could affect ground and surface waters. Excavation would reduce the amount of soil providing filtration protection above the aquifer, and it is possible for chemicals, such as diesel, hydraulic fluids and dust control surfactants, to reach groundwater. In addition, disturbing natural soil layers and vegetation could increase surface water turbidity from overland flow. The risk to public health is relatively low due to gravel operations not requiring chemicals for processing, distance to ground and surface water sources, and permit requirements of Ministry of Energy, Mines and Petroleum Resources. However, when considering how to</p>
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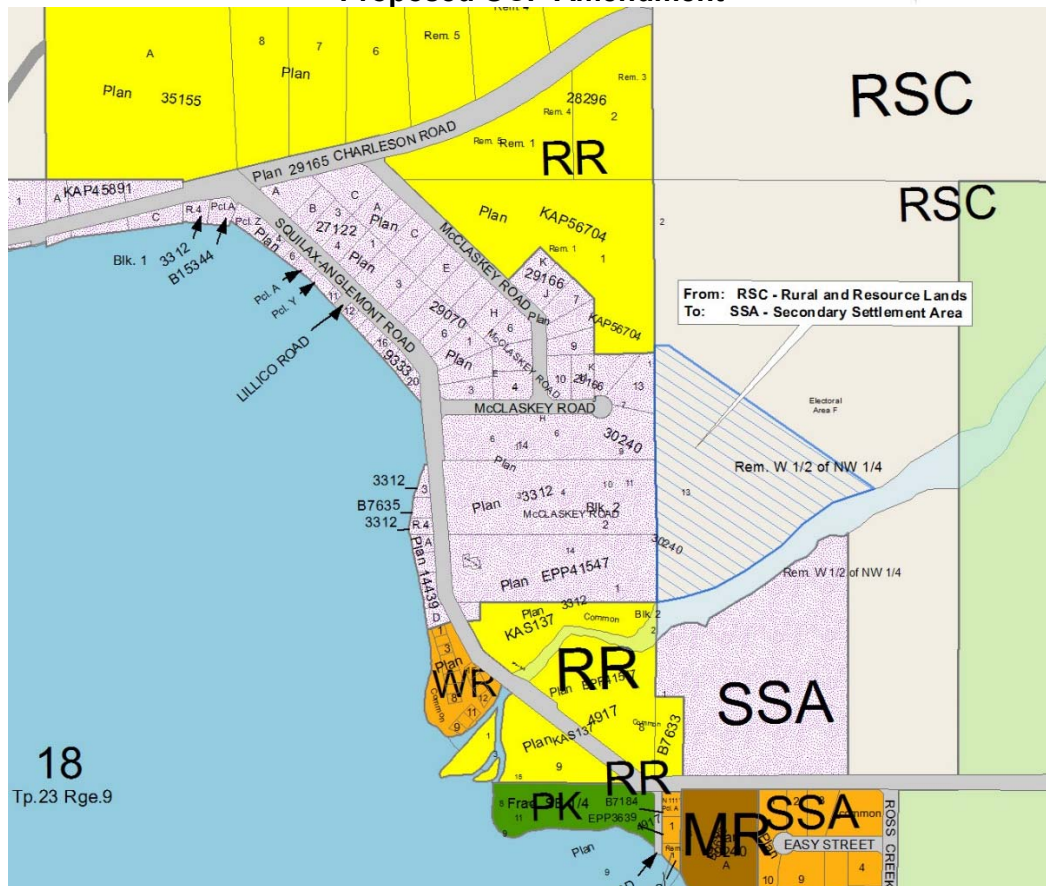
	<p>manage a community's natural assets, ideally and generally, industrial land uses should not be situated 'upstream' in an unconfined aquifer used as a drinking water source.</p> <p>The proposed rezoning from Agriculture includes all remaining land up to the north shore of Ross Creek. This would significantly reduce agriculturally zoned land in the community; although the subject land is not within the Agricultural Land Reserve. Preserving agricultural land contributes to a community's food self-sufficiency, which is increasingly important with extreme weather events affecting production in other food growing regions.</p> <p>There are no population health concerns related to the proposed toy and outdoor storage operation. However, requirements under the Drinking Water Protection Act and/or Sewerage System Regulation may apply depending on the scenario at the time of site development. From a community health perspective Interior Health has no objections to the proposal but suggestion the above information be considered. Perhaps rezoning a smaller part of land to Industrial Gravel Processing and maintaining the Agriculture zone near Ross Creek and neighbouring agriculturally zoned parcels would mitigate some of the considerations mentioned above. Please feel free to contact me directly at (250) 833-4114 with any questions, concerns or to request resources</p>
Ministry of Forests Lands and Natural Resource Operations – Archaeology Branch	No response.
Ministry of Environment – Ecosystems Branch	No response.
Ministry of Forests, Lands and Natural Resource Operations – Water Branch	No response.
Ministry of Transportation and Infrastructure	The proposal is further than 800 m from a Controlled Access Highway, and therefore does not require the endorsement of this Ministry, as outlined in Section 52(3)(a) of the Transportation Act. The Ministry's interests are unaffected.
CSRD Operations Management	<p><u>Team Leader Utilities</u> - No concerns.</p> <p><u>Team Leader Protective Services</u> - "Toy Storage" Facilities have a variety of fire risks due to variety and volume of combustible gases and fuel load. I echo Sean's comments bellow about a fire plan for the area and appropriate fire vehicle access.</p> <p><u>Assistant Regional Fire Chief</u> – Access for emergency vehicles must be taken into consideration during development phase. Upon completion of construction it is advised that the owners reach out to the Anglemont Fire Department to prepare a pre-fire plan for the property.</p> <p><u>Team Leader Environmental Health</u> – No concerns.</p> <p><u>Community Parks</u> – This operation is immediately upstream from the CSRD Ross Creek Road Community Park. This lake-front park is owned and operated by the CSRD. Ross Creek bisects the park and is part of the visitor experience.</p>

	<p>There is no impact to CSRD Parks regarding the proposed "Toy Storage" land use however, the proposed gravel extraction and concrete batching with operations on both sides of Ross Creek are of concern - water quality, noise and traffic on Squilax-Anglemont Road of large haulers are all issues that could affect the park. Lastly, vehicle access and egress is of concern as Squilax-Anglemont road does not provide shoulders or good visibility. Park visitors often use the road edge to park when there is no parking at the park - possible conflicts.</p> <p><u>Manager Operations Management</u> - No additional concerns.</p>
School District #83	No response.
CSRD Financial Services	No response.
Adams Lake Indian Band	<p>The Adams Lake Indian Band objects to the BLs 800-30 and 830-18. Through a preliminary analysis we have identified some concerns which include:</p> <ol style="list-style-type: none"> 1. The potential for archaeological sites due to the Lake and Creek adjacency. 2. 26 sites within 5 km of which one is a trail and overlaps the proposed development. <p>We reiterate that Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.</p> <p>Therefore we require that a archaeological assessment be undertaken on the site to ensure Secwepemc History is preserved and protected.</p>
Little Shuswap Lake Indian Band	<p>Little Shuswap Lake Indian Band (LSLIB) is in receipt of the referral for: BLs 830-18 and BL800-30-BLs 830-18 and BL800-30</p> <p>Based upon our initial review of your project, it has been deemed that a 'Preliminary Field Reconnaissance' survey will be required.</p> <p>Little Shuswap Lake Indian Band would like to request a meeting with the proponent representative to discuss the proposed plans further. Besides concerns regarding potential 'Pre-Contact' archaeological sites, Little Shuswap Lake IB is concerned about potential adverse impact to the soil/water during and after the proposed project developments.</p> <p>The 'Traditional Use Review' of the referral area has determined that there is high potential for archaeology in this area; therefore, any planned disturbance to the soil will trigger an archaeological investigation. As such, please keep the LSLIB- SAID informed regarding further developments within this area in the future.</p>

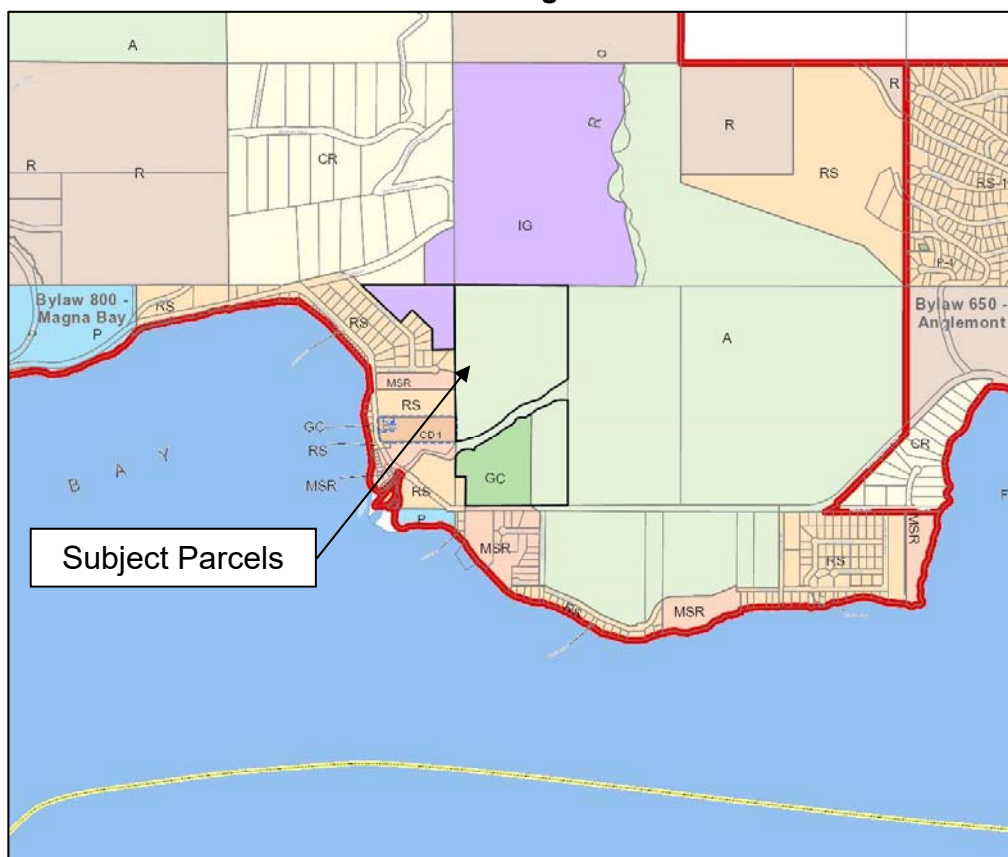
	Please contact me at your earliest convenience so that we can set up a meeting to discuss this further
Coldwater Indian Band	No response.
Cooks Ferry Indian Band	No response.
Esh-kn-am Cultural Resources Management Services	No response.
Lower Similkameen Indian Band	No response.
Neskonlith Indian Band	No response.
Nlaka'pamux Nation Tribal Council	No response.
Okanagan Indian Band	No response.
Okanagan Nation Alliance	No response.
Penticton Indian Band	No response.
Siska Indian Band	No response.
Splats'in First Nation	No response.
Simpcw First Nation	<p>We have had limited capacity to respond to referrals over the last few months due to the transition from the previous coordinator, significant long-term ongoing technological issues that we are working through, and the fire situation over the last few weeks.</p> <p>While we acknowledge the steps taken to ensure we have been consulted on this, the area of this referral falls outside of Simpcwul'ecw (Simpchw's Territory). Please defer to the other Secwépemc bands..</p>

Location





Zoning



Proposed Rezoning



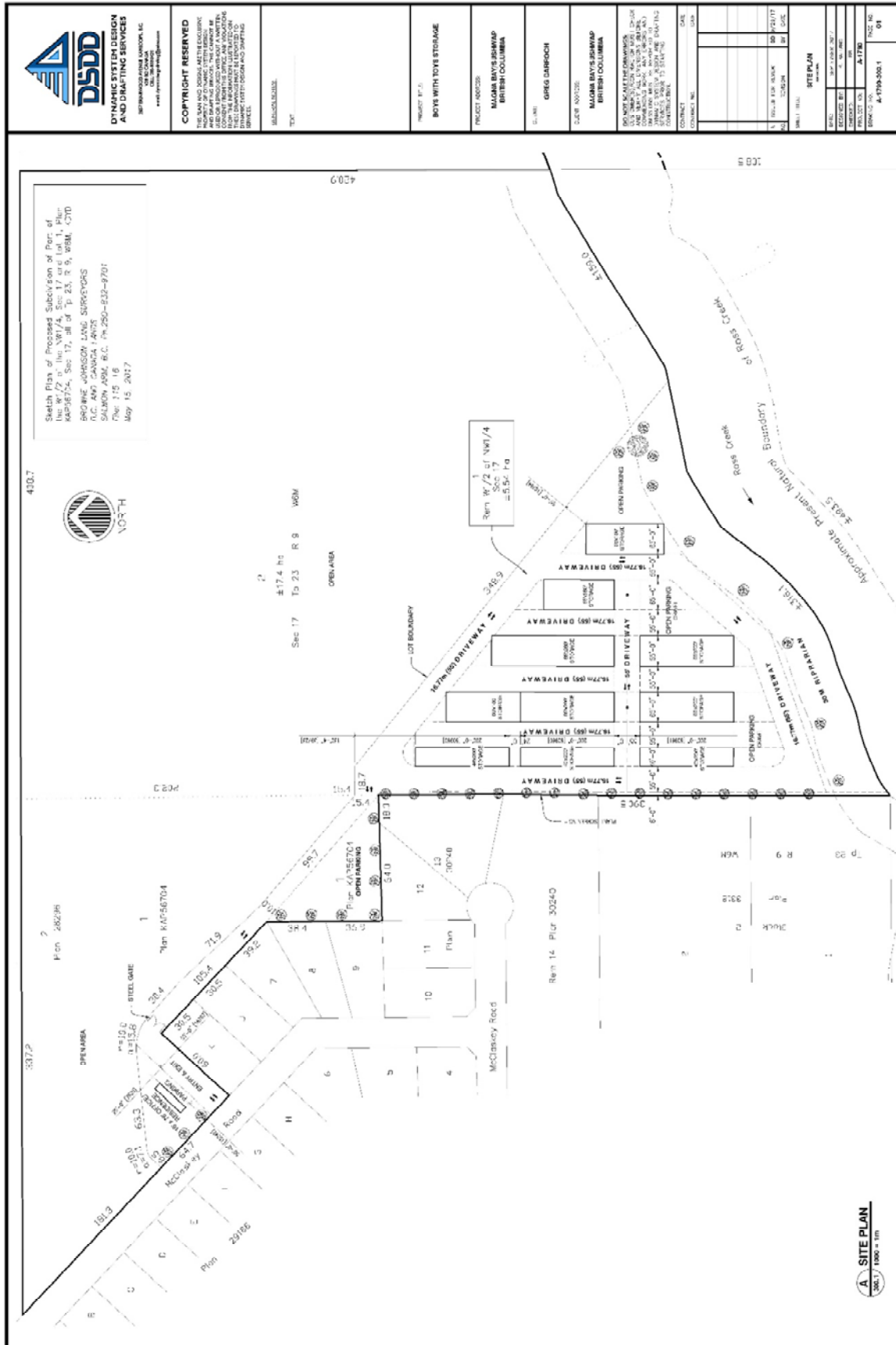
Orthophoto



Orthophoto



Proposed Site Plan



Proposed Floor Plans

