



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

LATE AGENDA

Date: Thursday, April 19, 2018
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

Motion

THAT: the minutes of the March 29, 2018 regular Board meeting be adopted.

2.2 Business Arising from the Minutes

- None.

3. Delegations

3.1 10:00 AM: School District No. 83

25

Official Trustee Mike MacKay and Superintendent/CEO Peter Jory invited as Delegation to discuss School District No. 83's Strategic Plan and the letter from Minister of Education approving the new Board of Trustees composition.

- Brought Forward from January 2018 Board meeting.

Letter to Minister Fleming is attached for reference.

Minister of Education Rob Fleming notified School District 83 on Thursday, March 1, he had signed a ministerial order changing the composition of the Board, as recommended by Trustee McKay.

Note for Board: School District No. 83, being the Board's Invitee, has been advised of 10 - 15 minutes for presentation and another 10 - 15 minutes for questions/comments from the Board. (Total delegation time approximately 30 minutes).

ADMINISTRATION**4. Correspondence****4.1 Minister of Transportation & Infrastructure (March 23, 2018)**

48

Letter from the Honourable Claire Trevena, Minister of Transportation and Infrastructure, in response to CSRD letter regarding active transportation and the placement of "Share the Road" signage.

Motion

THAT: the correspondence contained on the April 19, 2018 regular Board agenda be received for information.

5. Reports**5.1 Revelstoke and Area Economic Development Commission Meeting Minutes - March 7, 2018****Motion**

THAT: the minutes of the March 7, 2018 Revelstoke and Area Economic Development Commission meeting be received for information.

6. Business General**6.1 SILGA 2018 Late Resolution - Minister of Transportation and Infrastructure - Need for Improved Snow Removal for Rural Areas**

50

- Brought Forward from February 15, 2018 Board Meeting
- Deadline for Submission of Late Resolutions to SILGA Convention – Friday, April 20, 2018.

Motion

THAT: the Board endorse the following resolution for submission to the Southern Interior Local Government Association (SILGA) for consideration as a Late Resolution at its 2018 Annual General Meeting:

"WHEREAS there are increased issues in terms of timeliness and quality of snow and ice removal in rural areas, particularly during the past 2017/2018 winter snow season;

AND WHEREAS the deteriorating level of winter maintenance in rural areas is creating a public safety issue in regards to emergency response vehicles (fire, police, ambulance) having the ability to access streets and roadways in the event of emergency, and affecting school bus routes, leading to unsafe situations for drivers, passengers and pedestrians;

THEREFORE BE IT resolved that the Ministry of Transportation and Infrastructure be requested to immediately undertake a review of their contractor obligations, and agreement specifications for snow and ice control in the rural areas, including a review of minimum equipment standards and staffing requirements.

6.2 Appointment of Chief Election Officer and Deputy Chief Election Officer

51

Report from Charles Hamilton, Chief Administrative Officer, dated April 9, 2018.

Motion

THAT: pursuant to Section 58(1) and (2) of the *Local Government Act* Lynda Shykora be appointed Chief Election Officer for conducting the 2018 general local election and assent voting with power to appoint other election officials as required for the administration and conduct of the 2018 general local election and assent voting;

AND THAT: Jennifer Graham be appointed Deputy Chief Election Officer for the 2018 general local election.

6.3 Shuswap Draft Communications Protocol

57

Report from Robyn Cyr, Economic Development Officer, dated April 10, 2018.

Motion

THAT: the CSRD Board approve the Shuswap Local and Secwepemc Governments Draft Communications Protocol this 19th day of April, 2018.

Motion

THAT: the CSRD Board consider funding support for a protocol signing ceremony event.

7. Business By Area

7.1 **Grant-in-Aid Request**

70

Report from Jodi Pierce, Manager, Financial Services, dated April 4, 2018.

Motion

THAT: the Board approve the following allocations from the 2018 electoral grant-in-aids:

Area A

\$1,500 Golden & District Historical Society (2018 Fall Faire)

\$2,500 Golden Community Resources Society (Legal & co-op developer expenses)

Area C

\$4,000 Eagle Bay Hall Society (kitchen appliance upgrades)

Area F

\$1,950 Anglebay Entertainers (full size piano keyboard)

\$10,000 Lee Creek Arts & Sports Society (Friday Nights Live)

\$5,000 Seymour Arm Community Association (wharf insurance and repairs).

7.2 **Electoral Area D Community Works Fund - Falkland Fire Hall Mechanical Upgrades**

73

Report from Derek Sutherland, Team Leader, Protective Services, dated April 5, 2018.

Authorization to access the Community Works Fund monies from the Electoral Area D allocation for the Falkland Fire hall.

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 \$18,500 plus applicable taxes from the Electoral Area D Community Works Fund allocation for energy efficient upgrades at the Falkland Fire Hall building.

7.3 **Revelstoke/Area B EOF Application – Revelstoke Fabrication Laboratory**

76

Report from Jodi Pierce, Manager, Financial Services dated April 9, 2018.

Motion

THAT: with the concurrence of the City of Revelstoke and the Electoral Area B Director, the Board approve funding from the Revelstoke and Area B Economic Opportunity Fund to the City of Revelstoke in the amount of \$120,000 toward the development of the Revelstoke Fabrication Laboratory Project.

7.4 Grant in Aid – Exception from Policy F-30 91

Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2018.

Motion

THAT: the Board waive policy with respect to the Post-application documentation required for the 2017 North Shuswap Chamber of Commerce grant in aid to allow the Chamber to make a 2018 application for grant in aids while the post-application documentation for the 2017 grant remains outstanding;

AND THAT: The Board approve an allocation from the 2018 Area F grant in aid funds to the North Shuswap Chamber of Commerce for a community revitalization project in the amount of \$29,500.

7.5 Area F Community Works Fund – Tourism Kiosks 98

Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2018.

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 \$42,900 plus applicable taxes from the Area F Community Works Fund for three tourism kiosks.

7.6 Proposed Changes to the Municipal & Regional District Tax 101

Two letters attached from the Tourism Golden and Moberly Lodge expressing concerns over the proposed changes to the allocation of Municipal & Regional District Tax (MRDT) funds.

Requested by Director Cathcart,- asking for Board support for letter to Minister of Finance.

8. Administration Bylaws

8.1 CSRD – Security Issuing Bylaw No. 9106 105

Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2018.

Motion

THAT: "Columbia Shuswap Regional District Security Issuing Bylaw No. 9106" be read a first, second, and third time this 19th day of April, 2018.

Motion

THAT: "Columbia Shuswap Regional District Security Issuing Bylaw No. 9106" be adopted this 19th day of April, 2018.

8.2 **Falkland Waterworks Amendment Bylaw No. 5773**

113

Read a First, Second and Third time on March 29, 2018

Motion

THAT: the "Falkland Waterworks Service Bylaw No. 5773" be adopted this 19th day of April, 2018.

9. **IN CAMERA**

- None.

DEVELOPMENT SERVICES

10. **Business General**

- None.

11. **ALR Applications**

- None.

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 Areas: Cannabis Legalization Framework for the CSRD**

117

Report from Jan Thingsted, Planner, April 6, 2018.

Regulatory and Non-Regulatory Options to address Cannabis Legalization in CSRD Electoral Areas.

For Board information: Financial Services has also reviewed and approved this report.

Motion

THAT: the Board direct staff to proceed with preparing a Cannabis Policy for consideration at a future Board meeting.

Motion

THAT: the Board direct staff to develop a public consultation plan which corresponds with the Board's chosen approach on a Cannabis Legalization Framework for the CSRD.

13.2 Electoral Area C: Development Permit No. 725-137 (Shepherd) 156

Report from Erica Hartling, Development Services Assistant, dated March 28, 2018.

4162 Galligan Road, Eagle Bay

Motion

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-137 (Shepherd), on Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738, be approved for issuance this 19th day of April 2018.

13.3 Electoral Area C: Development Permit No. DP725-139 and Development Variance Permit No. DVP701-79 (1133071 BC Ltd) 179

Report from Dan Passmore, Senior Planner, dated March 14, 2018.
3107 Trans Canada Highway, Blind Bay.

Motion

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. DVP701-79 for Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, varying South Shuswap Zoning Bylaw No. 701 as follows:

Section 19.2.3: Minimum front parcel line setback from 5 m to 0.0 m for the new gas bar canopy structure only.

Section 19.2.3: Minimum exterior side parcel line setback from 4.5 m to 0.0 m for the new canopy structure only.

be approved for issuance this 19th day of April, 2018.

Motion

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. DP725-139 for proposed construction of a replacement gas bar canopy structure on Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, be approved for issuance this 19th day of April, 2018.

13.4 Electoral Area E: Development Variance Permit No. 2000-73 (Landers) 212

Report from Dan Passmore, Senior Planner, dated March 19, 2018.
#19 1249 Bernie Road, Annis Bay.

Motion

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 2000-73 for Share 19 of Covenant Plan 41330 of Those Parts of Legal Subdivision 13 of Section 17, and Legal Subdivision 16 of Section 18 Lying to the South of the South Bank of the Salmon Arm of Shuswap Lake, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District, varying Rural Sicamous Land Use Bylaw No. 2000 as follows:

1. Section 2.14(2)(b) Minimum interior side parcel line setback from the Present Natural Boundary of Shuswap Lake from 2.0 m to 0.02 m; and,
2. Section 2.14(2)(b) Minimum interior side parcel boundary setback from the Canadian Pacific Railway Right-of-Way from 2.0 m to 1.62 m, for the re-constructed single family dwelling be approved for issuance this 19th day of April, 2018.

13.5 Electoral Area F: Development Permit No. 830-228 (Home Hardware Stores Limited) 232

Report from Candice Benner, Development Services Assistant, dated April 6, 2018.
3906 Squilax-Anglemont Road, Scotch Creek

Motion

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-228 for proposed construction of a new shed on Lot 1, Section 27, Township 22, Range 11, W6M, KDYD, Plan KAP79122, be issued this 19th day of April, 2018.

14. Planning Bylaws

14.1 Electoral Area B: Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12 250

Report from Christine LeFloch, Development Services Assistant, dated March 27, 2018.
3451 Trans-Canada Highway, West Revelstoke

Motion

THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12" be given second reading as amended, this 19th day of April, 2018.

Motion

THAT: a public hearing to hear representations on "Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12" 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 Loni Parker, as Director for Electoral Area B being that in which the land concerned is located, or Alternate Director Doug Stuart, if Director Parker is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

14.2 Electoral Area C: South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91

276

Report from Dan Passmore, Senior Planner dated March 15, 2018.
1299 Trans Canada Highway, Sorrento.

Motion

THAT: "South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91" be given first reading this 19th day of April, 2018.

Motion

THAT: the Board utilize the simple consultation process for Bylaw No. 701-91, and the Bylaw be referred to the following agencies and First Nations:

Area C Advisory Planning Commission;

Interior Health Authority;

Ministry of Transportation and Infrastructure;

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

CSRD Operations Management;

CSRD Financial Services Department; and,

All relevant First Nations.

***14.3 ITEM WITHDRAWN: Electoral Area C: Lakes Zoning Amendment (Eagle Bay Estates Society) Bylaw No. 900-07 and South Shuswap Zoning Bylaw No. 701 Amendment (Eagle Bay Estates Society) Bylaw No. 701-90**

Report from Christine LeFloch, Development Services Assistant, dated March 12, 2018.

4079 Reid Rd, Eagle Bay

Item withdrawn from the April 19, 2018 Board agenda due to additional information needed, the report will be brought forward to a future Board meeting.

14.4 Electoral Area C: Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10 and South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89

308

Report from Dan Passmore, Senior Planner, dated March 29, 2018.

#1 to #6, 1541 Blind Bay Road, Blind Bay.

Motion

THAT: "Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10" be read a third time this 19th day of April, 2018.

Motion

THAT: "Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10" be adopted this 19th day of April, 2018

Motion

THAT: "South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89" be read a third time this 19th day of April, 2018.

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

411

Report from Jennifer Sham, Planner, dated April 4, 2018.

3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

Motion

THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be read a second time this 19th day of April, 2018.

Motion

THAT: a public hearing to hear representations on "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" 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 of 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 of Alternate Director, as the case may be, give a report of the public hearing to the Board.

14.6 Electoral Area D: Ranchero / Deep Creek Bylaw No. 751 & Bylaw No. 750-02 462

Report from Jan Thingsted, Planner dated April 6, 2018.

Ranchero / Deep Creek, Electoral Area D

Motion

THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02" be adopted this 19th day of April, 2018.

Motion

THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be adopted this 19th day of April, 2018.

14.7 Electoral Area E: Lakes Zoning Amendment (Coleman) Bylaw No. 900-23 652

Report from Christine LeFloch, Development Services Assistant, dated March 6, 2018.

709 Swanbeach Road, Swansea Point

Motion

THAT: "Lakes Zoning Amendment (Coleman) Bylaw No. 900-23" be read a first time this 19th day of April, 2018.

Motion

THAT: The Board utilize the simple consultation process for Bylaw No. 900-23 and it be referred to the following agencies and First Nations:

- Department of Fisheries and Oceans;
- Navigation Canada;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Lands Branch;
- CSRD Operations Management; and
- All relevant First Nations bands and councils.

15. Release of In Camera Resolutions

- If any

MEETING CONCLUSION

16. Upcoming Meetings/Events

16.1 Area A Local Advisory Committee Meeting

Tuesday, April 24, 2018 6:00 - 8:00PM.
Golden Civic Centre, 806 10th Avenue S., Golden BC

16.2 Revelstoke and Area Economic Development Commission Meeting

Wednesday, May 2, 2018 at 4:00PM.
301 Victoria Road, Revelstoke, BC

***16.3 Shuswap Economic Development Advisory Committee Meeting**

Thursday, May 3, 2018 at 9:30AM.
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm, BC

***16.4 Shuswap Tourism Advisory Committee Meeting**

Thursday, May 3, 2018 at 12:00PM
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm, BC

17. Next Board Meeting

Thursday, May 17, 2018 at 9:30AM.

NOTE: May Board on the Road meeting. The meeting will take place at District of Sicamous Municipal Office, 446 Main Street, Sicamous, BC

18. Adjournment**Motion**

THAT: the regular Board meeting of April 19, 2018 be adjourned.

NOTATION

The publication of the Columbia Shuswap Regional District Board (CSRD) agenda on its website results in the availability of agenda content outside of Canada. In accordance with Freedom of Information and Protection of Privacy Act legislation, the reader will note that personal information (ie telephone number, email address, etc.) are redacted from this document where required, to protect the privacy of personal information belonging to an individual(s) in the case where an individual(s) has not provided direct consent to the CSRD to publish such personal information on the CSRD website.



REGULAR BOARD MEETING MINUTES

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

Date: March 29, 2018
 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
L. Parker	Electoral Area B
P. Demenok	Electoral Area C
R. Talbot	Electoral Area D
L. Morgan	Electoral Area F
C. Moss* (Teleconference)	Town of Golden
M. McKee*	City of Revelstoke
T. Rysz*	District of Sicamous
K. Flynn*	City of Salmon Arm
T. Lavery*	City of Salmon Arm Alternate

Directors Absent

C. Eliason	City of Salmon Arm
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Staff

C. Hamilton	Chief Administrative Officer
L. Shykora	Deputy Manager, Corporate Administration Services
J. Pierce*	Manager, Financial Services
D. Mooney*	Manager, Operations Management
G. Christie	Manager, Development Services
D. Sutherland*	Team Leader, Protective Services
T. Langlois*	Team Leader, Utilities
R. Nitchie*	Team Leader, Community Services
B. Van Nostrand*	Team Leader, Environmental Health Services
D. Passmore*	Senior Planner
J. Sham*	Planner
C. LeFloch*	Development Services Assistant

C. Benner*	Development Services Assistant
E. Hartling*	Development Services Assistant
J. Graham (Recorder)	Executive Assistant/Asst. Deputy Corporate Officer

*Attended part of meeting only.

1. Call to Order

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

3. Introduction of CSRD Staff: Tom Hansen, Emergency Program Coordinator

Derek Sutherland, Team Leader, Protective Services introduced the new CSRD Emergency Program Coordinator, Tom Hansen, to the Board.

2. Fire Department of the Year Presentation - Eagle Bay Fire Department

Alan Rendell, Fire Chief, Eagle Bay Fire Department, was in attendance to accept the 2017 fire department of the year award. The CSRD has 13 fire departments and this year the Eagle Bay Fire Department was chosen because of strong leadership and a strong leadership team.

4. Board Meeting Minutes

4.1 Adoption of Minutes

2018-0301

Moved By Director Talbot

Seconded By Director Cathcart

THAT: the minutes of the February 15, 2018 regular Board meeting be adopted.

CARRIED

ADMINISTRATION

6. Correspondence

6.1 Gas Tax Strategic Priorities Fund Application (February 2, 2018)

Letter from the Union of BC Municipalities (UBCM) advising the CSRD funding request for the Saratoga Water System was approved.

Director Morgan noted this is great news and a great step forward for this community.

6.2 Ministry of Municipal Affairs & Housing (February 19, 2018)

Letter from the Honourable Selina Robinson, Minister of Municipal Affairs & Housing regarding the CSRD request for restructure study grant funding in Electoral Area C. The Ministry has approved \$15,000 in funding, the technical project is to establish potential boundaries for incorporation areas in Area C, as well as the option of a boundary to divide Area C into two (2).

Director Demenok noted this is a good continuation of the Area C governance process.

6.3 Ministry of Municipal Affairs & Housing (February 19, 2018)

Letter from the Honourable Selina Robinson, Minister of Municipal Affairs & Housing in response to the CSRD \$20,000 restructure planning grant request to support a community issues assessment in Electoral Area F.

The letter noted that the Ministry is aware of some members of Area F that would like to incorporate however they will consider a community issues assessment.

Director Morgan was surprised by the idea of incorporation, however was appreciative of the letter. Would like to start the process of drafting terms now but would like to see the assessment work begin after the election.

2018-0302

Moved By Director Morgan

Seconded By Director Rysz

That: the process of drafting the Terms of Reference for an Electoral Area F community issues assessment begin, however the actual assessment will commence after October 2018, post-election.

CARRIED

6.4 Union of BC Municipalities (UBCM) (March 9, 2018)

Letter from Wendy Booth, President, UBCM, attaching the Provincial response to CSRD 2017 resolutions and endorsed by the UBCM membership at the 2017 convention.

6.5 The Shuswap Trail Alliance (March 13, 2018)

Letter from Mr. Phil McIntyre-Paul on behalf of the Shuswap Trail Alliance providing a discussion summary from the February 19, 2018 Rail Corridor Inter-Jurisdictional Workshop.

Also included were key action items from each jurisdiction.

2018-0303

Moved By Director Talbot

Seconded By Director Cathcart

THAT: the correspondence contained on the March 29, 2018 regular Board agenda be received for information.

CARRIED

7. Reports

7.1 Chair Martin - Verbal Report on Federation of Canadian Municipalities (FCM) Topic/Updates

Chair Martin reviewed an FCM report, including the role of FCM, its achievements and its extensive role in community engagement in issues of national interest. The Chair will circulate the document to Board members. Further, the Board was advised that FCM is proposing an additional levy, seeking additional funds based on population. This is a separate fee in addition to the regular membership rates. Chair Martin asked that the proposal be considered and evaluated.

7.2 Electoral Area A Local Advisory Committee Meeting Minutes - January 23, 2018

2018-0304

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the minutes of the January 23, 2018 Electoral Area A Local Advisory Committee meeting be received for information.

CARRIED

7.3 Committee of the Whole (Budget) Meeting Minutes - February 7, 2018

2018-0305

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the February 7, 2018 Committee of the Whole (Budget) meeting minutes be received for information.

CARRIED

7.4 Revelstoke & Area Economic Development Commission Meeting Minutes - February 7, 2018

2018-0306

Moved By Director Parker

Seconded By Director McKee

THAT: the minutes of the February 7, 2018 Revelstoke and Area Economic Development Commission be received for information.

CARRIED

7.5 Electoral Area Directors' Committee Meeting Minutes - February 27, 2018

2018-0307

Moved By Director Demenok

Seconded By Director Cathcart

THAT: the minutes of the February 27, 2018 Electoral Area Directors' Committee meeting be received for information.

CARRIED

7.6 Shuswap Watershed Council Meeting Summary - March 14, 2018

2018-0308

Moved By Director Demenok

Seconded By Director Cathcart

THAT: the minutes of the March 14, 2018 Shuswap Watershed Council meeting be received for information.

CARRIED

7.7 Committee of the Whole (Budget) Meeting Minutes - March 16, 2018

2018-0309

Moved By Director McKee

Seconded By Director Morgan

THAT: the minutes of the March 16, 2018 Committee of the Whole (Budget) meeting be received for information.

CARRIED

8. Business General

8.2 Purchase of Self-Contained Breathing Apparatus

Report from Derek Sutherland, Team Leader, Protective Services, dated March 14, 2018.
Authorization for the sole source purchase of Self Contained Breathing Apparatus (SCBA).

2018-0310

Moved By Director Rysz

Seconded By Director Morgan

THAT: the Board empower the authorized signatories to acquire MSA G1 Self Contained Breathing Apparatus packs and cylinders for CSRD fire departments from Rocky Mountain Phoenix for a maximum cost of \$108,000 including applicable taxes, in accordance with the 2018 Five Year Financial Plan.

Discussion on motion:

D. Sutherland provided a verbal report and responded to questions by Directors. This is a budgeted expense however there is only one supplier so it is a sole source procurement. Director Talbot asked what the cost breakdown is between fire departments. Staff replied that each fire department is paying only for what their department is receiving.

CARRIED

5. Delegations

5.2 10:00 AM: Okanagan Kootenay Sterile Insect Release Program

Melissa Tesche, Acting General Manager, was in attendance to provide the Board with an overview of the organization and a 2018 update/summary of the OK SIR Program, as depicted on a PowerPoint presentation, including: 1. Program Results (2018) 2. Financial Highlights 3. Snapshot of the Program Today 4. Possible Future Directions.

Ms. Tesche responded to several questions and comments from Board members.

5.1 10:15 AM: Presentation of the 2017 Audited Financial Statements

BDO Representative, Ms. Angie Spencer, attended the meeting to present highlights of the draft 2017 Financial Statements, and she advised that the financial statements are subject to approval by the Board.

Ms. Spencer responded to several questions and comments from the Board related to the financial statements for 2017.

Ms. Spencer acknowledged and thanked the Manager, Financial Services, the Deputy Treasurer, Financial Services, and the Finance staff team for their hard work in relation to the audit.

5.3 10:30 AM: Howard and Linda Williamson - Expansion of Salmon Arm Landfill

Mr. and Mrs. Williamson presented to the Board their Outline of Topics in regards to expansion of the Salmon Arm Landfill.

Photocopied reports were handed out to Directors. Mr. Williamson attended the meeting to express the major reasons why he and his wife and neighbours, and others who have signed a petition, are strongly opposed to the proposal. Their reasons for opposition, as outlined in the Delegation Request, are:

- out of compliance Landfill siting criteria, buffer zones too close to residents.
- minimum separation from airport.
- landfill gas and toxic effects- possible explosions.
- Compost Facility Requirements Guidelines - residential area min. buffer zones 400-1000m.
- Compost Council of Canada 1km standard buffer zone.
- Land acquisition grossly overpaid- inappropriate 2014 appraisal.
- funds better spent on remedial repair to other districts landfills.
- toxic health studies on humans living near landfills.

Mr. Williamson went over quotes outlined in his report and expressed objections to the expansion. In conclusion, Mr. Williamson asked that the Board not endorse the 2018 Solid Waste Management Plan amendment.

Chair Martin thanked the Williamsons for attending the Board meeting and for bringing forward their concerns.

The Board recessed at 10:55 AM.

The Board reconvened at 11:05 AM.

8. Business General

8.1 2017 CSRD Year-End Financial Statements

Report from Jodi Pierce, Manager, Financial Services, dated March 5, 2018.

Revised financial statements were attached to the Late Agenda for the Board's reference.

2018-0311

Moved By Director Cathcart

Seconded By Director Talbot

THAT: in accordance with the Local Government Act, the 2017 CSRD Year End Financial Statements be approved.

CARRIED

The Chair took a moment to pass on condolences to the family and friends of Elsie De Boer, wife of former Board Director Simon De Boer, adding that Elsie was a fun-loving person who enjoyed life and will be greatly missed.

8.3 CSRD Solid Waste Management Plan Amendment

Report from Ben Van Nostrand, Team Leader, Environmental Health Services dated March 5, 2018. Solid Waste Management Plan Amendment.

2018-0312

Moved By Director McKee

Seconded By Director Morgan

THAT: the Board endorse the 2018 Solid Waste Management Plan amendment;

AND THAT: the Board authorize staff to submit the amended Solid Waste Management Plan to the Ministry of Environment for approval.

Discussion on the Motion:

B. Van Nostrand provided a verbal report. He went through process to date, outlining the steps taken to amend the Solid Waste Management Plan (SWMP), including public meetings, and public survey results. In order to achieve proper approvals from the Ministry the SWMP needs to be amended to include property acquisition criteria for landfill expansion purposes including acquisition of subject property.

If the SWMP amendment is approved by the Board it will then be sent to the Ministry of Environment and if approved the rezoning application will continue with the City of Salmon Arm when a public hearing would be conducted.

The Board was informed that if the purchase and expansion of the landfill is completed, the expansion will be done in phases. The new site is not expected to be landfilled until approximately 2050.

There was much discussion on this motion by the Board and staff responded to questions by Directors:

Director Demenok asked for clarification on public engagement meetings being held only in municipalities but not electoral areas. Staff responded that in addition to meetings there was an online survey supplied.

Director Flynn noted that existing lifecycle for current landfill is 2050 but with recycling programs could that be extended? Staff responded that tonnage has not necessarily decreased with recycling. The plan includes using the new site to house organics and recycling materials as the current landfill area is housing these materials. Estimates by consultant value the new site as \$49 million value of airspace in 2050.

Director Flynn noted that long term Salmon Arm airport plans are not impacted by this landfill expansion.

The property acquisition strategy was questioned. Staff responded that they looked at the existing property and other options as well. It was noted that the Board has already authorized the land purchase and that today they are endorsing the SWMP amendment. The SWMP does not include a process to purchase land and that is addressed in the amendment to the plan.

Several Directors noted their support of the SWMP amendment from the regional district perspective.

CARRIED

8.4 Parkland Deferment Agreement - Shuswap Lake Estates, Electoral Area C

Report from Ryan Nitchie, Team Leader, Community Services, dated March 2, 2018. Request for an extension to the Parkland Deferral Agreement with changes and to amend the Section 219 Covenant (Land Title Act).

2018-0313

Moved By Director Demenok

Seconded By Director Cathcart

THAT: the Board approve an extension of a Parkland Deferment Agreement KX187727 over Lot 1 Plan KAP63720 except Plans KAP79982, KAP87392 and EPP5815, expiring on April 8, 2021;

AND THAT: the Chief Administrative Officer be authorized to execute all related documents to affect the extension of the Parkland Deferral Agreement.

Discussion on motion:

Director Demenok advised that he supports the request for an extension to the deferral agreement.

CARRIED

9. Business By Area

9.1 Grant-in-Aid Requests

Report from Jodi Pierce, Manager, Financial Services, dated March 15, 2018.

2018-0314

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the Board approve the following allocations from the 2018 electoral grant-in-aids:

Area A

\$10,000 Town of Golden (“Summer Kicks” performance series)

\$1,500 Golden Figure Skating Club (operational funding)

\$8,000 Little Mittens Animal Rescue Association (operational funding)

\$5,000 Field Recreation Advisory Association (Health and Wellness Multi-Use Facility)

\$4,000 Wildsight Golden (Columbia Wetlands Waterbird Survey)

Area C

\$1,999 Notch Hill Cemetery Society (granite numbered square blocks)

Area D

\$2,000 Falkland Historical Society (building upkeep)

Area E

\$2,250 Sicamous Eagles Junior “B” Hockey Club (travel costs)

Area F

\$1,700 Anglemont Firefighters Association (open house/pancake breakfast).

CARRIED

9.2 Area A Community Works Fund – Golden Light Horse Club

Report from Jodi Pierce, Manager, Financial Services, dated March 16, 2018.

Director Cathcart spoke to this business item and asked the Board for their support.

2018-0315

Moved By Director Cathcart

Seconded By Director Talbot

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 \$89,560 from the Area A Community Works Fund for washroom upgrades at the Golden Rodeo Grounds.

CARRIED**9.3 Area A Community Works Fund – Rotary Club of Golden**

Report from Jodi Pierce, Manager, Financial Services dated March 14, 2018.

Director Cathcart noted her support of this use of the Area A Community Works Fund..

2018-0316

Moved By Director Cathcart

Seconded By Director Talbot

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 \$36,821 from the Area A Community Works Fund for the “Light up the Rotary Trails” project.

CARRIED**9.1 Request from Director Cathcart for Board Support - Letter to the Minister of Agriculture**

Letters attached to the Board agenda from G & K Persson Farms of Golden, BC, addressed to Director Cathcart and the Honourable Lena Popham, Minister of Agriculture. G & K Persson Farms is requesting a letter of support from the Board to address the need for changes to the regulations for Class E Licenses.

2018-0317

Moved By Director Cathcart

Seconded By Director Parker

THAT: a letter be written to the Minister of Agriculture asking for a regulation change to support rural farmers to obtain their Class E licenses.

Discussion on motion:

Director Cathcart asked the Board for support to write a letter to the Ministry of Agriculture requesting changes to the regulations for Class E Licenses and requested that this letter to be sent to other Regional Districts.

Question: Is this proceeding as a resolution through SILGA or UBCM, perhaps as a late resolution? Comment that Director Moss could consider sending this through Golden Council.

CARRIED

9.5 Regional Feasibility Study Fund – Golden Aquatic Centre

Report from Jodi Pierce, Manager, Financial Services dated March 15, 2018. Access to the Regional Feasibility Study Funds.

2018-0318

Moved By Director Cathcart

Seconded By Director Talbot

THAT: access to the Regional Feasibility Study Fund be approved in the amount of \$80,000 subject to the concurrence of the Town of Golden for a feasibility study to determine the capital and operating costs of an indoor aquatic facility; and, to determine if sufficient community support for establishing a new service to own and operate a community aquatic centre exists.

Discussion on motion:

Director Cathcart asked for support of the Board to access this fund for a feasibility study associated with an indoor aquatic facility.

Director Moss comment from the perspective of Town of Golden Council, the Town will probably not support this, given that it is asset rich/cash poor; the City may not be able to support what comes out of the study.

Director Cathcart indicated the study is still important so the research will lead to outcomes and how to move forward.

Staff noted that the Town of Golden Council must concur in order to access the Study Funds.

CARRIED

9.6 Cedar Heights Water Conservation Plan Update

Report from Terry Langlois, Team Leader, Utilities, dated March 15, 2018. Update to the Water Conservation Plan for the Cedar Heights Water System.

2018-0319

Moved By Director Demenok

Seconded By Director Cathcart

THAT: in accordance with the terms of the Clean Water Wastewater Fund Grant criteria to connect the Lakeview Place Water System to the Cedar Heights Waterworks, the Board endorse the updated Water Conservation Plan for the Cedar Heights Water Waterworks.

CARRIED

9.7 Area C Community Works Fund - John Evdokimoff Park

Report from Ryan Nitchie, Community Services Team Leader, March 2, 2018. Access to Electoral Area C Community Works Fund for parks construction and infrastructure at John Evdokimoff Park.

2018-0320

Moved By Director Demenok

Seconded By Director Cathcart

THAT: in accordance with Policy No. F-3 “Electoral Area Community Works Fund - Expenditure of Monies” access to the Electoral Area Community Works Fund be approved for up to \$80,000 plus applicable taxes from the Electoral Area C Community Works Fund allocation for park construction and infrastructure at John Evdokimoff Park.

CARRIED

10. Administration Bylaws

10.1 Falkland Waterworks Service Area Amendment Bylaw No. 5773

Report from Terry Langlois, Team Leader, Utilities, dated March 9, 2018. Falkland Waterworks Service Area Amendment.

2018-0321

Moved By Director Talbot

Seconded By Director Cathcart

THAT: Falkland Waterworks Service Area Amendment Bylaw No. 5773 be read a first, second and third time this 29th day of March, 2018.

CARRIED

10.1 Cedar Heights Waterworks Service Area Amendment Bylaw No. 5769

2018-0322

Moved By Director Demenok

Seconded By Director Cathcart

THAT: Cedar Heights Waterworks Service Area Amendment Bylaw No. 5769 be adopted this 29th day of March, 2018.

CARRIED

10.2 Lakeview Place Subdivision Water Upgrade Service Area Amendment Bylaw No. 5770

2018-0323

Moved By Director Demenok

Seconded By Director Cathcart

THAT: Lakeview Place Subdivision Water Upgrade Service Area Amendment Bylaw No. 5770 be adopted this 29th day of March, 2018.

CARRIED

10.4 CSRD 2018 Five Year Financial Plan Bylaw No. 5772

Report from Jodi Pierce, Manager, Financial Services, dated March 21, 2018.

Director Flynn joined the meeting at 12:24 pm.

2018-0324

Moved By Alternate Director Lavery

Seconded By Director Rysz

THAT: "2018 Five Year Financial Plan Bylaw No. 5772" be read a first, second and third time this 29th day of March, 2018.

CARRIED

2018-0325

Moved By Alternate Director Lavery

Seconded By Director Rysz

THAT: "2018 Five Year Financial Plan Bylaw No. 5772" be adopted this 29th day of March, 2018.

CARRIED

11. IN CAMERA

2018-0326

Moved By Director Morgan

Seconded By Director Cathcart

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the regional district;

the Board move In Camera.

CARRIED

The regular Board meeting reconvened at this time.

DEVELOPMENT SERVICES

12. Business General

12.1 Electoral Area B: South Revelstoke Diagnostic Inventory of Planning, Service Delivery and Governance

Report from Jan Thingsted, Planner, dated March 12, 2018.

South Revelstoke.

Deferred to the March 29, 2018 Regular Board meeting, by Resolution 2018-0210 from the February 15, 2018 Board Report seeking direction from the Board.

2018-0327

Moved By Director McKee

Seconded By Director Morgan

THAT: the Board direct CSRD staff to work in collaboration with City of Revelstoke staff to develop a communications protocol regarding future boundary extension proposals.

Discussion on the motion:

Directors McKee and Parker expressed support for the recommendation.

CARRIED

13. ALR Applications

13.1 Electoral Area A: Agricultural Land Commission (ALC) Application Section 21(2) – Subdivision LC2551A (Moss)

Report from Erica Hartling, Development Services Assistant, dated March 15, 2018.

3950 Thomas Road, Parson

Director Moss declared a conflict due to applicant being his father, and he left the meeting at this time. The Board discontinued the use of microphones in order to negate Director Moss's electronic participation access to the meeting proceedings on the ALC (Moss) application.

The applicant was not in attendance.

2018-0328

Moved By Director Cathcart

Seconded By Director Talbot

THAT: Application No. LC2551A, Section 21(2) Subdivision in the ALR, for Parcel A (See 155378I) of the Southwest Quarter of Section 25, Township 24, Range 20, West of the 5th Meridian, Kootenay District, Except Plan NEP68082, be forwarded to the Provincial Agricultural Land Commission recommending approval this 29th day of March, 2018.

CARRIED

Director Moss was advised that the Board had concluded its discussion on the ALC Application LC1551A, and he returned to participate in the meeting at this time.

13.2 Electoral Area D: Agricultural Land Commission (ALC) Application Section 17(3) – Inclusion into the Agricultural Land Reserve (ALR) LC2574D (Lance Reimer)

Report from Christine LeFloch, Development Services Assistant, dated February 28, 2018.
174 and 180 Deep Creek Road, Deep Creek

2018-0329

Moved By Director Talbot

Seconded By Director Cathcart

THAT: Application No. LC2547D, Section 17(3) Inclusion into the ALR, for the West ½ of the North East ¼, Section 20, Township 19, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Except Plan A11384, and the South West ¼ of the South East ¼, Section 29, Township 19, Range 9, West of the 6th Meridian, Kamloops Division Yale District, be forwarded to the Agricultural Land Commission recommending approval this 29th day of March, 2018.

CARRIED

13.3 Electoral Area D: Agricultural Land Commission (ALC) Application Section 20(3) – Non-Farm Use LC2550D (Brownell)

Report from Candice Benner, Development Services Assistant, dated March 8, 2018.
5347 Highway 97, Falkland

The property owners attended the meeting.

2018-0330

Moved By Director Talbot

Seconded By Director Cathcart

THAT: Application LC2550D, The North 80 Acres of the South West ¼ of Section 36, Township 17, Range 12, W6M KDYD, Except that Part Colored Pink on Plan A319 and Plan KAP55591, be forwarded to the Agricultural Land Commission recommending approval this 29th day of March, 2018.

CARRIED

13.4 Electoral Area E: Agricultural Land Commission (ALC) Application Section 21(2) – Subdivision LC2548E (Milliken)

Report from Candice Benner, Development Services Assistant, dated January 23, 2018.
Johnson-Howard Road, Malakwa

The agent was in attendance.

Staff is recommending refusal.

Director Martin is asking that the Board not support the Staff recommendation, commenting that she believes the road to be a delineator and the owner is supportive of agriculture. The owner has advised he is planning on selling smaller residential portion and larger lot will be used as pasture. Director Martin asked the Board to defeat the motion as presented and to adopt a subsequent motion of support.

2018-0331

Moved By Director Morgan

Seconded By Director Rysz

THAT: Application No. LC2548E, Section 21(2) Subdivision in the ALR, for Block B, Section 4, Township 23, Range 6, W6M, KDYD, be forwarded to the Provincial Agricultural Land Commission recommending refusal on this 29th day of March, 2018.

MOTION DEFEATED

DIRECTOR MORGAN OPPOSED

2018-0332

Moved By Director Rysz

Seconded By Director McKee

THAT: Application No. LC2548E, Section 21(2) Subdivision in the ALR, for Block B, Section 4, Township 23, Range 6, W6M, KDYD, be forwarded to the Provincial Agricultural Land Commission recommending approval on this 29th day of March, 2018.

CARRIED

14. Directors' Report on Community Events

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

8. Business General - Other

The BC Speculation Tax proposed by the Ministry of Finance was introduced for discussion at this time. The Board agreed that they are very much opposed to the speculation tax being expanded into this area in the future.

After much discussion the Board indicated they would like to seek clarity from the Ministry of Finance and further they would recommend strongly that there is no expansion.

2018-0333

Moved By Director Demenok

Seconded By Director Rysz

THAT: a letter be written to Ministry of Finance stating that the Board is very much opposed to the expansion of the BC Speculation Tax into the area of the CSRD due to the implications of this tax on the economy, such as in tourism and recreation based communities and the resulting impact on the local construction industry.

Moved By Director McKee

Seconded By Director Parker

THAT: the above motion be amended to reflect that the letter be written to the Ministry of Finance stating that the Board is very much opposed to the expansion of the BC Speculation Tax.

VOTE ON AMENDMENT – CARRIED

VOTE ON MOTION AS AMENDED - CARRIED

Alt. Director Lavery and Directors McKee, Rysz and Moss left meeting at 2:10 PM.

ELECTORAL AREA DIRECTORS

15. Business by Area

15.1 Electoral Area E: Development Variance Permit 641-31

Report from Christine LeFloch, Development Services Assistant, dated March 5, 2018.
5597 Avoca Road, Perry River

The applicant was not in attendance.

2018-0334

Moved By Director Morgan

Seconded By Director Talbot

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 641-31 for Lot 1, Section 31, Township 23, Range 5, West of the 6th Meridian, Kamloops Division Yale District, Plan 7220, Except Plan NEP62093 and EPP37414, varying Subdivision Servicing Bylaw No. 641 as follows:

1. Varying Section 8.3(a) for the Proposed Remainder Lot by waiving the requirement that a surface water source proposed for an Independent On-site Water System must be surface water from an intake that has unrecorded water and is on the List of Eligible Sources, shown in Schedule D of Bylaw No. 641, only for the proposed Remainder as shown on the proposed plan of subdivision; and
2. Varying Section 8.5 for the Proposed Remainder Lot by waiving the requirement that all components, including the intake, for an Independent On-Site Water System must be located on the same parcel as the residential dwelling unit in respect of which they are required or located within easements or rights of way meeting the requirements of Section 9.11 of Subdivision Servicing Bylaw No. 641;

for a proposed subdivision under application No. 2016-03274E;

be approved this 29th day of March, 2018;

AND THAT: issuance of the permit be subject to the following conditions:

1. Registration of an easement over the Proposed Remainder in favour of Lot 3, Plan NEP62093 to allow access for maintenance of the water line servicing the proponents' residence property; and
2. Registration of a suitably worded Section 219 covenant on the title of the Proposed Remainder to advise future property owners regarding the shared responsibility for maintenance of the intake and water line.

CARRIED

15.2 Electoral Area B: Temporary Use Permit No. 850-07 (Revell)

Report from Jennifer Sham, Planner, dated February 21, 2018.
3401 Catherwood Road, South Revelstoke

The Agent was in attendance.

There was one public submission stating that no further vacation rentals should be allowed.

2018-0335

Moved By Director Parker

Seconded By Director Demenok

THAT: In accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 850-07 for Lot 1, Section 11, Township 23, Range 2, W6M, KD, Plan 7126, except part included in Plan 7169, be issued this 29th day of March, 2018, for a vacation rental subject to the applicant fulfilling the following conditions:

1. Proof of adequate vacation rental and liability insurance with a minimum of \$5 million dollars in coverage for the vacation rental house, and naming the CSRD as an additional insured; and,
2. Registration of a suitably worded Section 219 Covenant on the title of the subject property agreeing to obtain the acceptable insurance and agreeing to a release and indemnification to the CSRD for any damage that occurs as a result of the temporary use/vacation rental.

CARRIED

16. Planning Bylaws

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

Report from Dan Passmore, Senior Planner, dated February 16, 2018.

2780 Trans-Canada Highway and 2750 Big Bend Highway, Donald.

The applicant was not in attendance.

2018-0336

Moved By Director Cathcart

Seconded By Director Talbot

THAT: "Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1", be read a second time, as amended, this 29th day of March, 2018.

Discussion on motion:

Staff commented there may be future amendments to the bylaw, such as for parking.

Area A Director supports the proposal noting she is concerned with the proponent's lack of community engagement with area residents. Staff responded about two information meetings held by the applicant.

Comment to proceed with Public Hearing to hear public input.

CARRIED

2018-0337

Moved By Director Cathcart

Seconded By Director Talbot

THAT: a public hearing to hear representations on "Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1" 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 Karen Cathcart, as Director of Electoral Area A being that in which the land concerned is located, or Alternate Director Stephanie Knaak, if Director Cathcart is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

CARRIED

16.2 Electoral Area C: Electoral Area C Official Community Plan Amendment (Shuswap Country Estates) Bylaw No. 725-12

Report from Dan Passmore, Senior Planner, dated February 2, 2018.

1885 Tappen Notch Hill Road, Carlin.

A supplementary information letter was attached to the Late Agenda.

The applicants were not in attendance.

2018-0338

Moved By Director Demenok

Seconded By Director Cathcart

THAT: "Electoral Area C Official Community Plan Amendment (Shuswap Country Estates) Bylaw No. 725-12" be given first reading this 29th day of March, 2018.

Discussion on motion:

- Director Demenok is asking for support on this proposal noting this development will provide needed low cost housing for seniors.

CARRIED

2018-0339

Moved By Director Demenok

Seconded By Director Cathcart

THAT: the Board utilize the simple consultation process for Bylaw No. 725-12, and the Bylaw be referred to the following agencies and First Nations:

- Area C Advisory Planning Commission;
- Interior Health Authority;
- Agricultural Land Commission;
- Ministry of Agriculture;
- Ministry of Transportation and Infrastructure;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Water Rights Branch;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services Department; and,
- All relevant First Nations.

CARRIED

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

Report from Jan Thingsted, Planner dated March 12, 2018.

Ranchero / Deep Creek, Electoral Area D

2018-0340

Moved By Director Talbot

Seconded By Director Cathcart

THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02" be read a third time this 29th day of March, 2018.

CARRIED

2018-0341

Moved By Director Talbot

Seconded By Director Cathcart

THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be read a third time this 29th day of March, 2018;

AND THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be forwarded to the Ministry of Transportation and Infrastructure with a request for Statutory Approval.

CARRIED

16.5 Electoral Area F: Electoral Area F Official Community Plan Amendment (CSRD) Bylaw No. 830-19 and Lakes Zoning Amendment (CSRD) Bylaw No. 900-24

Report from Christine LeFloch, Development Services Assistant, dated March 8, 2018.
1946 Bristow Road, Celista

2018-0342

Moved By Director Demenok

Seconded By Director Cathcart

THAT: "Electoral Area F Official Community Plan Amendment (CSRD) Bylaw No. 830-19" be read a first time this 29th day of March, 2018.

CARRIED

2018-0343

Moved By Director Morgan

Seconded By Director Talbot

THAT: "Lakes Zoning Amendment (CSRD) Bylaw No. 900-24" be read a first time this 29th day of March, 2018.

CARRIED

2018-0344

Moved By Director Morgan

Seconded By Director Talbot

THAT: the Board utilize the simple consultation process for Bylaw No. 830-19 and Bylaw No. 900-24, and the Bylaws be referred to the following agencies and First Nations:

- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Lands Branch;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;

- CSRD Operations Management;
- CSRD Financial Services Department;
- Transport Canada;
- All relevant First Nations.

CARRIED

RELEASE OF IN CAMERA RESOLUTION

Resignations from Electoral Area D Advisory Planning Commission:

The following resolution was authorized for release from the March 29, 2018 Closed (In-Camera) Meeting:

“THAT: the Board accept the resignations of Kerry Orchard and Kurstin Barta from the Electoral Area D Advisory Planning Commission, this 29th day of March, 2018;

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

20. Adjournment

2018-0345

Moved By Director Parker

Seconded By Director Demenok

THAT: the regular Board meeting of March 29, 2018 be adjourned.

CARRIED

CHAIR

CHIEF ADMINISTRATIVE OFFICER

Strategic Plan Presentation

School District No.83 (North Okanagan-Shuswap)

Columbia-Shuswap Regional District

April 17, 2018



A District Strategic Plan:

Reflects the Vision and Values of the Board

Describes what we do

Clarifies why we do it

Informs all staff work and conversations

Is best developed with collaboratively with stakeholders



“Activate”

Gather information through:

Large scale surveys that ask *big* questions

Conversations with parents, staff, and students

Appreciative inquiry

Examining and disaggregating data

Focus groups and public meetings

Listening for the purpose of *understanding*



“Acquire”

Assemble a large, diverse committee to create a Plan that:

Recognizes who we are and what we value

Simplifies and aligns complex ideas

Reflects the needs of the community

Prioritizes teaching and learning

Supports the Ministry curriculum change

Includes our own “principles of learning”



“Apply”

Begin the next level of work by:

Sharing and explaining the Plan

- Publications, meetings, full use of media

Using the Plan to guide all processes

- Achievement Plan, Assessment Plan, Facilities Plan, Technology Plan etc.

Supporting people *where they are*

Checking in and revising the plan as needed



It is essential that we:

- Work together to align our organization
- Work together to set our direction
- Work together to develop our people



Public participation goal	Inform	Consult	Involve	Collaborate	Empower
	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example techniques	<ul style="list-style-type: none"> ■ Fact sheets ■ Web sites ■ Open houses 	<ul style="list-style-type: none"> ■ Public comment ■ Focus groups ■ Surveys ■ Public meetings 	<ul style="list-style-type: none"> ■ Workshops ■ Deliberative polling 	<ul style="list-style-type: none"> ■ Citizen advisory committees ■ Consensus-building ■ Participatory decision-making 	<ul style="list-style-type: none"> ■ Citizen juries ■ Ballots ■ Delegated decision



STUDENTS FIRST

Goal – Students First: Student success is our top priority every day.

Outcomes	Strategies
<ul style="list-style-type: none"> Students pursue and demonstrate growth and self-awareness in academic and personal goals. Students demonstrate proficiency in literacy, numeracy, and core competencies. Students are involved in decisions that affect them at individual and systemic levels. Students are knowledgeable and empathetic to Indigenous world views and perspectives. Students have successful experiences from K-12 that prepare them for a life with dignity and purpose during their school years and after graduation. 	<ul style="list-style-type: none"> Provide supports to address the diverse needs of students Develop meaningful, varied, inclusive, and differentiated learning experiences to correspond to the needs and interests of students. Integrate Indigenous cultures and perspectives, and incorporate "First People's Principles of Learning" through classroom routines, school and district-wide activities. Access authentic indigenous resources. Implement an equity scan for students of indigenous ancestry. Increase project-based, and inquiry learning opportunities for all students. Expand opportunities for students to have input and choice of learning experiences Expand and support student leadership and advocacy programs. Provide diverse learning opportunities inclusive of responsible technology-supported environment Provide guidance to students on the healthy use of technologies. Expand student competencies in life skills (e.g., socially appropriate behavior) Collaborate with parents and students in establishing and supporting the child's development. Increase opportunities for collaboration among staff to expand upon a culture of reflective practices. Expand high quality professional learning opportunities and instructional support Apply models of assessment that include establishing goals and monitoring change along the learning continuum.
<p>Measures (Targets TBD) grey to show development in progress.</p> <ul style="list-style-type: none"> Academic achievement and growth 6-Year Graduation Attendance Student engagement Foundations Skills Assessment (FSA) assessment results Authentic assessments such as student portfolio presentations, student learning/growth plans, and learning reflections Student, personnel, and parent surveys Alumni surveys Pra Nfra K-surveys Exit Exams 	





ORGANIZATIONAL EFFICIENCY

Goal – Organizational Efficiency: Decisions and actions are clear, purposeful, and responsible.

Outcomes

- The organization is trustworthy, consistent, ethical, and transparent.
- Resources (e.g., time, money, and people) are allocated responsibly.
- Relationships within and among district departments are healthy and personnel work well together toward common goals.
- The public is informed, connected, and/or can easily access appropriate information.
- Financial reporting is consistent and accessible.
- All employees and trustees are connected to the organization's core purpose and goals.
- All employees and trustees are committed to individual and organizational capacity building and to continuous development.

Strategies

- Use the Strategic Plan as a regular reference point to provide direction and focus resources
- Communicate relevant and timely information about student success, and district processes and decision-making.
- Provide current, accurate, relevant, informative, and accessible communications, including Board publications.
- Model respect, integrity, and transparency.
- Optimize joint committee structures.
- Create, review, and revise policies and regulations.
- Engage all employees and trustees with learning opportunities and ongoing professional development.
- Optimize facilities to ensure they are quality learning environments.
- Unify branding and cohesiveness of communication strategies so that the district's values are apparent to all.
- Invite community input and provide opportunities for collaboration whereby families, community, and schools work on our students' behalf.
- Establish relationships and regular collaboration with formal and informal representatives from the Indigenous communities.
- Provide continued transparency throughout the budgeting processes
- Apply policies and procedures clearly and consistently.
- Communicate a comprehensive and well aligned organizational structure.
- Ensure there are professional growth opportunities and regular performance evaluations for all staff.
- Establish and maintain accountability expectations for decisions and actions.

Measures (Targets TBD)

- Student, staff, and parent perception surveys to determine perceptions, with data disaggregated to show FN results and participation
- Monitor feedback
- Measures in organizational effectiveness (outputs TBD)
- Parent & Community engagement
- Board meetings
- Work order management reports
- Artifacts from joint committee work
- Social media feedback





CULTURE OF HEALTH AND WELLNESS

Goal – Culture of Health and Wellness: Students and staff are healthy, and connected to the learning community

Outcomes	Strategies
<ul style="list-style-type: none"> Students and staff are meaningfully engaged in their work. Students and staff feel a sense of connection and belonging to the learning community. Students and staff co-create and share responsibility for a safe learning environment. Staff and students support a culture that is respectful and inclusive of indigenous learners and their families, and communities. Students and staff understand and practice healthy habits regarding nutrition, sleep, and physical activity. Students and staff utilize resources and strategies to support positive mental health and to respond to mental health concerns and the contributing factors. Students and staff create and sustain positive personal and cultural awareness, identity, responsibility. 	<ul style="list-style-type: none"> Provide and support learning/working environment with strategies to support mental, emotional development/wellness. Build connections and healthy relationships with one another. Support learning and strategies that encourage healthy living. Expand support for Truth and Reconciliation (TRC): Calls to Action, including establishment of TRC Allies, ongoing staff development, and adoption of protocols. Increase Indigenous perspectives and strategies with supports for staff and student wellness Incorporate policies, practice, and governance that validates indigenous identity and learning styles. Expand partnerships with and access to provincial and community agency supports. Educate and invite parental support and participation to partner in the development and growth of children with additional focus on those children and families who are most vulnerable. Provide opportunities for student wellness input and advocacy programs and groups Foster and develop strategies for resiliency, perseverance, and grit. Explore and initiate avenues for responsible use of technology. Intervene with supports for personnel and students who demonstrate evidence of need. Analyze and expand resources and strategies in service of the outcomes through the Wellness Committee. Expand awareness and increase access to Employee Family Assistance Program (EFAP) Provide opportunities for staff to work together beyond the boundaries of the traditional school day.
Measures (Targets TBD) <ul style="list-style-type: none"> Staff and student district absenteeism Survey student, parent and staff culture of wellness and satisfaction Feedback Specialized surveys (i.e. McCreary Adolescent Survey, 'Our Schools Survey', MDI); Childhood Experiences Questionnaire (CHEQ) Early Development Initiative (EDI) Equity scan (Distribution of resources against need) Employee retention 	





The Board of Education of School District No. 83 (North Okanagan-Shuswap)

341 Shuswap Street SW, Box 129, Salmon Arm, BC, V1E 4N2

Phone: (250) 832 2157 Fax: (250) 832 9428

December 19, 2017

The Honourable Rob Fleming, Minister of Education
Room 124 Parliament Buildings
Victoria, BC V8V 1X4

VIA EMAIL

Dear Minister Fleming:

RE: REPORT AND RECOMMENDATIONS ON TRUSTEE VARIANCE OPTIONS

I recommend that the Minister establish a **five-member Board of Education** for School District No. 83 (North Okanagan-Shuswap) commencing with the election of October 2018. I further recommend that the electoral regions/wards be organized as follows:

- North Shuswap/Sorrento/Carlin: 1 trustee
- Salmon Arm: 2 trustees
- Sicamous/Malakwa/Enderby/Grindrod: 1 trustee
- Armstrong/Spallumcheen/Falkland/Silver Creek/Ranchero: 1 trustee


This recommendation is made in the context of the following background and feedback from community consultation and as a result of observations during my work in the district since June 2016.

BACKGROUND/CONTEXT:

In April 2016, the Minister of Education appointed a Special Advisor for School District No. 83 with a mandate to:

- ***“evaluate the governance practices of the District’s Board of Education (Board)”***; and
- ***“evaluate the Board’s capacity in respect of financial matters and effective fiscal management”***.

Upon completion of that review, Special Advisor Liz Watson issued a report on June 3, 2016 with 42 recommendations. Recommendation #2 reads as follows:

 <p>WATSON™ Advisory</p>	<p>School District No. 83 Special Advisor's Report June 3, 2016</p>
<p>Recommendation #2</p> <p><i>“Simplify Regional Representation and Reduce the Number of Trustees”.</i></p> <p><i>We recommend that the current regional representation model be retained but simplified and that the allocation of Trustees be revised to better reflect population within the region.</i></p> <p><i>We recommend that the number of Trustees be reduced to five or seven.</i></p> <p><i>This recommendation should be addressed and implemented in advance of the next election (2018). The effectiveness of the revised Board composition and Board size should be reviewed and assessed within six years after that election and fine-tuned if needed.</i></p>	

The Special Advisor's detailed commentary regarding board efficiency and effectiveness and the overall operation of the school district can be read in the full report available at <http://bit.ly/2Al6ryS>. One key comment regarding the board in office at the time of the report states:

“The overriding concern is that while the Trustees are elected to represent the District as a whole, they are often conflicted in also representing the needs of their communities, who in fact, elect them. The current structure is broken; and the allocation of Trustees by region is unbalanced”.

Another recommendation in the Watson Report was to replace the elected board with an Official Trustee. In that role, starting on June 15, 2016, I have worked with staff and the community to consider and act on each of the Watson Report recommendations. Many of those recommendations have been implemented and some continue to be in development. Still others are most appropriately addressed by the Ministry of Education.

In taking action on Recommendation #2 regarding the number of elected trustees, the Board (in this case the Official Trustee) is required to engage in consultative processes with representatives from the community, other local government agencies and Partner Groups. Following those consultations, the Board may request that the Minister of Education consider varying the size of the board.

Local discussions took place during Fall 2017 and have included opportunities for input via:

- on-line overview of options and feedback from community members;
- discussion with local area government agencies and local First Nations Band representatives; and,
- consideration of options at the Partner Group Table and through a Working Group sub-committee of the Partner Group Table.

I have determined that it is appropriate for me, in my role as Official Trustee (The Board) to recommend to the Minister that he consider varying the size of the Board and to do so well in advance of the upcoming trustee elections in October 2018.

Currently, the size of an elected board for School District No. 83 (North Okanagan-Shuswap) is set at nine members elected through a ward system with the following allocations:

Salmon Arm:	2 Trustees
Armstrong/Spallumcheen:	2 Trustees
Enderby/Grindrod:	1 Trustee
Sicamous/Malakwa:	1 Trustee
Falkland/Silver Creek/Ranchero:	1 Trustee
Carlin/Sorrento:	1 Trustee
North Shuswap:	1 Trustee

It is my view that retaining a ward system is important in order to ensure representation and perspectives from across the school district. I also believe that a Board of Education of nine trustees is larger than necessary for the efficient operation of School District No. 83.

As the community engagement process began, the Partner Group Table sub-committee considered a number of options, some of which were referenced in the Watson Report while others emerged from the discussions at that sub-committee table.

Community members and those involved in face-to-face meetings were asked to share their thoughts regarding seven options: one being the status quo (nine trustees); three with a seven-member board structure; and the remaining three as five-member models. Participants were also invited to offer other suggestions/configurations beyond those listed on the website. The options and maps are included in the Appendix in this report.

Throughout the feedback process, it became clear that there wasn't a single option that was universally supported. There were many reasons people spoke for or against a particular electoral design. For example, some respondents supporting a seven-member board stated that it was better than a board of nine trustees. Others who spoke against a seven-member board believed it was still too large – they would prefer five. Some responses suggested that a trustee elected from a ward has a primary role to represent the interests of the schools and communities within that part of the school

district. Others expressed the hope that the district could move on from “silo approach” into a new governance culture where each trustee acts as part of a collective that attends responsibly to priorities across the district. There were some comments suggesting a form of “proportional representation” while others noted that regions with small student populations and few schools still need to have their perspectives represented.

In summarizing the feedback from the in-person meetings and the 62 respondents to the on-line feedback, themes that emerged included:

a) Support for decreasing the number of trustees on the board in order to:

- symbolically and practically move away from the previous board structure and size;
- create a broader governance mandate for all trustees to act on behalf of the entire district rather than “silos of representation”;
- reduce governance costs by approximately \$15,000 per trustee in compensation and expenses and allocate those funds to direct service to students;
- streamline governance and spread trustee workload/responsibilities more evenly and with greater emphasis on the priority roles of trustees;
- create a governance climate that encourages consensus building; and,
- find ways to fully immerse Armstrong into the district rather than it being perceived as a separate silo more than two decades since amalgamation.

b) Opposition to a change from nine trustees to a smaller number included concern for:

- trustee workload with fewer board members;
- geographic size of various wards;
- trustee capacity to be familiar, and in regular contact with the schools in their zone;
- a lack of proportional representation;
- decreased board size reducing diverse discussion and opinions; and,
- relatively modest cost savings (approximately \$15,000 per trustee in compensation and expenses) that would be realized by reducing the size of the board.

Additional considerations that have influenced my recommendation to the Minister:

- *Concern about trustee workload and the challenges that would occur if there are fewer trustees responsible for larger geographic areas.* This highlights a perception about the role of trustees. The Watson Report makes significant reference to this issue, so it will be important to emphasize for trustee candidates and for the community at large what effective trustees and boards do. A corporate board is responsible to govern and establish policy for the district and

to supervise and monitor progress toward student success. Effective boards engage in this work through oversight of their superintendent/chief executive officer and by extension, the rest of the staff. The superintendent has overall responsibility for the functioning of the district – it is not the role of trustees to intervene in day-to-day district operations;

- *Several comments also referring to the trustee liaison role with schools in their ward.* While establishing a linkage between a family of schools and a trustee is often positive, it should not lead to any perception that the trustee has priority allegiance to one school or group of schools over others. A trustee elected from the farthest north region of the district has an equal duty to work on behalf of the needs of students and schools in the farthest point south; and,
- *Individual trustees do not hold power.* Rather, they serve as part of a corporate board with duty and authority for the entire district. By creating a new, streamlined structure, it is hoped that effective governance norms can be established and sustained.

CONCLUDING COMMENTS:

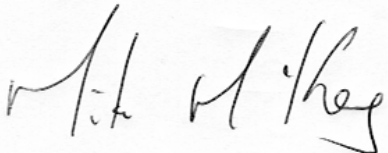
There is a unique opportunity to act decisively at this time to support transparency, build a culture of respect and an enhanced focus on student success. A five-member board would be well placed to accomplish those outcomes and to work as a cohesive unit on behalf of all learners.

If, during its mandate, a five trustee board believes that there is a need for a larger board, it can refer to Special Advisor Watson's comment as part of Recommendation #2. She contemplates the potential for a request for a future adjustment once an elected board has been in office for a sufficient period. The Report includes:

"...(the) effectiveness of the revised Board composition and Board size should be reviewed and assessed within six years after that election and fine-tuned if needed".

This report and recommendation is submitted to Minister of Education Rob Fleming for consideration and action as appropriate.

Respectfully,



Mike McKay, Official Trustee
School District No. 83 (North Okanagan-Shuswap)

Appendix: Trustee Variance Options and Maps

North Shuswap

- 1 school
- 99 students
- 1 trustee

Sicamous/Malakwa

- 2 schools
- 306 students
- 1 trustee

Sorrento/Carlin

- 2 schools
- 447 students
- 1 trustee

Salmon Arm

- 7 schools
- 2,979 students
- 2 trustees

Enderby/Grindrod

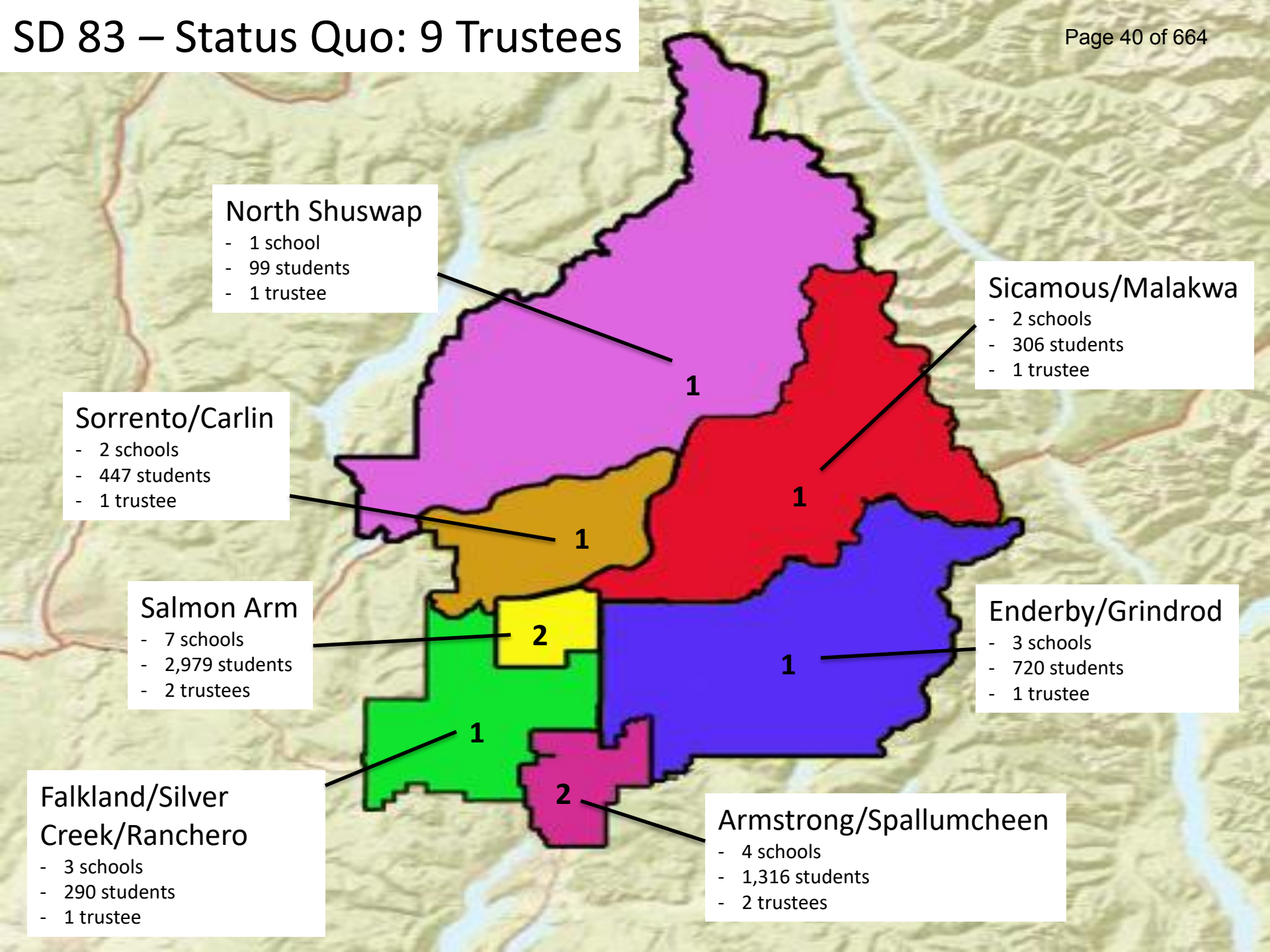
- 3 schools
- 720 students
- 1 trustee

Falkland/Silver Creek/Ranchero

- 3 schools
- 290 students
- 1 trustee

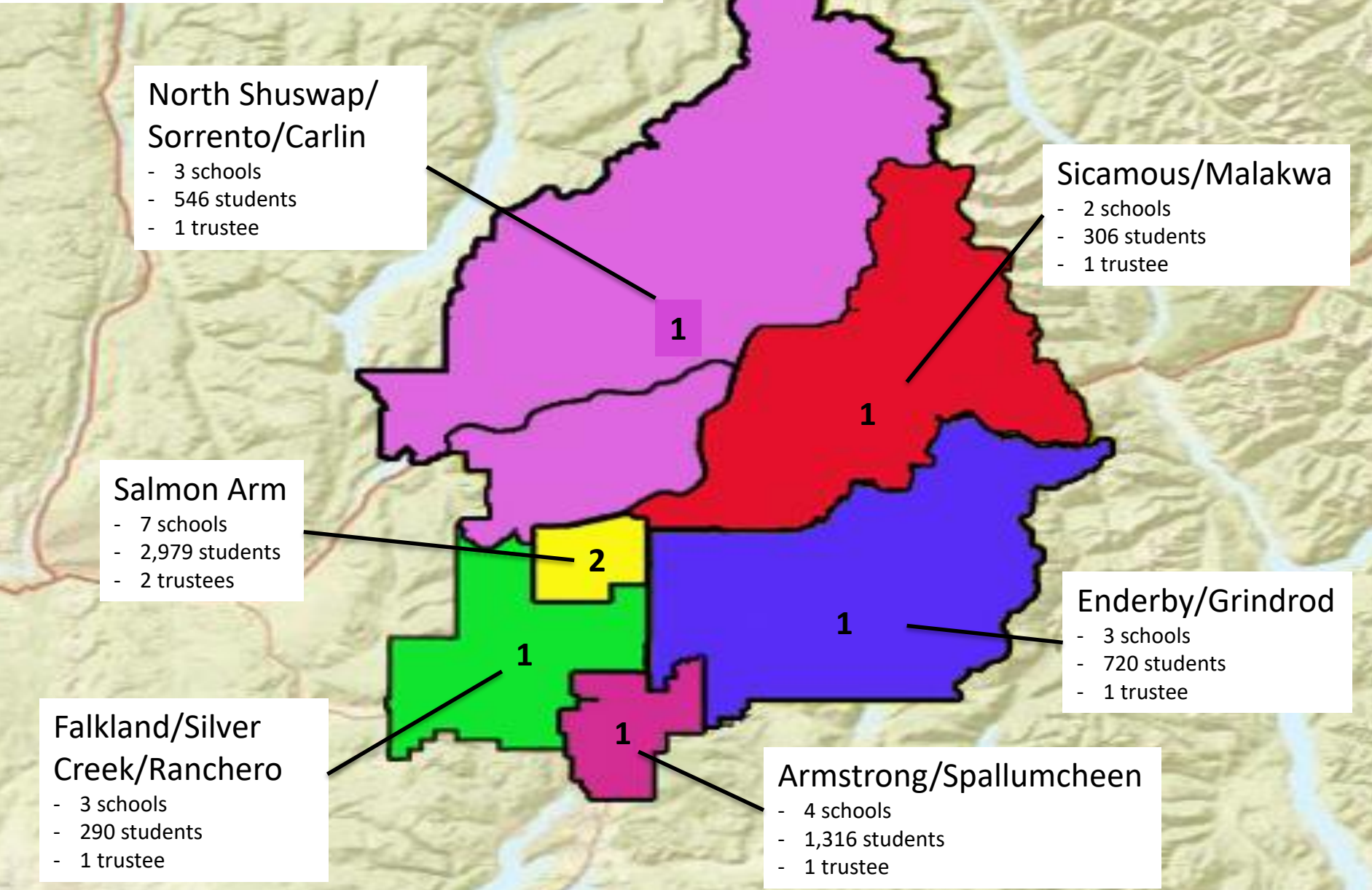
Armstrong/Spallumcheen

- 4 schools
- 1,316 students
- 2 trustees



SD 83 – Option A: 7 Trustees

- Combine North Shuswap and Sorrento/Carlin
- Reduce Armstrong by 1 trustee



SD 83 – Option B: 7 Trustees

- Combine Armstrong and Falkland/Silver Creek/Ranchero
- Combine Enderby/Grindrod and Sicamous/Malakwa
- Combine North Shuswap and Sorrento/Carlin

North Shuswap/ Sorrento/Carlin

- 3 schools
- 546 students
- 1 trustee

Sicamous/Malakwa Enderby/Grindrod

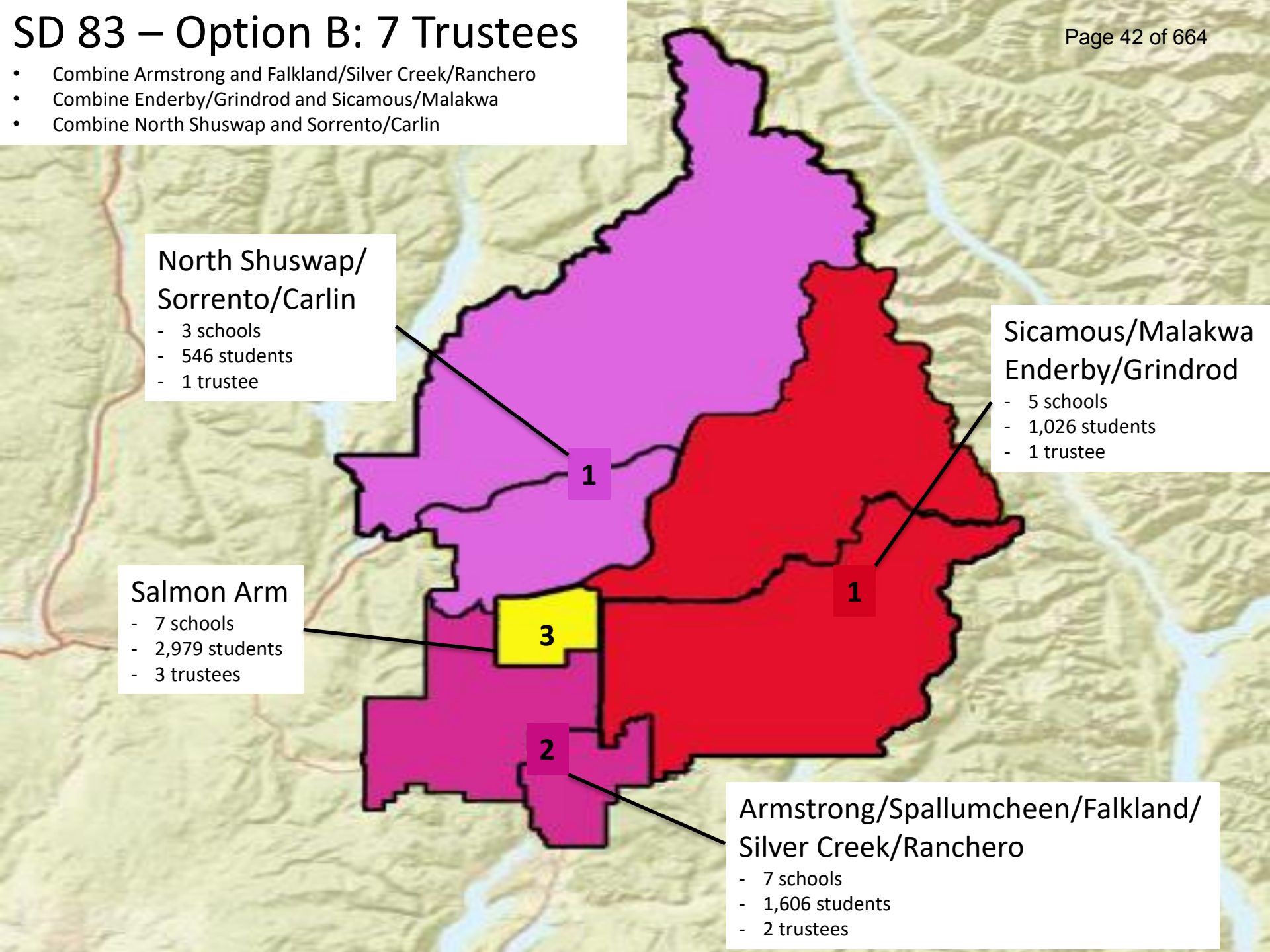
- 5 schools
- 1,026 students
- 1 trustee

Salmon Arm

- 7 schools
- 2,979 students
- 3 trustees

Armstrong/Spallumcheen/Falkland/ Silver Creek/Ranchero

- 7 schools
- 1,606 students
- 2 trustees



SD 83 – Option C: 7 Trustees

- Combine Armstrong and Falkland/Silver Creek/Ranchero
- Combine Enderby/Grindrod and Sicamous/Malakwa
- Combine North Shuswap and Sorrento/Carlin

**North Shuswap/
Sorrento/Carlin**

- 3 schools
- 546 students
- 1 trustee

**Sicamous/Malakwa
Enderby/Grindrod**

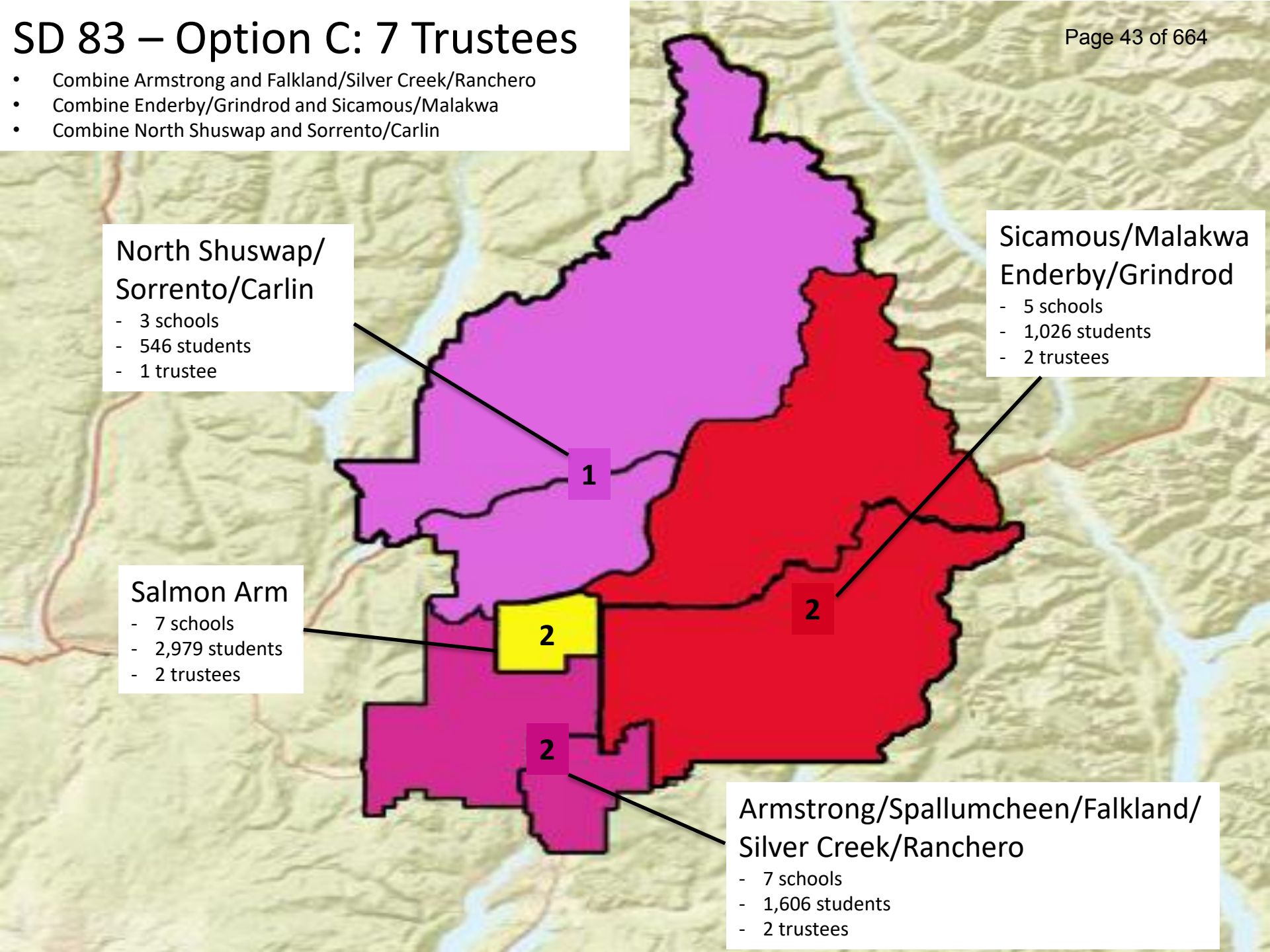
- 5 schools
- 1,026 students
- 2 trustees

Salmon Arm

- 7 schools
- 2,979 students
- 2 trustees

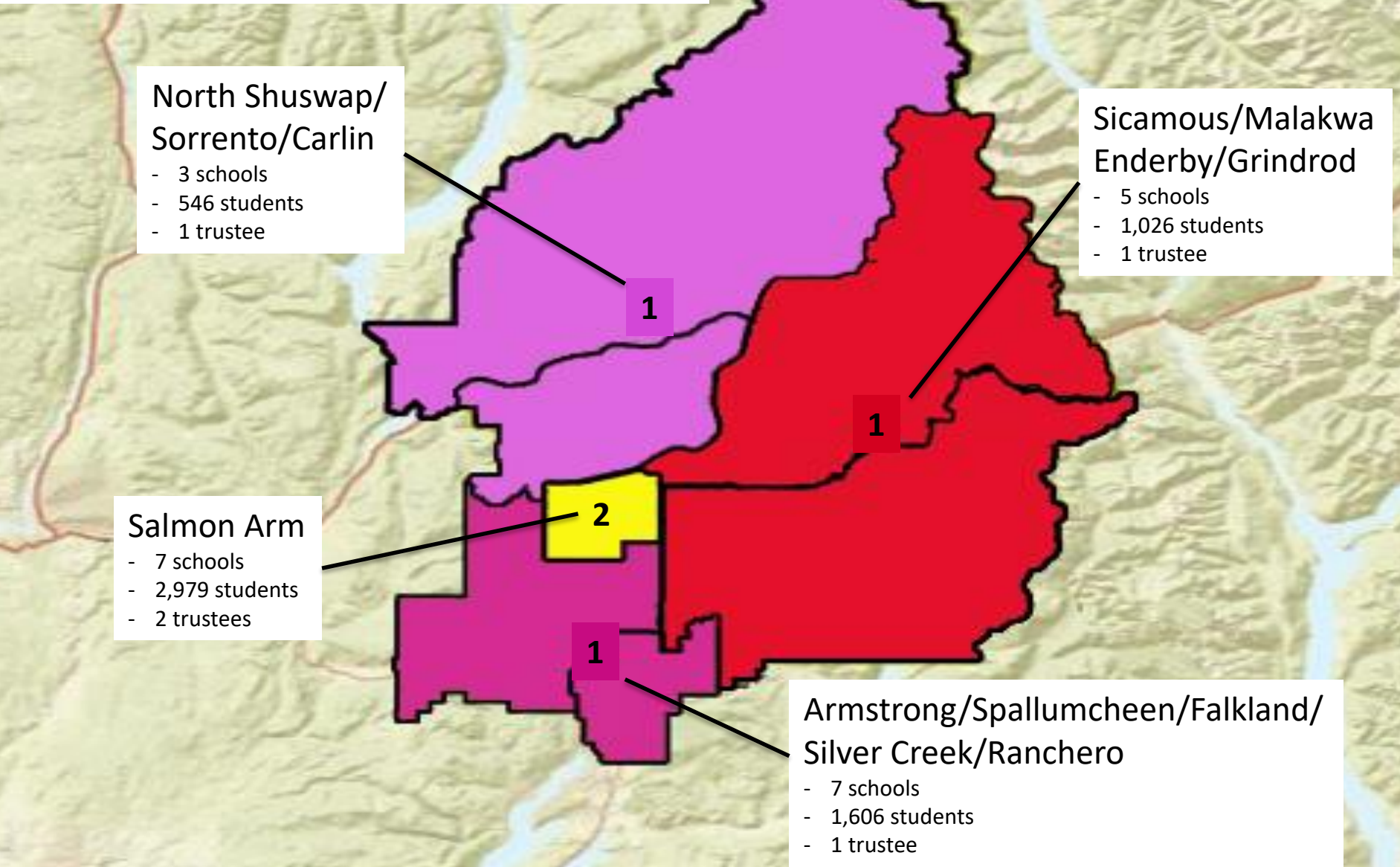
**Armstrong/Spallumcheen/Falkland/
Silver Creek/Ranchero**

- 7 schools
- 1,606 students
- 2 trustees



SD 83 – Option D: 5 Trustees

- Combine Enderby/Grindrod and Sicamous/Malakwa
- Combine North Shuswap and Sorrento/Carlin
- Combine Armstrong and Falkland/Silver Creek/Ranchero and reduce by 1 trustee



**North Shuswap/
Sorrento/Carlin**

- 3 schools
- 546 students
- 1 trustee

**Sicamous/Malakwa
Enderby/Grindrod**

- 5 schools
- 1,026 students
- 1 trustee

Salmon Arm

- 7 schools
- 2,979 students
- 2 trustees

**Armstrong/Spallumcheen/Falkland/
Silver Creek/Ranchero**

- 7 schools
- 1,606 students
- 1 trustee

SD 83 – Option E: 5 Trustees

- Combine Enderby/Grindrod and Sicamous/Malakwa
- Combine North Shuswap, Sorrento/Carlin, and Falkland/Silver Creek/Ranchero
- Reduce Armstrong by 1

North Shuswap/ Sorrento/Carlin/Falkland/ Silver Creek/Ranchero

- 6 schools
- 836 students
- 1 trustee

Sicamous/Malakwa Enderby/Grindrod

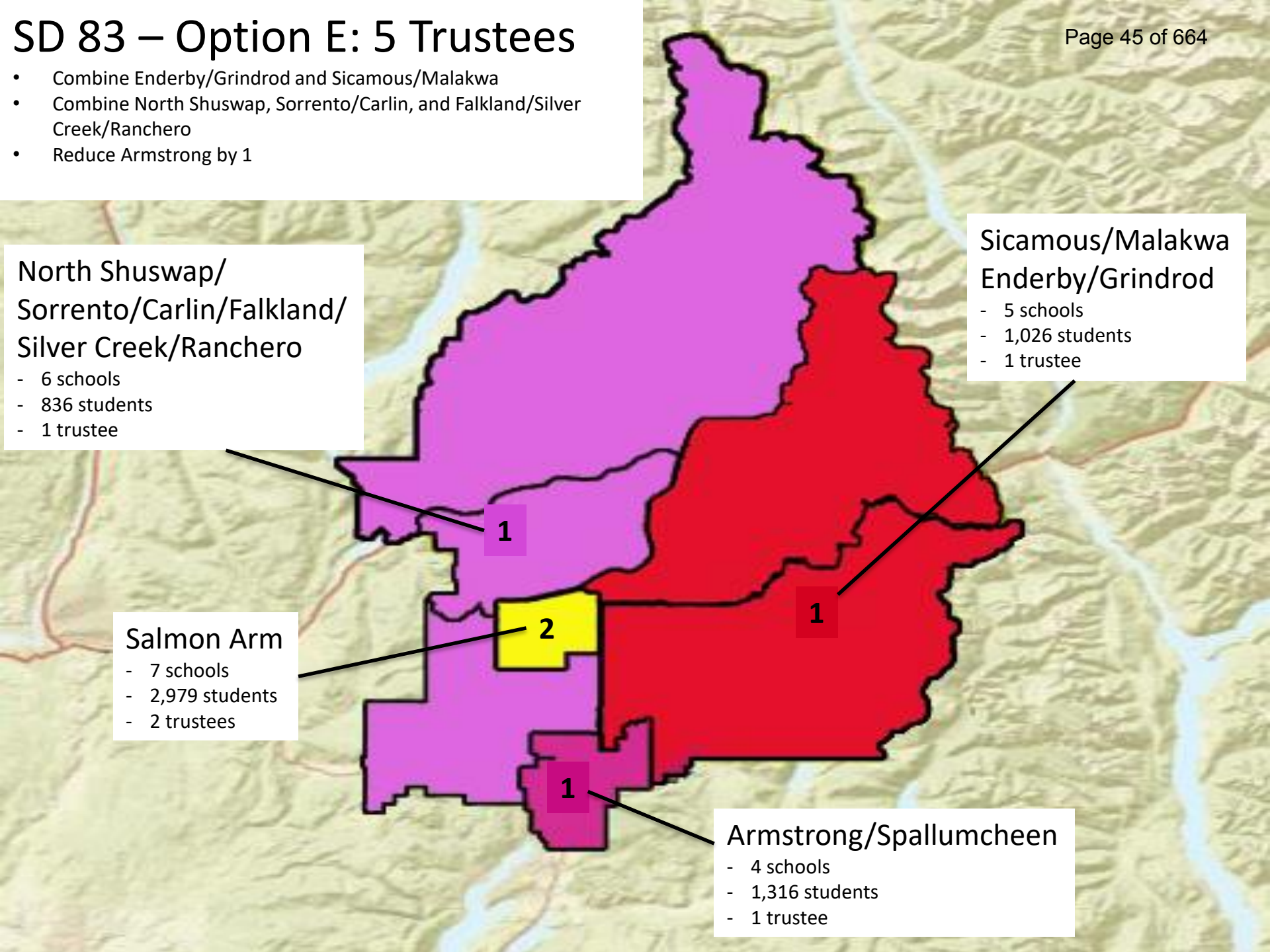
- 5 schools
- 1,026 students
- 1 trustee

Salmon Arm

- 7 schools
- 2,979 students
- 2 trustees

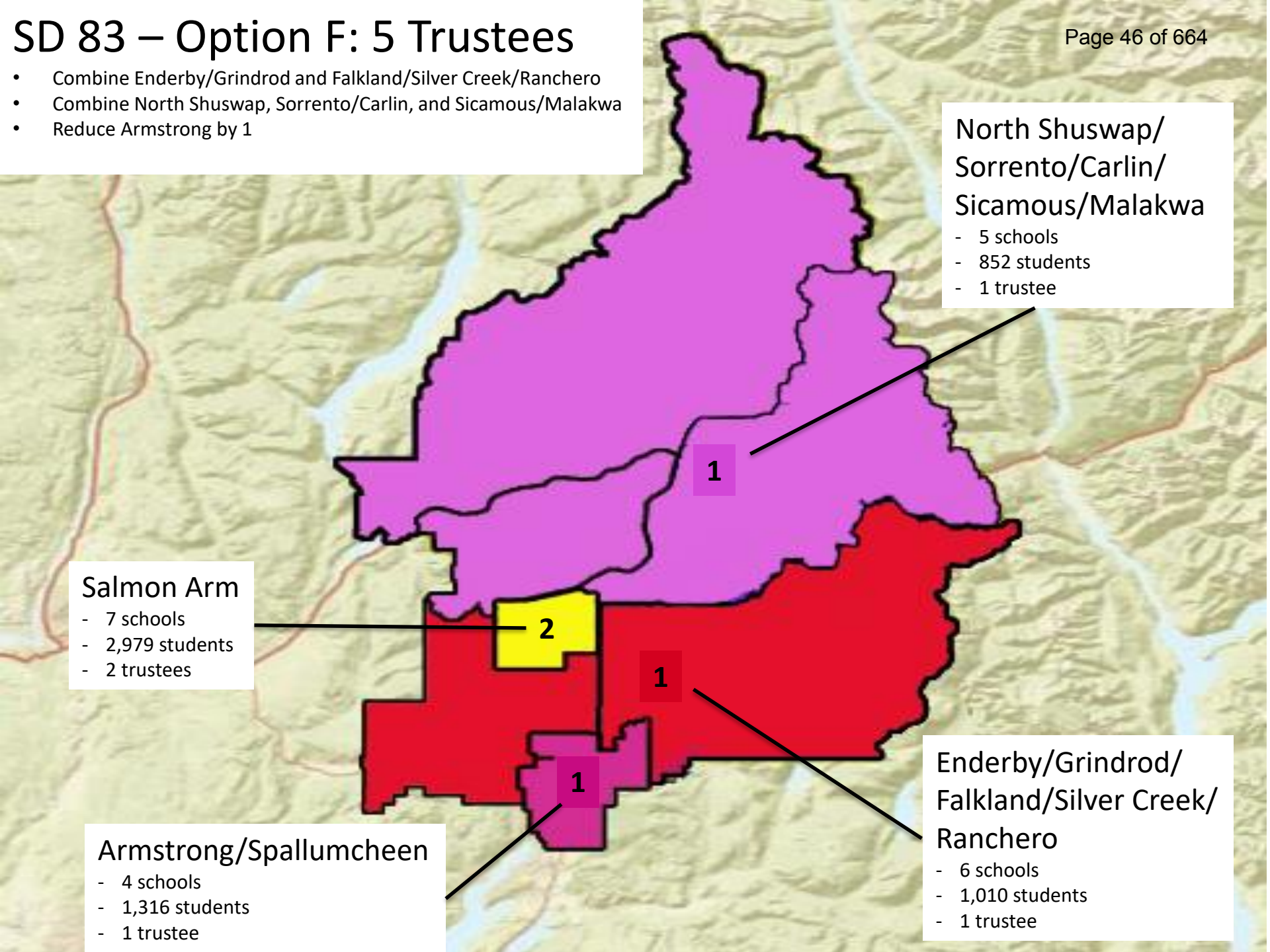
Armstrong/Spallumcheen

- 4 schools
- 1,316 students
- 1 trustee



SD 83 – Option F: 5 Trustees

- Combine Enderby/Grindrod and Falkland/Silver Creek/Ranchero
- Combine North Shuswap, Sorrento/Carlin, and Sicamous/Malakwa
- Reduce Armstrong by 1



North Shuswap/
Sorrento/Carlin/
Sicamous/Malakwa

- 5 schools
- 852 students
- 1 trustee

1

Salmon Arm

- 7 schools
- 2,979 students
- 2 trustees

2

1

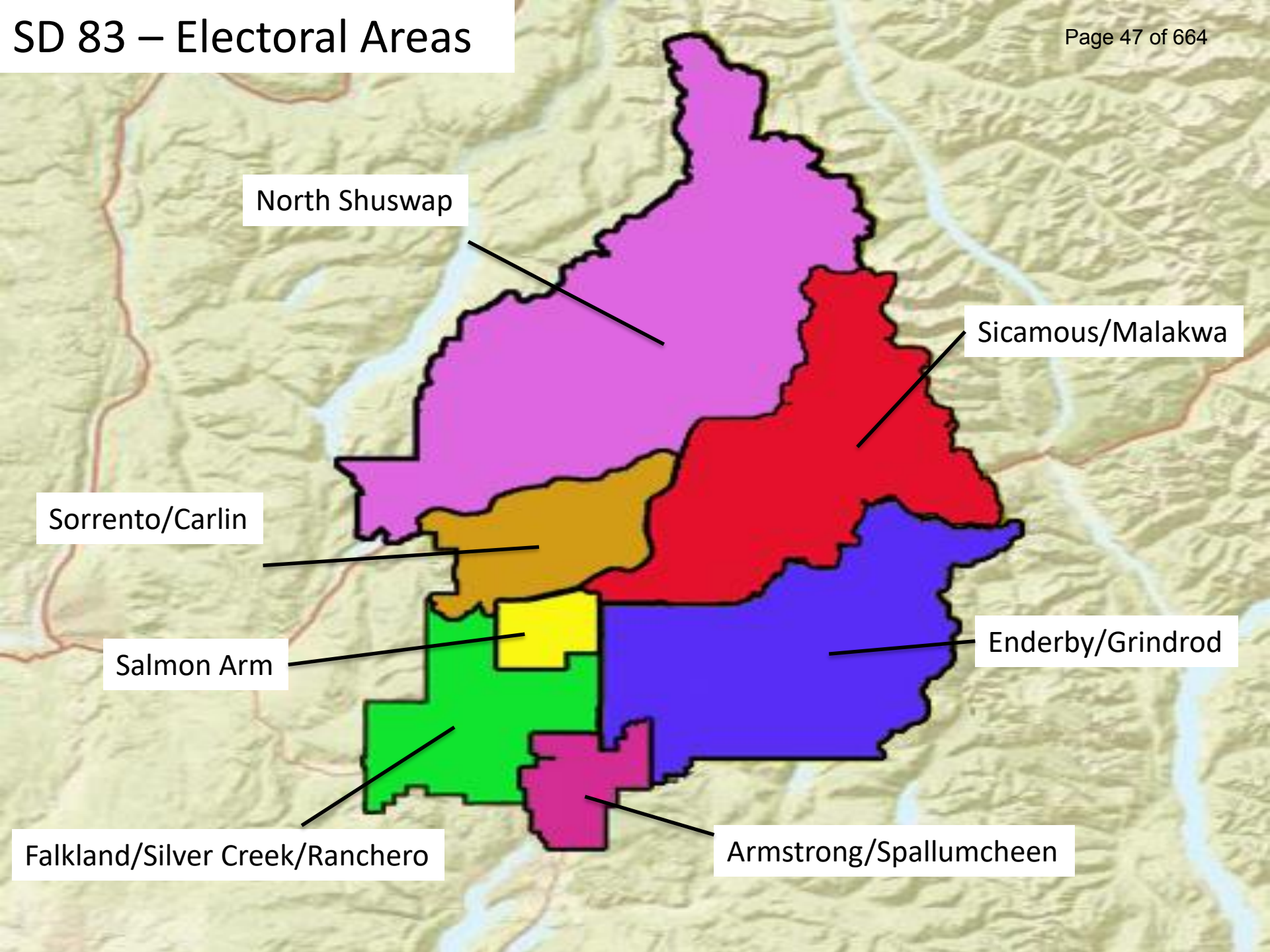
Armstrong/Spallumcheen

- 4 schools
- 1,316 students
- 1 trustee

1

Enderby/Grindrod/
Falkland/Silver Creek/
Ranchero

- 6 schools
- 1,010 students
- 1 trustee





<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File#
<input type="checkbox"/> OS	<input type="checkbox"/> In Camera	0410-20
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Comm Mto	45
MAR 28 2018		
<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"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Dir Mailbox	<input type="checkbox"/> Email
<input type="checkbox"/> HR		

MAR 23 2018

Rhona Martin, Chair
Columbia Shuswap Regional District
555 Harbourfront Drive NE
PO Box 978
Salmon Arm BC V1E 4P1

Dear Chair Martin,

Re: Active Transportation

Thank you for your letters, sharing with me the requests of the Board of the Columbia Shuswap Regional District that the ministry incorporate active transportation corridors and greenway plans into all current and future highway projects, and that "Share the Road" signs be included on all cycling routes. Many apologies for the delay in responding.

The ministry strongly supports cycling and walking and other modes of active transportation and recognizes reduce congestion and emissions, promote healthier communities and generate economic activity through tourism and recreation. Where possible, the ministry integrates cycling and pedestrian facilities, such as wider shoulders on highways or separated multi-use paths, in new construction and improvements to highways. I have shared your letter of support for active transportation facilities with regional planning department staff.

Creating and maintaining cycling infrastructure within towns and cities in B.C. is the responsibility of local governments, and the ministry's BikeBC program supports their efforts. BikeBC shares the cost of municipal cycling infrastructure projects, such as separated bike paths and bicycle/pedestrian overpasses, with local governments. Every year, BikeBC invites municipalities, regional districts, local governments and First Nations to apply for cost share funding for the construction of cycling infrastructure.

BikeBC focuses on improving safety for cyclists, and upgrades to existing infrastructure are now also eligible under the program, as are projects such as repair stations, bike racks and lockers. These enhancements will help further encourage active transportation in B.C. More information about BikeBC is available at <https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/funding-grants/cycling-infrastructure-funding>.

.../2

-2-

The ministry uses "Share the Road" signs in areas where there is a high volume of cyclists to ensure that drivers know to expect them on the road. While the ministry is careful not to overuse these signs, as drivers may ignore overused or improperly used signs, local staff would be happy to review any requests for the placement of "Share the Road" signs on a particular highway corridor.

To have staff review a route for the placement of "Share the Road" signs, please feel free to contact our local District Manager, Jack Bennetto. He can be reached at 250 712-3664 or at Jack.Bennetto@gov.bc.ca and would be pleased to assist you.

Thank you again for taking the time to write.

Yours sincerely,



Claire Trevena
Minister

Copy to: Jack Bennetto, District Manager
Okanagan Shuswap

Kathryn Weicker, Senior Regional Transportation Planner
Southern Interior Region

LATE RESOLUTION

NEED FOR IMPROVED SNOW AND ICE REMOVAL SERVICES IN RURAL AREAS

Columbia Shuswap Regional District

WHEREAS there are increased issues in terms of timeliness and quality of snow and ice removal in rural areas, particularly during the past 2017/2018 winter snow season;

AND WHEREAS the deteriorating level of winter maintenance in rural areas is creating a public safety issue in regards to emergency response vehicles (fire, police, ambulance) having the ability to access streets and roadways in the event of emergency, and affecting school bus routes, leading to unsafe situations for drivers, passengers and pedestrians;

THEREFORE BE IT resolved that the Ministry of Transportation and Infrastructure be requested to immediately undertake a review of their contractor obligations, and agreement specifications for snow and ice control in the rural areas, including a review of minimum equipment standards and staffing requirements.



BOARD REPORT

TO: Chair and Directors

File No: 4200 20 09

SUBJECT: Appointment of Chief Election Officer and Deputy Chief Election Officer

DESCRIPTION: Report from Charles Hamilton, Chief Administrative Officer, dated April 9, 2018.

RECOMMENDATION: THAT: pursuant to Section 58(1) and (2) of the *Local Government Act* Lynda Shykora be appointed Chief Election Officer for conducting the 2018 general local election and assent voting with power to appoint other election officials as required for the administration and conduct of the 2018 general local election and assent voting;

AND THAT: Jennifer Graham be appointed Deputy Chief Election Officer for the 2018 general local election.

SHORT SUMMARY:

Pursuant to the Local Government Act (the "Act"), the Regional District must conduct a general local election on Saturday, October 20, 2018. Section 58(1) of the Act requires that the Board appoint a Chief Election Officer and a Deputy Chief Election Officer for the purposes of conducting an election. The duties and responsibilities of the Chief Election Officer are set out in sections of the Act. These appointments are required at this time to commence preparations for the conduct of the election.

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:

Pursuant to the Local Government Act (the "Act"), the Regional District must conduct a general local election on Saturday, October 20, 2018. Section 58(1) of the Act requires that the Board appoint a Chief Election Officer and a Deputy Chief Election Officer for the purposes of conducting an election. The duties and responsibilities of the Chief Election Officer are set out in sections of the Act (refer to attached sections of the Act). These appointments are required at this time to commence preparations for the conduct of the election.

POLICY:

In accordance the Local Government Act, for the purposes of conducting an election, the local government must appoint a chief election officer and a deputy chief election officer.

FINANCIAL:

The duties of the Chief Election Officer and the Deputy Chief Election Officer are included in the job descriptions of the Deputy Manager of Corporate Administration Services, Ms. Shykora, and the

Executive Assistant/Asst. Deputy Corporate Officer, Ms. Graham, respectively. Election work performed during regular operating hours is remunerated as staff salaries, with overtime compensated in accordance with Policy F-18.

KEY ISSUES/CONCEPTS:

Local Governments are legislated to hold a general location election on Saturday, October 20, 2018. Any other voting, such as assent voting, will also take place on October 20, 2018. As such, appointment of the Chief Election Officer and the Deputy Chief Election Officer is needed, in order to conduct elections for the positions of electoral area director(s) and for other voting opportunities.

IMPLEMENTATION:

One of the 2018 Corporate Administration goals is to carry out the General Local Elections in October 2018. Staff will immediately begin all of the planning and administrative details needed for the upcoming election.

For information, the CSRD Chief and Deputy Chief Election Officer also work in conjunction with School District 6 to assist in elections and any required voting for School Trustee in rural Golden (Area A), as well as with School District No. 83 to assist in voting for School Trustee(s) in Electoral Areas C, D, E and F of the CSRD.

COMMUNICATIONS:

School District No. 6 and No. 83 will be notified of the appointments, as will Elections BC who is responsible for campaign financing related to the local government elections.

The public will be informed through the CSRD website about the upcoming 2018 local government elections, availability of nomination papers, voting opportunities, etc.

DESIRED OUTCOMES:

That the Board support the recommendation to appoint the Chief Election Officer and the Deputy Chief Election Officer to conduct the local government elections and any other assent voting (referendum).

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. N/A

Report Approval Details

Document Title:	Report-2018 Local Election Officer Appointments.docx
Attachments:	- Extract from Local Government Act - Chief Electoin Officer.docx
Final Approval Date:	Apr 10, 2018

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

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

Charles Hamilton - Apr 10, 2018 - 3:53 PM

Extract from Local Government Act:

Division 3 — Election Officials Appointment and Authority

Appointment of election officials

58 (1) For the purposes of conducting an election, the local government must appoint a chief election officer and a deputy chief election officer.

(2) The chief election officer must appoint election officials required for the administration and conduct of the election.

(3) Without limiting the generality of subsection (2), the chief election officer must appoint the following:

- (a) presiding election officials for election proceedings where the chief election officer is not acting as presiding election official;
- (b) election officials to act as alternate presiding election officials for election proceedings;
- (c) election officials required to assist the presiding election official at election proceedings.

(4) The chief election officer may delegate the authority under subsection (3) (c) to the presiding election official for the election proceedings.

(5) The chief election officer may appoint peace officers as election officials to assist presiding election officials in fulfilling their duty to maintain peace and order at the election proceedings for which they are responsible.

(6) If an election official is absent or unable to act, a person appointed as deputy chief election officer or appointed under this section as alternate for the official must perform the duties and has the powers of the official.

(7) A candidate, candidate representative or financial agent may not be appointed as an election official.

(8) Before assuming duties, an election official must make a solemn declaration that the person

(a) will faithfully and impartially exercise the powers and perform the duties of the position to which the election official is appointed,

(b) has not received and will not accept any inducement

(i) to exercise the powers or perform the duties of the position otherwise than impartially and in accordance with this Act, or

(ii) to otherwise subvert the election,

(c) will preserve the secrecy of the ballot in accordance with section 123 [*voting to be by secret ballot*], and

(d) is not and will not become a candidate, candidate representative or financial agent while holding the position of an election official.

Chief election officer duties and powers

59 (1) In addition to all other duties established by this Part and the *Local Elections Campaign Financing Act*, the chief election officer must do the following:

(a) ensure that a sufficient number of ballots are prepared for an election by voting;

(b) ensure that each voting place

(i) is supplied with sufficient numbers of ballots, ballot boxes and voting books, and

(ii) has an area that may be used as a voting compartment;

(c) take all reasonable precautions to ensure that a person does not vote more than once in an election;

(d) do all other things necessary for the conduct of an election in accordance with this Part, the *Local Elections Campaign Financing Act* and any bylaws and regulations under this Part or that Act.

(2) In addition to all other powers given by this Part, the chief election officer may do one or more of the following:

- (a) exercise any power conferred on a presiding election official in relation to the election proceedings for which the presiding election official is responsible;
- (b) as an exception to the restrictions on where an elector may vote when municipal voting divisions are established, authorize an election official to vote at the voting place at which the official is working;
- (c) take solemn declarations where these are required under this Part or the [Local Elections Campaign Financing Act](#);
- (d) delegate to other election officials the chief election officer's duties and powers under this Part or the [Local Elections Campaign Financing Act](#), subject to any restrictions or conditions specified by the chief election officer;
- (e) apply to the minister for an order under section 167 [*ministerial orders in special circumstances*] of this Act or section 99 [*ministerial orders in special circumstances*] of the [Local Elections Campaign Financing Act](#).



BOARD REPORT

TO: Chair and Directors

File No: 0580 01

SUBJECT: Shuswap Draft Communications Protocol

DESCRIPTION: Report from Robyn Cyr, Economic Development Officer, dated April 10, 2018.

RECOMMENDATION #1: THAT: the CSR D Board approve the Shuswap Local and Secwepemc Governments Draft Communications Protocol this 19th day of April, 2018.

RECOMMENDATION #2: THAT: the CSR D Board consider funding support for a protocol signing ceremony event.

SHORT SUMMARY:

Local Secwepemc government representatives including the Adams Lake Indian Band, Neskonlith Indian Band, Little Shuswap Lake Indian Band, Splatsh Indian Band, and Shuswap local governments, including the City of Salmon Arm, the Columbia Shuswap Regional District, the Regional District of North Okanagan, the Village of Chase, and the City of Enderby have now attended community to community forums on February 17, 2017 and November 23, 2017 to provide input into the Shuswap Local and Secwepemc Governments Draft Communications Protocol. The purpose of these meetings was to create a protocol agreement that will establish and maintain a long-term, cooperative government-to-government relationship and open communication across the Shuswap watershed portion of Secwepemculecw, complement existing local protocols, and support the development of local protocols where none exist. A third meeting on March 15, 2018 culminated in the final draft Communications Protocol which is presented to the Board with a recommendation to endorse.

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:

Local Secwepemc government representatives including the Adams Lake Indian Band, Neskonlith Indian Band, Little Shuswap Lake Indian Band, Splatsh Indian Band, and Shuswap local governments, including the City of Salmon Arm, the Columbia Shuswap Regional District, the Regional District of North Okanagan, the Village of Chase, and the City of Enderby have attended community to community forums on February 17, 2017 at the Splatsh Community Center and November 23, 2017 at Quaaout Lodge, to provide input into the Shuswap Local and Secwepemc Governments Draft Communications Protocol.

The first meeting was held on February 17, 2017, at a Together Shuswap gathering, where there was a breakout session to determine how to develop a Shuswap wide, including (Splatsh to Skatsin) communications protocol. The breakout session clarified that the Secwepemc governments and local governments were interested in developing a communications protocol across the Shuswap region. Key points from the session included:

- Build on what is working well in existing protocols.
- Take the time to make the political and emotional investment into the protocol.
- Consider the capacity of First Nations communities to meaningfully participate.
- Don't layer over existing protocols – consider a structure that is broad, general and enabling, and that references existing protocols.

The second meeting was held on November 23, 2017 at Quaaout Lodge and the objectives for the day were to:

- Confirm the relationship between local and First Nations governments in the Shuswap and approach to a communications protocol.
- Follow up discussion from the Together Shuswap in February 2017.
- Strike an advisory committee to work on the protocol with Fraser Basin Council.
- Continue to build relationships.

The third meeting was held on March 15, 2018 at the Prestige Harbourfront Resort in Salmon Arm and the objectives of the day were to:

- Review the draft communications protocol.
- Identify next steps for community input over spring/summer, and signing protocol in the fall.
- Continue to build relationships.
- Discuss giving a Secwepemc name back somewhere in the Shuswap region.

The protocol was reviewed, and generally, participants like that it was brief, non-legalistic, and simple. Feedback was captured on a few key points around the term, amendments, whether an opt-out clause is needed, and clarifying the Secwepemc spelling of the First Nations governments' names. The seven items under "the signatories will" were reviewed, deemed appropriate, and nothing further was added.

The draft communications protocol now needs to be adopted by all local governments and First Nations governments before the signing ceremony to be planned in the fall.

FINANCIAL:

There are no financial implications to this draft protocol other than each community participation to support a formal signing ceremony which the date is yet to be determined.

KEY ISSUES/CONCEPTS:

The Board has identified, as one of its priorities, the development of a Communications Protocol with First Nations communities.

SUMMARY:

Evaluation of the March 15, 2018 meeting, and how the communications protocol has progressed is positive and discussion was held on the location of the signing ceremony. The Adams Lake Indian Band has indicated that they would like to hold the ceremony and the group provided consensus to this decision.

IMPLEMENTATION:

Adams Lake Indian Band will work with Mike Simpson (Fraser Basin Council), Robyn Cyr – EDO (CSRD), and others from the group to organize the signing ceremony.

COMMUNICATIONS:

Invitations to the signing ceremony will be sent to and be inclusive of Shuswap community organizations and businesses, local government members and constituents, local MLA's - Greg Kylo, Eric Foster, and Todd Stone, Provincial minister – Scott Fraser (Indigenous Relations and Reconciliation), Federal minister – Carolyn Bennett (Ministry of Crown-Indigenous Relations and Northern Affairs), and First Nations Leaders from AFN, FNS, and UBCIC.

Local media will also be invited to the ceremony to document this event.

DESIRED OUTCOMES:

The desired outcome is to have a communications protocol that provides the following goals:

1. Integrate local government and Secwepemc communities on areas of mutual interest
2. Provide a collective voice to the governments of BC and Canada on common issues
3. Raise awareness of Secwepemculecw and Secwepemc traditions
4. Deliver joint education opportunities for elected officials, staff and residents, members and constituents.

BOARD'S OPTIONS:

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

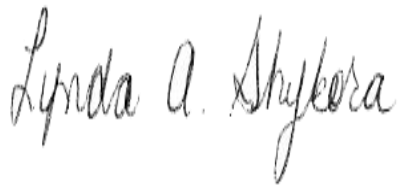
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

N/A

Report Approval Details

Document Title:	Shuswap Local and Secwepemc Governments Communications Protocol.docx
Attachments:	- Draft communications protocol v2.pdf - Shuswap C2C summary 15mar18.pdf
Final Approval Date:	Apr 10, 2018

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



Lynda Shykora - Apr 10, 2018 - 4:28 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 10, 2018 - 4:30 PM

Shuswap Local and Secwépemc Governments Communications Protocol

Draft v.2 as at 21 March 2018

Purpose of the Communications Protocol

To i) establish and maintain a long-term, cooperative government-to-government relationship and open communication across the Shuswap watershed portion of Secwépemc'ulecw¹, ii) complement existing local protocols, and iii) support the development of local protocols where none exist².

Guiding Principles of Communication

1. A relationship is the foundation of communication.
2. Trust, mutual respect and recognition of each other as legitimate governments, and that this carries over beyond election cycles and political terms.
3. Recognition of Secwépemc title and rights³.
4. Openness, transparency and “no surprises” from neighbouring governments.

Goals

1. Integrate local government and Secwépemc communities on areas of mutual interest through regular communication and working together on joint initiatives⁴.
2. Provide a collective voice to the governments of BC and Canada on common issues.
3. Raise awareness of Secwépemc'ulecw and Secwépemc traditions.
4. Deliver joint education opportunities⁵ for elected officials, staff and residents, members and constituents.

Therefore the signatories of this communications protocol will:

1. Communicate in many formats (e.g., letters, emails, phone calls), but recognize that in-person meetings are most desirable from a relationship-building perspective.
2. Meet with each other at least once per year in a formal setting of elected officials at a mutually beneficial time with respect to elections (e.g., joint council/board meetings, delegations to each other's meetings, annual community to community forum).
3. Meet and communicate with each other informally (e.g., coffee, share a meal, text)
4. Encourage and direct staff to communicate with staff in similar roles in neighbouring governments.
5. Collaborate to work together on initiatives of joint benefit to local and Secwepemc governments.
6. Develop a more detailed, formal agreement⁶ in a smaller geographic area as needed, or where a consultation process needs to be established.
7. Raise awareness of this protocol and its content with their residents, members and constituents.

¹ Territory of the Secwépemc people

² Protocols are known to exist between Chase and Neskonlith, Chase and Adams Lake Indian Band, Enderby and Spltasin, Lumby and Spltasin, and Sicamous and Spltasin.

³ The Canadian Constitution (s.35) recognizes and affirms current and future Aboriginal rights, including land claims.

⁴ Topics to be discussed may include, but are not limited to: annual priorities; land use and development; environmental protection; water; infrastructure and cost-sharing approaches; emergency management and response; health, healing, local foods and wilderness camps; skills training and education.

⁵ Joint education opportunities may include, but are not limited to: clarification of which order of government makes decisions on different topics; sharing and supporting information about Secwepemc history and traditions; and sharing information about how Secwepemc governments, regional districts and municipalities operate, generate revenue, make decisions, their jurisdiction and decision making authority

⁶ Agreement could be a communications protocol, a memorandum of understanding, or a letter of intent

Term, Amendments and Opt-out Clause

This protocol is intended to be long-term, and is proposed to have no term. It may be reviewed periodically at joint meetings (#2 above) and amended with the agreement of all parties as needed. If a signatory wants to opt-out of this protocol, it shall be discussed at a joint meeting (#2 above); an amendment to this protocol shall be proposed and discussed.

Signatories (add logos to final) – signed ____, 2018 at ____:

Cst'elneq (Adams Lake Indian Band)	Skwlax (Little Shuswap Lake Indian Band)	Sk'atsin (Neskonlith Indian Band)	Splatsin
Columbia Shuswap Regional District	Regional District of North Okanagan	Village of Chase	City of Salmon Arm
City of Enderby	District of Sicamous	Village of Lumby	

Shuswap Local and Secwépemc Governments Community to Community Forum

March 15, 2018

Salmon Arm, BC



Photo credit: Mike Simpson; Salmon River Delta tour, April 2013

Meeting summary as at March 21, 2018

Prepared by:
Mike Simpson, Senior Regional Manager
Fraser Basin Council
200A – 1383 McGill Road
Kamloops, BC V2C 6K7
250 314-9660
msimpson@fraserbasin.bc.ca

Welcome, Introductions

Nineteen people from Secwépemc and local governments gathered to advance the development of a communications protocol across the Shuswap region.

Mike Simpson, Senior Regional Manager, Fraser Basin Council, welcomed everyone. Splatins Councillor Theresa William introduced Splatins elder Donna Antoine, who gave a prayer and sang. Chair Rhona Martin of the Columbia Shuswap Regional District thanked everyone for attending and noted her encouragement at getting to this point in developing a communications protocol. Mayor Nancy Cooper of Salmon Arm welcomed everyone and also noted her excitement for Salmon Arm to be a part of this initiative. Introductions were made around the room (see Appendix 2).

Review of Agenda, Objectives for the Day

The agenda was reviewed (see Appendix 1) and the meeting objectives were noted as follows:

- Review draft communications protocol
- Identify next steps for community input over spring/summer, and signing protocol in fall
- Build relationships
- Discuss giving a Secwépemc name back

Action Items from November 23, 2017 Community to Community Forum

Mike explained that with no feedback on the action items regarding the geographic extent, which Secwépemc organizations to involve, or whether Shuswap Band (Invermere) seeks to be involved, he proceeded with the draft protocol based on those governments and organizations involved in the two meetings in 2017. Participants noted that this is appropriate for many reasons, among them that Skwlax (Little Shuswap Lake Indian Band) is neither part of STS Lakes Division, nor Shuswap Nation Tribal Council.

Chase Mayor Rick Berrigan raised the opportunity for the Thompson-Nicola Regional District to be involved with their Chief Administrative Officer (CAO), and it was felt that it was appropriate for Chase to remain involved, but not add the TNRD as only a small portion of that regional district is in the Shuswap and had not been previously engaged in the discussions.

An attempt was made to strike an advisory committee, but limited response and inability to find a date with a balanced number of local and Secwépemc government representatives prohibited this.

All other action items were either complete or part of today's agenda.

Draft Communications Protocol

Mike recounted the history of how we got here, with input from two previous sessions: a Together Shuswap workshop on February 15, 2017 at the Splatins Community Centre, and the November 23, 2017 forum at Quaaout Lodge. He emphasized that the draft presented is based on the collective input from those sessions.

The protocol was reviewed, and generally, participants liked that it was brief, non-legalistic, and simple. Feedback was captured on a few key points around the term, amendments, whether an opt-out clause is needed, and clarifying the Secwépemc spelling of the First Nations governments'

names. The seven items under “the signatories will” were reviewed, deemed appropriate, and nothing further was added.

See *Draft communications protocol v2.pdf* circulated with this summary.

Election Cycles

The cycle of elections was discussed, and it was noted that we collectively should avoid joint meetings, forums or events just before an election. The following was noted:

Government	Term	Positions up for election	Future Election Dates
Cst’elnec (Adams Lake Indian Band)	3 years	Chief and councilors	Next one February 2021
Skwlax (Little Shuswap Lake Indian Band)	3 years	Staggered by position	One councilor May 2018; one councillor May 2020; chief May 2021
Sk’atsin (Neskonlith Indian Band)	4 years	Chief and councilors	Next one January 2019
Splatsin	4 years	Chief and councilors	Next one January 2022
Local governments (regional districts, municipalities)	4 years	Regional districts – electoral area director Municipalities – mayor, councilors	Next one October 20, 2018 ¹

Giving a Secwépemc Name Back

The opportunity to “give a Secwépemc name back” to a place or structure was raised in the November 23, 2017 forum, and explored further.

David Lepsoe noted that in 2014, the bridge between Chase and Adams Lake Indian Band across the South Thompson River was given a Secwépemc name. This was relatively simple, since it only needed approval from Ministry of Transportation and Infrastructure (MOTI) and Adams Lake Indian Band, and approval was granted in less than 3 months. Funds were provided by MOTI for a plaque on the bridge.

David Lepsoe and Larry Morgan noted that an initiative is underway to give a Secwépemc name to Roderick Haig-Brown Provincial Park in the North Shuswap. This process has been underway for several years, and involves elders, BC Parks and others.

Theresa William noted that several roads on the Splatsin reserve lands have local names for roads, but they aren’t officially recognized on maps or by MOTI.

Nancy Cooper noted that their council discussed options, noting Dr. Mary Thomas’ contributions. Ideas such as Coyote Park, the new Highway 1 bridge over the Salmon River (symbolic as Dr. Thomas was a bridge builder between cultures), or using a Secwépemc name for the art gallery.

Louis Thomas was open to all ideas, but noted an opportunity to honour his mother’s legacy would be welcome, and to consider an event at Kela7scen (Mt Ida) in the future.

¹ School board elections are also held on this date.

Next Steps

It was agreed to have a celebration-type event, to sign the communications protocol, before the October 2018 local government elections. Due to campaigning, summer activities (holidays, activities on the land), it was agreed to have something in early summer.

The following is a list of next steps:

Task	Responsibility	Timing
Meeting summary from today	Mike Simpson	By March 22
Circulate updated communications protocol	Mike Simpson	By March 22
Confirm whether municipalities not here today are individual signatories (Sicamous, Lumby, Spallumcheen), or just through the regional district	David Sewell and Charles Hamilton	By March 31
Each government to seek approval of this draft protocol, and consider funding support for a signing ceremony event. <ul style="list-style-type: none"> Recommend approval based on consensus input at today's forum Avoid tweaks/edits; that could result in re-circulating it back to all governments again Raise awareness in community newsletters, media, seek community input as necessary 	Each government that is signatory	By April 30
Send logos of each signatory government for the final version to Mike Simpson	Each government that is signatory	By April 30
Invitations to the Signing Ceremony <ul style="list-style-type: none"> Inclusive of Shuswap community groups, businesses and organizations – utilize Together Shuswap attendance list as a start Each government to invite their members, constituents MLAs – Kylo, Foster, Stone Provincial ministers – Fraser (Indigenous Relations and Reconciliation), Robinson (Community Services) Federal ministers – Bennett (Crown-Indigenous Relations) First Nations leaders – AFN, FNS, UBCIC 	Mike Simpson, with support from everyone	Once the signing ceremony date has been confirmed – ideally
Apply for Community to Community funding (C2C) from Union of BC Municipalities	Robyn Cyr	Deadlines March 23 or June 1
C2C Forum #3 – Signing Ceremony <ul style="list-style-type: none"> ALIB has offered to host Possible dates discussed are June 29, July 6 or July 7, 2018 Consider a presentation on Secwépemc title and rights Discuss protocol, gifts 	Gina Johnny to organize with support from Mike Simpson, Robyn Cyr, others	Confirm that ALIB can host and the date by March 31
Consider reconciliation events, giving a Secwepemc name back, honouring Dr. Mary Thomas	Everyone	Future events beyond June 2018

Evaluation

Evaluation of the meeting, and how the communications protocol has progressed was positive. Discussion of the Secwépemc welcome, and how a non-native organizer should go about organizing a welcome was discussed. Some Secwepemc participants opined that Secwépemc people are all related, and it shouldn't matter; others suggested to go with proximity to the closest reserve to the event. It was noted that it's a good sign that we can discuss these issues and learn from them.

Meeting adjourned at 2:40PM.

Appendix 1 – Agenda

Shuswap Local and Secwépemc Governments Community to Community Forum 10:00AM-3:00PM, Thursday March 15, 2018 Prestige Harbourfront Inn, 251 Harbourfront Dr. NE, Salmon Arm

Meeting Objectives

- Review draft communications protocol
- Identify next steps for community input over spring/summer, and signing protocol in fall
- Build relationships
- Discuss giving a Secwépemc name back

Time	Topic	Who or Format
9:30	Doors open, coffee available, networking	Informal
10:00	Welcome, introductions <ul style="list-style-type: none"> ▪ First Nations prayer, song ▪ Elected officials welcome ▪ Introductions around room 	Everyone
10:15	Review agenda, objectives for the day, action items from November 23, 2017 forum, and timeline for communications protocol development	Mike Simpson, Fraser Basin Council
10:30	Draft communications protocol <ul style="list-style-type: none"> ▪ Review and improve the draft 	Large group discussion
12:00	Lunch (provided)	-
1:00	Next steps <ul style="list-style-type: none"> ▪ Updated protocol based on today's input ▪ Community input over spring, summer ▪ Approval by councils, boards? ▪ Signing ceremony? ▪ Host a reconciliation event? ▪ Aim to finalize protocol by Sept 30, 2018 ▪ Other considerations? 	Large group discussion
2:00	Giving a Secwépemc name back	Large group discussion
2:45	Evaluation (verbal)	Everyone
3:00	Adjourn	

Appendix 2 – List of Participants

The following were present for at least a portion of the day.

Name	Organization	Position	Email
Arthur Anthony	Neskonlith	Councillor	arthuranthony@neskonlith.net
Brian Schreiner	City of Enderby	Councillor	benhogan@telus.net
Charles Hamilton	Columbia Shuswap Regional District	CAO	chamilton@csrd.bc.ca
David Lepsoe	Village of Chase	Councillor	david.lepsoe@chasebc.ca
David Sewell	Regional District of North Okanagan	CAO	david.sewell@rdno.ca
Donna Antoine	Splatsin	Elder	
Erin Jackson	City of Salmon Arm	Corporate Officer	ejackson@salmonarm.ca
Gina Johnny	Adams Lake Indian Band	Councillor	gjohnny@alib.ca
Joni Heinrich	Village of Chase	CAO	cao@chasebc.ca
Larry Morgan	Columbia Shuswap Regional District	Director Area 'F'	lmorgan@csrd.bc.ca
Louis Thomas	Neskonlith	Councillor	louisthomas@neskonlith.net
Mike Simpson	Fraser Basin Council	Facilitator, recorder	msimpson@fraserbasin.bc.ca
Nancy Cooper	City of Salmon Arm	Councillor	ncooper@salmonarm.ca
Paul Demenok	Columbia Shuswap Regional District	Director Area 'C'	pdemenok@csrd.bc.ca
Rene Talbot	Columbia Shuswap Regional District	Director Area 'D'	rtalbot@csrd.bc.ca
Rhona Martin	Columbia Shuswap Regional District	Chair, Director Area 'E'	rmartin@csrd.bc.ca
Robyn Cyr	Columbia Shuswap Regional District	Manager	rcyr@csrd.bc.ca
Shawna William	Splatsin	Member	
Theresa William	Splatsin	Councillor	theresa_william@splatsin.ca
Wes Francois	Little Shuswap Lake Indian Band	Councillor	wfrancois@lslib.com



BOARD REPORT

TO: Chair and Directors

File No: 1850 20 18

SUBJECT: Grant-in-Aid Request

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services, dated April 4, 2018.

RECOMMENDATION #1: THAT: the Board approve the following allocations from the 2018 electoral grant-in-aids:

Area A

\$1,500 Golden & District Historical Society (2018 Fall Faire)

\$2,500 Golden Community Resources Society (Legal & co-op developer expenses)

Area C

\$4,000 Eagle Bay Hall Society (kitchen appliance upgrades)

Area F

\$1,950 Anglebay Entertainers (full size piano keyboard)

\$10,000 Lee Creek Arts & Sports Society (Friday Nights Live)

\$5,000 Seymour Arm Community Association (wharf insurance and repairs).

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☐

Weighted
Corporate

☒

Stakeholder
(*Weighted*)

☐

POLICY:

These requests meet the requirements of Policy F-30, are approved by the respective Area Director and required source documentation has been received. These requests are within the Electoral Area's grant-in-aid budget for 2018.

COMMUNICATIONS:

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

DESIRED OUTCOMES:

That the Board endorse the recommendation.

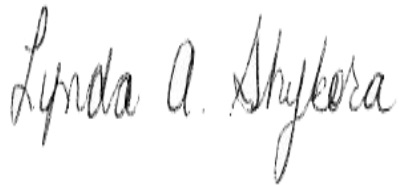
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2018-04-19_Board_FIN_Grant in Aids.docx
Attachments:	
Final Approval Date:	Apr 10, 2018

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



Lynda Shykora - Apr 10, 2018 - 2:56 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 10, 2018 - 2:57 PM



BOARD REPORT

TO: Chair and Directors

File No: 7200 28 01

SUBJECT: Electoral Area D Community Works Fund - Falkland Fire Hall Mechanical Upgrades

DESCRIPTION: Report from Derek Sutherland, Team Leader, Protective Services, dated April 5, 2018. Authorization to access the Community Works Fund monies from the Electoral Area D allocation for the Falkland Fire hall.

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 \$18,500 plus applicable taxes from the Electoral Area D Community Works Fund allocation for energy efficient upgrades at the Falkland Fire Hall building.

SHORT SUMMARY:

The Falkland Fire Hall building requires energy efficient upgrades to its lighting and hot water heating systems to help reduce its energy use. Quotations have been received for the proposed work, which totals \$17,000 including taxes. An additional \$1,500 plus taxes have been added to the project to address any unforeseen overages, cost increases and other contingencies.

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 Area D Director supports utilizing the Electoral Area D Community Works Fund to complete the energy efficient upgrades at the Falkland Fire Hall building. The proposed upgrades are expected to result in energy savings for the building.

Lighting:

The current lights are an older industrial type halogen light that take a considerable amount of time to warm up and produce full light, which often means members are having to get dressed for an emergency call-out in the dark or less than ideal lighting conditions.

The proposed new LED type lights are more energy efficient and will produce light at full capacity as soon as they are turned on.

Hot Water:

The buildings hot water is currently supplied by a storage type hot water heater. Due to the infrequent use of hot water in the fire hall, converting to an on-demand hot water system will consume less energy, which will translate into energy and cost savings through a reduction in the natural gas usage at the Falkland Fire Hall building.

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 D Community Works Fund allocation. Staff will procure the supply and installation of the energy efficient upgrades in accordance with CSRD Purchasing Policy No. F-32, "Procurement of Goods and Services".

The balance of the Area D Community Works Fund (Gas Tax) at March 31, 2018 is approximately \$212,000 after all previously approved commitments. The 2018 distribution is not included in the above amount. Expenditure of the funds will be in accordance with the 2014-2024 Agreement between the UBCM and CSRD, dated July 7, 2014.

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 approve the expenditure from the Electoral Area D portion of the Community Works fund allocation.

BOARD'S OPTIONS:

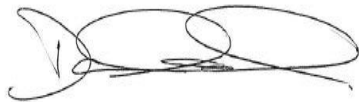
1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

Report Approval Details

Document Title:	2018_04_19 Area_D_CWF_Falkland_Fire_Hall_Mechanical_Upgrades.docx
Attachments:	
Final Approval Date:	Apr 9, 2018

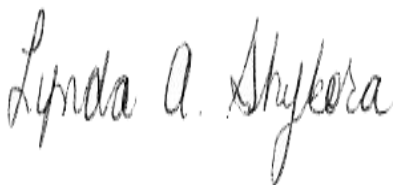
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Apr 9, 2018 - 8:12 AM



Jodi Pierce - Apr 9, 2018 - 11:26 AM



Lynda Shykora - Apr 9, 2018 - 11:42 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:43 AM



BOARD REPORT

TO: Chair and Directors

File No: 1850 31

SUBJECT: Revelstoke/Area B EOF Application – Revelstoke Fabrication Laboratory

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services dated April 9, 2018.

RECOMMENDATION #1: THAT: with the concurrence of the City of Revelstoke and the Electoral Area B Director, the Board approve funding from the Revelstoke and Area B Economic Opportunity Fund to the City of Revelstoke in the amount of \$120,000 toward the development of the Revelstoke Fabrication Laboratory Project.

SHORT SUMMARY:

Information relating to this EOF request is attached and is supported by the Electoral Area B Director. The project is intended to incentivize start-ups and entrepreneurs to prototype and commercialize new products with the goal of creating new business and increased business development in Revelstoke.

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:

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 Revelstoke/Area B area.

FINANCIAL:

The approximate balance of the Revelstoke/Area B EOF (less commitments) as at March 31, 2018 is \$310,000.

IMPLEMENTATION:

City of Revelstoke approval has already been obtained. Upon Board approval, EOF funds will be made available as required to the City of Revelstoke.

COMMUNICATIONS:

The City of Revelstoke will be advised of the Board's decision.

DESIRED OUTCOMES:

That the Board endorse the recommendations.

BOARD'S OPTIONS:

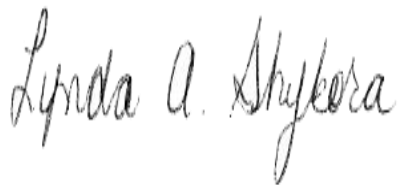
1. *Endorse the Recommendation.*

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

Report Approval Details

Document Title:	2018-04-19_Board_FIN - EOF Funds Area B Revelstoke Fabrication Lab.docx
Attachments:	<ul style="list-style-type: none">- CED- EOF Funding Application for the Revelstoke Fabrication Laboratory.pdf- CED- EOF Request for Fabrication Lab Project - Projected Budget.pdf- REVELSTOKE FAB LAB PROJECT BRIEF.pdf
Final Approval Date:	Apr 9, 2018

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



Lynda Shykora - Apr 9, 2018 - 2:18 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 2:19 PM



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 | T: 250.832.8194 | TF: 1.888.248.2773 | www.csr.bc.ca

APPLICATION FOR ECONOMIC OPPORTUNITY FUNDS – Page 1

PREAMBLE:

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.

Impact Areas are as follows:

Golden and Area 'A'
 Revelstoke and Area 'B'
 Sicamous and Area 'E'
 Area 'B' only

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.

ONLY NON-PROFIT ORGANIZATIONS ARE ELIGIBLE FOR FUNDING

1. Date: March 22, 2018
2. Name of Organization: City of Revelstoke
3. Address: 216 Mackenzie Avenue Revelstoke
4. (a) Date organization established in the Regional District: N/A
 (b) Registered Society in Province of BC:
 Reg. No. _____ Date: _____
5. President: _____ Phone: _____
 Address: _____
6. Secretary: _____ Phone: _____
 Address: _____
7. Board of Directors

1. _____	4. _____
2. _____	5. _____
3. _____	6. _____

APPLICATION FOR ECONOMIC OPPORTUNITY FUNDS – Page 2

8. **Executive Director or contact person:** Nicole Fricot
Phone: 250-814-8094 **Email:** nfricot@revelstoke.ca
9. **Impact Area:** CSRD Area B
10. **Society or Organization's objectives:**
 Council Objectives are as follows:
 1. Quality of Life
 2. Planning for the Future
 3. Safeguarding Infrastructure
 4. Economic Development and Business Support
11. **Purpose to which funding will be expended:**
 Funds will be used to develop phase 1 of the Revelstoke Fabrication Laboratory Project a project aimed at incentivising start ups and entrepreneurs to prototype and commercialize new products. The funding will support equipment and leasing costs.
12. **Funding Requested:** \$ 120,000
13. **Budget (attach copy):** \$ 370,000
14. **How will the project stimulate economic development within the community?**
 The project will incentivize start ups and entrepreneurs to prototype and commercialize new products with the overall goal of creating new business and increased business development in Revelstoke. It is the intent of the project that through the Revelstoke Fabrication Laboratory new companies will develop and succeed in Revelstoke in turn supporting increased numbers of well paying full-time jobs.
15. **Details of community support for objectives:**
 The Community Economic Development Plan 2017-2020 – The plan identifies entrepreneurship as a key sector of economic development for the community. As a result, Staff developed a Start-Up Strategy that aims to ensure Revelstoke is the ideal place for entrepreneurs and companies to start and grow business. In December 2017, the Start-Up Strategy was endorsed by City Council. A key goal of the Start-Up Strategy is to “strengthen the infrastructure that supports a sustainable start-up ecosystem”. The Start-Up Committee identified a “Fabrication Laboratory” as a key element of infrastructure necessary to promote the growth of entrepreneurship and start-ups in Revelstoke.
 The City made an application to the Rural Dividend Fund in support of the project in December 2018. We recieved information that we were successful in our grant application and will be recieving \$108,000 towards the project. The project application was supported by a number of community organizations including Okanagan College, Community Futures Revelstoke, School District 19, The Revelstoke Mountain Colab Facility and The Chamber of Commerce. The Revelstoke Technology Committee and the Community Futures Start Up Committee have been involved in developing the project . In addition 79 entrpreneurs and business stakeholders were consulted in the process of developing the plan for the project.

APPLICATION FOR ECONOMIC OPPORTUNITY FUNDS – Page 3

COMPLETED APPLICATIONS SHOULD BE MAILED OR EMAILED TO:
COLUMBIA SHUSWAP REGIONAL DISTRICT
ATTN: MANAGER, FINANCIAL SERVICES
PO BOX 978, SALMON ARM, BC, V1E 4P1
finance@csrd.bc.ca

ATTACH ANY ADDITIONAL INFORMATION WHICH WOULD ASSIST
IN THE EVALUATION OF YOUR REQUEST.

Note: This summary MUST be completed to process your request.

ON BEHALF OF THE ORGANIZATION,
I/WE HEREBY DECLARE THAT ALL THE INFORMATION PRESENTED
AND/OR PROVIDED WITH THIS APPLICATION IS TRUE AND CORRECT.

DATED AT _____, BC THIS 22 DAY OF March, 2018

Nicole Fricot
NAME

[Signature]
SIGNATURE

250-814-8094
TELEPHONE

nfricot@revelstoke.ca
EMAIL

Fabrication Laboratory Project Draft Budget - Phase 1

PROJECT EXPENSES	AMOUNT
Equipment Capital and Supplies	
Digital Technologies (3D Printers, 3D Scanners, laser cutters)	\$ 130,000.00
Office Furniture	\$ 20,000.00
Office Supplies	\$ 10,000.00
Digital Software	\$ 20,000.00
	<hr/>
	\$ 180,000.00
Consulting and Professional Fees	
Fabrication Laboratory Coordinator	\$ 60,000.00
Lab Training Consultants (workshops on ideation, fabrication, prototyping etc.)	\$ 60,000.00
Phase 2 and 3 development consultant	\$ 15,000.00
	<hr/>
	\$ 135,000.00
Infrastructure Related Costs	
Facility leasing costs (assumes a 2 year lease)	\$ 48,000.00
Facility cleaning	\$ 7,000.00
Facility upgrades	\$ 55,000.00
	<hr/>
Total Project Expenses	\$ 370,000.00
PROJECT REVENUES	
Rural Dividend Fund Grant	\$ 108,000.00
Economic Opportunity Funds Grant (funding being requested)	\$ 120,000.00
Additional Grant Funds required (SIDIT, CBT, WDF)*	\$ 142,000.00
	<hr/>
Total Revenues	\$ 370,000.00
Profit/ Loss	0.00

* Staff is in the process of applying for additional grant funding for the project

REVELSTOKE FABRICATION LABORATORY PROJECT PROPOSAL

Background

What is the Revelstoke Fabrication Laboratory Project?

The RFL is a project initiated by *Start Up Revelstoke*, a collaborative initiative of The City of Revelstoke Economic Development, Revelstoke Community Futures and Mountain Colab Cooperative. The project aims to strengthen local companies and entrepreneurs' incentives and opportunities to develop and commercialize new marketable products through increased adoption of digital manufacturing technologies and tools.

RFL Objectives

- Create opportunities for technological commercialization specifically with focus on two major fields (1) *Recreation, Sport and Tourism*; and (2) *Construction and Wood Products*;
- Create opportunities for local companies and entrepreneurs to utilize digital technologies and tools to develop and commercialize new marketable products;
- Create increased opportunities for local companies and entrepreneurs to receive training and coaching related to digital technologies and commercialization, increasing their ability to innovate and create new products;
- Provide space for entrepreneurs and companies to collaborate and engage in peer to peer sharing, increasing their ability to innovate and adopt digital technologies; and
- Provide opportunities for youth to engage and interact with companies and entrepreneurs involved in digital innovation and commercialization; and
- Create partnerships with regional organizations and private sector involved in technology commercialization to better serve Revelstoke companies and entrepreneurs interested in digital adoption and technological innovation (MIDAS Fab Lab, KAST, Selkirk College, Rural Development Institute, Okanagan College, Columbia Basin Trust).

Catalyst for RFL

The Revelstoke Technology Strategy

Over the last 2 years The City of Revelstoke has actively engaged in delivering on the Revelstoke Technology Strategy, a strategy created through extensive community consultation that was

completed and endorsed by Revelstoke City Council in early 2016. The technology strategy identified several key objectives:

- (1) Promoting Revelstoke and being an innovative and technology friendly community;
- (2) Identifying challenges inhibiting attraction and retention of knowledge workers and technology companies to Revelstoke;
- (3) Fostering a Technology Positive Environment; and
- (4) Actively working to identify and target specific technology opportunities.

In the process of implementing the Technology Strategy the Technology Committee has identified several pertinent realities:

- (1) In 2015 Telus upgraded all fibre optic connections in the community allowing the majority of households and business in the community to access fibre optic services. There was an opportunity to develop and promote the technology sector as a major opportunity for future economic development;
- (2) Revelstoke has increasingly become a destination for remote workers, digital nomads and tech workers. The availability of high-speed internet, access to amenities, tourism opportunities and community culture to mention just a few, make it increasingly likely that if positioned right, Revelstoke could significantly enhance its technology sector;
- (3) Revelstoke has a vibrant entrepreneurial culture, home to numerous small businesses, entrepreneurs and home grown non-profit organizations. A significant number of small businesses, entrepreneurs and non-profit organizations have relatively low levels of digital/tech adoption;
- (4) Many of the companies and entrepreneurs in Revelstoke have very little access to digital technologies and tools and very little access to training related to digital technologies and tools;
- (5) Many of the entrepreneurs, digital nomads and remote workers currently in Revelstoke would prefer to work in shared space or co-working facilities. There is limited access to co-working space and co-working facilities in Revelstoke;
- (6) A growing number of companies and entrepreneurs in Revelstoke are increasingly involved in Tourism related businesses, construction and manufacturing¹; and

¹ Based on the 2016 Census, 18% of jobs in Revelstoke are in Construction or Manufacturing (primarily wood products) and 27% of jobs were in Accommodations, Food Services or Other Services (primarily tourism).

- (7) Many of the companies and entrepreneurs doing business in Revelstoke came here for Lifestyle².

Start Up Revelstoke Strategy

More recently, one avenue of development of the Technology Strategy has been concentrated focus on creation of *Start-Up Ecosystem*. City of Revelstoke Economic Development in partnership with Community Futures and Revelstoke Mountain Colab have developed a joint initiative called Start Up Revelstoke. The premise of Start Up Revelstoke is to make Revelstoke the ideal place to start and grow business. As such, key goals of the initiative are to:

- (1) Create a Start-Up Ecosystem that inspires business innovation supports job creation and business formation;
- (2) Establish Revelstoke as a leader in business innovation;
- (3) Clearly identify the role of Business Development Organizations, the private sector; and entrepreneurs in supporting business innovation and growth;
- (4) Build entrepreneurial capacity through the creation of networks and programs;
- (5) Encourage start-ups and entrepreneurs to innovate and scale up faster and more resiliently;
- (6) Identify and strengthen high-value sectors that are the best fit for economic investment;
- (7) Identify key community economic development gaps in the Start-Up Ecosystem;
- (8) Set measurable objectives and actions for entrepreneurial growth and innovation to be achieved over the next five years; and
- (9) Increase the well-being of all citizens living and working in Revelstoke.

In order to meet the above goals, Start Up Revelstoke has identified 5 key strategies:

- (1) Strengthen the infrastructure that supports a sustainable start up ecosystem;
- (2) Foster regional partnerships
- (3) Support innovation through entrepreneurial capacity building
- (4) Inspire youth entrepreneurship
- (5) Understand the Start-up Ecosystem.

Development of the Revelstoke Fabrication Lab Concept

The Revelstoke Fabrication Laboratory (RFL) Project was developed in an attempt to address many of the realities and goals identified through the work of the Technology Committee and the Start Up Revelstoke Strategy. Both the Technology Committee and Start Up Revelstoke

² Based on 132 respondents surveyed for the Business Retention and Attraction Survey completed in 2016, 27% of businesses surveyed are here for lifestyle.

Committee view a fabrication lab with a dual focus of (1) Tourism and Recreation and (2) Construction and Wood Product Manufacturing as the next step in reaching its mutual and overlapping goals.

RFL CONCEPT

The goal of the project is to create a digital fabrication laboratory focused on rapid prototyping and digital fabrication, incentivizing and providing opportunities for local companies to create and commercialize new marketable products. Specifically, the RFL will focus on providing support for Ideation, Concept, Validation and Prototyping. The RFL will not attempt to provide opportunities for companies to run high volume production runs or enter full scale production. Although companies and entrepreneurs of all types will have opportunities to utilize and engage in the RFL, the dual areas of focus for the RFL will be Recreation, Sport and Tourism and Construction and Wood Products. These two areas of focus will significantly lead choices on purchase of equipment as well as training and coaching opportunities provided.

RFL Service Areas

Commercial Access to Digital Fabrication Technologies

At the heart of this project is the goal of providing local companies and entrepreneurs with access to digital technologies and tools. The Revelstoke Fabrication Laboratory will offer companies, entrepreneurs and individuals access to digital fabrication equipment (3D printers, 3D Scanners, CNC milling equipment, laser cutters, etc.) with the goal of providing increased opportunities for rapid prototyping and concept design.

Training and Coaching Opportunities

In addition to providing digital fabrication equipment the RFL will aim to provide training and coaching opportunities. Specific areas of focus will be aimed at supporting two key areas of sector development (1) Recreation, Sport and Tourism, and Construction and Wood Products. The RFL aims to hire staff to support the training and coaching available to users of the facility.

Training will include:

- Workshops and training to certify people to use lab equipment
- Community education programming available for both the general public and students
- Digital Fabrication Training specific to focus areas of (1) Tourism Recreation and Sport and (2) Construction and Wood Products
- Mentorship/ Training programs for High School Age Youth

Co-working Facilities

At the base of many innovations is collaboration. RFL recognizes that simply providing equipment and a little bit of training may not be enough to inspire the product innovation we are attempting to inspire. The RFL aims to have available collaborative space in the form of Co-working facilities. This will allow entrepreneurs and companies to sit side by side with other innovative companies, interested in pushing the boundaries in how they create products.

Learning Opportunities for Youth

Youth access to digital technologies and opportunities to engage with innovative entrepreneurs is a key focus of the RFL. This opportunity will not only create more opportunities for community members to create new marketable products but will also ensure that Revelstoke's youth have the ability to compete in a new global digital landscape.

Public Membership

The RFL concept recognizes that many entrepreneurial ideas and products come from individuals with an idea. It is the RFL's goal to have several opportunities a week open for public member utilization. This will not only provide an opportunity to develop our community member's aptitude and ability to enter the entrepreneurial field but also provide opportunities for additional revenue generation.

RFL Stakeholders

- Entrepreneurs and Local Companies
- Revelstoke Youth
- City of Revelstoke
- Revelstoke Community Futures
- Revelstoke Mountain Colab Cooperative
- Revelstoke Senior Secondary School
- Okanagan College
- Kootenay Association of Science and Technology

RFL: PHASE ONE

The project aims to develop a Revelstoke Fabrication Laboratory in a phased approach. Through consultation it has been identified that there is a significant interest from community stakeholders, local businesses and entrepreneurs in the concept of a fabrication laboratory; however, the need and utilization of such a facility is yet untested. As such, this proposal is to develop phase one of a fabrication lab. Key areas of investment for phase one of the project include:

- (1) Digital Lab Equipment; and
- (2) Training and Coaching Support
- (3) Co-working Facilities

Success Elements

In discussion with key stakeholders, several key elements were identified as being integral to the success of this project as base features of a FAB lab that must be met for the project to be successful. These include:

- Location must be in or close to downtown. The facility needs to be a space that is easily accessible for both local entrepreneurs, students and community members to access
- The Location must have appropriate zoning to be able to accommodate digital fabrication
- The facility must be able to accommodate co-working facilities of some form in order to ensure a vibrant and authentic community of practice is engaged within the facility
- Entrepreneurs and start-ups must be able to access technologies at an acceptable price point. The wording of “acceptable price point” has been used as more market research needs to be done to determine what this price point will be. Current pricing model is being created using MIDAS as the basis for comparison.
- The facility must be able to host workshops and training opportunities so that experts in digital technologies can be contracted to provide ongoing training opportunities to individuals interested in ongoing prototyping activities.
- This facility must be part of a regional approach to fabrication and part of the MIDAS ecosystem.

Fabrication Facilities

It is proposed that phase one of the RFL will be located at a leased facility. Although many fabrication laboratory projects begin with the purchase of a building, no major expenditures on renovating or purchasing of a building are planned for phase one of the RFL project. The goal of phase one is to assess the need and uptake of a fabrication laboratory by providing start-ups, entrepreneurs, students and community members with access to digital technologies and tools and focused training. In putting together this proposal several possible locations for the RFL are being reviewed.

Space requirements for phase one of the project are estimated to be 1000 to 1500 square feet of usable space. Location options range from \$12 to \$20 per square foot. It is estimated that monthly leasing costs for the project will be between \$2500 and \$3000 a month.

Revelstoke Fabrication Laboratory Project Proposal | December 2017

RFL Digital Lab Equipment

The following is the proposed list of digital lab equipment for the RFL project. The selected list of digital tools and software was compiled through consultation with both the local tech entrepreneurs, as well as, KAST and MIDAS. The lab equipment identified would be purchased in phase one of the project. The list of tools identified are not exhaustive. The idea is to have many of the higher end machines be purchased as part of phase two of the project.

Digital Lab Technologies	Cost Per Unit	Quantity	Total Cost
Markforged Mark 2 3d printer	\$ 10,000.00	1	\$10,000.00
Delta 3d printer	\$ 1,500.00	2	\$3,000.00
Ultimaker	\$ 3,000.00	1	\$3,000.00
High-end 3d Scanner	\$ 10,000.00	1	\$10,000.00
Comodity 3d scanners	\$ 15,000.00	1	\$15,000.00
Electronics components & storage	\$ 600.00	1	\$600.00
Soldering station	\$ 300.00	3	\$900.00
iPads	\$ 500.00	2	\$1,000.00
Modeling Workstations	\$ 2,259.00	5	\$11,295.00
VR Workstation	\$ 4,000.00	1	\$4,000.00
VR Headset	\$ 1,000.00	1	\$1,000.00
AR Headset	\$ 2,000.00	1	\$2,000.00
Networking gear	\$ 2,000.00	1	\$2,000.00
Projector	\$ 1,500.00	1	\$1,500.00
Oscilliscope	\$ 500.00	2	\$1,000.00
High-end oscilliscope	\$ 1,800.00	1	\$1,800.00
Multimeters	\$ 100.00	3	\$300.00
Lab power supply	\$ 200.00	3	\$600.00
heat gun	\$ 20.00	3	\$60.00
hot melt gun	\$ 20.00	3	\$60.00
Frequency generator	\$ 200.00	1	\$200.00
Charcoal filter system	\$ 500.00	3	\$1,500.00
High-end laser cutter	\$ 20,000.00	1	\$20,000.00
Laser cutter	\$ 1,500.00	1	\$1,500.00
Pile of things	\$ 1,000.00	1	\$700.00
Adobe software	\$ 8,000.00	1	\$8,000.00
Hand tools	\$ 5,000.00	1	\$5,000.00
Solidworks	\$ 23,000.00	1	\$22,000.00
Lamination station	\$ 2,000.00	1	\$2,000.00
Total Equipment Cost			\$130,015.00

Next Steps

City of Revelstoke has received confirmation that we were successful at securing a Rural Dividend Grant for the Revelstoke Fabrication Laboratory Project in the amount of \$108,000. The City will continue to seek funds to be able to support phase one of the project. Ongoing consultation with the community to solidify the business plan and facility options for the Fabrication Laboratory Project will continue over the next couple of months.



BOARD REPORT

TO: Chair and Directors

File No: 1850 20 18

SUBJECT: Grant in Aid – exception from Policy

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2018.

RECOMMENDATION #1: THAT: the Board waive policy with respect to the Post-application documentation required for the 2017 North Shuswap Chamber of Commerce grant in aid to allow the Chamber to make a 2018 application for grant in aids while the post-application documentation for the 2017 grant remains outstanding;

AND THAT: The Board approve an allocation from the 2018 Area F grant in aid funds to the North Shuswap Chamber of Commerce for a community revitalization project in the amount of \$29,500.

SHORT SUMMARY:

Pursuant to the attached grant in aid policy, an organization is ineligible for further grant in aid funding if the post-application documentation from a prior grant is outstanding. The North Shuswap Chamber of Commerce applied for and was awarded a grant in aid in 2017 for the production of a promotional video. The Chamber has provided partial documentation and a letter of request to extend the time line for post-application documentation to be submitted in respect of the 2017 grant in aid in the amount of \$10,000. The 2017 project was a full year project and as such, completion of the project will not be finalized until the end of July, at which time the outstanding documentation will be filed by the Chamber. The current year request is before the Board outside of the regular grant in aid process as the Chamber is currently ineligible for further grant in aid funding unless the Board agrees to waive of policy in this instance. Due to the Local Government Elections in the fall of 2018, the ineligibility would hinder the 2018 project as there will be no grant in aid applications heard by the Board after the June Board meeting until after the election in October 2018. The waiver would allow the Chamber to begin the community revitalization project without an undue delay. The Area Director is in support of this request.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☐

Weighted
Corporate

☒

Stakeholder
(Weighted)

☐

POLICY:

Policy F-30 does not permit an application for a grant in aid to go to the Board for approval while post-application documentation is outstanding. With the Board's discretion, the Policy could be waived to allow for the application to be considered.

FINANCIAL:

The request is within the Electoral Area's grant in aid budget for 2018.

COMMUNICATIONS:

The Area F Director will advise the organization of the Board's decision. If successful, the organization will be sent a cheque accompanied by a congratulatory letter.

DESIRED OUTCOMES:

The Board endorse the recommendation.

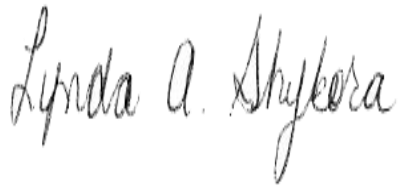
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2018-04-19_Board_FIN Grant in Aid - special.docx
Attachments:	- North Shuswap Chamber of Commerce request for exemption.pdf - Policy F-30 Grants-in-Aid.pdf
Final Approval Date:	Apr 9, 2018

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



Lynda Shykora - Apr 9, 2018 - 10:14 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:40 AM



Jodi Pierce
Manager, Financial Services
CSRD

Feb 19, 2018

Dear Ms. Pierce,

I'm writing on behalf of the North Shuswap Chamber of Commerce. We currently have an outstanding GIA in place for North Shuswap promotional videos. The amount granted was \$10,000 and the goal is to create 3 different videos; Lifestyle, Recreation, Business and Economic Development.

As these videos are to depict the North Shuswap in all its glory we require almost a year to get videos of the various seasons and activities. We currently have the lifestyle video finished and have many of the shots for the Recreation and Business video. We've currently paid \$6500 of the grant.

I anticipate that the videos will be finished by the end of July after we bring in some Spring and Summer activities and finalize the editing.

I would ask that you provide us with exemption from the requirements to complete this GIA prior to the North Shuswap Chamber requesting new GIA money. This video series is a long term process which will not be finished before the Chamber would like to request further GIA funding for this summers activities.

Thank you for your consideration of this request. If you have any questions or require more information, please contact me.

Sincerely,

Jay Simpson
Chamber Board Member



Jodi Pierce

From: Jay Simpson <jay@thelake.ca>
Sent: Tuesday, March 27, 2018 9:56 AM
To: Director Morgan; Robyn Cyr; Jodi Pierce
Cc: Lagore, Angela
Subject: NS Recreation video

Hi Larry, Robyn, Jodi,

Our recreation video was just released the other day. The Chamber would like to thank you and the CSRD for your help with this project.

This project has now produced 2 of the 3 planned videos; the Lifestyles video and the Recreation video. The last video to do is the Business and Economic Development video, which may turn out to be the hardest. With little economic development or business growth in the last 10 years, coming up with a positive storyline is challenging. There are signs that things may change but without concrete decisions on a number of projects in process, those signs will be difficult to talk about. Anyway, that's my problem, but if you have any thoughts let me know. We do anticipate the ED video to be done by this summer.

Thanks again for your support.

Here are links to the two videos, don't hesitate to send them out in your social media.

Recreation Video - <https://vimeo.com/261663088>

Lifestyles Video - <https://www.youtube.com/watch?v=CGim5tiDUK0>

=====

Jay Simpson
 250-377-5462
 Jay@TheLake.ca

=====

All in? Let's go!

=====

\$5000 reward for information leading to a doctor
 in Scotch Creek. www.NeedADoctor.ca

=====

[Shuswap Waterfront Lot for Sale](#)

=====

POLICY
ELECTORAL AREA GRANTS IN AID

PURPOSE AND INTENT

The giving of grants-in-aid has been left to the discretion of the Area Director. The purpose of this policy is to establish a consistent and accountable process for dealing with grant-in-aid applications in the Columbia Shuswap Regional District.

POLICY

Requests for grants-in-aid must meet all requirements of the Local Government Act and be approved by the Board of Directors either in the form of a line item in an adopted Five Year Financial Plan or through a separate resolution.

1. Recipient Organization must:

- Have a mailing address and contact representative within the Regional District.
- Provide a service to persons residing within the Regional District.
- Be non-partisan, non-denominational and non-profit.

2. Documentation to include:

The grant-in-aid application must be fully completed and provide sufficient documentation to justify the grant-in-aid, and include:

- Statement of purpose of the organization and purpose for which the grant is being requested.
- If the organization is an association or society, a list of the current officers and directors.
- If the request is in an amount greater than \$2,000, financial statements for the most recent fiscal year end and a current budget. These documents may be requested by the Board, the Area Director or the Manager of Financial Services for any grant-in-aid application. This policy makes no provisions for audited financial statements

3. Application dates and payments

Grant-in-aid applications must be supported by the Electoral Area Director in order to go before the board. Supported applications will be considered by the Board for approval each month at the regular Board Meeting, however, payment for any approved grants may not be made until after August 1st of the fiscal year in which the grant was approved.

No grants-in-aid applications will go before the Board for approval in the three (3) regular Board Meetings prior to a local government election. In the event of a by-election, only those grant-in-aid applications applicable to the Electoral Area will be suspended until after the by-election.

4. Post-application documentation and certification

Grant-in-aid funds are not to be utilized for any purpose other than that which is identified in the grant-in-aid application. Approved grant-in-aid applications in excess of \$2,000 must provide the following documentation within the earlier of: 1 year of the payment of the grant-in-aid by the CSRD to the recipient organization, upon completion of the project or upon a subsequent grant application:

- Copies of the paid invoice(s) where applicable
- Photographs of project where applicable
- Letter of certification, signed by the authorized signatory for the recipient organization that the grant-in-aid was utilized for the purpose for which the funds were sought.

If the project is not complete within 90 days of receipt of the grant-in-aid, an extension letter must be provided to the CSRD indicating why the project has been delayed and the new timeline for the project.

Unspent grant-in-aid funds must be returned to the CSRD. Failure to comply with the documentation and certification requirements will render the recipient organization ineligible to receive further grant-in-aid funds.

May 1991

July 1999

August 21, 2014

June 16, 2016



BOARD REPORT

TO: Chair and Directors

File No: 1850 40 18

SUBJECT: Area F Community Works Fund – Tourism Kiosks

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2018.

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 \$42,900 plus applicable taxes from the Area F Community Works Fund for three tourism kiosks.

SHORT SUMMARY:

Information relating to this request is attached and is supported by the Electoral Area F Director. The North Shuswap Chamber of Commerce is requesting funding to proceed with building tourism kiosks that are modelled after the Tourism Kiosk project currently being undertaken by the South Shuswap Chamber of Commerce.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☐

Weighted
Corporate

☒

Stakeholder
(Weighted)

☐

BACKGROUND:

In 2016 and 2017, the South Shuswap Chamber of Commerce undertook to build 12 Visitor Information/Tourism kiosks for placement around the South Shuswap. The North Shuswap Chamber of Commerce has worked with the South Shuswap Chamber of Commerce on this initiative and are working with the same builders and suppliers as the South Shuswap Chamber. Shuswap Tourism supports this tourism infrastructure initiative. Gas Tax funds will be used for the capital cost of the kiosks and the South Shuswap Chamber of Commerce and Shuswap Tourism will be responsible for content information and maintenance of the kiosks.

POLICY:

This request meets the criteria for support in relation to CSRD Policy *F-3, Community Works Fund – Expenditure of Monies*. Eligible recipients for Gas Tax funding include non-municipal not-for-profit organizations and tourism infrastructure is an eligible expenditure. The Visitor Information Kiosks are for public use and benefit.

FINANCIAL:

The balance of the Area F Community Works Fund is approximately \$535,000 (exclusive of the 2018 distribution) after all previously approved commitments. Half of the total 2018 distribution of approximately \$106,000 will be received in July and the remainder in November. Expenditure of the funds will be in accordance with the 2014-2024 Agreement between the UBCM and CSRD, dated July 7, 2014.

IMPLEMENTATION:

Upon Board approval, a Use of Community Works Funds Agreement will be forwarded to the North Shuswap Chamber of Commerce for signature. The agreement transfers CSRD obligations on ownership and reporting to the Chamber (e.g. the Chamber will need to maintain records, provide access to auditors, ensure spending only on eligible costs of eligible projects, and report to the CSRD on outcomes achieved).

Payment will be forwarded to the applicable vendors upon receipt of invoice and confirmation of satisfactory completion of works from the North Shuswap Chamber of Commerce.

COMMUNICATIONS:

The Manager, Financial Services will advise the North Shuswap Chamber of Commerce of the Board's decision.

DESIRED OUTCOMES:

The Board will approve the recommendation.

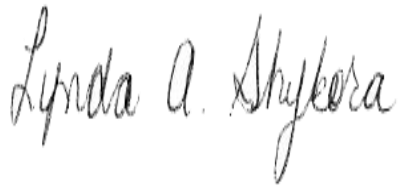
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2018-04-19_Board_FIN_Gas Tax - Area F Tourism Kiosks.docx
Attachments:	
Final Approval Date:	Apr 9, 2018

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



Lynda Shykora - Apr 6, 2018 - 3:51 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:38 AM



Hon. Carole James
Minister of Finance
Province of British Columbia

Room 153 Parliament Buildings
Victoria, B.C. V8V 1X4

April 6th 2018

Re: Proposed changes to the Municipal & Regional District Tax

Dear Minister James,

As a local tourism-based business that relies on and works closely with our community destination marketing organization, I am writing to request that Government not proceed with any proposed changes to the Municipal and Regional District Tax (MRDT) as outlined in February's budget.

As you know, tourism is a \$17 billion industry employing 290,000 employees in some 19,000 businesses across the province.

Here in Golden, tourism is also primary economic driver and employer, enjoying growth of 120% in recorded MRDT revenues since the inception of the DMO in 2007.

A key reason for our success is the partnership between the Province, the local commercial accommodations sector, and our Destination Marketing Organisation, Tourism Golden, that invests revenues from **MRDT** into sales and marketing initiatives that generate positive and significant results.

In addition, my family is also an engaged member of the Golden community. The increase of tourism and tourists in our small town, due to the success of our DMO, has brought many significant positive effects for my family and our community.

That is now all at risk. Any alternate uses for MRDT could seriously hamper Tourism Golden's ability to bring tourists to our region and could mean the end of our programs – and success – if implemented.

We respectfully request that the Province immediately suspend any implementation of changes to the MRDT.

Minister James, thank you in advance for considering this urgent request. I look forward to hearing from you very soon.

Sincerely,

Lucille Hayward, Owner, Moberly Lodge

Cc: Hon. Lisa Beare, Minister of Tourism, Arts & Culture
His Worship Ron Oszust, Mayor of the Town of Golden
Karen Cathcart, Area A Director, Columbia Shuswap Regional District Hon. Doug Clovechok, MLA
Columbia River - Revelstoke
Walt Judas, CEO, TIABC
James Chase, CEO, BCHA

TOURISM GOLDEN
Box 20181
521 9th Avenue North
Golden
B.C. V0A 1H0



Tel: 250-439-1111 | E-mail: info@tourismgolden.com

Hon. Carole James
Minister of Finance
Province of British Columbia

Fin.minister@gov.bc.ca

Carole.james.mla@leg.bc.ca

February 26th, 2018

RE: PROVINCIAL SALES TAX ACT AND USE OF MRDT FUNDS

Dear Minister James,

The board of Tourism Golden, which represents MRDT collectors and other tourism stakeholders in Golden, has asked me to express their concern regarding the proposed change to the use of MRDT funds outlined in the 2018 Budget.

Golden, and the CSRD Area A is a small rural community for which tourism is a primary economic driver. Tourism visitation results in increased dollars spent in the community and generates both permanent and seasonal employment. It encourages the migration of new residents to Golden and investment in new business, thereby contributing to the sustainable long-term health of the community. To a greater or lesser extent, all businesses, and members of the community benefit from the thriving local tourism industry.

The value of a dedicated program to fund tourism marketing cannot be under-stated. Since the inception of Tourism Golden as the DMO, and entry into the MRDT program in 2007, accommodation revenues in Golden have grown by 118%, as evidenced by MRDT receipts. The board and staff of Tourism Golden work hard to ensure that the majority of MRDT funding, leveraged by grant and stakeholder funding, is spent directly on tourism marketing. Visitor studies and other performance indicators confirm that visitors to Golden reflect the target demographic audiences as outlined in the 5-year strategic plan, and annual marketing and tactical plans, and the exponential growth in visitation from these markets confirms the return on investment of the MRDT funds in tourism marketing.

With direct correlation between the MRDT funding, and success of tourism in Golden, an alteration to legislation which re-directs MRDT revenues such that there is a reduction in funding available for tourism marketing, would have a critical impact in Golden. Whilst we recognise that affordable housing is an issue which affects all communities, and one which the Province is mandated to address, we believe there are other options available to government to fund affordable housing initiatives. One such option is the additional PST revenue generated from new regulation which enables online accommodation platforms to collect and remit PST and MRDT. This would provide significantly more

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funding for affordable housing initiatives and would have less of an impact within small tourism-based communities such as ours.

The board of Tourism Golden respectfully requests that the tourism industry, represented by TIABC, is consulted on the proposed revision the MRDT program, such that the voice of industry, community DMOs and the needs of rural community businesses that rely on the success of tourism is heard, and that the integrity and original intent of the MRDT program to fund local tourism marketing, programs and projects is protected.

Minister, thank you for your consideration. We look forward to hearing from you soon.

Yours sincerely

p.p.

Rav Soomal
President

c.c. Hon. Lisa Beare, Minister of Tourism, Arts & Culture
His Worship Ron Oszust, Mayor of the Town of Golden
Karen Cathcart, Area A Director, Columbia Shuswap Regional District
Hon. Doug Clovechok, MLA Columbia River - Revelstoke
Lori Wanamaker, Deputy Minister of Finance
Marsha Walden, CEO, Destination B.C.
Walt Judas, CEO, TIABC
James Chase, CEO, BCHA



BOARD REPORT

TO: Chair and Directors

File No: Bylaw 5738
SI Bylaw 9106

SUBJECT: CSR D – Security Issuing Bylaw No. 9106

DESCRIPTION: Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2018.

RECOMMENDATION #1: THAT: "Columbia Shuswap Regional District Security Issuing Bylaw No. 9106" be read a first, second, and third time this 19th day of April, 2018.

RECOMMENDATION #2: THAT: "Columbia Shuswap Regional District Security Issuing Bylaw No. 9106" be adopted this 19th day of April, 2018.

SHORT SUMMARY:

The Lakeview Place Subdivision Water Upgrade Loan Authorization Bylaw No. 5738 was adopted in January 2017, authorizing up to \$335,000 in long term borrowing for the purpose of providing upgrades to the Lakeview Place Subdivision Water distribution system and to carry out a water main extension to allow for connection to the Cedar Heights Waterworks. The Security Issuing Bylaw No. 9106 needs to be approved by the CSR D Board by the end of July to ensure that it will be effective for the Municipal Finance Authority Fall 2018 debt issue.

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:

At the time of adopting the Loan Authorization Bylaw, it was not known that we would be receiving a grant for a portion of the upgrade works. However, staff were successful in obtaining a grant which means that the residents of Lakeview Place subdivision do not need to pay the full amount of the upgrades. Pursuant to the Five Year Financial Plan, only \$82,000 in net loan proceeds are required for the completion of this work. The gross amount of \$82,828.28 is what is required to be borrowed as the Municipal Finance Authority retains 1% of the proceeds as a contribution to the Debt Reserve Fund. The 1% is returned with interest at the expiry of the loan. Upon receipt of the loan proceeds, staff will be bringing a no further borrowing resolution to the Board to eliminate the unused borrowing room.

POLICY:

Section 411 of the Local Government Act

FINANCIAL:

The properties within the Lakeview Place subdivision service establishment area will be responsible for debt repayment which will be administered within Function 196 of the CSR D Five Year Financial Plan.

IMPLEMENTATION:

Upon adoption and the expiration of the 10 day quashing period, the signed Security Issuing Bylaw will be forwarded to the Ministry of Municipal Affairs for Inspector of Municipalities approval. Once approved, the bylaw will be submitted to the Municipal Finance Authority.

DESIRED OUTCOMES:

To facilitate long-term borrowing through the Municipal Finance Authority.

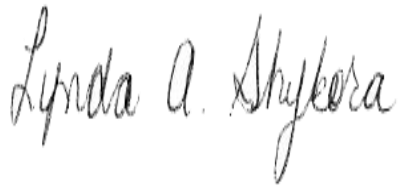
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2018-04-19_Board_FIN_CSRD SI Bylaw 9106.docx
Attachments:	
Final Approval Date:	Apr 9, 2018

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



Lynda Shykora - Apr 6, 2018 - 3:14 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:13 AM

COLUMBIA SHUSWAP REGIONAL DISTRICTBYLAW NO. 9106

A bylaw to authorize the entering into of an Agreement respecting financing between the Columbia Shuswap Regional District ("the Regional District") and the Municipal Finance Authority of British Columbia

WHEREAS the Municipal Finance Authority of BC ("the Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issuance of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

AND WHEREAS under the provisions of Section 411 of the Local Government Act, the amount of borrowing authorized by the following loan authorization bylaw, the amount already borrowed under the authority thereof, the amount of authorization to borrow remaining there under and the amount being issued under the authority thereof by this bylaw;

AND WHEREAS the tables contained in this bylaw are to provide clarity and information for the purposes of this bylaw;

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority;

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

REGIONAL DISTRICT	BYLAW NUMBER	PURPOSE	AMOUNT OF BORROWING AUTHORIZED	AMOUNT ALREADY BORROWED	BORROWING AUTHORITY REMAINING	TERM OF ISSUE	AMOUNT OF ISSUE
Columbia Shuswap	5738	Lakeview Place Subdivision Water Upgrade Loan Authorization	\$335,000.00	nil	\$335,000.00	5yrs.	\$82,828.28

1. The Authority is hereby requested and authorized to finance from time to time the above noted undertakings, and further described in the Regional District Loan Authorization Bylaws table, at the sole cost and on behalf of the Regional District up to, but not exceeding Eighty-Two Thousand Eight Hundred Twenty-Eight Dollars and Twenty-Eight Cents (\$82,828.28) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed \$82,828.28 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.
2. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements which said agreement or agreements shall be substantially in the form annexed hereto as Schedule "A" and made part of the bylaw (such agreement or agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

3. The Agreement in the form of Schedule "A" shall be dated and payable in the principal amount or amounts of money in Canadian dollars or as the Authority shall determine and subject to the *Local Government Act*, in such other currency or currencies as shall be borrowed by the Authority under Section 1 shall set out the schedule or repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.
4. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.
5. The Agreement shall be sealed with the seal of the Regional District and shall bear the signatures of the Chair and the officer assigned the responsibility of financial administration of the Regional District.
6. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.
7. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of Lakeview Place Subdivision Water Upgrade Loan Authorization Bylaw No. 5738, the anticipated revenues accruing to the Regional District from the operation of the Lakeview Place Subdivision Water Upgrade Service Area are at any time insufficient to meet the annual payment of interest and the repayment of principal in any year, there shall be requisitioned an amount sufficient to meet such insufficiency.
8. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.
9. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the Municipal Finance Authority Act to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.
10. This bylaw may be cited as "Columbia Shuswap Regional District Security Issuing Bylaw No. 9106."

READ A FIRST TIME this _____ day of _____, 2018.

READ A SECOND TIME this _____ day of _____, 2018.

READ A THIRD TIME this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED true copy of Bylaw No. 9106
as adopted.

DEPUTY MANAGER OF CORPORATE
ADMINISTRATION SERVICES

SCHEDULE "A" to Bylaw No. 9106

C A N A D A

PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

Columbia Shuswap Regional District

The Columbia Shuswap Regional District (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia, (the "Authority") the sum of Eighty-Two Thousand Eight Hundred Twenty-Eight Dollars and Twenty-Eight Cents (\$82,828.28) in lawful money of Canada, together with interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the day of _____, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this ____ day of _____, 20____

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 9106 cited as "Columbia Shuswap Regional District Security Issuing Bylaw No. 9106". This Agreement is sealed with the Corporate Seal of the Columbia Shuswap Regional District and signed by the Chair and the officer assigned the responsibility of financial administration thereof.

Chair

(Financial Administration Officer)

Pursuant to the Local Government Act, I certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatever in any Court of the Province of British Columbia.

Dated _____ (month, day) 20____

Inspector of Municipalities

(Reverse Side)

PRINCIPAL AND/ OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

<u>Date of Payment</u>	Principal and/or Sinking <u>Fund Deposit</u>	<u>Interest</u>	<u>Total</u>
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PRINCIPAL AND/ OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

<u>Date of Payment</u>	Principal and/or Sinking <u>Fund Deposit</u>	<u>Interest</u>	<u>Total</u>
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_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5773

A bylaw to amend Falkland Waterworks Service Bylaw No. 5194

WHEREAS a service area has been established by the Columbia Shuswap Regional District by Bylaw No. 5194, cited as "Falkland Waterworks Local Service Bylaw No. 5194", for the purpose of providing water to the Falkland area within Electoral Area 'D';

AND WHEREAS a request from property owners not within the service area established by Bylaw No. 5194 has been received by the Regional Board for the purpose of having additional lands included in the waterworks service area;

AND WHEREAS it is deemed desirable to include within the aforesaid service area additional lands as petitioned;

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:

BOUNDARY

1. The boundaries of the "Falkland Waterworks Service Area" as established by Falkland Waterworks Service Bylaw No. 5194, are hereby extended to include the lands outlined and described in Schedule "B", which is attached hereto and forms part of this bylaw.
2. Schedule "A" of Falkland Waterworks Service Area Bylaw No. 5194 is hereby deleted and replaced by Schedule "A" attached hereto and forming part of this bylaw.

EFFECTIVE DATE

3. This Bylaw will come into effect upon adoption.

Bylaw No. 5773

Page 2

CITATION

4. This Bylaw may be cited as the "Falkland Waterworks Service Amendment Bylaw No. 5773".

READ a first time this 29th day of March, 2018.

READ a second time this 29th day of March, 2018.

READ a third time this 29th day of March, 2018.

ADOPTED this _____ day of _____, 2018.

CHIEF ADMINISTRATIVE OFFICER

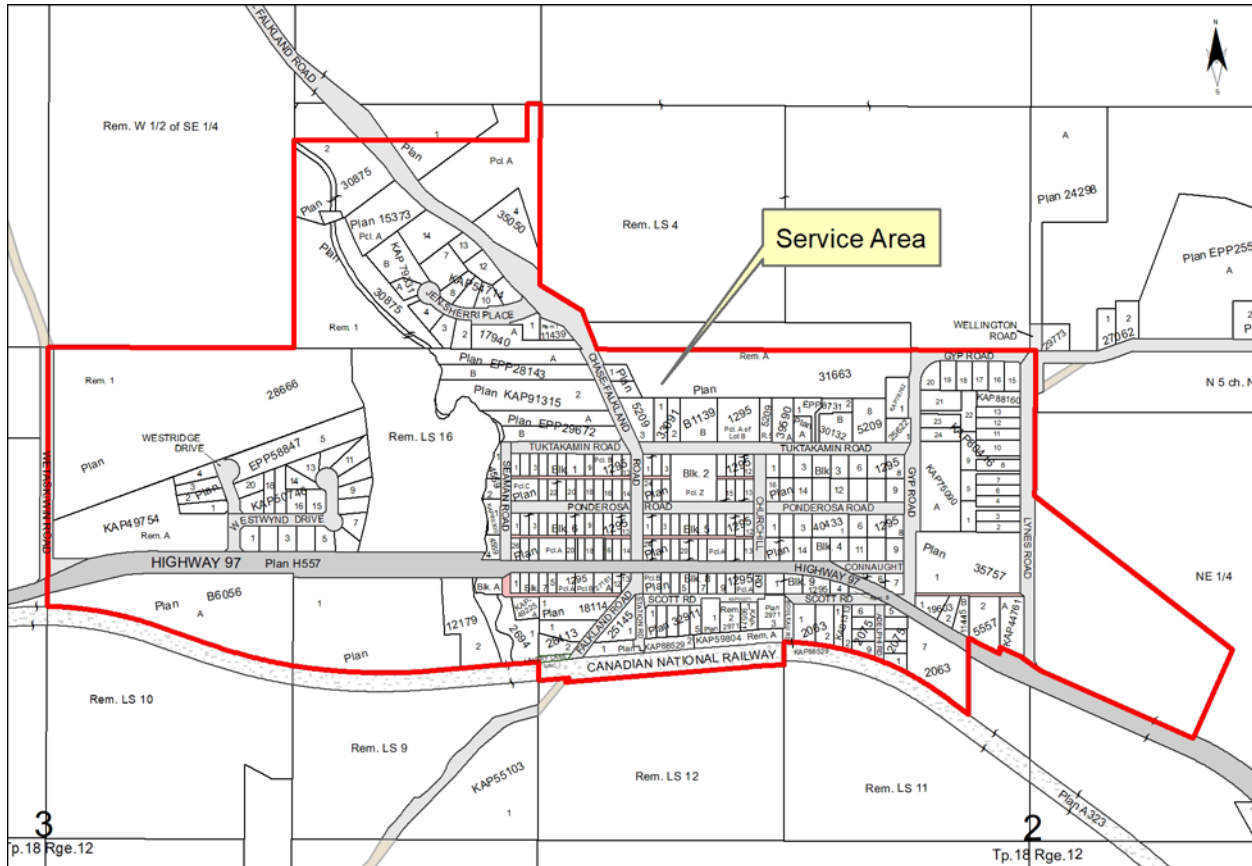
CHAIR

CERTIFIED a true copy of
Bylaw No. 5773 as read a third time.

CERTIFIED a true copy of
Bylaw No. 5773 as adopted.

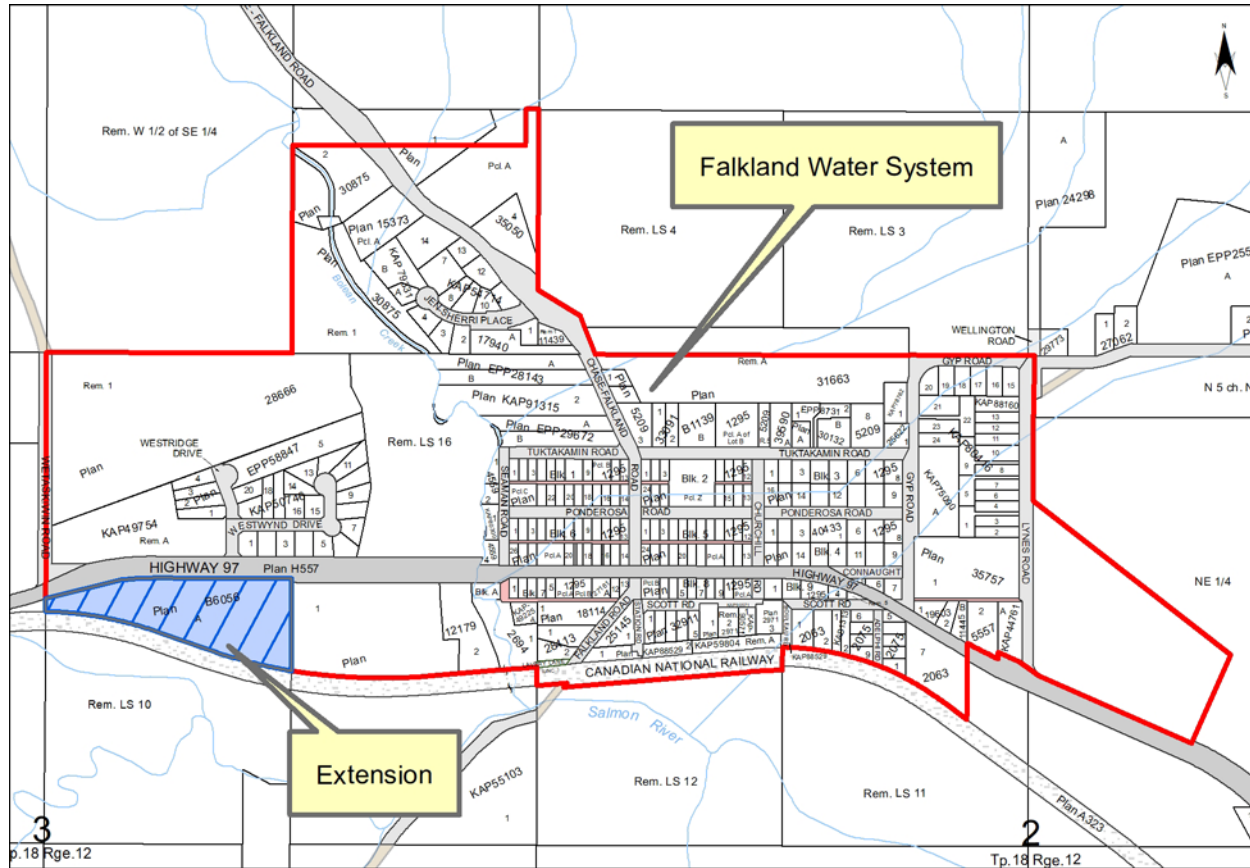
Deputy Manager of Corporate
Administration Services

Deputy Manager of Corporate
Administration Services



FALKLAND WATERWORKS SERVICE AREA AMENDMENT BYLAW NO. 5773

SCHEDULE "B"





BOARD REPORT

TO:	Chair and Directors	File No: 0430 20 53
SUBJECT:	Electoral Areas: Cannabis Legalization Framework for the CSR D	
DESCRIPTION:	Report from Jan Thingsted, Planner, April 6, 2018. Regulatory and Non-Regulatory Options to address Cannabis Legalization in CSR D Electoral Areas	
RECOMMENDATION #1:	THAT: the Board direct staff to proceed with preparing a Cannabis Policy for consideration at a future Board meeting.	
RECOMMENDATION #2:	THAT: the Board direct staff to develop a public consultation plan which corresponds with the Board's chosen approach on a Cannabis Legalization Framework for the CSR D.	

SHORT SUMMARY:

Bill C-45, the *Cannabis Act* is expected to come into force as early as August 2018. This federal legislation will legalize the cultivation, processing, and retail sale of recreational cannabis across the country, subject to provincial legislation and local government regulations.

The focus of this report is to present background information and options on how the CSR D can prepare itself to address this impending legislative change and the potential issues associated with cannabis legalization.

A powerpoint presentation on cannabis production and retail sale was given by staff to the Electoral Area Directors' Committee (EAD) on February 27th, 2018. The presentation generated much discussion and provided some clarity to staff regarding the Committee's preferred approach to addressing cannabis legalization in the CSR D Electoral Areas. The powerpoint presentation, and summary of discussion that followed, is found in two documents attached to this report:

- "2018-02-27_EAD_cannabis_legalization_presentation_0430_20_53.pdf"
- "2018-02-27_EAD_meeting_minutes"

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:

In February this year, the Federal Minister of Justice announced that the government is unlikely to meet their July 2018 target for legalizing recreational cannabis. While they did not provide a firm date for Royal Assent of Bill C-65, the Minister indicated that if the Senate approved the Bill in June and the Bill proceeded expeditiously, retail sale could commence in August or September 2018. This gives local government and the Province another month or so to consider and prepare companion regulations within our relevant jurisdictions (*see table below for an overview of authority/responsibility*).

ACTIVITY	AUTHORITY RESPONSIBLE		
	FEDERAL	PROVINCIAL	MUNICIPAL
Possession limits **	●		
Trafficking	●		
Advertisement and packaging **	●		
Impaired driving	●	●	
Medical cannabis	●		
Seed-to-sale tracking system	●		
Production (cultivation and processing)	●		
Age limit (federal minimum) **	●	●	
Public health	●	●	
Education	●	●	●
Taxation	●		●
Home cultivation (growing plants at home) **	●		
Workplace safety		●	
Distribution and wholesaling		●	
Retail model		●	
Retail location and rules		●	●
Regulatory compliance	●	●	●
Public consumption		●	●
Land use/zoning		●	●

** Provinces will have the ability to strengthen legislation for these areas under federal jurisdiction.¹

Source: City of Surrey Cannabis Legalization: *An Evolving Framework for BC Municipalities*

Cannabis Production:

Cannabis production includes both cultivation, and any form of subsequent processing and packaging. While the Federal government will be the lead authority regarding most aspects of cannabis production (*see table above and attached powerpoint presentation*), they will not be responsible for regulating any related land use issues. This creates a potential regulatory gap in which local governments can consider developing policy and/or land use regulations to address issues such as production facility locations, and distances from schools etc.

Unfortunately, it remains unclear at this time what the Federal referral process will look like for cannabis production facilities and if the Federal government will require the support of local government before issuing a licence.

It is also unclear if the Agricultural Land Commission (ALC) will treat the production of non-medical cannabis any differently from medical cannabis. Currently, the ALC considers medical marihuana production as a "farm use", as defined in the *Right to Farm Act*, and therefore permits it in the Agricultural Land Reserve.

Cannabis Retail:

In February, the Province released the *B.C. Cannabis Private Retail Licensing Guide* which provides details on the proposed retail framework. Those over 19 years of age will be able to purchase non-medical cannabis through privately run retail stores or government-operated stores and government online sales. BC's Liquor Distribution Branch (BCLDB) will operate a standalone network of retail stores and the Liquor Control and Licensing Branch (LCLB) will be tasked with licensing private stores and monitoring the retail sector.

The regulations governing public and private retail stores are proposed to be similar to those currently in place for liquor stores. The proposed approaches are as follow:

- **In urban areas**, licensed retailers will only be allowed to sell cannabis and cannabis accessories and will be prohibited from selling other products, such as liquor, food, clothing or gas.
- **In rural areas**, the Province proposes to establish exceptions for recreational cannabis retail, similar to those of liquor sales where a private *rural agency store* can sell a variety of goods and services. The criteria for these rural stores is unconfirmed as of the date of this report.

This spring, the Province will launch an early registration process for individuals/businesses wishing to apply for a cannabis retail licence. Although BC will not cap the number of retail licences, these will not be issued without the support of local governments. According to the Guide, a local government can opt to have no retail sales within their jurisdictions, or create regulations based on the needs of their communities.

Finally, the Province is tasking local governments with undertaking neighbourhood consultation; asking residents in the vicinity of the proposed retail location to comment on how the store would impact the community. The local government must then consider this public input when deciding whether or not to support the application and must notify the LCLB of their decision by way of a Board resolution. Although it has yet to be announced, it is expected that policy regarding local government consultation will be similar to what is currently in place for liquor primary licences. It is also unclear what will happen if a local government decides to provide no response to a cannabis retail store application. In the case of liquor applications, the CSRD has a policy (A-42) which states that the Board will not provide comment on liquor licence referrals concerning an amendment to an existing licence or a new licence. The policy only requests that the CSRD be notified of such applications. With notification, staff review land use regulations and determine if the proposed use is permitted.

The full summary of the retail framework, including frequently asked questions can be found at: [B.C. Cannabis Private Retail Licensing Guide](#)

Approach Taken by Other Jurisdictions:

Throughout the Province, regional districts and municipalities are taking a wide range of approaches in dealing with cannabis legalization. Thompson Nicola Regional District (TNRD), for example, is considering zoning bylaw amendments to "foreclose recreational cannabis sales for the present." This means that retail sales of recreational cannabis will not be permitted in TNRD Electoral Areas. City of Salmon Arm staff, however, are recommending a "moderately regulated approach" which would involve adopting a locational preference policy for cannabis retail. The locational preference policy would specify locational guidelines including minimum distance requirements between cannabis retail stores and schools, parks or residential areas. The District of Sicamous is considering amendments to their

zoning bylaw which would require a rezoning application to be submitted for any cannabis retail store proposal.

POLICY:

The following table lists the CSRD's 10 zoning bylaws and identifies the extent of their coverage and whether or not they contain cannabis specific regulations.

Electoral Area	Bylaw No	Electoral Area coverage	Cannabis specific regulations
Area A	BL 168	partial	no
Area B	BL 851	full	yes
Area C	BL 701 & 3000	partial	no
Area D	<ul style="list-style-type: none"> • BL 751 • BL 2500 	full full	yes no
Area E	BL 2000	partial	no
Area F	BL 825, 650 & 800	partial	no

As shown by the table, the CSRD currently has two zoning bylaws that have cannabis specific regulations:

- Ranchero /Deep Creek Zoning Bylaw No. 751 (*proposed to be adopted April 2018*)
 - home occupation regulations expressly prohibit cannabis related business activities (production and retail sale)
 - only permits cannabis retail sales in the Highway Commercial Zone
 - only permits cannabis production on ALR land (parcels 4 ha or greater)
- Electoral Area B Zoning Bylaw No. 851 (*adopted August 2014*)
 - home occupation regulations expressly prohibit medical marijuana production facilities
 - only permits medical marijuana production facilities on ALR land or in the "Special Industrial Zone"
 - minimum parcel size of 8 ha for facilities on non-ALR land
 - general regulations specify:
 - a 250 m minimum distance between medical marihuana production facilities and day cares, libraries, public assembly facilities, schools and parks
 - a minimum parcel boundary setback of 75 m for all facility buildings and structures
 - landscaping and screening requirements

The eight other CSRD zoning bylaws do not contain specific regulations that directly address cannabis and could potentially permit production facilities in industrial zones or as home occupations (depending

on the proposed scale of the operation). The retail sale of non-medical cannabis would potentially be permitted in any commercial zone that allows retail sales.

However, as outlined by the Province in its 'BC Cannabis Private Retail Licensing Guide' a resolution of support from the Board would be required prior to the Province issuing a cannabis retail licence.

It is also worth noting that many parts of the CSRD do not have zoning bylaws in place. These include: most of Electoral Area A; much of Electoral Area E; Sunnybrae; White Lake; Tappen in Electoral Area C; and Celista, Adams River, and Seymour Arm in Electoral Area F.

FINANCIAL:

The cost to implement cannabis regulations will depend largely on the extent to which the CSRD Board wishes to regulate, and if and how much public consultation is desired by the Board. Developing a standalone policy would be the least expensive option while making major bylaw amendments would require additional costs for advertising and holding public meetings and hearings.

KEY ISSUES/CONCEPTS:

The following options address the issues and concerns raised by Directors at the February 27th, 2018 EAD meeting. These options vary in terms of cost, implementation time, and regulatory force.

OPTIONS:

1. Standalone Cannabis Policy – Develop a CSRD wide policy for Electoral Areas that would establish how the CSRD facilitates and influences the siting, appearance, setbacks, density and any other features of a cannabis production facility or retail store in CSRD. Such a policy would be similar to the CSRD policy for addressing telecommunication facilities. Adopting a cannabis policy would enable the CSRD to establish criteria that could include the following:
 - a. Procedures, process and responsibilities for receiving and reviewing referrals/applications from the Province for retail sales and Health Canada for production facilities
 - b. Process for public consultation
 - c. Locational guidelines
 - d. Minimum distance guidelines between cannabis facilities/stores and other specific land uses such as schools, parks, and other cannabis businesses
 - e. Design guidelines

Although the policy could be tailored to suit the needs of each electoral area, a policy with guidelines and criteria that apply to all electoral areas would be simpler to interpret and administer.

It is noted that the few communities in BC which have adopted proximity regulations / policies reference a wide range of distances from schools, daycares, liquor stores, between stores, etc. The rationale for the varying distances in each community is not clear and appears to be unique to each community's built environment, zoning patterns, community input and/or and political desires.

It should be noted that staff are awaiting confirmation from the LCLB to see if they will accept a policy as the CSRD response to an application instead of a formal resolution.

Option #1 is recommended by staff since it would be the quickest, least expensive, and most effective tool to implement. Although a policy provides only guidelines, it would be sufficient enough to assist the Board in determining if it supports or does not support an application for a cannabis store or production facility. The Province will not issue licences for retail stores without local government support and it's likely that the Federal government will treat applications for cannabis production facilities the same way.

2. Cannabis Policy plus Bylaw Amendments – In addition to establishing a cannabis policy, the CSRD could consider making amendments to its existing zoning bylaws which address cannabis. These regulations could address the same features addressed in the policy but would be enforceable regulations, rather than guidelines. The amendments could also be tailored to suit the needs of each bylaw area.

This approach is not recommended given the significant staff time and resources required to amend eight or more separate bylaws. It is also likely that a standalone policy will be just as effective operationally as making specific bylaw amendments.

3. Cannabis Policy plus Cannabis Bylaw – Another option would involve developing a cannabis policy plus a CSRD wide cannabis bylaw. This approach would establish a single bylaw with cannabis specific regulations for the entire Regional District, including areas where zoning does not currently apply.

This approach would demand significant staff time and resources and is therefore not recommended. The main challenge in this approach would likely be optics of introducing such zoning regulations to areas which do not yet have even basic zoning provisions for non-cannabis related land uses. However, a policy would still be effective in the currently proposed LCLB application process for cannabis retail stores. Cannabis production though would still be permitted where zoning allows it or where no zoning is in place.

OTHER CONSIDERATION:

Fees Bylaw Amendment - As public input is required for a Provincial retail licence application, and the CSRD will be responsible for undertaking and coordinating the public input process, a new application form/procedure and an associated fee should be considered to cover advertising, staff resources, and administration costs. Again, at this time it is unclear what exactly the Province expects for public consultation, i.e. letters, website, newspaper advertisements, public meetings. Further, if a policy is adopted by the Board it is not clear whether or not public input is still required.

IMPLEMENTATION:

The direction chosen by the CSRD Board will determine the next steps taken by staff. A work plan may be required to establish the timeline and resources required to implement the selected option. Staff

will also continue to await additional information to be provided by the province and federal government as the cannabis production and retail distribution framework continues to be unveiled. As new information from the province and federal government becomes available, staff will provide updates to the Board and note any impacts that such information may have on the Board's chosen approach to deal with cannabis related applications.

COMMUNICATIONS:

A communication plan will be helpful in framing the method and scope of public engagement. Public input will be sought in the creation of a policy and /or bylaw amendments. Further public engagement and education will also be required once a policy and /or bylaw amendments are implemented.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

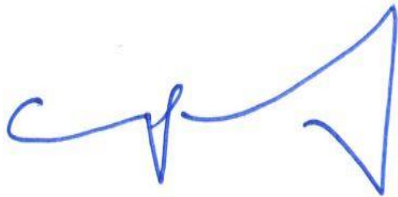
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2018-04-19_Board_Report_DS_0430_20_53_cannabis_legalization.docx
Attachments:	- 2018-02-27_EAD_cannabis_legalization_presentation_0430_20_53.pdf - 2018-02-27_EAD_meeting_minutes.pdf
Final Approval Date:	Apr 10, 2018

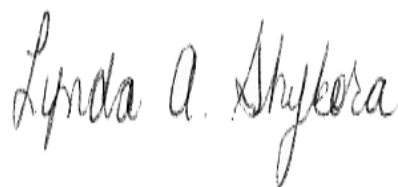
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 10, 2018 - 9:56 AM



Gerald Christie - Apr 10, 2018 - 10:00 AM



Lynda Shykora - Apr 10, 2018 - 11:35 AM



Charles Hamilton - Apr 10, 2018 - 11:55 AM

Cannabis Legalization:

Implications, Considerations, and Proposed Actions for the CSRD



Development Services

Outline

- Legislative Background
- What to Consider?
- Proposed Cannabis Act
- Federal Regulatory Framework
 - Cannabis Processing & Cultivation Regulations
- Cannabis Production in the ALR
- Provincial Regulatory Framework
 - Non-Medical Cannabis Sales
- Local Gov't Considerations
- CSRD Current Regulations
- CSRD Considerations & Proposed Actions
- Q & A
- Direction from the Board

Cannabis Sale: Local Gov't Considerations

Questions to consider:

- What level of involvement should the CSRD assume?
- Should the CSRD treat cannabis any differently than alcohol or tobacco?
- Should the CSRD regulate the production and retail sale of cannabis?
- Should the CSRD prohibit the production and retail sale of cannabis altogether?
- Priorities?



Background

Marihuana Medical Access Regulations – MMAR (2001)

- Permitted authorizations to possess dried cannabis; licences to produce cannabis; and access to supply of cannabis seeds or dried cannabis

Marihuana for Medical Purposes Regulations – MMPR (2013)

- MMPR was introduced by the Harper Gov't in response to concerns from stakeholders that the MMAR was open to abuse (created health and safety issues)
- Medical cannabis was supposed to be obtained only pursuant to the MMPRs
- This was constitutionally challenged (Allard vs Feds)
- Federal court decision in 2014 preserved the rights of authorized users and producers under the MMAR regime to continue

Background

Status quo until August 24, 2016

- legal to possess / produce medical cannabis pursuant to an MMAR or MMPR licence
- neither the MMARs nor MMPRs permitted the retail sale of cannabis
- a dispensary business selling cannabis from a store front was operating contrary to the Controlled Drugs and Substances Act and was unlawful

Access to Cannabis for Medical Purposes Regulations – ACMPR (2016)

- hybrid of MMPR and MMAR
- still no provision for retail sale – dispensaries unlawful
- some illegal dispensaries have been shut down by police raids or court injunctions

Cannabis Act (Bill C-45)

Introduced in the House of Commons in April 2017

Coming into force – August?? 2018



1. Sets the general control framework for cannabis
2. Provides for the oversight and licensing of a legal cannabis supply chain
3. Establishes national Standards to protect public health and safety

Addresses:

- Licencing, Permitting and Authorizations
- Security Clearances
- Cannabis Tracking System
- Cannabis Products: Rules, Classification and Standards
- Packaging and Labelling Rules
- Cannabis for Medical Purposes
- Health Products and Cosmetics Containing Cannabis

Cannabis Act (Bill C-45)

Other highlights of the proposed Act:

- Allows for individuals to cultivate up to 4 legal cannabis plants per residence anywhere on their property
 - does not permit for sale/distribution of residentially grown cannabis
 - could be further regulated through zoning, strata bylaws, rental agreements etc.
- Current regime established for accessing cannabis for medical purposes will continue to exist.
- Proposed Act maintains many of the existing prohibitions under the federal Controlled Drugs and Substances Act regarding selling, producing, importing and exporting cannabis outside the proposed established regulated system.

Cannabis Cultivation: Federal Government Framework

Standard cultivation

Large-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities (no prescribed production limits, no public sales allowed)

Micro-cultivation

Small-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities ("micro-cultivation" threshold yet to be determined, no public sales allowed)

Industrial hemp

Growing of industrial hemp plants those containing 0.3% THC or less) and associated activities

Nursery

Growing of cannabis plants to produce seeds and seedlings and associated activities

Cannabis Processing: Federal Government Framework

Standard Processing

Large-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities

- no prescribed production limits, no public sales allowed
- would require a separate authorization for direct sales to the public

Micro-Processing

Small-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities

- "micro-processing" threshold yet to be determined
- would require a separate authorization for direct sales to the public

Cannabis Production in the ALR



Provincial
Agricultural
Land Commission

ALC Act defines "farm use" as:

An occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the Farm Practices Protection (Right to Farm) Act.

Interpretation: "Medical marihuana production" is considered "farm use" and is therefore permitted in the ALR (2014)

Accessory uses could include: a small office, testing lab, processing and drying, packaging shipping areas, cloning room and anything else directly related to the growing and processing of the plant.

Uses not specifically related to the production of medical cannabis would require an application to the ALC for "non-farm use" (e.g.; stand-alone research and development facility, retail outlet, cannabis café etc.)

The ALC has yet to announce if it will regulate recreational cannabis production any differently than cannabis grown for medical purposes.

Cannabis Sale

Sale of Cannabis for Medical purposes – Federal Jurisdiction

A licence for the sale of cannabis for medical purposes would authorize the sale of cannabis products obtained from a federally-licensed processor to registered clients (or to an individual who is responsible for a registered client) in a manner consistent with the current system established under the ACMPR (ordered over the phone, online or via written order, with secure delivery through the mail or by courier).

Sale of Non-Medical Cannabis (recreational) – Provincial Jurisdiction

To be overseen by the Province - wholesale distribution of non-medical cannabis will be solely through the Liquor Distribution Branch.

The rules governing retail stores will be similar to those currently in place for liquor, and public and private retailers will have similar operating rules. Local Gov't regulations will also apply.

Cannabis Sale: BC Government Framework

What is the process for obtaining local government support for a retail store?

The Province requires that local government must ask residents in the vicinity of the proposed retail location to comment on how the store would impact the community. The local government must also consider this public input when deciding whether or not to support the application and must notify the Liquor Control & Licencing Branch of their decision by way of a Board resolution.

The Province is working with local governments and the UBCM to develop the application process, including what information local governments will need to have in order to provide informed comments on the application. Further details will be announced once they are available.

Cannabis Sale: BC Government Framework

Rural Area Considerations

The Province is considering allowing existing business in a rural area be authorized to sell non-medical cannabis because a self-contained non-medical cannabis retail store may not be a viable business in some rural areas.

Many of the operational requirements of the Rural Agency Store (RAS) model used for liquor may be applied to non-medical cannabis. However, the Province is still evaluating how to best meet the need for rural access.

Any RAS operator interested in retailing non-medical cannabis will be required to apply for a licence specifically for non-medical cannabis.

Federal Responsibilities

The Federal Government will be responsible for:

- regulating the production of cannabis
- setting the rules and parameters around possession limits, trafficking and advertising
- the tracking of seed to sale
- establishing minimum age limits
- personal cultivation (4 plants max per residence)
- continued oversight of the medical cannabis regime

The Federal Government will not be responsible for:

- licencing and permitting for retail sales of recreational cannabis
- regulations determining the location of or number of retail stores and production facilities in a community (local governments may choose to do so through zoning)



Provincial Responsibility



The Provincial Government will be responsible for establishing:

- pricing
- managing the wholesale & retail distribution system for recreational cannabis
 - licencing of non-medical cannabis retail stores (self-contained cannabis stores & rural stores)
- workplace safety
- retail store security requirements
- setting a higher age limits (19 for BC)

The Province will not regulate:

- The location of retail stores or number of retail stores in a community. However, local governments may choose to do so through zoning. For example, local governments may set requirements about the proximity of a store to another cannabis store, schools, daycares or other places.

Shared Responsibilities



There will be shared jurisdictional responsibility in areas such as:

- public consumption
- rules for retail store locations
- rules for production facility locations
- home cultivation
- taxation from cannabis sales
- public education and health
- law enforcement

Cannabis : Local Gov't Considerations

The Federal Government and Provincial Government are providing for significant Local Government control over the production and retail sale of cannabis. Local governments can consider taking a role with respect to the following:

- Prohibiting retail sales altogether
- Capping the number of retail outlets
- Regulating permissible retail locations (by zones and/or proximity to certain uses like schools)
- Refusing to support licence applications submitted by existing unlawful retail stores
- Imposition of security requirements and restrictions on hours of operation
- Adopting procedures for public consultation on licence applications
- Prohibiting cannabis production on non-ALR land
- Regulating public consumption

Cannabis Production and Retail in the CSRD – what we know

Since 2013 the CSRD has responded to numerous general enquiries, application referrals, and bylaw enforcement complaints regarding cannabis related businesses. Most enquires and referrals pertain to production facilities but there have also been enquires regarding research facilities and retail stores.

- Referrals for formal applications to obtain a licence under MMPR or ACMPR
 - approx. 5 referrals – unclear if Health Canada actually issued a licence
- Various bylaw enforcement complaints – unlicensed grow-ops
- Numerous general inquiries – individuals wanting to purchase property, start a business

Areas where interest has been documented:

- Area C – Tappen, Blind Bay, Sorrento
- Area D - Salmon Valley, Falkland
- Area E – Malakwa, Three Valley
- Area F – Scotch Creek, Celista

CSRD Zoning Bylaws

Area A: Highway Planning Area No. 168

- minimal coverage – permits "all legal uses"
- no specific regulations pertaining to cannabis

Area B: Electoral Area B Zoning Bylaw No. 851

- "Medical Marijuana Production Facilities" permitted on ALR land or would need to rezone to the "Special Industrial Zone"
- general regulations for: distance from civic uses/buildings, setbacks, landscaping/ screening
- explicitly not permitted as a Home Occupation

Area C: Area C Zoning Bylaw No. 701 & Kault Hill Rural Land Use Bylaw No. 3000

- no specific regulations pertaining to cannabis
- cannabis production and sales could potentially occur as home occupation
- commercial zones would allow retail sales of recreational cannabis

CSRD Zoning Bylaws

Area D:

- Ranchero /Deep Creek Zoning Bylaw No. 751 (anticipated to be adopted spring 2018)
 - home occupation regulations expressly prohibit cannabis related business activities
 - permits retail sales only in the Highway Commercial Zone
 - cannabis production only permitted on ALR land on parcel 4 ha or greater
- Salmon Valley Land Use Bylaw No. 2500
 - no specific regulations pertaining to cannabis
 - cannabis production and sales could potentially occur as home occupation
 - commercial zones would allow retail sales

Area E: Rural Sicamous Land Use Bylaw No. 2000

- no specific regulations pertaining to cannabis
- cannabis production and sales could potentially occur as home occupation
- commercial zones would allow retail sales

Area F: Scotch Creek, Magna Bay, Anglemont

- no specific regulations pertaining to cannabis
- cannabis production and sales could potentially occur as home occupation
- commercial zones would allow retail sales

CSRD Considerations

Existing regulatory tools and gaps:

- CSRD has zoning regulations in place for many areas but significant gaps still exist: most of Area A, Malakwa, Sunnybrae, White Lake, Tappen, Seymour Arm, Celista...
- Existing zoning may or may not be able to regulate cannabis related activities
 - Micro-cultivation and micro-processing facilities could potentially be permitted under some home occupation regulations – depending on the scale
 - Retail sales of recreational cannabis could potentially be permitted under some home occupation regulations but would be subject to receiving formal support from the Board
 - Highway Commercial zones, Neighbourhood Commercial zones and any other zone that permits "retail sales/store" would permit the sale of recreational cannabis but would be need formal support from the Board
 - Most Industrial zones permit "processing"
- Building regulations exist in a portion of Area F but will be introduced to Area B and Area E in March 2018
- CSRD does not currently have the ability to issue business licences

CSRD Next Steps

Proposed actions:

- Develop a Cannabis Policy (similar to the existing Liquor Licence Policy A-42)
 - Establish a process for how to respond to referrals from Health Canada (for production facilities) and the Liquor Control and Licensing Branch (for retail sales of cannabis)
- If the CSRD is required to provide a resolution and to consult with the public, consider establishing a fee to cover the cost of responding to cannabis retail store applications. The fee would recover any cost required to for processing the application and any public consultation
- If the Board wishes to specifically regulate cannabis production and sales, that existing zoning bylaws be amended to include additional regulations
 - Use Ranchero/Deep Creek Zoning Bylaw as a model
- Consider establishing a public consumption bylaw in CSRD parks

Cannabis Act is proposed to come into force in August 2018 – a timeline and work plan will be necessary for any actions that need to be completed in advance

Questions?



ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

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

Date: February 27, 2018
Time: 9:30 AM
Location: CSRD Boardroom
 555 Harbourfront Drive NE, Salmon Arm

Directors Present	S. Knaak	Alt. Director - 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
Directors Absent	K. Cathcart	Electoral Area A
Staff Present	C. Hamilton	Chief Administrative Officer
	J. Graham	Executive Asst./Asst. Deputy Corporate Officer
	L. Schumi	Administrative Clerk (Recorder)
	J. Pierce	Manager, Financial Services
	S. Haines	Deputy Treasurer
	G. Christie	Manager, Development Services
	C. Paiement	Team Leader, Development Services
	D. Passmore	Senior Planner
	J. Thingsted	Planner

1. Call to Order

The Chief Administrative Officer called the meeting to order at 9:40 AM.

1.1 Election of Chair

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

Director Talbot nominated Director Demenok. Director Demenok consented to the nomination.

The Chief Administrative Officer called three times for nominations.

Hearing no further nominations for the position of Chair, the Chief Administrative Officer declared Director Demenok as Chair of the Electoral Area Directors' Committee for 2018 by acclamation.

1.2 Election of Vice Chair

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

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

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

The Chief Administrative Officer called three times for nominations.

Hearing no further nominations for the position of Vice-Chair, the Chief Administrative Officer declared Director Morgan as Vice-Chair of the Electoral Area Directors' Committee for 2018 by acclamation.

Director Demenok assumed the Chair at this time.

2. Adoption of Agenda

Moved By Director Talbot

Seconded By Director Morgan

THAT: the agenda of February 27, 2018 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 November 2, 2017 Electoral Area Directors' Committee meeting be adopted.

CARRIED

4. Reports by Staff

4.1 New Provincial Liquor Control and Licensing Branch Policy Directive No. 18-01 Special Event Permit Exemption

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

- Overview of Policy Directive No. 18-01
- Overview of CSRD Policy No. A-42

For discussion/direction.

Mr. Paiement presented the Committee with an overview of his PowerPoint presentation.

Here is a link to Mr. Paiement's [presentation](#).

The Province has introduced a new Policy Directive whereby profits from an event with a LCLB Special Event Permit no longer have to go to charity if the event is determined to be of significance prior to the permit being issued. This is intended to be an effort to support the music industry, although staff are unsure exactly how this will be of benefit.

There are four types of significance. The Province will determine international, national, and provincial significance. If the Province is unable to make the determination if the event is one of these three types of significance, the applicant may request a local government to determine if the event is of municipal significance.

Mr. Paiement also gave an overview of CSRD Policy A-42 regarding how CSRD responds to referrals about Provincial liquor licence applications. The policy outlines that the CSRD would like to be informed of applications but will provide comments about relevant land use regulations.

Discussion around local events, what municipal significance means and whether the CSRD should get involved at this point, citing the additional staff time and workload. Mr. Paiement noted that staff are recommending that CSRD Policy A-42 be revised to delegate a staff person to communicate that no events in the CSRD are of municipal significance and only provide comments regarding land use regulations.

There were comments from Area Directors that the Directors should have input about community events that serve alcohol and how profits are spent in their communities. Mr. Paiement responded that staff are only able to review land use regulations and not how profits are spent.

Chair commented that Area Directors and local government should have more opportunity to provide input on these types of applications, determine municipal significance and how the profits are spent. Noting profits from the sale of alcohol should benefit the community. There was also mention of the Economic Development Officer being involved to determine, or assist in determining, municipal significance.

Gerald Christie, Manager of Development Services, informed the Committee that the CSRD Telecommunication Facilities Siting and Consultation Policy P-22 allows the Area Director the opportunity to provide input about specific applications and choose to elevate applications for consideration by the Board.

Mr. Paiement confirmed that liquor licence applications that are referred to the CSRD are currently forwarded to the relevant Area Director for comments. He also confirmed that an Area Director can make the determination of municipal significance in their area. Staff will prepare an amendment to CSRD Policy No. A-42 (Liquor Licence Applications) that includes this for the Board's consideration.

4.2 Cannabis Production and Retailing in BC

Verbal report from J. Thingsted, Planner, Development Services regarding the following:

- Overview of the proposed Cannabis Act
- Overview of Health Canada cannabis production regulations
- Overview of cannabis production in BC, including ALR
- Considerations for cannabis production in CSRD Electoral Areas
- Overview of cannabis retailing in BC
- Considerations for cannabis retailing in CSRD Electoral Areas

For discussion/direction.

Here is a link to Mr. Thingsted's [presentation](#).

Mr. Thingsted explained the proposed Cannabis Act and what local government involvement may look like. He also gave some background on the Marihuana Medical Access Regulations (2001) and the Marihuana for Medical Purposes Regulations (2013). Mr. Thingsted then provided the Committee with information on what is known about current and proposed production, processing and retail of cannabis in the CSRD.

After considerable discussion, comments made by the Electoral Area Directors were:

- Referrals regarding cannabis should be forwarded to the relevant Director for comment.
- There was some division on whether the CSRD should treat cannabis the same as alcohol. It was suggested that more Director input is required when it comes to cannabis. Placing unnecessary restrictions on cannabis along with Federal and Provincial regulations the CSRD could be opening up opportunities for legal challenge.
- Odour from production was identified as an issue.
- Consensus that production of cannabis should not just be restricted to the Agricultural Land Reserve as it could potentially result in ALR land becoming more expensive.
- Retail outlets selling cannabis should not be located near schools, daycares or in residential areas. Production and retail sales could be

regulated through zoning in order to trigger an application process and opportunity for public input.

- Regarding how to regulate retail sales in communities with no zoning bylaw, Mr. Thingsted confirmed that the Liquor Control and Licencing Branch will require a Board resolution showing support in order to obtain a retail licence.
- Public consultation is needed; this could become an election issue. Unsure of what area residents want.
- Consultation with other regional governments and municipalities should be carried out to better understand what approach they are taking in regard to regulating cannabis. Perhaps there could be some research conducted to determine how Colorado and Washington State have regulated cannabis since it's been legal there for a while.
- Could direct cannabis production to industrial zones, rather than agricultural areas.

In closing, Mr. Thingsted provided an overview of the current zoning bylaws in each electoral area and how they pertain to cannabis. He identified bylaw amendments as one possible approach but emphasized that a priority would be to develop a cannabis policy similar to the CSRD liquor application policy. It was also mentioned that establishing a fee structure for Board resolution requests be considered. Additionally, considering there is a tight timeline with legalization slated for August 2018, a work plan is necessary.

Mr. Christie reiterated to the Committee that this is still a work in progress as not all the necessary information has been provided by the Provincial or Federal government. As there is a tight timeline it is suggested that staff develop a policy to address cannabis as soon as possible.

5. Reports by Electoral Area Directors

5.1 Invitation from Ministry of Agriculture on Revitalizing ALR and the ALC

Request brought forward from February 15, 2018 Board Meeting for discussion:

- Meeting date: Thursday, March 1, 2018 in Kamloops, BC.
- Deadline for submitting information to Minister of Agriculture's Advisory Committee is 4:00 PM, April 30, 2018.

- Letter and Discussion Paper were circulated with the Agenda.

Three Directors are planning to attend the meeting. There is a comprehensive survey available online to give feedback on ALR land.

Discussion on each areas priorities for ALR land and the Directors concluded the top priorities are:

- Lack of enforcement of regulations, most important.
- Assisting ALR landowners to use their land for agriculture as of now there is no incentive for farmers.
- Updates to the classification of farmland and the regulations on subdividing for family members.
- Boundaries need review, too much unusable ALR land making the cost of farming too high.
- Housing affordably for workers.
- Succession planning for retirees.

5.2 Director Remuneration and Expenses - Tax Implications

- Requested by Director Talbot
- Discuss January 1, 2019 tax implications regarding expenses.

Jodi Pierce, Manager, Financial Services explained the new Canada Revenue Agency tax changes regarding Directors non-accountable expenses. Expenses incurred in the nature of the job such as mileage, home office expenses, etc. would be taxable without a valid receipt.

It may be possible for Directors to receive a T2200 form to claim home & vehicle expenses but that the Manager of Financial Services will explore all options available and will consult with the auditors on this matter. The manager also advised more information will be provided after the Government Finance Officers Association of BC conference in May.

6. Adjournment

Moved By Director Morgan

Seconded By Director Talbot

THAT: the February 27, 2018 Electoral Area Directors' Committee meeting be adjourned.

CARRIED

CHAIR

CHIEF ADMINISTRATIVE OFFICER



BOARD REPORT

TO: Chair and Directors

File No: DP725-137
PL20180000028

SUBJECT: Electoral Area C: Development Permit No. 725-137 (Shepherd)

DESCRIPTION: Report from Erica Hartling, Development Services Assistant, dated March 28, 2018.

4162 Galligan Road, Eagle Bay

RECOMMENDATION THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-137 (Shepherd), on Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738, be approved for issuance this 19th day of April 2018.

SHORT SUMMARY:

The subject property is located at Eagle Bay in Electoral Area C, split by Galligan Road and adjacent to Shuswap Lake. The applicant is proposing to install a floating dock on the foreshore adjacent to the subject property. A Foreshore and Water Development Permit (DP) is required for all dock and buoy installations in Electoral Area C. The proposed dock exceeds the size requirements in Lakes Zoning Bylaw No. 900 by more than 10% and therefore cannot be considered for approval by the Manager of Development Services. As such a DP and the requested variance of the maximum permitted surface area from 24 m² to 27.87 m² must be approved by the Regional District Board. In addition to the proposed new floating dock, two existing private mooring buoys are to remain on the foreshore and proposed to be included in the Foreshore and Water DP.

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(S):
Elizabeth Anne Robertson Shepherd

APPLICANT/AGENT:
Nadine Mayer, Triton Docks Inc.

ELECTORAL AREA:
C

LEGAL DESCRIPTION:
Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738

PID:
016-441-605

CIVIC ADDRESS:

4162 Galligan Road, Eagle Bay

SURROUNDING LAND USE PATTERN:

North = Rural residential

South = Rural residential

East = Shuswap Lake

West = Rural residential

CURRENT USE:

Residential - single family dwelling, dock, two private mooring buoys

PROPOSED USE:

The proposed dock is to replace the floating dock that is currently existing at this location. The proposed dock measures 9.144 m (30 ft.) x 3.048 m (10 ft.) with a surface area of 27.87 m² (300 ft²) in size and a width of 3.048 m (10 ft.). The proposed associated walkway is 0.9144 m (3 ft.) x 9.144 m (30 ft.), with a width of 0.9144 m (3 ft.). In addition to the proposed new floating dock, two existing private mooring buoys are to remain on the foreshore and proposed to be included in the Foreshore and Water DP.

PARCEL SIZE:

0.74 ha (1.84 ac)

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

RR - Rural Residential

ZONE:

South Shuswap Zoning Bylaw No. 701

Land = RR1 - Rural Residential (.4ha)

Lakes Zoning Bylaw No. 900

Foreshore = FR1 - Foreshore Residential 1

SHUSWAP WATERSHED INVENTORY MAPPING:

Aquatic Habitat Index Rating – Moderate

Shoreline Type - Rocky

SITE COMMENTS:

See "Maps_Plans_DP725-137.pdf" attached.

A site visit was not done for this application. Information provided in this report is based on orthophoto interpretation, site plan, and details provided by the applicant/agent.

The subject property is located at Eagle Bay in Electoral Area C, split by Galligan Road and adjacent to Shuswap Lake, with a lake boundary length >50 m. The upland has a single family dwelling and the foreshore has an existing dock and two private mooring buoys.

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

See "BL725_Policies_DP725-137.pdf" attached.

- Section 2.3 Shoreline Environment
- Section 3.7 Foreshore Water (FW) (Moorage)
- Section 12.2 Foreshore and Water Development Permit Area

Lakes Zoning Bylaw No. 900

Section 4.4 FR1 – Foreshore Residential 1

- One floating dock, including removable walkway, per waterfront parcel.
- Two private mooring buoys per waterfront parcel having a lake boundary length 30 m (98.43 ft.) or more.
- A dock must not exceed 24 m² (258.33 ft²) in total upward facing surface area and must not exceed 3 m (9.84 ft) in width.
- A walkway surface must not exceed 1.5 m (4.92 ft.) in width for any portion of the walkway.
- The minimum setback of a floating dock and private mooring buoy for a waterfront parcel is 5 m (16.4 ft) from the side parcel boundaries of that waterfront parcel projected onto the foreshore and water.
- The minimum setback for private mooring buoys from any existing structures on the foreshore and water is 20 m (65.62 ft).

Development Services Procedures Bylaw No. 4001

Section 9.0 Processing Applications for Permits and Flood Plain Exemptions

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

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The proposed dock is to replace the floating dock (9.25 m x 3.048 m, with a surface area of 28.2 m²) that is currently existing at this location. The proposed dock measures 9.144 m (30 ft.) x 3.048 m (10 ft.) with a surface area of 27.87 m² (300 ft²) in size and a width of 3.048 m (10 ft.). The proposed associated walkway is 0.9144 m (3 ft.) x 9.144 m (30 ft.), with a width of 0.9144 m (3 ft.).

As the maximum permitted dock surface area in the FR1 zone is 24 m² and maximum width is 3 m, two variances are required for the proposed dock size.

- Section 4.4.2(b) maximum total upward facing surface area of a floating dock from 24 m² (258.33 ft²) to 27.87 m² (300 ft²); and, maximum width of a floating dock from 3.0 m (9.84 ft) to 3.048 m (10 ft).

The applicant has identified that the proposed variance to the total surface area of dock is intended to meet the required depth of 1.5 m to moor a boat, as outlined in the Ministry of Environment best management design practices. The design minimum clearance below a floating structure at low water

is 1.5 m to avoid the wash from propellers disturbing the waterbody floor. As the property sits in a shallow bay, the applicant has increased the walkway but any further increase to the structure would require additional floatation and result in a breakwater, which would impede water flow. To avoid this issue, the applicant has also proposed to increase the dock length, in order to meet the 1.5 m depth. The dock length has been proposed to be 1.144 m greater than the typical 8 m length, with a total length of 9.144 m (30 ft.).

The proposed minor dock width variance is requested for ease of construction and saving material, as the standard dock materials and frame kits are measured and sold in feet and when converted to metric (metres), exceed the dock maximum width by 0.048 m.

The proposed floating dock and two existing private mooring buoys conform to the FR1 zone siting and setback regulations.

Front Counter BC grants general permissions for dock structures constructed and used in accordance with the terms and conditions contained in the General Permission with no application required. Where a dock is proposed that does not comply with any one of the conditions, the owner must apply for a Specific Permission through Front Counter BC. All structures built below the foreshore require a Water Act Section 11 approval to construct. An application to Front Counter BC for a Section 11 approval was made for the proposed dock.

SUMMARY:

The applicant has applied for a Foreshore and Water DP for two existing private mooring buoys and to install a new floating dock on the foreshore adjacent to the subject property.

The proposal includes a request to vary the maximum upward facing area for a dock from 24 m² as permitted in Lakes Zoning Bylaw No. 900 to 27.87 m²; and, maximum width of a floating dock from 3.0 m to 3.048 m. As this variance exceeds what is allowed by bylaw by more than 10%, it cannot be approved by the Manager of Development Services and must be approved by the Board.

Development Services staff is recommending issuance of Development Permit No. 725-137 for the following reasons:

- The proposed increase in the total surface area of the new floating dock is minor and will be smaller than the existing dock size;
- The proposed increase in the dock length is needed in order to meet the 1.5 m depth of the Ministry of Environment best management design practices;
- The new dock and existing private mooring buoys meet the siting and setback regulations of Lakes Zoning Bylaw No. 900;
- Staff believe that the proposed dock size will not negatively impact or impede neighbouring foreshore properties.

The possibility of increasing the surface area for docks in Lakes Zoning Bylaw No. 900 was a discussion item at the November 1, 2017 Electoral Area Directors meeting. The Directors supported staff preparing options and recommendations about increased surface area of dock size options for their consideration. Staff have been researching options and will be providing related information and recommendations at a future meeting. The proposed variance in this DP application would likely be permitted in the new recommended maximum surface area for a dock.

IMPLEMENTATION:

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

COMMUNICATIONS:

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

Referrals have been sent to the following:

- Electoral Area C Advisory Planning Commission (APC)

The Electoral Area C APC reviewed the application at their March 26, 2018 meeting and passed a resolution in support of the application.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

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

1. Electoral Area C Official Community Plan Bylaw No. 725
2. Lakes Zoning Bylaw No. 900
3. Development Services Procedures Bylaw No. 4001
4. APC C Minutes

Report Approval Details

Document Title:	2018-04-19_Board_DS_DP725-137_Shepherd.docx
Attachments:	- DP725-137.pdf - BL725_Policies.pdf - Maps_Plans_DP725-137.pdf
Final Approval Date:	Apr 9, 2018

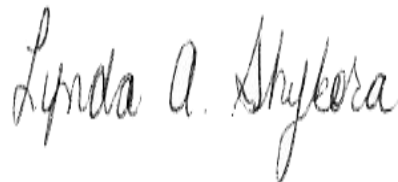
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 9, 2018 - 11:18 AM



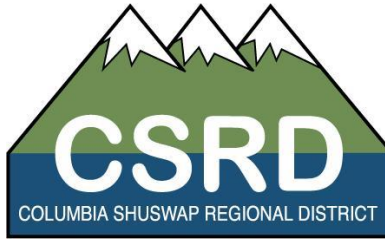
Gerald Christie - Apr 9, 2018 - 11:26 AM



Lynda Shykora - Apr 9, 2018 - 12:00 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 12:00 PM



DEVELOPMENT PERMIT NO. 725-137

OWNERS: Elizabeth Anne Robertson Shepherd

████████████████████
Calgary, AB
T2V 3N8

1. This Foreshore and Water Development Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below, located in Electoral Area C (Eagle Bay):

Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738 (PID: 016-441-605), which property is more particularly shown outlined in bold on the map attached hereto as Schedule A.

3. This Permit is issued pursuant to Section 12.2 of the "Electoral Area C Official Community Plan Bylaw No. 725, as amended," for the protection of the natural environment, its ecosystems and biological diversity for Foreshore and Water areas in regard to the placement of one floating dock and two existing private mooring buoys on the portion of Shuswap Lake immediately adjacent to the property as more particularly shown on the site plan attached hereto as Schedule B.
4. The Foreshore Residential 1 (FR1) zone of Lakes Zoning Bylaw No. 900 is hereby varied as follows:
 - a. Section 4.4.2(b) maximum total upward facing surface area of a floating dock from 24 m² (258.33 ft²) to 27.87 m² (300 ft²); and, maximum width of a floating dock from 3.0 m (9.84 ft) to 3.048 m (10 ft).

Only for the new dock as shown on Schedule B.

5. An amendment to the Permit will be required if development is not in substantial compliance with this Permit
6. This permit is issued subject to the clear display of "DP725-137" on at least two opposite sides of the dock (e.g. both the land and the lake sides), and on the two existing private mooring buoys.

7. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
8. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
9. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the 19th day of April, 2018.

Corporate Officer

PLEASE NOTE:

- 1) Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.**
- 2) The proposed new floating dock and buoy should be constructed and installed in accordance with the measures contained within Appendix 1, included for reference and convenience only, to ensure protection of the natural environment and its ecosystems.**
- 3) The proposed new private mooring buoy should be designed in accordance with the guidelines included in Appendix 2 (source: Transport Canada's publication *An Owner's Guide to Private Buoys*).**
- 4) The owner is required to apply for and be issued a Section 11 Approval and/or license from the Provincial Government, if necessary, to install the proposed works below high watermark, prior to proceeding with installation.**
- 5) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.**

APPENDIX 1

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

For the dock:

- a. minimize impact on the natural state of the foreshore and water whenever possible;
- b. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- c. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment;
- d. use only treated lumber that is environmentally-friendly for structures that are above water;
- e. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- f. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
- g. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- h. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- i. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
- j. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

For the buoy:

- a. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- b. use helical (versus block) anchors whenever possible;
- c. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- d. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- e. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

APPENDIX 2

Private Mooring Buoys

Size

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

Identification

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

Retroreflective Material

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

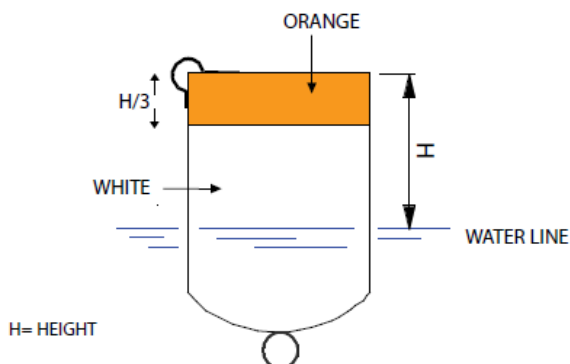
Owner's Responsibilities

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

MOORING BUOYS

Mooring buoys are used for securing a vessel or similar thing. A mooring buoy must have:

- a yellow light, if lighted. The light must conform to standards and guidelines in the *Canadian Aids to Navigation System* (TP 968); and
- yellow retroreflective material, if material is used.

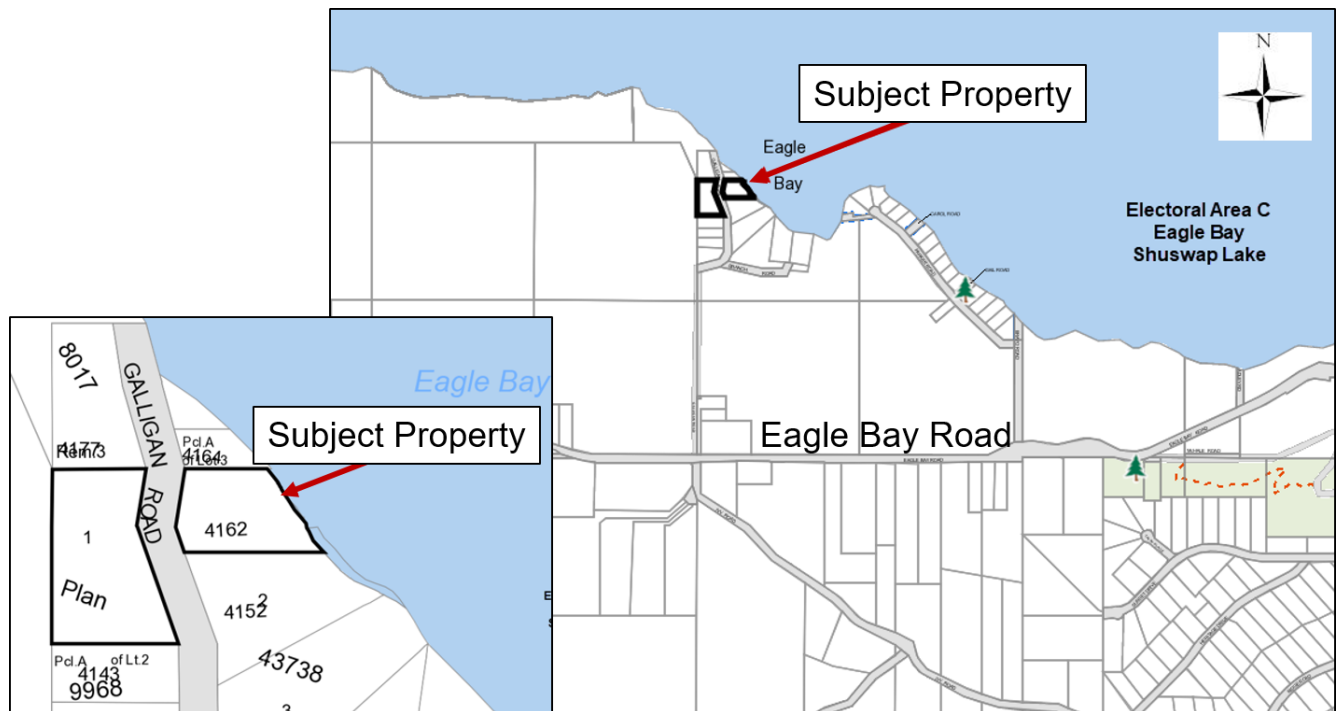


An Owner's Guide to Private Buoys

Transport Canada (Navigable Waters Protection Program)

<https://www.tc.gc.ca/Publications/en/TP14799/PDF/HR/TP14799E.pdf>

Schedule A
DP 725-137
Location Map



The site plan shows a rectangular dock with dimensions 9.144 m by 3.048 m, totaling 27.87 sq.m. The dock is positioned in a channel. To the left of the dock is a narrow passage with a width of 0.9144 m. To the right of the dock is a larger area with a width of 9.144 m. The dock is connected to a larger structure by a red arrow. The area to the right of the dock is bounded by two buoys, with distances of >20 m from the dock to each buoy. A north arrow is located in the bottom right corner.

Electoral Area C Official Community Plan Bylaw No. 725

2.3 Shoreline Environment

Shorelines are among the most sensitive natural environments, as they are where two ecosystems merge — an aquatic ecosystem and a terrestrial ecosystem. Shoreline environments experience a significant amount of pressure from human activity, including the impacts from watercraft use. Private boat docks are common throughout the South Shuswap.

Though much of the upland of Shuswap and White Lake is privately owned, the Provincial Crown owns nearly all areas located between the high and low watermarks of lakes, streams and rivers. Individuals cannot build on, or develop, aquatic Crown land without the Province's authorization. If an owner of the adjacent upland property proposes to construct moorage, a licence of occupation for moorage is required from the Integrated Land Management Bureau.

2.3.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the shoreline environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.
- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

2.3.2 Policies

- .1 Non-moorage uses other than passive recreation are not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. Additionally, no commercial uses, including houseboat storage or camping, are acceptable on the foreshore.
- .2 Land owners must not alter the natural habitat and shoreline processes unless specifically authorized. The placement of fill and the dredging of aquatic land are not generally acceptable.
- .3 Encourage the Integrated Land Management Bureau, when carrying out reviews of foreshore tenure applications, to take the foregoing objectives and policies into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
- .4 Private moorage owners and builders will comply with the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).
- .5 Encourage Government agencies with mandates for protecting the environmental integrity of lakes in the South Shuswap to carry out scientific research and water quality testing to determine whether the quality of lake water near the shoreline is deteriorating, and if it is, to determine the cause(s) of the deterioration, and take steps toward correcting the situation.

The Regional District will:

- .6 Assess and strive to protect sensitive fish habitat when implementing the boat launching facilities provisions of the Electoral Area C Parks Plan;
- .7 Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values;
- .8 Advise and expect property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline;
- .9 Advise and expect property owners not to remove vegetation along the shoreline that could result in erosion, loss of food and nutrients for fish, and loss of shade for young fish; landowners must refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping or Removal; and
- .10 Implement Lakes Zoning Bylaw 900 which sets out regulations pertaining to the placement of docks and buoys

3.7 Foreshore Water (FW) (Moorage)

3.7.1 Objective

- .1 To acknowledge existing permitted private moorage uses and commercial marinas and provide limited opportunities for future moorage associated with residential development.

3.7.2 Policies

- .1 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for new fee-simple waterfront parcels.
- .2 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:
 - a) New waterfront parcel created; or
 - b) 30m of water frontage of the parent parcel; and
 - c) Each moorage space shall be calculated as 10 m linear length of dock that may be used for mooring a single vessel.
- .3 Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new or redeveloped waterfront properties.
- .4 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.
- .5 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public

accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.

- .6 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat. The Shuswap Watershed Mapping Project data, as updated from time to time on the Community Mapping Network (www.cmnbc.ca), should be referenced to help determine habitat values (other government data sources may also be utilized).

12.2 Foreshore and Water Development Permit Area

.1 Purpose

The Foreshore and Water Development Permit Area is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Justification

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The intent of the Foreshore and Water Development Permit Area is to:

- .1 Allow for the proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and,
- .2 Complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

.3 Area

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, White Lake and Little White Lake. In the case of Shuswap Lake, the DPA extends to the Electoral Area 'C' boundary.

.4 Exemptions

A Foreshore and Water DPA is not required for the following:

- .1 Structures and works associated with a public park use;
- .2 Installation and maintenance of utilities and utility corridors;
- .3 Subdivision;
- .4 Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial*

review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area);

.5 Maintenance and alterations of existing structures, except:

- a. alterations which increase the size of the existing structures;
- b. removal and reconstruction of existing structures; or
- c. replacement docks and swimming platforms, as defined by the guidelines below; or,

.6 Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

.5 *Guidelines*

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation, etc.

.1 For new and replacement docks and for new and replacement swimming platforms

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- a. minimize impact on the natural state of the foreshore and water whenever possible;
- b. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- c. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment;
- d. use only treated lumber that is environmentally-friendly for structures that are above water;
- e. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- f. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;

- g. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- h. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- i. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
- j. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

.2 For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system.

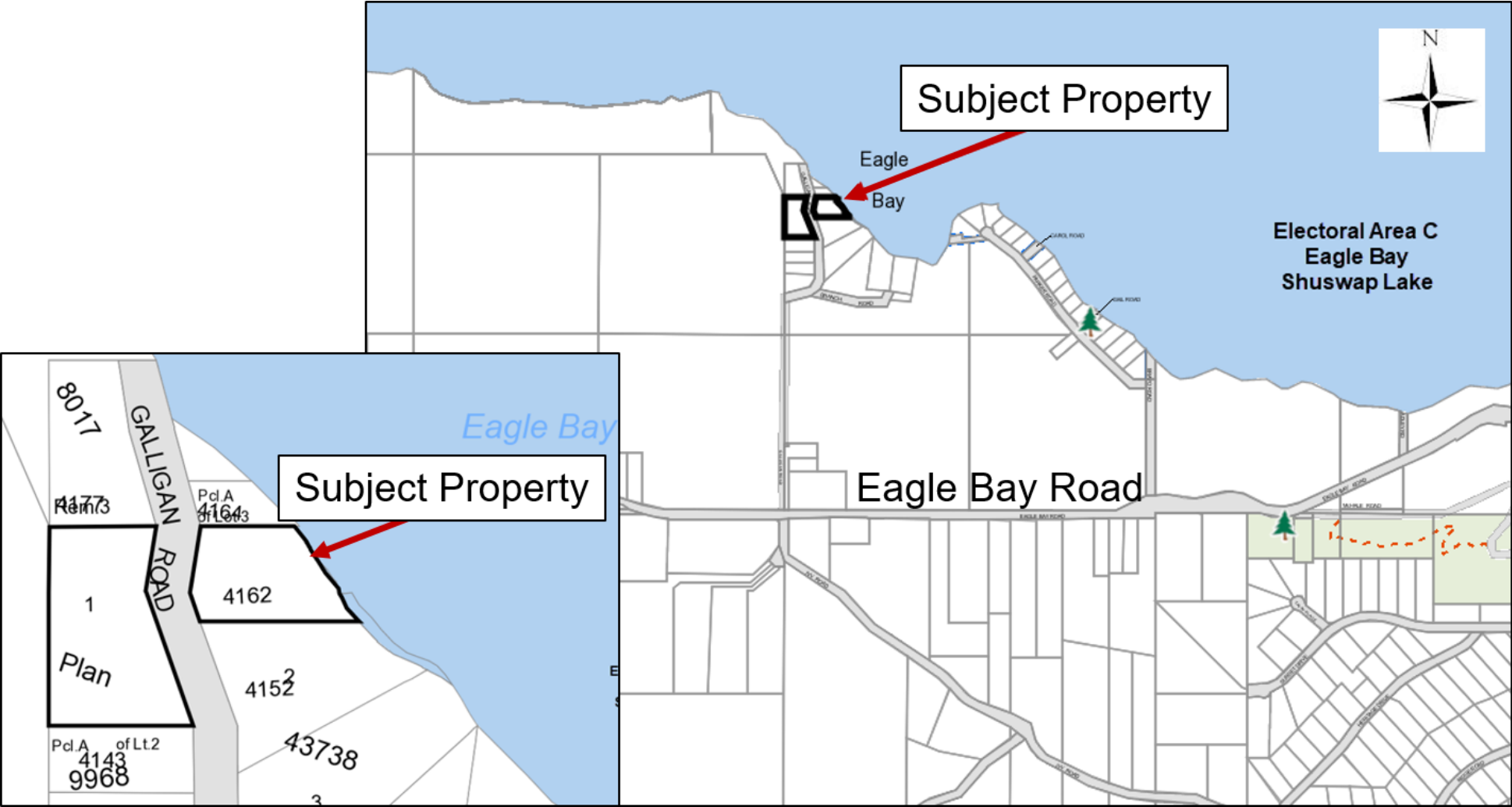
Private mooring buoys shall:

- a. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- b. use helical (versus block) anchors whenever possible;
- c. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- d. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- e. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

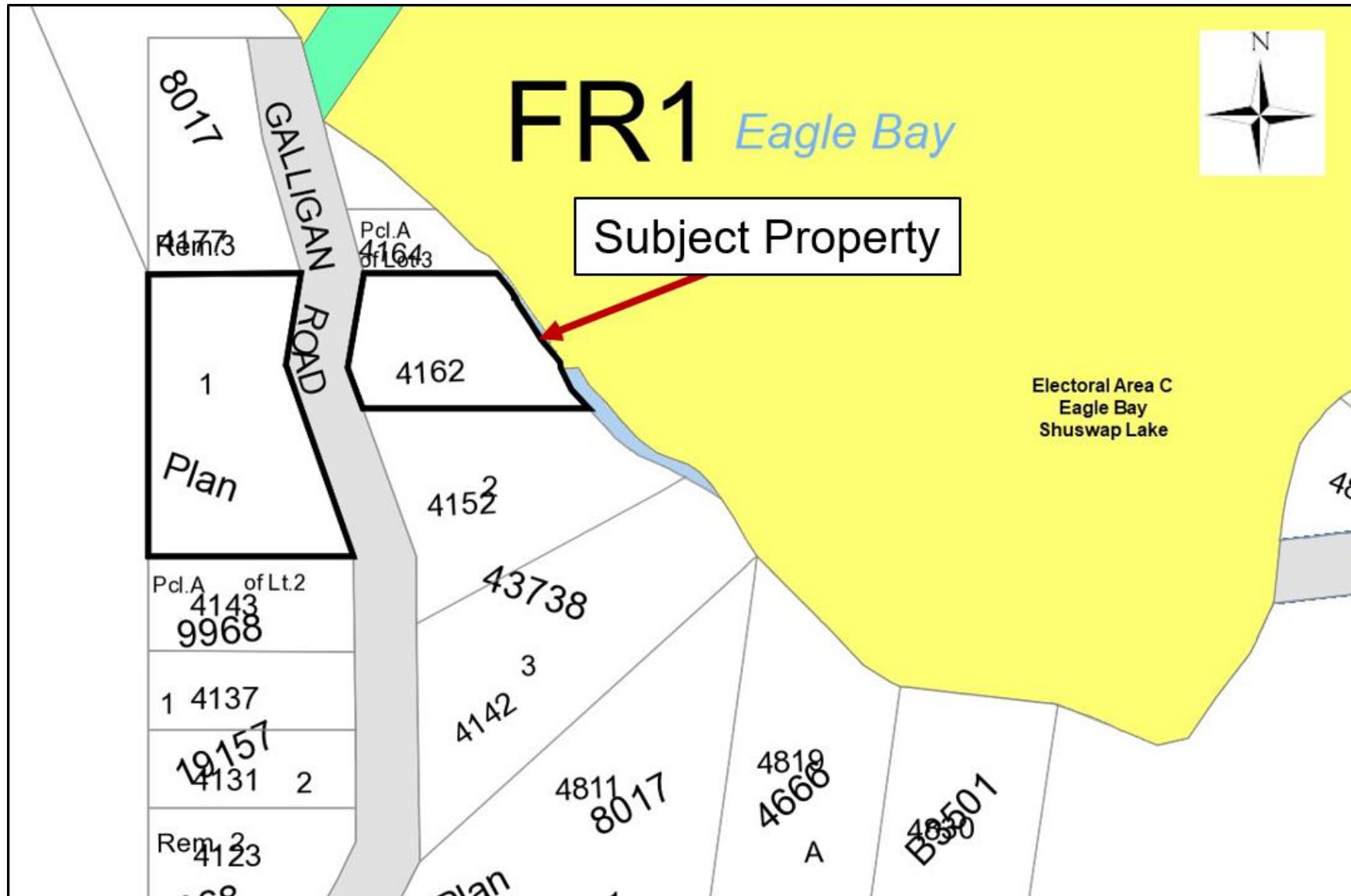
.3 For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

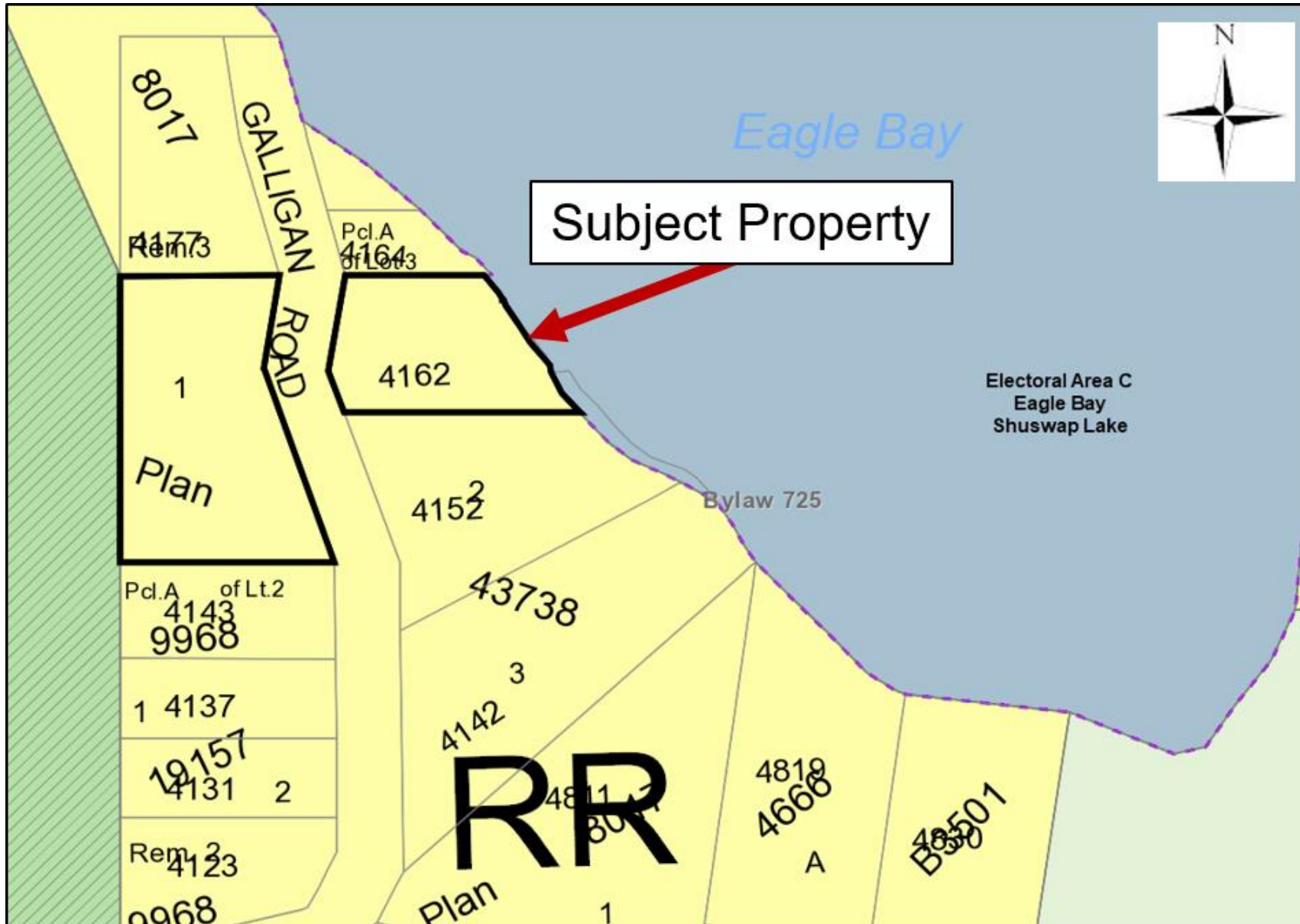
Location



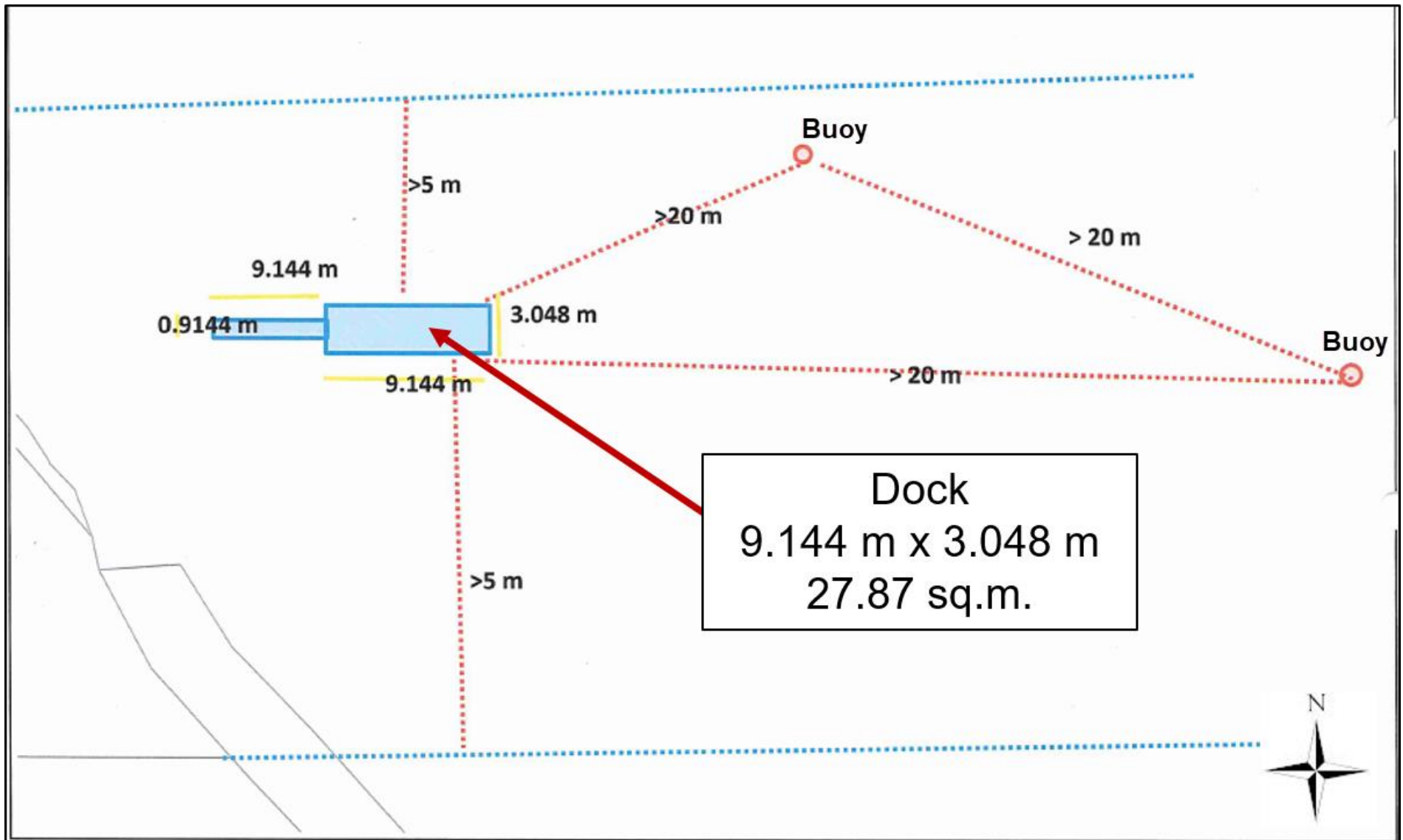
Lakes Zoning



OCP



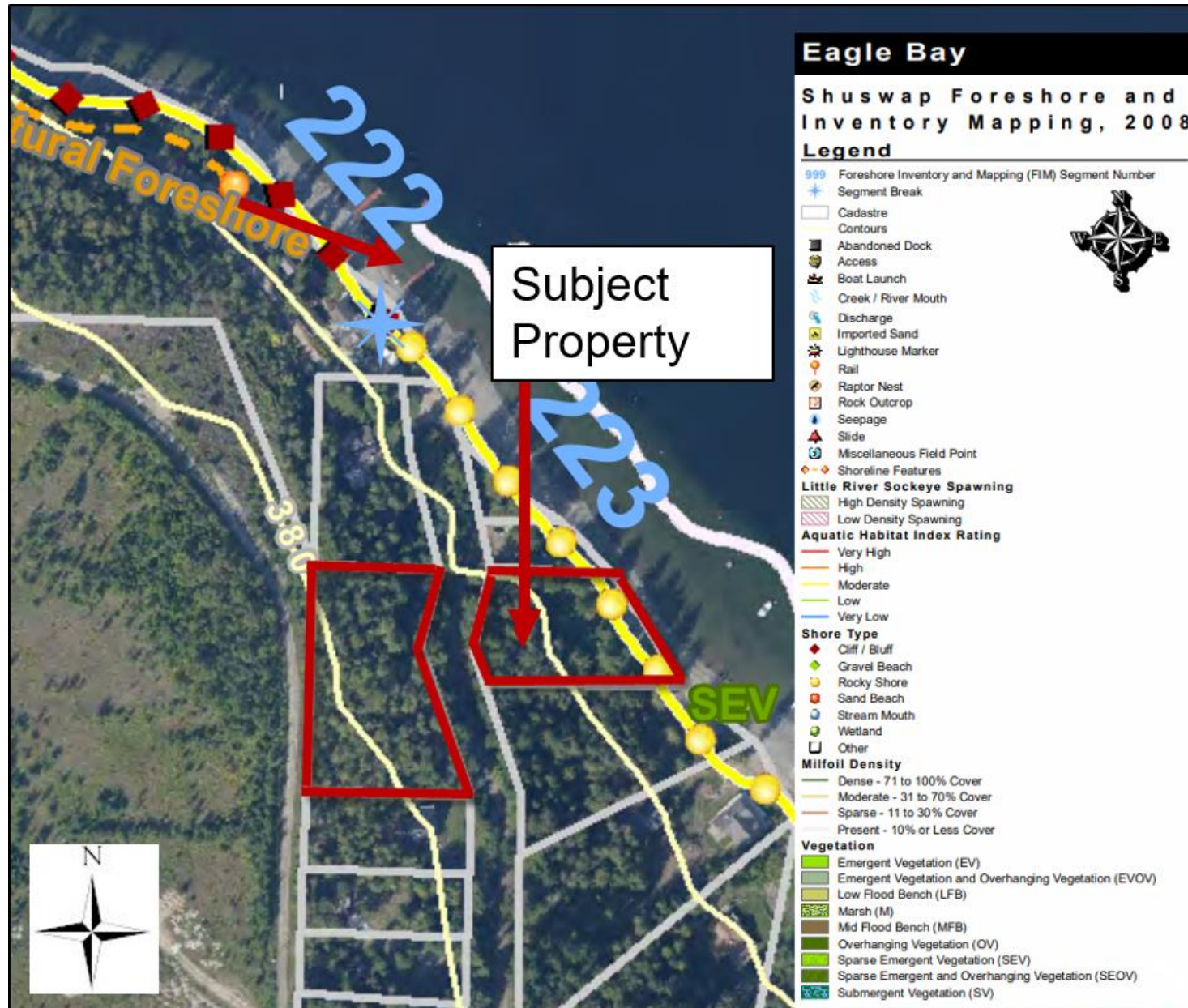
Site Plan



Orthophoto



Shuswap Watershed Inventory Mapping





BOARD REPORT

TO: Chair and Directors

File No:	DP725-139 PL20180036 DVP701-79 PL20180037
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SUBJECT: Electoral Area C: Development Permit No. DP725-139 and Development Variance Permit No. DVP701-79 (1133071 BC Ltd)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated March 14, 2018. 3107 Trans Canada Highway, Blind Bay.

RECOMMENDATION #1: THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. DVP701-79 for Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, varying South Shuswap Zoning Bylaw No. 701 as follows:

1. Section 19.2.3: Minimum front parcel line setback from 5 m to 0.0 m for the new gas bar canopy structure only.
2. Section 19.2.3: Minimum exterior side parcel line setback from 4.5 m to 0.0 m for the new canopy structure only.

be approved for issuance this 19th day of April, 2018.

RECOMMENDATION #2: THAT: in accordance with Section 490 of the Local Government Act Development Permit No. DP725-139 for proposed construction of a replacement gas bar canopy structure on Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, be approved for issuance this 19th day of April, 2018.

SHORT SUMMARY:

The applicant is proposing to remove an existing gas bar canopy which was encroaching into the Ministry of Transportation and Infrastructure (MoT) Right of Way (RoW) for the Trans Canada Highway and construct a replacement within the boundaries of the subject property. The proposed new canopy, while it will be sited on the subject property, does not comply with either of the front parcel line or exterior side parcel line setbacks and so the owner has applied to vary these setbacks.

Additionally, as a Commercially designated property in the Electoral Area C Official Community Plan Bylaw No. 725, there is a requirement for a Commercial form and character Development Permit. The Development Permit area contains guidelines for form and character of buildings.

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:
1133071 BC Ltd.

APPLICANT:
Mr. Jordie Wiens

ELECTORAL AREA:
C

LEGAL DESCRIPTION:
Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian,
Kamloops Division Yale District

PID:
006-268-978

CIVIC ADDRESS:
3107 Trans Canada Highway

SURROUNDING LAND USE PATTERN:
North: Agriculture/White Lake Road
South: Trans Canada Highway/Sprockets Café/Agriculture
East: Agriculture
West: Vacant

CURRENT USE:
Gas station and Convenience Store

PROPOSED USE:
Gas station and convenience store

PARCEL SIZE:
0.404 ha (1.0 ac)

DESIGNATION:
HC- Highway Commercial

ZONE:
C2 – Community Commercial

POLICY:

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

The subject property is designated Highway Commercial in Bylaw No. 725, but is not within a Secondary Settlement Area. As such the following Policies apply:

3.8 Commercial

3.8.1 Objective

- .1 To recognize existing commercial uses and provide for future commercial opportunities within the Secondary Settlement Areas.

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.
- .3 The Village Centre (VC) designation encompasses a broad range of commercial uses, including retail, food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services.
- .4 Neighbourhood Commercial (NC) is acceptable in Secondary Settlement Areas, allowing a limited range of retail, and personal, professional and community services that meet the daily needs of local residents. Housing above grade level commercial is also acceptable.
- .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.
- .7 Small-scale Highway Commercial (HC) which caters to the travelling public, is acceptable along the Trans-Canada Highway, but not between the Village Centres.
- .8 Multi-unit residential development is encouraged to locate near major commercial developments within the Sorrento Village Centre, in order to help create a more walkable community and to provide a population base to support businesses.
- .9 All new redesignation and rezoning applications for commercial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.

Commercially designated properties are identified as requiring a form and character Development Permit. The following are the guidelines for a commercial form and character Development Permit:

12.7 Commercial Development Permit Area

.1 Purpose

The Commercial Development Permit Area is designated under the *Local Government Act* for the establishment of objectives for the form and character of commercial development for areas designated as Commercial in the OCP,

.2 Justification

The justification of this Commercial DP is to promote pedestrian movement and a high level of site and building design which integrates well with the character of the surrounding built environment. As some commercially designated parcels are outside of the Village Centre and Secondary Settlement Areas it is important that commercial development fit with the primarily residential and rural character of the area.

.3 Area

This DPA applies to the areas designated as commercial (C, TC, RC, WC, HC) as set out in Schedules B and C.

.4 Exemptions

- .1 A single storey accessory building with a gross floor area less than 10 m² (107.4 ft²);
- .2 Non-structural external repairs or alterations exempted by the BC Building Code; or,
- .3 Creation of impervious or semi-impervious surfaces less than 100 m² (1,076.4 feet²).

.5 Guidelines

- .1 A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged;
- .2 The primary pedestrian entrance to all units and all buildings should be from the street, or if from the parking lot, a pedestrian sidewalk should be provided. Entries must be visible and prominent;
- .3 Weather protection in the form of awnings or canopies should be provided over all grade level entries to residential and retail units;
- .4 Use of non-combustible external building materials is encouraged;
- .5 Outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
- .6 Design of signage and lighting should be integrated with the building facade and with any canopies or awnings; and,
- .7 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

South Shuswap Zoning Bylaw No. 701

The subject property is zoned Community Commercial (C2) in South Shuswap Zoning Bylaw No. 701.

The permitted uses in the C2 zone are as follows:

- 1. bakery
- 2. convenience store;
- 3. post office;
- 4. restaurant;
- 5. service station;
- 6. craft and gift shop;
- 7. neighbourhood pub;
- 8. commercial daycare facility;
- 9. personal service establishment;
- 10. car wash, permitted only if connected to a community sewer system;
- 11. public assembly facility;
- 12. gallery or studio (but not including music, television or radio studio);
- 13. police station;
- 14. ambulance station;
- 15. accessory residential use, limited to one dwelling unit per parcel;
- 16. accessory use.

17. mini storage, permitted only on Lot A, Section 4, Township 23, Range 9, W6M, KDYD, Plan 11725

Minimum Setback from:

Front parcel line: 5 m
 Exterior Side parcel line: 4.5 m
 Interior Side parcel line: 3 m
 Rear parcel line: 5 m

Maximum height for:

Principal buildings and structures: 11.5 m
 Accessory buildings: 10 m

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Site Development Proposal

The current owner has purchased the Balmoral Store and has undertaken a number of internal improvements to the business. This application is to support the first phase of external improvements to the property which will result in the demolition of an existing gas bar canopy roof which encroached into the Trans-Canada Highway Right-of-Way, and a relocation of the gas pumps to an area on the property where the encroachment issue can be resolved and general aesthetic appearance improvements can be made through the construction of a new gas bar canopy structure.

Servicing

The property is serviced by an onsite septic system and water is from a license providing for 500 gpd from the White Lake Community water system.

Access

The property is accessed from driveways off Balmoral Road and White Lake Road.

Development Variance Permit

This application proposes to vary the minimum front parcel line setback required from 5.0 m to 0.0 m, and the exterior side parcel line setback from 4.5 m to 0.0 m.

Ministry of Transportation and Infrastructure (MoT)

The proposal involves the removal of an existing gas bar canopy structure which encroaches into the Trans Canada Highway Right of Way (RoW). The existing canopy structure has been granted an encroachment permit (2017-07557) for both the gas pump island and the canopy.

The proposed new canopy would be situated fully within the property, but would still encroach into Provincial setback requirements of 4.5 m from property lines adjacent to MoT RoW. as established in *Provincial Public Undertakings Regulation No. 513/2004* under Section 12 and pursuant to Section 90 of the Transportation Act. The applicant has made an application to MoT to obtain a waiver to the Provincial Setback requirement. MoT has provided the owner a letter indicating they would issue the required setback encroachment permit for the new canopy.

Due to this letter and the applicant's work to date with Mot, staff did not refer the applications to MoT for comment.

Form and Character Development Permit Guidelines

The proposed new canopy complies with the form and character guidelines.

SUMMARY:

Development Services staff are recommending that both Development Variance Permit No. DVP701-79 and Development Permit No. DP 725-139 be approved for issuance as the proposed aesthetic improvements to the site comply with the Development Permit guidelines and will resolve existing encroachments into the Trans-Canada Highway Right-of-Way. Further, the reduced setbacks are not directly adjacent to any neighbouring properties and do not cause a visual obstruction for traffic using the Trans-Canada Highway and Balmoral Road intersection.

IMPLEMENTATION:

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

COMMUNICATIONS:

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

Referrals have been sent to the following:

- Area 'C' APC

The Electoral Area C Advisory Planning Commission reviewed the applications at their March 26, 2018 meeting and passed resolutions in support of both applications.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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

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

1. Electoral Area C Official Community Plan Bylaw No. 725
2. South Shuswap Zoning Bylaw No. 701

3. APC Minutes

Report Approval Details

Document Title:	2018-04-19_Board_DS_DP725-139_DVP701-79_1133071-BC-LTD.docx
Attachments:	- DVP701-79.pdf - DP725-139.pdf - Maps_Plans_DVP701-79_DP725-139.pdf
Final Approval Date:	Apr 9, 2018

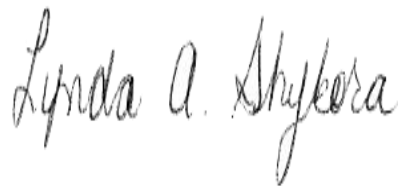
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 6, 2018 - 11:09 AM



Gerald Christie - Apr 6, 2018 - 11:25 AM



Lynda Shykora - Apr 9, 2018 - 9:54 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:39 AM



COLUMBIA SHUSWAP REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT NO. 701-79

1. OWNER: 1133071 BC Ltd.
3107 Trans Canada Highway
Sorrento, BC, V0E 2W1
2. This permit applies only to the land described below:

Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District,
(PID: 006-268-978)

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

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

Section 19.2.3 Minimum front parcel line setback from 5 m to 0.0 m; and,

Section 19.2.3 Minimum exterior side parcel line setback from 4.5 m to 0.0 m

for the proposed gas bar canopy structure as more particularly shown on the site plan attached hereto as Schedule B.

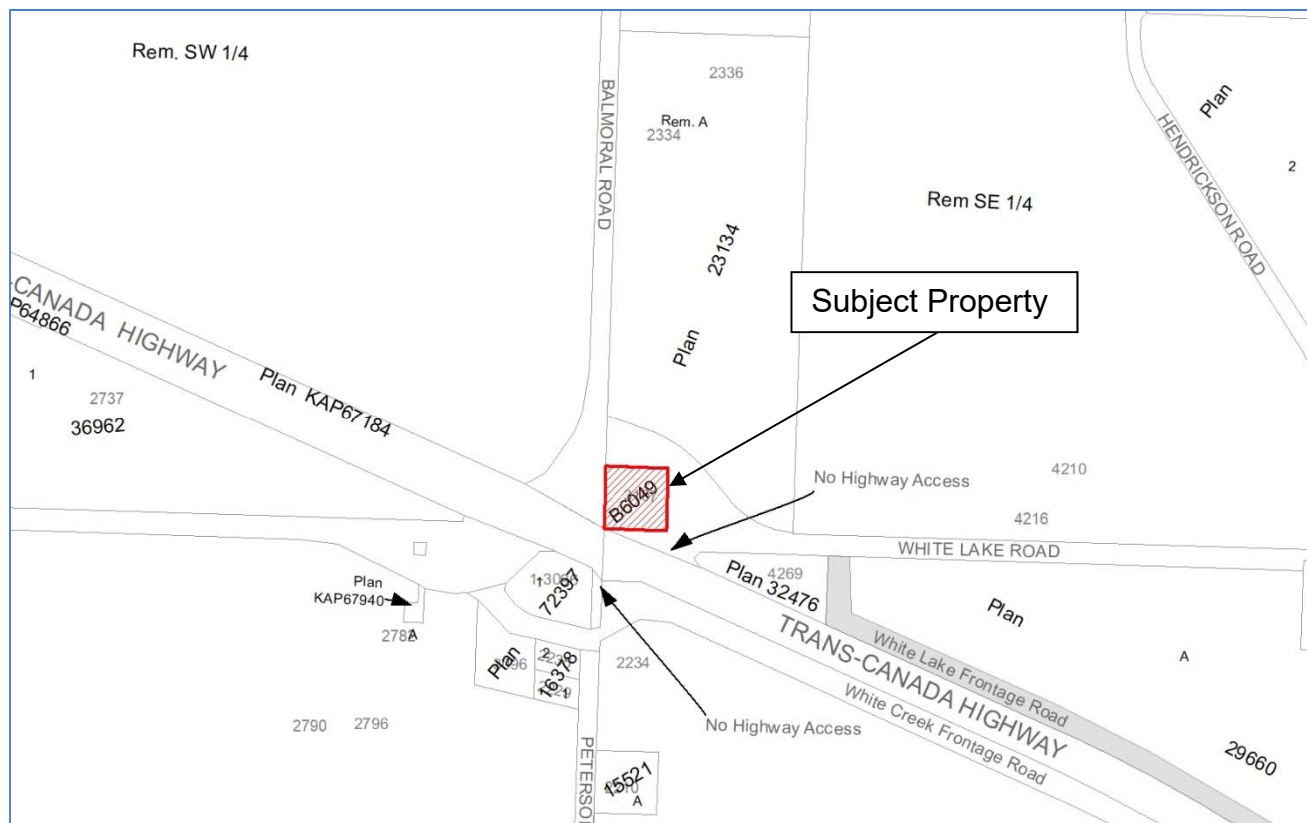
4. This permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the day of, 2018.

DEPUTY CORPORATE OFFICER

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

DVP 701-79
Schedule A



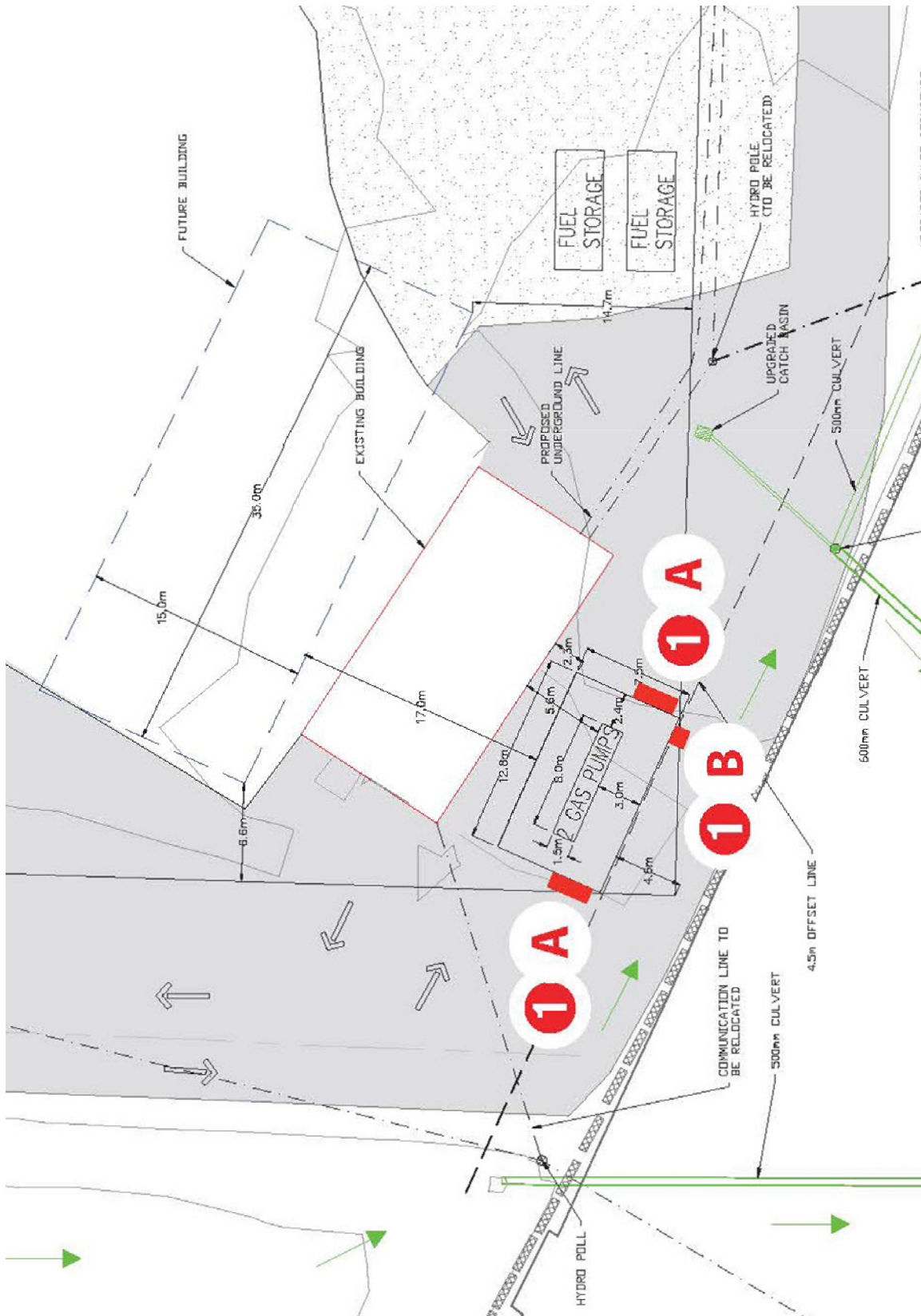
DVP 701-79
Schedule B

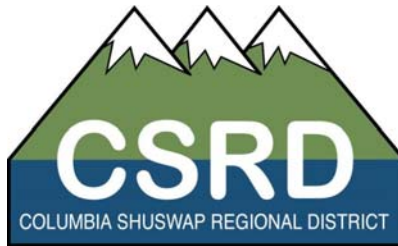
SITE PLAN



		ARTIST'S CONCEPT - FABRICATION AND ENGINEERING TBD	
Date: NOV 12/2017	Designer:	Approved:	This is an original architectural drawing created by Country Signage. It is submitted for your permit use in connection with a project being submitted to the City of Houston. This drawing is not to be used, reproduced or exhibited in any fashion.
Location: 3107 HWY 10A WILSON RD SHELBY RD BE	No. 443	Approved:	I have carefully reviewed and hereby accept the drawings as shown. I realize the city charges to these designs made before or after production may after the contract price. All changes must be written and approved by both parties prior to production.
Job Number:	No. 443	Turnover Manager:	Designer:

DVP 701-79
Schedule B





DEVELOPMENT PERMIT NO. 725-139

OWNERS: 1133071 BC Ltd.
3107 Trans Canada Highway
Sorrento, BC, V0E 2W1

1. This Commercial Form and Character Development Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:

Parcel A (Plan B6049) of the SE 1/4, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District,
(PID: 006-268-978)
 which property is more particularly shown outlined in bold and hatched on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 12.7 of the "Electoral Area 'C' Official Community Plan Bylaw No. 725, as amended" for a proposed gas bar canopy structure as more particularly shown on the Site Plan attached hereto as Schedule B (Site Plan).
4. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
5. This Permit is issued based on the plans attached hereto as Schedule B (Site Plan), Schedule C (Canopy Rendering) and Schedule D (Canopy Elevation Plan) which satisfies the requirements of the Commercial Form and Character Development Permit as set out in Electoral Area `C` Official Community Plan Bylaw No. 725, as amended.
6. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
7. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

8. This Permit is NOT a building permit.

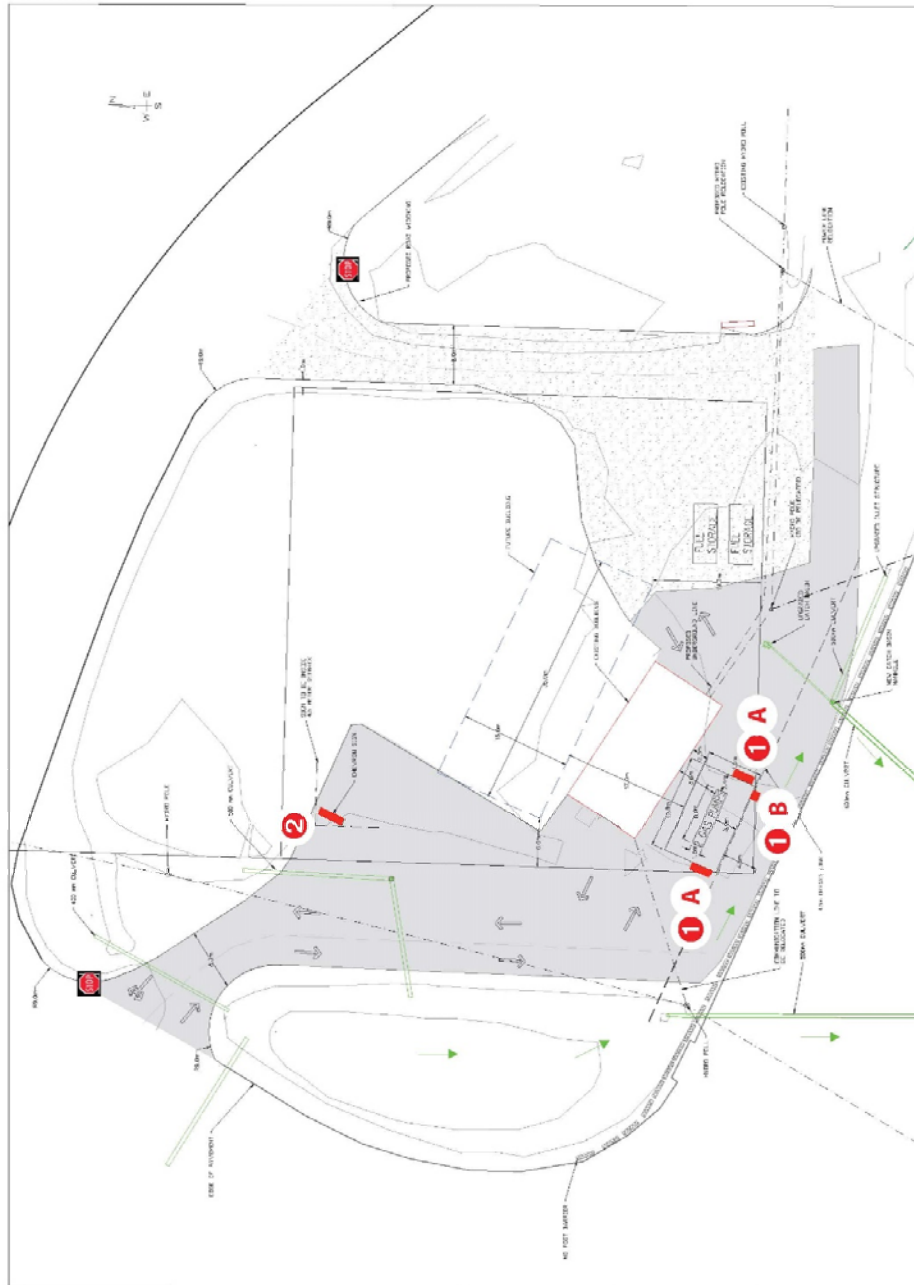
AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the th day of , 2018.

Deputy 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.

DP 725-139
Schedule B (Site Plan)



SITE PLAN

Chevron		Date: NOVEMBER 27, 2017	Designer: [Signature]	App'd: [Signature]	<p>This is an original, unaltered drawing created for County Signage. It is not to be used for any other purpose without the written permission of the County Signage Department. Any changes to this drawing must be approved by the County Signage Department before production. All changes must be in writing and approved by both parties prior to production.</p>
Location: 3107 TCHWAY / BALAZAR RD SORRENTO BC		Job Number: [Number]	Manager: [Signature]	App'd: [Signature]	
ARTIST'S CONCEPT - CONFIRMATION ON PERMITTING, FABRICATION AND ENGINEERING TBD		Director: [Signature]			

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www.countysignage.ca

DP 725-139
Schedule B (Site Plan)



DP 725-139
Schedule C (Canopy Rendering)

STATION LAYOUT

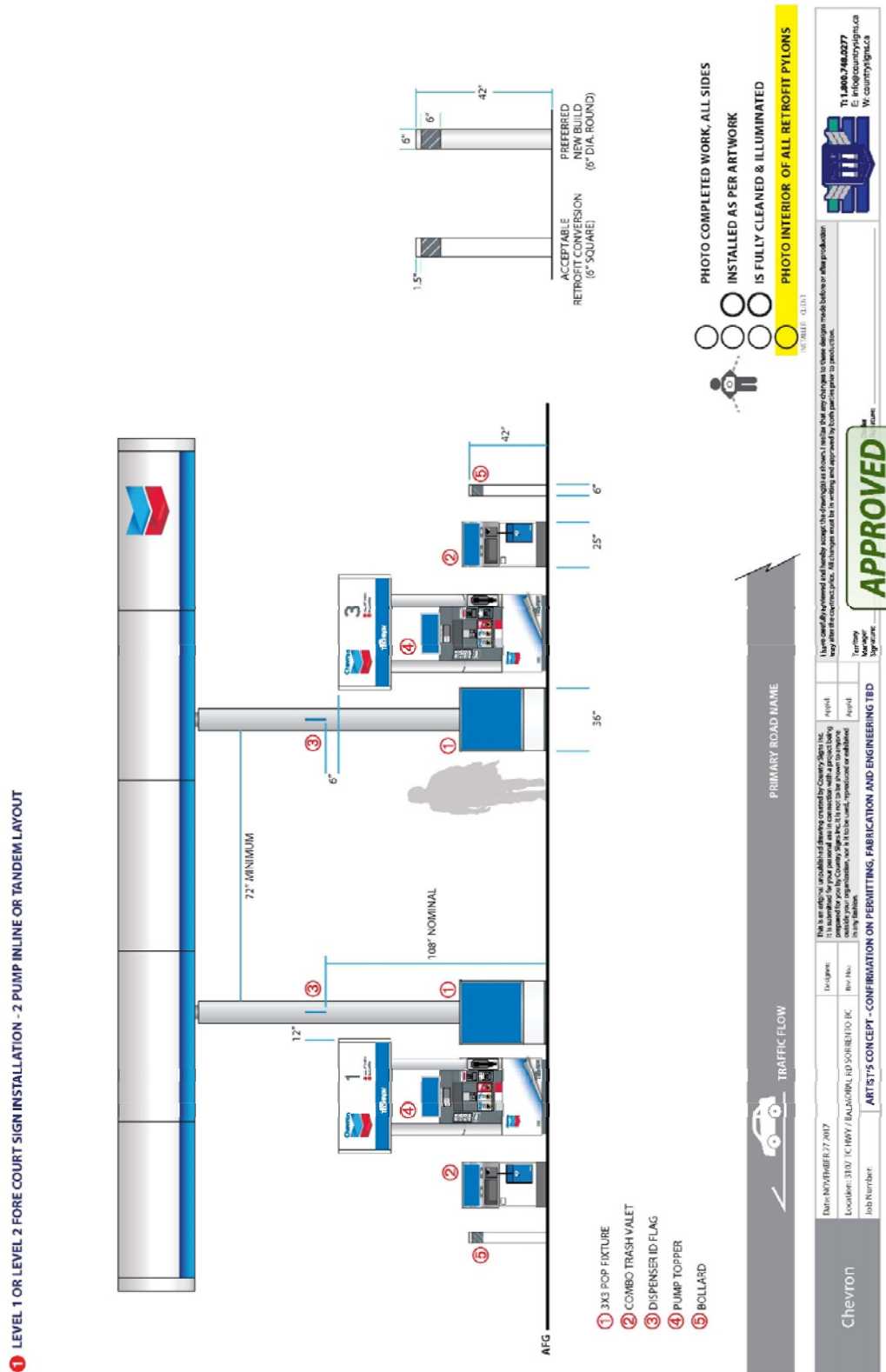


EXISTING STATION

ARTIST'S CONCEPT

Chevron		DATE: NOVEMBER 27, 2017	DESIGNER: [Signature]	APPROVED: [Signature]	I have carefully reviewed and hereby accept the drawings as shown. I realize that any changes to these designs made before or after production may alter the cost of the project. No changes must be in writing and approved by both parties prior to production.		 W. County Signs Tel: 400.748.4377 E: info@countydesign.ca W: countydesign.ca
Location: 3107 TC HWY / BALAKORAL RD. SORRENTO BC		Job Number:	Rev: 01	APPROVED: [Signature]	TERRITORY MANAGER SIGNATURE		
ARTIST'S CONCEPT - CONFIRMATION ON PERMITTING, FABRICATION AND ENGINEERING TBD							

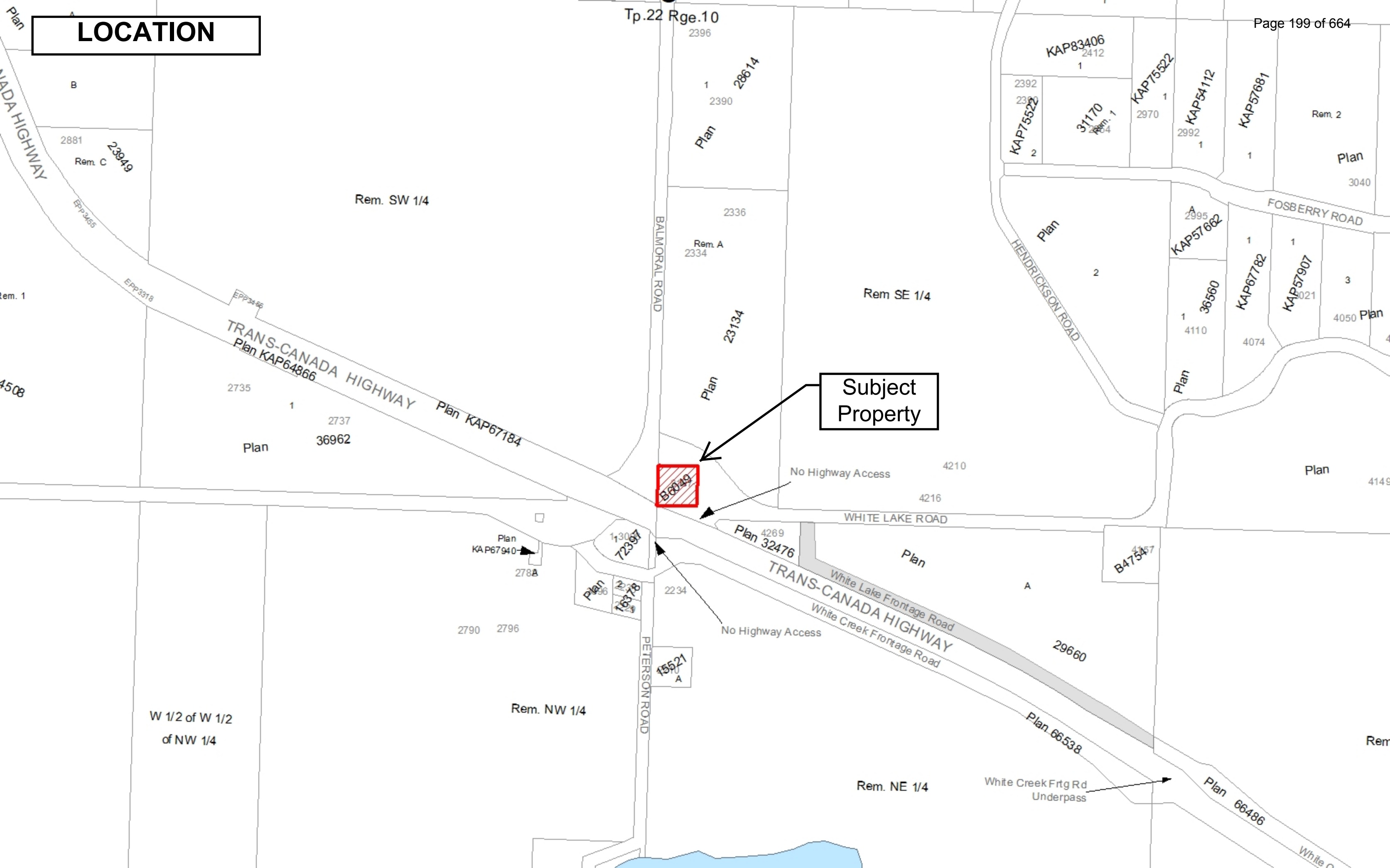
DP 725-139
Schedule D (Canopy Elevation Plan)



LOCATION

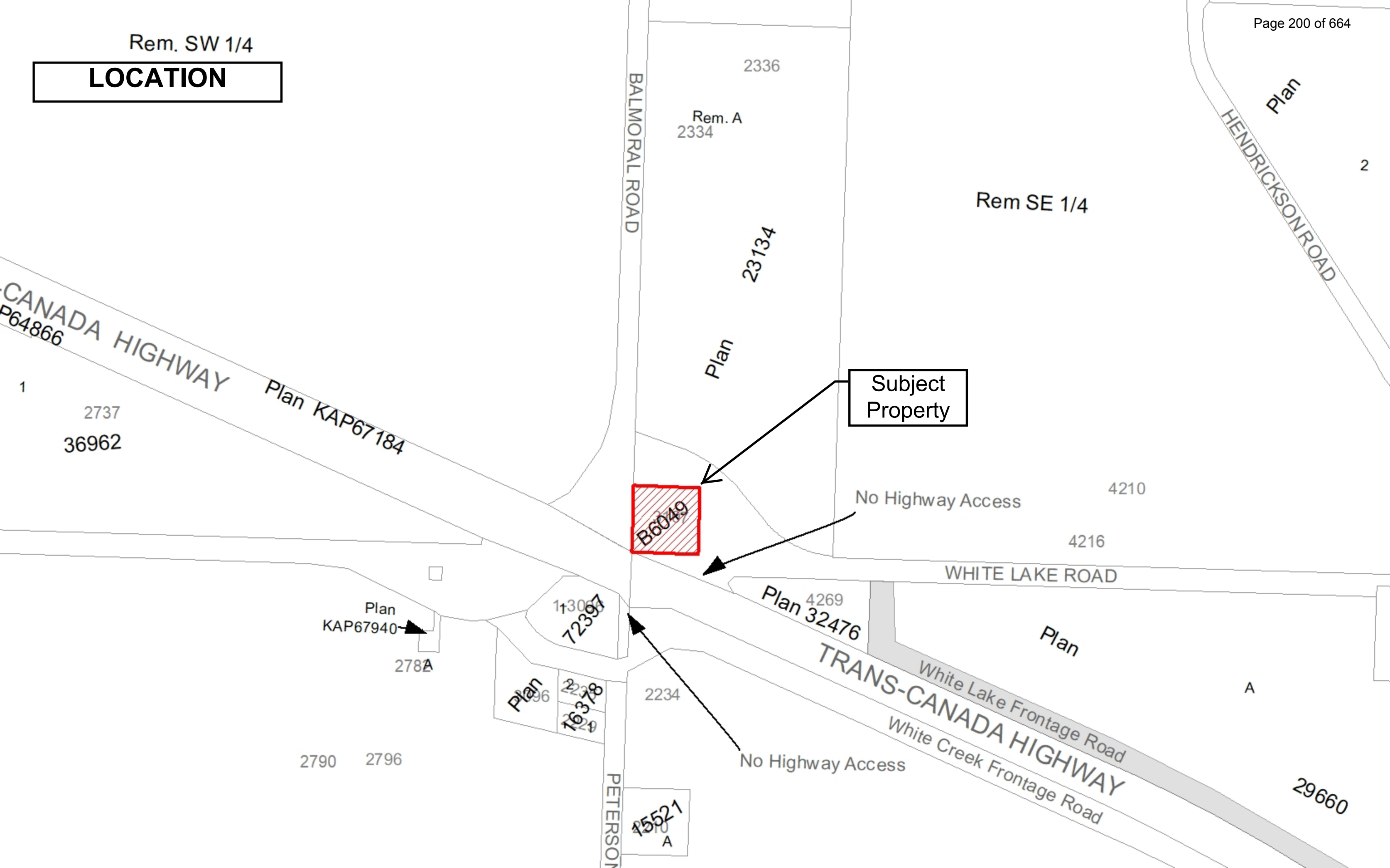


Plan



Rem. SW 1/4

LOCATION

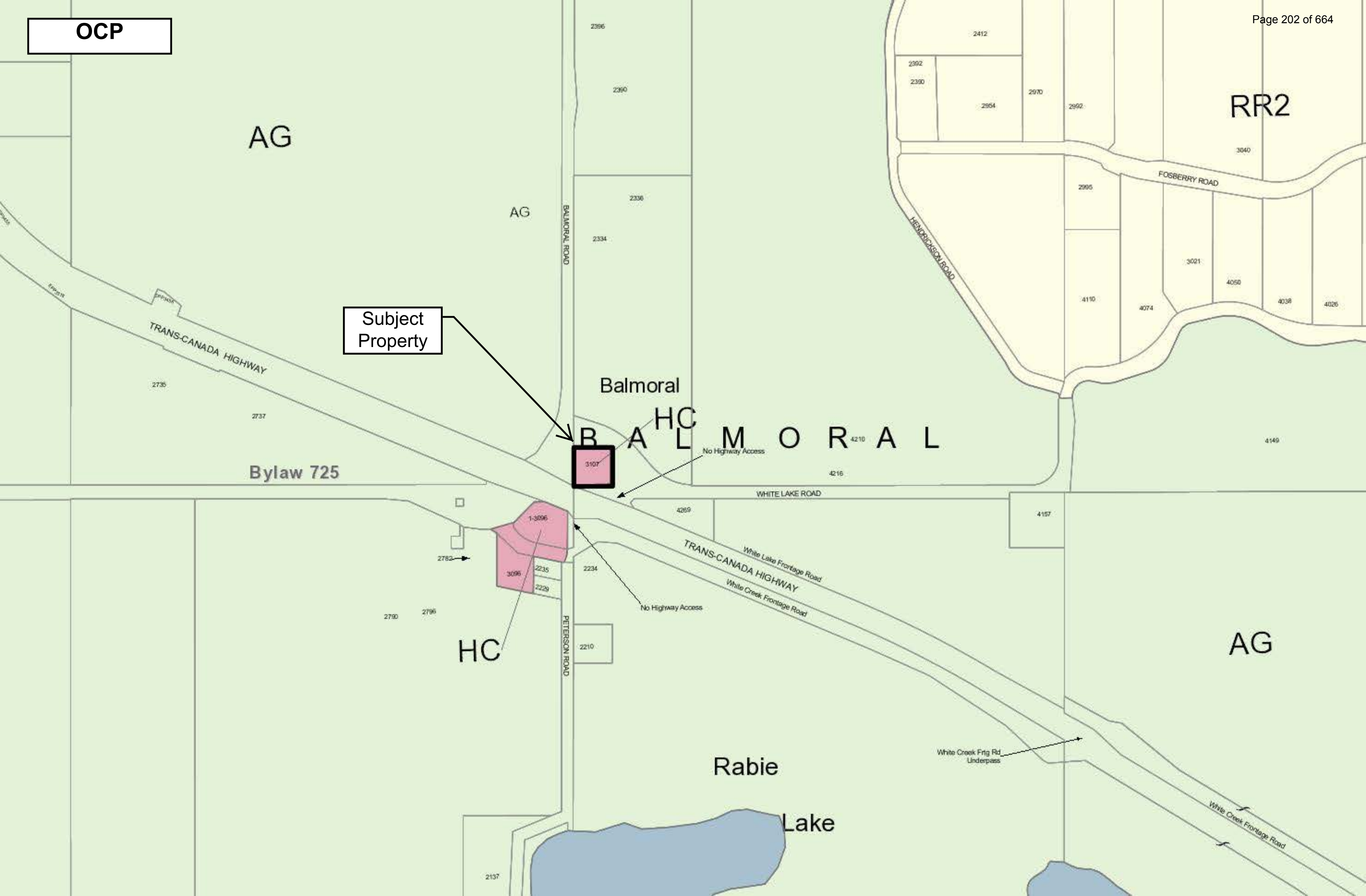


Subject
Property

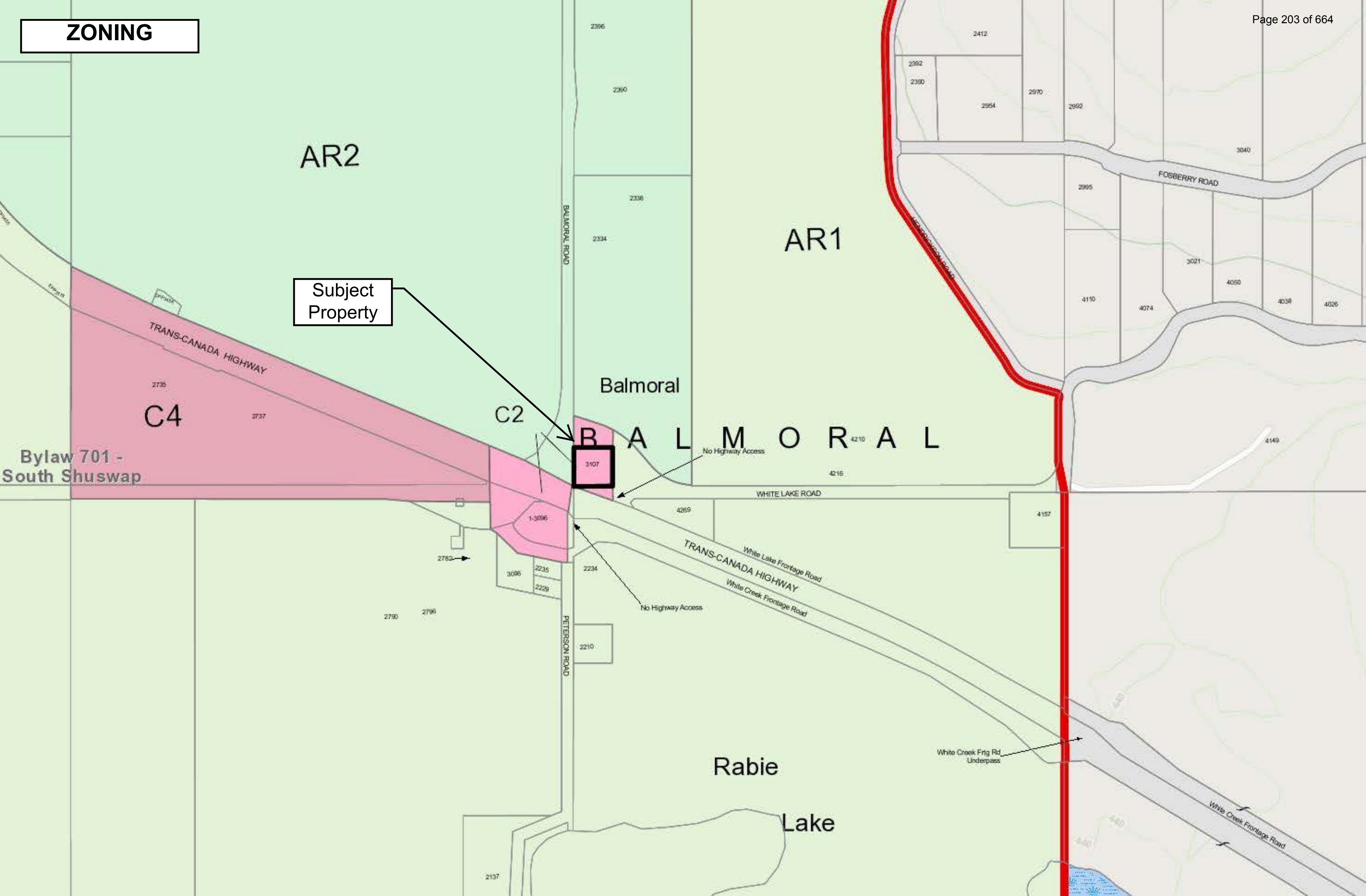
Rabby
Lake

Mossy
Lake

OCP



ZONING



Subject
Property

Bylaw 701 -
South Shuswap

AR2

AR1

Balmoral

B A L M O R A L

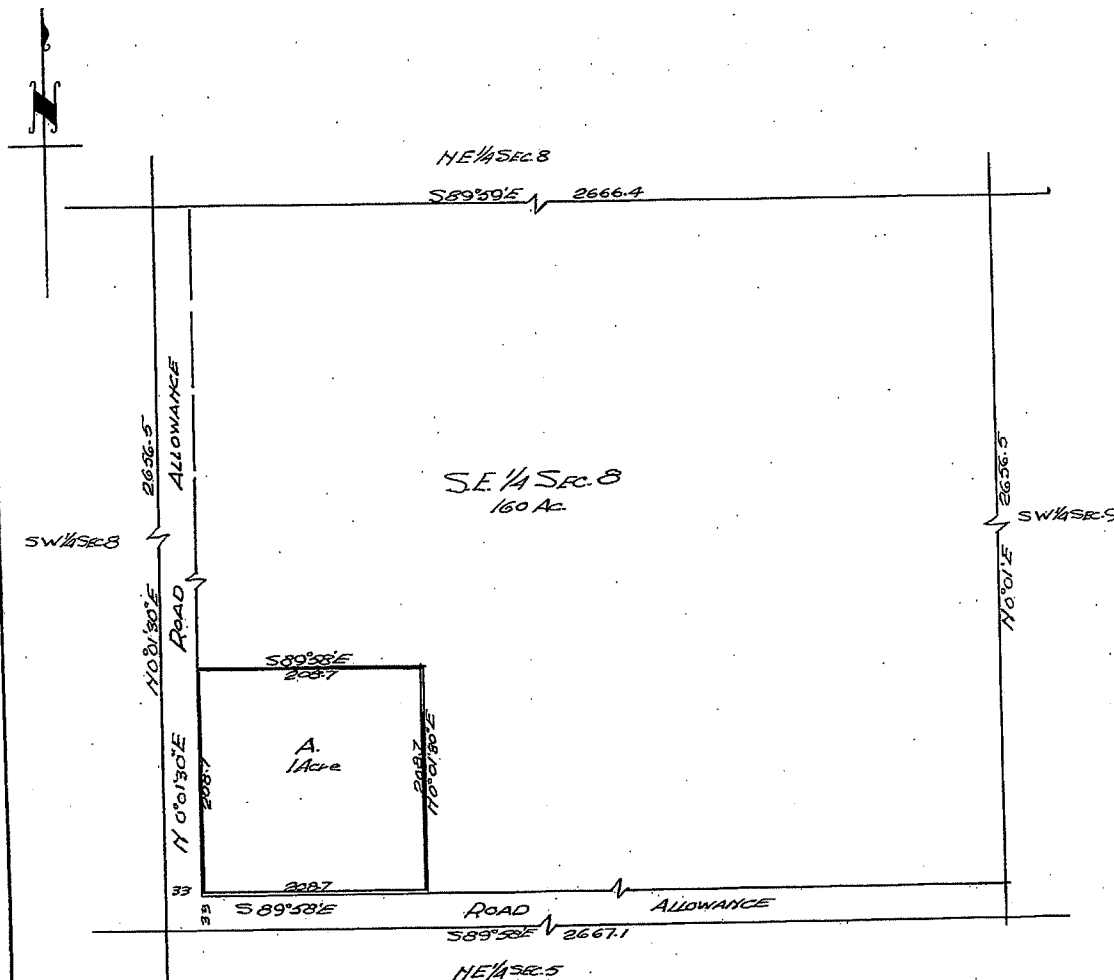
Rabie

Lake

**EXPLANATORY PLAN
OF PART OF
S.E. 1/4 SECTION 8, T.P. 22, RANGE 10, W. OF 6TH M.
KAMLOOPS DIVISION, YALE DISTRICT.
Scale 100 ft. = 1 in.**

PLAN No B 6049.
Deposited under Section 79
of the "Land Registry Act".
this 23rd day of July, 1948

Registrar

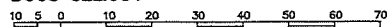


OWNER Anna Leslie Kamloops, B.C.
15th June, 1948
Witness Alma Hendrickson

Certified Correct
M. Brown
S.B.C.L.S.

Posting Plan of Parcel A (Plan B6049) of the SE1/4, Sec 8, Tp 22, R 10, W6M, KDYD

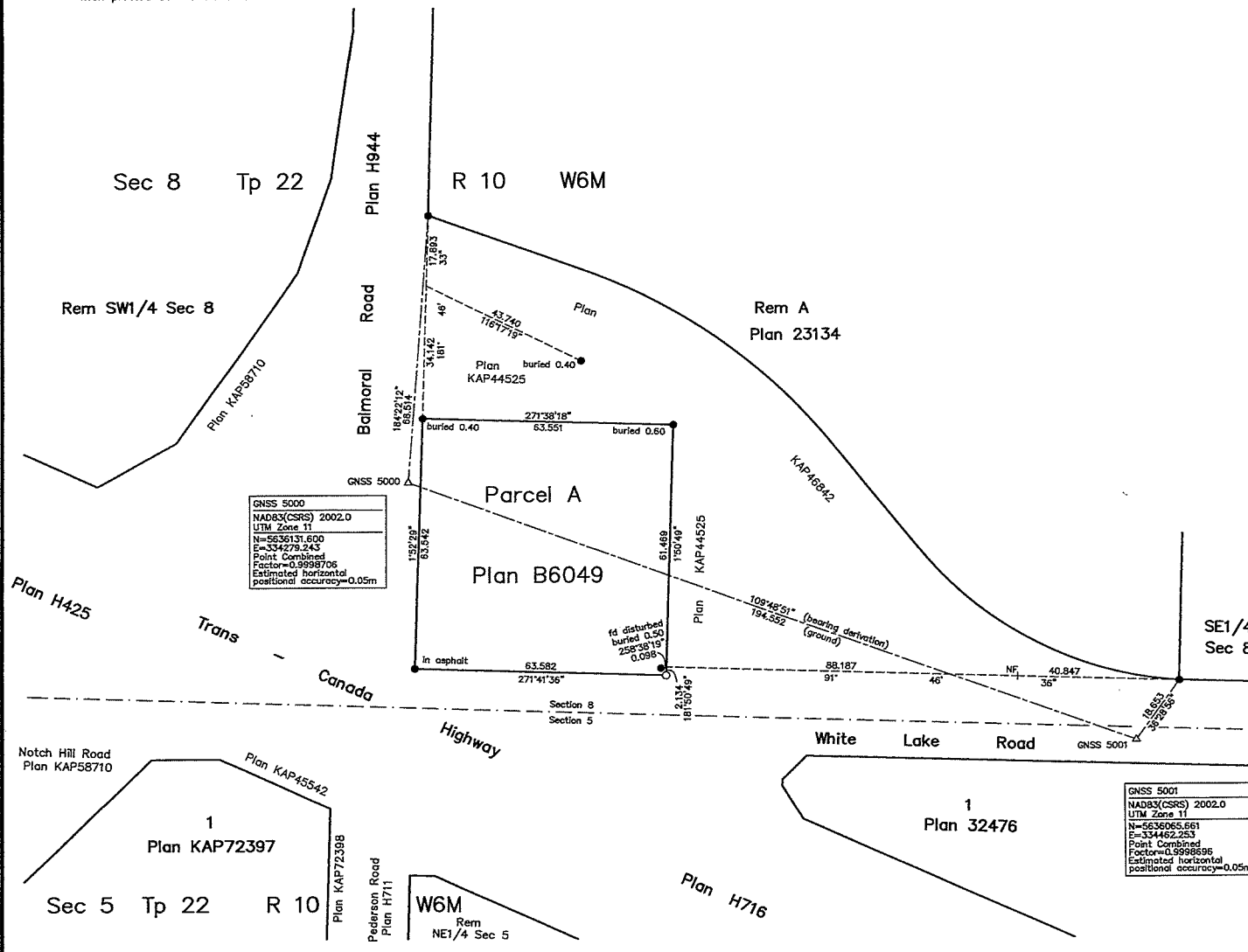
Pursuant to Section 68 of the Land Title Act
BCGS 82L.084



All distances are in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size)
when plotted at a scale of 1:750

PLAN EPP74519



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998701. The average combined factor has been determined based on an ellipsoidal elevation of 426.1 metres.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found
- Standard Iron Post Placed
- △ Traverse Hub Placed

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 17th day of July, 2017
Mark R Mason, BCLS (929)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 356-17 Fb.R125 p.40
356-17.raw

SITE PLAN



Date: NOVEMBER 27 2017	
Location: 3107 TC HWY / BALMORAL RD SORRENTO BC	
Job Number:	ARTIST'S CONCEPT - CO

Designer:
Rev. No.:

CONFIRMATION

This is an original unpublished drawing created by Country Signs Inc. It is submitted for your personal use in connection with a project being prepared for you by Country Signs Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced or exhibited in any fashion.

App'd:
App'd:

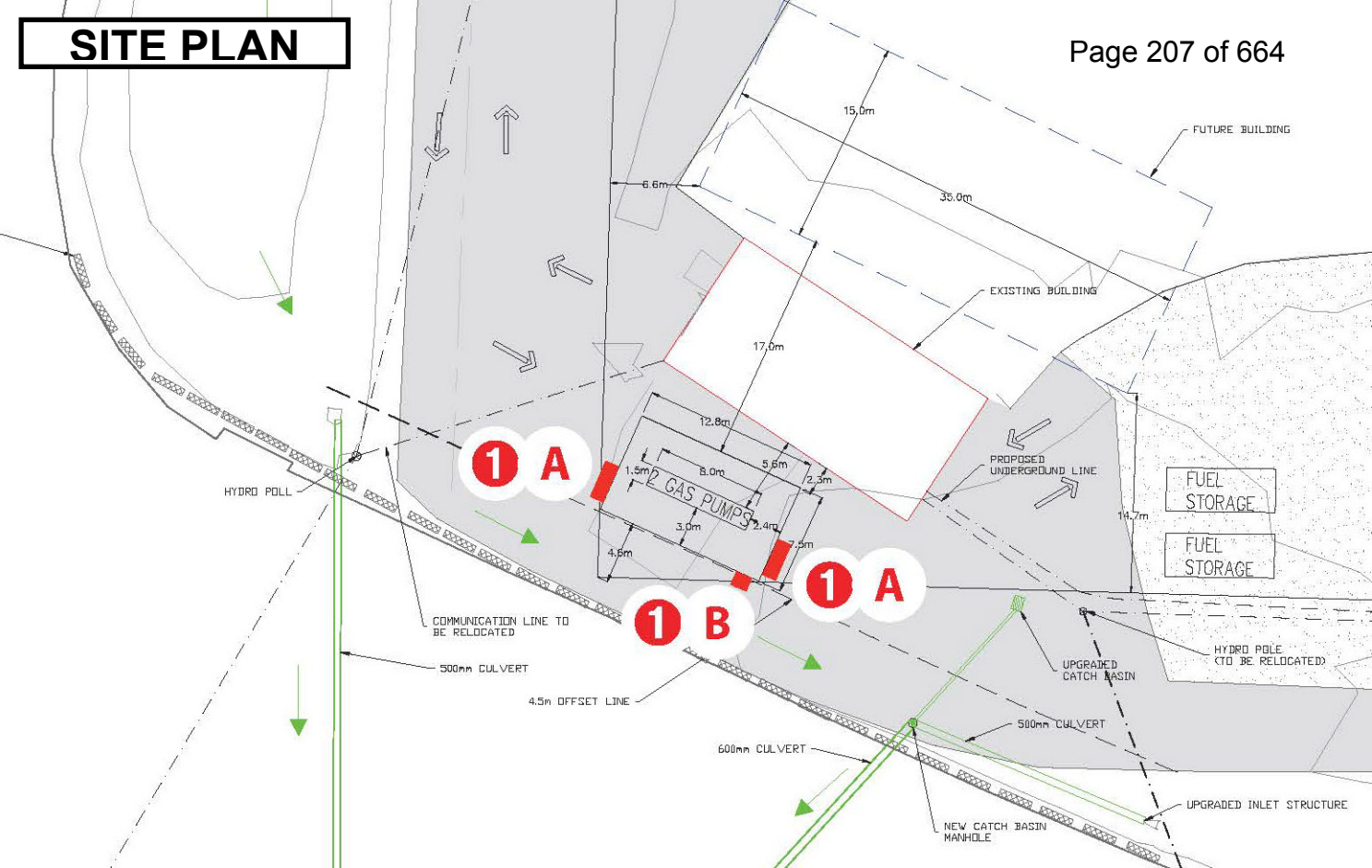
RING TBD

<p>I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.</p>	
<p>Territory Manager Signature: _____</p>	<p>Dealer Signature: _____</p>



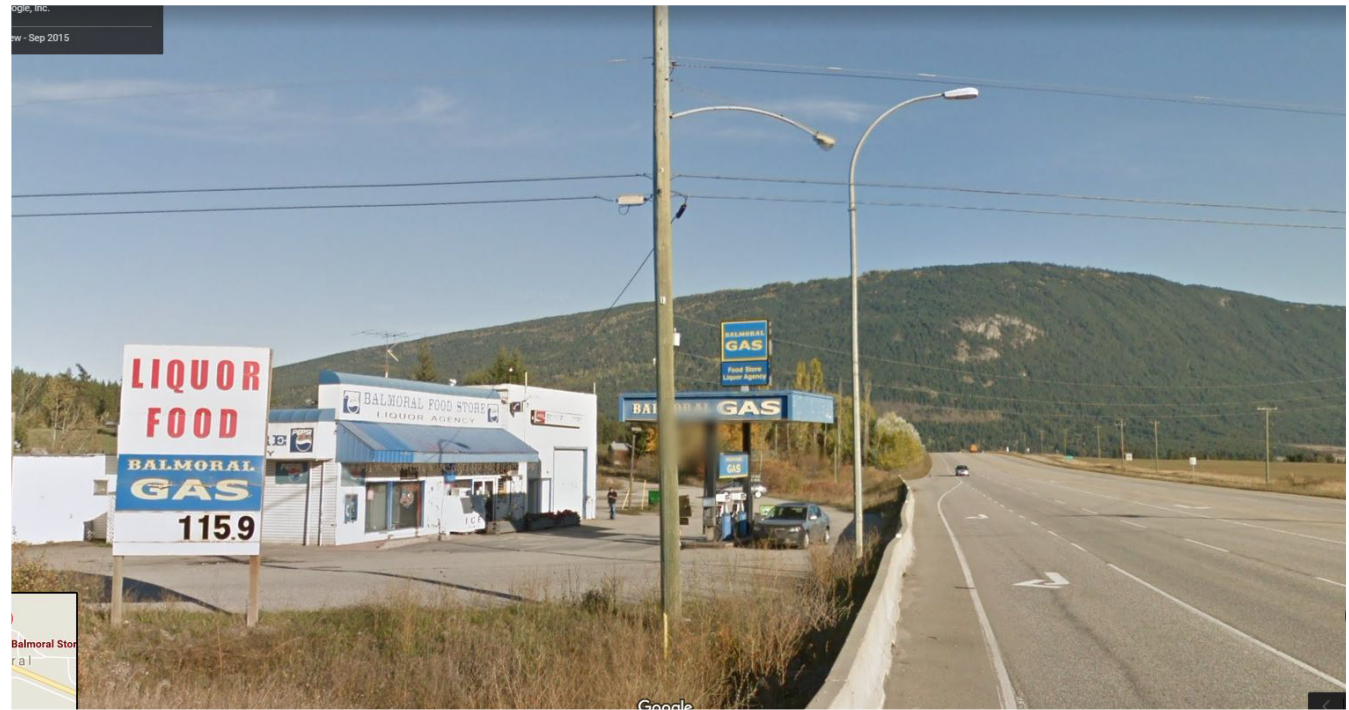
T: 1.800.748.0277
E: info@countrysigns.ca
W: countrysigns.ca

SITE PLAN





ARTIST’S CONCEPT



EXISTING STATION

Chevron

Date: NOVEMBER 27 2017
Location: 3107 TC HWY / BALMORAL RD SORRENTO BC
Job Number:

Designer:
Rev. No.:

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App'd:
App'd:

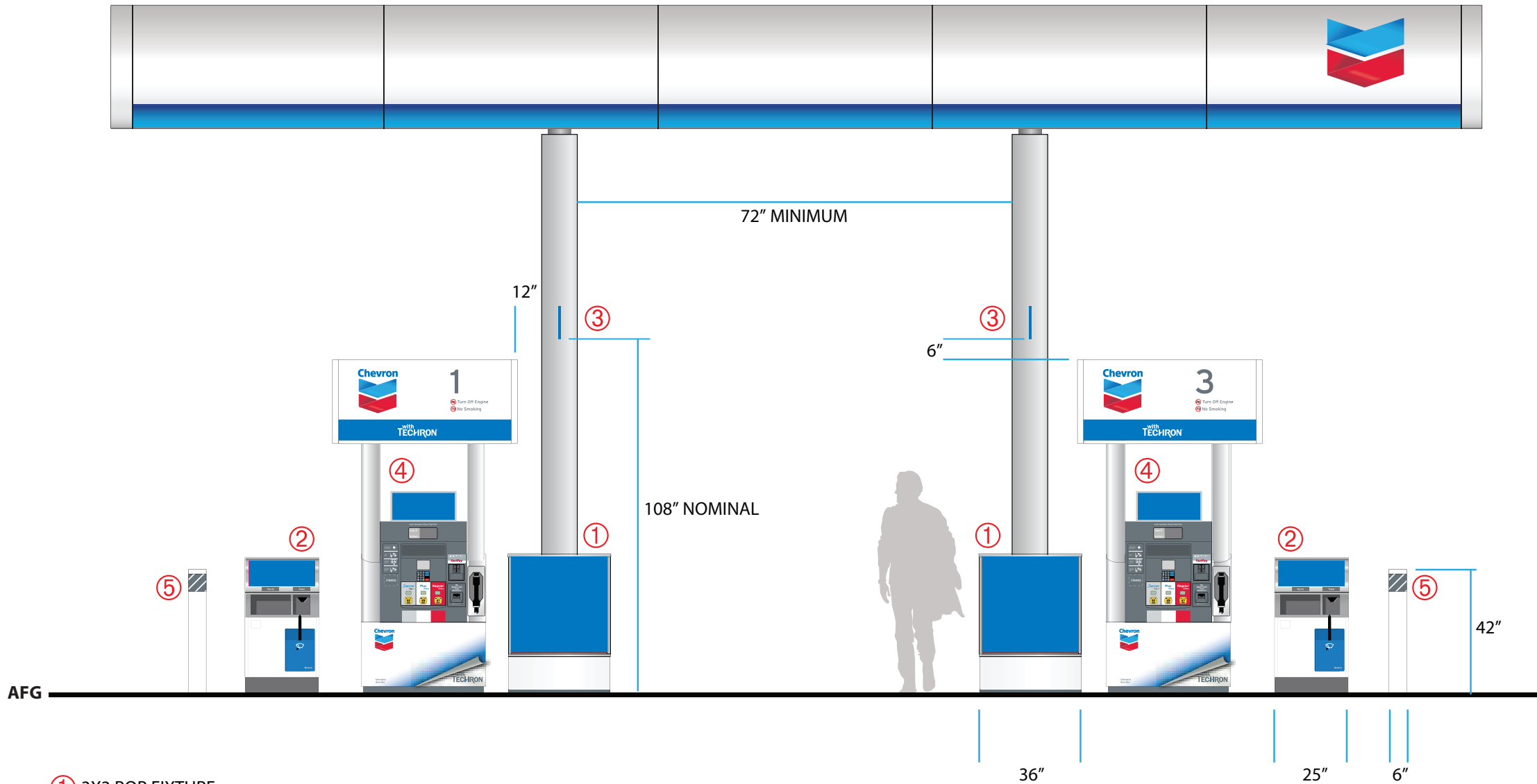
I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.
Territory Manager Signature: **APPROVED**
Signature:



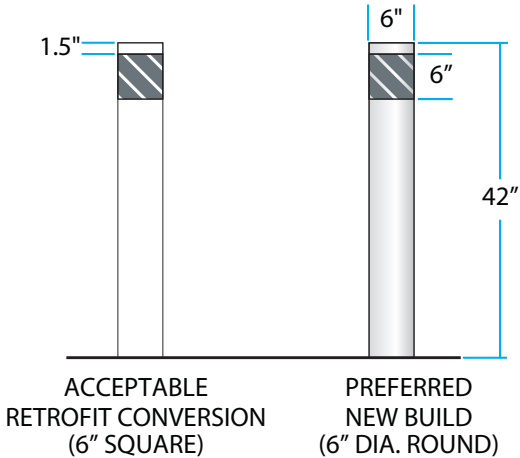
T: 1.800.748.0277
E: info@countrysigns.ca
W: countrysigns.ca

CANOPY ELEVATION

PUMP INLINE OR TANDEM LAYOUT



- ① 3X3 POP FIXTURE
- ② COMBO TRASH VALET
- ③ DISPENSER ID FLAG
- ④ PUMP TOPPER
- ⑤ BOLLARD










PHOTO COMPLETED WORK, ALL SIDES

INSTALLED AS PER ARTWORK

IS FULLY CLEANED & ILLUMINATED

PHOTO INTERIOR OF ALL RETROFIT PYLONS

INSTALLER

CLIENT

Chevron	Date: NOVEMBER 27 2017	Designer:	This is an original unpublished drawing created by Country Signs Inc. It is submitted for your personal use in connection with a project being prepared for you by Country Signs Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced or exhibited in any fashion.	App'd:	I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.
	Location: 3107 TC HWY / BALMORAL RD SORRENTO BC	Rev. No.:		App'd:	
	Job Number:	ARTIST'S CONCEPT - CONFIRMATION ON PERMITTING, FABRICATION AND ENGINEERING TBD			
			Territory Manager Signature:	APPROVED	



T: 1.800.748.0277
E: info@countrysigns.ca
W: countrysigns.ca

ORTHOPHOTO



3107

1-3096





BOARD REPORT

TO: Chair and Directors

File No: DVP2000-73
PL20180017

SUBJECT: Electoral Area E: Development Variance Permit No. 2000-73 (Landers)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated March 19, 2018.
#19 1249 Bernie Road, Annis Bay.

RECOMMENDATION: THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 2000-73 for Share 19 of Covenant Plan 41330 of Those Parts of Legal Subdivision 13 of Section 17, and Legal Subdivision 16 of Section 18 Lying to the South of the South Bank of the Salmon Arm of Shuswap Lake, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District, varying Rural Sicamous Land Use Bylaw No. 2000 as follows:

1. Section 2.14(2)(b) Minimum interior side parcel line setback from the Present Natural Boundary of Shuswap Lake from 2.0 m to 0.02 m; and,
 2. Section 2.14(2)(b) Minimum interior side parcel boundary setback from the Canadian Pacific Railway Right-of-Way from 2.0 m to 1.62 m,
- for the re-constructed single family dwelling be approved for issuance this 19th day of April, 2018.

SHORT SUMMARY:

The applicant demolished an existing structure and re-constructed a new single family dwelling in its place on the subject property. The reconstructed single family was situated on the property too close to the Natural Boundary of Shuswap Lake and therefore does not comply with the interior side parcel boundary setback of 2.0 m, so the owner has applied to vary this setback from the Present Natural Boundary of Shuswap Lake and the Canadian Pacific Railway (CPR) Right-of-Way (RoW).

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

BACKGROUND:

REGISTERED OWNER:
Gary and Mary Landers

APPLICANT:
Browne Johnson Land Surveyors, c/o Joe Johnson

ELECTORAL AREA:

E

LEGAL DESCRIPTION:

Share 19 of Covenant Plan 41330 of Those Parts of Legal Subdivision 13 of Section 17, and Legal Subdivision 16 of Section 18 Lying to the South of the South Bank of the Salmon Arm of Shuswap Lake, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District

PID:

001-832-786

CIVIC ADDRESS:

#19, 1249 Bernie Road

SURROUNDING LAND USE PATTERN:

North: Annis Bay of Shuswap Lake

South: CPR RoW

East: Cabins

West: Cabins

CURRENT USE:

Single Family Dwelling (Summer cabin)

DESIGNATION:

MD – Medium Density Residential

ZONE:

MSR - Multi-Single Family Residential Zone

POLICY:**Rural Sicamous Land Use Bylaw No. 2000 – OCP Policies****General Form and Character of Development**

The Medium Density Residential OCP designation is applied where it does not appear feasible to subdivide the land so that there is one single family dwelling per parcel. Determining feasibility will take into consideration the location of the single family dwellings on the parcel, the topography of the land, on-site sewage disposal, on site water supply and any other factors having a bearing on feasibility of subdividing the land.

Rural Sicamous Land Use Bylaw No. 2000 – Zoning

The subject property is zoned MSR - Multi-Single Family Residential Zone. The permitted uses in the R1 zone are single family dwelling; home business; place of religious worship; and accessory use.

Minimum Setback from:

Front parcel line: 4.5 m

Exterior side parcel line: 4.5 m

Interior side parcel line: 2 m

Rear parcel line: 4.5 m

Maximum height for:

Principal buildings and structures: 11.5 m

Accessory buildings: 6 m

The subject property does not currently front on a highway, and therefore the interior parcel line setback of 2.0 m applies to all property boundaries. The proposed development meets the permitted uses and regulations set out in the MSR zone.

Rural Sicamous Land Use Bylaw No. 2000 - Floodplain Specifications

Sections 2.3.4 (2) and (3) Bylaw No. 2000 establish the floodplain setbacks and flood construction levels. The owner has applied for an exemption to the floodplain setback requirements of Bylaw No. 2000, decreasing the floodplain setback from 15.0 metres from the mean annual high water mark of Shuswap Lake defined as 348.3 metres Geodetic Survey of Canada Datum, as follows;

1. 15.0 metres to 4.07 metres from the mean annual high water mark.

FINANCIAL:

The Development Variance Permit (DVP) application is the result of a bylaw enforcement action. If the Board does not issue the DVP, and the owner does not bring the property into compliance by removing the single family dwelling, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

Existing Site Development

The former cabin on the subject property was constructed straddling the property line and encroaching into Shuswap Lake. This cabin rested on masonry block foundations which were only marginally raised above the bed of Shuswap Lake and were sited partially within Shuswap Lake. The new cabin does not encroach into Shuswap Lake, but does not comply with the 15.0 metre floodplain setback. The applicant reconstructed the new cabin as close as 4.07 metres from the 348.3 m contour.

The applicant demolished the existing buildings, and received permission from the CPR to reroute the access road at the rear of his site, closer to the CPR RoW, to try to move the new cabin back further onto the site. It was while these works were ongoing that Bylaw Enforcement became aware of the works.

Exemption to Floodplain Setback Requirements

In support of the Owner's exemption application process, a floodplain assessment report was provided. The report, dated June 13, 2014, was completed by Jayme Franklin, P.Eng. of Franklin Engineering Ltd. In the report, Mr. Franklin advises that the former cinder block foundation was removed and the new structure is now supported, above the flood construction level, on pilings, which render the structure

safe from wave action. The Engineer advises that the new structure is safe to use for the intended purpose.

The Manager of Development Services has been delegated the authority to consider and approve floodplain exemptions.

Riparian Areas Regulations Development Permit Area

A RAAR report has been completed by Mr. Jeremy Ayotte, RPBio, dated March 10, 2014 and submitted to the Ministry of Environment.

The report notes that the Streamside Protection and Enhancement Area (SPEA) for Shuswap Lake in this area is 30.0 m and that the proposed works fall entirely within the SPEA. The report indicates that although the new building has been setback 4.0 m from the 348.3 m contour, the footprint has been increased 44 m², from 67 m² to 111 m².

The QEP recommends that he has followed the protocol by mitigating the further encroachment (44 m²) with a riparian re-vegetation area of 88 m². Further where 2 mature Douglas Fir trees were removed to make way for the development, he is recommending that 12 Douglas Fir trees be re-planted. Although a replanting plan has not been developed for the property, the QEP has advised that when it is completed it will be appended to the RAAR. The QEP has indicated that it is likely the plan would involve other areas of the shared interest development, as the Landers portion is too small to accommodate all of it.

The report indicates that should the measures outlined in the RAAR be followed a Harmful Alteration Disruption or Destruction of Fish Habitat (HADD) would not occur with regard to the proposed development.

The Manager of Development Services has been delegated the authority to consider and approve Riparian Areas Regulations Development Permits.

Development Variance Permit

This application proposes to vary the minimum interior side parcel boundary setback required from 2.0 m to 0.02 m from the Present Natural Boundary of Shuswap Lake and from 2.0 m to 1.62 m from the CPR RoW.

SUMMARY:

Development Services staff are recommending that Development Variance Permit No. 2000-73 be approved for issuance. Staff are recommending approval for the following reasons:

- The re-constructed home would comply with the setback from the legal boundary of the property, but due to the natural boundary of Shuswap Lake changing, as indicated on the Building Location Certificate prepared by a BC Land Surveyor, does not now comply; and,
- The re-constructed home setback from the CPR RoW is to an eave line, the structure itself other than the eave line would comply with the required setback.

IMPLEMENTATION:

If the Board approves the requested variance, the owner will be notified and notice of a Development Variance Permit will be registered on the title of the property. The Manager of Development Services will issue the exemption from the floodplain specifications.

COMMUNICATIONS:

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

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.*

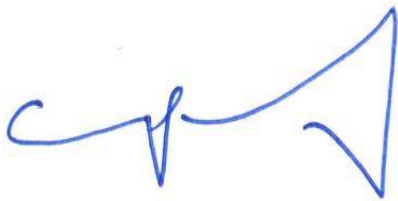
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Rural Sicamous Land Use Bylaw No. 2000
2. RAAR by Mr. Jeremy Ayotte, RPBio, dated March 10, 2014.
3. Floodplain Assessment report, dated June 13, 2014 by Jayme Franklin, P.Eng. of Franklin Engineering Ltd.

Report Approval Details

Document Title:	2018-04-19_Board_DS_DVP2000-73_Landers.docx
Attachments:	- DVP_2000_73.pdf - Maps_Plans_Photos_DVP2000-73.pdf
Final Approval Date:	Apr 10, 2018

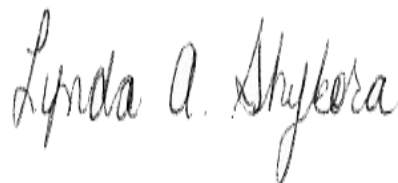
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 9, 2018 - 3:29 PM



Gerald Christie - Apr 9, 2018 - 3:36 PM



Lynda Shykora - Apr 9, 2018 - 4:09 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 10, 2018 - 8:21 AM



COLUMBIA SHUSWAP REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT NO. 2000-73

1. OWNER: Garry and Mary Landers.
[REDACTED]
Salmon Arm, BC, V1E 1B8

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

Share 19 of Covenant Plan 41330 of Those Parts of Legal Subdivision 13 of Section 17, and Legal Subdivision 16 of Section 18 Lying to the South of the South Bank of the Salmon Arm of Shuswap Lake, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District,
(PID: 001-832-786)

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

3. The Rural Sicamous Land Use Bylaw No. 2000, is hereby varied as follows:

- a) Section 2.14(2)(b) Minimum interior side parcel line setback from the Present Natural Boundary of Shuswap Lake from 2.0 m to 0.02 m; and,
- b) Section 2.14(2)(b) Minimum interior side parcel boundary setback from the Canadian Pacific Railway Right-of-Way from 2.0 m to 1.62 m;

for the reconstructed single family dwelling as more particularly shown on the site plan attached hereto as Schedule B.

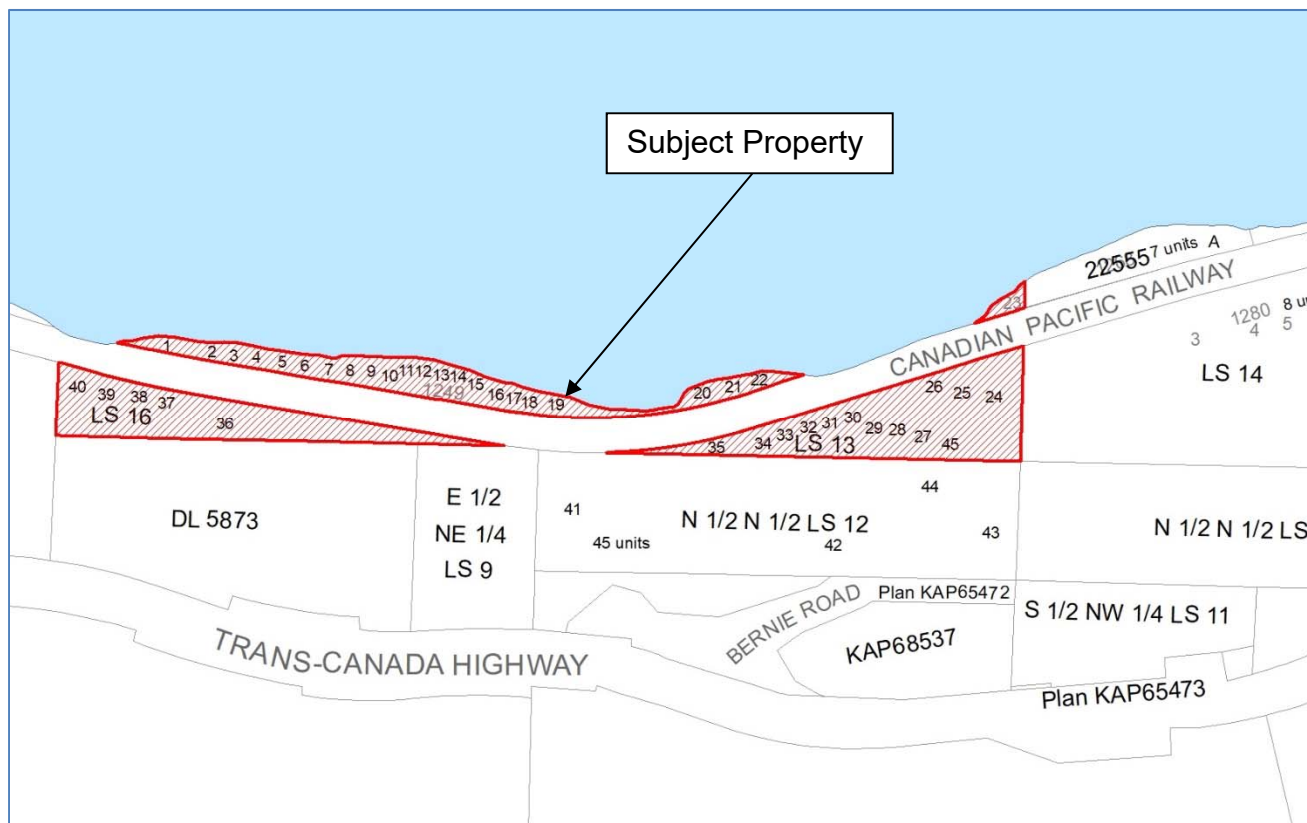
4. This permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the day of, 2018.

DEPUTY CORPORATE OFFICER

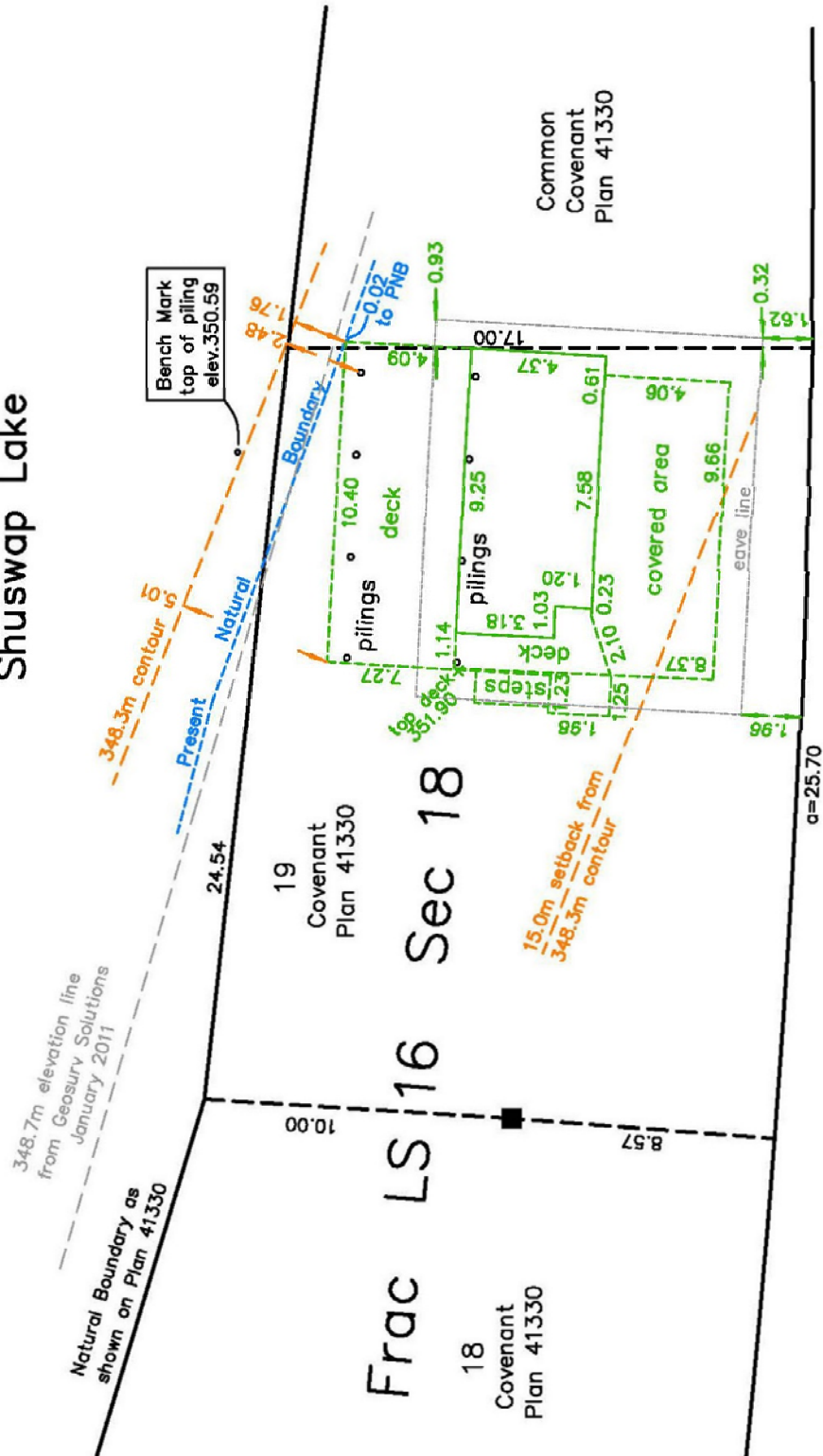
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

DVP 2000-73
Schedule A



DVP 2000-73
Schedule B

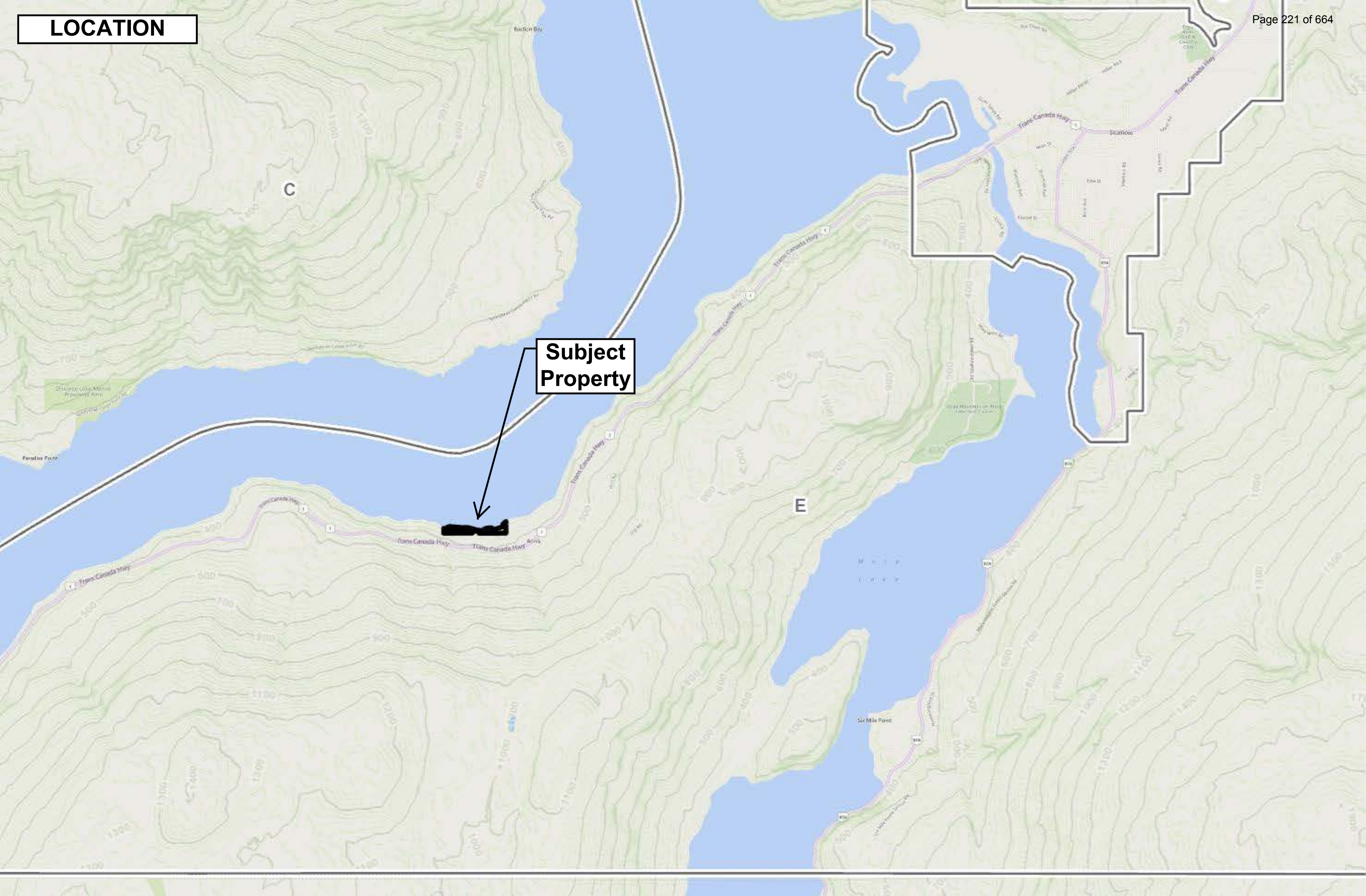
Annis Bay of Shuswap Lake

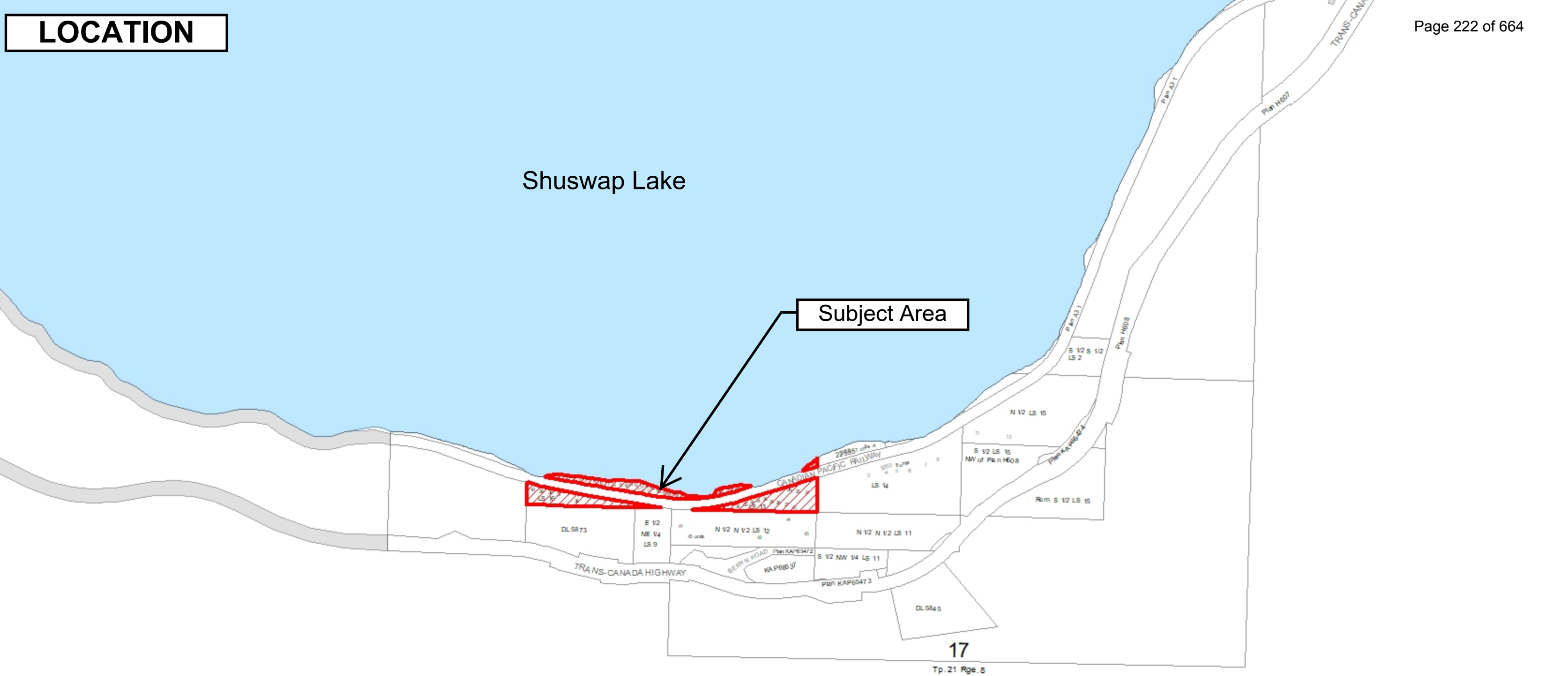


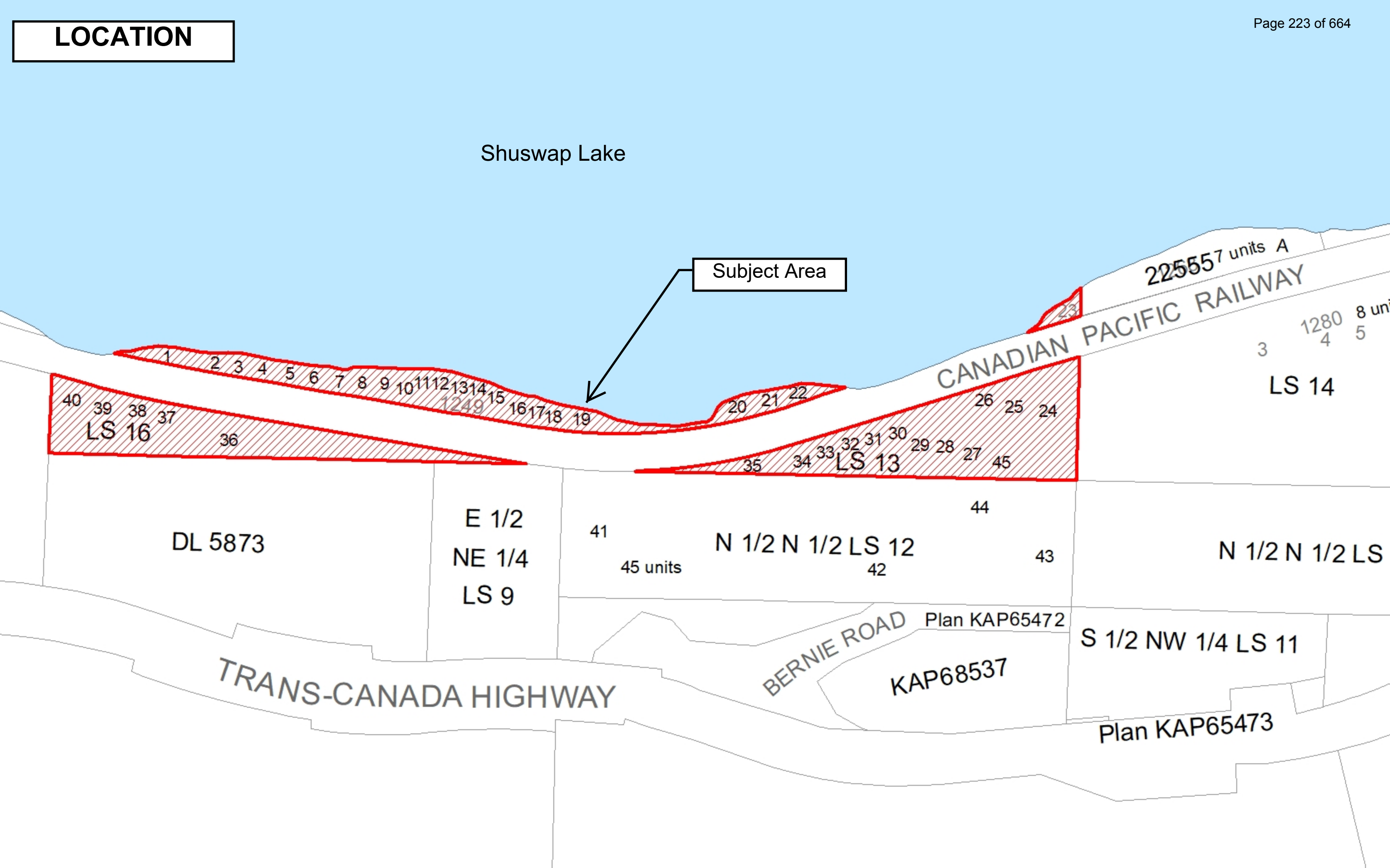
Canadian Pacific Railway Plan 31

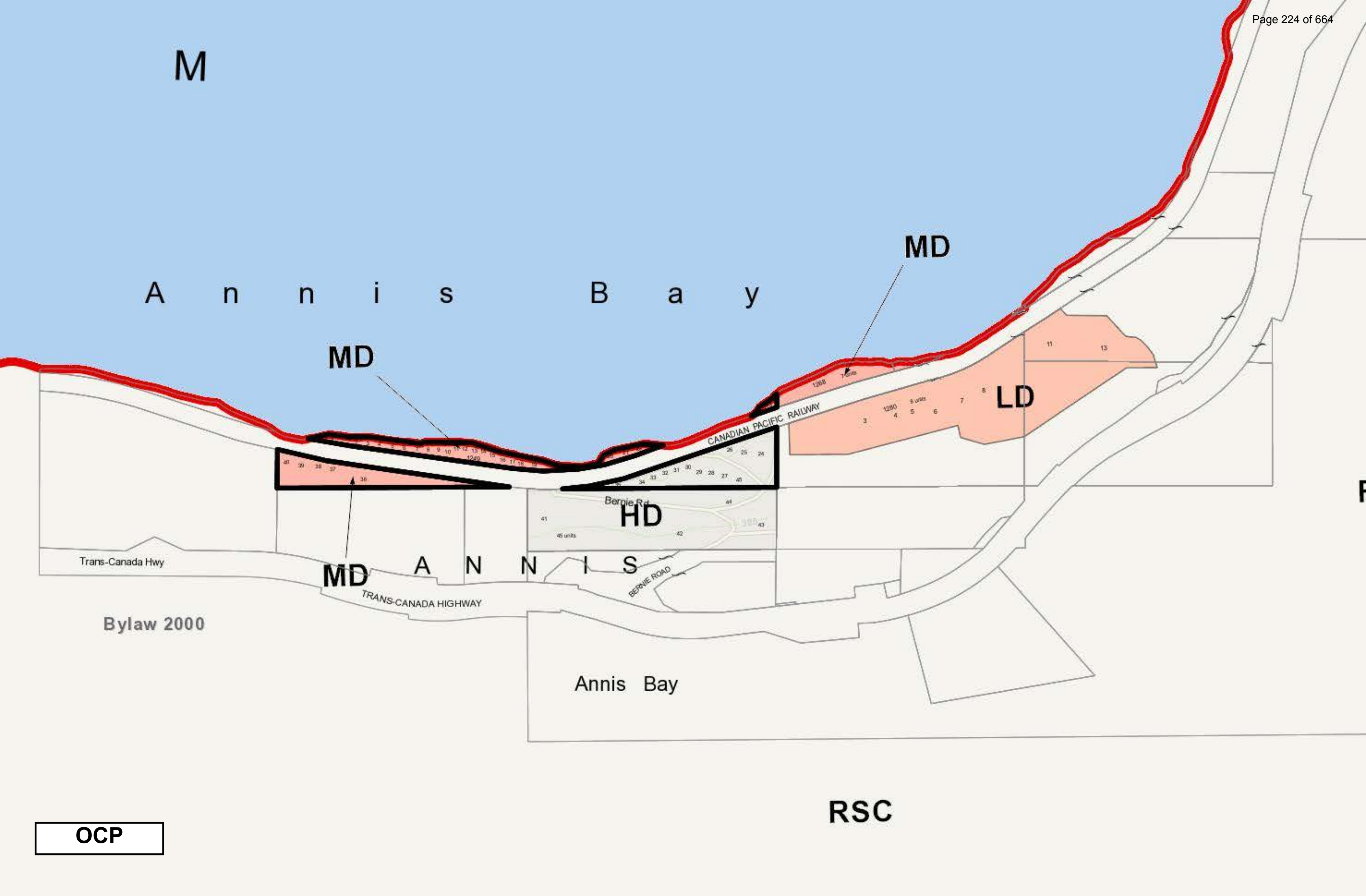
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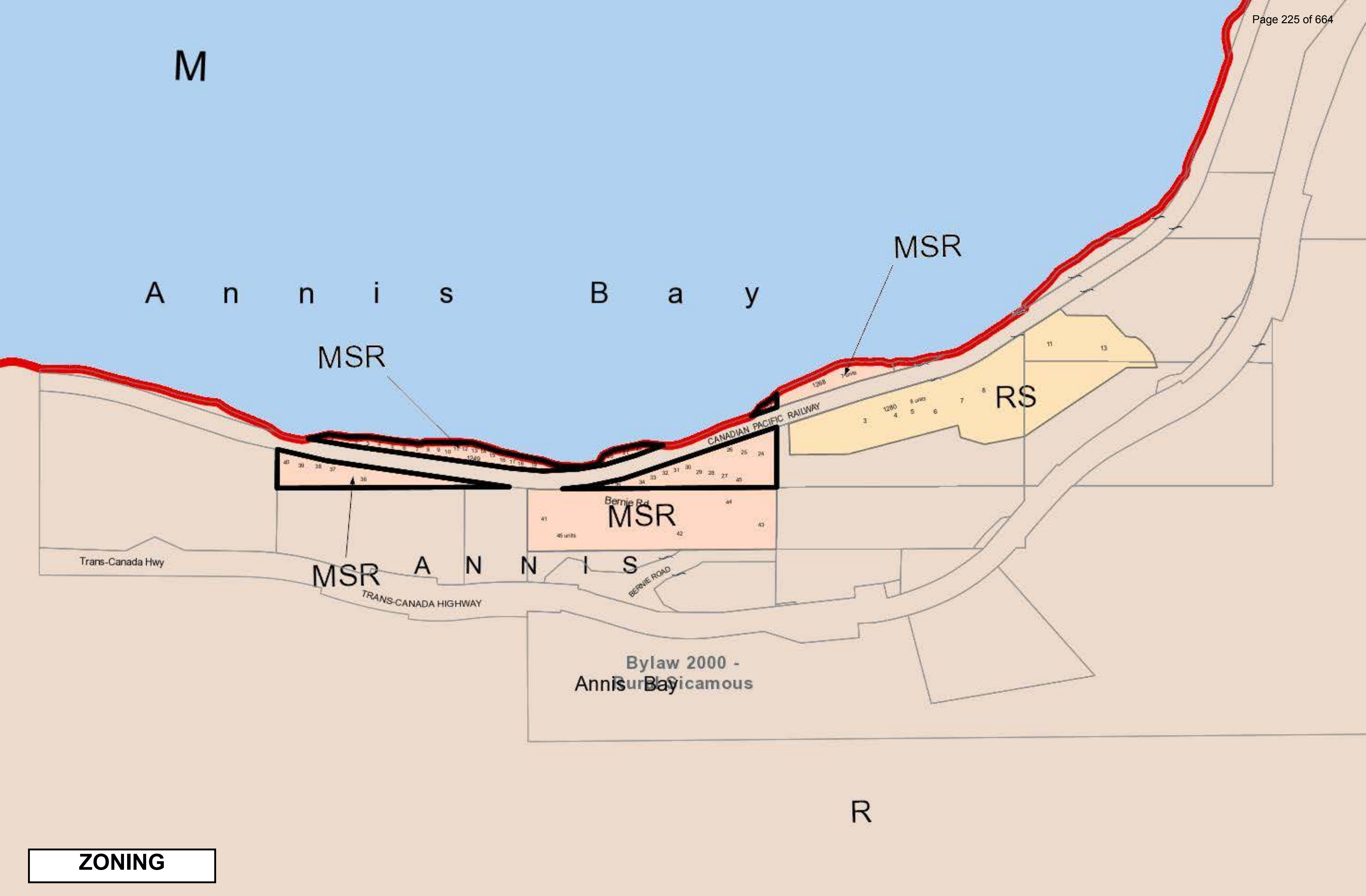
Subject Property







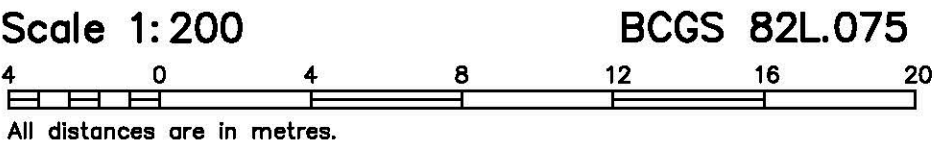




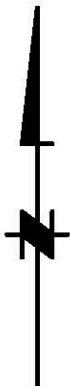
ZONING

SITE PLAN

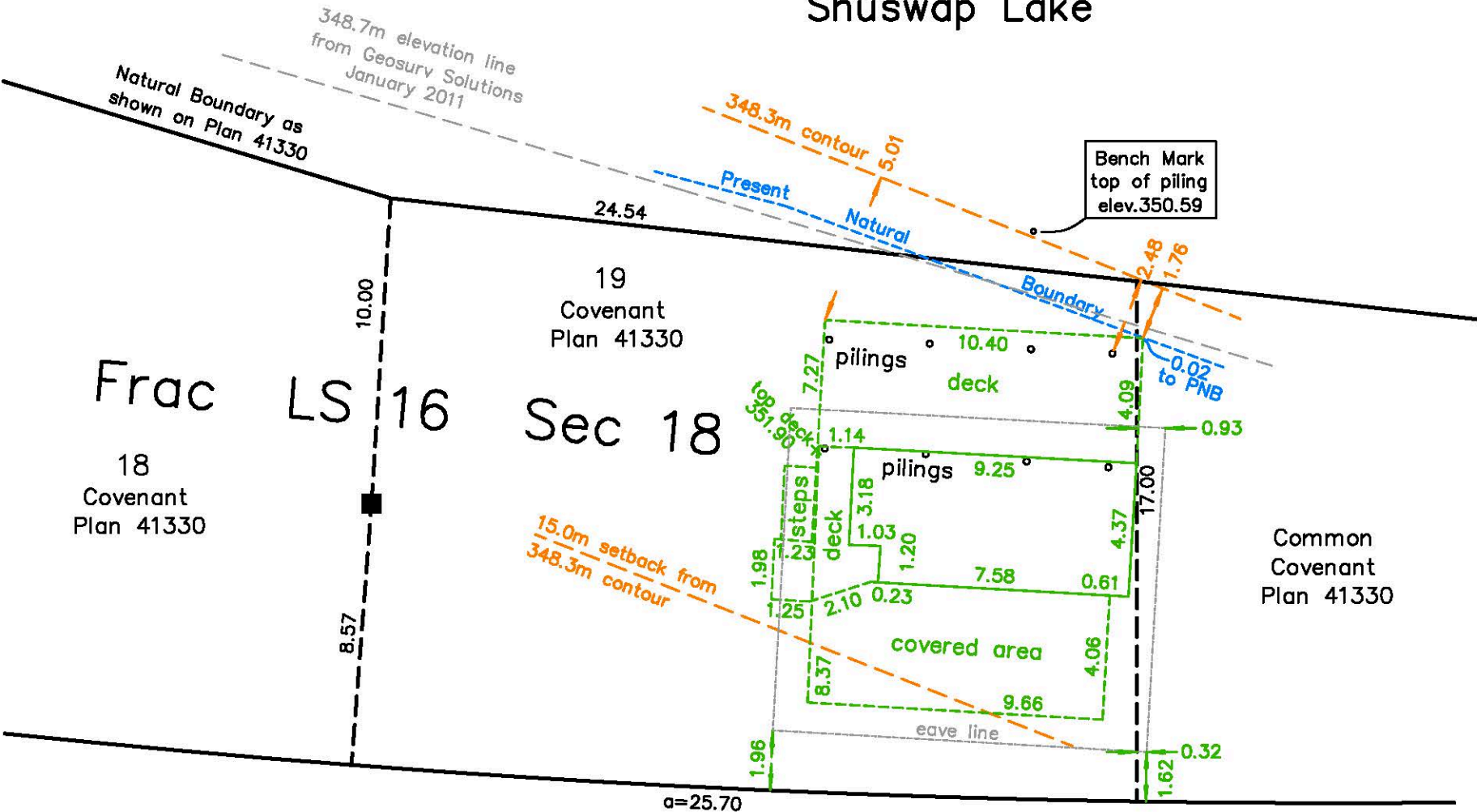
Site Plan of Shared Interest Lot 19 of Those Parts of LS13 of Sec 17 and LS 16 of Sec 18 Lying to the South of the South Bank of the Salmon Arm of Shuswap Lake, Tp 21, R 8, W6M, KDYD



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200



Annis Bay of Shuswap Lake



Canadian Pacific Railway Plan 31

LEGEND

- Old Pattern Dominion Iron Post Found
- Date of Survey: December 5, 2017
- Dimensions derived from Posting Plan 41330
- Elevations are geodetic and are derived from Natural Resource Canada's PPP GNSS processing services.
- Vertical datum used: CGVD28 (HTv2.0)
- Civic Address: 1249 Bernie Road, Annis Bay
- Parcel Identifier(PID): 001-832-786
- List of documents registered on title which may affect the location of improvements:
 - R/W S1852
 - Easement W32306
 - Covenant KC48102

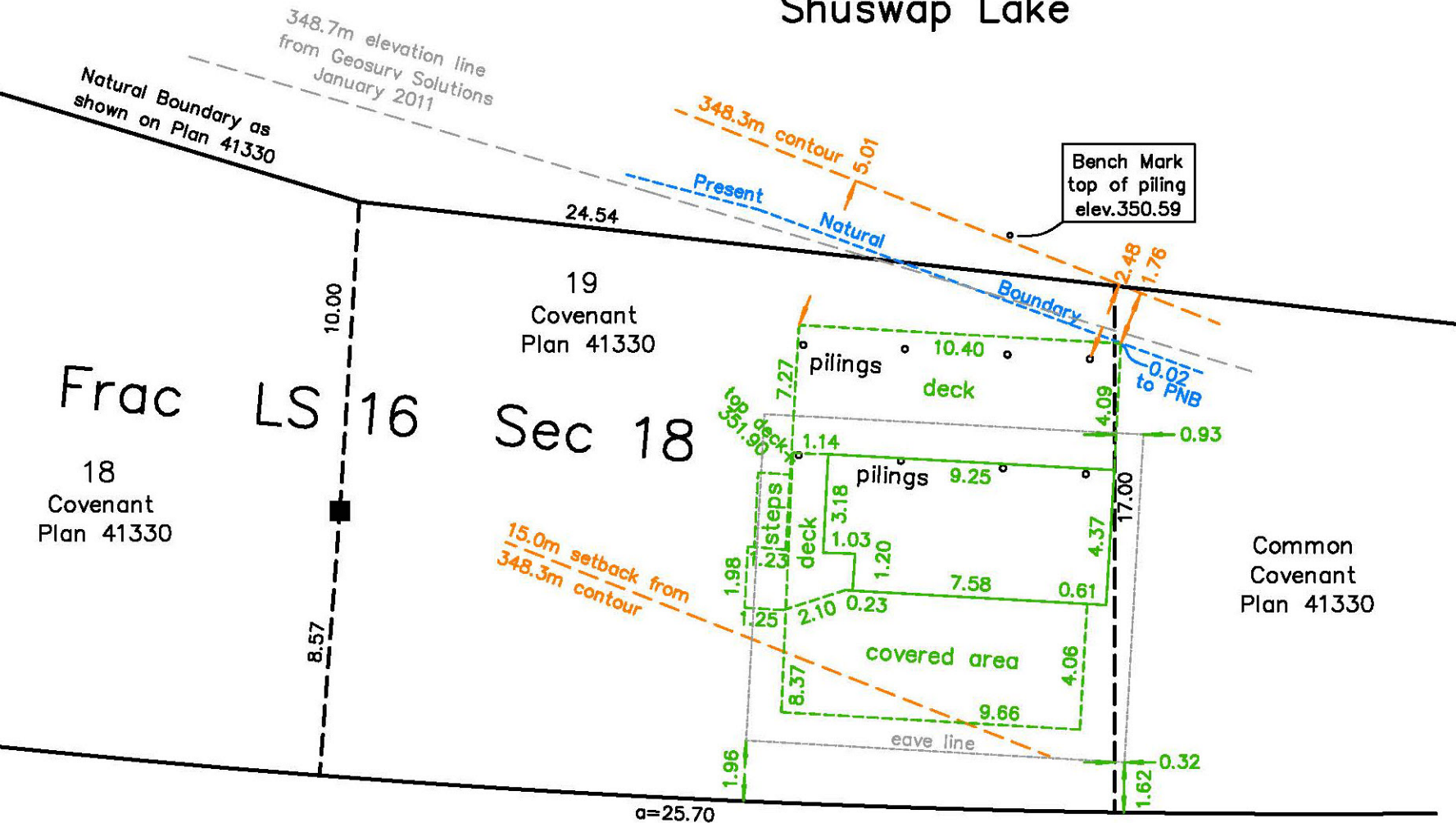
This plan was prepared for construction planning purposes and is for the exclusive use of our client. BROWNE JOHNSON LAND SURVEYORS accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of BROWNE JOHNSON LAND SURVEYORS.

December 11, 2017

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 678-17 Fb.R130 p.27
678-17.raw

SITE PLAN

Annis Bay of Shuswap Lake







Subject
Area

ORTHOPHOTO



PHOTO



PHOTO



BOARD REPORT

TO: Chair and Directors

File No: DP830-228
PL20170000227

SUBJECT: Electoral Area F: Development Permit No. 830-228 (Home Hardware Stores Limited)

DESCRIPTION: Report from Candice Benner, Development Services Assistant, dated April 6, 2018.
3906 Squilax-Anglemont Road, Scotch Creek

RECOMMENDATION #1: THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-228 for proposed construction of a new shed on Lot 1, Section 27, Township 22, Range 11, W6M, KDYD, Plan KAP79122, be issued this 19th day of April, 2018.

SHORT SUMMARY:

The subject property is the location of the Home Hardware Building Centre located in Scotch Creek. The owners are proposing to construct a new accessory building (shed) on the property so a Village Centre Development Permit (DP) is required.

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:
Home Hardware Stores Limited, Inc. No. A31485

AGENT:
Scott Patterson, Labreche Patterson & Associates Inc.

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot 1 Section 27 Township 22 Range 11 W6M KDYD Plan KAP79122

PID:
026-437-210

CIVIC ADDRESS:
3906 Squilax-Anglemont Road, Scotch Creek

SURROUNDING LAND USE PATTERN:

North = Squilax-Anglemont Road, Agriculture zone, ALR

South = Commercial zone

East = Jordan Way, vacant, Commercial zone

West = Commercial zone

CURRENT USE:

Home Hardware Building Centre

PROPOSED USE:

Home Hardware Building Centre, new storage shed

PARCEL SIZE:

0.809 ha

DESIGNATION:

Official Community Plan Bylaw No. 830, VC – Village Centre

ZONE:

Scotch Creek/Lee Creek Zoning Bylaw No. 825, C1 – Commercial - 1

SITE COMMENTS:

The subject property is the location of the Scotch Creek Home Hardware Building Centre. There is currently a retail building, a large parking area and several accessory buildings located on the property. The outdoor storage area is surrounded by chain-link fencing.

POLICY:**Electoral Area F Official Community Plan Bylaw No. 830**

The subject property is designated Village Centre (VC) in the OCP.

13.5 Village Centre (VC) Development Permit Area (*Scotch Creek*)**13.5.2 Guidelines**

(a) New development in the form of pedestrian-oriented Main Street building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged. (b) The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.

(c) 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.

(d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.

(e) Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units.

(f) Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.

(g) Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.

(h) Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.

(i) Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment.

(j) Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.

(k) Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Commercial – 1 (C1) Zone

Permitted Uses

5.13 (1) The uses stated in this subsection and no others are permitted in the Commercial - 1 zone as principal uses, except as stated in Part 3: General Regulations:

(a) Amusement establishment (b) Campground (c) Convenience store (d) Day care (e) Marina (f) Mini storage (g) Motel (h) Office (i) Outdoor sales (j) Personal services (k) Plant nursery and services (l) Pub (m) Public assembly facility (n) Recycling drop-off facility (o) Rental shop (p) Restaurant (q) Retail store (r) Service station (s) Single family dwelling (t) Tourist cabin (u) Library

(2) The use stated in this subsection and no others are permitted in the Commercial - 1 zone as a secondary use, except as stated in Part 3: General Regulations: (a) Accessory use (b) Owner/operator dwelling

Regulations

(c) Maximum parcel coverage 40%

(g) Maximum height for:

Principal buildings and structures	11.5 m (37.73 ft.)
Accessory buildings	10 m (32.81 ft.)

(h) Minimum setback from:

Front parcel boundary	4.5 m (14.76 ft.)
Interior side parcel boundary	2.5 m (8.20 ft.)
Exterior side parcel boundary	4.5 m (14.76 ft.)
Rear parcel boundary	3.0 m (9.84 ft.)

(i) Outdoor sales, plant nursery and services, and outdoor storage and display area shall be sited in conformance with the minimum setback regulations

The proposed shed meets the requirements of Bylaw No. 825, including size, height and setbacks from property lines.

FINANCIAL:

Prior to the building permit being issued for the new building, this Development Permit must be issued. If the privacy slats are not installed prior to the building permit being issued and to allow the building permit to be issued, the CSRD and the owners can consider appropriate security being provided to the CSRD by the owner to ensure installation by an agreed upon date.

KEY ISSUES/CONCEPTS:

The owners of Home Hardware in Scotch Creek intend to construct a new shed on the property; this development requires a Village Centre DP which addresses form and character features for development within the Village Centre in Scotch Creek.

In keeping with the character of the other structures located on the property, the owners have indicated the exterior of the new shed will be white with a red accent strip. The owners have also indicated they will install privacy slats in the existing chain-link fence around the outdoor storage area of the property.

SUMMARY:

This application is for a Development Permit for a new shed to be located on the Home Hardware Building Centre property in Scotch Creek. With the proposed enhancements of the exterior of the new shed being white with a red accent strip to match the other existing buildings and installing privacy slats around the outdoor storage area, the application is consistent with the Village Centre guidelines of the Official Community Plan. Staff are, therefore, recommending that the Board consider issuing this Development Permit.

IMPLEMENTATION:

If the Board issues DP830-228, the owners will be notified of the decision and documentation will be forwarded to the Land Title Office for registration against the title of the property. A DP must be issued before the owners can obtain a building permit to construct the new shed.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 days prior to the April 19th, 2018, CSRD Board meeting. All interested parties have had an opportunity to provide comments regarding this application prior to the Board meeting.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

4. *Any other action deemed appropriate by the Board.*

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

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825
3. Application

Report Approval Details

Document Title:	2018-04-19_Board_DS_DP830-228_Home-Hardware-Stores-Ltd.docx
Attachments:	- DP830-228.pdf - Maps_Plans_DP830-228.pdf
Final Approval Date:	Apr 9, 2018

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



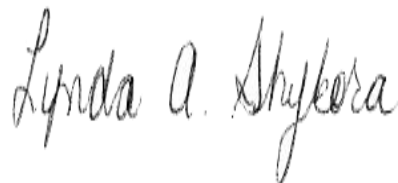
Corey Paiement - Apr 6, 2018 - 1:32 PM



Gerald Christie - Apr 6, 2018 - 4:17 PM



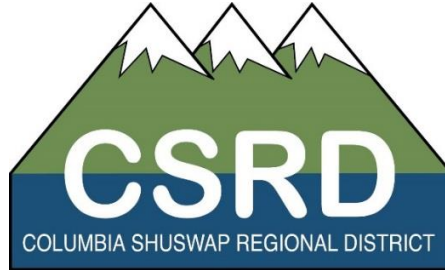
Jodi Pierce - Apr 9, 2018 - 11:16 AM



Lynda Shykora - Apr 9, 2018 - 1:03 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 1:03 PM



DEVELOPMENT PERMIT NO. 830-228

OWNERS: Home Hardware Stores Limited, Inc. No. A31485
 34 Henry Street West
 St. Jacobs, Ontario
 N0B 2N0

1. This Village Centre Development Permit (*Scotch Creek*) 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, Section 27, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79122 (PID: 026-437-210), which property is more particularly shown outlined in bold on the Location Maps attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 13.5 of the "Electoral Area F Official Community Plan Bylaw No. 830, as amended," for the construction of an accessory building (proposed shed) 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 Schedule B and C, and which also form conditions to the issuance of this permit, which includes the exterior of the new shed to be white with a red accent strip and installing privacy slats around the outdoor storage area of the property more particularly shown on Schedule D, which satisfies the requirements of the Village Centre Development Permit Area (*Scotch Creek*) as set out in Section 13.5 of the Electoral Area F Official Community Plan Bylaw No. 830.
6. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
7. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
8. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the 19th day of April, 2018.

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.

Scotch Creek

Subject Property
3906 Squilax-Anglemont Road

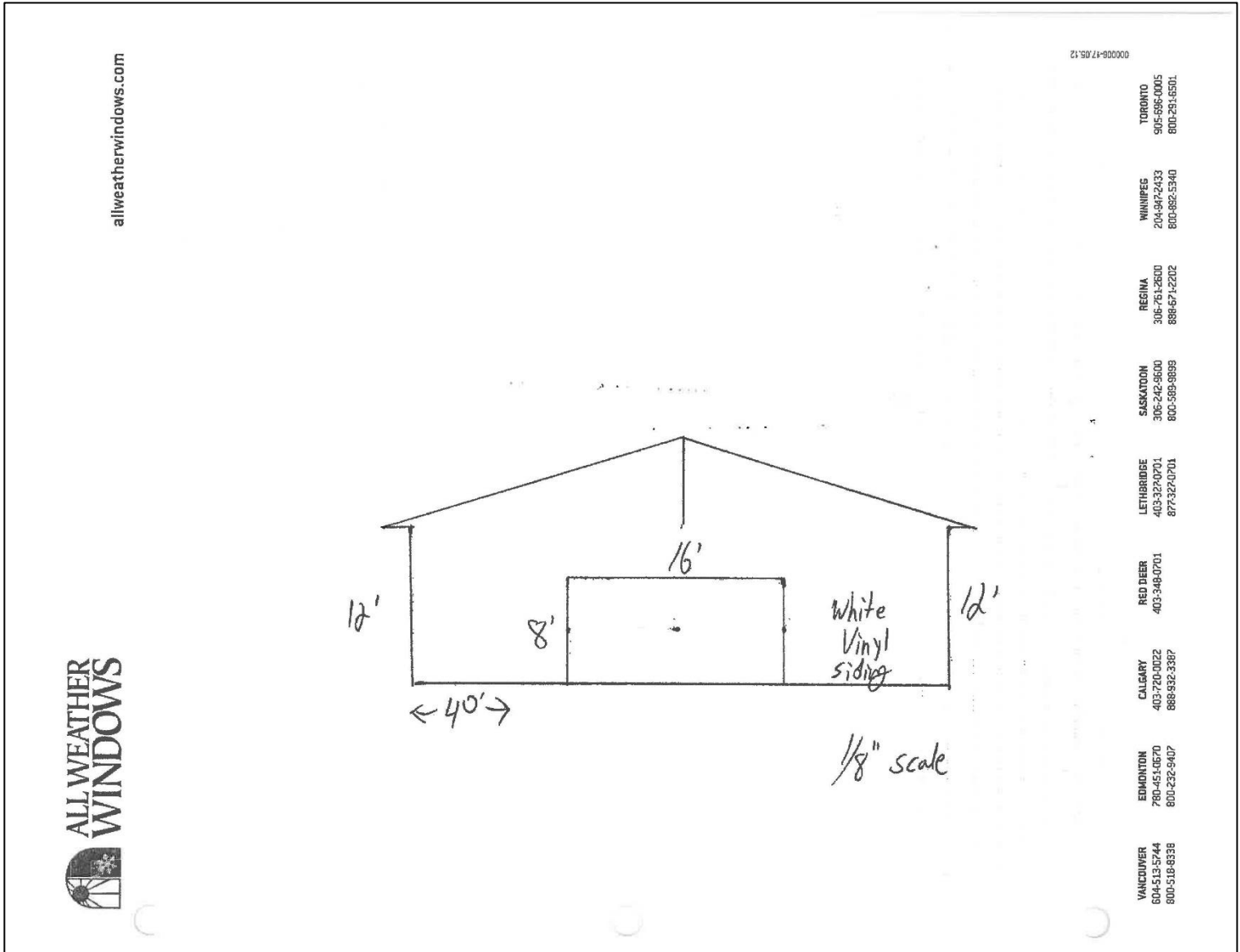
Scotch Creek

Scotch Creek

COLUMBIA SHUSWAP REGIONAL DISTRICT



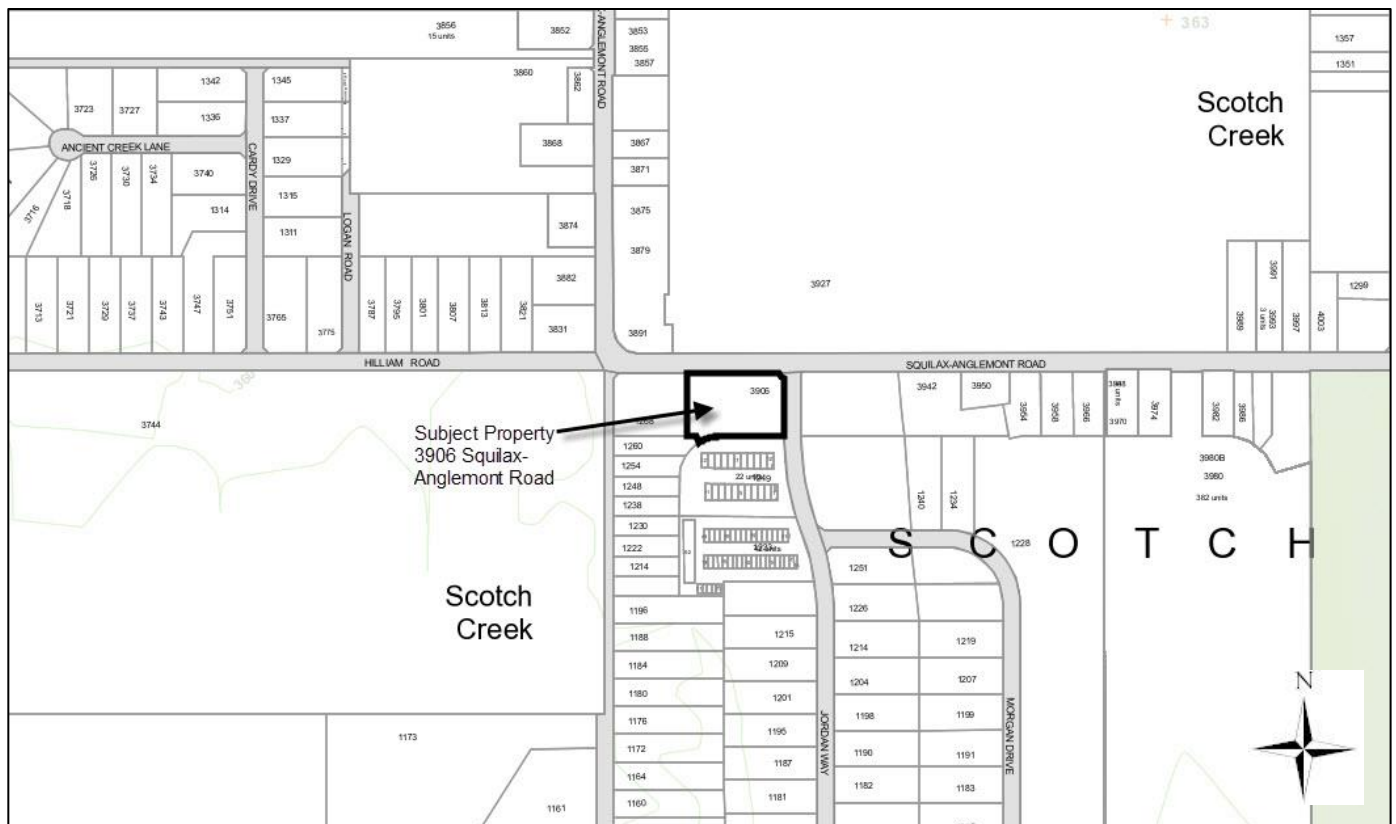
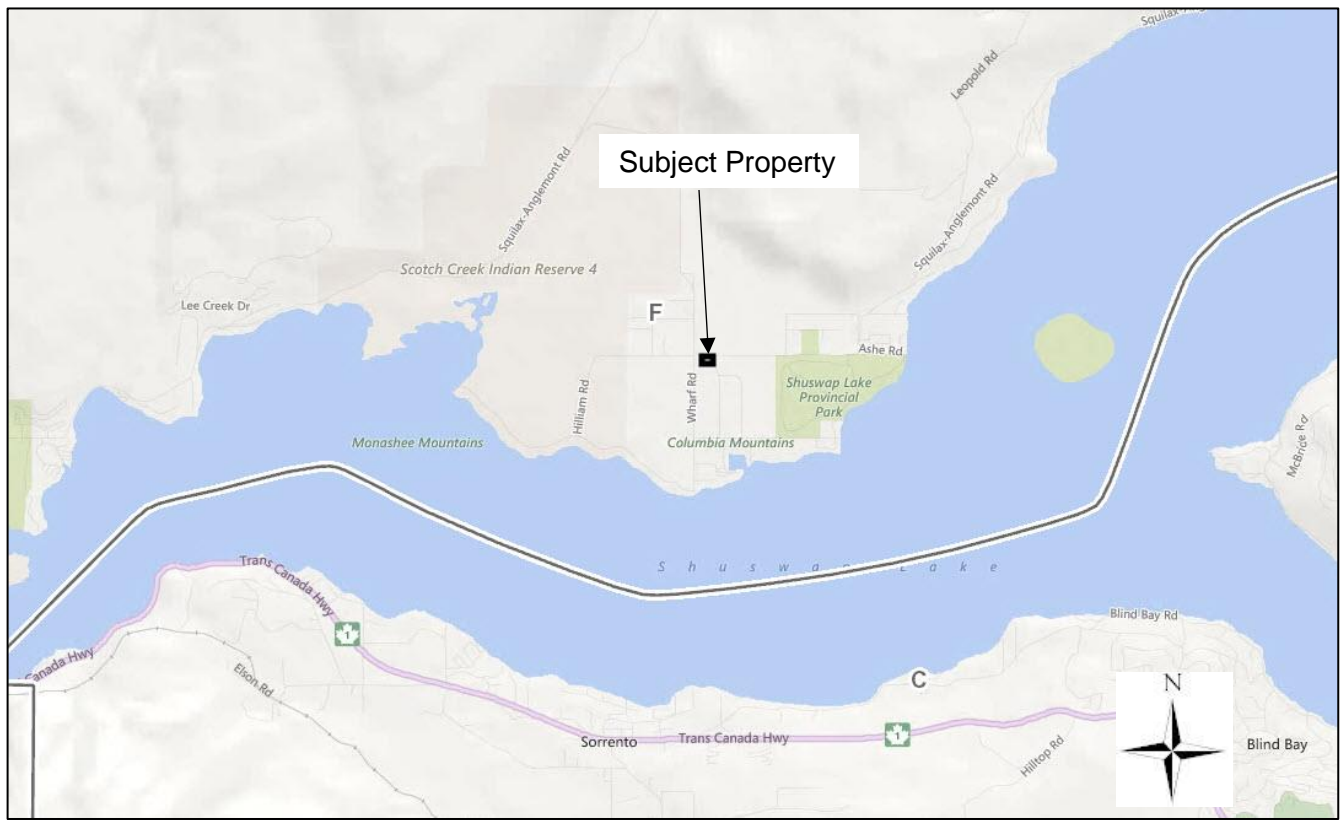
Schedule C



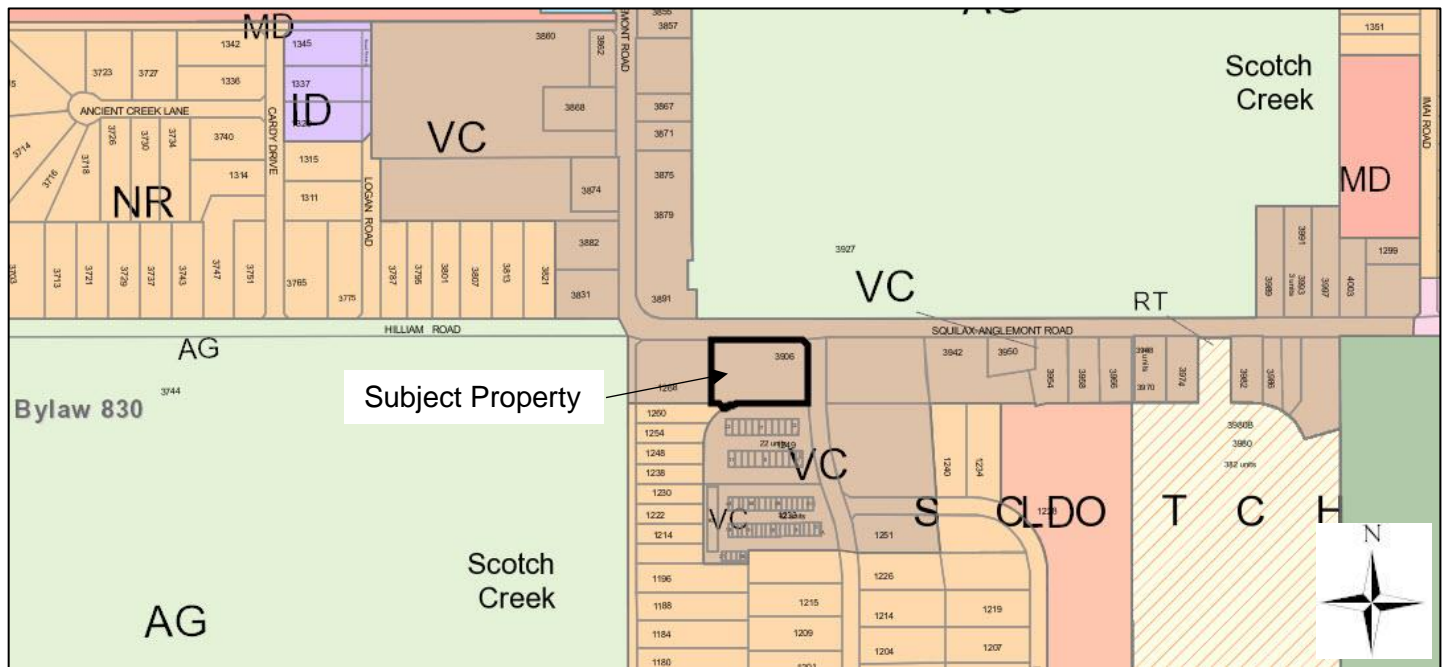
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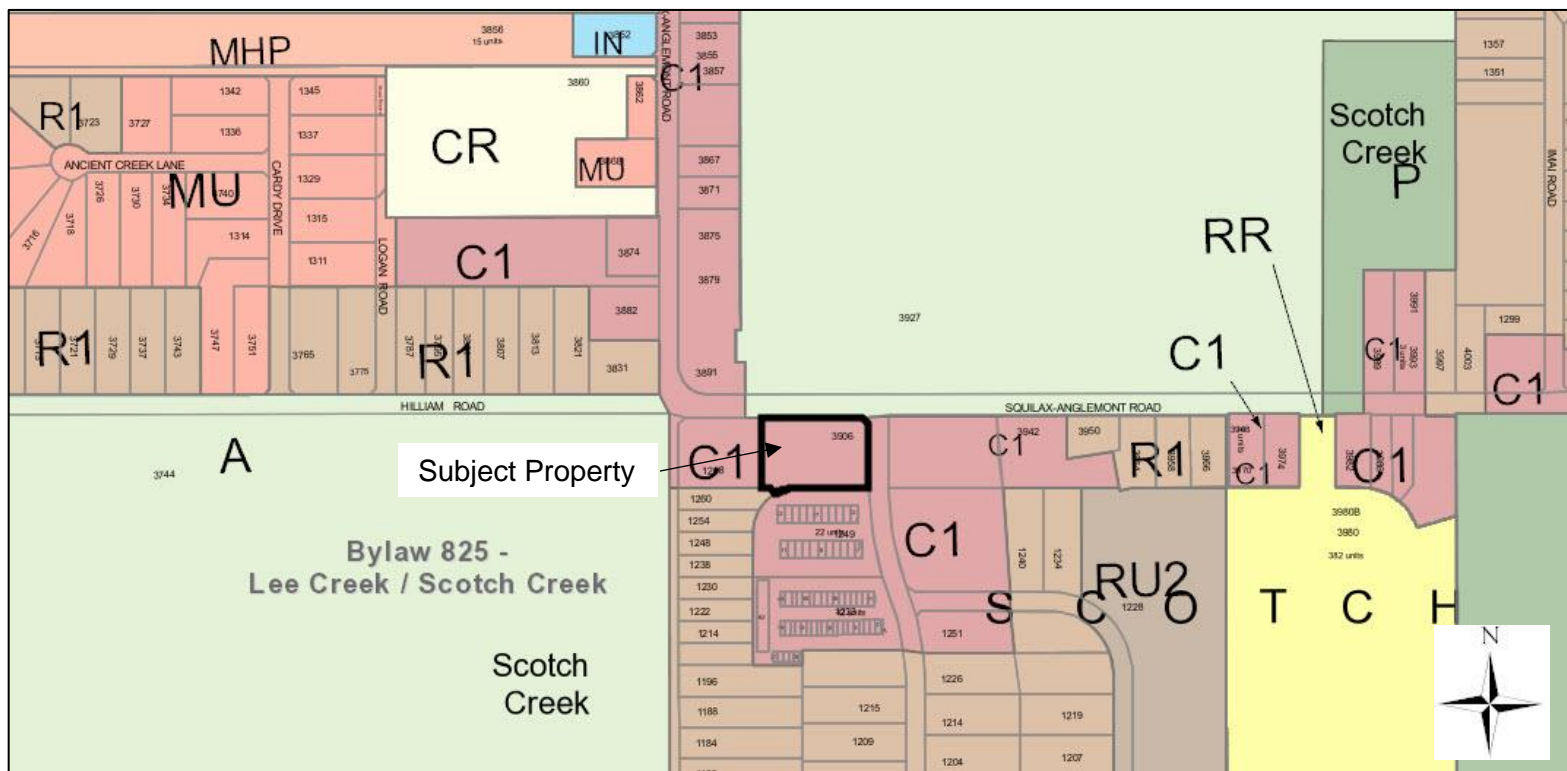
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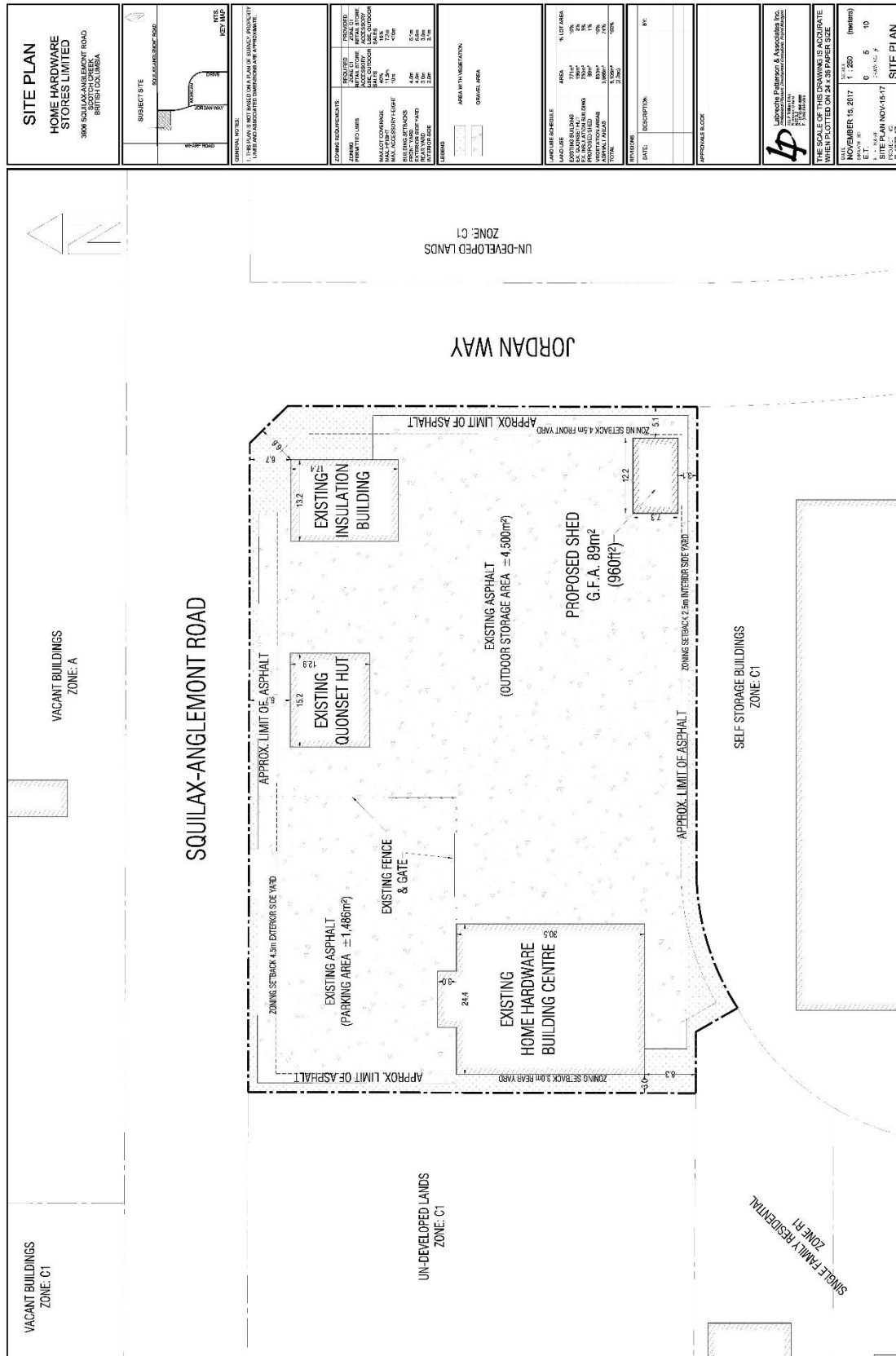
OCP



Zoning



Site Plan





Example of Privacy Slats in Chain-link Fencing





BOARD REPORT

TO: Chair and Directors

File No: BL851-12 PL20170171
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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 March 27, 2018.
3451 Trans-Canada Highway, West Revelstoke

RECOMMENDATION #1: THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12" be given second reading as amended, this 19th day of April, 2018.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12" 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 Loni Parker, as Director for Electoral Area B being that in which the land concerned is located, or Alternate Director Doug Stuart, if Director Parker 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:

This application originally proposed the service of beer and wine to day use patrons of a heli-skiing business as an après-ski service at their base which is located on the subject property. The applicant has advised that they are no longer interested in pursuing a liquor license therefore they do not require zoning for this use. However, they would like to move forward with the bylaw amendment in order to clarify the existing uses on the property through a site specific zoning amendment. The Board gave first reading to BL851-12 at their meeting on December 1, 2017. Since that time, staff have amended the bylaw to remove the liquor service use, and clarify permitted uses on the property such as guest lounge, heli-tourism day lodge and staff accommodation, and add new definitions related to these uses.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

REGISTERED OWNER:
0969883 BC Ltd. (Paul and Kelly Tigchelaar)

AGENT:
Shawn West c/o Eagle Pass Heliskiing

ELECTORAL AREA:

B

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

CIVIC ADDRESS:

3451 Trans-Canada Hwy, Revelstoke

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

CURRENT USE:

Airfield, Eagle Pass Heliskiing day lodge and staff accommodation, Glacier Helicopters day lodge, and staff accommodation

PROPOSED USE:

Airfield, Eagle Pass Heliskiing day lodge and staff accommodation, Glacier Helicopters day lodge and staff accommodation

PARCEL SIZE:

51.85 ha

DESIGNATION:

Electoral Area B Official Community Plan Bylaw No. 850

RSC – Rural and Resource

ZONE:

Electoral Area B Zoning Bylaw No. 851

RH – Rural Holdings

PROPOSED ZONE:

Special Regulation to be added to RH – Rural Holdings zone adding permitted uses which would be site specific to the subject property only including guest lounge, heli-tourism day lodge and staff accommodation.

SITE COMMENTS: The property is divided by the Trans-Canada Highway and the CPR right of way. The portion of the property north of the highway has a small rock quarry located on it. 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 Heliskiing. Each of these businesses have their own operations building,

including day lodge, staff accommodation, 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:

See Staff Report (2017_12_01_Board_DS_BL851-12_EaglePass) attached.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

According to the agent, the Eagle Pass Heliskiing base has been operating from this location for four (4) years. The existing building includes the operations base and day lodge on the main floor of the building and seasonal staff housing which is located on the second floor. Glacier Helicopters has been operating from this location for five (5) years. The existing building also includes an operations base and day lodge on the main floor with the potential for future staff housing on the second floor. A large portion of the building also contains a hangar. The proposal from Eagle Pass originally included the addition of beer and wine service to passengers returning from a day of skiing, however the applicant has advised that they are no longer pursuing a liquor license for this use and have asked that the application be amended to remove this use. They would like to continue with the zoning amendment however, in order to provide clarity within the bylaw regarding the existing uses on the property.

Staff previously noted that the airfield use is considered the principal use on the property and the heliskiing day lodge buildings are permitted as accessory uses. An "airfield" is defined in Bylaw No. 851 as "an area of land set aside for the take-off, landing and maintenance of aircraft". It does not include any services related to passengers, nor does it include buildings related to administration of businesses which use the airfield, or staff accommodation related to this type of business. As these uses exist on the subject property staff recommend that they be specifically defined and included as permitted uses within the site specific regulation.

The following definitions are proposed to be added to the interpretation section of Electoral Area B Zoning Bylaw No. 851:

GUEST LOUNGE is an area within a *heli-tourism day lodge* where passengers can wait prior to embarking or after deplaning;

HELI-TOURISM DAY LODGE is a building used for heli-tourism business administration, including the embarking and deplaning of passengers for skiing, sightseeing, and other helicopter related tours, *guest lounge*, and washroom facilities;

STAFF ACCOMMODATION means a dwelling unit specifically intended as an accessory use to a principal commercial or industrial business to house staff employed by the principal commercial or industrial business.

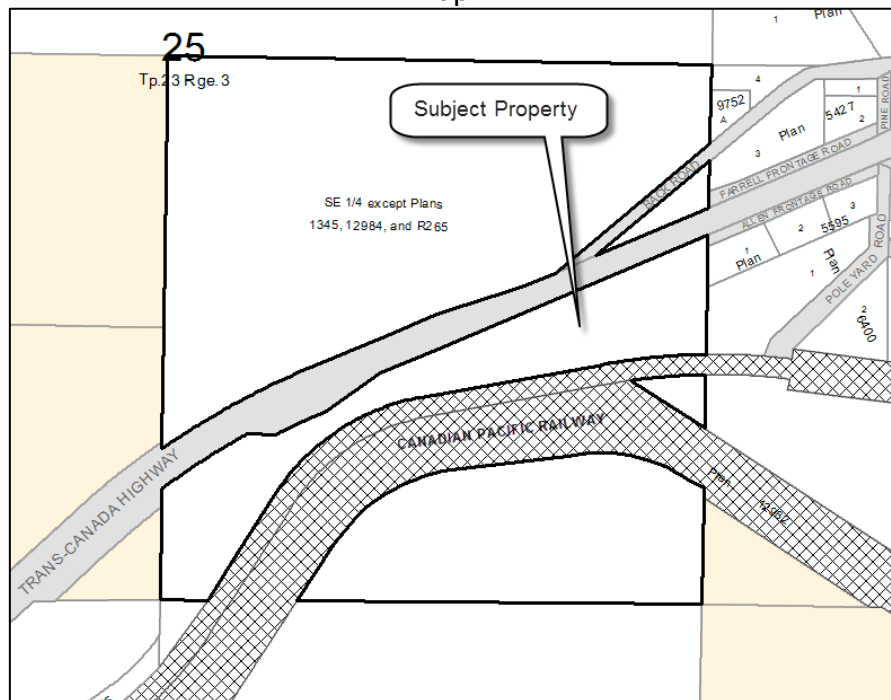
It is also proposed that the special regulation for the subject property proposed to be included in the Rural Holdings Zone be amended to read as follows:

"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 following uses are permitted on the portion of the property legally described as SE ¼, Section 25, Township 23, Range 3, West of the 6th Meridian, Kootenay District, Except Parts included in RW Plans 633A and 12984, and Plan R265, lying between the Trans-Canada Highway and the Canadian Pacific Railway shown on Map 1 below:
- i) *heli-tourism day lodge (maximum of 2);*
 - ii) *staff accommodation* for up to 7 persons (maximum of 2); and
 - iii) *guest lounge* limited to the area of the main floor of the *heli-tourism day lodges* only.

Map 1



SUMMARY:

The applicant originally 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

Heliskiing building on the subject property. The applicant recently advised that they are no longer pursuing the liquor license and do not require this permitted use to be included in the zoning amendment. The bylaw has been amended at second reading to include definitions to clarify the heli-tourism day lodge guest lounge, and staff accommodation uses on the property. It also specifies that only 2 day lodges and their associated uses are permitted on the property. The proposed bylaw has been sent to applicable First Nations for comment. It has also been referred to the Advisory Planning Commission for comment on the amended bylaw. Comments received are summarized below. Staff recommends that a public hearing be scheduled to hear representations from the public regarding the proposed bylaw amendment.

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 Temporary Use Permit (TUP) application. The applicant has indicated that the sign has since been amended to state that it is for a rezoning.

As outlined in the previous staff report (2017-12-01_Board_DS_BL851-12_EaglePass), referrals were sent out to applicable agencies at the time of the original TUP application and were also advised that the application has changed to a permanent rezoning. The amended bylaw was referred to the following first nations and the Area B Advisory Planning Commission for comment which are summarized below:

Adams Lake Indian Band	No response.
Akisqnuq First Nation	No response.
Ktunaxa Nation Council	No response.
Little Shuswap Indian Band	No response.
Lower Kootenay Band	No response.
Lower Similkameen Band	No response.
Neskonlith Indian Band	No response.
Okanagan Indian Band	No response.
Okanagan Nation Alliance	No response.
Penticton Indian Band	No response.
Shuswap Indian Band	No response.
Simpcw First Nation	Outside of Simpcw's territory.
Splat'sin First Nations	No response.
St. Mary's Indian Band	No response.
Tobacco Plains Indian Band	No response.

Area B Advisory Planning Commission

The Area B APC recommended that the Board not approve Bylaw No. 851-12 until a number of their concerns are addressed. These included ensuring that the Notice of Development sign is erected and visible; ensuring that Interior Health concerns regarding the design flow of the sewage disposal system are addressed and obtained the required drinking water system operating permit for the proposed use.

They also recommended zoning the entire property commercial or subdividing in advance of rezoning and then zoning the area accordingly.

Staff were not asked to attend the APC meeting, but did respond to the concerns expressed by the APC via email. Staff advised the APC that the applicant was contacted and asked that they ensure that the sign is visible from the highway. With regard to the concerns regarding sewage disposal and drinking water, staff advised that the applicant is aware that these items will need to be addressed prior to adoption of the bylaw amendment. Staff further advised that a special regulation has been proposed in this case because commercial zones typically contain a long list of permitted uses, and changing to such a zone would not only permit the current businesses but would also permit a variety of other commercial operations which may not be desirable for this location. Also, as the special regulation only affects a small area of the property, it can be written so that it applies to the affected area only.

DESIRED OUTCOMES:

That the Board give second reading as amended to Bylaw No. 851-12 and delegate a public hearing.

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 Minutes dated February 21, 2018

Report Approval Details

Document Title:	2018-04-19_Board_DS_BL851-12_EaglePass.docx
Attachments:	<ul style="list-style-type: none">- BL851-12_Second_as_amended.pdf- Maps_Plans_Photos_BL851-12.pdf- 2017-12-01_Board_DS_BL851-12_EaglePass_1st.pdf
Final Approval Date:	Apr 9, 2018

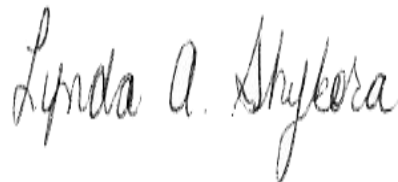
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 5, 2018 - 12:55 PM



Gerald Christie - Apr 5, 2018 - 8:31 PM



Lynda Shykora - Apr 6, 2018 - 2:49 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:15 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) Part 1.0 - Definitions is hereby amended by:

inserting the following definition after "GUEST ACCOMMODATION":

GUEST LOUNGE is an area within a *heli-tourism day lodge* where passengers can wait prior to embarking or after deplaning;

inserting the following definition after "HEIGHT":

HELI-TOURISM DAY LODGE is a building used for heli-tourism business administration, including the embarking and deplaning of passengers for skiing, sightseeing, and other helicopter related tours, *guest lounge*, and washroom facilities;

inserting the following definition after "SMALL-SCALE SAWMILL":

STAFF ACCOMMODATION means a dwelling unit specifically intended as an accessory use to a principal commercial or industrial business to house staff employed by the principal commercial or industrial business.

- ii) 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:

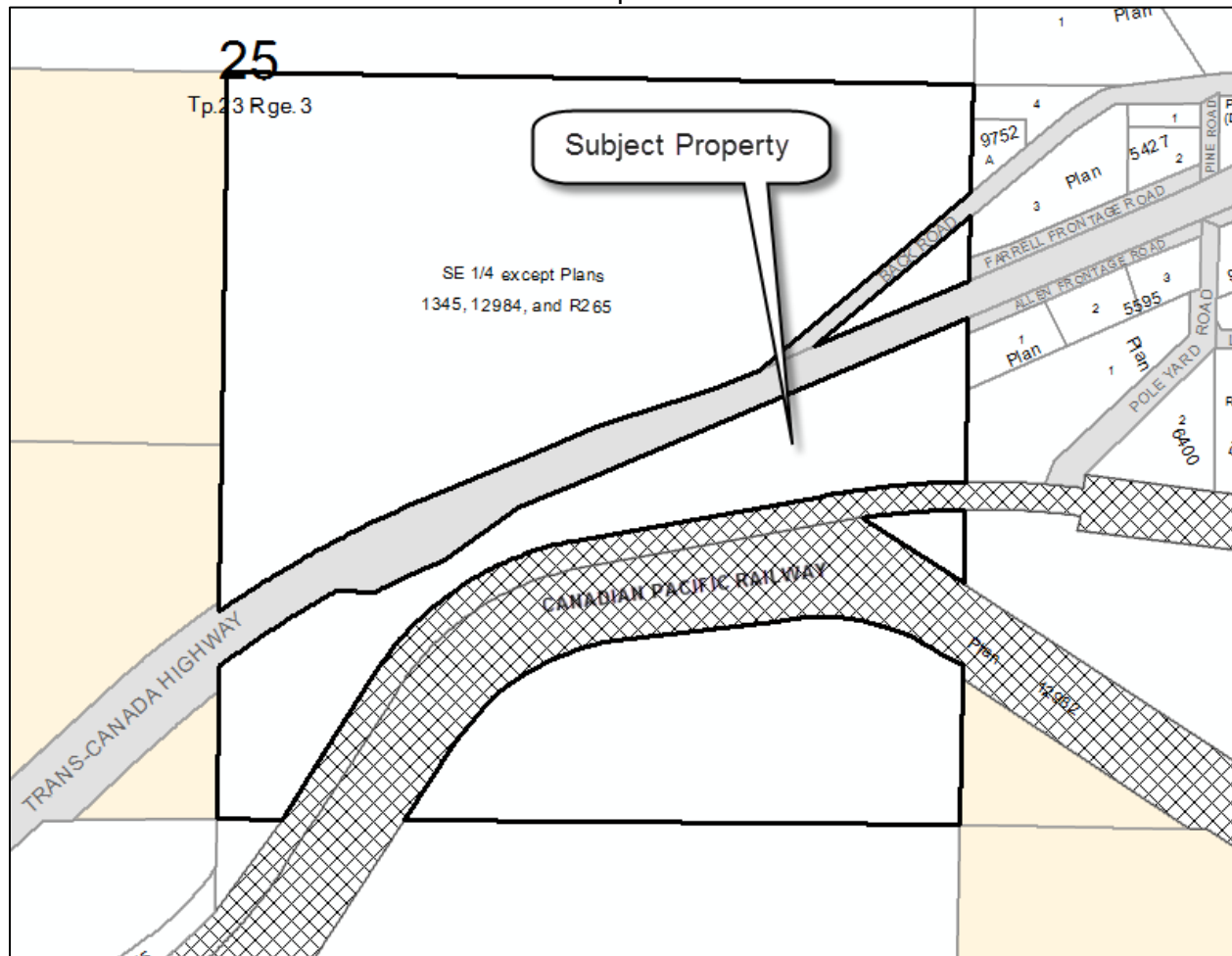
"Special Regulations

(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 following uses are permitted on the portion of the property legally described as SE ¼, Section 25, Township 23, Range 3, West of the 6th Meridian, Kootenay District, Except Parts included in RW Plans 633A and 12984, and Plan R265, lying between the Trans-Canada Highway and the Canadian Pacific Railway as shown on Map 1 below:

- i) *heli-tourism day lodge* (maximum of 2);
- ii) *staff accommodation* for up to 7 persons (maximum of 2); and
- iii) *guest lounge* limited to the area of the main floor of the *heli-tourism day lodges* only.

Map 1



2. This bylaw may be cited as " Electoral Area 'B' Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12"

READ a first time this _____ 1st _____ day of _____ December _____, 2017.

READ a second time as amended 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

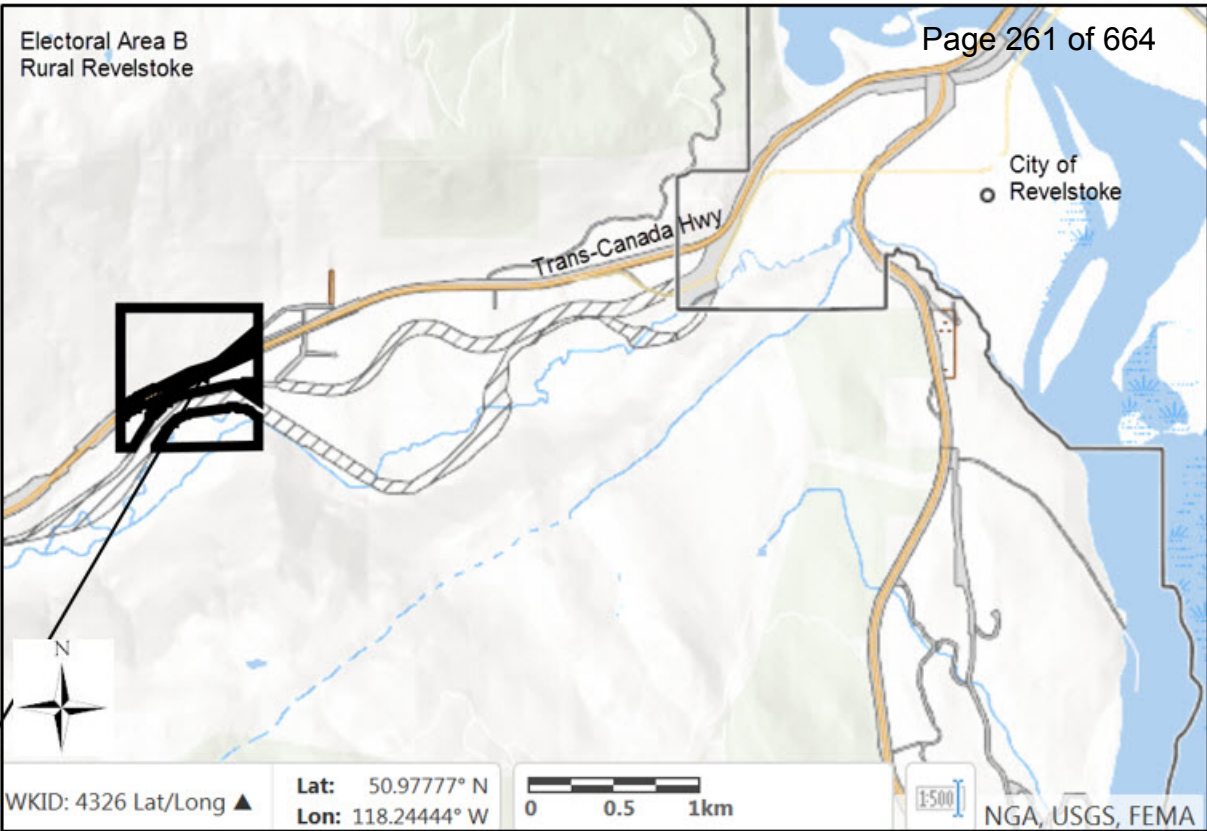
CERTIFIED true copy of Bylaw No. 851-12
as read a third time.

CERTIFIED true copy of Bylaw No. 851-12
as adopted.

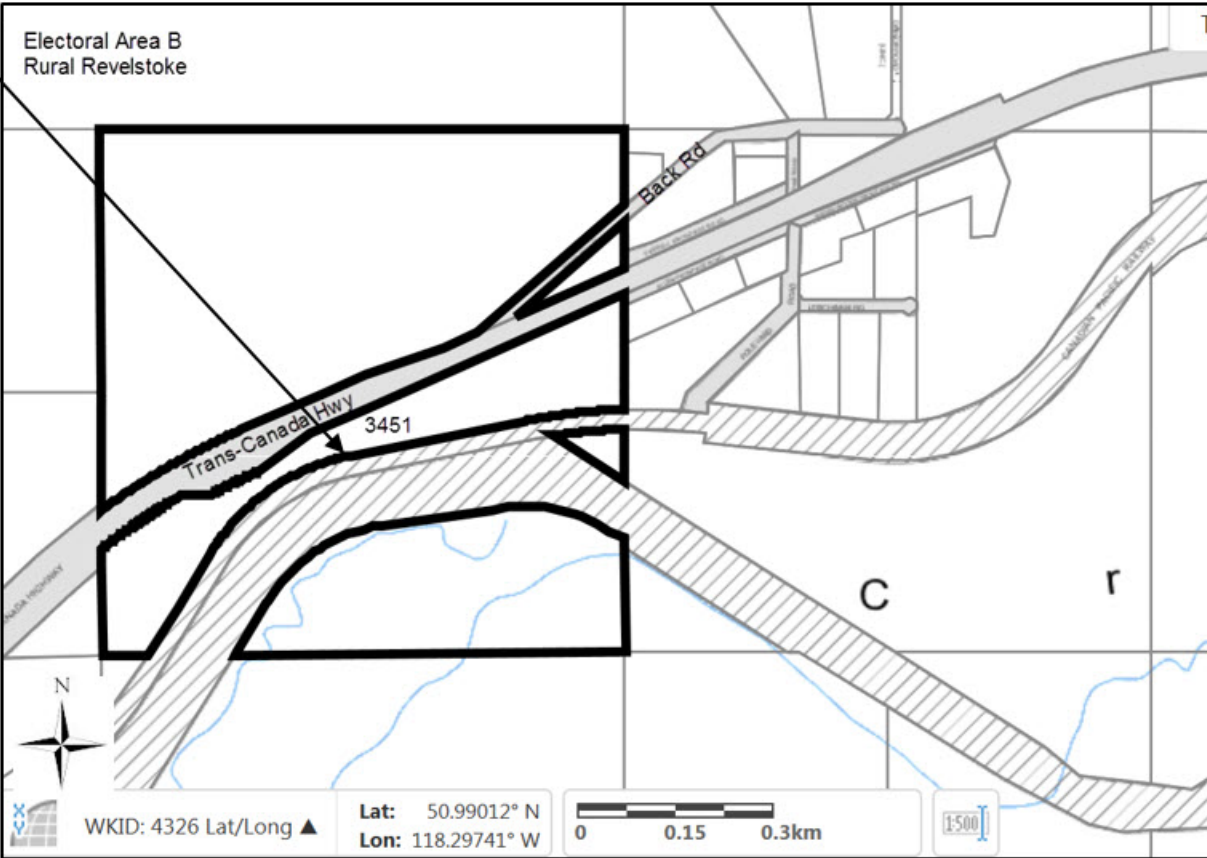
Corporate Officer

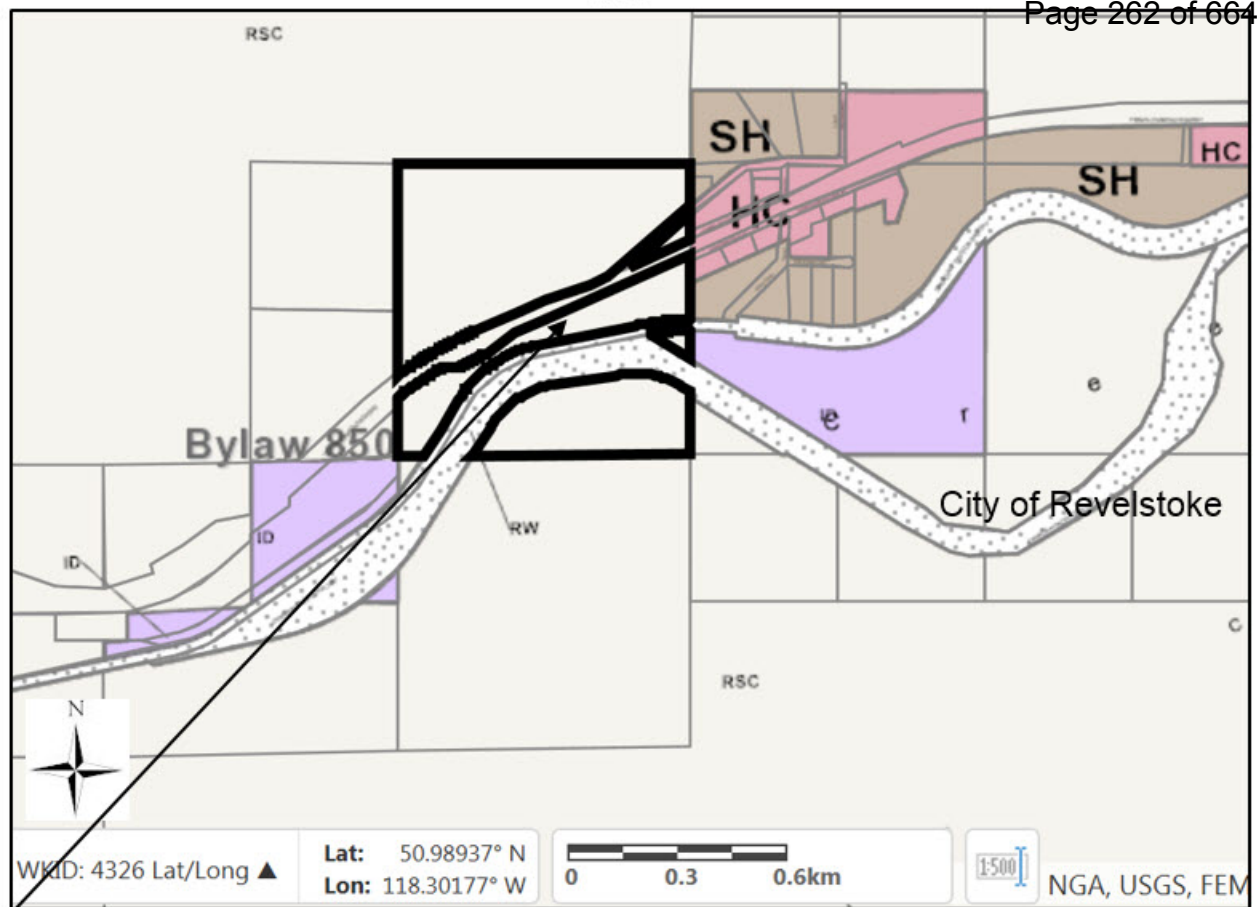
Corporate Officer

Location Maps



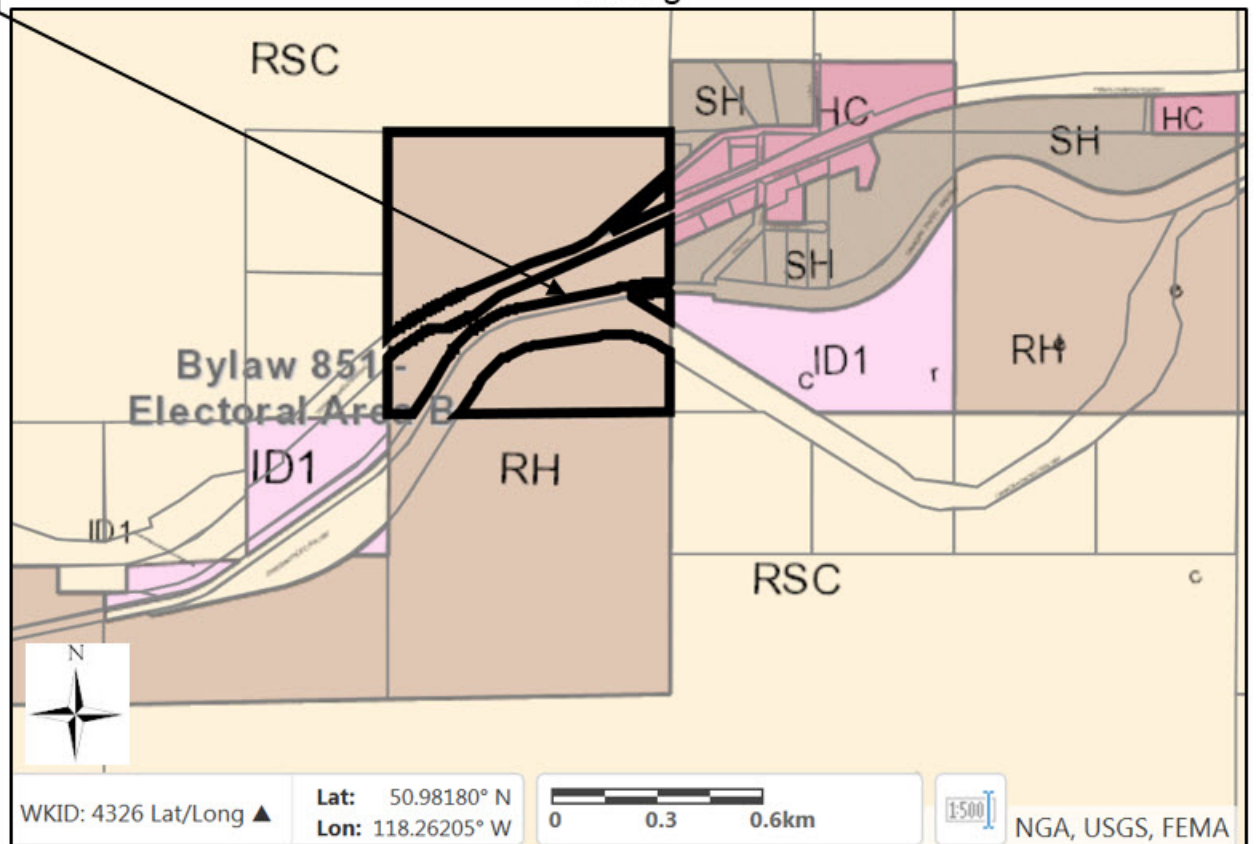
Subject Property





Subject Property

Zoning



Site Plan

Distances:

Glacier Helicopters \Rightarrow Eagle Pass is 300m.

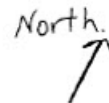
Eagle Pass Base \Rightarrow Railway tracks is 100m.

Trans Canada Highway \Rightarrow Eagle Pass Base is 35m.

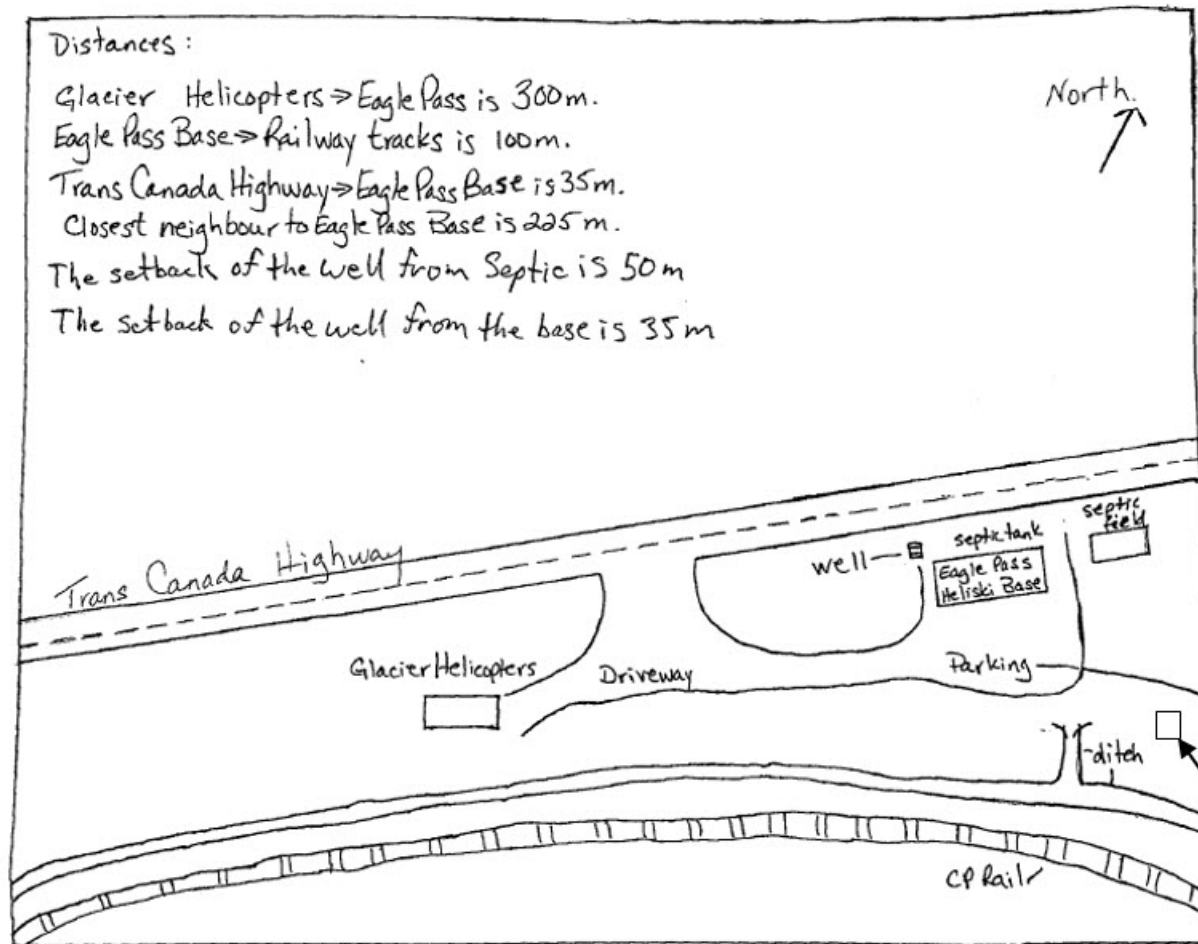
Closest neighbour to Eagle Pass Base is 225m.

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

fuel storage tank

Property is 850m. wide East-West



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



Fuel storage tank for helicopter refueling



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	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

	<p>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>
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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
- Akisqnuk 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:	- BL851-12 First.pdf - Agency_referral_responses_BL851-12.pdf - Maps_Plans_Photos_BL851-12.pdf
Final Approval Date:	Nov 18, 2017

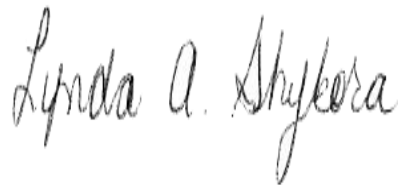
This report and all of its attachments were approved and signed as outlined below:



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



BOARD REPORT

TO:

Chair and Directors

File No: BL701-91

PL20180027

SUBJECT:

Electoral Area C: South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91

DESCRIPTION:
Report from Dan Passmore, Senior Planner dated March 15, 2018.
1299 Trans Canada Highway, Sorrento.
**RECOMMENDATION
#1:**
THAT: "South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91" be given first reading this 19th day of April, 2018.
**RECOMMENDATION
#2:**

THAT: the Board utilize the simple consultation process for Bylaw No. 701-91, and the Bylaw be referred to the following agencies and First Nations:

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

SHORT SUMMARY:

The applicant has applied for a rezoning amendment to rezone the subject properties from C1 – Town Centre Commercial Zone to C5 – Tourist Commercial Zone. The proposed rezoning would allow a proposed boundary adjustment subdivision and result in 2 parcels consisting of 1.03 ha each. The southern property would be to support the existing motel, restaurant/pub, and ice cream stand, while the northern property would be re-developed into a campground consisting of 38 campsites.

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

PROPERTY OWNER:
PK Chahal Holdings Ltd.

APPLICANT:

Lawson Engineering Ltd., c/o Blake Lawson

ELECTORAL AREA:

C

LEGAL DESCRIPTION:

1. Lot 1, Section 16, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Plan 16715
2. Lot 6, Section 16, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Plan 31558

PID:

1. 008-545-944
2. 003-654-770

CIVIC ADDRESS:

1. 1299 Trans Canada Highway
2. Corriano Road

SURROUNDING LAND USE PATTERN:

North = Ortona Road/Seasonal Recreation/Shuswap Lake

South = TCH/Commercial

East = Commercial/Residential

West = Commercial

CURRENT USE:

1. Motel, Restaurant/Pub, ice cream stand
2. Vacant

PARCEL SIZE:

1. 1.96 ha (4.83 ac)
2. 0.11 ha (0.26 ac)

DESIGNATION:

VC – Village Commercial

ZONE:

C1 – Town Centre Commercial

PROPOSED ZONE:

C5 – Tourist Commercial

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

3.2 Village Centre (VC)

3.2.1 Objective

To allow for a variety of residential and commercial development within Sorrento.

3.2.2 Policies

- .1 This designation applies to areas within Sorrento as outlined on Schedules B and C.
- .2 Permitted land uses within the Village Centre include: residential (see *Policy 3*), retail including food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services. Small-scale light industrial uses whose operations are compatible with adjacent uses are also permitted.
- .3 Residential development is subject to the following housing forms and maximum densities:

Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Apartment	30 units/ac (1 unit/0.03 ac) 74 units/ha (1 unit/0.01 ha)

- .4 Residential units above ground floor commercial establishments and live-work units may be permitted and encouraged.
- .5 New development in the form of pedestrian-oriented "mainstreet" building types or infill that creates enclosed nodes/courtyards is strongly encouraged.
- .6 Resilient "mainstreet" building types are encouraged that allow development of a mix of uses (retail, office, residential) and which can be adjusted in response to market demands. In Sorrento, predominantly commercial buildings are encouraged to locate within or adjacent to already established commercial parcels to build on a contiguous commercial core.
- .7 All new subdivisions and all new rezoning applications which would increase existing residential densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit / ha (1 unit / 2.47 ac).
- .8 Where possible, new development will include dedicated pedestrian and non-motorized linkages to and through the development.
- .9 Main street mixed use building types are encouraged to improve the quality of the streetscape along the corridor, to increase the density and vitality of the core, and to make better use of vacant and under-used sites. This will create a stronger definition of the pedestrian environment. Building facades should have active frontages, where entries and active uses (food service patios, display areas, or public realm enhancements) orient towards the street. This will also help to create a village core in which it is possible to more easily walk between stores and services, providing maximum pedestrian activity along the public street.

- .10 New commercial, industrial, multi-family and intensive residential development within the Village Centre is subject to the Form & Character Development Permit Area Guidelines.

3.8 Commercial

3.8.1 Objective

- .1 To recognize existing commercial uses and provide for future commercial opportunities within the Secondary Settlement Areas.

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.
- .3 The Village Centre (VC) designation encompasses a broad range of commercial uses, including retail, food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services.
- .4 Neighbourhood Commercial (NC) is acceptable in Secondary Settlement Areas, allowing a limited range of retail, and personal, professional and community services that meet the daily needs of local residents. Housing above grade level commercial is also acceptable.
- .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.
- .7 Small-scale Highway Commercial (HC) which caters to the travelling public, is acceptable along the Trans-Canada Highway, but not between the Village Centres.
- .8 Multi-unit residential development is encouraged to locate near major commercial developments within the Sorrento Village Centre, in order to help create a more walkable community and to provide a population base to support businesses.
- .9 All new redesignation and rezoning applications for commercial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.

6.8 Archaeology Sites

Archaeological sites contain unique information about the past. These sites are protected by the Heritage Conservation Act, and a provincial heritage permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with

increasing frequency as a consequence of development. The South Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

6.8.1 Objective

- .1 To avoid or reduce damage to archaeological sites.

6.8.2 Policy

The Regional District will:

1. Direct the applicant, if the property overlaps with a recorded archaeological site, to engage a professional consulting archaeologist to determine whether an archaeological impact assessment is required. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

South Shuswap Zoning Bylaw No. 701

The subject properties are currently zoned C1 – Town Centre Commercial which allows a great variety of uses as follows:

1. ambulance station;
2. aviary and botanical gardens which may include public display;
3. bakery;
4. bank, credit union or trust company;
5. building set apart for public worship;
6. car wash, permitted only if connected to a community sewer system;
7. commercial garden centre;
8. commercial daycare facility;
9. commercial lodging;
10. convenience store;
11. craft and gift shop;
12. gallery or studio (including music, television and radio studios);
13. indoor recreation facility;
14. library;
15. neighbourhood pub;
16. office;
17. parking lot or facility;
18. personal service establishment;
19. police station;
20. post office;
21. public assembly facility;
22. restaurant;
23. retail store;
24. sale, rental and repair of tools and small equipment
25. service station;
26. theatre;
27. accessory single family dwelling;
28. accessory upper floor dwelling units;

29. accessory use.
30. mini storage, permitted only on Lot A (DD W52001F), Block 11, Section 16, Township 22, Range 11, W6M, KDYD, Plan 1127

The C1 zone does not permit a campground.

The proposed C5 Tourist Commercial Zone allows the following uses:

1. commercial lodging;
2. restaurant;
3. outdoor recreation facility;
4. indoor recreation facility;
5. campground;
6. convenience store;
7. bakery;
8. post office;
9. gasoline/vehicle fuel sales;
10. craft and gift shop;
11. personal service establishment;
12. neighbourhood pub;
13. gallery or studio (but not including television, music or radio studios);
14. police station;
15. ambulance station;
16. accessory upper floor dwelling units with or without sewer;
17. single family dwelling for caretaker of property;
18. accessory use.

Further to this the following definitions are central to the application:

CAMPGROUND means a site used for commercial purposes for accommodating recreational travelers in travel trailers, recreational vehicles or tents.

RECREATIONAL VEHICLE OR TRAVEL TRAILER means a vehicular portable structure used as a temporary dwelling for travel whether self-propelled or not, but does not include a park model.

PARK MODEL is a type of recreational vehicle that conforms with the CSA Z-241 Standard and meets the following criteria;

- i. it is built on a single chassis mounted on wheels;
- ii. it is designed to facilitate relocation from time to time;
- iii. it is designed as seasonal or temporary accommodation and may be connected to those utilities necessary for operation of installed fixtures and appliances; and,
- iv. it has a gross floor area not exceeding 50 m²;

and which is not installed on a permanent foundation.

SEASONAL is less than one hundred eighty-two (182) days per calendar year.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The Proposal

The applicant is proposing a boundary adjustment subdivision between the 2 subject properties that will result in 2 new lots which are proposed to be 1.03 ha each. This would comply with the C5 zone minimum parcel size requirement.

The southern lot would contain all of the existing development, as well as an area for the current on-site septic disposal system, plus a back-up dispersal field area. The northern lot would be re-developed into a campground consisting of 38 camping sites. The minimum parcel size for a campground in the C5 zone is 1.0 ha.

Water Servicing

The subject properties are currently within the Sorrento (CSRD) Community water service area, and the existing and proposed new development has connections available. There are also fire protection hydrants available in the area.

Sewer Servicing

The applicant has submitted details on the existing on-site septic system for the existing commercial uses on the property. The proposed new campground on the northern property will be serviced through installation of a new on-site septic system.

Access

Currently access to the existing commercial uses on the property is from the Trans Canada Highway, with an existing driveway at either end of the site. The new lot to the north with its campground use is proposed to be accessed from Ortona Road. The Ministry of Transportation and Infrastructure will need to approve the amending bylaw after third reading and prior to adoption.

Electoral Area C Official Community Plan Bylaw No. 725

The OCP has designated the property as Village Commercial – VC. The VC designation is specific to the town centre of Sorrento, and allows for a variety of permitted land uses including highway commercial uses. Commercial Policy 3.8.2.7 talks about Highway Commercial as being small scale and catering to the travelling public along the Trans-Canada Highway. The proposed rezoning appears to comply with this land use, except that the proposed new campground will not front the Trans-Canada Highway. Nevertheless the use patterns in the C5 zone are supported in the VC designation.

Should this rezoning application be approved by the Board, subsequent development of the proposed subdivision and the campground would be subject to a Village Centre Form and Character Development Permit. Unfortunately, this DP area does not contain guidelines to improve the aesthetics of campground developments, such as required landscaping and screening.

Campground Use

Noting the definitions in Bylaw No. 701, the campground development could not be used for Park Models, but would be limited to Recreational Vehicles. Nevertheless the definition of a campground does not limit the use to the travelling public, or to seasonal use. It has become a trend that

campgrounds within the Shuswap area have evolved to expand beyond these traditional stereotypes to include long-term site rental and more of a residential use.

The site proposed for the campground has both commercial and residential uses immediately surrounding. The proposal ties in with commercial uses as contemplated in both the OCP and South Shuswap Zoning Bylaw No. 701, but may create a conflict with nearby residential uses in the event the campground is run as a traditional seasonal campground, unless the nearby residential uses are also used for seasonal accommodation. Year-round, almost residential use of the campground, could lead to neighbourhood aesthetic concerns, again this would be less the case if nearby residential areas are only used seasonally.

SUMMARY:

The applicant has applied for a rezoning amendment that would rezone the subject properties from C1 to C5. The proposed C5 zone allows all of the existing uses on the site, and would allow the northern portion to be developed into a campground.

Staff are recommending that the Board can consider the bylaw for first reading and consider directing staff to forward the bylaw and background information to referral agencies and First Nations. Staff make this recommendation because the proposed rezoning appears to comply with OCP policies, but have concerns with respect to potential land use conflict of the proposed campground with neighbouring properties.

IMPLEMENTATION:

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 Transportation and Infrastructure;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services Department; and,
- All relevant First Nations
 - Adams Lake Indian Band
 - Little Shuswap Indian Band
 - Neskonlith Indian Band

COMMUNICATIONS:

If the bylaw is given first reading it will be forwarded to the referral agencies. Agency comments will be provided with a future Board report. The applicant will be required to post a Notice of Development sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

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

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

1. Electoral Area C Official Community Plan Bylaw No. 725.
2. South Shuswap Zoning Bylaw No. 701

Report Approval Details

Document Title:	2018-04-19_Board_DS_BL701-91_PK-Chahal-Holdings-Ltd.docx
Attachments:	<ul style="list-style-type: none">- BL701-91_First.pdf- Lawson_Engineering_Ltd_Project_Outline_2018-02-15_BL701-91.pdf- Maps_Plans_BL701-91.pdf
Final Approval Date:	Apr 9, 2018

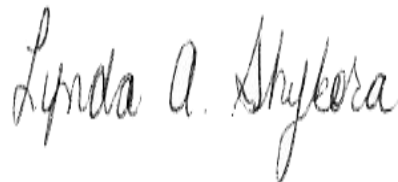
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 6, 2018 - 2:05 PM



Gerald Christie - Apr 6, 2018 - 4:24 PM



Lynda Shykora - Apr 9, 2018 - 9:43 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:38 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT (PK CHAHAL HOLDINGS LTD.)
BYLAW NO. 701-91

A bylaw to amend the "South Shuswap Zoning Bylaw No. 701"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 701;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

A. MAP AMENDMENT

1. Schedule C, Zoning Maps, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:
 - i) rezoning Lot 1, Section 16, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Plan 16715 and Lot 6, Section 16, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Plan 31558, which are more particularly shown outlined in bold red and hatched on Schedule 1 attached hereto and forming part of this bylaw, from C1 TOWN CENTRE COMMERCIAL to C5 TOURIST COMMERCIAL.

Bylaw No. 701-91

Page 2

2. This bylaw may be cited as "South Shuswap Zoning Amendment (CHAHAL) Bylaw No. 701-91."

READ a first time this _____ day of _____, 2018.

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 a true copy of Bylaw No. 701-91
as read a third time.

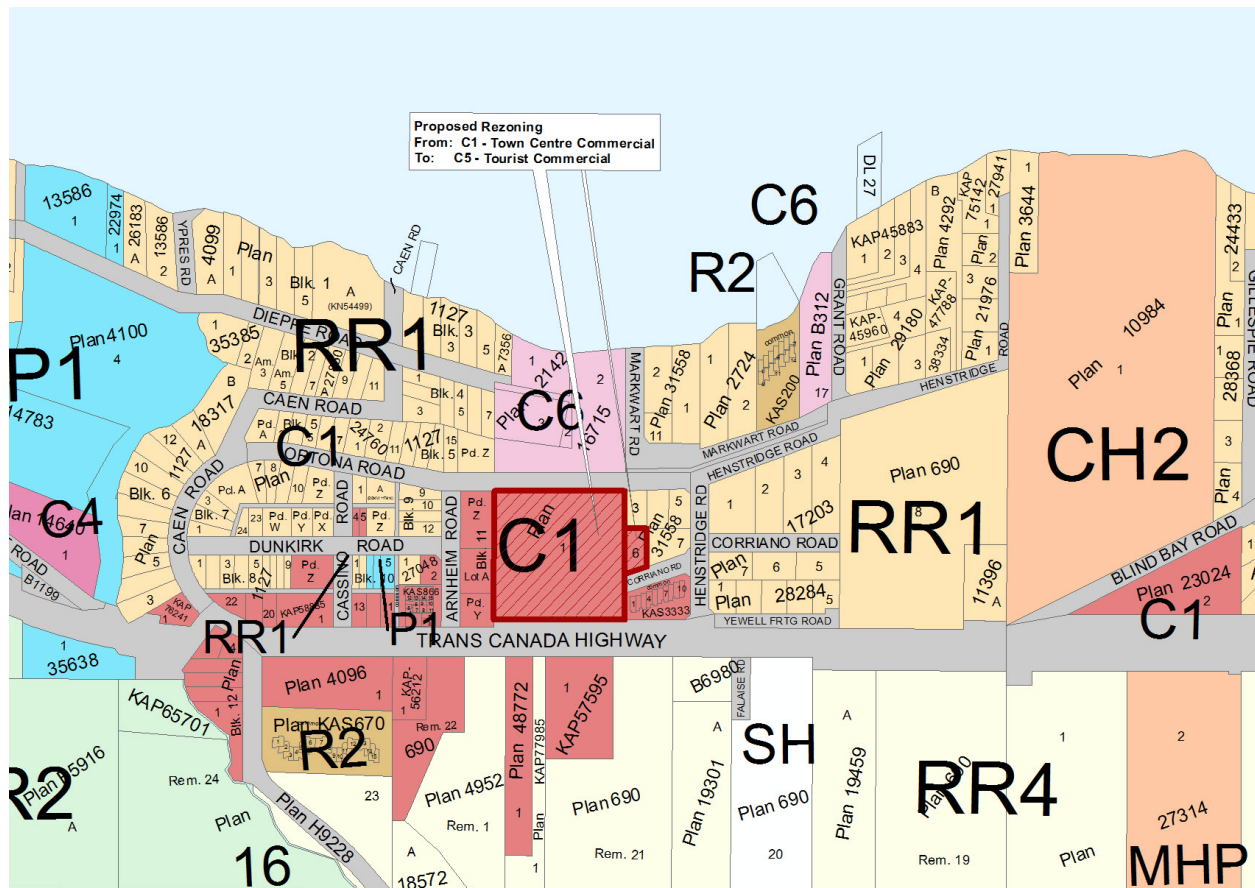
CERTIFIED a true copy of Bylaw No. 701-91
as adopted.

Corporate Officer

Corporate Officer

SCHEDULE 1

**SOUTH SHUSWAP ZONING AMENDMENT
(CHAHAL) BYLAW NO. 701-91**

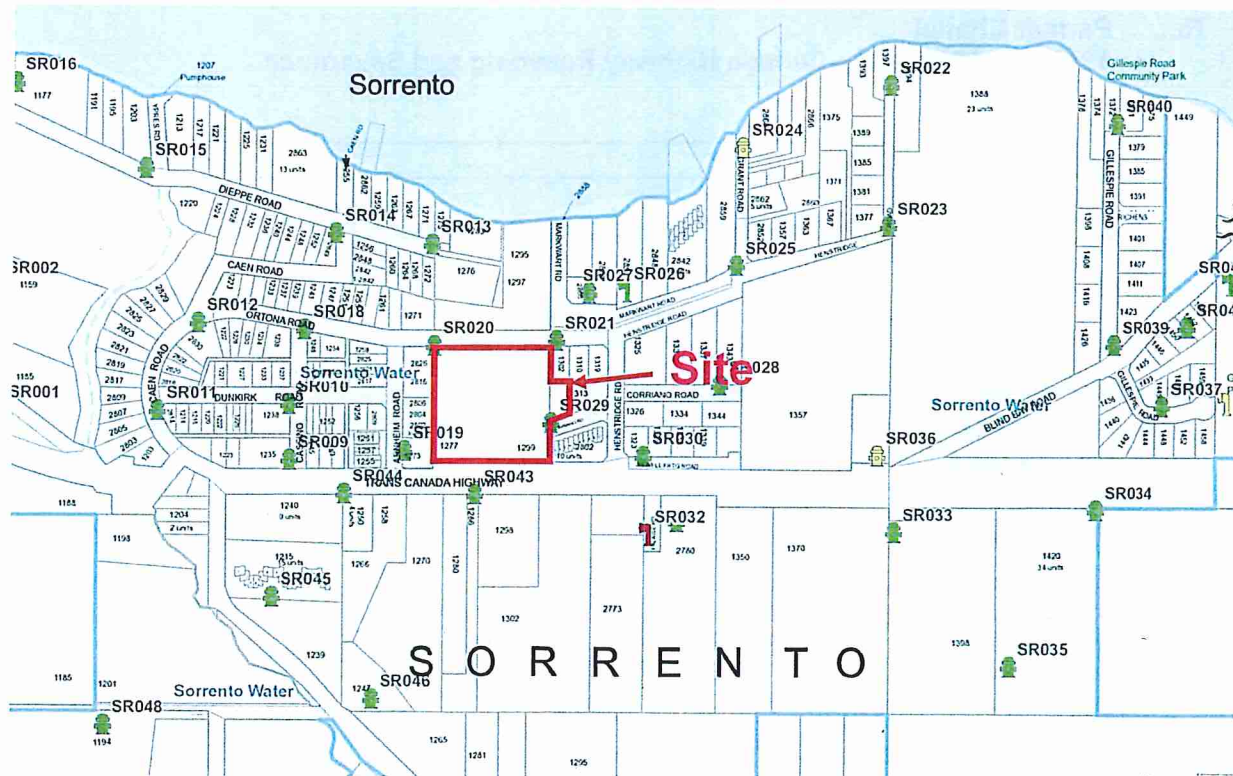




FEBRUARY 15, 2018

PROJECT OUTLINE FOR REZONING & SUBDIVISION APPLICATION

PREPARED FOR: PARMJIT CHAHAL &
COLUMBIA SHUSWAP REGIONAL DISTRICT



Blawson

LAWSON ENGINEERING AND DEVELOPMENT SERVICES LTD.
825C Lakeshore Drive W PO Box 106 Salmon Arm, BC V1E 4N2



825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

EXECUTIVE SUMMARY

This report outlines the proposed plans to rezone two adjacent properties which are currently zoned Town Centre Commercial (C1) to Tourist Commercial (C5).

In accordance with the current zoning, there is a motel, restaurant and ancillary buildings on the site immediately fronting the Trans-Canada Highway. This proposed re-zoning would allow for the redevelopment of the lands adjacent to Ortona Road to establish a campground, in addition to the existing commercial uses, on two 1.03 ha lots.

Site access exists from the Trans-Canada Highway to the existing commercial uses and access from Ortona Road can be readily accommodated.

The property is within an area serviced by the Sorrento Community Water System and there are local watermain adjacent to the property. Fire protection is available. The existing buildings on site are serviced by septic beds. An area is available to establish a second primary septic bed site and areas are available for reserve septic bed locations on each lot.

Hydro and communication services are existing to the site along the Trans-Canada Highway frontage and can readily be extended from other adjacent streets along the Ortona Road frontage.

We recommend that the Columbia Shuswap Regional District consider this proposal to re-zone the two subject properties from C1 to C5



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2. PROPOSED ZONING AMENDMENTS	1
3. SITE DESCRIPTION	1
4. PROPOSED LAYOUT	2
5. SITE ACCESS	2
6. SITE SERVICES	2
7. CONCLUSION	3



825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

1. INTRODUCTION

Lawson Engineering and Development Services has reviewed the *Columbia Shuswap Regional District South Shuswap Zoning Bylaw No. 701, 1997*, and *Bylaw 725, 2017*, in regards to the subject properties at 1277 and 1299 Trans-Canada Highway and an existing property adjacent to 1299 Trans-Canada Highway fronting onto Corriano Road. In accordance with the respective Bylaw, both parcels fall within the C1 (Town Center Commercial) Zoning and large scale commercial development is allowed in the Village Center area as identified in *Bylaw 725*.

This report outlines the proposed rezoning of two separate parcels from Town Centre Commercial (C1) to Tourist Commercial (C5), as outlined in the *Columbia Shuswap Regional District South Shuswap Zoning Bylaw No. 701, 1997*.

The proposed development has a total area of 2.06 Hectares or 5.09 Acres. The legal description and general information of both properties is shown below

	Legal Description	Parcel Area	Zoning	PID
Parcel #1	Plan 16715, Lot 1, Section 16, Range 11, KDYD, Township 22, Meridian W6, (#1277 and #1299 Trans-Canada Highway)	1.95 (ha) 4.83 (ac)	C1 (701) VC (725)	008-545-944
Parcel #2	Plan 31558, Lot 6, Section 16, Range 11, KDYD, Township 22, Meridian W6	0.11 (ha) 0.26 (ac)	C1 (701) VC (725)	003-654-770

The proposed rezoning is to redesignate both parcels as C5 (Tourist Commercial) Zoning for the potential to redevelop the lands for commercial lodging and/or campground use, as is permitted under this zoning.

In regards to potential campground use, the Minimum Parcel Area for Campgrounds, as per the bylaw, is 1.0 ha. It is the intent of the proponent to amalgamate the two parcels of land and then severe into two revised lots of 1.03 ha, each. This action will establish two lots that will each meet the Minimum Parcel Area for Campgrounds and Commercial Lodging criteria of the bylaw.

2. PROPOSED ZONING AMENDMENTS

Following consultation with CSRD, it is proposed that the property be re-zoned to from *Town Centre Commercial* to *Tourist Commercial* under Bylaw 701 and simultaneously severe the amalgamated lands to provide two lots of 1.03 ha.

There is no re-zoning required under Bylaw 725 to facilitate the potential redevelopment.

3. SITE DESCRIPTION

The site is located at 1277 and 1299 Trans-Canada Highway. It is bounded on the south by the Trans-Canada Highway, on the north by Ortona Road, on the west side by commercial properties fronting onto Arnheim Road and on the east side by a number of properties with access from Ortona Road and Corriano Road. An existing vacant property, adjacent to the east lot line of 1299 Trans-Canada Highway and fronting onto Corriano Road is being amalgamated into the total site being considered by this rezoning application.

The site has been previously developed to accommodate a restaurant/pub, ice cream stand and a motel. This developed area is immediately adjacent to the Trans-Canada Highway, with paved areas for parking

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between the highway and the buildings.

North of the buildings, the remaining acreage is open space with trees along the property boundaries and a small number of trees scattered on the property. There is a small storage shed located within this area. The area north of the buildings gradually slopes down towards Ortona Road and Shuswap Lake.

4. PROPOSED LAYOUT

If re-zoning approval is granted, the proponent's plan is to create two new parcels, each approximately 1.03 ha. in size.

Proposed Lot 1, being part of Lot 1, Plan 16715, would front onto the Trans-Canada Highway along the existing frontage of the property.

Proposed Lot 2, being the remainder of Lot 1, Plan 16715 and Lot 6, Plan 31588, would front onto Ortona Road along the existing Ortona Road frontage of the property.

The Proponent has chosen this preferred lot layout to provide access and servicing to each of the lots.

The preferred lot layout is attached.

5. SITE ACCESS

The existing site has driveway access from the Trans-Canada Highway to the commercial ventures. There is one existing driveway at the east end of the property and one driveway at the west end.

Driveway location, spacing and approvals are again at the discretion of the MoTI. All residential driveways are required to be constructed at or near right angles (70° to 110°) to the road and a maximum $\pm 2\%$ grade for the first 5m (measured from ditch centerline). After this the Ministry standard is for driveway grades to not exceed 8%, but in some cases the Ministry may accept steeper grades, with a 6.0m minimum radius.

The elevations differences between the edge of the shoulder on the Trans-Canada Highway and the pavement for the parking areas in front of the existing buildings is 2.0 m \pm and the grades of the existing driveways do not exceed the Ministry standards.

No changes are proposed to the driveway needs, from/to the Trans-Canada Highway to the existing restaurant/pub and motel on Proposed Lot 1. Actual driveway needs and configuration from/to Ortona Road to Proposed Lot 2, will be determined at the time of the configuration of the proposed amenities. Any driveway(s) should be able to meet MoTI standards.

Based on the existing profiles for the Trans-Canada Highway and Ortona Road, sufficient horizontal sight distances exist to provide for the safe access/egress to the respective lots.

6. SITE SERVICES

The site is located within the area of Sorrento that is serviced by Sorrento Community Water System.

There are existing watermains on all roads adjacent to the site; Trans-Canada Highway, Arnhiem Road, Ortona Road, Henstridge Road and Corriano Road. For fire protection, there are fire hydrants located on the Trans-Canada Highway and Ortona Road as well as at the west end of Corriano Road to provide coverage to the lots.

The water system provides potable water and fire protection to the existing buildings on site. Water connection needs to the future potential campground development, will be determined once the demands are identified and after discussions with the Sorrento Community Water System operator.



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The existing restaurant/pub and motel are serviced by separate septic systems, as shown on the attached sketch. The existing septic systems have been reviewed by a third party and a copy of the report is available upon request. For Proposed Lot 1, subject to the continued use of the existing septic systems, an area for a Reserve Bed has been identified as shown on the attached. For Proposed Lot 2, areas have been identified for the Primary and Reserved Bed locations. Design of new septic beds, as required will be as per recommendations of a professional soil assessment completed by a qualified professional and proven suitability of on-site soils.

There is currently existing aerial Hydro and communications plants on poles lines on the Trans-Canada Highway, that provide respective servicing to Proposed Lot 1. There are no Hydro or communications systems on Ortona Road to service Proposed Lot 2 and as such these services will need to be extended from Arnheim Road and Henstridge Road.

7. CONCLUSION

This project outline describes in general the proposed development plans of both properties which require the re-zoning from Town Centre Commercial (C1) to Tourist Commercial (C5). The proposed rezoning and potential land use do not conflict the CSRD's permitted land uses in the Village Center area.

If re-zoned, the proposed redevelopment will expand the commercial ventures on lands that are partially developed at this time as well as adding to the recreational environment of the area.

Lawson's preliminary assessment shows that besides driveway access points construction/design, potable water availability, soil suitability and hydro and communication needs, there are no concerns to inhibit this development. We therefore recommend that the Columbia Shuswap Regional District consider this proposal to re-zone the two subject properties from C1 to C5.



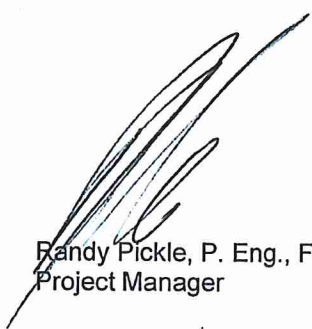
825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

We trust that this preliminary project outline satisfies your present requirements. Should you have any questions or comments, please contact our office at your earliest convenience.

Best Regards,


Lawson Engineering and Development Services Ltd.

Prepared by:



Randy Pickle, P. Eng., FCSCE, FEC, FEIC
Project Manager

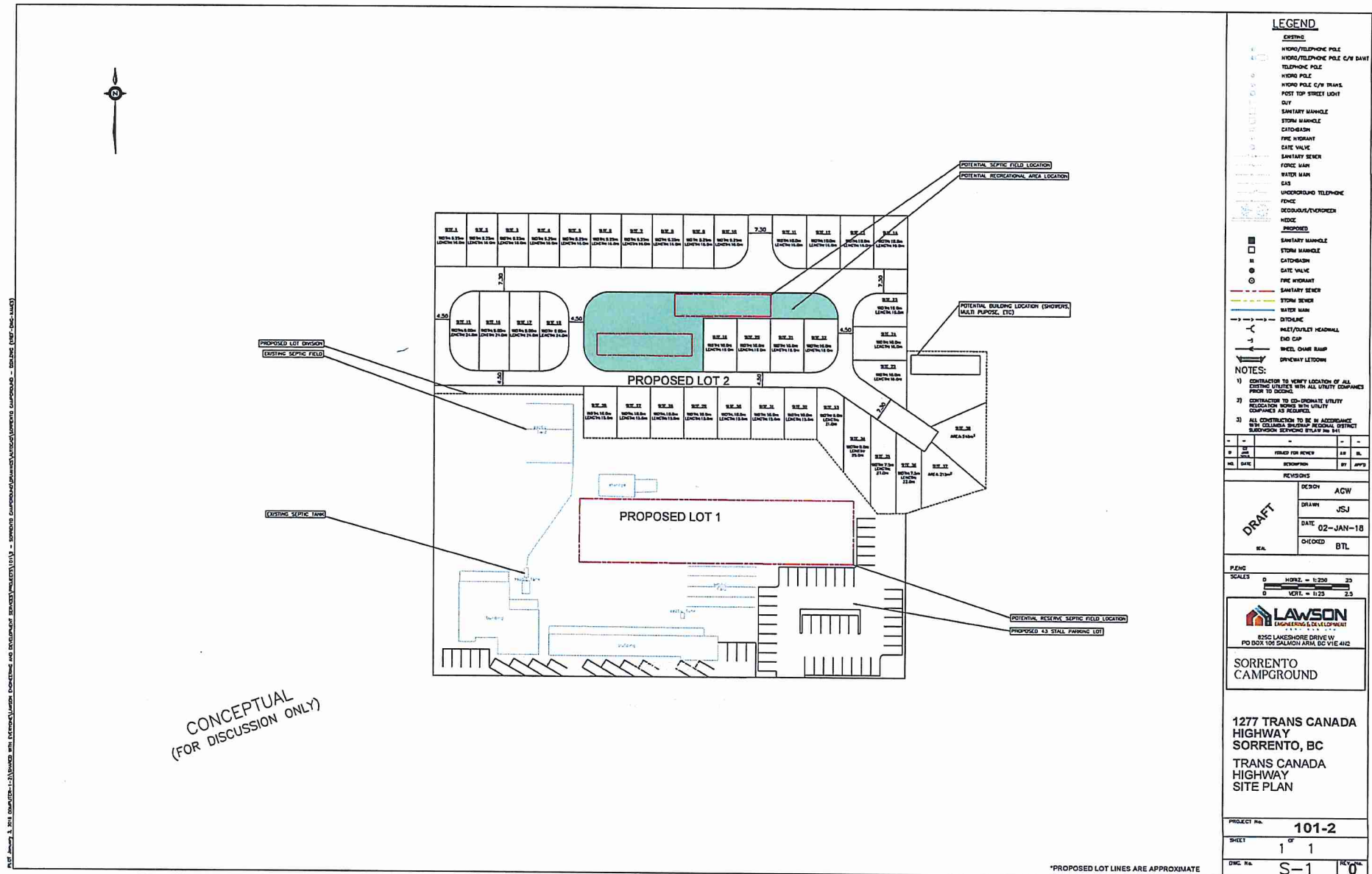
Reviewed by:



Blake Lawson, P. Eng.
Project Engineer



Appendix A: Potential Site Plan

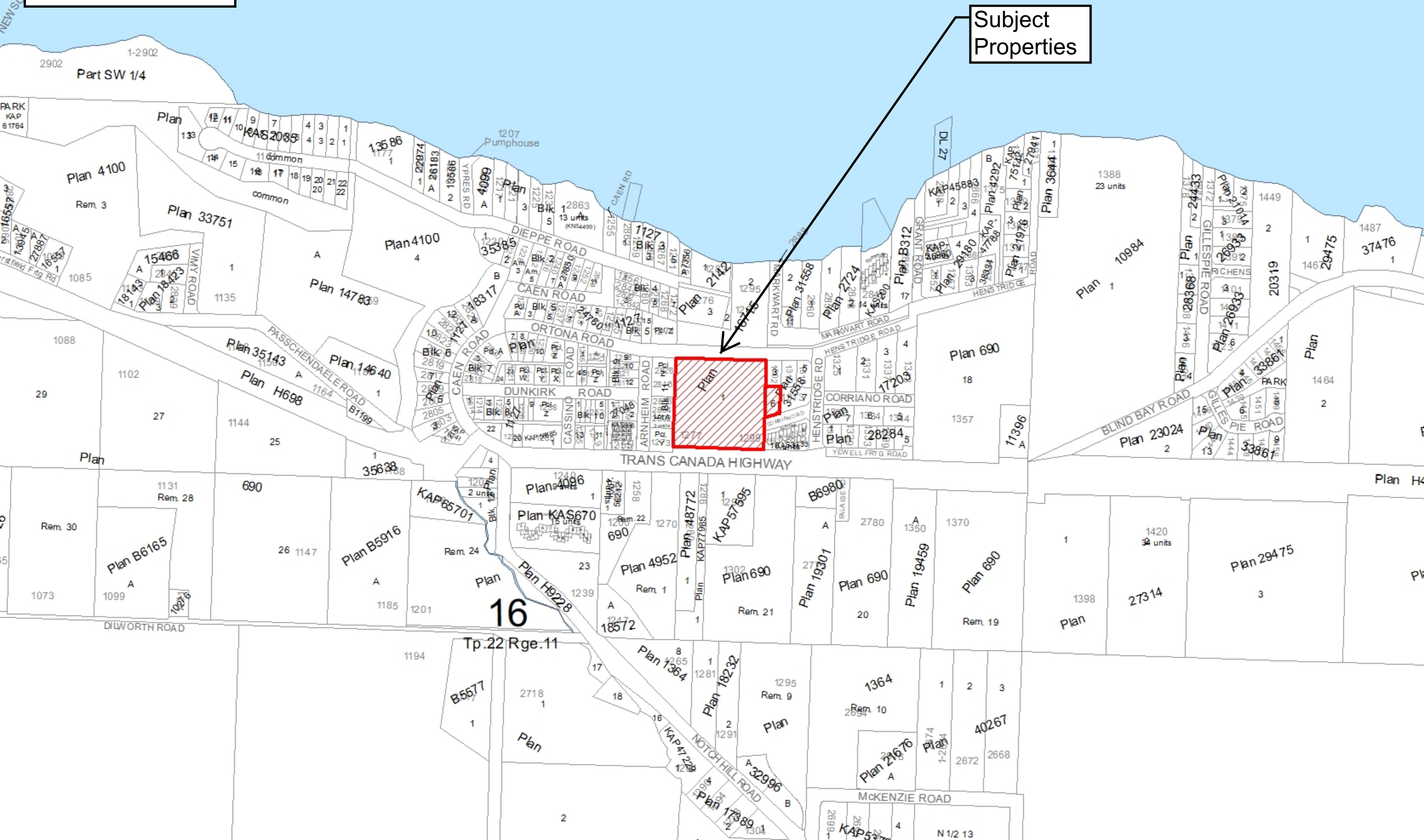


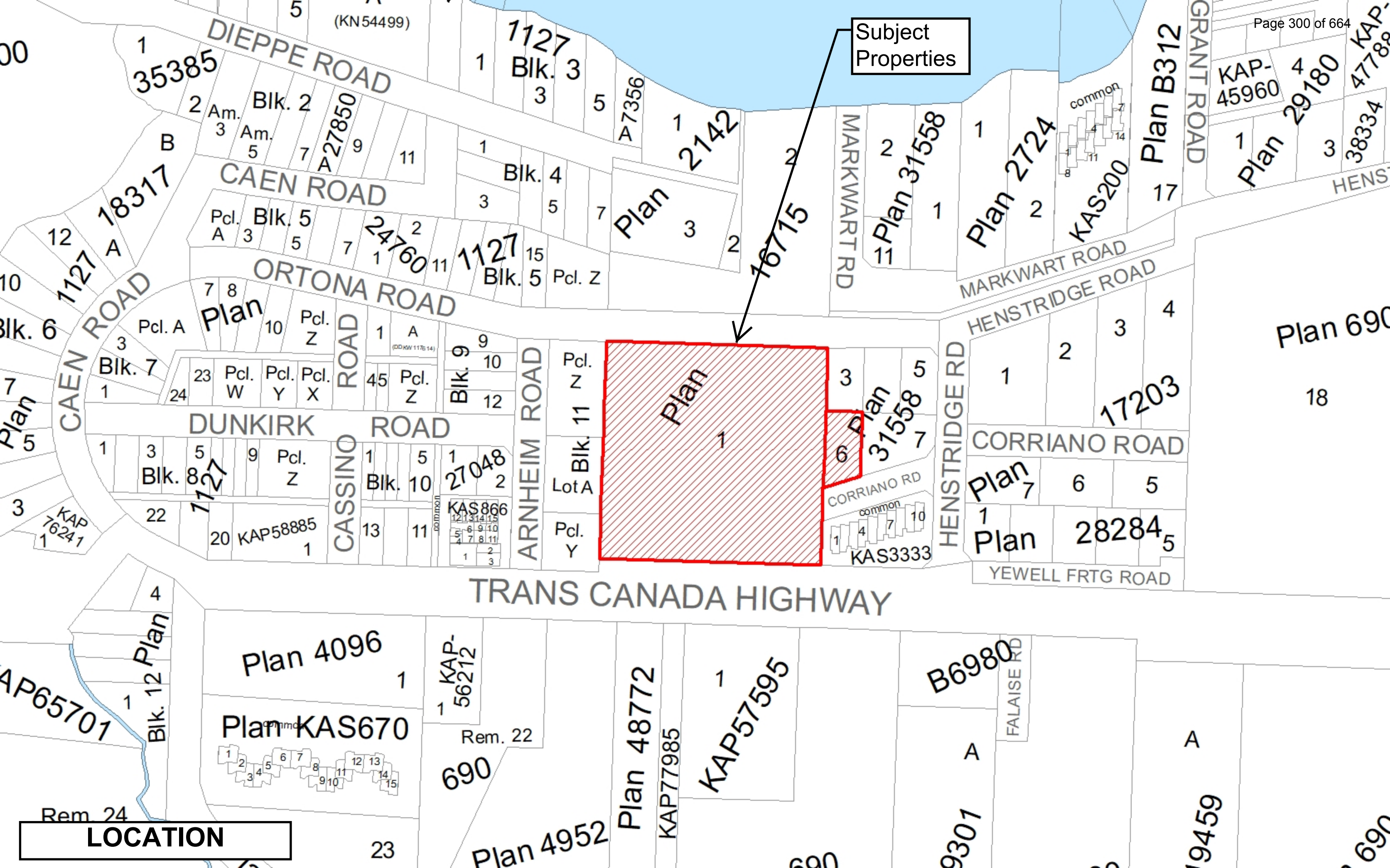
LOCATION



Subject
Property

Thompson-Nicola
Regional
District

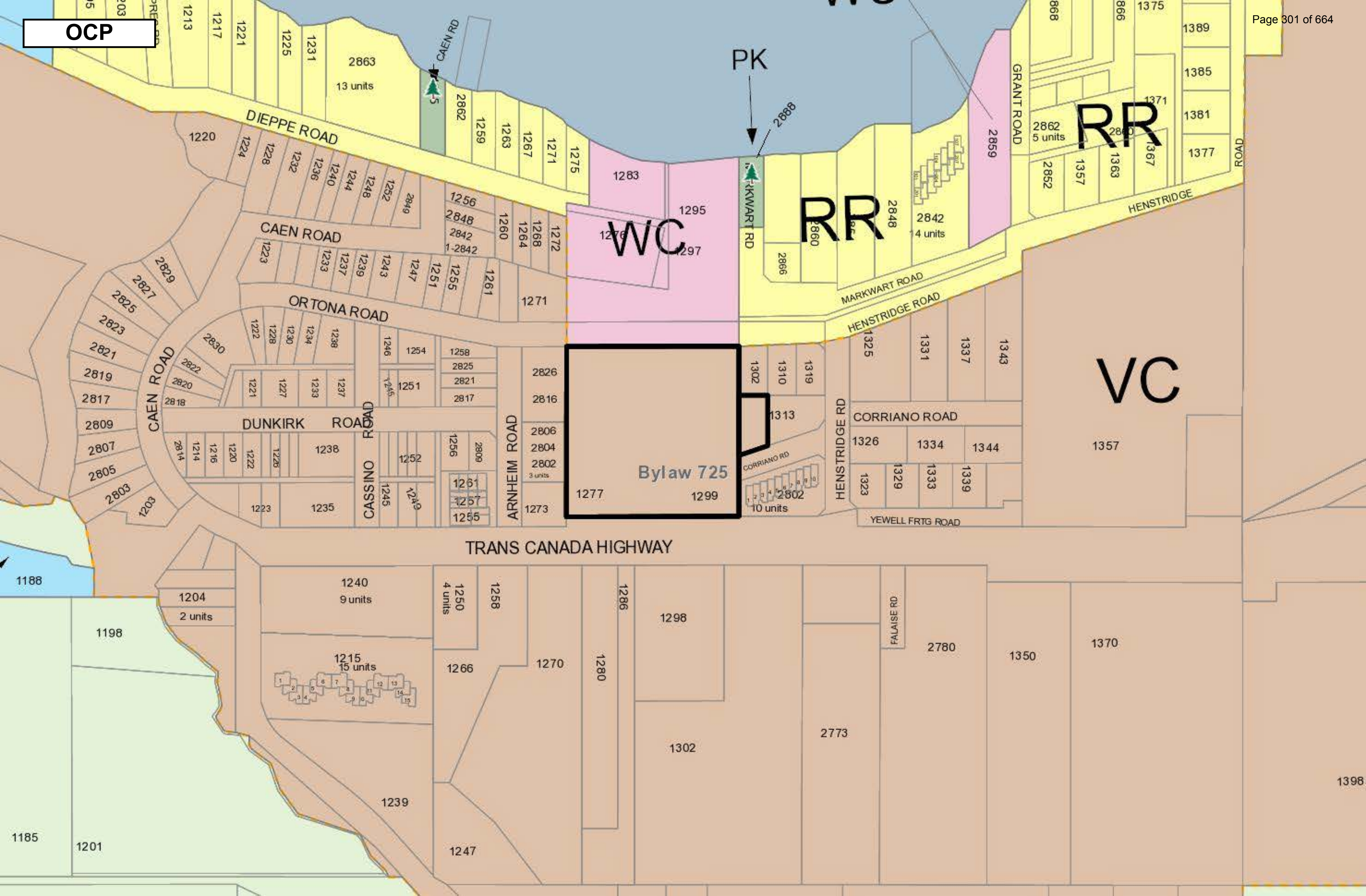




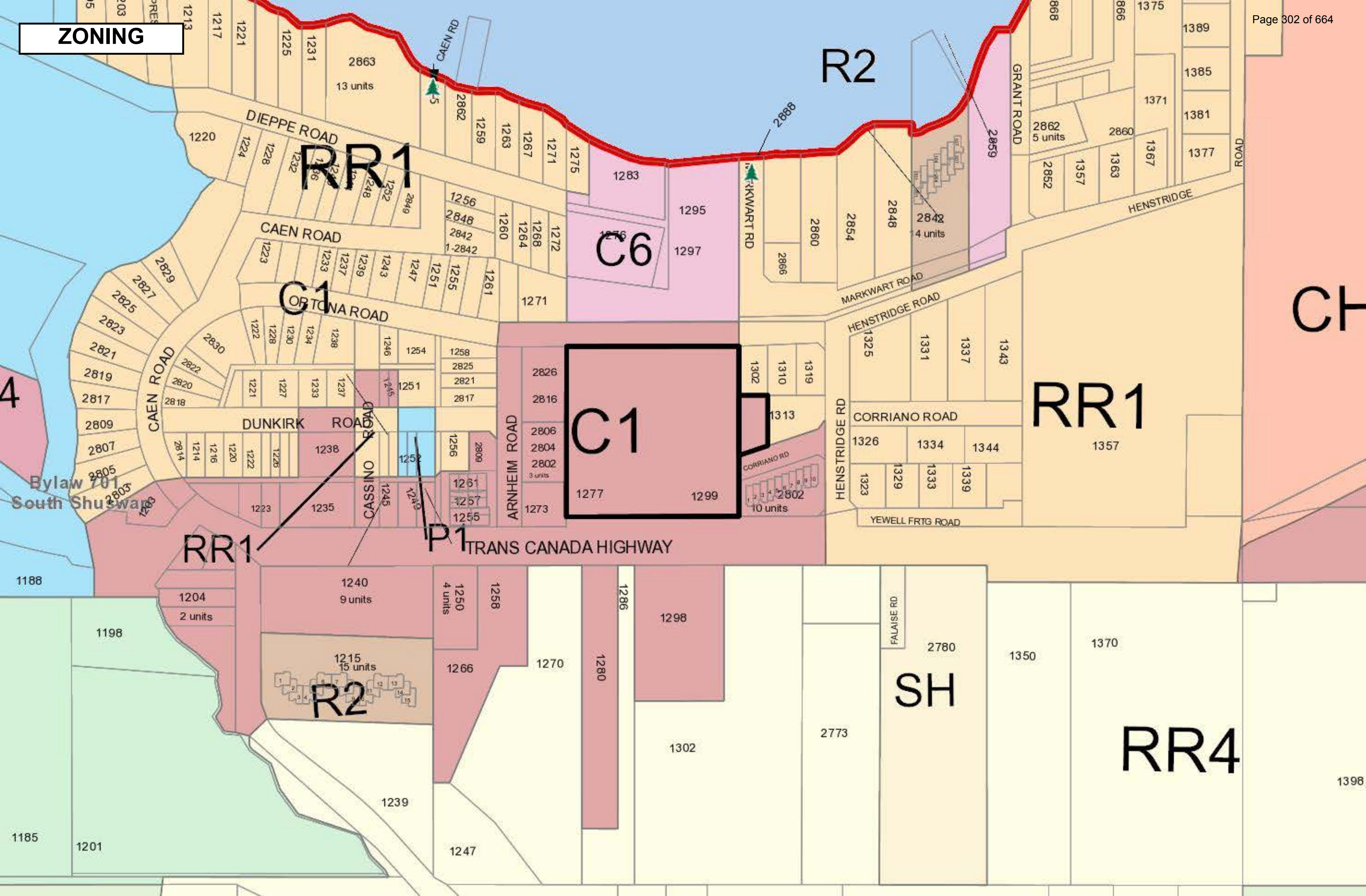
Subject
Properties

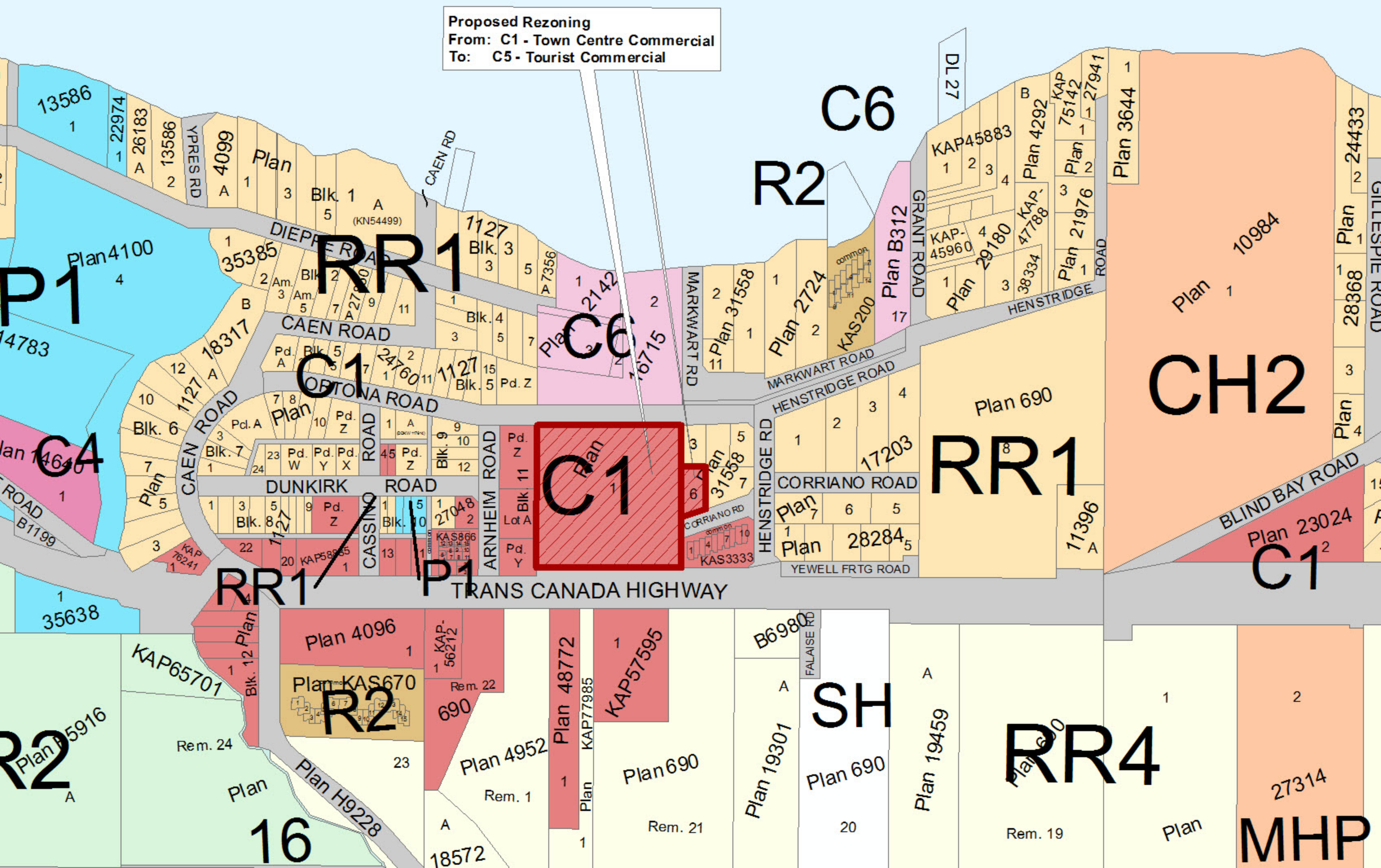
LOCATION

OCP

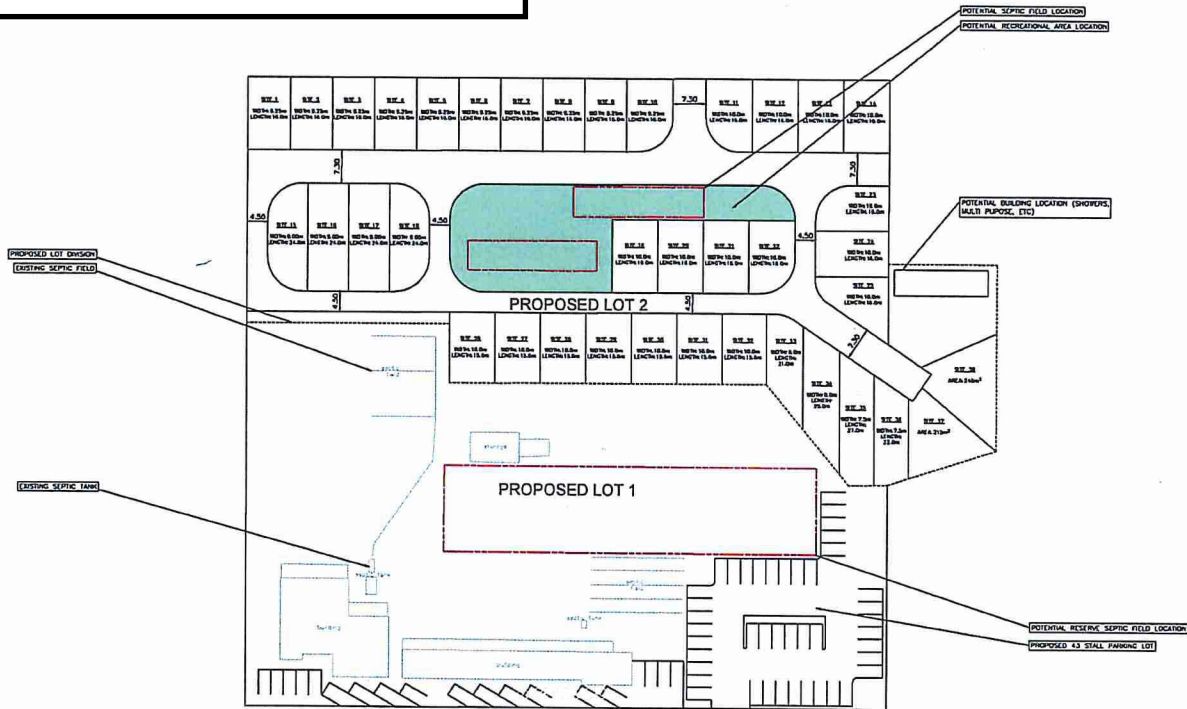


ZONING



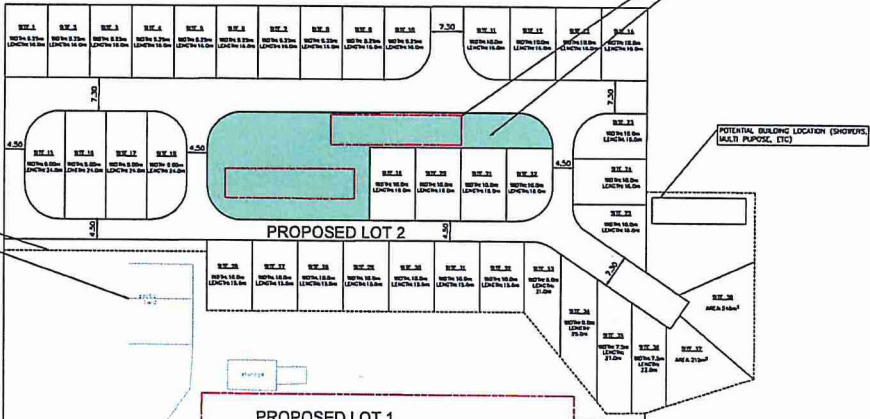


PROPOSED SITE PLAN



Proposed Campground Layout

Page 305 of 664



ORTHOPHOTO





BOARD REPORT

TO: Chair and Directors

File No:	BL725-10
	PL20170224
	BL701-89
	PL20170174

SUBJECT: Electoral Area C: Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10 and South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated March 29, 2018.
#1 to #6, 1541 Blind Bay Road, Blind Bay.

RECOMMENDATION #1: THAT: "Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10" be read a third time this 19th day of April, 2018.

RECOMMENDATION #2: THAT: "Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10" be adopted this 19th day of April, 2018

RECOMMENDATION #3: THAT: "South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89" be read a third time this 19th day of April, 2018.

SHORT SUMMARY:

The owners of Strata Plan EPS162 have applied for a rezoning amendment to address several illegal non-conforming issues, as a result of bylaw enforcement action. The property is currently regulated by a special regulation within the CH2 - Cluster Housing 2 Zone, which does not reflect on the current site development.

In addition to the rezoning amendment, staff noted that proposed Bylaw No. 701-89, given first reading at the November 16, 2017 regular meeting would approve densities which are not consistent with those indicated in the RR Rural Residential designation in Electoral Area C Official Community Plan Bylaw No. 725. For this reason, an Official Community Plan amendment bylaw application was required to be submitted by the applicant.

Bylaw No. 725-10 was given first and second readings and Bylaw No. 701-89 was given second reading at the February 15, 2018 regular meeting and a Public Hearing was delegated. The Public Hearing was held on March 28, 2018 at the Sorrento Memorial Hall. It is now appropriate for the Board to consider public input and consider the OCP Amendment Bylaw for third reading and adoption and third reading of the rezoning amendment Bylaw..

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 "2017-11-16_Board_DS_BL701-89_Lindblad_FirstReading.pdf" report attached.

POLICY:

See "2017-11-16_Board_DS_BL701-89_Lindblad_FirstReading.pdf" report attached.

FINANCIAL:

The rezoning is the result of bylaw enforcement action. If the Board does not adopt the proposed amending bylaws, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

See October 11, 2017 report attached. (See "2017-11-16_Board_DS_BL701-89_Lindblad_First.pdf", attached)

In addition to the attached report, CSRD staff had advised the applicant that the proposed Zoning Bylaw Amendment (Bylaw No. 701-89) was inconsistent with the densities permitted in the RR Rural Residential designation in the Official Community Plan. As a result the applicant applied to re-designate to accommodate the existing density on site.

Rather than re-designating the property to some other Residential designation, staff noted that the existing site development consisting of detached single family dwellings at 27.9 units/ha, far outstrips residential densities for all designations within the OCP. The existing density on the site was established prior to the Official Community Plan being adopted in 2014. Since the maximum density contemplated for detached housing in the OCP is 12 units/ha, staff are proposing an exemption to the density limitations for the subject properties only, as follows:

Notwithstanding 3.4.1.2, above, maximum allowable density within the RR designation are permitted to increase to a total of 27.9 units/ha for detached houses on Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162, only.

Additionally, staff are proposing a small re-numbering housekeeping amendment to Policy 3.4.1.7.

See "2018-02-15_Board_DS_BL725-10_BL701-89_Lindblad.pdf", attached.

SUMMARY:

The applicant has applied to re-designate and rezone the subject properties to make an existing development, Capri Cabins, conform to Bylaw requirements, as the result of a bylaw enforcement action against the property owners.

Staff are recommending that the Board can consider public input, comments from agencies and First Nations and consider Bylaw No. 725-10, for third reading and adoption and Bylaw No. 701-89 for third reading.

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 Wednesday March 28, 2018, at the Sorrento Memorial Hall in Sorrento. 4 members of the public attended, of which 2 spoke in favour of the Bylaws. Please see the attached Public Hearing Notes for details about public input (See "Public_Hearing_Notes_2018-03-28_BL725-10_BL701-89.pdf", attached.)

A single letter was received in opposition to the Bylaws. The letter has been attached to this report for the Board's information. (See "Public_submissions_BL725-10_BL701-89.pdf", attached.)

COMMUNICATIONS:

Staff notified adjacent property owners, advertised and held the Public Hearing in accordance with the Local Government Act. If the OCP Amendment Bylaw No. 725-10 is given third reading and adopted, the applicant will be advised of the Board decision. CSRD staff will amend Bylaw No. 725, which will be posted on the CSRD website and copies will be provided to the Director.

If the Board gives Bylaw No. 701-89 third reading, it will be forwarded to Ministry of Transportation and Infrastructure (MoT) for authorization. Once MoT has authorized the Bylaw, it will be brought back to the Board for adoption at future regular meeting.

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.*

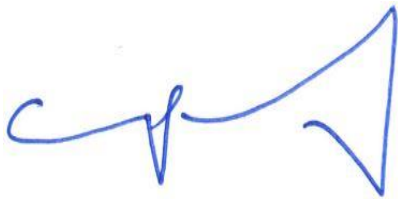
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area C Official Community Plan Bylaw No. 725
2. South Shuswap Zoning Bylaw No. 701
3. Application
4. MoT Encroachment Permit No. 2017-05825, dated September 22, 2017

Report Approval Details

Document Title:	2018-04-19_Board_DS_BL725-10_BL701-89_Lindblad.docx
Attachments:	<ul style="list-style-type: none"> - BL725-10-Third.pdf - BL701-89-Third.pdf - 2017-11-16_Board_DS_BL701-89_Lindblad_First.pdf - 2018-02-15_Board_DS_BL725-10_701-89_Lindblad.pdf - Public_Hearing_Notes_2018-03-28_BL725-10_BL701-89.pdf - Public_submissions_BL725-10_BL701-89.pdf - Maps_Plans_Photos_BL701-89.pdf
Final Approval Date:	Apr 9, 2018

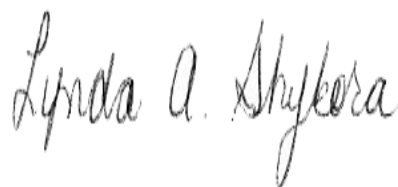
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 6, 2018 - 12:08 PM



Gerald Christie - Apr 6, 2018 - 12:32 PM



Lynda Shykora - Apr 9, 2018 - 10:10 AM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:39 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT
ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN
AMENDMENT (RON LINDBLAD) BYLAW NO. 725-10

A bylaw to amend the "Electoral Area 'C' Official Community Plan Bylaw No. 725"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 725;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 725;

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

1. Bylaw No. 725 cited as "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, (the Official Community Plan text), which forms part of the "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended by:

- i) Section 3, Part 3.4 Residential is hereby amended by changing Subsection 3.4.1.7, by deleting "3.4.2.2"; and replacing it with "3.4.1.2";
- ii) Section 3, Part 3.4 Residential is hereby amended by adding the following new Subsection 3.4.1.8:

".8 Notwithstanding 3.4.1.2, above, maximum allowable density within the RR designation are permitted to increase to a total of 27.9 units/ha for detached houses on Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162, only."

2. This bylaw may be cited as "Electoral Area 'C' Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10."

READ a first time this 15 day of February, 2018.

READ a second time this 15 day of February, 2018.

PUBLIC HEARING held this 28 day of March, 2018.

READ a third time this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 725-10
as read a third time.

CERTIFIED a true copy of Bylaw No. 725-10
as adopted.

Corporate Officer

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT (RON LINDBLAD) BYLAW NO. 701-89

A bylaw to amend the "South Shuswap Zoning Bylaw No. 701"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 701;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

A. TEXT AMENDMENT

- i. Schedule A of "South Shuswap Zoning Bylaw No. 701" is amended by deleting Special Regulation 14.3.12, to the CH2-Cluster Housing 2 Zone, in its entirety, including the map.
- ii. Schedule A of "South Shuswap Zoning Bylaw No. 701" is amended by replacing former Special Regulation 14.3.12, to the CH2-Cluster Housing 2 Zone with the following:

"14.3.12 This special regulation applies to Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162, including the common property, as shown on the map below.

.1 Notwithstanding Section 14.2.5 the maximum number of single family dwellings is 6, at a density of 27.9 dwelling units/ha.

.2 Notwithstanding Section 14.2.4 the maximum parcel coverage is 24.79%.

.3 Notwithstanding Section 14.2.3 the minimum setbacks are as follows:

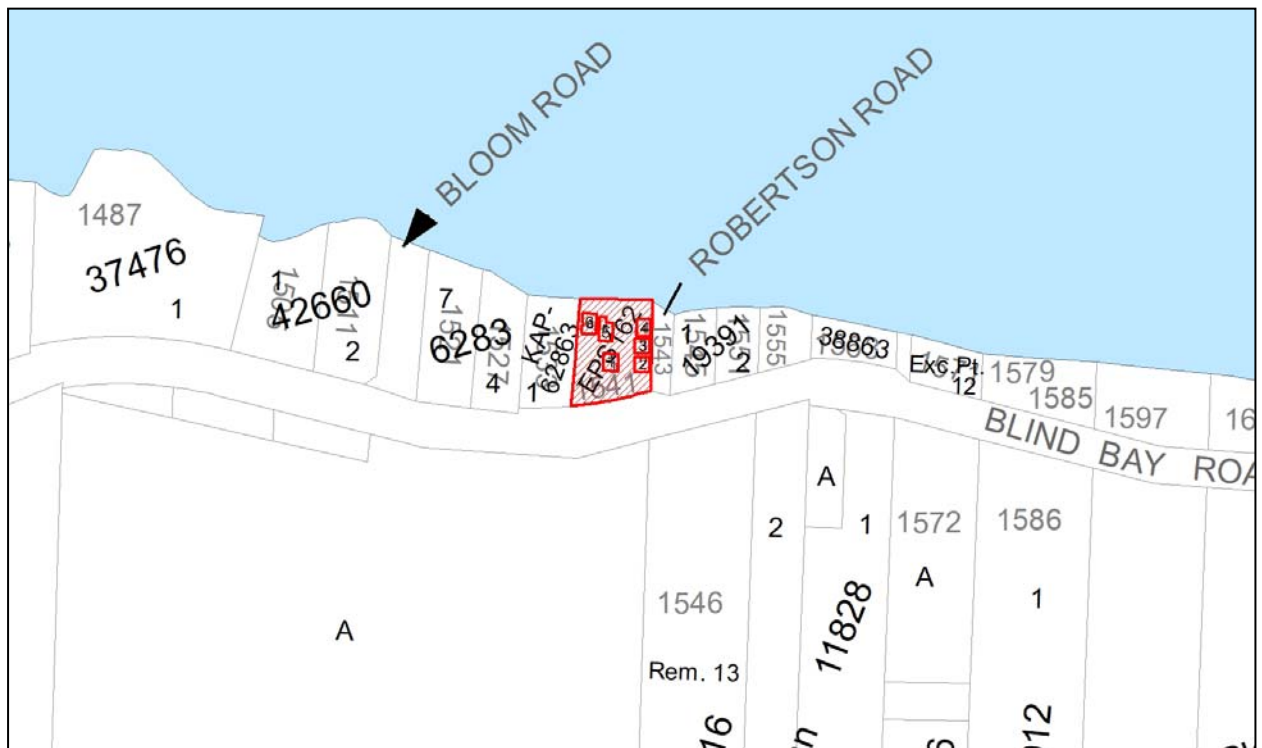
Front parcel line	5.0 m
Exterior side parcel line	0.66 m
Interior side parcel line	1.24 m
Rear parcel line	4.07 m

.4 Notwithstanding Section 14.2.2 the maximum height for principal buildings and structures is 10.0 m, except as follows:

Strata Lot 2	10.35 m
Strata Lot 3	10.07 m

.5 Notwithstanding Section 3.5.8 eaves and gutters for Strata Lots 2, 3, and 4 shall be closer than 1.0 m from the exterior side parcel line, as follows:

Strata Lot 2	0.08 m
Strata Lot 3	0.03 m
Strata Lot 4	0.06 m



- iii. Schedule A of "South Shuswap Zoning Bylaw No. 701" is amended by adding a new Section 3.18.9, as follows:

"3.18.9 Buildings or structures constructed on Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162 are exempted from the requirements of 3.17 as it pertains to the Flood Construction Levels and Floodplain Setbacks as follows:

Floodplain Setback

Strata Lot 4	10.33 m
Strata Lot 5	13.62 m
Strata Lot 6	10.02 m

Flood Construction Level

Strata Lot 2	350.91 m
Strata Lot 3	349.55 m
Strata Lot 4	349.57 m
Strata Lot 5	348.84 m
Strata Lot 6	348.83 m.

The flood construction levels noted above are for basements under the indicated strata lots, and are not exempted from Section 3.18.2."

2. This bylaw may be cited as “South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89.”

READ a first time this 16 day of November, 2017.

READ a second time this 15 day of February, 2018.

PUBLIC HEARING held this 28 day of March, 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 a true copy of Bylaw No. 701-89
as read a third time.

CERTIFIED a true copy of Bylaw No. 701-89
as adopted.

Corporate Officer

Corporate Officer



BOARD REPORT

TO:
Chair and Directors

File No:	BL 701-89 PL20170174
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SUBJECT:

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

DESCRIPTION:

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

RECOMMENDATION:

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.

SHORT SUMMARY:

The owners of Strata Plan EPS162 have applied for a rezoning amendment to address several illegal non-conforming issues, as a result of bylaw enforcement action. The property is currently regulated by a special regulation within the CH2 - Cluster Housing 2 Zone, which does not reflect on the current site development.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐
BACKGROUND:
APPLICANT:

Ron Lindblad, representing all strata owners

ELECTORAL AREA:

C

LEGAL DESCRIPTION:

Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162

CIVIC ADDRESS:

#1 to #6, 1541 Blind Bay Road

SURROUNDING LAND USE PATTERN:

North = Shuswap Lake

South = Blind Bay Road/Vacant/Single Family Dwelling

East = Robertson Road Community Park (CSRD)/Single Family Dwelling

West = Single Family Dwelling

CURRENT USE:

6 single family dwellings

PARCEL SIZE:

0.215 ha (0.53 ac)

DESIGNATION:

RR – Rural Residential

ZONE:

CH2 – Cluster Housing 2 Zone (subject to special regulation 14.3.12)

POLICY:**Electoral Area C Official Community Plan Bylaw No. 725****2.3 Shoreline Environment***2.3.2 Policies*

.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.

3.4 Residential*3.4.1 Policies*

- .1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.
- .2 Residential development is subject to the following land use designations, housing forms and maximum densities:

Land Use Designation	Housing Form	Maximum Density
Medium Density (MD)	Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
	Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
	Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Neighbourhood Residential (NR)	Detached, Semi-detached	2 units per 1 acre (1 unit/0.2 ha)
Country Residential (CR)	Detached, Semi-detached	1 unit per 1 acre (0.4 ha)
Rural Residential (RR)	Detached, Semi-detached	1 unit per 2.5 acres (1 ha)
Rural Residential 2 (RR2)	Detached, Semi-detached	1 unit per 5 acres (2 ha)

Small Holdings (SH)	Detached, Semi-detached	1 unit per 10 acres (4 ha)
Medium Holdings (MH)	Detached, Semi-detached	1 unit per 20 acres (8 ha)
Large Holdings (LH)	Detached, Semi-detached	1 unit per 25 acres (10 ha)
Rural Holdings (RH)	Detached, Semi-detached	1 unit per 148 acres (60 ha)

- .3 Cluster forms of development are encouraged within the Sorrento Village Centre and Secondary Settlement Areas to reduce the amount of land affected by residential growth when the permitted number of units is clustered on part of the site, and the remaining area is protected in a natural state. Where cluster developments are located near natural features, such as waterbodies, the cluster development should be directed away from the natural features. Areas near the features should be protected common or public areas.

3.6 Waterfront Development

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.

South Shuswap Zoning Bylaw No. 701

CH 2 – Cluster Housing 2 Zone

Purpose

The purpose of the CH2 zone is to recognize existing cluster housing arrangements as of March 16, 1995 but not to recognize any new cluster housing arrangements which were not existing on this date.

Permitted Uses

14.1 The following uses and no others are permitted in the CH2 zone:

- .1 single family dwelling;
- .2 cottage; permitted only on parcels greater than 4,000m²
- .3 home business;
- .4 accessory use.

Regulations

14.2 On a parcel zoned CH2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Size for New Subdivisions	10 ha
.2	Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 10 m (32.81 ft.) • 6 m (19.69 ft.)
.3	Minimum Setback from: <ul style="list-style-type: none"> • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line 	<ul style="list-style-type: none"> 5 m 4.5 m 2 m 5 m
.4	Maximum Coverage	70%
.5	Maximum Number of Single Family dwellings	1
.6	Maximum Number of Cottages	1

14.3.12 This special regulation applies to Lot 2, Plan KAP62863, Section 15, Township 22, Range 11, W6M as shown on the map below.

- .1 Notwithstanding Section 14.2 the maximum density of single family dwellings is 32.6 /ha.
- .2 Notwithstanding Section 14.2 the maximum parcel coverage is 23%.

Proposed Amendments Bylaw No. 701

The following amendments are proposed to reflect the current development on the property:

- 1. Density is proposed to be a total of 6 single family dwellings at 27.9 units/ha.;
- 2. Parcel coverage is proposed to be 24.79%;

3. Setbacks as follows:

Front parcel line	5.0 m
Exterior side parcel line	0.66 m
Interior side parcel line	1.24 m
Rear parcel line	4.07 m
4. Maximum height for principal buildings, as follows:

Strata Lot 2	10.35 m
Strata Lot 3	10.07 m
5. Eaves and Gutters from 1.0 m from exterior side parcel line to:

Strata Lot 2	0.08 m
Strata Lot 3	0.03 m
Strata Lot 4	0.06 m
6. Floodplain Specifications for setback and flood construction level to be as follows:

Floodplain Setback	
Strata Lot 4	10.33 m
Strata Lot 5	13.62 m
Strata Lot 6	10.02 m
Flood Construction Level	
Strata Lot 2	350.91 m
Strata Lot 3	349.55 m
Strata Lot 4	349.57 m
Strata Lot 5	348.84 m
Strata Lot 6	348.83 m

FINANCIAL:

The rezoning is the result of bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

Bylaw No. 701-36

Bylaw No. 701-36 was adopted by the Board at the February 15, 2007 regular meeting. The rezoning amendment introduced the set of special regulations under sub-section 14.3.12 (included above) allowing greater density and limiting parcel coverage on the site. The owners applied for the amendment to include the special regulation when it was revealed to them that the adoption of the new South Shuswap Zoning Bylaw No 701 did not recognize the existing development on the property and, therefore, the existing development (7 single family dwellings, and a mobile home, which was removed from the property through the course of the rezoning application) was non-conforming with respect to the existing use.

DVP 701-32

Subsequent to the adoption of Bylaw No. 701-32, (the month after adoption) the owners applied for a Development Variance Permit (DVP) to correct some non-conformities with respect to siting of the

existing development on the property, prior to some proposed renovations and expansions of the existing cabins. This DVP 701-32, in addition to correcting exterior parcel line setbacks also purported to provide relief from Floodplain Specifications.

Initially, the applicant was advised that the DVP 701-32 could not be processed as some 3 buildings actually encroached onto Robertson Road, an unconstructed Highway Right-of-way, access to Shuswap Lake. The owners were also advised that Provincial Riparian Area Regulations had recently come into effect and a Riparian Area Assessment Report (RAAR) would be required to support the DVP application.

Finally, staff noted that the buildings did not comply with floodplain specifications. Staff advised the applicant that floodplain issues could be dealt with within the DVP 701-32 as long as the applicant had provided a report from a qualified professional with experience in assessing flood risk.

The applicant provided the necessary information, as follows, after considerable delay:

- RAAR dated December 31, 2007, by Michele Trumbley, R.P.Bio., of Trumbley Environmental Consulting Ltd.
- Flood Assessment Report, dated May 14, 2007, by Alan Bates, P.Eng., of Streamworks Unlimited
- Arborist Report, dated August 8, 2007, by Irene Palmer, Certified Arborist, of Horizon Tree Service Ltd.
- Letter Regarding On-Site Sewerage System, dated April 18, 2007, by Dick Bartel, P.Eng., of Point One Engineering.
- Encroachment Permit, (No. 02-131-17011) issued February 2, 2006, by Ministry of Transportation and Infrastructure (MoT).

The DVP 701-32 was issued by the Board at the August 21, 2008 regular meeting.

Provisions within the Local Government Act do not allow a Development Variance Permit to vary Floodplain Specifications.

Staff have attached the report to the Board from August, 2008 with attachments, for the Board's information.

Capri Cabins – Subsequent Development

On February 12, 2009, the Provincial Ministry of Environment accepted the RAAR report and authorized the approvals. On March 26, 2009, the Interior Health Authority authorized repair of an existing Type 3 on-site sewerage system for 14 bedrooms with 479.4 m² of total living area. On December 15, 2009, a plan for deposit of a building strata subdivision was registered in the Land Title Office. The plan of strata subdivision showed that 6 lots were created. Registration for a building strata plan typically happens when the buildings are framed up completely to lock-up stage.

What had occurred on the site was that rather than renovation and expansion of the existing 7 cabins on the site, the owner had demolished all of the existing units and had constructed 6 new single family dwellings on the site. The new buildings are located closer to the natural boundary, and other parcel lines than the old cabins. There are also some units that violate maximum height restrictions.

The impact of this is that the reports which both the rezoning bylaw and the subsequent DVP were based on, were invalidated, because they reflected the old development, which was demolished.

In 2010, the CSRD pursued a bylaw enforcement complaint against the construction on the property. A letter was sent to the owners on June 15, 2010. A subsequent letter from the CSRD, dated June 22, 2010 advised the owners that the development of the 6 new cabins was in violation of DVP 701-32. Through the Bylaw Enforcement process, and many additional letters, it has taken until 2017 for the owners to understand the various issues and to apply to rezone the property to correct the situation.

RAR Issues

The owners of Capri Cabins had a RAAR performed by Michele Trumbley, R.P.Bio. to support the DVP. The RAAR dealt with the existing cabins and development on the site and did not contemplate the new configuration of the new units, which in some cases were sited closer to the Lake. However, development of the site occurred prior to the adoption of Electoral Area C Official Community Plan Bylaw No. 725, which instituted a requirement for a RAR DP when it was adopted. So a RAR DP for the new replacement development was not required.

The RAAR submitted to and accepted by the Provincial Government advises that additions are proposed to the 3 lakeshore cabins, but that these additions will occur to their south sides away from the Lake.

The demolition of the existing cabins and the construction of the new single family dwellings, did not require any approval from the CSRD at the time. It would have been a requirement for a revised RAAR, had any approvals been required, such as a building permit, or a subdivision.

As such, the new single family dwellings have been constructed within the SPEA defined in the original RAAR. But this occurred at a time when no approvals were required. The current rezoning application seeks to amend the zoning bylaw to sanction the current siting, but does not constitute development under RAR. Nevertheless, staff intend to send a referral to Ministry of Environment to give them an opportunity to provide their guidance.

Floodplain Issues

The original Flood Assessment Report dealt with flood hazards with respect to the existing cabins. The demolition of those 7 cabins and the construction of 6 new single family dwellings invalidated that report, because the new structures were placed closer to the natural boundary of Shuswap Lake. The owners have provided a new report, dated September 25, 2017 from Alan Bates, P.Eng., of Streamworks Consulting Inc., which addresses the new single family dwellings.

The report advises that new units have been constructed including new foundations and excavated basements with changed setback distances and floor elevations. The report advises that the 3 buildings constructed closer to Shuswap Lake (Units No. 4, 5, and 6) are in violation of the floodplain setback of 15.0 m, requiring an exemption.

In addition to this, the report advises that of the excavated basements, only Unit No. 1 complies with the flood construction level of 351.0 m geodetic. Units 2 to 6 all fall under the flood construction level requirement, however main floor elevations do comply. The report advises that the basements are unfinished and are not used for living space, but that they do house furnaces and hot water tanks for the units. The report advises that it is the understanding of Mr. Bates that these mechanical components have been constructed on above floor platforms of some unspecified height, which may or may not comply with the flood construction level. Mr. Bates did not do a site examination to verify this information.

Mr. Bates reports that foundation walls are likely close to the flood construction level, so the danger of floodwaters overtopping the foundation walls is unlikely. To mitigate the risk of inundation the owners have installed sump pumps in each cabin. Again Mr. Bates has not verified this information through a site visit.

Mr. Bates concludes his report by indicating that the new development on the site has not significantly increased the risk of flood damage on the property and has stated that the site may continue to be used safely. However, the caveat is added that the owners must not use the basements for living space or for the storage of valuables.

The Board had previously dealt with the issue of floodplain specifications in DVP 701-32, albeit for the previously existing buildings on the property, and in a DVP, which did not comply with the Local Government Act at the time. Rather than propose an exemption which is the usual vehicle for floodplain issues, and which would require a further application, and considering the Zoning Bylaw is the vehicle for establishing floodplains and their specifications, staff are proposing that the exemption to floodplain specifications incorporated into the zoning for this property based on the revised Engineer's report was a more efficient approach to the issue.

Covenant KM95490

Registered against the title of the parent property, Lot 2, Plan KAP62863, as a condition of subdivision approval in August 1998. The covenant is in favour of the Department of Fisheries and Oceans (DFO) and restricts the removal of vegetation from the site within 15.0 m of the 348.3 m contour. A review of the RAAR and the attached arborists report indicate that tree removal within this area was anticipated by the development but that planting of 29 other new trees would mitigate this loss. It is unknown if the owners approached DFO for approval to remove trees or planted the replacement trees.

Covenant LB5664 – Sewerage System

Registered against the title of the parent property, in favour of the CSRD at the time of the rezoning Bylaw No. 701-36. This covenant was offered by the owners in response to CSRD concerns regarding the efficacy of the existing on-site sewerage system. It was also offered to address public concerns raised at the Public Hearing. The covenant restricts the use of the property and the buildings thereon. The main provision is that the Owners would not construct, build, renovate, alter or reconfigure any of the existing dwellings to contain more than 2 bedrooms each. The covenant also restricts any increase in building area unless the owners have provided an inspection report by a qualified professional advising that the on-site sewerage system is in good working order and capable of handling the then-current amount of sewage generated on the site.

As reported earlier, a filing submitted by a qualified Engineer for a repair of the existing Type 3 system was approved for construction by the IHA at or around the time of reconstruction on the site. The filing was for 14 bedrooms, and a total of 479.4 m² of living space. A review of the strata plan of subdivision registered on the site indicates that the 6 new single family dwellings constitute a total of 1,210.6 m². This figure includes basement areas, excluding basement areas leaves 824.9 m². Staff are unaware of the number of bedrooms constructed, and have asked the applicant for this information.

The applicant has further advised that the number of bedrooms within the entire complex is 12, which means that the current filing for the sewerage system is adequate, regardless of the floor area change.

Water Supply

Information provided by the owners during the first rezoning application in 2007 indicate that the property is serviced by Shuswap Lake intake. It is unknown if there is a single intake for the entire property or if each unit has its own intake. If it is a single intake, the system is a water supply system and must be approved by the Interior Health Authority.

The applicant has provided staff with a copy of a Permit to Operate a Drinking Water System, as issued by the IHA under Facility No. 14-097-00185, dated April 1, 2009, and a Waterworks Construction Permit, No. TC-660, issued August 20, 2009, both of which predate the demolition of the existing units, and the construction of the new units. Again, staff will refer the bylaw to the IHA for their perspective. Staff will provide the Board with further information during consideration of future readings of the bylaw.

Ministry of Transportation and Infrastructure – Encroachments onto Robertson Road

As noted earlier, the Ministry of Transportation and Infrastructure (MoT) issued an encroachment permit for Capri Cabins in 2006. However, this permit was for the previously existing buildings. The applicant had applied for a renewed encroachment permit, which was issued (Permit No. 2017-05825), September 22, 2017 for the new site development.

Robertson Road – CSRD Park

The Electoral Area C Parks Plan was amended in 2010 to include Robertson Road, and a License of Occupation for the foreshore area and road was obtained from MFLNRORD and MoT in 2012 for a swim area.

Electoral Area 'C' OCP Bylaw No. 725

The current OCP designation RR Rural Residential allows for a density of 1 unit per ha. The current zoning and the existing development of 6 units on a 0.215 ha property do not comply with this designation. Current policies regarding infrastructure indicate that existing development must connect to a community sewer system to protect Shuswap Lake water quality.

Foreshore Development

At some point in the past the owners have installed an extensive retaining wall structure within Shuswap Lake. Stairs lead from the top of the retaining wall down onto the beach. The installation of the retaining wall effectively reclaimed landscaped area from the Crown which owns the land below the natural boundary. If this type of structure were contemplated to be constructed now, the owner would need to apply for a tenure from the Lands Branch (Front Counter BC), as well as receive a permission under Section 11 of the Water Sustainability Act. It is unlikely the owners have obtained the required permissions from the Provincial Government for these structures. Staff will forward a referral to the Ministry for their advice in this regard.

SUMMARY:

The applicant has applied to amend the current special regulation within the CH 2 – Cluster Housing – 2 Zone which regulates the subject property. The subject property was rezoned to a special regulation within the CH 2 zone and a DVP was issued to allow what was existing on the site at that time. Subsequent to this, the owners demolished all of the existing development on the site and re-developed in violation of the zone and the DVP. This application is a response to bylaw enforcement action, and, if supported by the Board would sanction all of the illegal non-conforming elements of the new development.

Staff are recommending that the Board consider the background in that context, give Bylaw No. 701-89 first reading, and consider directing staff to forward the bylaw and background information to referral agencies and First Nations.

IMPLEMENTATION:

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, 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.
 - Adams Lake Indian Band
 - Little Shuswap Indian Band
 - Neskonlith Indian Band.

COMMUNICATIONS:

If the bylaw is given first reading it will be forwarded to the referral agencies. Agency comments will be provided with a future Board report. The applicant will be required to post a Notice of Development sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001.

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. MoT Encroachment Permit No. 2017-05825, dated September 22, 2017.
2. Electoral Area C Official Community Plan Bylaw No. 725.
3. South Shuswap Zoning Bylaw No. 701.
4. CSRD Letter November 9, 2015.

Report Approval Details

Document Title:	2017-11-16_Board_DS_BL701-89_Lindblad.docx
Attachments:	<ul style="list-style-type: none"> - 2008-08_Board_DS_DVP701-32.pdf - BL701-89-First.pdf - Letter to M Lindblad re Capri Cabins Flood Hazard Assessment - Streamworks Sep 2017.pdf - CSRD_letter_2015-11-09_BL701-89.pdf - Maps_Plans_Photos_BL701-89.pdf
Final Approval Date:	Nov 8, 2017

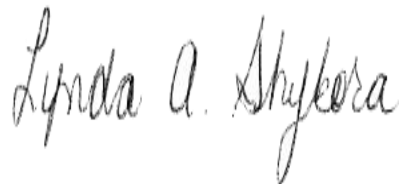
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 6, 2017 - 11:29 AM



Gerald Christie - Nov 7, 2017 - 7:59 AM



Lynda Shykora - Nov 7, 2017 - 4:12 PM



Charles Hamilton - Nov 8, 2017 - 8:49 AM

EAD-BBA 1.**MEMORANDUM**

TO: Chair and Directors **DATE: 2008 08 12**

FROM: Scott Beeching, Senior Planner II **FILE: DVP 701-32**
Development Services

SUBJECT: Development Variance Permit No. 701-32

RECOMMENDATIONS

1. THAT:

as recommended in the memorandum from the Senior Planner II, dated 2008 08 12, the Board support the proposed Streamside Enhancement and Protection Area (SPEA) variance for the proposed development based upon the professional opinion of Michele Trumbley, R.P.Bio and QEP stated in her report dated December 31, 2007;

AND THAT:

the Columbia Shuswap Regional District's support of the variance is contingent upon the report prepared by Michele Trumbley, R.P.Bio being submitted and accepted by the Ministry of Environment and the Department of Fisheries and Oceans Canada and any mitigation measures required by the report being the responsibility of the property owner and QEP.

2. THAT:

in accordance with Section 922 of the Local Government Act Development Variance Permit No. 701-32 for Lot 2, Plan KAP62863, Sec 15, Twp 22, Rge 11, W6M KDYD be issued.

INFORMATION SHEET

OWNER OF PROPERTIES: Ben Cunliffe
 Ronald Ray Lindblad
 Richard William Renard
 Michael John Lindblad
 Nicole and Lance Nikolic

APPLICANT: Ben Cunliffe

ELECTORAL AREA: 'C' (Sorrento)

LEGAL DESCRIPTION: Lot 2, Plan KAP62863, Sec 15, Twp 22, Rge 11, W6M KDYD

...2

Handwritten signature and initials, possibly 'J.B.' and 'YKG', in the bottom right corner.

ADDRESS: 1541 Blind Bay Road

SIZE OF PROPERTY: .215 ha (.531 acres)

SURROUNDING LAND USE

PATTERN: NORTH: Shuswap Lake
 SOUTH: Blind Bay Road
 EAST: Robertson Road, Residential Lots
 WEST: Residential Lots

CURRENT USE: 7 Single Family Dwellings

PROPOSED USE: 7 Single Family Dwellings

CURRENT ZONING: Cluster Housing 2 (CH2)
 Special Regulation 14.3.12

CURRENT OCP DESIGNATION: Country Residential 0.5 (CR.5)

PROPOSAL

The proposal is to renovate and expand the existing cabins on the property. For the most part the renovations and expansions will occur on the existing development footprint. The attached drawing demonstrates where the renovations and expansion will occur. Three dwellings are within the 15 m (49.2 ft) floodplain setback and 3 cabins are within the 4.5 m (14.76 ft) exterior side parcel line setback.

The applicant is requesting a development variance permit to vary the minimum setback from the floodplain from 15m (49.2 ft) to 10.92 m (35.83 ft), 14.2 m (46.58 ft), and 9.7 m (31.82 ft) for three cabins. The proposal is also to vary the minimum setback from the exterior side yard from 4.5 m to 0.71 m along Robertson Road right of way (east side) to accommodate three cabins. Robertson Road is an undeveloped right-of-way providing utility access to the lake.

DEVELOPMENT VARIANCE PERMIT

Shuswap Lake forms the northern boundary of the property. The deck of the Cabin #6-Ko Ko Mo is 9.7 m (31.82 ft) from the high water mark. A portion of Cabin #5-Key-Largo is 14.2 m (46.58 ft) from the high water mark. The deck of Cabin #4-Montego is 10.92 m (35.83 ft) from the high water mark.

Robertson Road forms the eastern boundary of the property, portions of the Cabin #4-Montego and Cabin #3-Jamaica are currently within .71m of the property line and the Cabin #2-Aruba is .71m from the property boundary. The owners are proposing to renovate and move the cabins so all three are .71m from the property line.

The following variances have been applied for:

1) Section 3.16.2.1

- The Floodplain Setback from 15.0 (49.2 ft) to 10.92 m (35.83 ft) for cabin #4-Montego.
- The Floodplain Setback from 15.0 (49.2 ft) to 14.2 m (46.58 ft) for cabin #5-Key Largo.
- The Floodplain Setback from 15.0 (49.2 ft) to 9.7 m (31.82 ft) for cabin #6-Ko Ko Mo.

2) Section 14.2.3

- Exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #2-Aruba.
- Exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #3-Jamaica.
- Exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #4-Montego.

SOUTH SHUSWAP ZONING BYLAW NO. 701

The subject property is currently zoned Cluster Housing 2 (CH2). The maximum density of single family dwellings is regulated through the use of special regulations. Special Regulation 14.3.12 applies to the subject property and reads as follows:

"The maximum density of single family dwellings permitted on Lot 2, Plan KAP62863 Sec 22, Rge 11 W6M, KDYD is 32.6/ha."

"The maximum parcel coverage is 23%."

The proposed uses and additions for the cabins comply with Bylaw No. 701.

RIPARIAN AREAS REGULATION

A Local Government (in this case the CSRD) cannot approve any development within 30 m of any watercourse (as defined in the RAR) without a report from a Qualified Environmental Professional (QEP) being submitted and accepted by the Ministry of Environment (MOE) Ecosystems Branch. A typical RAR report would identify a Streamside Enhancement and Protection Area (SPEA) that is to be maintained in its natural state to provide or protect fish habitat. If for some reason it is not possible to maintain the SPEA there is an option to "vary" the SPEA. In order to consider a variance of the SPEA a letter of support from the Local Government is required.

A report prepared by Trumbley Environmental Consulting Ltd, December 31, 2007, is attached. In the report, Michele Trumbley, the QEP, identifies a Streamside Protection and Enhancement Area (SPEA) of 30 m. Three cabins are currently within the 30m SPEA, therefore a SPEA variance is required.

In the report the QEP identifies a number of mandatory actions, including the erection of a barrier during construction, planting of native species and monitoring the use of the SPEA, which will be required as mitigation during the development of the property. It is recommended that adherence to the mandatory actions as required in the QEP report will be a condition of issuing the permit.

If the Board supports the SPEA variance and the measures necessary to protect the SPEA as determined in the report, a letter of support will be sent to the QEP. This letter will be submitted by the QEP as part of the RAR report and submitted to MOE Ecosystems Branch for review, acceptance and eventual approval.

GEOTECHNICAL REPORT

When considering a variance to the setbacks from the floodplain, Policy P-19 requires that a professional report from a professional engineer or geoscientist that states the land may be used safely for the use intended.

The report prepared by Alan Bates, P. Eng, Water Resources Engineer of Streamworks Unlimited, May 14, 2007, (attached) states that the existing cabins' site is suitably protected from flood damage or erosion and may continued to be used safely. There are no mitigative measures considered necessary.

SEWER

There is a restrictive covenant on the property. Prior to any alterations to the existing 7 dwellings that would increase the gross square footage of the dwellings, the sewage disposal system must be inspected by a Professional Engineer. The Engineer must deem the disposal system to be in good working order and capable of handling the current amount of sewage generated and any increase that may be generated as a result of the alterations.

The covenant requires that if there is any evidence that the disposal system(s) are not in good working condition, the repairs must be completed prior to any alterations or an alternate solution must be found. The covenant limits the number of bedrooms in each building to two. The number of bedrooms is one of the criteria Interior Health requires Registered Onsite Wastewater Practitioners to consider when assessing potential septic effluent.

Correspondence from Ivor Norlin, Interior Health Public Health Inspector and Dick Bartel, Point One Engineering, is attached.

Dick Bartel submitted a letter, dated December 18, 2006 stating the sewage disposal system is in good working order. Mr. Norlin replied with a letter, dated December 29, 2006 concluding that Mr. Bartel's letter does not indicate whether the existing system meets the current Sewerage System Standard Practice Manual or whether the sewage

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system meets current health standards. Mr. Bartel submitted a letter dated January 8, 2007 stating that the proposed increase in building square footage will not have a negative impact on public or private health. Mr. Norlin responded with a letter dated, January 26, 2007, stating again that the Mr. Bartel has not stated that the septic system complies with the Sewerage System Standard Practice Manual.

In his letter (attached) dated April 18, 2007, Dick Bartel, Point One Engineering, indicates the system is in good working order. The letter states that the system will have no impact on public or private health. The letter states that the system meets the Standards of current Sewerage System Regulation Standard Practice Manual and is capable of handling the current wastewater being generated and the increases as proposed.

The owners have stated verbally and in a letter dated August 1st, 2008, that the existing sewage system will be upgraded pending further development of the property. A letter from Point One Engineering, dated June 2, 2007, is attached. The letter includes details and design of the proposed upgrades.

WATER

The northern boundary of the subject property borders on Shuswap Lake. The dwellings on the subject property receive their drinking water directly from lake water intakes. The applicant is working with Interior Health to become fully compliant with the *Drinking Water Act and Regulations*, has initiated Source Approval and will be seeking Engineering Approval for the current system.

REFERRALS

The Area 'C' Advisory Planning Commission recommended denial of this application because the application infrastructure is not adequate and there is a risk to Shuswap Lake. The minutes of the May 13, 2008 meeting are attached.

Interior Health recommends approval conditional to the installation of the proposed upgrade to the on-site sewage disposal systems as designed by Dick Bartel and connection to the community system as soon as it is available.

There was no response from the Ministry of Transportation and Infrastructure. However there is a permit to reduce the building setback to less than 4.5 metres from a property line fronting a highway dated February 1, 2006. The permit allows the buildings to extend within 0.16 m of the property line in common with Robertson Road.

There was no response from the Ministry of Environment or the Department of Fisheries and Oceans.

PUBLIC INPUT

Some members of the Advisory Planning Commission chose to submit additional information after the meeting was adjourned. The additional information consists of a Development Proposal Evaluation Form and an Addendum which are attached. The

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additional information was not discussed at the meeting and was not reflected in the minutes. Development Services staff recommends that the additional information be considered as public input.

The Development Proposal Evaluation Form assesses and rates the application based upon the following criteria: preservation of the natural environment and lake water quality, provision of adequate infrastructure, compatible with the neighbourhood community character, consideration of natural hazard and compliance with appropriate regulations, effect on local residential traffic and parking, and input from the neighbourhood. The summary stated "Despite 5 letters from neighbours, this high-density proposal is in contradiction of the general views of the community."

The Addendum dated May 14, 2008 reiterates that the Area 'C' APC is opposed to the DVP because of serious concerns about the potential and recognized problems with 7 homes on a septic system on .53 acre of lakeshore. The Addendum then provides further observations and an analysis of correspondence related to the file including letters from George Clarke, Bulldog Excavating, Ivor Norlin, Interior Health and Dick Bartel, Point One Engineering.

In his letter dated August 1st, 2008, Ron Lindblad, the applicant, addresses some of the information contained in the Addendum. Mr Lindblad has also included a drawing demonstrating the location of the immediate neighbours who submitted letters of support.

Seven letters, from the adjacent landowners, in support of the Development Variance Permit are attached.

SUMMARY

Seven cabins exist on the property.

A septic system that was inspected by a Professional Engineer and deemed to be in good working order and not a risk to private or public health exists on the property. The owners have stated that they will improve the existing system and would like to eventually connect to a community system.

A geotechnical engineer has stated that the cabins are safe and are sufficiently protected from flood and erosion.

The QEP identified a 30m SPEA from the boundary of Shuswap Lake. Three of the cabins are currently within the 30m SPEA. Adherence to the mitigative measures as recommended in the QEP report will improve the SPEA.

The immediately adjacent landowners support the DVP.

The Area 'C' APC does not support the variances to the setbacks from the side yard setback and the floodplain setback.

A variance of the side yard setback and the floodplain setback will allow the owners to improve the cabins, improve the SPEA and improve the septic system which will further protect Shuswap Lake.

...7

The proposal is to renovate and expand the existing cabins on the property. For the most part the renovations and expansions will occur on the existing development footprint. The attached drawing demonstrates where the renovations and expansion will occur. Three dwellings are within the 15 m (49.2 ft) floodplain setback and 3 cabins are within the 4.5 m (14.76 ft) exterior side parcel line.

The applicant is requesting a development variance permit to vary the minimum setback from the floodplain from 15m (49.2 ft) to 10.92 m (35.83 ft), 14.2 m (46.58 ft), and 9.7 m (31.82 ft) for three cabins. The proposal is also to vary the minimum setback from the exterior side yard from 4.5 m to 0.71 m along Robertson Road right of way (east side) to accommodate three cabins.

Respectfully submitted,



Scott Beeching
Senior Planner II

COLUMBIA SHUSWAP REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. 701-32

1. OWNERS: Ben Cunliffe
Ronald Ray Lindblad
Richard William Renard
Michael John Lindblad
Nicole and Lance Nikolic

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

Lot 2, Plan KAP62863, Sec 15, Twp 22, Rge 11, W6M KDYD
which property is more particularly shown on the map attached hereto
as Schedule 'A'.

3. The South Shuswap Zoning Bylaw No. 701, as amended, is hereby varied as follows:
 - a) Section 3.16.2.1 is varied by decreasing the floodplain setback from 15.0 (49.2 ft) to 10.92 m (35.83 ft) for cabin #4-Montego as shown on Schedule B.
 - b) Section 3.16.2.1 is varied by decreasing the floodplain setback from 15.0 (49.2 ft) to 14.2 m (46.58 ft) for cabin #5-Key Largo as shown on Schedule B.
 - c) Section 3.16.2.1 is varied by decreasing the floodplain setback from 15.0 (49.2 ft) to 9.7 m (31.82 ft) for cabin #6-Ko Ko Mo as shown on Schedule B.
 - d) Section 14.2.3 is varied by decreasing the exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #2-Aruba as shown on Schedule B.
 - e) Section 14.2.3 is varied by decreasing the exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #3-Jamaica as shown on Schedule B.
 - f) Section 14.2.3 is varied by decreasing the exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #4-Montego as shown on Schedule B.

4. The permit is issued on the condition that:
 - a) The report prepared by Michele Trumbley, R.P.Bio being submitted and accepted by the Ministry of Environment and the Department of Fisheries and Oceans Canada.

DVP NO. 701-32

PAGE 2

5. This permit is NOT a building permit.

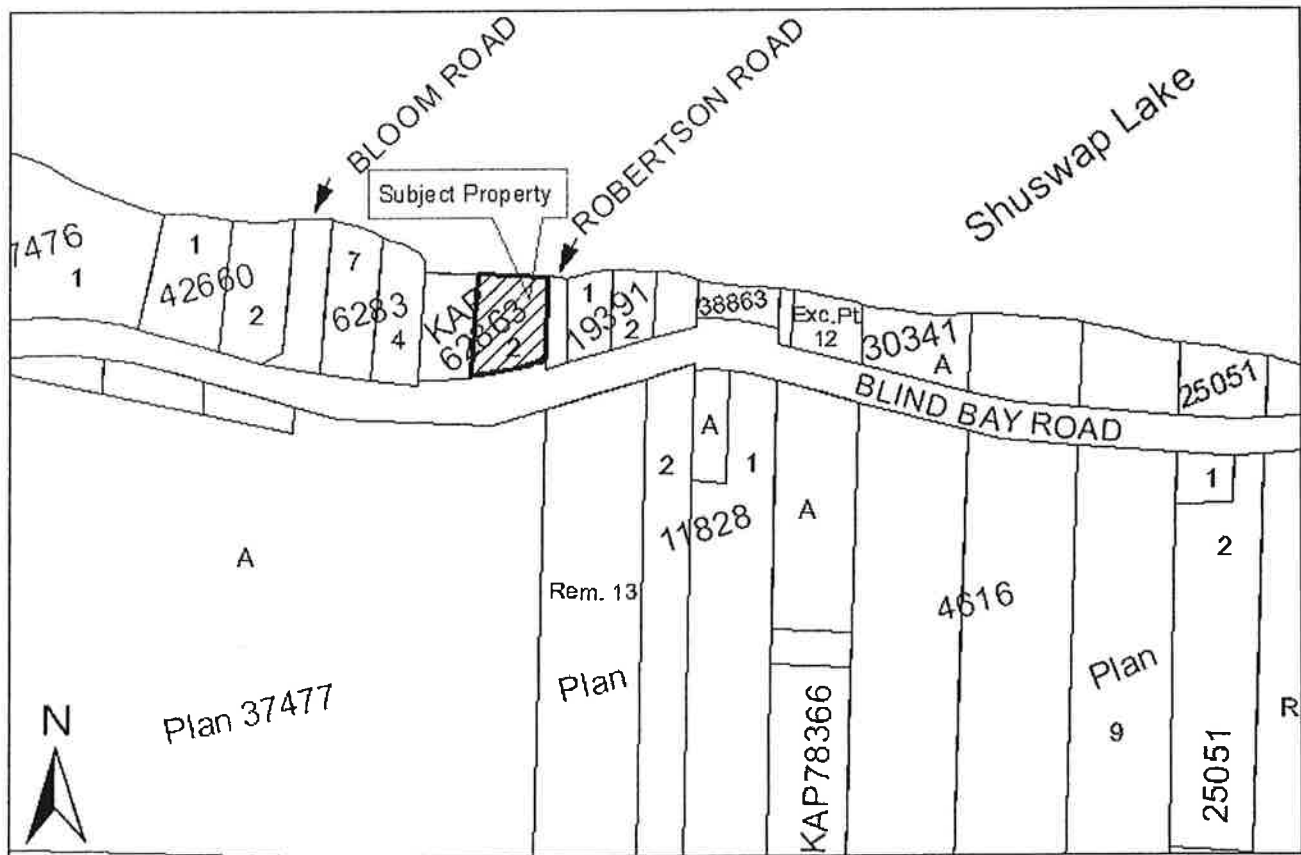
AUTHORIZED AND ISSUED BY RESOLUTION NO.

MANAGER OF CORPORATE
ADMINISTRATION SERVICES (SECRETARY)

NOTE: Subject to Section 926(1) 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

DEVELOPMENT VARIANCE PERMIT NO. 701-32



Site plan showing buildings #1 through #7, their areas, and dimensions. The plan includes setbacks, a parking area, and various walls and boundaries.

Building #1: BAHAMA
 area: 72.46 M2
 future games room with suite above
 26'x30' (780 sq.ft.)

Building #2: ARUBA
 area: 62.81 M2
 26'x26' (676 sq.ft.)

Building #3: JAMAICA
 area: 62.81 M2
 26'x26' (676 sq.ft.)

Building #4: MONTGO
 area: 66.89 M2
 24'x30' (720 sq.ft.)

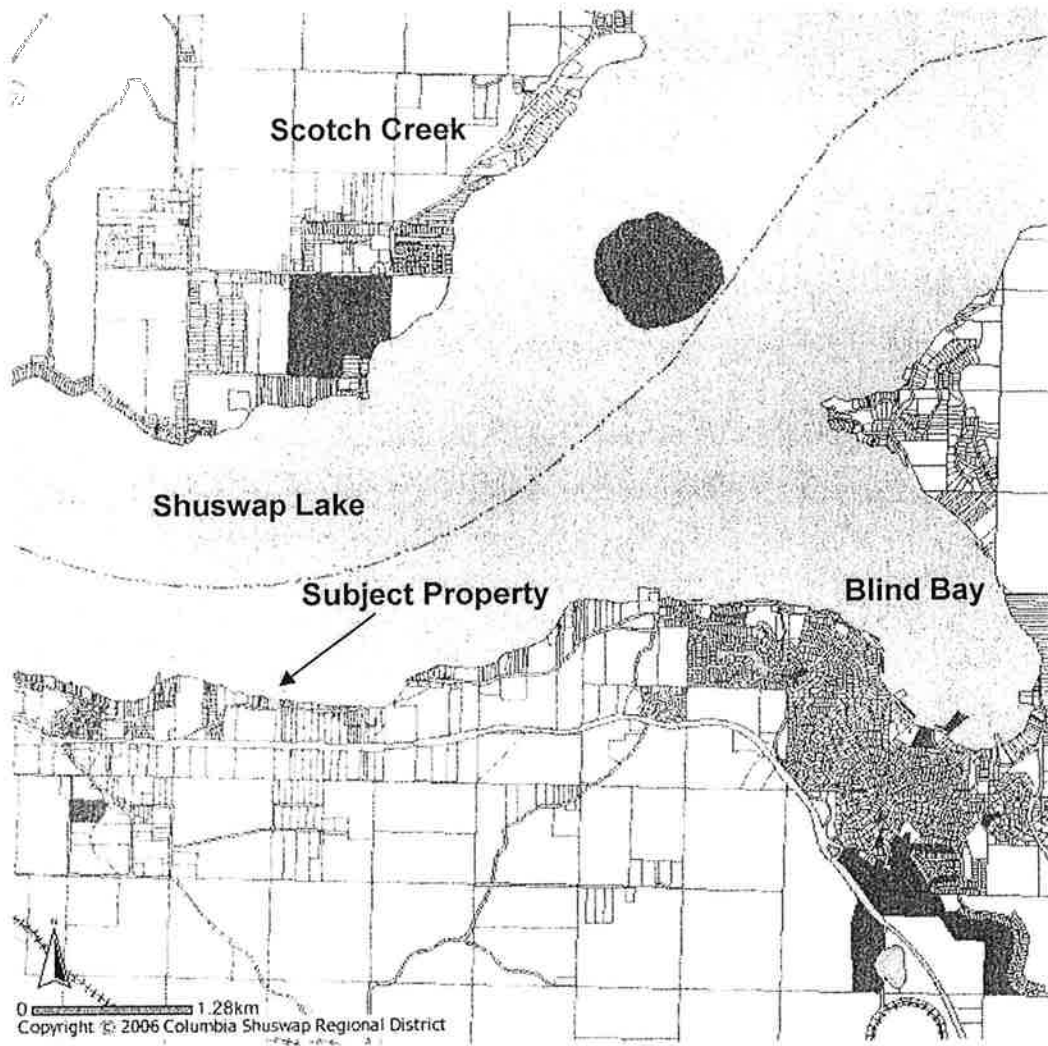
Building #5: Key-LARGO
 area: 82.50 M2 (888 sq.ft.)
 24'x42'

Building #6: KOKOMO
 area: 80.27 M2 (864 sq.ft.)
 24'x36'

Building #7: BERMUDA
 area: 66.89 M2
 future house
 24'x30' (720 sq.ft.)

Other features:
 - 348.3m contour line at the top.
 - concrete retaining wall along the top boundary.
 - Natural Boundary line.
 - 30m riparian setback line.
 - 5.00m front setback line.
 - Parking area at the bottom.
 - Retaining walls along the bottom and right boundaries.
 - Stairs up to suite for Building #1.

Location



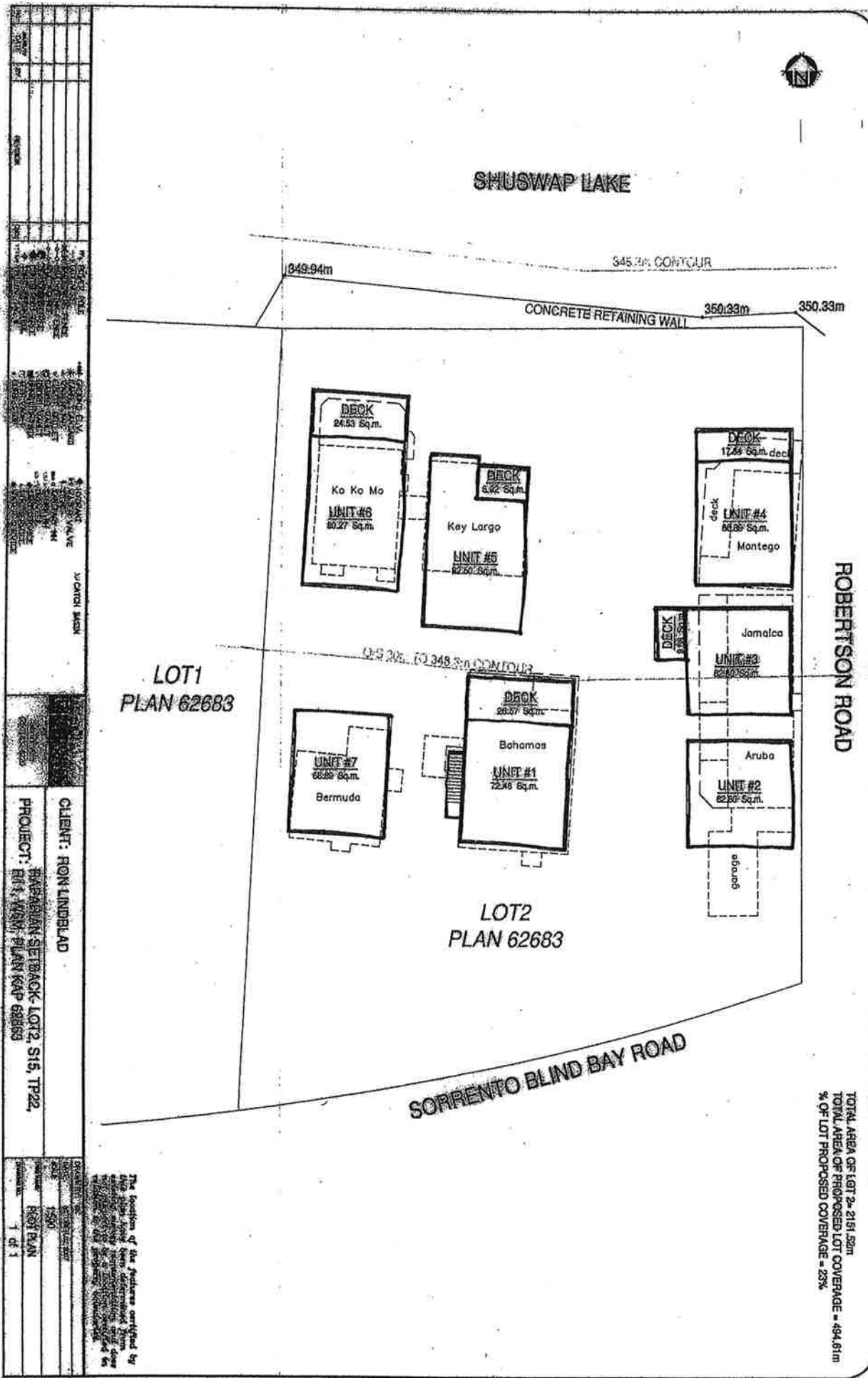
New Cabin
Areas as Drawn

<u>#2 Aruba</u> LANCE	62.81 m2
<u>#3 Jamaica</u> MIKE	62.81 m2
<u>#4 Montego</u> BEN	66.89 m2
<u>#5 Key Largo</u> RICK	82.50 m2
<u>#6 Ko Ko Mo</u> RON	80.27 m2
<u>#7 Bermuda</u> HOUSE	66.89 m2
<u>#1 Bahamas</u> GAMES/SUITE	72.46 m2

Lot Area: 2152 m2 (23164 sq.ft.)

@ 23% lot coverage = 494.96 m2 (5327.7 sq.ft.)

Total Cabin Areas	<u>494.63 m2</u>	(5324 sq.ft.)
Un-allocated area available	.33 m2	(3.7 sq.ft.)





Interior Health

HEALTH PROTECTION

Less Risk – Better Health

RECEIVED

COLUMBIA SHUSWAP
REGIONAL DISTRICT

August 7, 2008

AUG 11 2008

Scott Beeching, Senior Planner II
Columbia Shuswap Regional District
781 Marine Park Drive NE
Box 987
Salmon Arm, BC
V1E 4P1

MEETING.....
STAFF.....
CC.....

RE: Development Variance Permit No. 701-32 (Capri Cabins)

Our office has received additional information regarding Development Variance Permit No. 701-32 referral package. This additional information has been reviewed and I have the following comments:

Interior Health has received plans for an upgrade to the on-site sewage disposal system at the subject property. This upgrade is an improvement to the on-site sewage disposal system at this location.

As the Liquid Waste Management Plan (LWMP) process is currently under way in Area C of the Columbia Shuswap Regional District (CSRD), it is our recommendation the CSRD ensure the development connect to the LWMP community sewer system once available.

Work is underway to bring the drinking water system into compliance with the *Drinking Water Protection Act and Regulation*.

With that said, the new information provided to Interior Health provides indication of a net benefit to public health and therefore I **recommend approval conditional** to the installation of the proposed upgrade to the on-site sewage disposal system as designed by Dick Bartel and connection of the development to community as soon as it is available.

Should you have any questions regarding the above please contact our office at (250)-833-4100.

Sincerely,

Tanya Mrowietz, A.Sc.T., B.Tech., CPHI(C)
Public Health Inspector

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cc: applicant.

RL 701-36
DVP 701-32**POINT ONE Engineering****2 – 8844 Michael Dr.
Vernon, BC
V1B 2B9
Ph: 250-549-3506
Fax: 250-549-5108**

April 18, 2007

Mr. Scott Beeching
Planner II
Columbia Shuswap Regional District
781 Marine Park Drive NE
Box 978
Salmon Arm, B.C.
V1E 4P1

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT**APR 23 2007**MEETING.....
STAFF.....
CC *SB/ML*

RE: Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R11, W6M, K.D.Y.D. – Capri Cabins – Existing On-Site Sewer System.

Attn: Mr. Beeching:

Now that snow is gone, we visited the subject site on April 12th to conduct a further site review.

The previous description of the On-Site Sceptic Tank treatment and Seepage Bed dispersal sytem installed were confirmed. The installed system is in good working order and meets the Standards of the current Sewerage System Regulation – Standard Practice Manual – Type 1

In our judgment there will be no impact on private or public health, and the environment, by the installed Type 1 Wastewater Treatment System, nor any increased flow that may be produced by the proposed increase in building square footage.

Sincerely,



Dick Bartel, P.Eng.

cc: Mr. Ron Lindblad – Cabin Owner
Mr. George Clarke, ROWP – Bulldog Excavating Ltd
Mr. J. Ivor Norlin, MSc. RPBio., CPHI(C)

BL 701-36

January 26th, 2007

Scott Beeching
 Planner II, Columbia Shuswap Regional District
 781 Marine Park Drive NE
 Box 978
 Salmon Arm, BC, V1E 4P1

RECEIVED
 COLUMBIA SHUSWAP
 REGIONAL DISTRICT

JAN 29 2007

MEETING.....
 STAFF.....
 CC.....

Dear Mr. Beeching,

Re: POINT ONE Engineering letter regarding development on Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R. 11, W6M, KDYD (Capri Cabins) (Addendum)

This letter is a response to Mr. Bartel's (POINT ONE Engineering) letter dated December 29th, 2006 (see attached). –

To clarify, the BC Sewerage Regulation does not qualify Public Health Inspectors as authorized persons unless registered through ASTTBC as a planner, installer, maintenance provider and/or private inspector. To facilitate my role under the Sewerage System Regulation, I rely on authorized persons (Professional Engineers or Registered Onsite Wastewater Practitioners) to determine if onsite sewage disposal systems meet current standards and/or are operating as per their intended design.

In this particular case, Mr. Bartel has indicated that in his professional opinion the system serving the above mentioned lot is capable of accommodating the proposed expansion without contributing to a health hazard or impacting the environment. However, in neither in his original letter dated December 18th, 2006 (see attached), nor in his second letter dated January 8th, 2007 has he stated that the existing conventional septic tank and seepage bed comply with the *Sewerage System Standard Practice Manual* or current engineering best practice. It is my opinion as a Public Health Inspector/Drinking Water Officer the information provided to date is inadequate to make that determination.

It is my understanding the covenant on the above mentioned lot is intended to prevent any further expansion (vertical or horizontal) without the upgrading of the existing on-site sewerage works to meet current health standards. By taking action to ensure sewerage systems are upgraded to meet current standards on this and other sites in the Blind Bay area, the regional district and Interior Health mean to mitigate cumulative impacts of high density development on local water sources (i.e. Shuswap Lake).

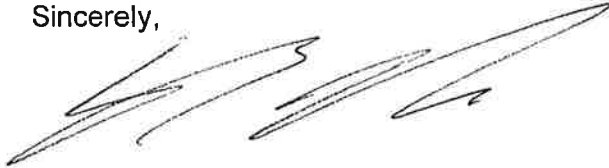
Bus: (250) 833-4100 Fax: (250) 832-1714
 Email: jivor.norlin@interiorhealth.ca
 Web: www.interiorhealth.ca

HEALTH PROTECTION
 "Less Risk, Better Health".
 PO Box 627, 851-16th St. NE, Salmon Arm, BC, V1E 4N7

As Mr. Bartel has not indicated this system meets current health standards, I must again conclude that his support letter does not meet the requirements of the covenant for allowing expansion beyond the existing cabins on the above mentioned lot.

If you have any further questions, please feel free to contact me at the number or address listed below.

Sincerely,



J. Ivor Norlin MSc., RPBio., CPHI(C)
Environmental Health Officer/Public Health Inspector

cc:

- POINT ONE Engineering, 2-8844 Michael Dr., Vernon, BC, V1B 2B9
- Joe Rowlett, Senior Public Health Inspector, Interior Health

Attach:

- Letter from POINT ONE Engineering, December 18th, 2006
- Letter from J. Ivor Norlin, December 29th, 2006
- Letter from POINT ONE Engineering, January 8th, 2007

POINT ONE Engineering

**2 – 8844 Michael Dr.
Vernon, BC
V1B 2B9
Ph: 250-549-3506
Fax: 250-549-5108**

January 8, 2007

Mr. Scott Beeching
Planner II
Columbia Shuswap Regional District
781 Marine Park Drive NE
Box 978
Salmon Arm, B.C.
V1E 4P1

RE: Interior Health Letter, December 29th, 2006.

Attn: Mr. Beeching:

We have reviewed the subject letter and provide the following:

Our sealed letter requires no change. The existing Seepage Beds were constructed with the appropriate materials.

In our professional judgement as a professional engineer, and a qualified professional, as defined by Part 3 – Sewerage Systems, Section 7 (3) of the Sewerage System Regulation, there will be no impact on private or public health, an the environment, by the installed Type 1 Wastewater Treatment System, nor with any increased flow, that may be produced by the proposed increase in building square footage.

Review of Engineer's sealed documents on a professional subject are to be done when founded upon adequate knowledge (design and installation experience), per the Professional Engineers Code of Ethics.

We would be receptive to reviews of sealed documents and sealed design system drawings by individuals who meet the above criteria or who meet the criteria of :

Sewage System Regulation,

Part 3, Section 7 (3) A person is qualified to act as a professional if the person

- (a) has, through education or experience, training in soil analysis and sewerage system (design) construction and maintenance, and

- (b) is registered as a fully trained and practising member in a professional association that
- (i) is statutorily recognized in British Columbia, and
 - (ii) has, as its mandate, the regulation of persons engaging in matters such as supervision of sewerage system construction and maintenance.

We are qualified; both as a Professional Engineer and as a Qualified Professional, with significant experience of design, construction requirements and maintenance procedures. We have designed systems with flow from 1,135 LPD to 110 m³/day, completing 150 On-Site Wastewater Systems during the last 9 years.

Sincerely,



Dick Bartel, P.Eng. P.E.

cc: Mr. Ron Lindblad – Cabin Owner

J. Ivor Norlin, Environmental Health Officer, Public Health Inspector ✓

Joe Rowlett, Senior Public Health Inspector, Interior Health



Interior Health

COPY

December 29th, 2006

Scott Beeching
Planner II, Columbia Shuswap Regional District
781 Marine Park Drive NE
Box 978
Salmon Arm, BC, V1E 4P1

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

JAN 03 2007

MEETING
STAFF
CC: JSB
21

Dear Mr. Beeching,

Re: POINT ONE Engineering letter regarding development of Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R. 11, W6M, KDYD (Capri Cabins)

The intent of this letter is to provide comment on the letter provided by Mr. Dick Bartel, P.Eng., POINT ONE Engineering dated December 18th, 2006 (see attached). Specifically, it is intended to address your question as to whether Mr. Bartel's letter indicates that the existing system at the above mentioned property is capable of meeting current health standards based on existing and/or increased sewerage flows.

In his letter, Mr. Bartel states that in the opinion of POINT ONE Engineering the existing on-site sewage disposal system is capable of accommodating current and proposed sewerage flows without adversely impacting private or public health or the environment. Mr. Bartel does not, however, indicate whether the existing system meets the current Sewerage System Standard Practice Manual (SSSPM) requirements or current engineering best practice.

Based on Mr. George Clarke's May 2006 assessment and the information provided in Mr. Bartel's letter, the above mentioned site is serviced by a conventional septic tank with a seepage bed for disposal. A cursory review of the standards for seepage beds in the current SSSPM indicates that receiving soils must be coarse sand to sandy loam in texture. None of the information provided to date by Mr. Bartel indicates this system has been assessed to determine if it meets this requirement, nor any of the other requirements for seepage beds set out in Sect. 12 of the current SSSPM.

Based on the observations noted above I must conclude that Mr. Bartel's letter **does not** indicate that the existing sewerage system at the above mentioned property meets current health standards.

If you have any further questions, please feel free to contact me at the number or address listed below.

Sincerely,



J. Ivor Norlin MSc., RPBio., CPHI(C)
Environmental Health Officer/Public Health Inspector

cc:

- POINT ONE Engineering, 2-8844 Michael Dr., Vernon, BC, V1B 2B9
- Joe Rowlett, Senior Public Health Inspector, Interior Health

Attach:

- Letter from POINT ONE Engineering, December 18th, 2006

SCOTT
Does this work? your input please! *Ken*

COPY

POINT ONE Engineering

2 - 8844 Michael Dr.
Vernon, BC
V1B 2B9
Ph: 250-549-3506
Fax: 250-549-5108

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

December 18, 2006

DEC 19 2006

Mr. Scott Beaching
Planner II
Columbia Shuswap Regional District
781 Marine Park Drive NE
Box 978
Salmon Arm, B.C.
V1E 4P1

MEETING
STAFF
CC

RE: Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R11, W6M, K.D.Y.D. -- Capri Cabins -- Existing On-Site Sewer System.

Attn: Mr. Beaching:

We have been retained to review the existing on site wastewater (sewer) system.

Design flow from Standard Practice Manual, Table 4-1: Minimum design flow for residences -- One (1) and Two (2) bedroom unit up to 150 m² [1,600 ft²] equals 1,136 LPD [250 IGPID]. There are 7 cabins/residences on the site which results in a minimum design flow of 7,952 LPD [1,751.5 IGPID]. Also, the aggregate square footage allowed, per this table, is 1,050 m² [11,200 ft²].

The treatment system for these cabins is a Type 1 (septic) system, with an aggregate of 2,700 IG of septic tanks installed. This provides a 1.34 days retention time, which is a normal, adequate, period for the septic tank renovation process. All tanks have been pumped within the last year and are hydraulically sound. Records kept of the septic tank pumping frequency indicates regular maintenance of the system.

We were unable to observe any soil pits as the ground was covered with snow on the day of our attendance at the site. However, a Registered On-Site Wastewater Planner, George Clarke, did a system, soil review and system assessment as reported in the attached letter, dated May 2, 2006. We have worked with Mr. Clarke on several new Type 2 On-Site Wastewater Systems and find him to be knowledgeable, experienced and a competent observer and recorder of Soil Profiles of Soil Pits condition. He noted, in his report, that pits have shaley, (texture type) sharp rock and beech rubble debris. Based on our previous experience designing On-Site Wastewater Systems in the general vicinity of this site, we would have expected the conditions found by Mr. Clarke.

12/18/2006 9:38 PM FROM: RAN POINT ONE B1 Interlog TO: 1 250-832-3221 PAGE: 003 OF 003

The dispersal system used at the site consists of Seepage Beds. There are two (2) Seepage Beds at the site and these are operating in an acceptable manor, according to Mr. Clarke. Mr. Clarke comment, 'found them to be in perfect working order with no level of effluent present'. Based on the size and the soil characteristics, and system maintenance conducted at the site, we expected this to be the situation.

The system is in good working order, functioning as designed and capable of handling the current wastewater being generated.

It is our understanding that an application has been made to increase the building square footage at the site by approximately 25%. The existing septic sewerage system is capable of treating any additional wastewater that may be created by this square footage increase. Existing square footage is approximately 37 % of the allowable square footage noted by the Standard Practice Manual, Table 4.1, increasing this to 46.2 % will have little or no effect on the installed system.

In our judgment there will be no impact on private or public health, and the environment, by the installed Type 1 Wastewater Treatment System, nor any increased flow that may be produced by the proposed increase in building square footage.

Sincerely,



Dick Bartel, P.Eng.



Interior Health

April 4, 2006

J. Scott Beeching
Planner, Development Services
Columbia Shuswap Regional District
Box 978, Salmon Arm, BC V1E 4P1

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

APR 12 2006

MEETING.....
STAFF.....
CC.....

Dear Mr. Beeching:

**Re: Zoning Amendment (CUNLIFFE) Bylaw 701-36
Lot 2, Plan KAP62863, Section 15, Township 22, Range 11, W6M, KDYD.**

There are no objections to be made regarding this application for a zoning amendment on the above named property; ***Subject to the following conditions:***

1. The Maximum Building Site Coverage (as per the legal survey drawing certified by Browne Johnson on January 3rd 2006 – File: 775-05) does not increase.
2. The existing sewage disposal systems are assessed by a Registered Onsite Wastewater Practitioner (ROWP) and deemed to be in good working order and capable of handling the current amount of sewage generated by the 7 dwellings. I was unable to find permits for all of the existing dwellings on this property. If there is any evidence that the disposal system(s) are not in good working condition, the repairs must be completed before the zoning amendment is completed.
3. The applicant should provide evidence of the availability of a legal, safe, potable, and adequate water supply for each of the current dwellings. This will involve either **private water systems** (individual lake intakes for each dwelling) or a **waterworks system**. All requirements of the *BC Drinking Water Protection Act and Regulations* apply to systems with two or more connections. I have included a copy of the Interior Health Guidelines for the Approval of Water Supply Systems.

I have concerns regarding the long term sustainability of the sewage disposal on this site. This lot is only 0.53 of an acre and currently has 7 small cabins on it. If in the future larger Single Family Dwellings are built on the property or the sewage disposal system(s) begins to fail; there will not be enough undisturbed land to safely dispose of the effluent. ***With that said, I feel that the proposed Special Regulation is an improvement on the existing situation.***

If you have any questions please call me direct at (250) 833 - 4170.

Sincerely,

Courtney Zimmerman., B.Tech., C.P.H.I.(C)
Public Health Inspector

PUBLIC HEALTH PROTECTION - Salmon Arm Health Unit

Mailing Address: P.O. Box 627, Salmon Arm, BC V1E 4N7

Physical Address: 851 – 16 St N E.

Web: interiorhealth.ca

Bus: (250) 833-4100

Fax: (250) 832-1714

Email: Courtney.zimmerman@interiorhealth.ca

George Clarke
3608 McBride Road
Blind Bay, B.C.
V0E 1H1



Cell (250)804-9646
Fax (250)675-5370
Home (250)675-5369

May 2, 2006

Interior Health Authority
851 - 16th Street N.E.
Salmon Arm, BC

ATTN: Courtney Zimmerman

RE: Septic Systems of the CAPRI, 1541 Blind Bay Road

Last spring I was called by the owners of the Capri Cabins to repair their septic system. Upon close inspection, it was discovered that a sewer line had been broken by the electrical contractor who had been hired to bury the overhead power lines. At this time we also reviewed the entire septic system with the owners. We advised that, due to the small size of the existing septic tank (approximately 300 gallons), changing the existing septic tank into a pump-out chamber and installing a larger, 1,000 gallon septic tank with filter would improve the efficiency of the system and extend the life of their field.

They agreed and the repair and improvements were completed in May of 2005.

There was no permit taken out as this repair was required immediately and occurred right in the middle of the change over of regulations and Interior Health was not accepting any applications for repair or new installations.

We excavated and inspected the seepage bed and found it to be in perfect working order with no level of effluent present. After our inspection we found the only back-up area available would be in the U-shaped driveway area where a sand mound and treatment plant could be installed in the approximately 70 X 30 foot area. Test holes were dug to approximately 3 ½ feet and were found to have shaley, sharp rock and beach rubble debris.

My evaluation of the current septic system of Capri at 1541 Blind Bay Road is as follows:

The current system is working fine, however, should the system fail, the alternatives are a sand mound field with an appropriate sized treatment plant with field installed in the upper grassy area as noted above or the owners would need to obtain land across the road to install the additional field.

We trust this fulfills your requirements. Should you have any further questions, please contact me.

Yours truly,

George Clarke
Bulldog Excavating Ltd.

ROWP - PLANNER
INSTALLER

250-804-9646



Highway District

Okanagan Shuswap

File/Permit Number

02-131-17011

The Minister of Transportation has approved, subject as to the conditions as set out in this permit, the construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely:

The construction and use of two existing wood frame cabins. Said buildings to extend to within 0.16 metres of the property line of Robertson Road #956, as shown on drawing prepared by Browne Johnson Land Surveyors, submitted with application.

Location of the structure is on that part of Lot 2, Plan KAP62863, Section 15, Township 22, Range 11, W6M, K.D.Y.D.

Application signed by: Ben Cunliffe, November 30, 2005.

Permit issued in the name of:

Ben Cunliffe

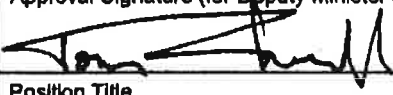
PO Box 53

Sorrento, B.C.

V0E 2W0

This permit may be terminated at any time at the discretion of the Minister of Transportation, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.

This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.

Approval Signature (for Deputy Minister of Transportation) 	Print Name Tom D. Chernenkoff
Position Title District Development Technician	Date (yyyy/mm/dd) 2006-02-01

cc.

COPY

MINUTES

CSRD AREA "C" ADVISORY PLANNING COMMISSION

TUESDAY, MAY 13, 2008

Cedar Heights Hall, Sorrento, 7:00 p.m.

Present: Chair Ken Proctor, Secretary Edith Rizzi, Norm Fletcher, Ted Vlooswyk, Margot Hewitt, Hans Berls

Also in attendance - Director Ted Bacigalupo, Staff Scott Beeching, Applicants Ben Cunliffe, Richard Renard, Michael Lindblad and Sandra ?.

Meeting was called to ORDER

RE: Development Variance Permit No. 701-32

Discussion, questions.

MOVED by Ted Vlooswyk, **SECONDED** by Norm Fletcher, **THAT** the Area "C" APC recommend denial of this application. **CARRIED.**

Meeting Adjourned.

ED.

Attachments

Attachment: "

DEVELOPMENT PROPOSAL EVALUATION**Reference:** South Shuswap Official Community Plan: Guiding Principles**Applicant's Proposal:** EXPANDED CABIN & RECREATIONAL FACILITIES**File #:** DEVELOPMENT
VARIANCE PERMIT # 701-3
1541 BLIND BAY RD.**Type of Application:** VARIANCE PERMIT**Date:** MAY 13/08**Affected Neighbourhood Community:** BLIND BAY RD. & LAKE SHORE**Criteria****Assessment*****Preservation of the natural environment
and lake water quality.**(-3) -2 -1 0 +1 +2 +3
HTT "**IMPACT:** INSUFFICIENT LAND FOR CURRENT SEWAGE DISPOSAL (SEE INTERIOR HEALTH
LETTER JAN. 26/07) CAN'T COMPLY WITH MANDATORY REQUIREMENTS OF RIPARIAN AREA
REGULATIONS.***Provision of adequate infrastructure.**(-3) -2 -1 0 +1 +2 +3
HTT "**IMPACT:** CONTRARY TO STANDARD SEWAGE SYSTEMS PRACTICE MANUAL P. 25 (SET-
BACK STANDARDS). TYPE ONE SEPTIC SYSTEM IS NOT ADEQUATE TO
THIS APPLICATION***Compatible with the neighbourhood
community character.**-3 -2 -1 (0) +1 +2 +3
HTT**IMPACT:** PRIMARILY SINGLE-FAMILY NEIGHBOURHOOD RESIDENTIAL AREA, ON
INDIVIDUAL LOTS FOR YEAR-ROUND RESIDENTS***Consideration of natural hazard and
compliance with appropriate regulations.**(-3) -2 -1 0 +1 +2 +3
HTT**IMPACT:** NOT IN KEEPING WITH TERMS OF GRANDFATHERING OF OLD OCP
REQUIREMENTS. SHOULD NOT HAVE BEEN RECOGNIZED! TOO CLOSE TO THE
LAKE. SEE P. 25 OF SEWAGE SYSTEMS STANDARD PRACTICE MANUAL***Effect on local residential traffic and parking.**(-3) -2 -1 0 +1 +2 +3
HTT**IMPACT:** PARKING SPACE IS INADEQUATE FOR RESIDENTS AND GUESTS. PARKING ON "BACK-UP" SEPTIC FIELD, ACCORDING
TO GEORGE CLARKE'S LETTER (BULLDOG EXCAVATING).***Input from the neighbourhood.**-3 -2 -1 (0) +1 +2 +3
HTT**IMPACT:** ACCORDING TO OTHER SIMILAR
ISSUES AND GENERAL PUBLIC COMMUNITY RESPONSE, THE COMMUNITY DOES
NOT WANT HIGH-DENSITY DEVELOPMENT ON OR NEAR WATERFRONT.**SUMMARY STATEMENTS:** DESPITE 5 LETTERS FROM NEIGHBOURS, THIS
HIGH-DENSITY PROPOSAL IS IN CONTRADICTION OF GENERAL VIEWS OF
COMMUNITY.

Capri Cabins DVP No. 701-32

ADDENDUM

May 14, 2008.

The Area C Advisory Planning Commission is opposed to the Development Variance Permit for the following reasons:

Observations at the site and detailed analysis of correspondence related to this file point to serious concerns about the potential and recognized problems with 7 homes on a septic system on .53 of an acre of lakeshore.

We present the following evidence:

1. Letter from Courtney Zimmerman, Interior Health Public Health Inspector April 4, 2006 states: "I have concerns about the long term sustainability of the sewage disposal on this site. ...if the system begins to fail, there will not be enough undisturbed land to safely dispose of the effluent"
2. Letter from George Clarke, Bulldog Excavating (RWOP) May 2, 2006- "After our inspection we found the only back-up area available would be in the U-Shaped driveway area where a sand mound and treatment plant could be installed... however, should the system fail, the alternatives are a sand mound field with an appropriate sized treatment plant with field installed in the upper grassy area...or the owners would need to obtain land across the road to install an additional field". *The owner has indicated that he had been unable to come to an arrangement with the owner of the land across the road. They have an arrangement with their neighbour to access increased area for a field if needed, but that property is also on the lakeshore. They did not present any technical information regarding the suitability of this land for a septic field.*
3. Two letters from Mr. Bartel of Point One Engineering, Dec. 18, 2006. "The current system is in good working order", 'according to Mr. Clarke' *even though he first viewed the property with snow on the ground. Mr. Bartel quotes George Clarke's findings, but does not include a technical report of his own. However he states that in his opinion there will be no negative impact from 'increased square footage'. The engineer does not mention that this is lakeshore property in any of his correspondence and has no comment as to how long it will take the effluent to reach the lake. He also does not comment on the lack of a back-up field should the system fail. He also has no comment on the fact that this seasonal property will now be used for more permanent residential use.*
4. Letter from Ivor Norlin, Interior Health Environmental Health Officer/Public Health Inspector dated Dec. 29th 2006 - "None of the information provided to date by Mr. Bartel (the engineer) indicates this system has been assessed to determine if it meets ...the requirements for seepage beds set out in the Sewerage System Standard Practice Manual. ...I must conclude that

Mr. Bartel's letter does not indicate that the existing sewerage system at the above mentioned property meets current health standards".

5. Letter from Ivor Norlin, Environmental Health Officer, Public Health Inspector, Interior Health dated Jan. 26th 2007 "the information provided to date is inadequate to make that determination" that the existing seepage bed and tank comply with the Sewerage System Standard Practice Manual.
6. On the two occasions that the APC visited the site, we observed that Robertson Road next to the property was boggy and wet. It appears to be a watercourse leading to the lake immediately adjacent to the lake, although the owners of the land do not know what the source of the water is. *Neither the report from the Qualified Environmental Professional (QEP) nor the letters from the engineer mentions this boggy area contiguous with the applicant's property. In a conversation with Mr. Joe Rowlette, Senior Public Health Inspector, Interior Health, he gave the opinion that a watercourse near a septic field should be investigated.*
7. Neither the QEP nor the Engineer refer to the required setback from fresh water 'for all sewerage systems' in the Sewerage System Standard Practice Manual (Page 25). A Type 1 Sewerage System should be 30 metres from the high water mark.
8. During one site visit, two of our members recall smelling the odour of septic coming from a ditch that was being dug on the property.

The community is well aware that this property was historically used for seasonal rental cabins. We are concerned about the increased use of the existing system of septic disposal for 7 permanent dwellings on half an acre of lakeshore. The APC is very concerned that the comments from two different Interior Health Inspectors appear to have been set aside.

The applicant is aware of our concerns and has indicated that they would like to hook up to a public sewer utility at the earliest possible date. Failing that, they are interested in upgrading their system to a treatment plant. However, at this point the Development Services Department has not required them to do so.

CSRD

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

Aug.01/08

AUG 07 2008

MEETING
STAFF
CC

ATTN: Scott Beeching

Enclosed for your information are the documents we talked about.

Of course this is very important to us so we would value your input, please!?

Enclosed;

- we need the interior health letter of acceptance.
- 7 letters from "All" of our immediate and surrounding neighbours (see. Map & names)
- Engineering's Letter and new septic design
- our letter to the CSRD Board of Directors in response to the planning commission

It is very important that all involved know 4 things;

#1-if this minor variance does not happen it will only hinder the coverage ratio and the septic field and parking space.

#2-we also have reason to believe the road allowance was established after our buildings were already there, so the road allowance actually encroached on our buildings location. Our buildings have been there since the 1930's early 40's.

#3-The ministry of highways has no opposition to this request.

#4-"All" of our neighbours are in support.

Sincerely,



Ron Lindblad for Capri Group.

Ronald Lindblad
Salmon Arm, BC

August 1st, 2008

Columbia Shuswap Regional District
Box 978
781 Marine Park Drive
Salmon Arm, BC V1E 4P1

Attention: Board of Directors

Dear Sirs and Mesdames:

Re: Capri Cabins and Development Variance Permit No.701-32

We note that the APC for Area C resolved on May 13th, 2008 to oppose the minor variance sought by application 701-32. On May 14th, 2008 the APC gave written reasons for its opposition. We would like to respond to those reasons.

We note the following:

1. The APC opposed the application to rezone this property in 2007. The rezoning occurred in any event and essentially legalized the existing use of the property. The APC's opposition of May 13th, 2008 appears to be directed again at the property's land use and does not address how the minor variance sought will impact the site;
2. Most of the APC's criticisms are directed at the property's existing sewer system. The APC states that the CSRD has not required the existing system to be upgraded. On this point the APC is clearly wrong. It was a condition of 2007 rezoning that a restrictive covenant be registered against the property which required the upgrading of the existing system upon further development of the site. The restrictive covenant was registered and the existing system will be upgraded. The APC's opposition based on the adequacy of the existing therefore seems somewhat misdirected; and
3. The APC has observed on two occasions that Robertson Road was boggy and wet. The APC's conclusion that Robertson Road is a watercourse is blatantly absurd, and since then the broken water line on the easement

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COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

MEETING
STAFF
CC

going to the mobile home park has “again” been repaired and the area has totally dried up, and

In conclusion, the APC’s opposition to the minor variance sought is based on factors that are simply irrelevant. The opposition is based on:

1. The APC’s opposition to the current land use;
2. Their observation about the existing system is erroneous and will continue to serve the property until the covenant is used.
3. It’s erroneous conclusion that Robertson Road is a watercourse.

We urge the Board to consider the APC’s resolution of May 13th, 2008, for this minor variance in this light.

It is very important that all involved consider 4 things:

#1-If this minor variance does not happen it will only hinder the coverage ratio and the septic field and parking space from what it currently is.

#2-We also have reason to believe the road allowance was put in after our buildings were already there. So the road allowance actually encroached on our building locations. Our buildings have been there since the 1930’s early 40’s.

#3- The ministry of highways has no opposition to this request.

#4- “All 7 of our immediate & surrounding neighbours are in support”, and have sent letters of support.

Yours sincerely,

CAPRI CABINS



Per:

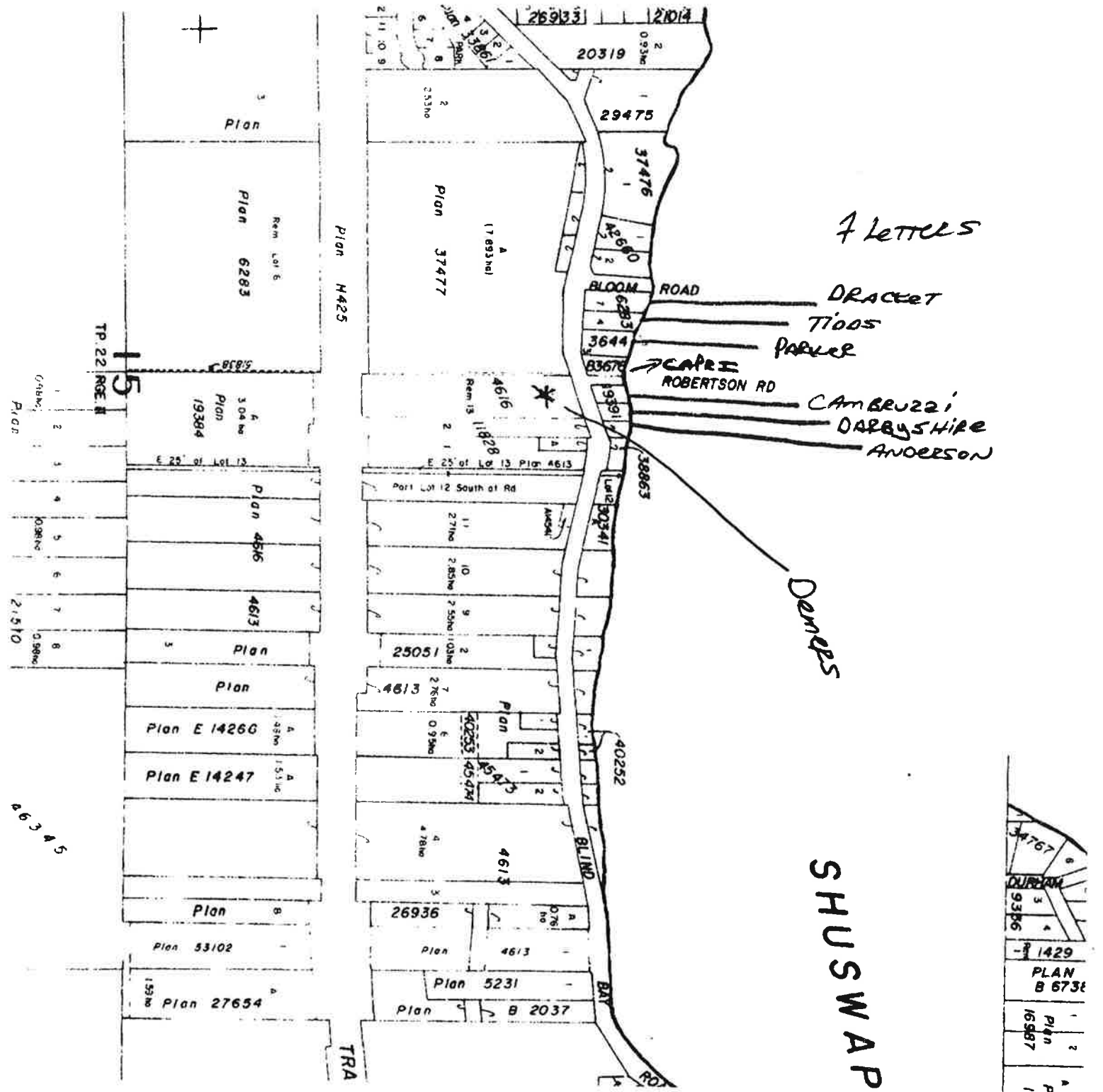
Ronald Lindblad

Mike Lindblad

Ben & Yvonne Cunliffe

Rick & Sandy Renard

Lance & Nicoli Nikolic



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COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

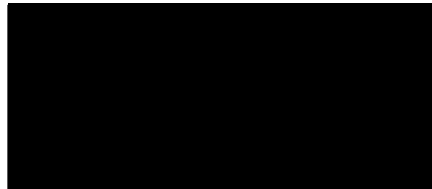
JULY 30, 2008

MEETING.....
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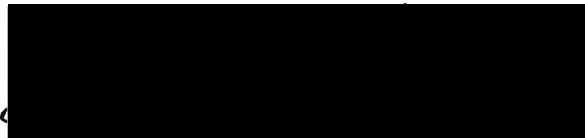
TO WHOM IT MAY CONCERN.

THIS LETTER IS INFORM YOU
THAT I HAVE NO OBJECTION
AND SUPPORT D.V.P. PERMIT #701-32
FOR THE CAPRI CABINS.

SINCERELY,



SORRENTO BC NOE SMO



RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

May 6/08

MEETING.....
STAFF.....
CC.....
.....



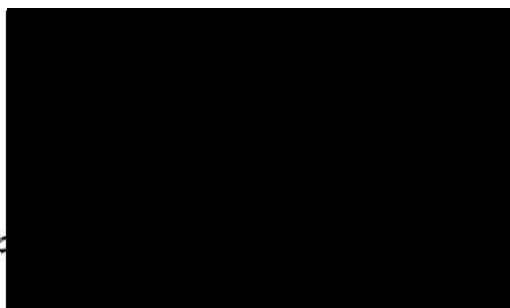
Palind By R1

Parrento

To

Whom it may concern:

We would hereby advise you
that we do not have any objection
to the request for a variance on
the east side of the "Capri" area.



Fax: [REDACTED]

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

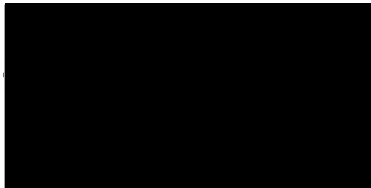
AUG 07 2008

MEETING.....
STAFF.....
CC.....

May 12, 2008

TO WHOM IT MAY CONCERN

This letter is in conjunction with my letter of support for my neighbours, "Capri Cabins". As a neighbour of this resort for almost 24 years, I also strongly support their Development Permit Variance Application.



May 8, 2008

Chris Tidd

Reference: CAPRI CABIN REZONING

Dear Sir/Madam,

The undersigned own the property known as 1527 Blind Bay Road, two properties west of the Capri Cabins. We understand that you require our approval for Capri's Development Permit Variance Application. Please be advised that we have no objection to this application and generally support the redevelopment project for Capri Cabins.

Also please be advised that this letter follows our first letter supporting the original zoning application.

Yours Sincerely

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

MEETING
STAFF
GG

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

MEETING.....
STAFF.....
CC.....

CAPRI CABIN ZONING

To Whom It May Concern:

May 6, 2008

Dear Sir Madam;

Please find this letter as confirmation that I [REDACTED] Blind Bay Road British Columbia, support the development of the proposed Capri Cabin development project. I have been made aware that the Capri Cabin Zoning Application has asked for my approval of their new Development Permit Variance Application and I have no objection to this application.

Please be advised that this letter is being presented in conjunction with the letter submitted to you concerning the initial zoning application requested by the Capri Cabin's group

Yours Sincerely

[REDACTED]

[REDACTED] Blind Bay Road, BC

[REDACTED]

Tuesday, May 06, 2008

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

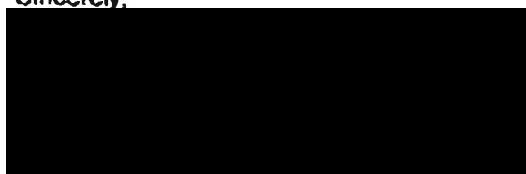
TO WHOM IT MAY CONCERN

MEETINGS.....
STAFF.....
CG.....

This letter goes together with and in conjunction with our Letter of Support for our neighbours,
"The Capri" zoning.

We also support their Development Permit Variance Application.

Sincerely,



Blind Bay Road,
Sorrento, B.C.
VOE 2WO.

Telephone: [Redacted]

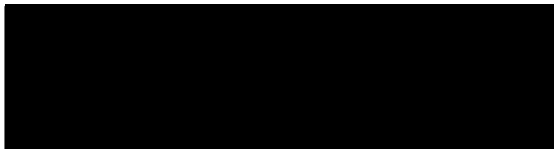
July 28, 2008

To Whom it May Concern:

RE: Notice of Intent to Issue Development Variance Permit No. 701-32

As owner of [REDACTED] Blind Bay Road, Sorrento, BC, I have received the Notice of Intent to Issue the above mentioned Development Variance Permit for the subject property at 1541 Blind Bay Road, Sorrento, BC.

This letter will serve as my agreement with the variance in the setback requirements of the South Shuswap Zoning Bylaw No. 701 which has been stated in the Development Variance Permit for the subject property.



[REDACTED] Blind Bay Road
Sorrento, BC

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

MEETING.....
STAFF.....
CC.....
.....

POINT ONE Engineering

On-Site Wastewater Engineering Consultant
2 – 8844 Michael Dr. Vernon, B.C. V1B 2B9

Ph: (250) 549-3506
Fax: (250) 549-5108
email: dickbartel@shaw.ca

LETTER OF TRANSMITTAL

PROJECT: Capri Cabins , – On-Site Wastewater System

ATTENTION: Mr. Ron Linblad

DATE: June 2, 2007

Ron and Owners:

1. Enclosed are several documents which are intended to give you an oversight of the proposed On-Site Wastewater system for this location.
2. There is a plot plan showing the location of the cabins, as per the Browne Johnson document you provided. I wasn't sure exactly where the existing septic tanks are located and would ask, if you know, mark them on the plot plan. I've also shown the location of the 50 foot and 100 foot set-back on the property. If possible, we should locate the treatment systems within the 50 foot set-back and the dispersal field beyond the 100 foot set-back.
3. Included also is a schematic drawing of the proposed system showing the components of the system and the area required for the dispersal field.
4. The dispersal field can consist of 2, 4 or 6 zones, if needed to locate it on the site. After the treatment the effluent is essentially water as 95 % of the renovation has been completed by the Whitewater Treatment Systems.
5. A budget estimate is also included. You will note that it is for equipment and engineering. I would expect several installers will be able to give you an estimate of installation costs, such as Bulldog Excavating.
6. Also included is a copy of my Engagement Agreement and invoice for the retainer. Once the decision has been made to proceed, please sign a copy of the Engagement Agreement and return it with the retainer.
7. If there are any questions or comments, please let me know.

Sincerely,



Dick Bartel, P.Eng.

RECEIVED
COLUMBIA SHUSWAP
REGIONAL DISTRICT

AUG 07 2008

MEETING
STAFF
CC
.....

598525 B.C. LTD DBA
POINT ONE Engineering

Engagement Agreement

Schedule of Services, Charges and Conditions of Agreement

1. SCOPE OF SERVICES

POINT ONE ENGINEERING shall perform the services and work outlined in the: SCOPE OF SERVICES, Schedule A , Dated: June 2, 2007 Project 2007 - 02 attached and forming part of the Agreement. The proposal is agreed to by the CLIENT and incorporated herein by reference. All services, regardless of commencement date, will be covered by this Agreement. Unless modified in writing and agreed to by both parties, the duties of POINT ONE Engineering shall not be construed to exceed those Services specifically set forth in the proposal or Schedule A. A change in the scope of services will result in additional fees and schedule adjustments.

2. INVOICES AND PAYMENT TERMS

POINT ONE Engineering's charges for services rendered will be made in accordance with POINT ONE Engineering's current schedule of fees in effect at the time the Services are performed or as outlined in the PROPOSAL or in the SCOPE OF SERVICES, Schedule A and forming part of this Agreement. All Services shall be provided on a C.O.D. basis with a retainer. CLIENT shall notify POINT ONE Engineering within 10 days of receipt, of any dispute with the invoice. CLIENT and POINT ONE Engineering will promptly resolve any disputed items. Payment of undisputed invoice amount is due upon receipt of invoice by CLIENT and is past due 30 days from the date of the invoice, without holdback. CLIENT agrees to pay a finance charge of 1.5 % per month (equivalent to 19.6% per annum), on past due accounts. POINT ONE Engineering will take a "Pens Down" position (halt all work) until outstanding invoices have been paid. CLIENT agrees to pay legal costs and fees, and all other collection costs incurred by POINT ONE Engineering in pursuit of past due payments.

The CLIENT acknowledges and agrees that POINT ONE Engineering may, at its sole discretion, hold back issuance of final reports, drawings, and Certification of Completion Letters and Seals until payment of all past due amounts has been received by POINT ONE Engineering.

3. TAXES

Fees for Services and charges for reimbursable expenses are exclusive of any taxes or similar assessments now or hereinafter imposed by any Federal, Provincial or Municipal taxing authority. Any such applicable assessments are in addition to amounts otherwise referred to herein.

4. TERMINATION

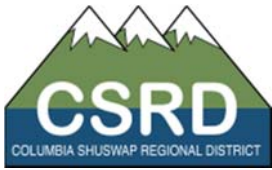
The Agreement may be terminated by either party upon 30 days written notice. The Agreement may be terminated by either party in the event of substantial failure by the other party to perform in accordance with terms thereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice.

If the agreement is terminated, CLIENT shall forthwith pay to POINT ONE Engineering fees for all Services performed.

5. DATA AND INFORMATION

POINT ONE Engineering shall be responsible for the accuracy of the data, interpretations and recommendations it generates or makes.

[illegible]



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csrld.bc.ca

November 9, 2015

VP 701-32
BE 701-36

Owners

Re: Capri Cabins – Lots 1 to 6, Plan EPS162, Sec. 15, Tp. 22, Rge. 11, W6M, K.D.Y.D., Located at 1541 Blind Bay Road –Development Variance Permit No. 701-32

Development Variance Permit No. 701-32 was issued by the CSRD August 21, 2008. The Development Variance Permit (DVP) recognized some of the setbacks of the Capri Cabins development existing at that time which were non-compliant. The DVP also contemplated some minor additions. At some point in 2009, rather than proceed with the additions as represented to the Regional District, the existing 7 units on the site were demolished and 6 new units were constructed and subsequently subdivided into separate strata-titled building units. In most cases the new units were not constructed to the same setbacks as those that had been demolished. In some cases this has led to encroachments onto the Ministry of Transportation and Infrastructure (MoT) Right-of-Way known as Robertson Road causing issues with compliance. Where the bylaw setback has already been relaxed by issuance of a DVP, and the new construction is closer to and even over the property lines, both the bylaw and the DVP relaxed setbacks have been violated.

Additionally, the rezoning amendment bylaw which allowed the density on the site by special regulation Subsection 14.3.12, and which preceded issuance of the DVP, and the DVP itself, were based on a report, dated May 14, 2007 from Mr. Alan Bates, P.Eng., of Streamworks Unlimited that provided a flood risk assessment of the site for the existing development. Unfortunately since the report was written for the existing development, as soon as that was demolished and a new development constructed in its place closer to the natural boundary of the lake, the report became irrelevant to the new units. This means that the new units were constructed in violation of the South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) Floodplain Specifications.

CSRD staff have previously forwarded a letter dated November 12, 2010, outlining these issues and also raising the question of compliance with Zoning Bylaw parcel coverage and building height regulations.

Recently, I met with Mr. Lindblad in my office, after it had been noted that works were being done to the dock. As a result of that meeting I agreed to provide you with this letter re-iterating the areas of non-compliance and what options are available to you to achieve compliance for the Capri Cabins development. The following are the areas of non-compliance:

1. The subject property is currently zoned CH2 – Cluster Housing 2, in accordance with South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701). The CH2 zone contains regulations for setbacks in Subsection 14.2.3, as follows;

Front parcel line	5.0 m
Exterior side parcel line	4.5 m
Interior side parcel line	2.0 m

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

C SOUTH SHUSWAP
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
F NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN
REVELSTOKE
SALMON ARM
SICAMOUS

Rear parcel line

5.0 m

On August 21, 2008, by resolution No. 2008-832 the Board of the CSRD authorized issuance of DVP 701-32, which reduced the exterior side parcel line setback from 4.5 m to 0.71 m for the existing cabins on the site.

A more recent building location certificate, dated August 9, 2010, showing the new units indicates that strata lot 2 is located as close as 0.68 m; strata lot 3 is located as close as 0.67 m; and strata lot 4 is located as close as 0.66 m from the exterior side parcel line. Additionally all 3 of these units have concrete pads which encroach into the Robertson Road Right-of-Way by 0.24 m.

2. The building location certificate also indicates that eave lines for strata lots 2, 3, and 4 are located at or on the exterior side parcel line. Subsection 3.6.8 of Bylaw No. 701, allows eaves to be located in an area of setback provided they are not closer than 1.0 m from any parcel line.
3. Subsection 14.2.2 regulates the maximum height for buildings as 10.0 m. The building location certificate shows that strata lot 2 is 10.35 m high and strata lot 3 is 10.07 m high.
4. Subsection 14.3.12.2 regulates the maximum parcel coverage at 23%. In reviewing both the building location certificate and the strata plan EPS162, CSRD staff have computed the total area of all buildings on site to be 531 m² on a parcel size of 0.2 ha. which appears to indicate a parcel coverage of 26.55%. It is suggested that the strata owners confirm the parcel coverage with the surveyor that provided the building location certificate.
5. Section 3.16 designates floodplains, and Subsection 3.17.1 establishes the flood construction level as 351.0 m for land adjacent to Shuswap Lake. Strata Plan EPS162 shows that every strata lot has a basement. The building location certificate indicates that all main floor elevations comply with the flood construction level. However, the top of lower floor elevation for every strata lot except strata lot 1 is below this flood construction level. Subsection 3.18.2 requires that any space used for dwelling purposes or storage of goods, susceptible to flood damage must be above the flood construction level.
6. Subsection 3.17.2 establishes a floodplain setback of 15.0 m from the 348.3 m contour for buildings adjacent to Shuswap Lake. DVP 701-32, as issued relaxed the floodplain setback for the existing development, but was specific to the cabins named in Schedule B attached to and forming part of DVP 701-32. Whereas, strata lot 4 is located as close as 10.33 m, strata lot 5 is located as close as 13.62 m, and strata lot 6 is located as close as 10.02 m; from the 348.3 m contour.

Setback violations for buildings and eaves, as well as building height can be dealt with by applying for and having issued by the Board a new DVP for the new structures. The DVP would be subject to the strata corporation obtaining a permit to encroach onto the Robertson Road Right-of-Way from the Ministry of Transportation and Infrastructure (MoT). Also, the strata corporation would be required to obtain a waiver from MoT to the Provincial Setback area, of 4.5 m, as established in Provincial Public Undertakings Regulation No. 513/2004 under Section 12, in regard to the proximity of strata lots 2, 3, and 4 from Robertson Road. I understand that there was a permit issued February 1, 2006 from MoT that permitted the previous buildings to be situated within 0.16 m of the Robertson Road Right-of-Way. This permit will need to be re-issued to the strata corporation reflecting the construction of the new units on the site.

Maximum parcel coverage cannot be varied by a DVP. Parcel coverage is a measure of density and therefore, in accordance with Section 922 (2)(a) of the *Local Government Act*, a DVP cannot vary either use or density. The only means available to you to allow a parcel coverage of 26.55% is to apply for a rezoning amendment which would amend the site specific regulation for the property under Subsection 14.3.12.2 in the CH2 zone.

Similarly, Section 922(2)(b) of the *Local Government Act*, limits the ability of a DVP to vary a floodplain specification, under Section 910(2) of the *Local Government Act*. Rather the matter of the violation of the floodplain specifications, for both the flood construction level and the floodplain setback would require the CSRD to process and issue an exemption to the floodplain specifications, as contemplated under Section 910(5) of the *Local Government Act*. In accordance with this section a report from a professional engineer or geoscientist experienced in geotechnical engineering would be required to be submitted to support the exemption application.

As an alternative to separate DVP, rezoning amendment and exemption from floodplain specification applications, the CSRD would like to suggest that an application for a rezoning amendment alone could be made to deal with all of the compliance issues.

To summarize, the development on the property is non-compliant with DVP 701-32 and Bylaw No. 701. The issues remain unresolved. In order to avoid further action being taken by the CSRD, you must seek to resolve these issues by following an option provided you in this letter.

If you have any questions with regard to the information in this letter, or any other issue, please call me directly, or email me at dpassmore@csrd.bc.ca.

Sincerely

Dan Passmore
Senior Planner

/dgp

cc: Electoral Area 'C' Director, Paul Demenok



5690 Lakeshore Road NE
 Salmon Arm, BC V1E 3P5
 Phone/Fax: (250) 832-3095
 Email: streamworks@telus.net

September 25, 2017

Ron Lindblad
 c/o 1015 Lakeshore Drive SW
 Salmon Arm, B.C.
 V1E 1E4

Re: Capri Cabins – 1541 Blind Bay Road legally described as Lots 1 to 6, Plan EPS162, Section 15, Township 22, Range 11, W6M KDYD. Development Variance Permit No. 701-32

Dear Mr. Lindblad:

I have prepared this letter at your request as a follow-up to a flood risk assessment I provided to you dated May 14, 2007 for the above described property. It is my understanding that my original report was submitted to the Columbia Shuswap Regional District (CSRD) in July 2007 aimed at obtaining building permits for proposed improvements. Since that time, new units have been constructed, including new foundations and excavated basements. Setback distances and floor elevations for the newly constructed units differ from the existing buildings described in my original assessment. It is my understanding that CSRD has requested an update to the flood risk assessment. To this end, I have reviewed the updated survey information you provided (attached) and considered any changes to the flood risks associated with Shuswap Lake. No site visit was undertaken for this update/review. This letter summarizes my findings and recommendations.

As discussed in your correspondence with the Columbia Shuswap Regional District, South Shuswap Zoning By-law No. 701 requires a floodplain setback of 15m measured from the mean annual high water mark of Shuswap Lake. According to the current (August 2017) version of the By-law, the mean annual high water mark of Shuswap Lake is defined as 348.3 metres Geodetic Survey of Canada Datum. This elevation is plotted on the attached site survey plan on the lake side of the existing retaining wall. Setback distances to the three waterfront cabins are shown on the plan, ranging from 10m to 14m to the front decks. Setback distances to the foundation walls would be approximately 2 to 3m further. These buildings are therefore not in compliance with the required setback and will require an exemption.

South Shuswap Zoning By-law No. 701 also specifies a minimum Flood Construction Level (FCL) of 351.0m Geodetic Survey of Canada Datum for land adjacent to Shuswap Lake. This is based on floodplain mapping and reports for the Salmon and Seymour Rivers issued in 1991 by the BC Ministry of Sustainable Resource Management. According to the reports, this elevation is administrative and includes 0.94m freeboard to allow for wave action and/or other sources of variability (Hay & Co. 1990, Crippen 1990).

As discussed in my original report, assigned freeboards used for limits of inundation range between 0.3 and 0.6m depending upon the length of record, confidence in the calculations and other factors. Higher freeboards are sometimes applied to river flood levels where there exists the possibility that debris and/or ice jams could locally elevate floodwaters. Shuswap Lake gauging dates back to 1923, providing a good data set for frequency analysis and debris or ice jams are unlikely to affect lake levels. With multiple medium-sized inflow tributaries (i.e. Shuswap River, Seymour River, Adams River and Eagle River) all draining divergent geographical regions, the likelihood of a single storm or runoff event affecting all tributary regions simultaneously is low. This functions to moderate flood peaks in the system and reduces variability. Shuswap Lake is a relatively large lake and its slow response to inflows from its tributary streams naturally attenuates flood peaks. The highest recorded level for Shuswap Lake was 349.66 in 1972 (1.34m below the calculated flood level). The added freeboard is also intended to accommodate wind and wave action.

Wind-related wave action on Shuswap Lake is relatively infrequent. Wave action at that time of year is usually the result of boat traffic and are likely to be less than 0.5m in height. In my opinion, the assignment of 351m as the flood level for Shuswap Lake based on 0.94m freeboard above a calculated 200 year level of 350.06, is conservative and provides more than adequate protection for development at or above this elevation.

The attached survey plan shows basement floor and main floor elevations for the newly constructed cabins. The basements are unfinished and are not used for living space, however they do house the furnace and hot water tanks for the units. It is my understanding that furnaces have been built on above-floor platforms of unspecified height. The following table summarizes the cabin floor elevations:

Table 1: Cabin Floor Elevations (elevations below the designated FCL are shown in italics)

Cabin #	Basement Elevation (m)	Main Floor Elevation (m)
1	351.86	354.28
2	<i>350.91</i>	353.30
3	<i>349.55</i>	352.00
4	<i>349.57</i>	351.94
5	<i>348.84</i>	351.28
6	<i>348.83</i>	351.18

Main floors in all of the cabins are above the 351m FCL. Basement floor elevations are below the FCL for all the cabins except Cabin #1. The tops of the foundation walls are likely close to the FCL. Assuming these walls are not overtopped by floodwaters, water can only enter the basements through seepage and/or backing up through the basement drains. It will be important to keep any water in the basement below the level of the elevated furnaces. To mitigate flood risks, automatic (float-switch) under-slab and outside perimeter sump pumps have been installed for each cabin. According to residents, sump pumps did not activate during high lake levels in 2012 or 2017, two relatively high water years (349.588m and 349.072m respectively). The 2017 lake level exceeded the basement floor levels in Cabins #5 and #6 with no reports of water/moisture problems. Installed sump pumps should be able to keep up with any basement seepage.

In my opinion, despite the floor elevations of the new structures and the variance in setback distance from the Bylaw requirements, the risk of damage from flooding on the property has not been significantly increased by the newly constructed cabins. Only in extremely rare circumstances (e.g. greater than 200 year water level combined with severe wave action) will the cabins be potentially at risk. The calculated 200 year flood level without freeboard (350.06m), falls below the top of the existing concrete retaining wall. This suggests that lake levels exceeding the top of the wall and flooding the lawn area will be extremely rare. The concrete retaining wall appears well-constructed and should serve to reduce erosion potential along the front of the properties. The existing wall does not appear to be retaining fill in order to support the cabins, that is, the cabins are built on native soils. The current structures remain well-back from the top of the retaining wall.

In summary, based on the surveyed information and the assumptions outlined, the improvements made to the Capri Cabins have not significantly increased the risk of flood damage on the property. The site remains suitably protected/elevated from flooding and/or foreshore erosion and may continue to be used safely. To mitigate potential damage for the new basements below the FCL, these areas should not be used as living space or for the storage of valuables. Sump pumps should be annually inspected and maintained to ensure functionality when lake levels rise in each May.

Please feel free to contact me if you have any questions regarding the contents of this letter.

Sincerely,



Alan Bates, P.Eng.
Water Resources Engineer
Streamworks Consulting Inc.

References:

Crippen Consultants 1990 *Salmon River – Shuswap Lake to Spa Creek - Floodplain Mapping Design Brief*. Province of British Columbia Ministry of Environment, Water Management Branch, Victoria, BC

Hay and Company March 1990 *Seymour River at Seymour Arm - Floodplain Mapping Design Brief*. Province of British Columbia Ministry of Environment, Water Management Branch, Victoria, BC

BROWNE JOHNSON LAND SURVEYORS

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Capri Cabin,
c/o Rick & Sandra Renard,
109 Branchflower Road,
Salmon Arm, B.C. V1E 3C6

Your File:

Re: Strata Plan EPS162, Section 15, Township 22,
Range 11, W6M, KDYD

Parcel Identifier(PID): 024-273-635

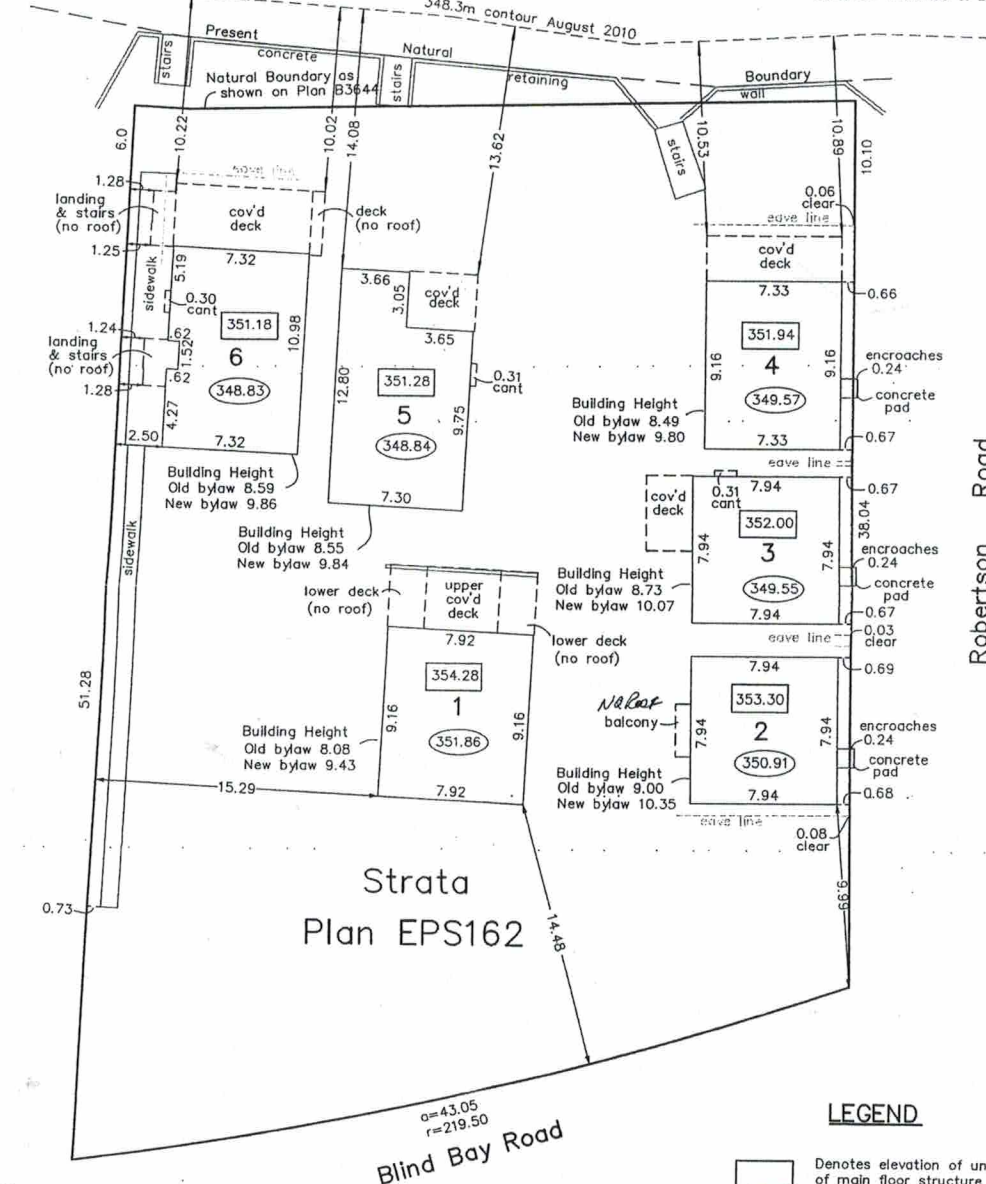
Civic Address: 1541 Blind Bay Road

List of documents registered on title which may affect
the location of improvements:

R/W LA57413 & LA57414
Covenant KM95490 & LB5664

Shuswap Lake

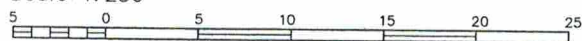
348.3m contour August 2010
Natural

Strata
Plan EPS162

Blind Bay Road

Robertson Road

Scale 1:250



All distances are, in metres.

Dimensions derived from Plan KAP62863

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 9th day of August, 2010.

B.C.L.S.

LEGEND

- Denotes elevation of underside of main floor structure
- Denotes elevation of top of lower floor

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**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.**

Our File: 375-09 Fb: raw p.



BOARD REPORT

TO:

Chair and Directors

File No:

BL 725-10
PL20170224
BL 701-89
PL20170174

SUBJECT:

Electoral Area C: Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10 and South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89

DESCRIPTION:

Report from Dan Passmore, Senior Planner, dated January 16, 2018.
#1 to #6, 1541 Blind Bay Road, Blind Bay.

RECOMMENDATION
#1:

THAT: "Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10" be read a first time this 15th day of February, 2018.

RECOMMENDATION
#2:

THAT: "Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10" be read a second time this 15th day of February, 2018.

RECOMMENDATION
#3:

THAT: "South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89" be read a second time this 15th day of February, 2018.

RECOMMENDATION
#4:

THAT: a public hearing to hear representations on Electoral Area C Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10 and South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89 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 owners of Strata Plan EPS162 have applied for a rezoning amendment to address several illegal non-conforming issues, as a result of bylaw enforcement action. The property is currently regulated by a special regulation within the CH2 - Cluster Housing 2 Zone, which does not reflect on the current site development.

In addition to the rezoning amendment, staff noted that proposed Bylaw No. 701-89, given first reading at the November 16, 2017 regular meeting would approve densities which are not consistent with those indicated in the RR Rural Residential designation in Electoral Area C Official Community Plan Bylaw No. 725. For this reason, an Official Community Plan amendment bylaw application was required to be submitted by the applicant.

Staff has referred the bylaws to affected Ministries, agencies and First Nations and comments received have been summarized in this report.

It is now appropriate for the Board to consider first and second reading of the OCP Amendment Bylaw No. 725-10 and second reading of South Shuswap Zoning Amendment Bylaw No. 701-89, as well as delegation of a Public Hearing.

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

See "2017-11-16_Board_DS_BL701-89_Lindblad_FirstReading.pdf" report attached.

POLICY:

See "2017-11-16_Board_DS_BL701-89_Lindblad_FirstReading.pdf" report attached.

FINANCIAL:

The rezoning is the result of bylaw enforcement action. If the Board does not adopt the proposed amending bylaws, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

See October 11, 2017 report attached.

In addition to the attached report, CSRD staff had advised the applicant that the proposed Zoning Bylaw Amendment (Bylaw No. 701-89) was inconsistent with the densities permitted in the RR Rural Residential designation in the Official Community Plan. As a result the applicant applied to re-designate to accommodate the existing density on site.

Rather than re-designating the property to some other Residential designation, staff noted that the existing site development consisting of detached single family dwellings at 27.9 units/ha, far outstrips residential densities for all designations within the OCP. The existing density on the site was established prior to the Official Community Plan being adopted in 2014. Since the maximum density contemplated for detached housing in the OCP is 12 units/ha, staff are proposing an exemption to the density limitations for the subject properties only, as follows:

Notwithstanding 3.4.1.2, above, maximum allowable density within the RR designation are permitted to increase to a total of 27.9 units/ha for detached houses on Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162, only.

Additionally, staff are proposing a small re-numbering housekeeping amendment to Policy 3.4.1.7.

SUMMARY:

The applicant has applied to re-designate and rezone the subject properties to make an existing development, Capri Cabins, conform to Bylaw requirements, as the result of a bylaw enforcement action against the property owners.

Staff are recommending that the Board can consider referral comments from agencies and First Nations and consider Bylaw No. 725-10 for first and second readings, and Bylaw No. 701-89 for second reading and delegation of a Public Hearing for both Bylaws.

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. 725-10 first and second readings and Bylaw No. 701-89 second reading, 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.*

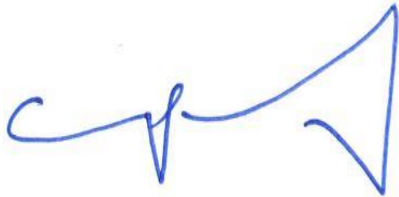
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area C Official Community Plan Bylaw No. 725
2. South Shuswap Zoning Bylaw No. 701
3. Application
4. MoT Encroachment Permit No. 2017-05825, dated September 22, 2017

Report Approval Details

Document Title:	2018-02-15_Board_DS_BL725-10_BL701-89_Lindblad.docx
Attachments:	<ul style="list-style-type: none"> - BL725-10_First_Second.pdf - BL701-89_Second.pdf - 2017-11-16_Board_DS_BL701-89_Lindblad_First.pdf - Agency_Referral_Responses_BL725-10_BL701-89.pdf - Maps_Plans_Photos_BL701-89.pdf
Final Approval Date:	Feb 6, 2018

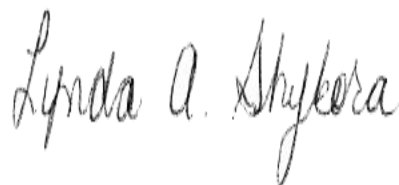
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Feb 1, 2018 - 9:48 AM



Gerald Christie - Feb 1, 2018 - 3:56 PM



Lynda Shykora - Feb 1, 2018 - 4:32 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Feb 6, 2018 - 1:03 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Wednesday March 28, 2018 at 6:00 p.m. at the Sorrento Memorial Hall, 1150 Passchendaele Rd, Sorrento, B.C, regarding proposed Bylaws No. 725-10 and 701-89.

PRESENT: Chair Paul Demenok – Electoral Area C Director
 Dan Passmore – Senior Planner, Development Services
 4 members of the public

Chair Demenok 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 'C' Official Community Plan Amendment (Ron Lindblad) Bylaw No. 725-10 and South Shuswap Zoning Amendment (Ron Lindblad) Bylaw No. 701-89.

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 April 19, 2018 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 March 16 and 23, 2018.

The Planner provided background information regarding these proposed bylaw amendments and reviewed the purpose of the bylaws.

The Chair opened the floor for comments.

██████████ Blind Bay Road, advised that he is the owner of one of the units in Capri Cabins, and would like to see their zoning issues finally resolved. He stated that as a long time owner in the development they have seen many high water years and with their retaining wall flooding has never been an issue on the property.

██, Salmon Arm, advised he was an owner in Capri Cabins and that he too was glad that the issues would soon be resolved.

Hearing no representations or questions about proposed Bylaws No. 725-10 and 701-89 the Chair called three times for further submissions before declaring the public hearing closed at 6:09 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

Director Paul Demenok
 Public Hearing Chair

A handwritten signature in black ink, consisting of a stylized 'D' followed by a series of loops and a long horizontal stroke.

Dan Passmore
Senior Planner

Public Hearing Submission – Bylaw No. 725-10 & 701-89

As a local resident and taxpayer, I would like to submit my views regarding the proposed amendments to the Bylaw 725-10 and 701-89 (Ron Lindblad)

If ever there was a development that showcases the failure of the CSRD in overseeing, managing, and enforcing the area Bylaws, it is the Capri Cabins Resort.

In 2008, contrary to recommendations of both the Area C Director and the Area C Advisory Planning Commission of the day, the CSRD approved DVP 701-32 to legalize the existing encroachments on the set-backs of the then Capri Cabins. After being granted this leeway, the property owners almost immediately demolished the previously existing small cabins and began construction on new, two-story units. This new construction overstepped even beyond the relaxed set-backs granted by DVP 701-32 by encroaching up to and even beyond the legal property lines as well as violating Zoning Density Bylaws.

This development has shown utter disregard for the community interests in virtually every possible detail: zoning, densities, set-backs, height, riparian regulations, inadequate on-site parking, septic, floodplain, and just plain neighbourly behaviour. The adjoining MOTI road right-of-way is casually claimed and landscaped for their own use and pressed into service for storage and equipment parking. Trees were removed from this public access (and Riparian Zone) and "Private Parking, No Trespassing" signs were even installed at one point in time!

It amazes me that our local government sits idly by in bureaucratic inertia as a small, seasonally-used collection of "Capri Cabins" develops into two-story, full-time "Capri Resort" residences, oversized and encroaching in all dimensions. Even as a subject of Bylaw Action (or *Inaction*, in this case) for several years, nothing changed, and this new application for even more relaxed variances has only come about due to the property owners visiting the CSRD due to dock issues. Will a variance of Lake, Foreshore, and Riparian regulations be the next expectation at this development?

Much time, effort, and expense was invested in our Official Community Plan by the citizens, staff of the CSRD, and our paid CSRD Directors. These Bylaws are intended to protect the citizens, the community, and the environment. It seems instead that the CSRD avoids their responsibilities, even in the face of official complaints, known transgressions, and Bylaw Enforcement actions and continually grants variances and special privileges to developers and property owners who progress in their own interest with complete disregard for the rules. "Do whatever you like, the CSRD will rubber stamp it after the fact"

If Building Inspections will address and prevent this kind of blatant disregard for the legal Bylaws and interests of fellow citizens, then I feel Area C needs to follow the initiative of our neighbouring Areas and enact Area C Building Inspection Services as soon as possible. There will be a wave of development hoping to sneak in under the wire of these inspections, so in the meantime citizens of our area should be able to trust the CSRD to be more vigilant of their duties in upholding our existing Bylaws and Zoning regulations.

Sincerely,

[Redacted Signature]

[Redacted Address] Blind Bay Road, Sorrento, BC











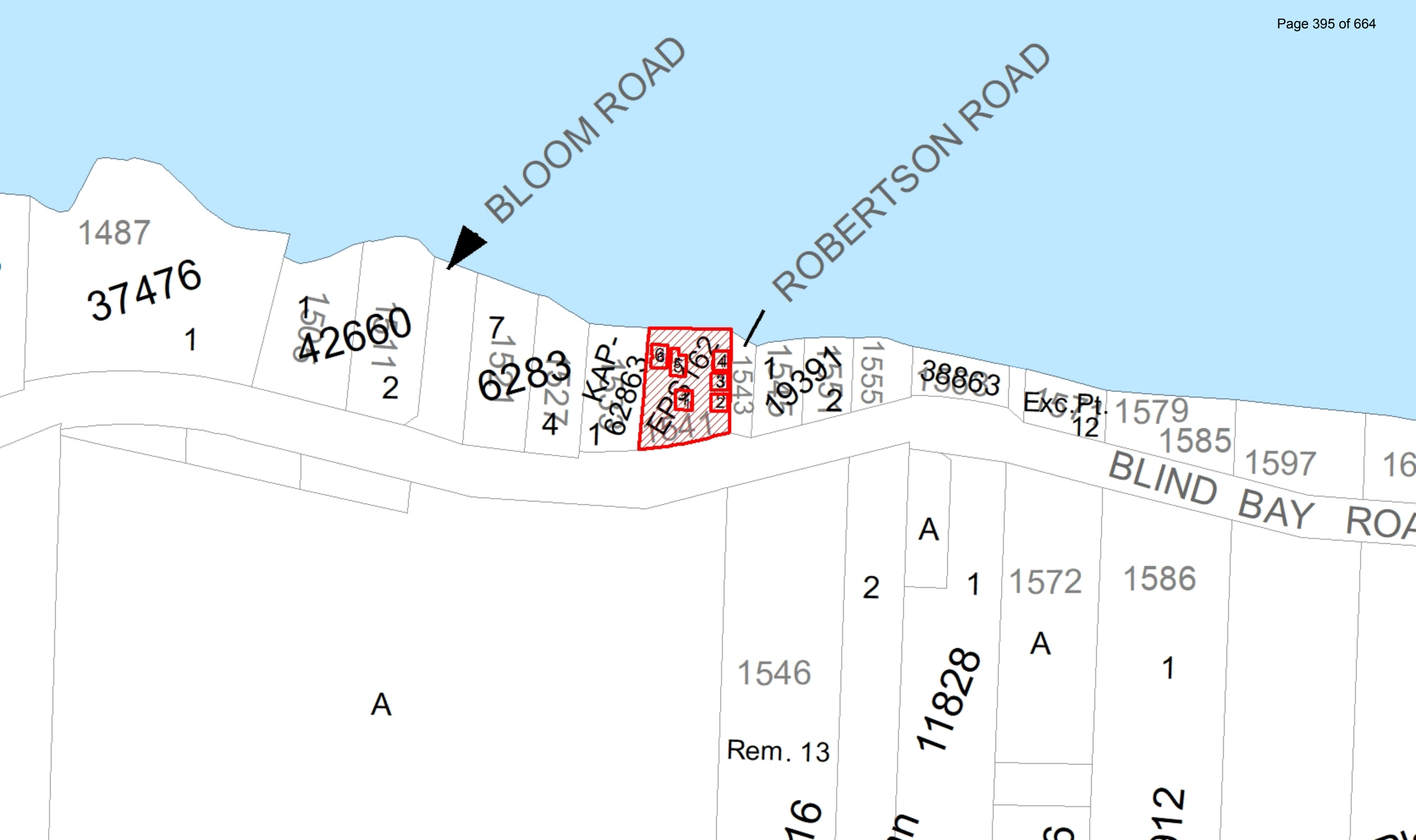


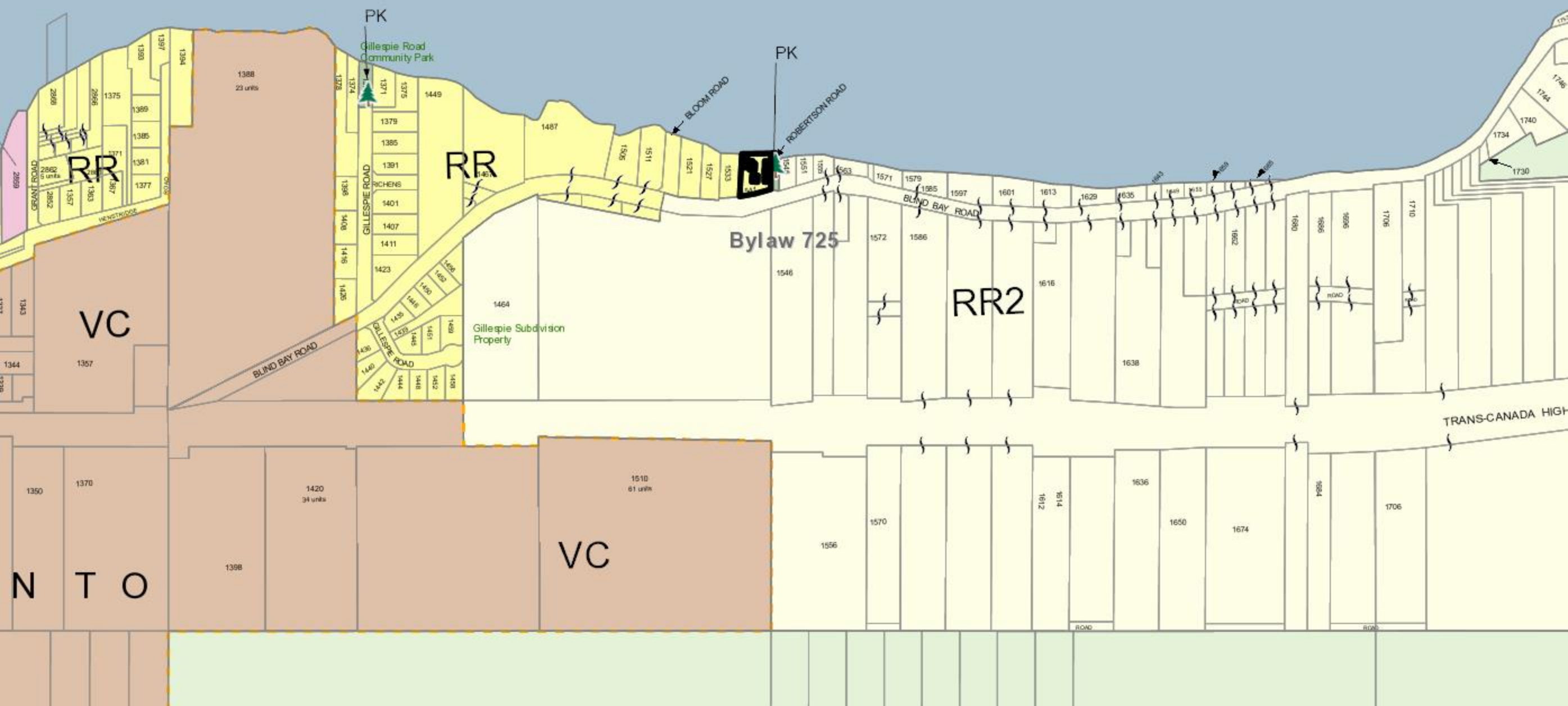
PRIVATE
DRIVE
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TRESPASSING

NO
TRESPASSING

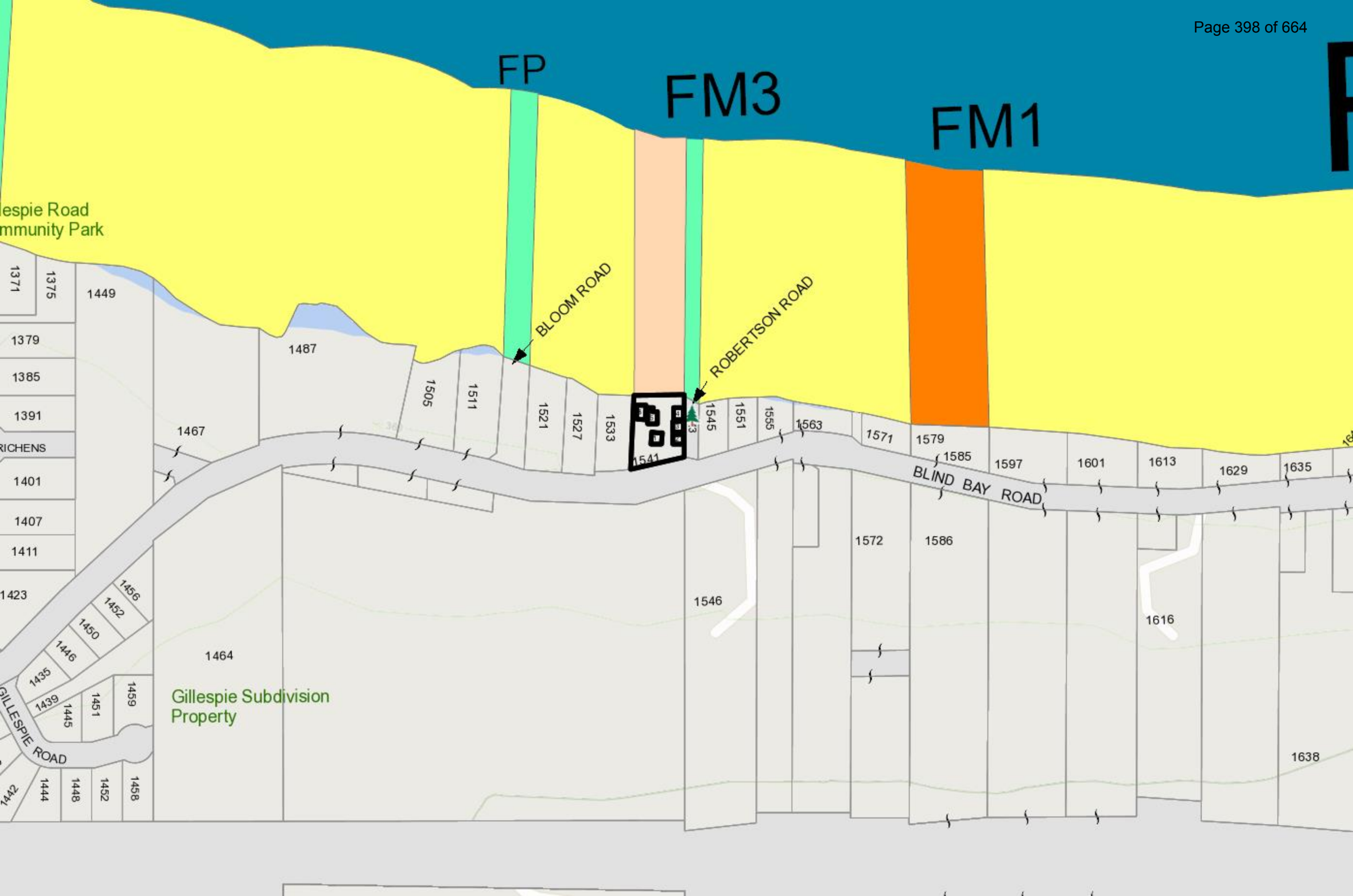














BROWNE JOHNSON LAND SURVEYORS*

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Capri Cabin,

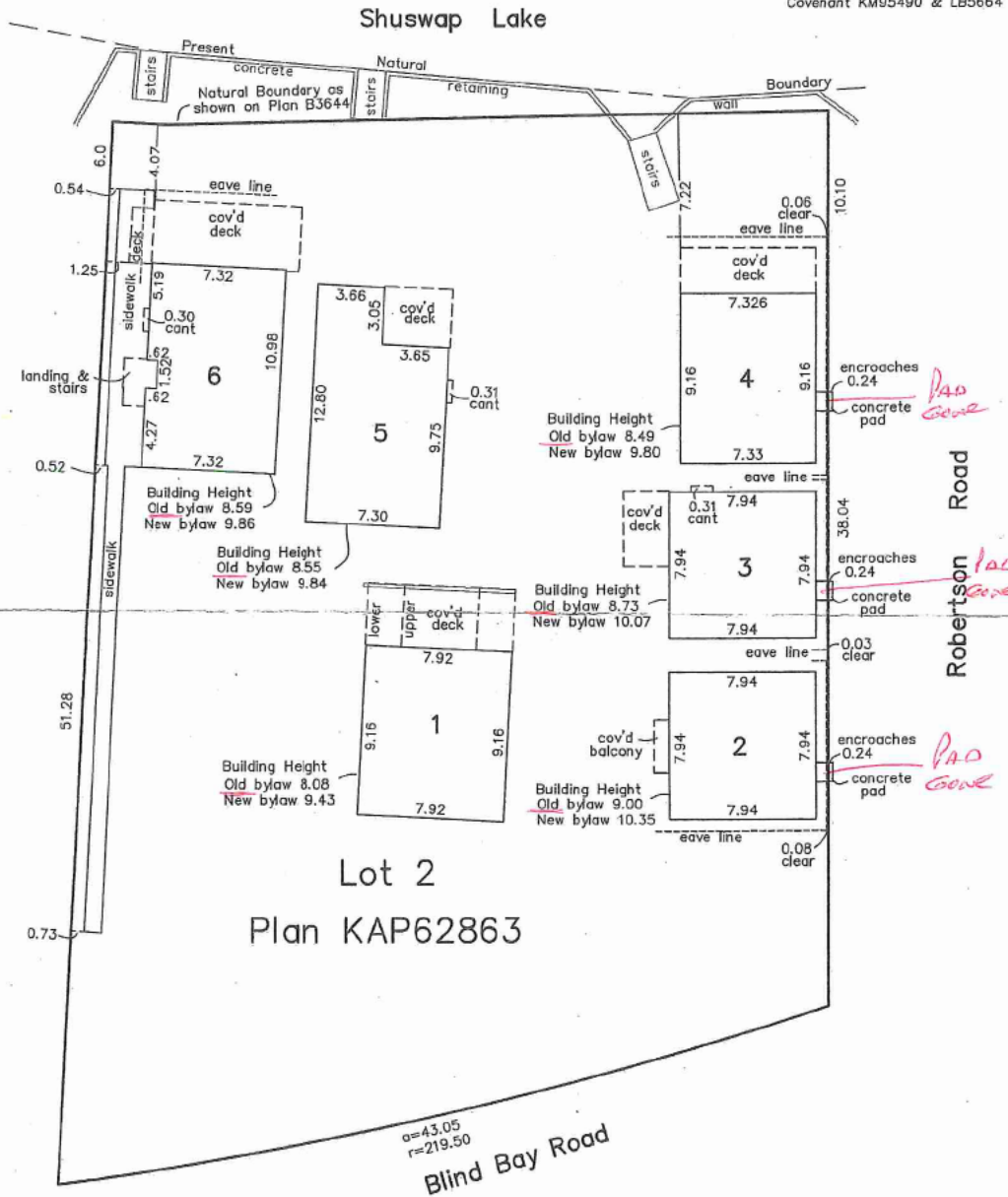
Salmon Arm, B.C. V1E 3C6

Your File:

Re: Lot 2, Section 15, Township 22,
Range 11, W6M, KDYD, Plan KAP62863

Parcel Identifier(PID): 024-273-635

Civic Address: 1541 Blind Bay Road

List of documents registered on title which may affect
the location of improvements:R/W LA57413 & LA57414
Covenant KM95490 & LB5664

Scale 1:250

5 0 5 10 15 20 25

All distances are in metres.

Dimensions derived from Plan KAP62863

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 29th day of June, 2010.

B.C.L.S.

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**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.**

Our File: 375-09 Fb: row p.

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Capri Cabin,

Salmon Arm, B.C. V1E 3C6

Your File:

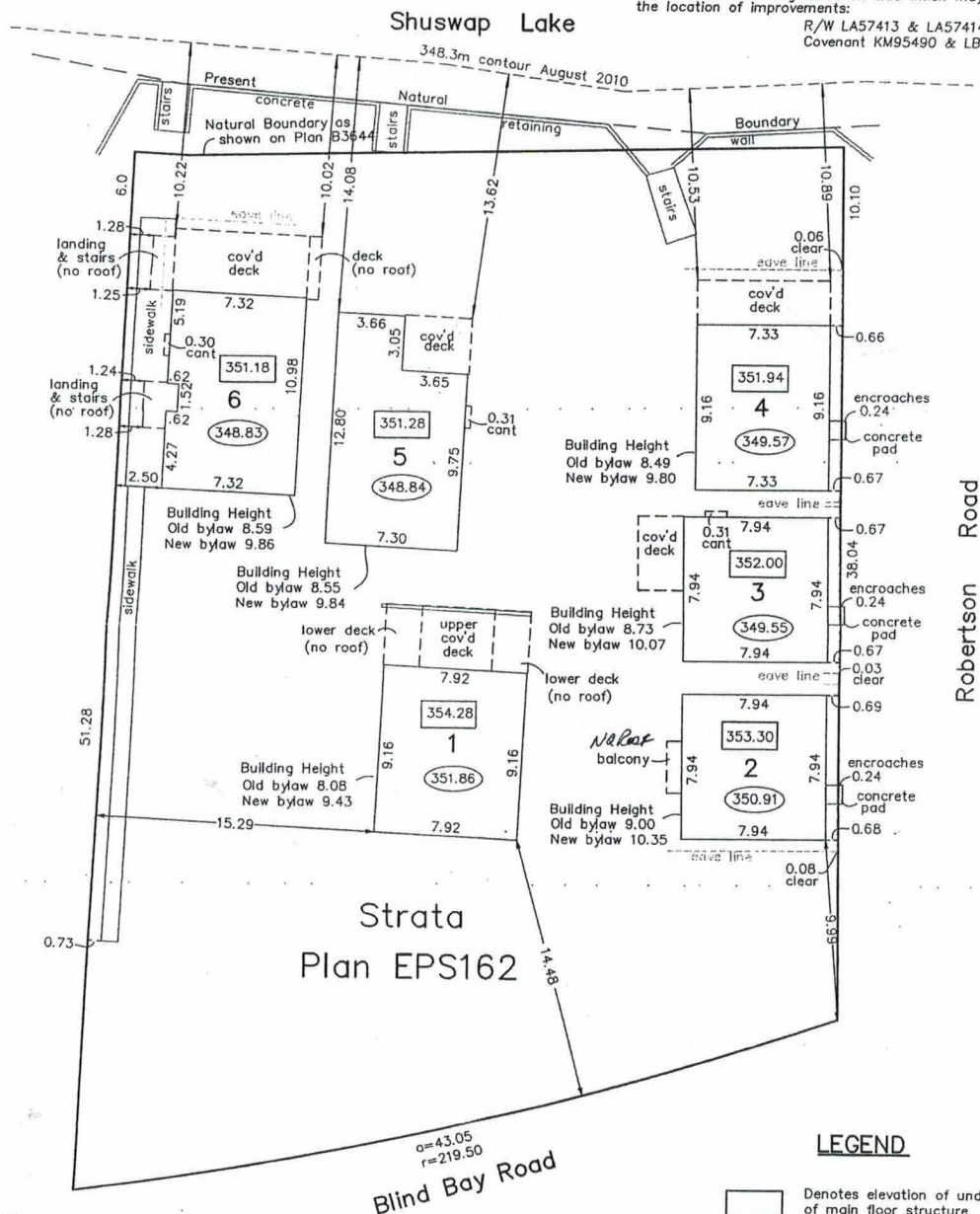
Re: Strata Plan EPS162, Section 15, Township 22,
Range 11, W6M, KDYD

Parcel Identifier(PID): 024-273-635



Civic Address: 1541 Blind Bay Road

List of documents registered on title which may affect the location of improvements:

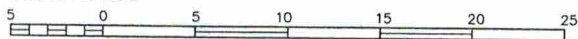
R/W LA57413 & LA57414
Covenant KM95490 & LB5664



LEGEND

-  Denotes elevation of underside of main floor structure
-  Denotes elevation of top of lower floor

Scale 1: 250



All distances are in metres.

Dimensions derived from Plan KAP62863

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 9th day of August, 2010.

B.C.L.S.

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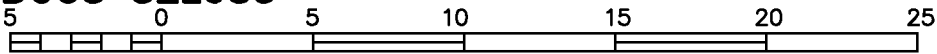
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Our File: 375-09 Fb: raw p.

Strata Plan of
Lot 2, Sec 15, Tp 22, R 11,
W6M, KDYD, Plan KAP62863

Strata Plan EPS162

BCGS 82L083

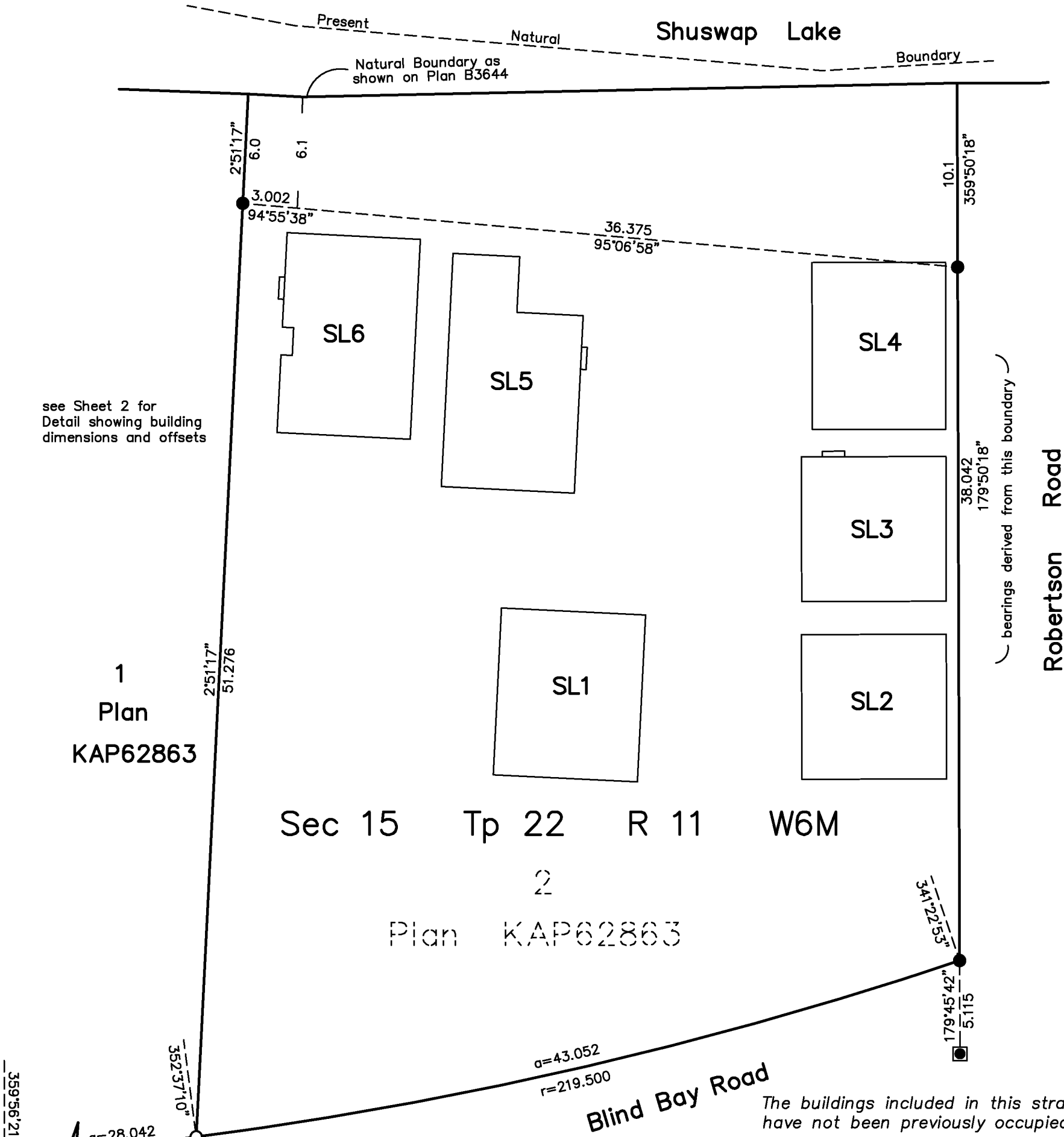


All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

This plan lies within the Columbia Shuswap Regional District and the Vernon Assessment Area.

The civic address of the building is: 1541 Blind Bay Road, Blind Bay, B.C.



see Sheet 2 for
Detail showing building
dimensions and offsets

1
Plan
KAP62863

Sec 15 Tp 22 R 11 W6M

2
Plan KAP62863

LEGEND

Bearings are astronomic and are derived from Plan KAP62863

- Standard Iron Post Found
- Standard Iron Post Placed
- Non-Standard Round Iron Post Found

'Common' Denotes common property as defined in the Strata Property Act

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property the use of the strata lots indicated only

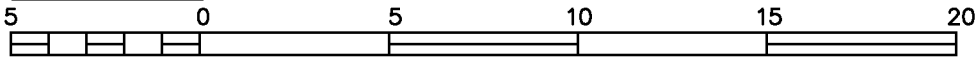
The buildings included in this strata plan have not been previously occupied.

The buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

The field survey represented by this plan was completed by Andrew W. Roop, BCLS on the 24th day of November, 2009.

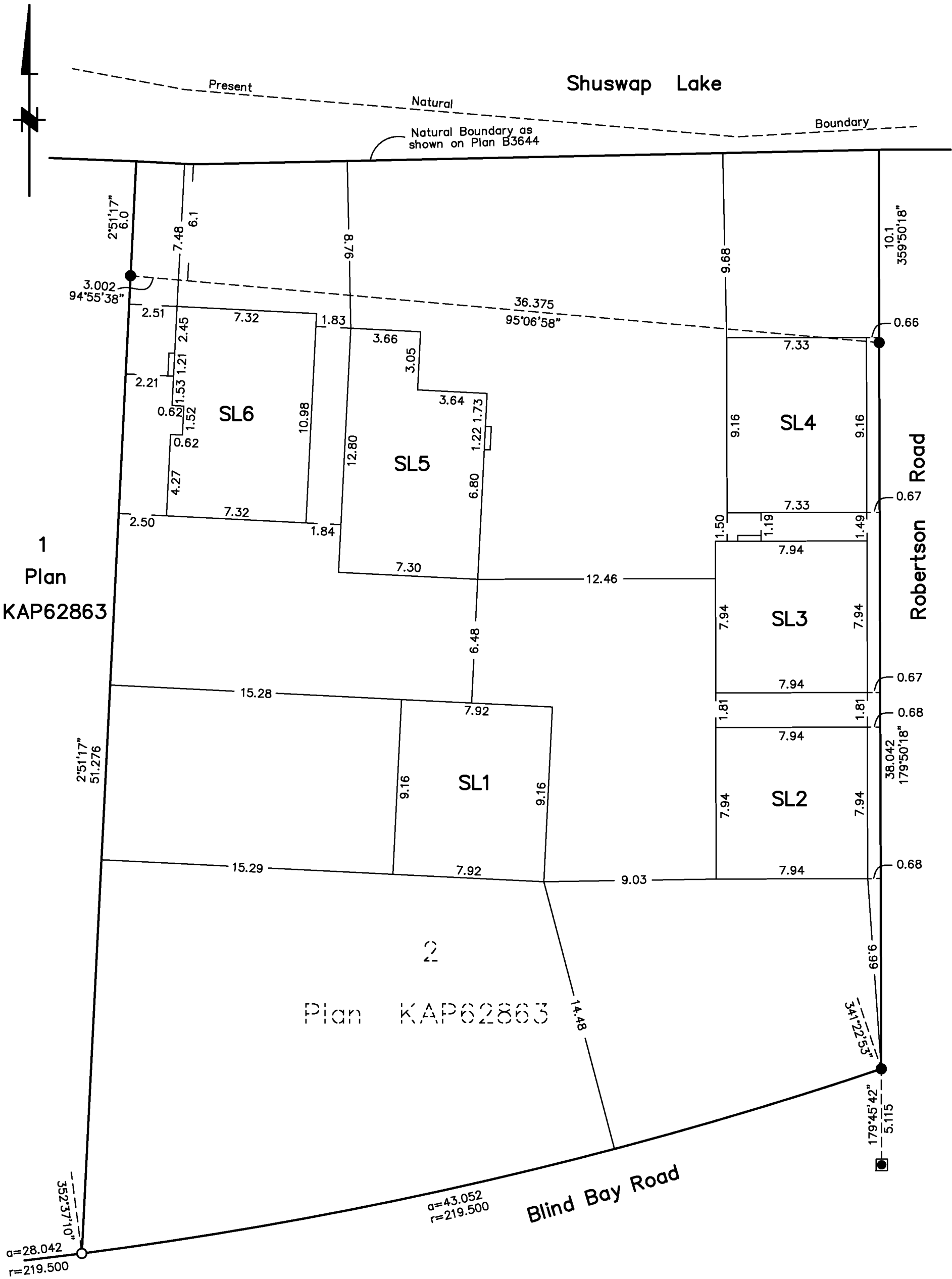
BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 375-09 375-09.raw

Strata Plan EPS162



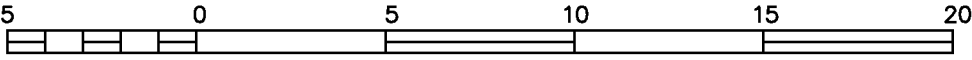
All distances are in metres.

The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

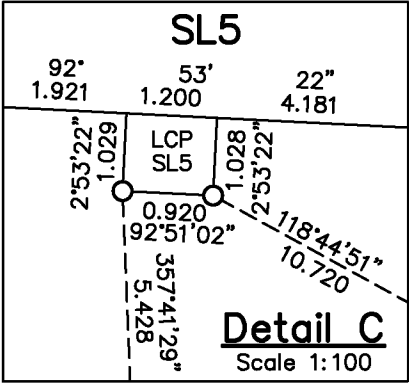
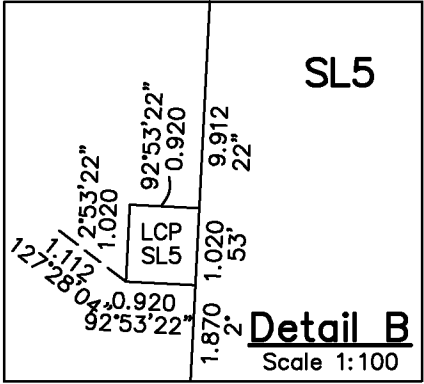
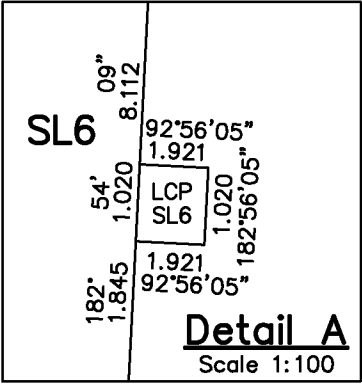


Plan of Limited Common Property

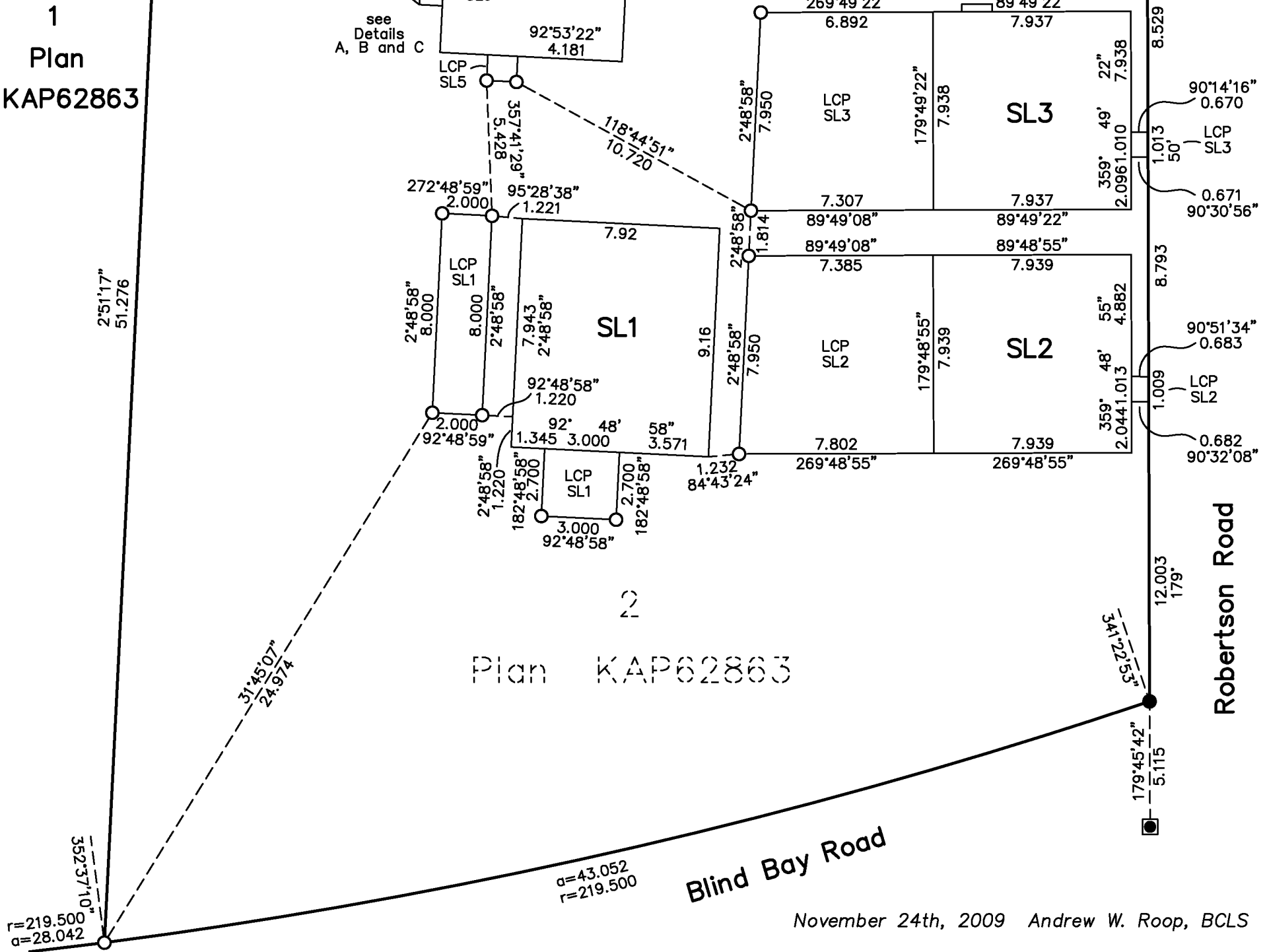
Strata Plan EPS162



All distances are in metres.
The intended size of this plan is 280mm in width by 432mm in height (B size)
when plotted at a scale of 1:200

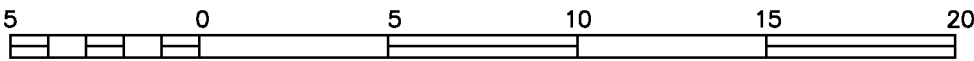


1
Plan
KAP62863



Plan of Strata Lot 1

Strata Plan EPS162

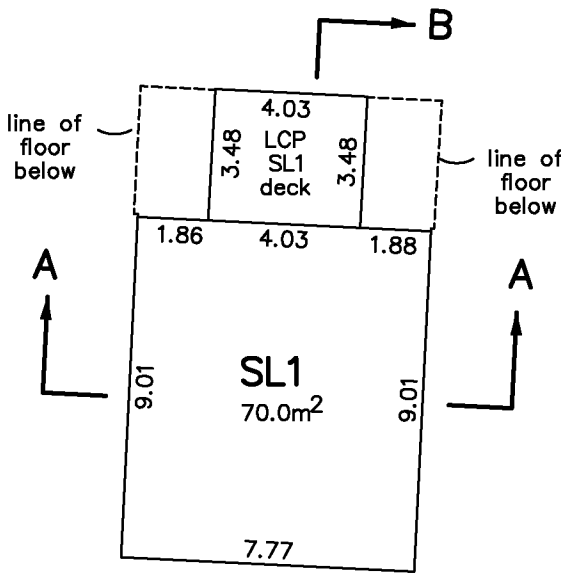


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The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

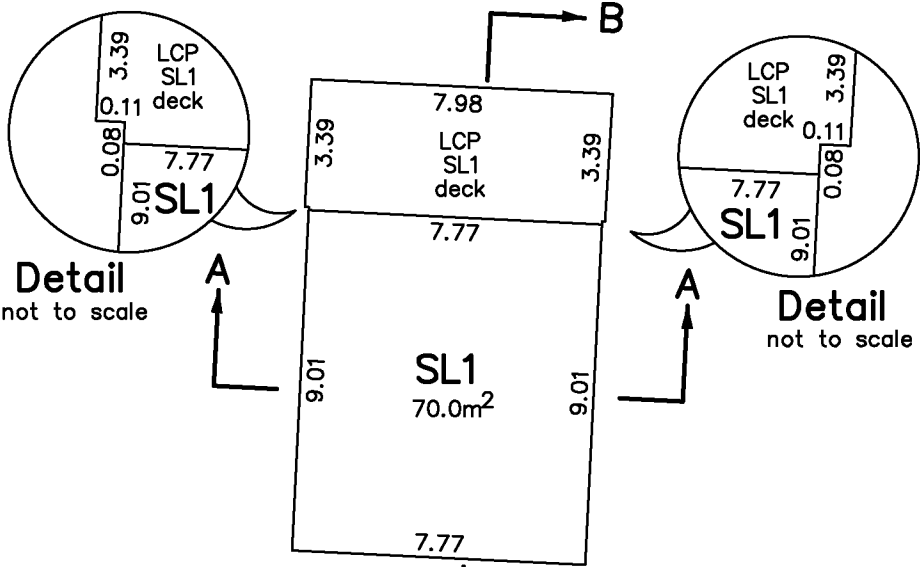
Note: The area shown as 'Common' on this sheet shall be defined as that portion of the building lying above the bottom of the roof trusses and that portion of the Lower Floor as shown.



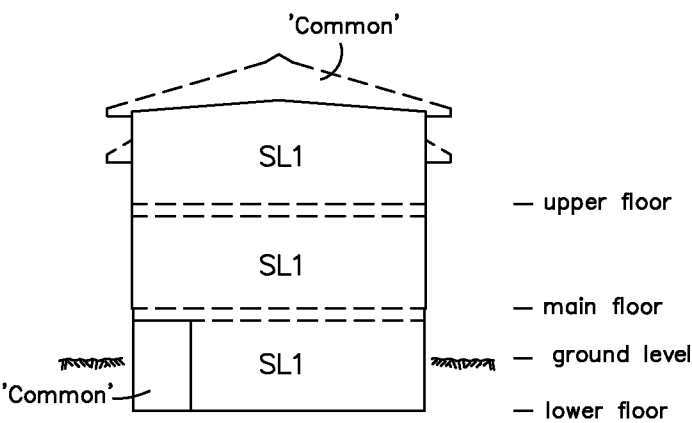
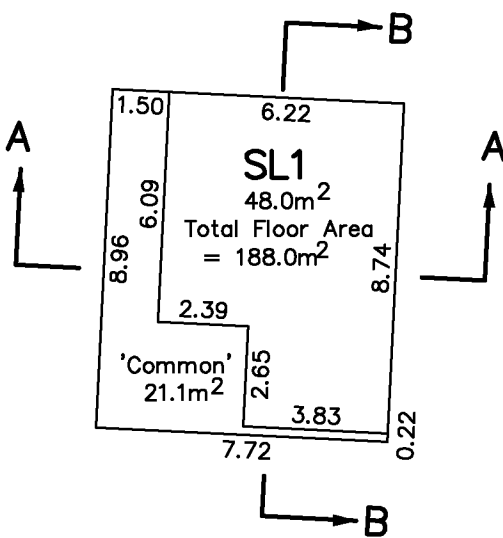
Upper Floor



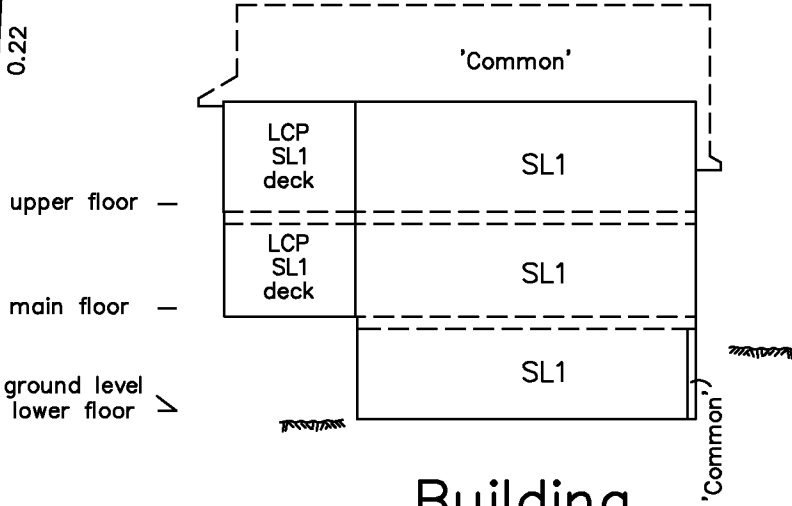
Main Floor



Lower Floor



Building Section A - A



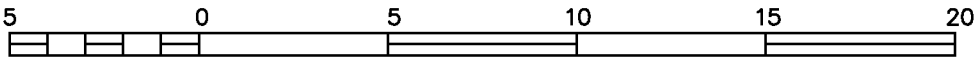
Building Section B - B

Note:
LCP Denotes Limited Common Property for the use of the strata lots indicated only
-Wall thickness varies
-Dimensions to centre line of walls

November 24th, 2009 Andrew W. Roop, BCLS

Plan of Strata Lot 2

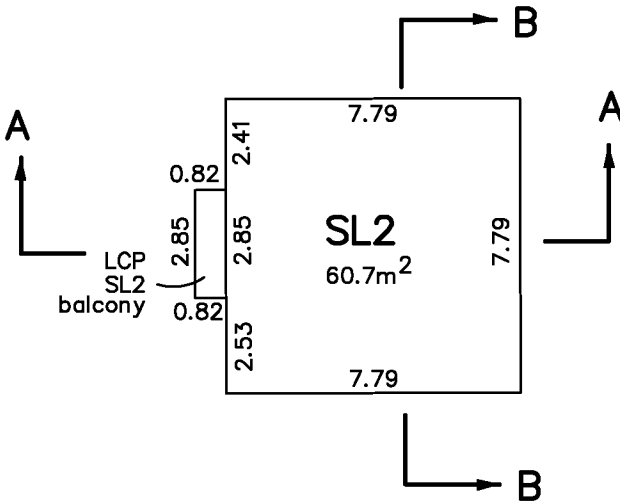
Strata Plan EPS162



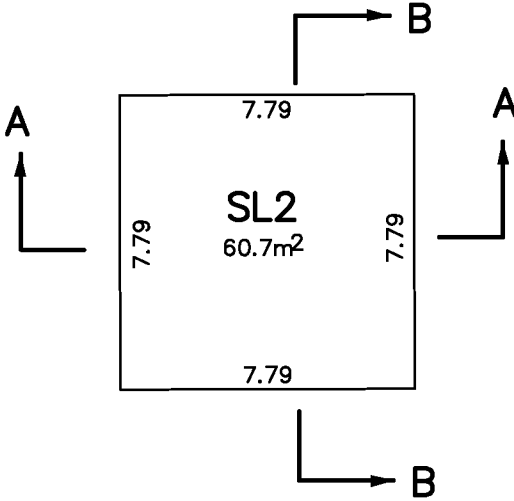
All distances are in metres.
The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200
Note: The area shown as 'Common' on this sheet shall be defined as that portion of the building lying above the bottom of the roof trusses.



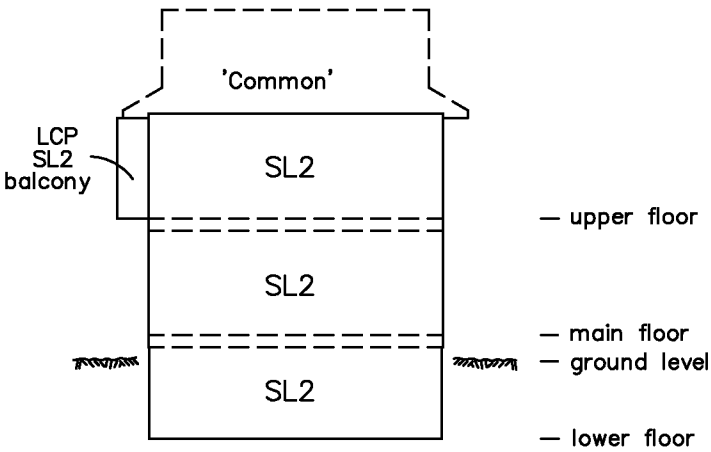
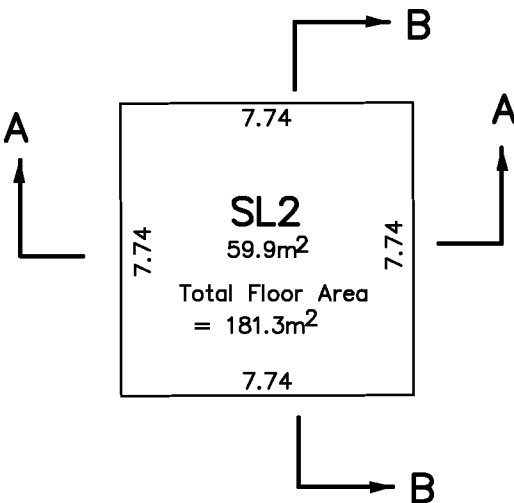
Upper Floor



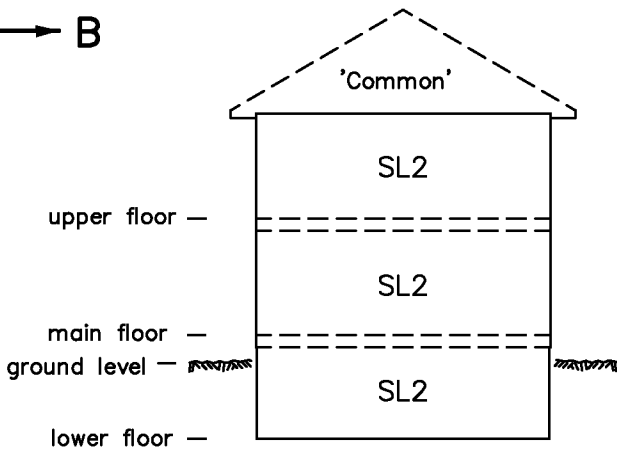
Main Floor



Lower Floor



Building Section A – A



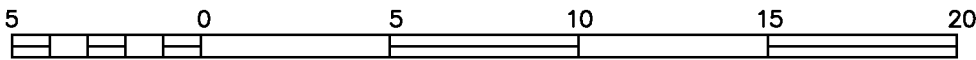
Building Section B – B

Note:
LCP Denotes Limited Common Property for the use of the strata lots indicated only
–Wall thickness varies
–Dimensions to centre line of walls

November 24th, 2009 Andrew W. Roop, BCLS

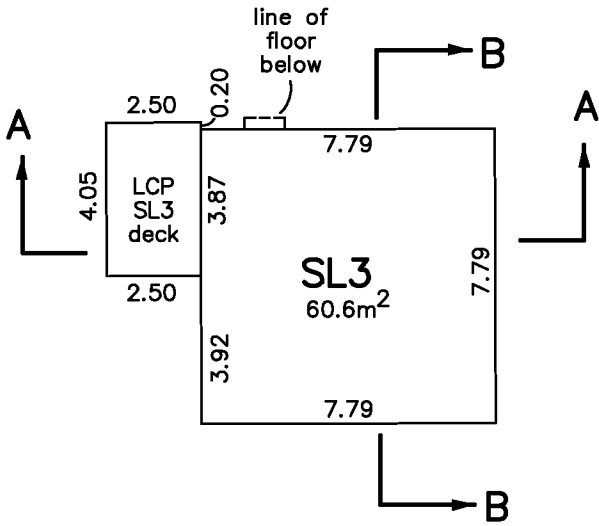
Plan of Strata Lot 3

Strata Plan EPS162

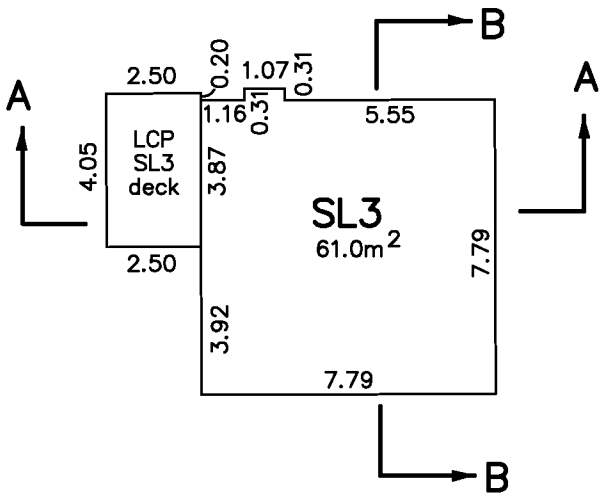


All distances are in metres.
The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200
Note: The area shown as 'Common' on this sheet shall be defined as that portion of the building lying above the bottom of the roof trusses.

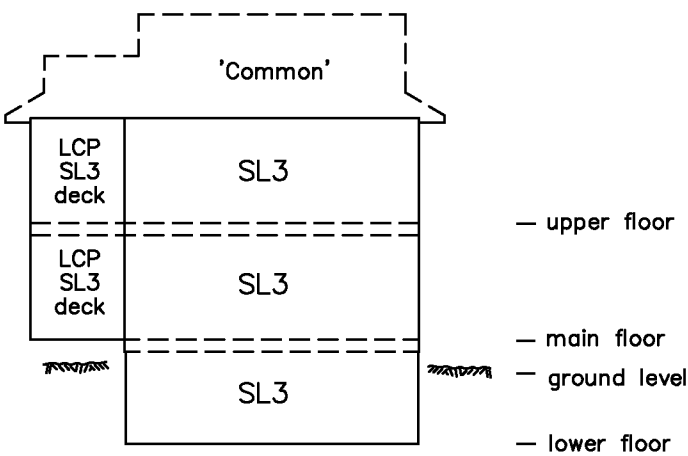
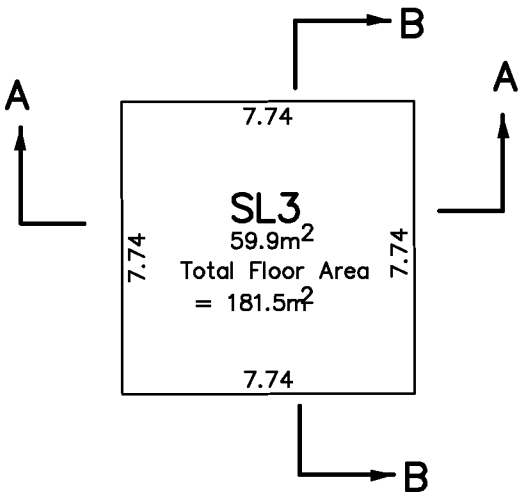
Upper Floor



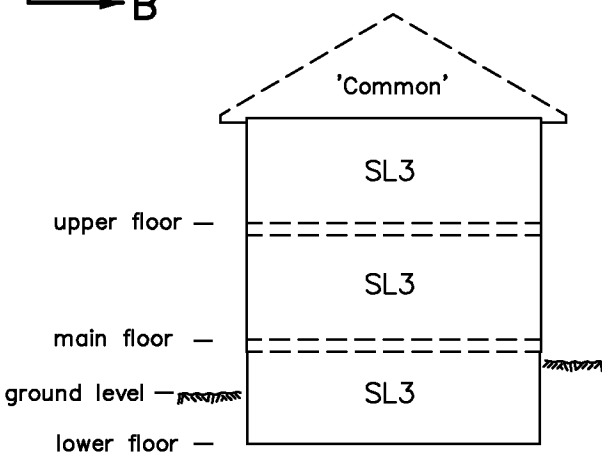
Main Floor



Lower Floor



Building Section A - A



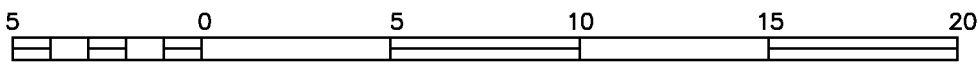
Building Section B - B

Note:
LCP Denotes Limited Common Property for the use of the strata lots indicated only
-Wall thickness varies
-Dimensions to centre line of walls

November 24th, 2009 Andrew W. Roop, BCLS

Plan of Strata Lot 4

Strata Plan EPS162

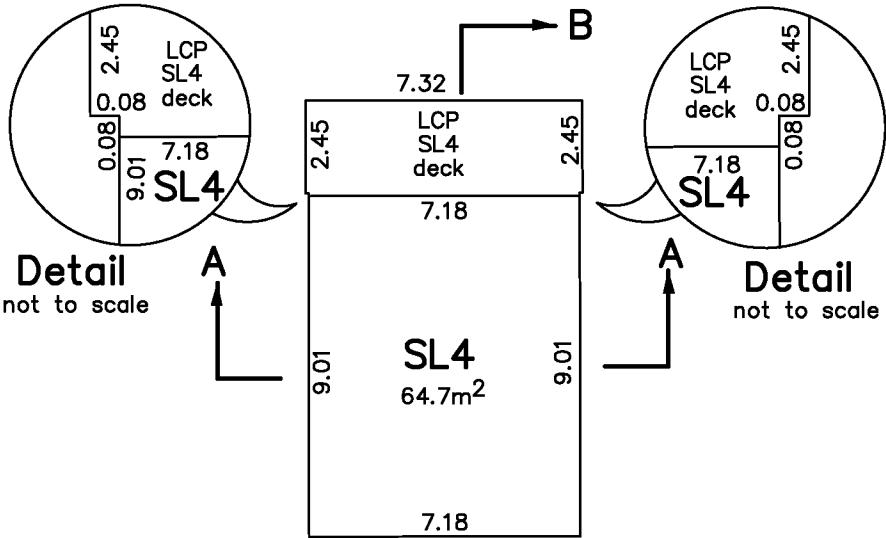


All distances are in metres.
The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

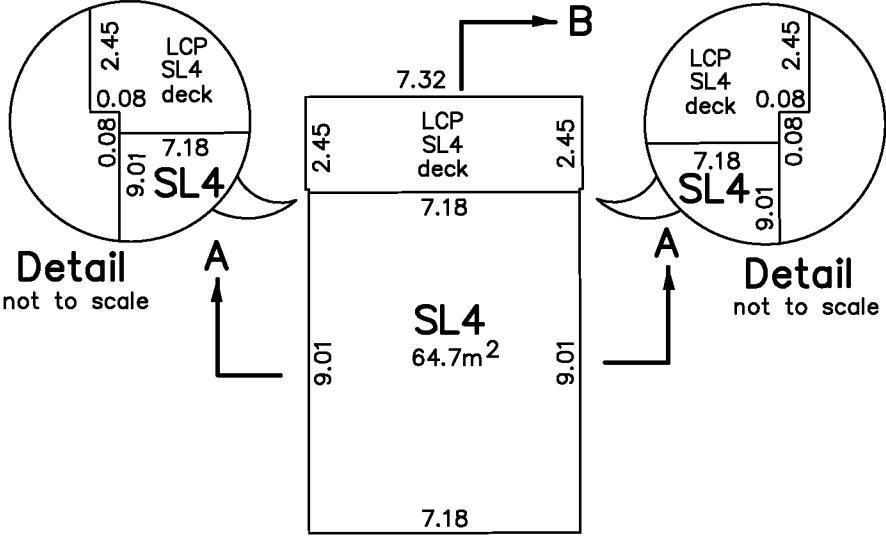
Note: The area shown as 'Common' on this sheet shall be defined as that portion of the building lying above the bottom of the roof trusses.



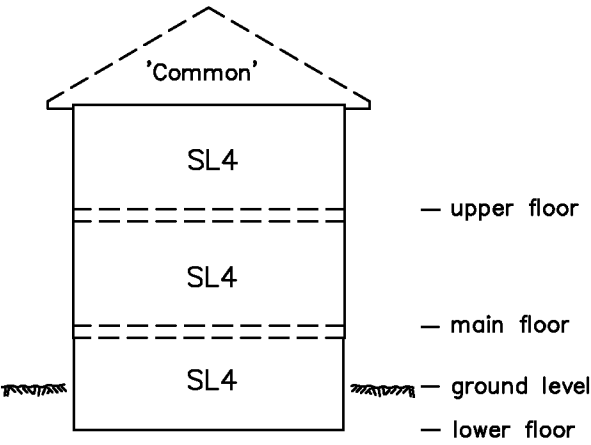
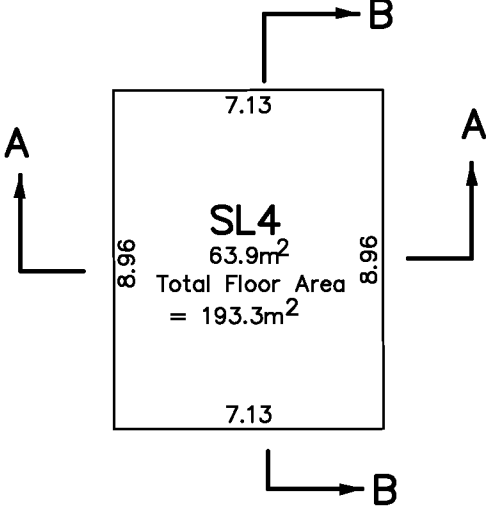
Upper Floor



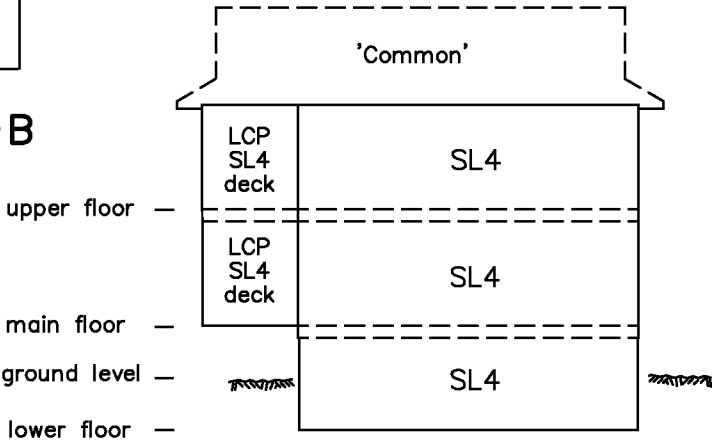
Main Floor



Lower Floor



Building Section A – A



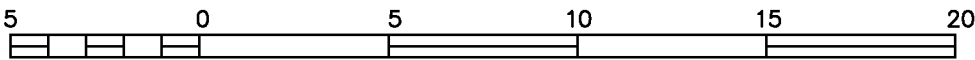
Building Section B – B

Note:
LCP Denotes Limited Common Property for the use of the strata lots indicated only
–Wall thickness varies
–Dimensions to centre line of walls

November 24th, 2009 Andrew W. Roop, BCLS

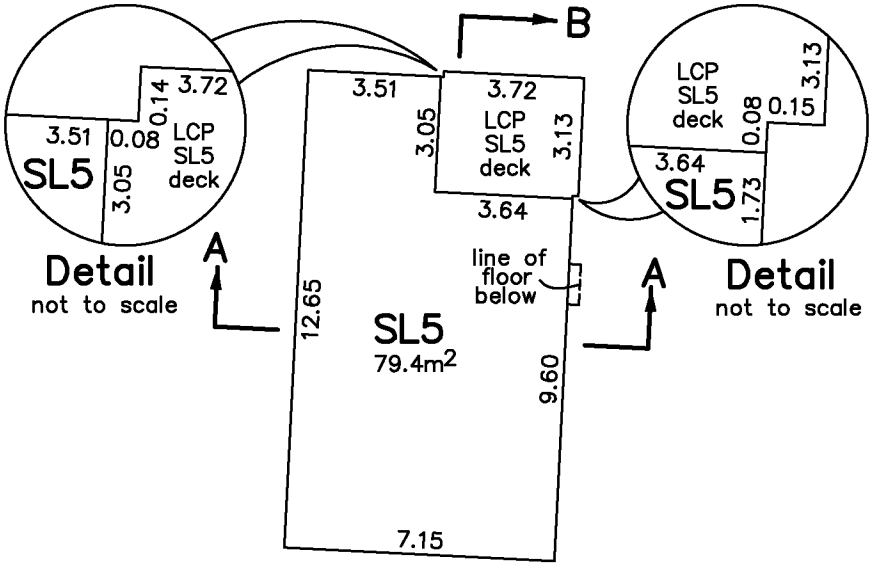
Plan of Strata Lot 5

Strata Plan EPS162

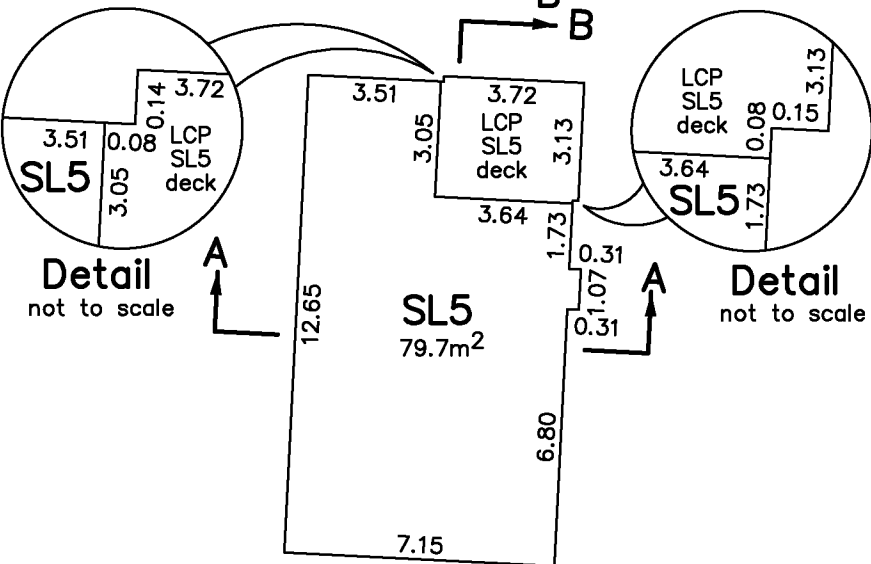


All distances are in metres.
The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200
Note: The area shown as 'Common' on this sheet shall be defined as that portion of the building lying above the bottom of the roof trusses.

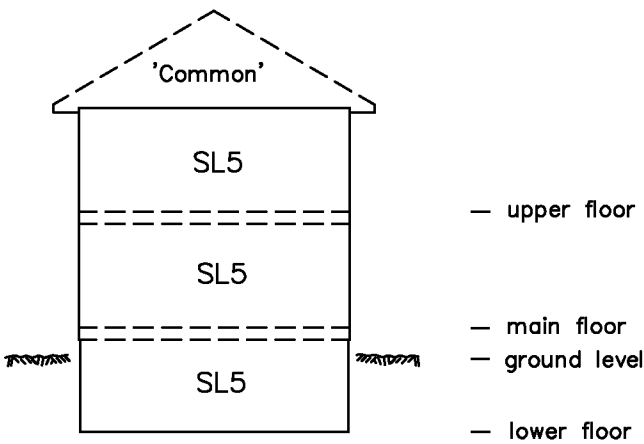
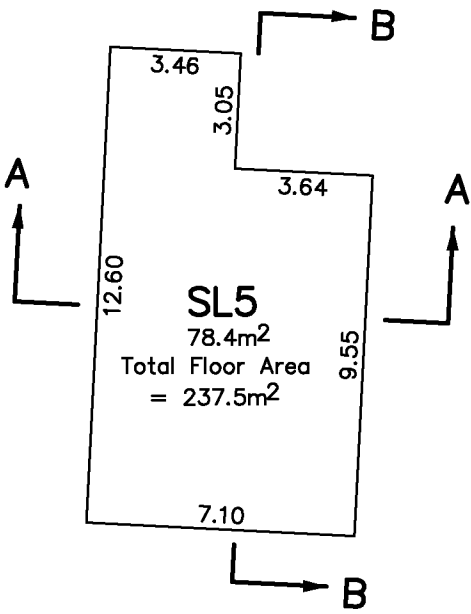
Upper Floor



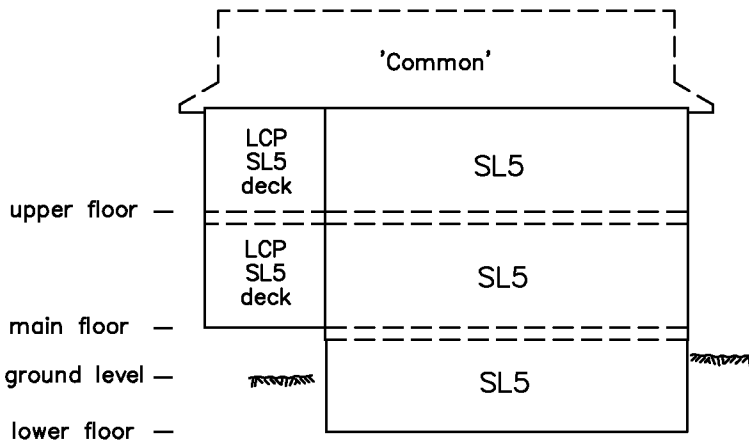
Main Floor



Lower Floor



Building
Section A — A



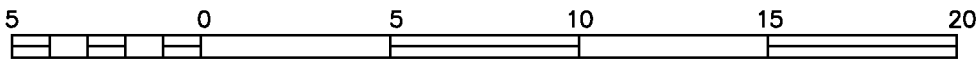
Building
Section B — B

Note:
LCP Denotes Limited Common Property for the use of the strata lots indicated only
—Wall thickness varies
—Dimensions to centre line of walls

November 24th, 2009 Andrew W. Roop, BCLS

Plan of Strata Lot 6

Strata Plan EPS162

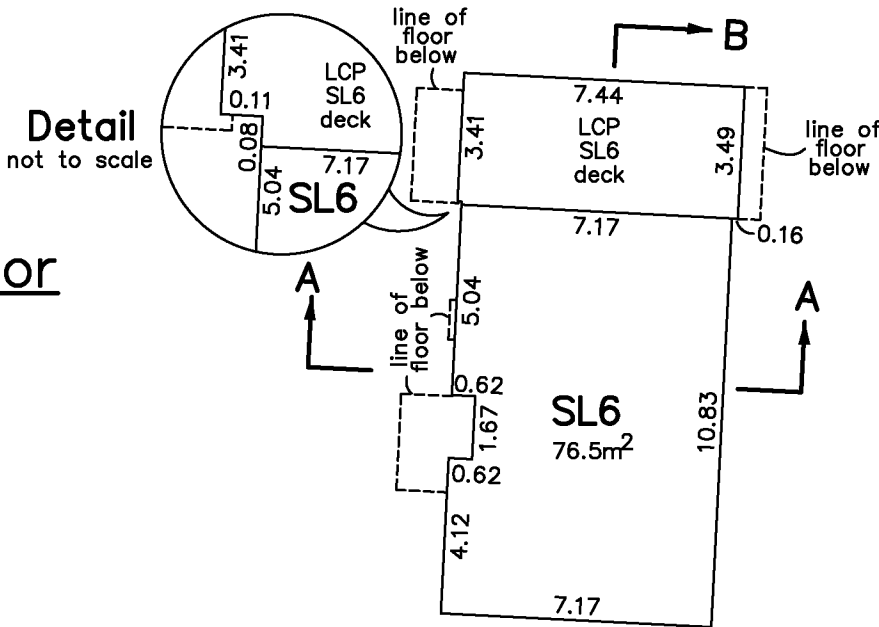


All distances are in metres.
The intended size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

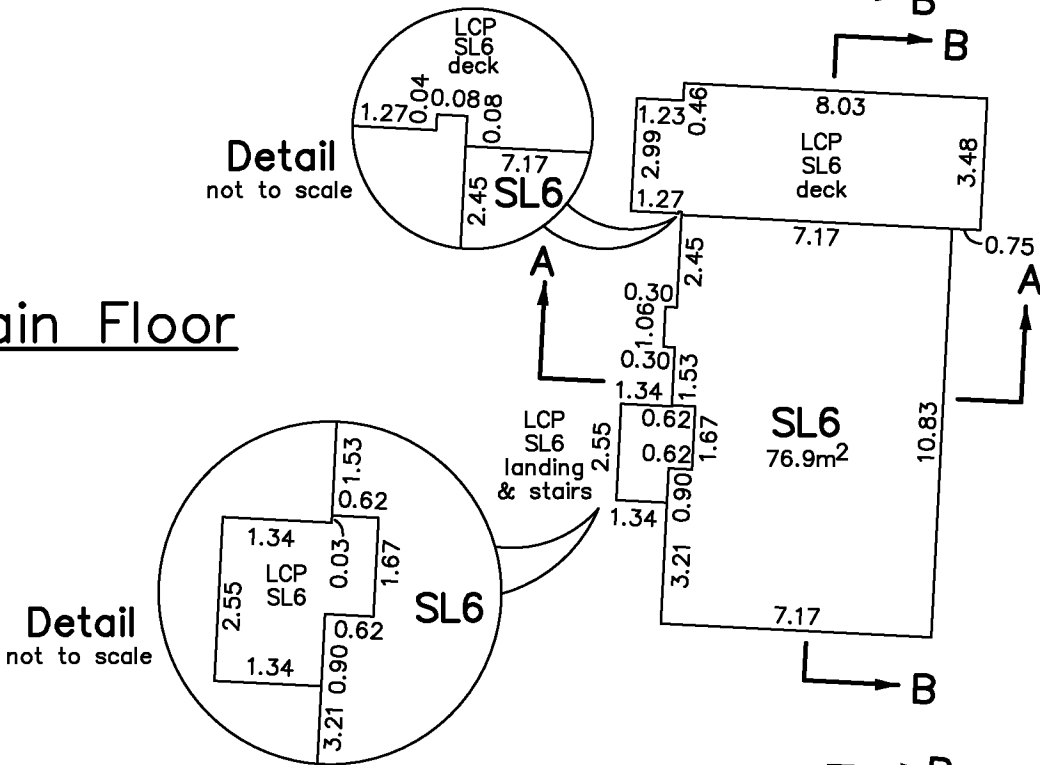
Note: The area shown as 'Common' on this sheet shall be defined as that portion of the building lying above the bottom of the roof trusses.



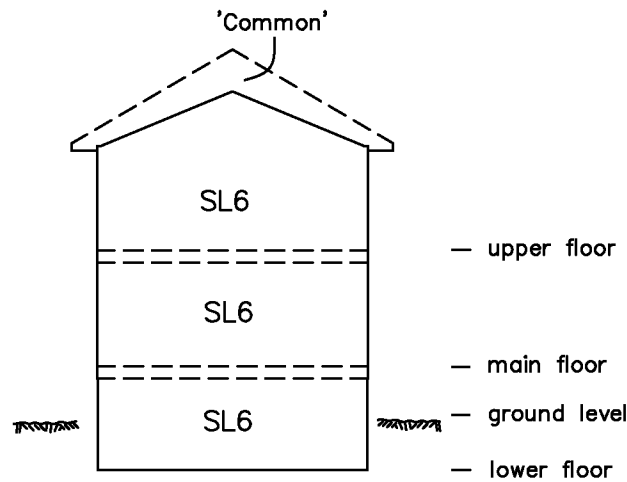
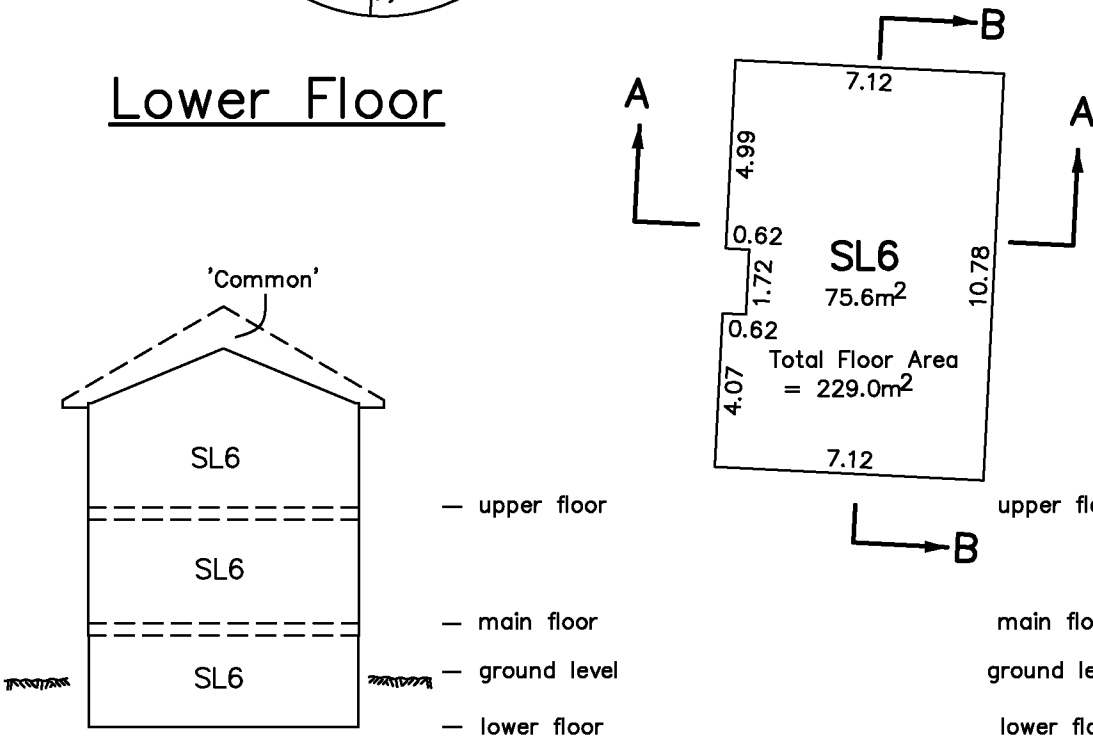
Upper Floor



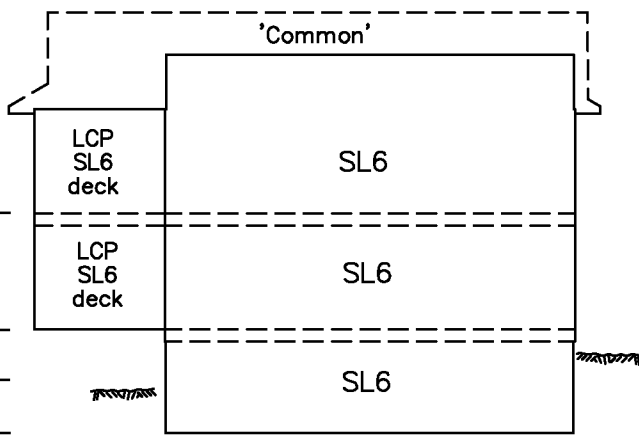
Main Floor



Lower Floor



Building Section A - A



Building Section B - B

Note:
LCP Denotes limited common property for the use of the strata lots indicated only
-Wall thickness varies
-Dimensions to centre line of walls

November 24th, 2009 Andrew W. Roop, BCLS



BOARD REPORT

TO:

Chair and Directors

File No:	BL900-22 PL20170149
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SUBJECT:

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

DESCRIPTION:
Report from Jennifer Sham, Planner, dated April 4, 2018.
3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae
**RECOMMENDATION
#1:**
THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be read a second time this 19th day of April, 2018.
**RECOMMENDATION
#2:**

THAT: a public hearing to hear representations on "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" 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 of 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 of Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

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

See "2017-11-16_Board_DS_BL900-22_Gray-Ulry.pdf" attached.

POLICY:

See "2017-11-16_Board_DS_BL900-22_Gray-Ulry.pdf" and "BL725_Policies_BL900-22.pdf" attached.

FINANCIAL:

This rezoning application is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owners do not bring the property into compliance, the Board may choose to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

See "2017-11-16_Board_DS_BL900-22_Gray-Ulry.pdf" attached.

Proposal

To rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

SUMMARY:

DS staff is recommending BL900-22 be given second reading and delegation of a public hearing for the following reasons:

- Staff did not receive any objections to this bylaw from the responding referral agencies;
- One shared dock for the strata will have less environmental impact on the foreshore area than the two permitted in the current zone;
- Bylaw No. 725 policies regarding waterfront development support this proposal; and,
- The owners are proposing to recognize uses that pre-date the adoption of Bylaw No. 900.

IMPLEMENTATION:

CSRD Policy P-18 regarding Consultation Processes- Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application when a notice of application sign was posted on the property on December 11, 2017. Staff received one written submission from a neighbour with concerns about an existing easement and water pump on the subject property.

See "Public_Submission_BL900-22.pdf" attached.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL900-22.pdf" attached.

Bylaw No. 900-22 was sent out to the following referral agencies for comments:

Advisory Planning Commission C

Recommended approval

Interior Health Authority

Recommended that the dock and moorage area location be reviewed to determine if a drinking water intake is within 30 meters of this proposal. The depth and location of the water intake can be of concern to a drinking water supply system since water quality may be affected by the boating activity in the dock and moorage area.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Any further works in and about a stream require an application under Section 11 of the Water Sustainability Act and docks must follow the general permission guidelines. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the Water Sustainability Act and the Wildlife Act.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch
No known archaeological sites recorded on either of the subject properties.

Transport Canada

No concerns with the proposed bylaw amendment. The existing dock and moorings were installed without first having obtained authorization under the Navigation Protection Act, as a result they are considered unlawful. The proponent will be required to submit a Notice to the Minister, which applies in this instance even if the structures are pre-existing. Once the Notice to the Minister of Transport has been received and assessed, an authorization with applicable terms and conditions will be issued.

CSRD Operations Management

No concerns

CSRD Financial Services

Interests unaffected

No response from the following agencies or First Nations Bands:

- Ministry of Environment
- Department of Fisheries and Oceans
- FrontCounterBC
- Neskonlith Indian Band
- Little Shuswap Indian Band
- Adams Lake Indian Band

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.*

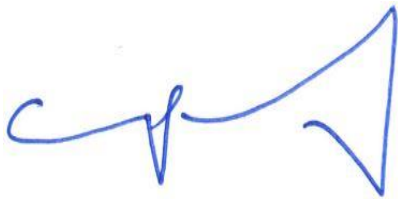
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Lakes Zoning Bylaw No. 900

Report Approval Details

Document Title:	2018-04-19_Board_DS_BL900-22_Gray-Ulry.docx
Attachments:	<ul style="list-style-type: none"> - BL900-22_Second.pdf - 2017-11-16_Board_DS_BL900-22_Gray-Ulry.pdf - BL900-22_First.pdf - BL725_Policies_BL900-22.pdf - Public_Submission_BL900-22.pdf - Agency_Referral_Responses_BL900-22.pdf - Maps_Plans_Photos_BL900-22.pdf
Final Approval Date:	Apr 9, 2018

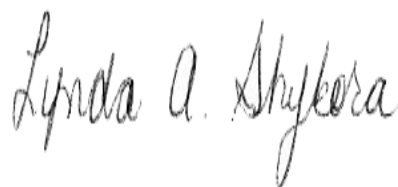
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 5, 2018 - 4:33 PM



Gerald Christie - Apr 5, 2018 - 8:38 PM



Lynda Shykora - Apr 6, 2018 - 3:09 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:31 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT**LAKES ZONING AMENDMENT****(GRAY-ULRY) BYLAW NO. 900-22****A bylaw to amend the "Lakes Zoning Bylaw No. 900"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

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

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.7, Foreshore Multi-Family 2 Zone, is hereby amended by adding the following therefor:

i) Subsection .2 (b) Site Specific Density:

"For the surface of the *lake* adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the maximum number of berths is 2 and private mooring buoys is 8."

ii) Subsection .2 (c) Size of Dock:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback of private mooring buoys is 5 m from the side boundaries of the zone."

iii) Subsection .2 (d) Location and Siting:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback between Buoy I and Buoy J, as shown on Schedule 2 of Bylaw No. 900-22, is 18 m."

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, is hereby amended by:

i) rezoning that part of Shuswap Lake lying adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from FR1 – Foreshore Residential 1, to FM2 – Foreshore Multi-Family 2.

2. This bylaw may be cited as "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22."

READ a first time this 16th day of November, 2017.

READ a second time this _____ day of _____, 2018.

PUBLIC HEARING held this _____ day of _____, 2018.

READ a third time this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

CORPORATE OFFICER

CHAIR

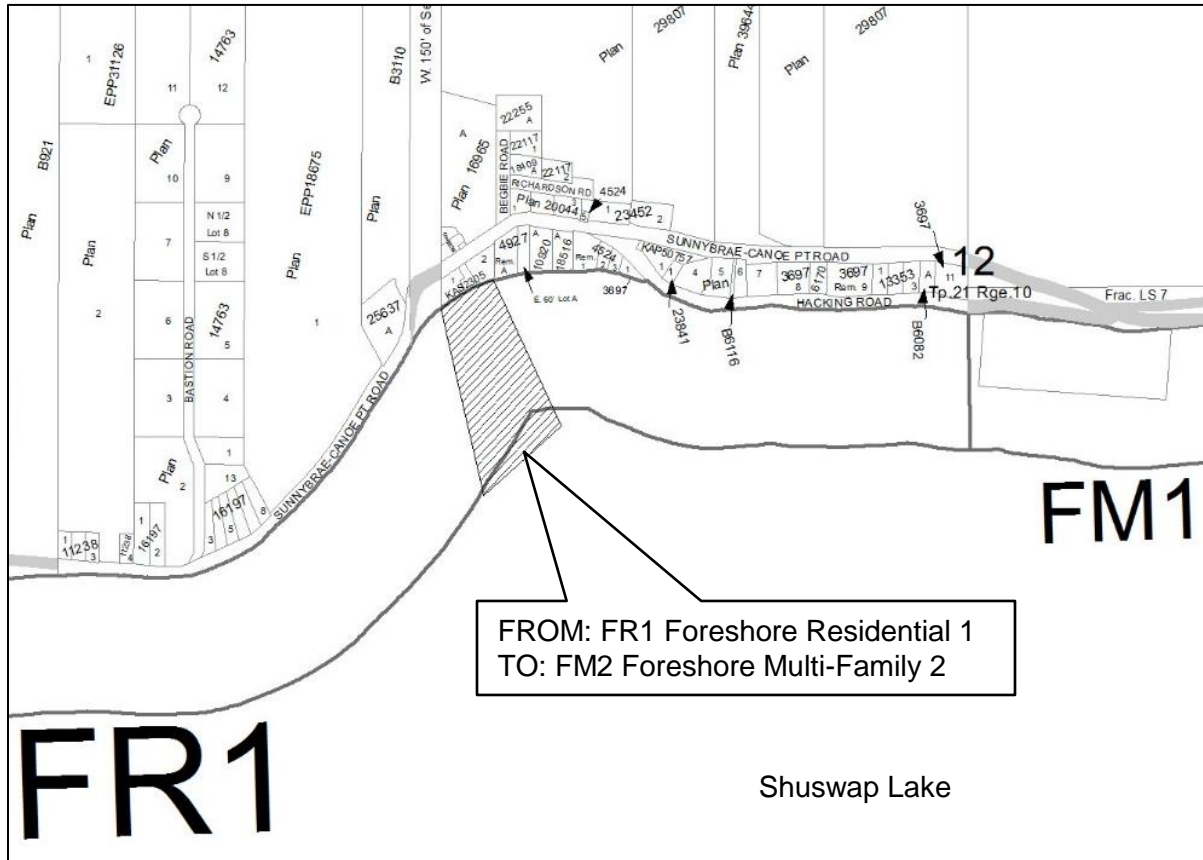
CERTIFIED a true copy of Bylaw No. 900-22
as read a third time.

CERTIFIED a true copy of Bylaw No. 900-22
as adopted.

Corporate Officer

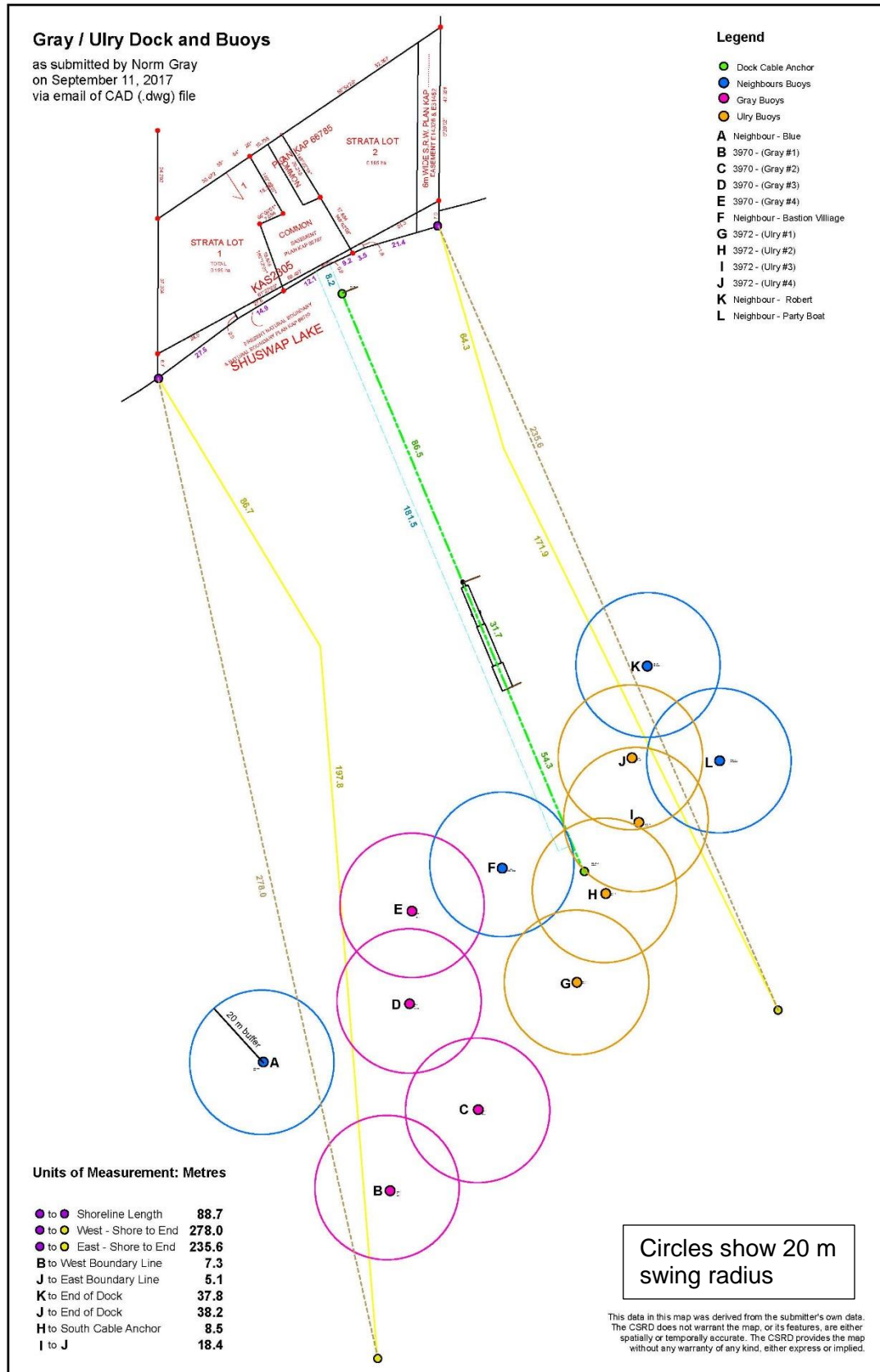
Corporate Officer

**LAKES ZONING AMENDMENT (GRAY-ULRY)
BYLAW NO. 900-22**



SCHEDULE 2

LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW NO. 900-22





BOARD REPORT

TO:	Chair and Directors	File No: BL900-22 PL20170149
SUBJECT:	Electoral Area C: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22	
DESCRIPTION:	Report from Jennifer Sham, Planner, dated October 24, 2017. 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae	
RECOMMENDATION:	<p>THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be read a first time this 16th day of November, 2017;</p> <p>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:</p> <ul style="list-style-type: none"> • 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; • CSR D Operations Management; • CSR D Financial Services; and, • All relevant First Nations Bands and Councils. 	

SHORT SUMMARY:

The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the 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:

REGISTERED OWNER(S):

KAS2305

Strata Lot 1 = Norman Gray & Bonnie Gray

Strata Lot 2 = Lloyd Ulry & Gloria Ulry

APPLICANT:

Gloria Ulry

AGENT:

Gloria Ulry

ELECTORAL AREA:

C

LEGAL DESCRIPTIONS:

Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

PID(S):

KAS2305

Strata Lot 1 = 024-932-213

Strata Lot 2 = 024-932-221

CIVIC ADDRESS:

KAS2305

Strata Lot 1 = 3965, 3967 & 3970 Sunnybrae-Canoe Point Road, Sunnybrae

Strata Lot 2 = 3972 Sunnybrae-Canoe Point Road, Sunnybrae

SURROUNDING LAND USE PATTERN:

North = Sunnybrae-Canoe Point Road, Bastion Mobile Village Mobile Home Park

South = Shuswap Lake

East = Residential

West = Lakeview Estates Mobile Home Park

CURRENT & PROPOSED USE:

Residential

PARCEL SIZE:

KAS2305

Strata Lot 1 = 0.195 ha

Strata Lot 2 = 0.165 ha

Common = 0.12 ha

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

SSA Secondary Settlement Area

RR Rural Residential

FW Foreshore Water (Moorage)

ZONE:

Lakes Zoning Bylaw No. 900
FR1 Foreshore Residential 1

PROPOSED ZONE:

Lakes Zoning Bylaw No. 900
FM2 Foreshore Multi-Family 2

AGRICULTURAL LAND RESERVE:

0%

SITE COMMENTS:

Development Services (DS) staff visited the subject properties on October 12, 2017. Strata Lot 1, KAS2305 includes 3965, 3967, and 3970 Sunnybrae-Canoe Point Road: two dwellings to the north of Sunnybrae-Canoe Point Road and one to the south. Strata Lot 2, KAS2305 includes 3972 Sunnybrae-Canoe Point Road but there are 2 single family dwellings on this lot. The common area includes lands on both sides of Sunnybrae-Canoe Point Road. At the time of the site visit, the lake level was low; however, staff was unable to account for all the buoys associated with this application in the water. Prior to adoption of this bylaw, all the buoys will be tagged and documented as a condition of rezoning. See "Maps_Plans_Photos_BL900-22.pdf".

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725 (Bylaw No. 725)
SSA Secondary Settlement Area
RR Rural Residential
FW Foreshore Water (Moorage)

If this bylaw amendment application is successful, a Foreshore and Water Development Permit will be required.

See "BL725_Policies_BL900-22.pdf" attached.

Lakes Zoning Bylaw No. 900
FR1 Foreshore Residential 1

1.1 Definitions

BERTH is a moorage space for a single vessel at a fixed or floating dock.

GROUP MOORAGE FACILITY is one or more multi-berth fixed or floating docks providing communal moorage to an adjacent multi-dwelling unit or multi-parcel residential development, including a strata or shared interest development.

PRIVATE MOORING BUOY is a small floating structure used for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic and specifically manufactured for the intended use of boat moorage, but does not include a fixed or floating dock or swimming platform.

Part 3 General Regulations**3.3 Berths**

.1 the number of total berths shall be calculated by counting each:

- (a) Dedicated moorage space for a single vessel at a fixed or floating dock to a maximum of 10 m (32.81 ft) of linear length on its longest side; and,

- (b) 10 m (32.81 ft) of linear length of a fixed or floating dock that may be used for the mooring of a single vessel.

FRI Foreshore Residential 1

Permitted uses: floating dock, including removable walkway, that is accessory to a permitted use on an adjacent waterfront parcel; private mooring buoy(s) that is accessory to a permitted use on an adjacent waterfront parcel or an adjacent semi-waterfront parcel; boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.

Density:

Dock: 1 floating dock per adjacent waterfront parcel;

Private mooring buoys: 1 per adjacent semi-waterfront parcel; 1 per adjacent waterfront parcel with a lake boundary less than 30 m; 2 per adjacent waterfront parcel with a lake boundary of more than 30 m.

Size:

Floating dock must not exceed 24 m² in total upward facing surface area (not including removable walkway)

Floating dock surface must not exceed 3 m in width for any portion of the dock.

Removable walkway surface must not exceed 1.5 m in width for any other portion of the walkway.

Location and siting:

Minimum setback of a floating dock, private mooring buoy or boat lift accessory to an adjacent waterfront parcel (and adjacent semi-waterfront parcel in the case of private mooring buoys) is as follows:

- 5 m from the side parcel boundaries of that waterfront parcel (and semi-waterfront parcel in the case of private mooring buoys), projected onto the foreshore and water.
- 6 m from a Foreshore Park zone or park side parcel boundaries projected onto the foreshore and water.

Additional setbacks for private mooring buoys:

- 20 m from any existing structures on the foreshore or water.
- 50 m from any boat launch ramp or marina.

See "Maps_Plans_Photos_BL900-22.pdf".

FINANCIAL:

This rezoning application is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owners do not bring the property into compliance, the Board may choose to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

The agent states that the existing dock has been in its current location since 1997. No licence of occupation or dock licence has ever been issued by the province for this dock; therefore, the Lakes Zoning Bylaw No. 900 did not recognize the dock. In 2015, the owners of Strata Lot 1 & 2 of KAS2305 replaced a portion of the existing dock, without a development permit, and a bylaw enforcement complaint was received. Upon receiving an application for a development permit, DS staff determined that the floating dock was providing communal moorage to the adjacent strata properties, and group moorage facility was not a permitted use in the FR1 zone. Further, the owners also stated that they had

8 existing private mooring buoys associated with the strata lots. Through a series of meetings between the owners and DS staff, the owners of KAS2305 submitted an application to rezone the water adjacent to KAS2305 to bring the property into compliance with Bylaw No. 900.

According to the dock plans supplied by the owners, the floating dock is 21.81 m² while the two walkways are 24.57 m² and 30.72 m² each. The total length of the dock and walkway is 33.48 m. The existing floating dock has 2 berths and is 7.15 m in length. The agent has indicated that the walkway exceeds the Provincial General Permission maximum width of 1.5 m at 2.1 m. Staff has informed the owners that a Provincial Specific Permission is required for this variance. The agent states that when she contacted FrontCounterBC, staff would not accept their Specific Permission application because the CSRD's rezoning process must be completed before the Specific Permission is issued.

As part of this application, the owners have indicated that they would like to also recognize the 8 private mooring buoys associated with the strata lots (4 buoys per strata lot) that existed before the adoption of Bylaw No. 900. The proposed bylaw amendment will create a zone boundary extending from the shoreline into Shuswap Lake that includes the dock and the 8 private mooring buoys. Bylaw No. 900 zone boundary currently only extends 200 m into Shuswap Lake in this area. This proposal will also extend the zone boundary 250 m into Shuswap Lake to include all 8 existing private mooring buoys. Further, this bylaw amendment will include a variance to the minimum setback area for the side parcel boundaries to the side zone boundaries, and the distance between Buoy I and Buoy J, as shown on Schedule 2 of Bylaw No. 900-22. Due to the curvature in the bay shoreline, the existing dock and buoys would be outside of the zone boundaries and would require a 0 m setback variance, if the setback was measured from the side parcel boundaries of the waterfront parcel projected onto the foreshore and water. Staff propose to measure the side boundaries from the proposed zone boundaries, and no variance is required for the existing dock or buoys. Of the buoys in the bay within the proposed zone area, two are within 20 m of one another; a variance has been included in this bylaw amendment to allow Buoy I and Buoy J (as shown on Schedule 2) to be within 18 m of each other. See "Maps_Plans_Photos_BL900-22.pdf" and "BL900-22_first.pdf".

The current FR1 zone allows 1 floating dock per adjacent waterfront parcel and 1 private mooring buoy per adjacent waterfront parcel having a lake boundary length of less than 30 m; the maximum width of the walkway must not exceed 1.5 m. The proposed FM2 zone allows a group moorage facility with 20 berths and 2 private mooring buoys; this zone does not have a maximum width for a walkway, but the floating dock surface must not exceed 3 m in width for any portion of the dock. The existing dock is 3.05 m in width; however, through the development permit process, the Manager of DS is able to issue a Development Permit with a minor variance.

Section 2.3.2.7 of Bylaw No. 725 states that the Regional District will encourage waterfront owners to consider shared docks in the interests of having one larger lock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values. The existing dock is providing moorage for up to 4 dwelling units associated with KAS2305. If this rezoning is adopted, the owners of KAS2305 will be permitted one dock with 2 berths, and 8 private mooring buoys; no additional docks or buoys will be permitted.

SUMMARY:

DS staff is recommending BL900-22 be given first reading and sent to the referral agencies listed below for the following reasons:

- One shared dock for the strata will have less environmental impact on the foreshore area than the two permitted in the current zone;
- Bylaw No. 725 policies regarding waterfront development support this proposal; and,
- The owners are proposing to recognize existing uses that pre-date the adoption of Bylaw No. 900.

IMPLEMENTATION:

CSRD Policy P-18 regarding Consultation Processes- Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application when a notice of application sign is posted on the property.

Referral Process

The following list of referral agencies is recommended:

- 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:
 - Neskonalith Indian Band;
 - Little Shuswap Indian Band; and,
 - Adams Lake Indian Band.

COMMUNICATIONS:

If the Board gives Bylaw No. 900-22 first reading, the bylaw will be sent out to referral agencies. Referral responses will be provided to the Board with a future Board report, prior to delegation of a public hearing.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

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

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

2. Lakes Zoning Bylaw No. 900

Report Approval Details

Document Title:	2017-11-16_Board_DS_BL900-22_Gray-Ulry.docx
Attachments:	<ul style="list-style-type: none">- BL900-22_First.pdf- BL725_Policies_BL900-22.pdf- Maps_Plans_Photos_BL900-22.pdf
Final Approval Date:	Nov 7, 2017

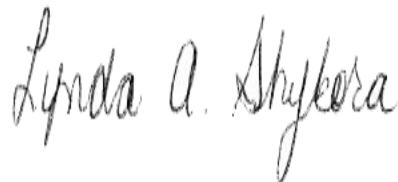
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 6, 2017 - 1:19 PM



Gerald Christie - Nov 7, 2017 - 8:15 AM



Lynda Shykora - Nov 7, 2017 - 8:37 AM



Charles Hamilton - Nov 7, 2017 - 8:43 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT**LAKES ZONING AMENDMENT****(GRAY-ULRY) BYLAW NO. 900-22****A bylaw to amend the "Lakes Zoning Bylaw No. 900"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

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

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.7, Foreshore Multi-Family 2 Zone, is hereby amended by adding the following therefor:
 - i) Subsection .2 (b) Site Specific Density:

"For the surface of the *lake* adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the maximum number of berths is 2 and private mooring buoys is 8."
 - ii) Subsection .2 (c) Size of Dock:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback of private mooring buoys is 5 m from the side boundaries of the zone."
 - iii) Subsection .2 (d) Location and Siting:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback between Buoy I and Buoy J, as shown on Schedule 2 of Bylaw No. 900-22, is 18 m."

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, is hereby amended by:
 - i) rezoning that part of Shuswap Lake lying adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from FR1 – Foreshore Residential 1, to FM2 – Foreshore Multi-Family 2.

BL 900-22

PAGE 2

2. This bylaw may be cited as "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22."

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.

ADOPTED this _____ day of _____ 2018.

CORPORATE OFFICER

CHAIR

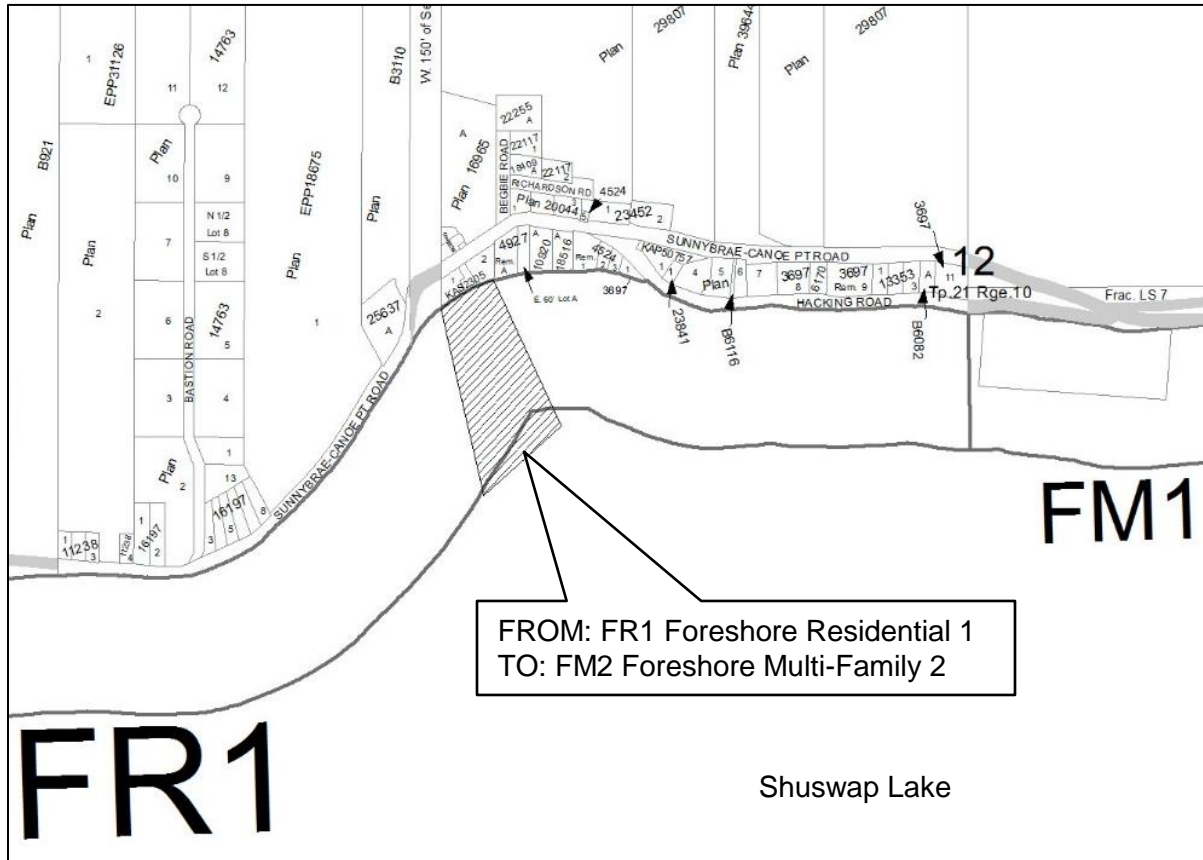
CERTIFIED a true copy of Bylaw No. 900-22
as read a third time.

CERTIFIED a true copy of Bylaw No. 900-22
as adopted.

Corporate Officer

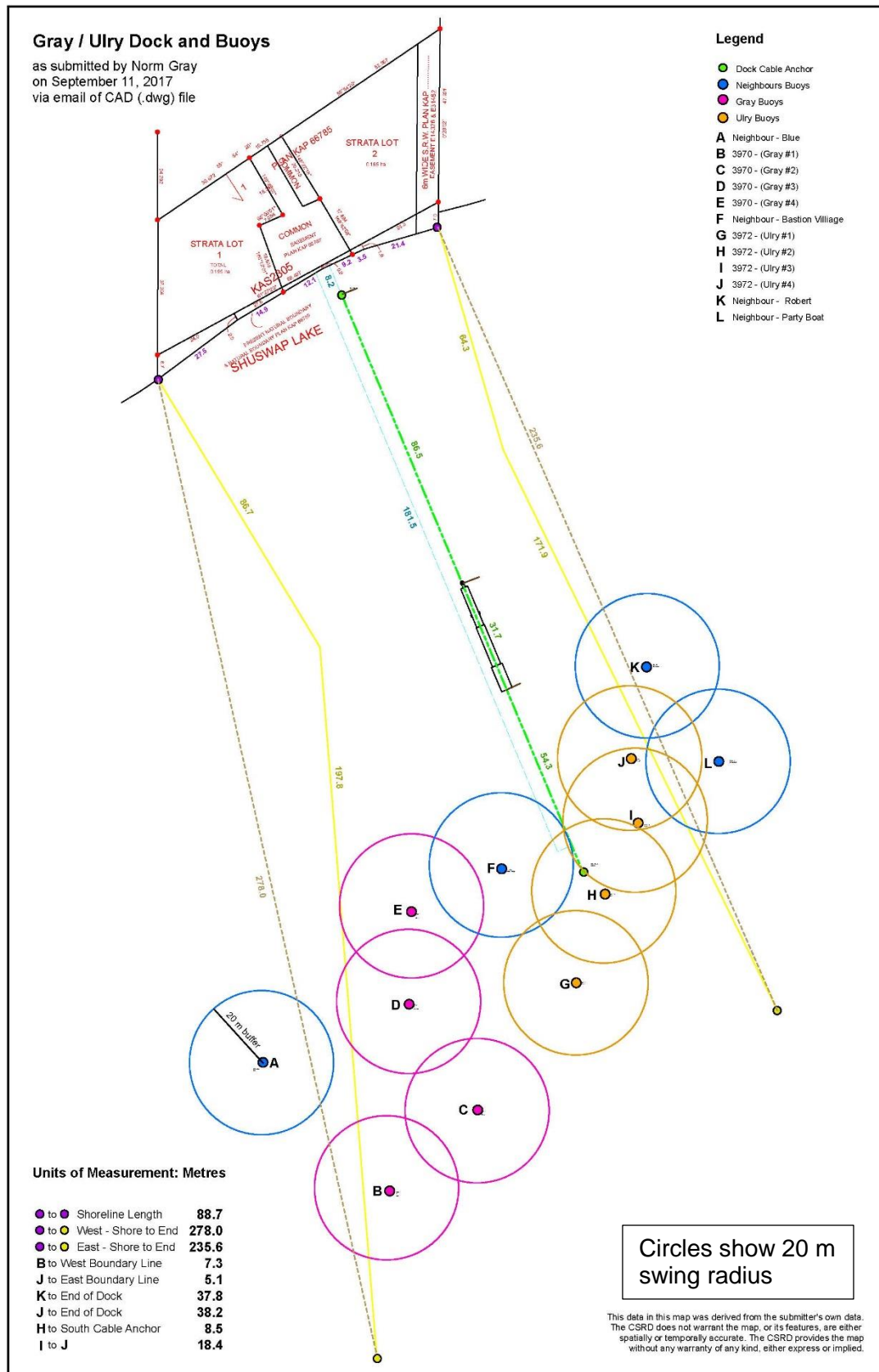
Corporate Officer

**LAKES ZONING AMENDMENT (GRAY-ULRY)
BYLAW NO. 900-22**



SCHEDULE 2

LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW NO. 900-22



Electoral Area C Official Community Plan Bylaw No. 725

Section 2. Protecting Our Lake Community

2.3 Shoreline Environment

Shorelines are among the most sensitive natural environments, as they are where two ecosystems merge — an aquatic ecosystem and a terrestrial ecosystem. Shoreline environments experience a significant amount of pressure from human activity, including the impacts from watercraft use. Private boat docks are common throughout the South Shuswap.

Though much of the upland of Shuswap and White Lake is privately owned, the Provincial Crown owns nearly all areas located between the high and low watermarks of lakes, streams and rivers. Individuals cannot build on, or develop, aquatic Crown land without the Province's authorization. If an owner of the adjacent upland property proposes to construct moorage, a licence of occupation for moorage is required from the Integrated Land Management Bureau.

2.3.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the shoreline environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.
- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

2.3.2 Policies

- .1 Non-moorage uses other than passive recreation are not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. Additionally, no commercial uses, including houseboat storage or camping, are acceptable on the foreshore.
- .2 Land owners must not alter the natural habitat and shoreline processes unless specifically authorized. The placement of fill and the dredging of aquatic land are not generally acceptable.
- .3 Encourage the Integrated Land Management Bureau, when carrying out reviews of foreshore tenure applications, to take the foregoing objectives and policies into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
- .4 Private moorage owners and builders will comply with the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).
- .5 Encourage Government agencies with mandates for protecting the environmental integrity of lakes in the South Shuswap to carry out scientific research and water quality testing to determine whether the quality of lake water near the shoreline is deteriorating, and if it is, to determine the cause(s) of the deterioration, and take steps toward correcting the situation.

The Regional District will:

- .6 Assess and strive to protect sensitive fish habitat when implementing the boat launching facilities provisions of the Electoral Area C Parks Plan;
- .7 Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values;

- .8 Advise and expect property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline;
- .9 Advise and expect property owners not to remove vegetation along the shoreline that could result in erosion, loss of food and nutrients for fish, and loss of shade for young fish; landowners must refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping or Removal; and
- .10 Implement Lakes Zoning Bylaw 900 which sets out regulations pertaining to the placement of docks and buoys

3.6 Waterfront Development

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)

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 Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new or redeveloped waterfront properties.
- .4 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.
- .5 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.
- .6 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat. The Shuswap Watershed Mapping Project data, as updated from time to time on the Community Mapping Network (www.cmnbc.ca), should be referenced to help determine habitat values (other government data sources may also be utilized).

12.2 Foreshore and Water Development Permit Area

.1 Purpose

The Foreshore and Water Development Permit Area is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Justification

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The intent of the Foreshore and Water Development Permit Area is to:

- .1 Allow for the proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and,
- .2 Complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

.3 Area

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, White Lake and Little White Lake. In the case of Shuswap Lake, the DPA extends to the Electoral Area 'C' boundary.

.4 Exemptions

A Foreshore and Water DPA is not required for the following:

- .1 Structures and works associated with a public park use;

- .2 Installation and maintenance of utilities and utility corridors;
- .3 Subdivision;
- .4 Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area*);
- .5 Maintenance and alterations of existing structures, except:
 - a. alterations which increase the size of the existing structures;
 - b. removal and reconstruction of existing structures; or
 - c. replacement docks and swimming platforms, as defined by the guidelines below; or,
- .6 Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

.5 Guidelines

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation, etc.

.1 For new and replacement docks and for new and replacement swimming platforms

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- a. minimize impact on the natural state of the foreshore and water whenever possible;
- b. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- c. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment;
- d. use only treated lumber that is environmentally-friendly for structures that are above water;
- e. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- f. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
- g. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- h. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- i. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
- j. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

.2 For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system.

Private mooring buoys shall:

- a. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- b. use helical (versus block) anchors whenever possible;
- c. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- d. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- e. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

.3 For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

BL900-22
CV: PL20170000149

From: [REDACTED]
To: [Planning Public Email address](#)
Subject: Zoning Application for Gray-Ulry on Sunnybrae Canoe Point Rd 3965,3967,3970&3972
Date: Saturday, December 09, 2017 1:12:32 PM

As a resident of the Bastion Mobile Home Park for Seniors I want to make sure that you are aware that our park has a registered easement and a water pump house which we own on the property in question.

During the past 13 years we have resided in the Mobile Home we have been led to believe the property in question was already zoned as a Strata.

The fact that the Grays and Ulrys have not been truthful with us and the use of our easement, I feel that the application for more buoys and re zoning is just a means to stop us from using that piece of land. The dock has been questioned many times over the years and even though they have repaired it many times since the new bylaws were put in place with the new area plan...it still does not conform nor is it licensed.

What ever plan is put in place we feel that we should also be consulted!

Sincerely

[REDACTED] Begbie Rd
[REDACTED]

Sent from [Mail](#) for Windows 10

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
<input type="checkbox"/> BDS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
DEC 11 2017 <i>PHB-m2x3</i>		
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<input type="checkbox"/> Other		


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: Jennifer Sham
jsham@csrd.bc.ca

BYLAW NO.:900-22

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Below.

☐ No Objections

☒ Interests Unaffected by Bylaw.

☐ Approval not Recommended Due To Reasons Outlined Below.

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda: _____	Ownership: _____
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File # _____
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Signed By: J. Sham

Title Manager, Financial Services

Date: April 4/18

Agency CSR District



COLUMBIA SHUSWAP REGIONAL DISTRICT

Columbia Shuswap Regional District Electoral Area 'C' Advisory Planning Commission Minutes

Date: 26-March-2018
Time: 7 pm
Location: Upper Level
Cedar Centre
2316 Lakeview Drive, Blind Bay

Members Present:

Steve Wills	Chair
Simon Brown	Vice-Chair
Cal Cosh	Secretary
Ted Vlooswyk	Member
Alan Cook	Member
Brian Morris	Member
Reg Walkers	Member
Millie Barron	Member

Director, Electoral Area 'C': Paul Demenok

Members Absent:

Glenn Johanson Member

Staff: None

Guests: Gloria Ullay, Lloyd Ullay, Nadine Gray, Tim Thompson, Jordie Wiens, Edith Rizzi

0360 50
BL900-22 PL20170000149
4051 00 26 CE20140000104 & CE 201500000086
BL701-85 PL201600000064
BL725-11 PL201700000240

4050 02 73 CE201500000245
DVP701-79 PL201800000037
DP725-139 PL201800000036
DP725-137 PL201800000028

7 pm - Call to order
Moved Walters / Barron

unanimous

Notes on the proceedings:

1. Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Civic Address: 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

Legal Description: Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

Owner/Agent: Gloria Ulry

Short Summary: The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

Moved Morris / Walters

carried

Against : Barron

Notes on the proceedings

The agent for the application outlined the application and both the reasons for this change and the general workings of the sites. The proposed change will resolve issues related to the walkway for the dock as the regulations are different for a multi-family dock. The shallow nature of the Bay requires a long walk way. The proposed changes will include recognition of the existing dock and the 8 buoys associated with 2 strata lots. The agent outlined the number of residential units in place for each of the two strata lots.

The Commission discussed the steps the applicants had followed and clarified the ownership of the buoys as outlined on the maps and photos in the supporting materials. Each of the two strata lots has three cottages / houses and a single serviced RV site.

The Commission did note additional buoys in the area with uncertain links to properties in the area.

The Commission supported the rezoning application and thanked the applicants for their attendance and the details of their plans.

2. South Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Civic Address: 2009 Eagle Bay Road

Legal Description: Amended Lot 24 (C32100F), Section 20, Township 22, Range 10, West of the 6th

Meridian, Kamloops Division Yale District, Plan 6612

Owner/Agent: Tim and Tracy Thompson

Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Short Summary: The owner of the subject property at 2009 Eagle Bay Road has applied for an OCP/Rezoning Amendment to allow a Commercial use of the property. The owner would like to operate the existing single family dwelling on the lakeshore portion of the subject property as a weekly vacation rental and to utilize the area upland of Eagle Bay Road for a printing and retail sales shop, boat storage and for a Recreational vehicle and a Park Model.

The application outlined a number of questions and needs for additional information and data from other agencies and owners. The Commission felt the application need much additional data and considered the matters as a planning direction and felt the question at this meeting was a matter of principle and considered the vote as an indication of approval in principle.

Moved : Morris / Walters

Carried

Against: Vlooswyk

Notes on the proceedings

Tim Thompson was in attendance and outlined the application and what brought this to the current situation. He indicated there is no commercial boat storage involved and that the 3 boats on the site are owned by himself and his brother. The desire to provide a serviced RV site needs to be clarified. The concept is for using the home as a vacation rental, seasonal accommodation for the owner in the upland park model and for the development of a double garage / shop on the upland portion of the property to house a printing shop and to utilize the existing Yurt as a gallery and for retail sales of the prints / pictures produced in the on site shop.

The Commission felt the application required additional information, copies of relevant agreements and an overall review of the total site.

In particular the Commission felt the relationship between the existing dock and the expanded docks at Finz – next door should be reviewed; the water and septic systems for the entire site – all of the buildings needs clarification and much bigger than just this application the issue of vacation rentals is a matter that seems to need additional clarification in the area zoning.

3. Development Permit 725-139 and Development Variance Permit 701-79

Civic Address: 3107 Trans Canada Highway

Legal Descriptions: Parcel A (Plan B6049) of the SE ¼, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District (PID: 006-268-978)

Owner/Agent: 1133071 BC Ltd. c/o Mr. Jordie Wiens

Short Summary: The subject property is located in Blind Bay of Electoral Area C and is subject to the

0360 50
BL900-22 PL20170000149
4051 00 26 CE20140000104 & CE 20150000086
BL701-85 PL20160000064
BL725-11 PL20170000240

4050 02 73 CE20150000245
DVP701-79 PL20180000037
DP725-139 PL20180000036
DP725-137 PL20180000028

Electoral Area C Official Community Plan Bylaw No. 725 and the regulations of South Shuswap Zoning Bylaw No. 701. The property is designated commercial and therefore requires a form and character Development Permit. The owner is applying to vary the front parcel line and exterior side parcel line setback for a new gas pump canopy structure.

That DP 725-139 – for the reduced set backs for the planned developments (the new canopy)

Moved Morris / Cook unanimous

That DVP 701-79 – for the form and character permit for the new canopy

Moved Cosh / Brown unanimous

Notes on the proceedings

Jordie Wiens was in attendance and outlined the development of the New Balmoral Store and Chevron Station. The existing building has been upgraded and is expected to be retained in use for some time – with a longer term plan to replace. In the short term the plans call for the introduction of a Chevron branded canopy over the new pumps and this canopy will extend into the set back area between the site and the Highway – MOTI has reviewed the plans and has indicated approval will follow.

The Commission extend congratulations to Jordie for the great progress to date and welcomed the new business in the area.

4. Development Permit 725-137

Civic Address: 4162 Galligan Road

Legal Description: Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738

Owner/Agent: Elizabeth Anne Robertson Shepherd / Nadine Mayer, Triton Docks Short Summary: The applicant is proposing to install a dock on the foreshore adjacent to the subject property. A Development Permit is required for all dock and buoy installations. The proposed dock exceeds the size requirements outlined in Lakes Zoning Bylaw No. 900 by more than 10%. As such the Development Permit must be approved by the Regional District Board in accordance with Development Services Procedures Bylaw No. 4001.

Moved Barron / Vlooswyk unanimous

Notes on the proceedings

No applicant in attendance.

This was explained as the recurring problem that exists with the Imperial measurement from the standard manufacture of docks and the metric specifications of the bylaw.

Adjournment.


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: Jennifer Sham
jsham@csrd.bc.ca

BYLAW No:

900-22

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☒ Approval Recommended Subject to Conditions Below

☐ No Objections

☐ Interests Unaffected by Bylaw

☐ Approval not Recommended Due To Reasons Outlined Below

Thank you for the opportunity to review the rezoning which will recognize an existing shared dock and existing 8 private mooring buoys associated with the 2 Lot Strata development.

Interior Health would recommend that the dock and moorage area location be reviewed to determine if a drinking water intake is within 30 meters of this proposal. The depth and location of the water intake can be of concern to a drinking water supply system since water quality may be affected the boating activity owing to the dock and moorage area.

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda:	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
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Signed By: *J. Sham*

Title Environmental Health Officer

Date: December 28, 2017

Agency Interior Health


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.

PL20170000149 BL900-22

DATE RECEIVED:

Nov 22, 2017

OPERATIONS MANAGEMENT

Comments: Marianne Mertens

Terry Langlois
 Team Leader Utilities

No concerns

Derek Sutherland
 Team Leader
 Protective Service

No Concerns

Sean Coubrough
 Fire Services Coordinator

No concerns

Ben Van Nostrand
 Team Leader
 Environmental Health

No Concerns

Ryan Nitchie
 Team Leader
 Community Services

No Concerns

Darcy Mooney
 Manager
 Operations Management

no concerns

P.O. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-3375
Staff Contact: Jennifer Sham
jsham@csrd.bc.ca

BYLAW NO.:900-22

☐ Approval Recommended for Reasons Outlined Below

☒ Interests Unaffected by Bylaw.

X Approval Recommended Subject to Conditions Below.

☐ Approval not Recommended Due To Reasons Outlined Below.

☐ No Objections

Once the Notice to the Minister of Transport has been received and assessed, an authorization with applicable terms and conditions will be issued.

Agency Transport Canada



December 18, 2017

Applicant File Number: **900-22**

Columbia Shuswap Regional District
PO Box 978
Salmon Arm, BC V1E 4P1

Attention: Jennifer Sham

Re: Rezoning existing shared dock at 3965, 3967, 3970, and 3972 Sunnybrae-Canoe Point Road, Sunnybrae

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) has reviewed the above noted referral. We understand that the application is for rezoning an existing dock.

1. Any further works in and about a stream require an application under Section 11 of the Water Sustainability Act and docks must follow the general permission guidelines. The following links contain additional information:

<http://www.frontcounterbc.gov.bc.ca/guides/water/changes-in-about-stream/overview/>

<https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

2. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*.

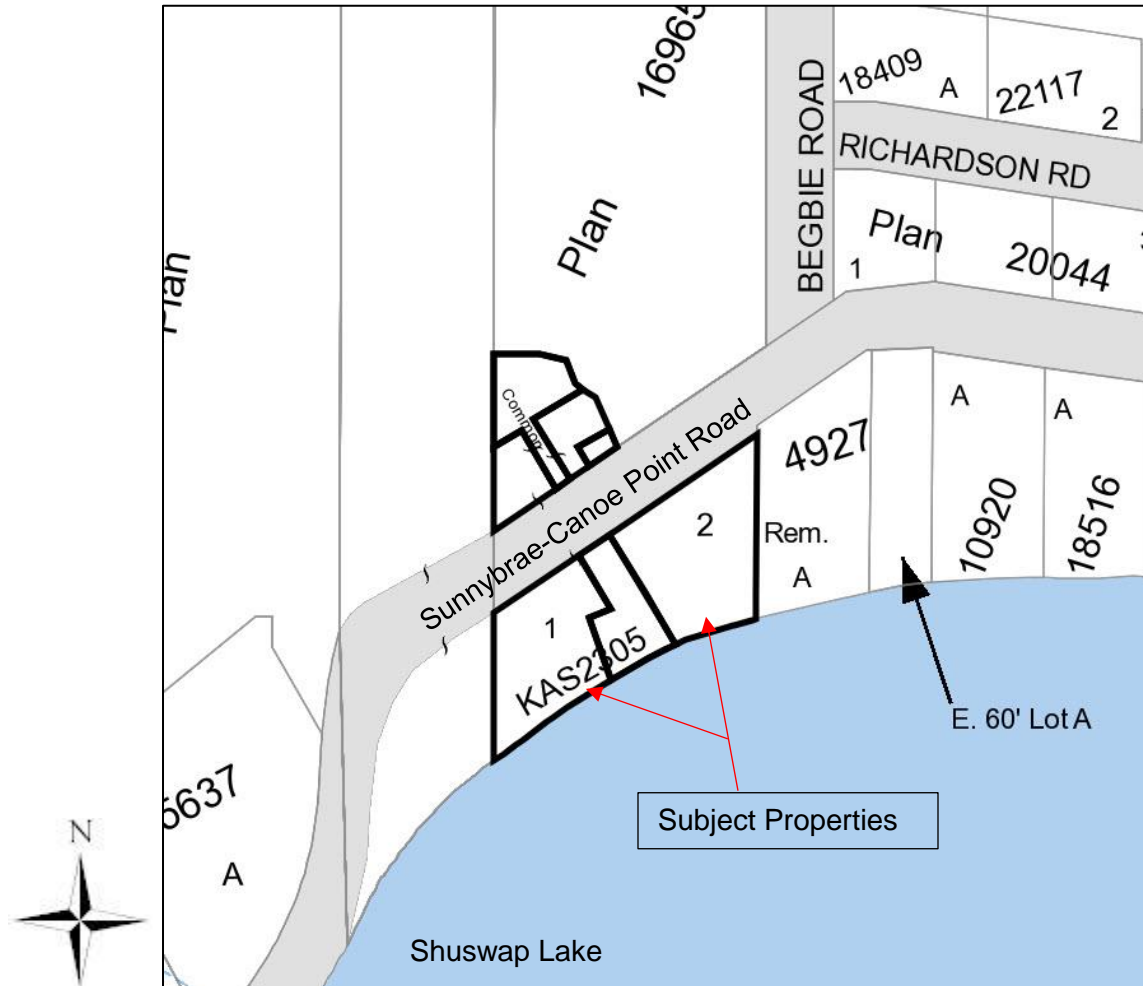
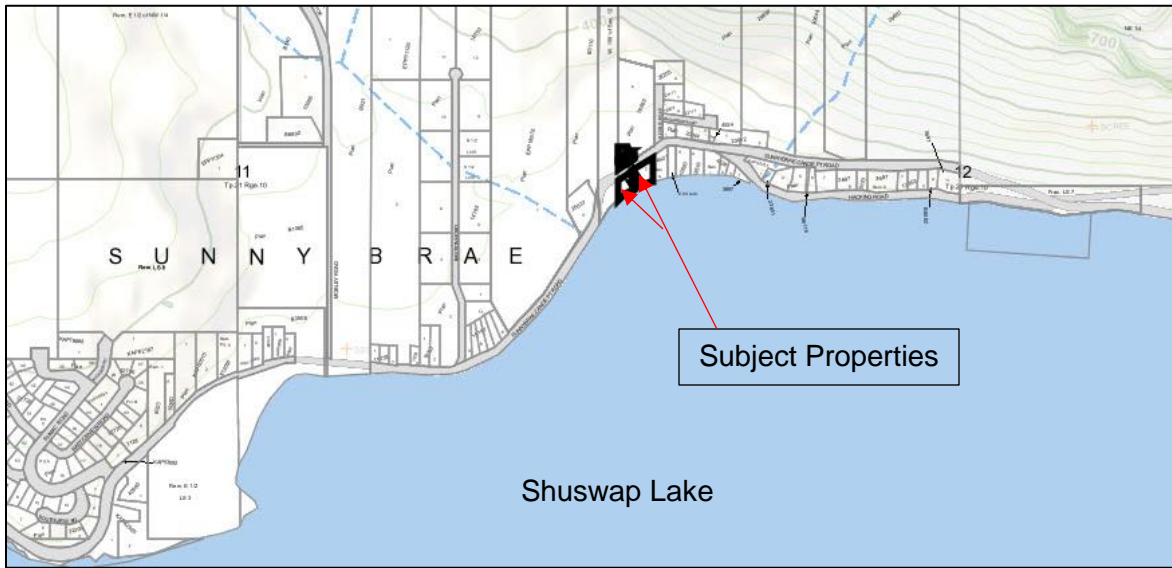
Please contact the undersigned if you cannot follow the recommendations provided in this referral response at *Robyn.Reudink@gov.bc.ca* or 250-371-6246 or if you have further questions or require additional information.

Sincerely,

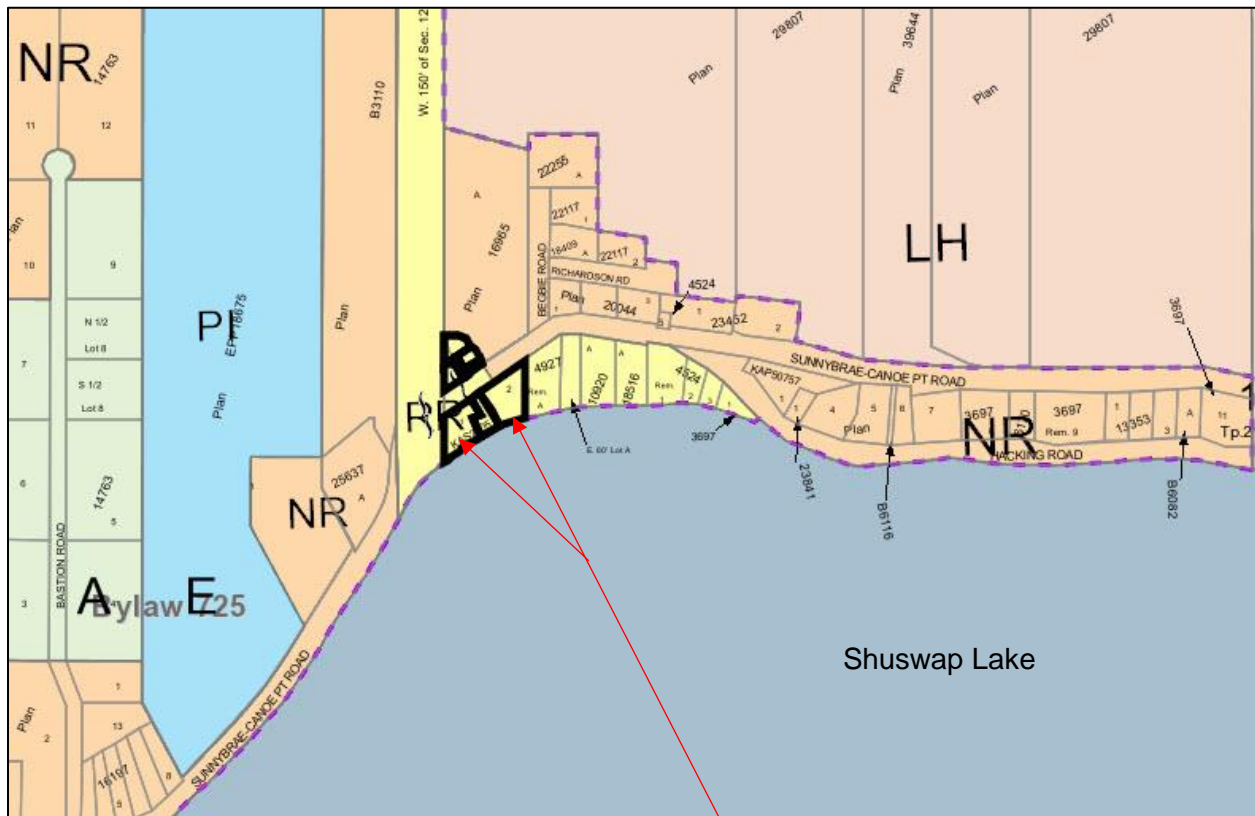
Robyn Reudink
Ecosystems Biologist
Thompson Okanagan Region

Kamloops, BC

Location

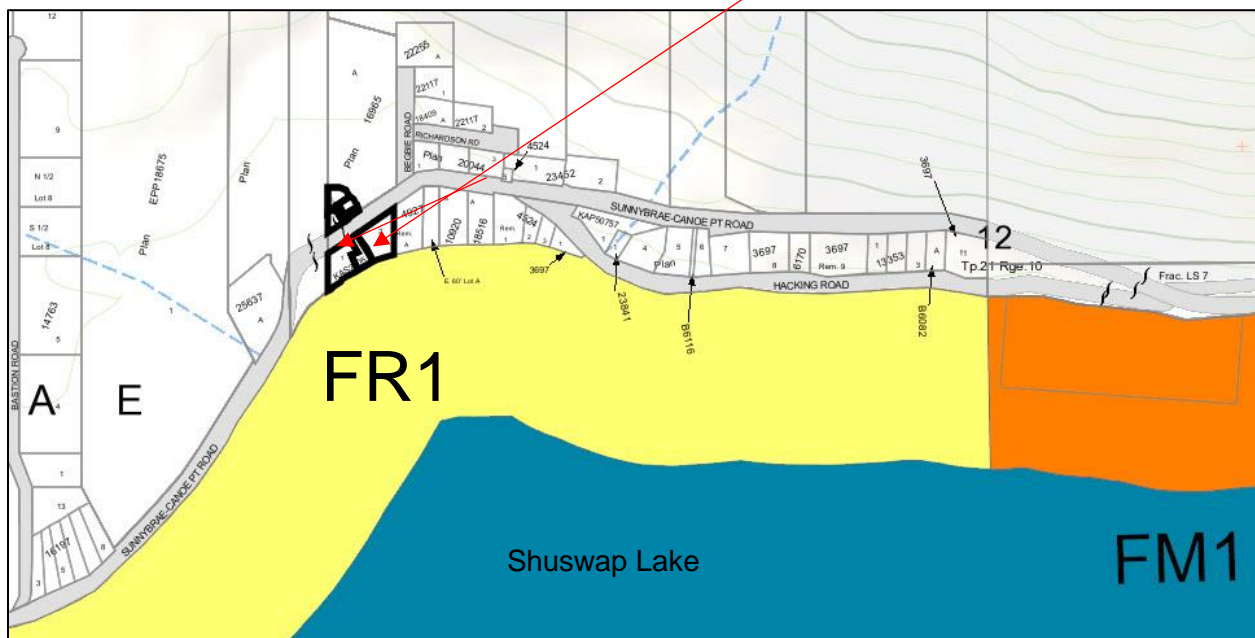


OCP

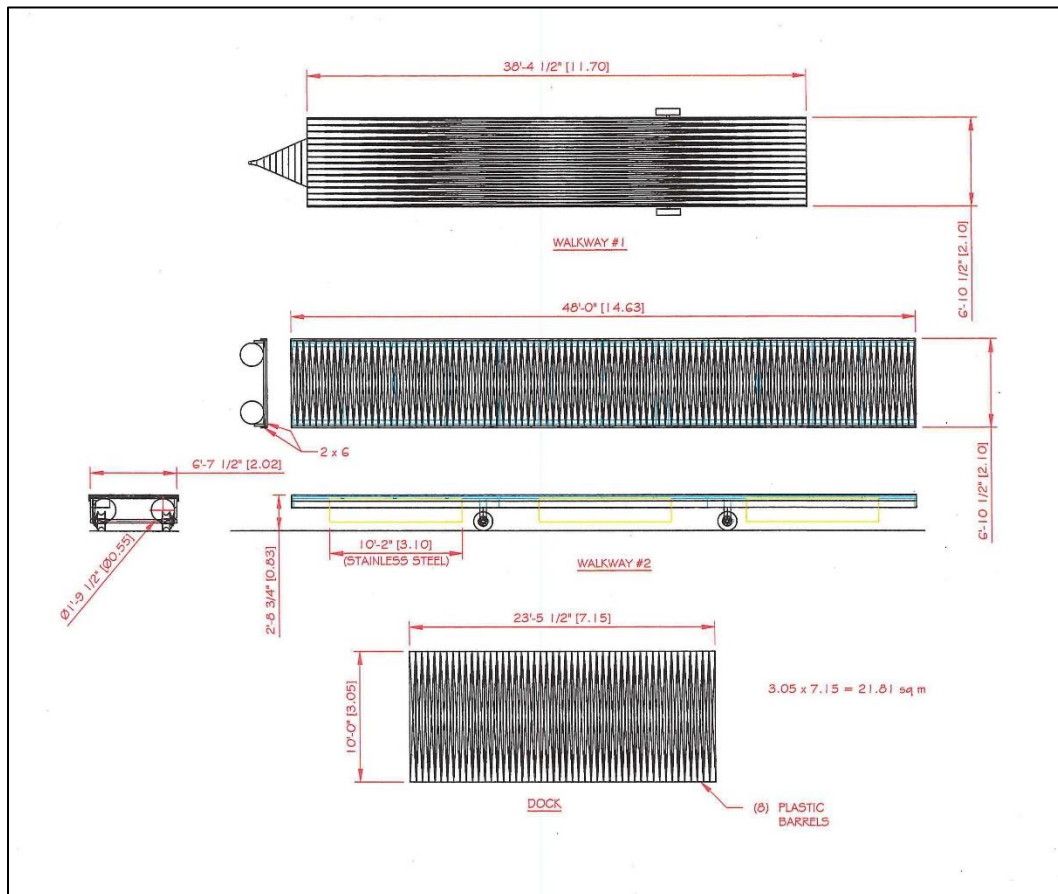
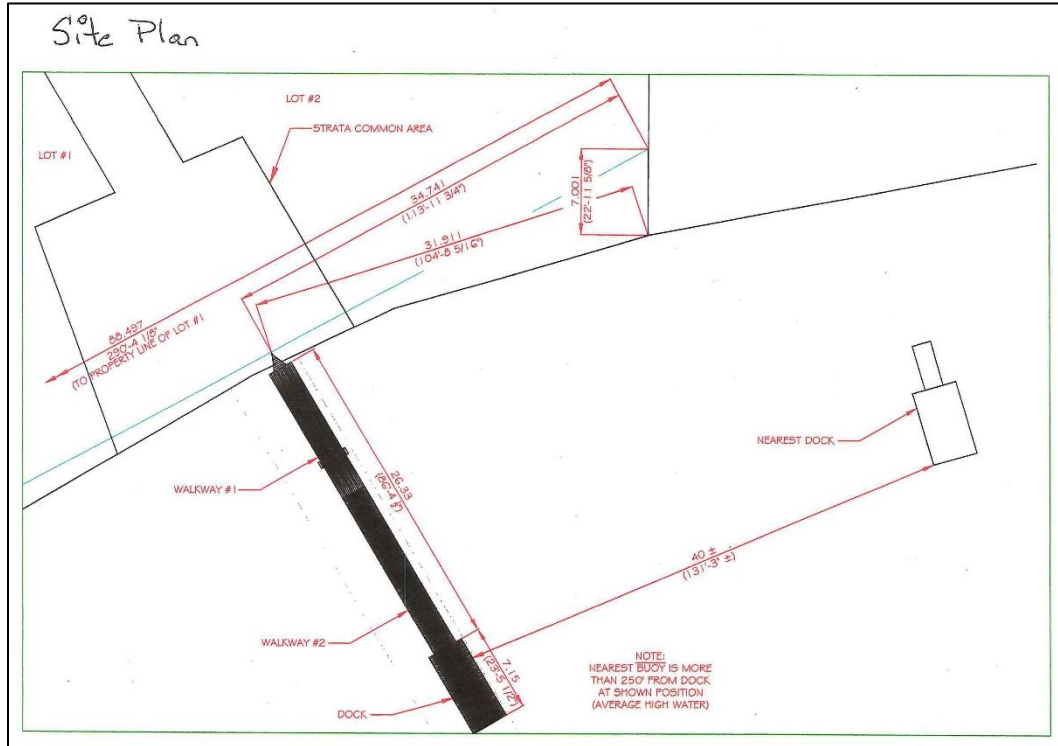


Subject Properties

Lakes Zoning



Site Plan

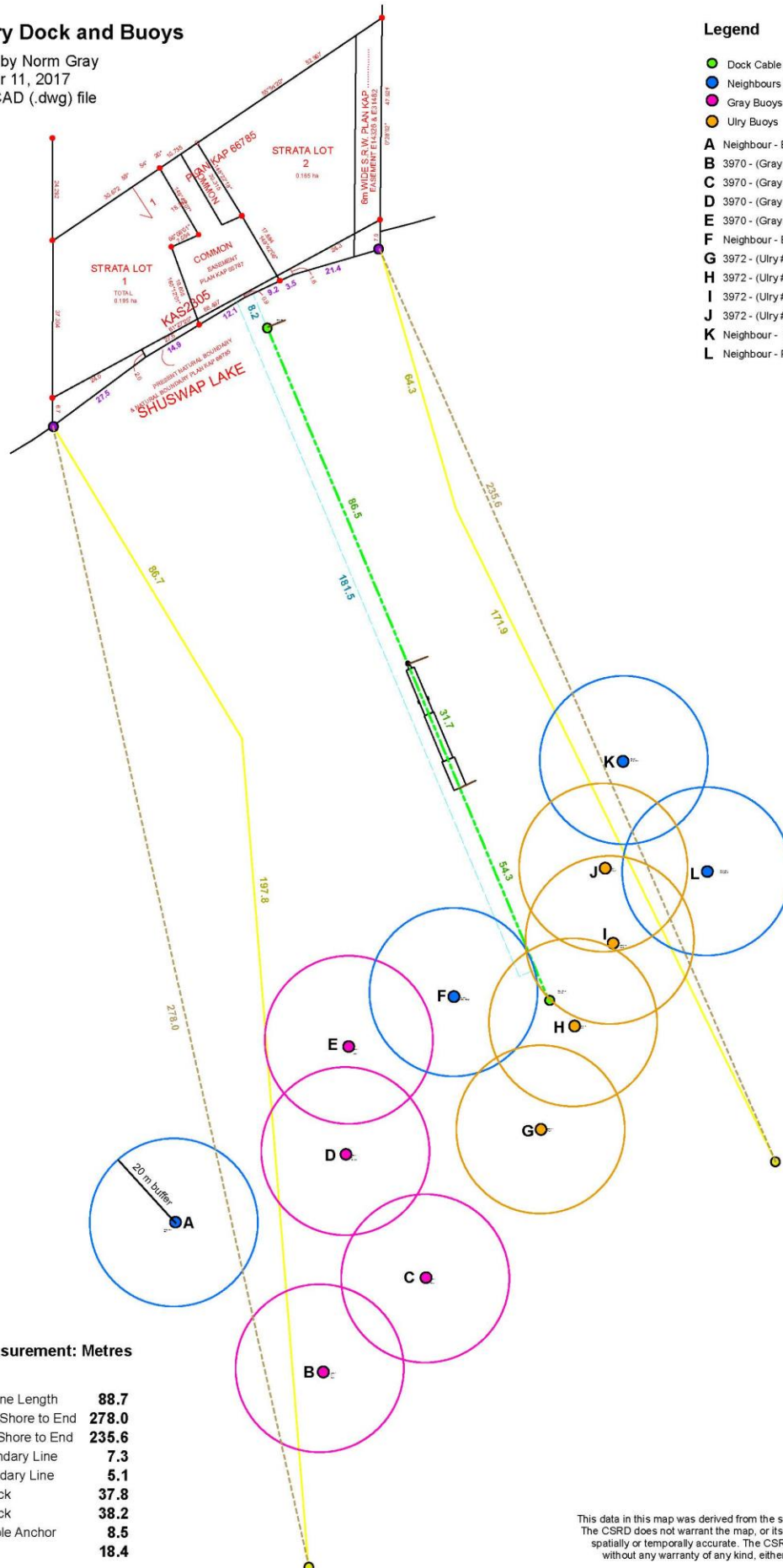


Gray / Ulry Dock and Buoys

as submitted by Norm Gray
on September 11, 2017
via email of CAD (.dwg) file

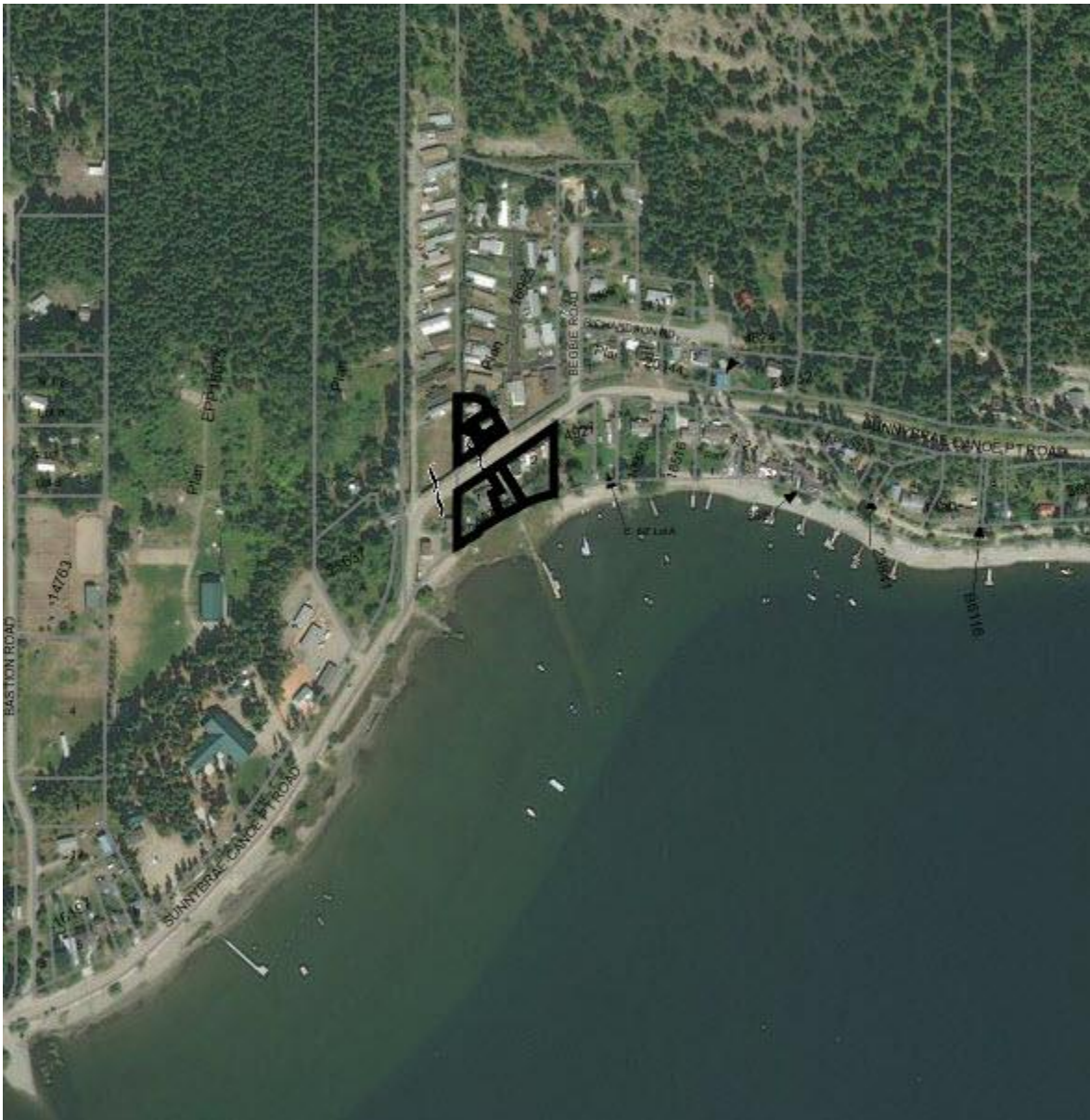
Legend

- Dock Cable Anchor
- Neighbours Buoys
- Gray Buoys
- Ulry Buoys
- A** Neighbour - Blue
- B** 3970 - (Gray #1)
- C** 3970 - (Gray #2)
- D** 3970 - (Gray #3)
- E** 3970 - (Gray #4)
- F** Neighbour - Bastion Village
- G** 3972 - (Ulry #1)
- H** 3972 - (Ulry #2)
- I** 3972 - (Ulry #3)
- J** 3972 - (Ulry #4)
- K** Neighbour - Robert
- L** Neighbour - Party Boat

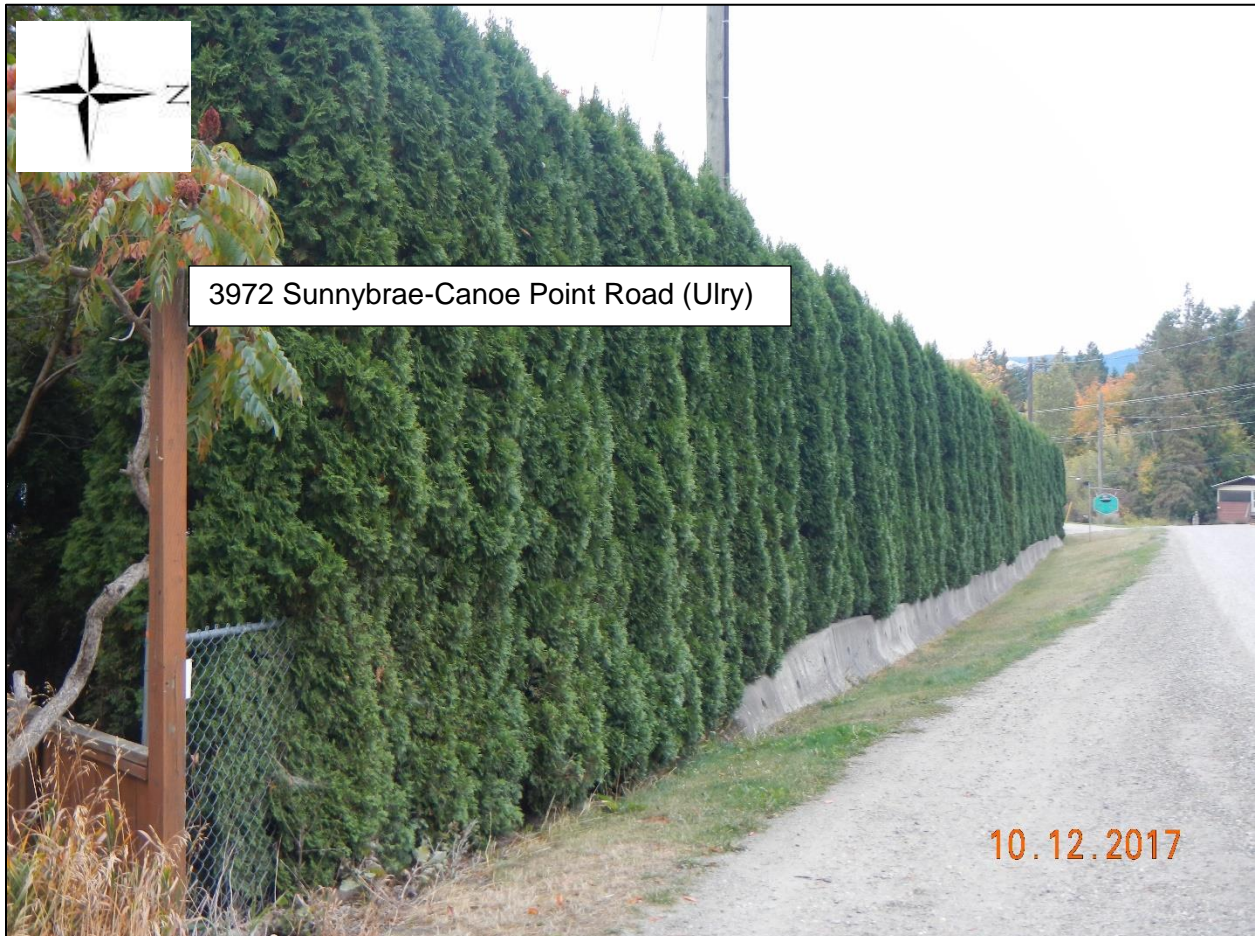


This data in this map was derived from the submitter's own data. The CSRD does not warrant the map, or its features, are either spatially or temporally accurate. The CSRD provides the map without any warranty of any kind, either express or implied.

Orthophoto



Photos















Floating dock









BOARD REPORT

TO: Chair and Directors

File No:	BL750-02
	PL20160012
	BL751

SUBJECT: Electoral Area D: Ranchero / Deep Creek Bylaw No. 751 & Bylaw No. 750-02

DESCRIPTION: Report from Jan Thingsted, Planner dated April 6, 2018.
Ranchero / Deep Creek, Electoral Area D

RECOMMENDATION #1: THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02" be adopted this 19th day of April, 2018.

RECOMMENDATION #2: THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be adopted this 19th day of April, 2018.

SHORT SUMMARY:

Ranchero / Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751) is a follow up to the Ranchero / Deep Creek Official Community Plan (OCP) Bylaw No 750. Bylaw No. 751 will provide land use regulations for the portion of Electoral Area D covered by the OCP and will repeal and replace Ranchero / Deep Creek Land Use Bylaw No. 2100.

Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02 is required to create designations and policies that complement the new zones proposed in Bylaw No. 751 and ensure consistency between the two bylaws.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

Ranchero / Deep Creek Official Community Plan Amendment (CSR) Bylaw No. 750-02 was given third reading at the March 29th regular Board meeting along with Ranchero / Deep Creek Zoning Bylaw No. 751 which was given third reading and sent to the Ministry of Transportation and Infrastructure (MoTI) with a request for statutory approval.

See "2018-03-29_Board_Report_DS_BL_751_750_02_CSRD.pdf" for further details.

Statutory approval for Bylaw No. 751 was granted by MoTI on April 6, 2018.

See "MOTI_Statutory_Approval_BL_751_2018-04-05.pdf" for further details.

POLICY:

Section 478(2) of the Local Government Act requires that all zoning bylaws adopted after an OCP must be consistent with that plan. Since Bylaw No. 751 proposes to introduce several land use zones which are currently not identified in the OCP. Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02 is, therefore, required to create designations and policies that complement the new zones and ensure consistency between the two bylaws. For example, the proposed foreshore zones for Gardom Lake require corresponding foreshore designations and policy statements in the OCP.

FINANCIAL:

There was \$10,000 allocated for 2017 to complete Bylaw No. 751; the 2018 budget has allocated \$5000 to allow for the completion of the project. These budgets covered the costs associated with the public open houses, a public hearing, advertising, and legal counsel review. The only remaining cost will be to produce and distribute an informational brochure about the new zoning bylaw for residents living in the Ranchero / Deep Creek area.

KEY ISSUES/CONCEPTS:

The intent of Bylaw No. 751 is to repeal and replace Bylaw No. 2100 with an up-to-date zoning bylaw that reflects current legislation and is consistent with the OCP.

A summary of Bylaw No. 751 was provided in the November 16th, 2017 Board report at the time of second reading as amended.

See "2017-11-16_Board_Report_DS_BL_751_750_02_CS RD.pdf" for further details.

IMPLEMENTATION:

If the Board adopts Bylaw No. 750-02 and Bylaw No. 751, Bylaw No. 2100 will be rescinded and replaced with Bylaw No. 751.

COMMUNICATIONS:

If the Board adopts Bylaw No. 750-02 and Bylaw No. 751, staff will make the bylaws available on the CSRD website, social media and the front counter. Staff will also prepare a media release and informational brochure about the bylaws to be sent out to residents living in the Ranchero / Deep Creek area.

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. Ranchero / Deep Creek OCP Bylaw No. 750
2. Ranchero / Deep Creek Land Use Bylaw No. 2100
3. First and second reading information for Bylaw No. 750-02 and Bylaw No. 751

Report Approval Details

Document Title:	2018-04-19_Board_Report_DS_BL751_BL750_02_CSRD.docx
Attachments:	<ul style="list-style-type: none"> - BL750-02_final.pdf - BL750-02_Schedule_A_final.pdf - BL750-02_Schedule_B_final.pdf - BL751_final.pdf - BL751_Schedule_A_final.pdf - BL751_Schedule_B_final.pdf - BL751_Schedule_C_final.pdf - 2017-11-16_Board_DS_BL751_BL750-02_CSRD.pdf - 2018-03-29_Board_DS_BL751_BL750_02_CSRD.pdf - MOTI_Statutory_Approval_BL_751_2018-04-05.pdf
Final Approval Date:	Apr 9, 2018

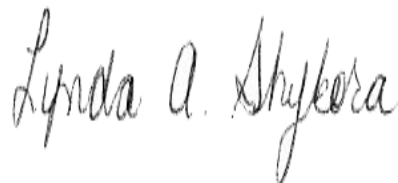
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 6, 2018 - 10:26 AM



Gerald Christie - Apr 6, 2018 - 10:33 AM



Lynda Shykora - Apr 6, 2018 - 3:41 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:36 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT
RANCHERO / DEEP CREEK OFFICIAL COMMUNITY PLAN
AMENDMENT (CSRD) BYLAW NO. 750-02

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

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

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

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

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

A. TEXT AMENDMENT

- I. Bylaw No. 750 is amended by deleting Schedule A (the Official Community Plan text) which forms part of the Ranchero / Deep Creek Official Community Plan Bylaw No. 750 and replacing it with the attached Schedule A (the Official Community Plan text).

B. MAP AMENDMENT

- I. Bylaw No. 750 is further amended by deleting Schedule B (Land Use Designations - overview map and mapsheets) which forms part of the Ranchero / Deep Creek Official Community Plan Bylaw No. 750 and replacing it with the attached Schedule B (overview map and mapsheets).

2. This Bylaw may be cited as "Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02."

READ a first time this _____ 17th day of _____ March _____, 2016.

READ a second time, as amended, this _____ 16th day of _____ November _____, 2017.

READ a second time, as amended, this _____ 15th day of _____ February _____, 2018.

PUBLIC HEARING held this _____ 6th day of _____ March _____, 2018.

READ a third time this _____ 29th day of _____ March _____, 2018.

ADOPTED this _____ day of _____, 2018.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 750-02
as read a third time.

CERTIFIED a true copy of Bylaw No. 750-02
as adopted.

Corporate Officer

Corporate Officer



Columbia Shuswap Regional District

Electoral Area D

Ranchero / Deep Creek

Official Community Plan Bylaw No. 750

February 2018

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for double-sided printing.*

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SECTION 1- INTRODUCTION

1.1 PURPOSE

The purpose of the Ranchero/Deep Creek Official Community Plan (OCP) is to provide a comprehensive set of goals, objectives and policies for managing both private and public decisions regarding planning and land use management. It identifies community values, objectives and policies within the Plan Area. The objectives and policies contained in this OCP are a reflection of community values and are intended to be consistent with Provincial, and Federal government regulations and policies. Once adopted by bylaw, the Columbia Shuswap Regional District (CSRD) Board of Directors is obligated to abide by the policies of this plan. All bylaws enacted, permits issued and works undertaken within the Plan Area shall be consistent with the provisions of this OCP as in accordance with Section 478 of the *Local Government Act*.

1.2 PLAN PREPARATION

The development of this Plan was guided by an advisory working group comprised of residents from the different neighbourhoods in the Plan Area representing local social, economic and environmental perspectives. CSRD Development Services staff together with the Advisory Working Group, reviewed the previous Land Use Bylaw, and obtained input from the community and Provincial Agencies in preparation of this OCP.

1.3 PUBLIC CONSULTATION

Starting in February 2004, the public was engaged using a number of methods including a series of public and working group meetings and flyers. Using these methods, the community as a whole was given an opportunity to discuss key issues, establish community priorities and outline the vision for the future development of the area in Community Values Statements. In March 2004, an open house was held and surveys were handed out. Further public open houses were conducted in June 2005, June 2008 and November 2009. Additionally, separate meetings were held for the Ranchero/Shaw Rd. and Gardom Lake neighbourhoods.

The CSRD recognizes the need for ongoing public consultation through the implementation of this Plan. The community will continue to be consulted through the Advisory Planning Commission and public hearings held on development applications and through other ongoing CSRD consultation initiatives.

1.4 COMMUNITY VALUES

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

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

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

1. Protection of the Plan Area's rural character and containment of urban development;
2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;
5. Recognition that a comprehensive approach to managing sewage is required;
6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
7. Recognition of the importance of agriculture in the local economy;
8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Ranchero/Deep Creek;
9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;
10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;
11. Protection of resource lands for suitable resource uses;
12. Minimization of encroachment of land uses that are incompatible with these community values;
13. Recognition of Gardom Lake as a unique environmental resource;
14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;
15. Support for environmentally responsible recreational and silvicultural uses;
16. Preservation and enhancement of green space, access to public lands and integrated trails;
17. Recognition of the need and continued support for local schools and community centres;

18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;
19. Support for more affordable housing;
20. Recognition and support for efficient and safe rural local transportation;
21. Recognition that storm water management should be initiated;
22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

1.5 AUTHORITY AND REQUIREMENT OF THE LEGISLATION

Section 472 of the *Local Government Act* gives the CSRD the authority to adopt an OCP.

Section 473 of the *Local Government Act* identifies content that *must* be addressed in an OCP while Section 474 of the *Local Government Act* identifies policies, which a local government *may* include within an OCP.

An OCP is primarily a land use management document prescribed by Provincial legislation. If a local government proposes to include a matter in an OCP which is not within the jurisdiction of local government, the plan may only state the broad objectives of the local government with respect to that matter.

1.6 APPLICATION

This Plan consists of:

- Schedule 'A': The Plan Text
- Schedule 'B': Official Community Plan Land Use Designations (Overview Map and Mapsheets)
- Schedule 'C': Agricultural Land Reserve Map
- Schedule 'D': Aggregate Resource Potential Map
- Schedule 'E': Local Area and Transportation Network Map
- Schedule 'F': CSRD Parks Classification System

The Ranchero Deep/Creek Official Community Plan Bylaw No. 750 applies to the portion of Electoral Area 'D' of the CSRD as shown on the OCP Land Use Designation Overview Map and Mapsheets (Schedule B), which is attached and forms part of Ranchero/Deep Creek Official Community Plan.

The goals, objectives and policies of the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Schedule 'A'), will be implemented by the Board of the CSRD using a number of tools. These tools may be subject to change as opportunities and resources are determined.

1.6.1 The Regional District will review and implement the policies of the Plan when

- considering decisions with regard to zoning, land use, servicing and development in the plan area.
- 1.6.2 The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission.
 - 1.6.3 The Regional District will work with the community, including a public consultation process, to replace the current Zoning Bylaw to generally reflect the status quo in terms of land use and density as well as the goals and policies of this OCP.
 - 1.6.4 The Regional District may consider issuing **Temporary Use Permits** through the authority of the *Local Government Act*. Temporary Use Permits can be considered in all designations. An objective of the Regional Board is to allow the opportunity for consideration of the issuance of a Temporary Use Permit in order to permit a temporary use to continue while a more suitable location for the use is determined, a rezoning application is completed, or where the event is a temporary use where the existing zoning does not permit the event. Temporary Use Permits are not a substitute for a rezoning application. Despite the zoning of a property, Temporary Use Permits for temporary uses may be supported, subject to approval by the Regional District Board of Directors.
 - 1.6.4.1 The Regional District Board will consider the issuance of Temporary Use Permits based on the general conditions which include, but are not limited to:
 - (a) must be clearly temporary or seasonal in nature;
 - (b) should not create a negative impact on the environment or on surrounding land uses;
 - (c) should not be considered noxious or emit pollutants that are detrimental to the environment, neighbouring properties, and the community as a whole;
 - (d) should not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
 - (e) should carry out appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use; and
 - (f) must be reviewed and approved by the Ministry of Transportation and Infrastructure (MoTI) with respect to access and effect on public roads.
 - 1.6.4.2 Guidelines for Temporary Use Permits include the following:
 - (a) Temporary Use Permit may be granted for any length of time up to a maximum of three years;
 - (b) appropriate parking and loading spaces are available;
 - (c) the proposed hours, size and scale of the use will be compatible with adjacent land uses;

(d) the use will be compatible with adjacent land uses in terms of noise, odours, dust, pollution, lighting, aesthetics, parking and traffic; and

(e) the proposed use will not have negative impacts on the natural environment.

- 1.6.4.3 The Regional District may establish conditions in the Temporary Use Permit including, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, landscaping, site rehabilitation, and means of ensuring compliance.
- 1.6.4.4 The Regional District may require security in the form of a letter of credit and may impose reclamation and performance measures as conditions for the issuance of a Temporary Use Permit.
- 1.6.4.5 Specific permit conditions may address mitigation measures for potential negative impacts identified in the review process.
- 1.6.4.6 Upon expiration of a Temporary Use Permit, the uses for the property shall immediately revert to those outlined in the current Zoning Bylaw. The applicant may, prior to the expiration of the Temporary Use Permit, apply for a one time permit renewal of up to three years, approval of which will be at the discretion of the Regional District Board of Directors.
- 1.6.5 The Regional District will require development approval information pursuant to the *Local Government Act*. Procedures and policies for requiring development approval information are established in the Development Approval Information Bylaw No. 644 (Bylaw No. 644) for the following:
- Application for amendments to a Zoning bylaw;
 - Applications for a Development Permit; and
 - Applications for Temporary Use Permits.
- 1.6.5.1 Bylaw No. 644 applies to all lands within the Ranchero/Deep Creek OCP Bylaw No. 750 area. Bylaw No. 644 gives the CSRD the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application. Bylaw No. 644 also specifies the matters for which additional on-site and off-site information will be required, including but not limited to such issues as:
- Assessment of sewage disposal site as required by the appropriate authorities;
 - Hydro-geological impact assessment on the quantity and quality of water resources as required by the appropriate authorities;

- Vehicle parking, transportation patterns and traffic flow, including pedestrian and bicycle pathway systems;
- The impact to and assessment of local infrastructure;
- Assessment of capacity of public facilities including schools and parks;
- The impact on or need for additional community services;
- The impact and assessment of the natural environment of the area affected;
- Assessment of slope stability conditions;
- Assessment of wildlife interface risks; and
- Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.

1.6.5.2 In general, applicants will need to provide sufficient information in order to:

- Identify the development impacts, both positive and negative; and
- Specify measures to avoid, minimize, and mitigate negative impacts.

1.6.5.3 In the event that appreciable negative impacts are identified, the Regional District may request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.

1.6.5.4 Bylaw No. 644 sets out procedures regarding requests for reconsideration of Development Approval Information requirements.

1.6.6 The Regional District will develop a “sustainability checklist” to be completed by anyone applying for an OCP amendment, Zoning Bylaw Amendment, Development Permit or Temporary Use Permit. The purpose of the checklist will be to assist applicants and the CSRD in working together to develop high quality projects that move communities in the plan area closer to achieving the vision set out in the community values. The relevance of the checklist questions will depend on the scope and nature of the project.

1.7 REVIEW AND AMENDMENT

The intent of this OCP is to provide direction on how the Ranchero/Deep Creek Plan Area will grow and change over the next 20 years. As new information becomes available, it is recommended that the OCP be reviewed every five years or as necessary.

Amendments to this OCP shall be made by bylaw. Requests to amend this OCP shall follow a formal application process to the CSRD Board of Directors.

1.8 SEVERABILITY

If any section, subsection, sentence, clause or phrase in this OCP is for any reason held to be invalid by the decision of any court of competent jurisdiction, such section, subsection, sentence, clause or phrase may be severed and the decision that it is invalid shall not affect the validity of the remainder of the bylaw.

1.9 SUMMARY OF ACRONYMS

ALC	Provincial Agricultural Land Commission
ALR	Agricultural Land Reserve
CSRD	Columbia Shuswap Regional District
DFO	Fisheries and Oceans Canada
DPA	Development Permit Area
LGA	Local Government Act
MoE	Ministry of Environment
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
QEP	Qualified Environmental Professional
RDNO	Regional District of North Okanagan
RAR	Riparian Areas Regulation
RDPA	Riparian Development Permit Area
SEP	Shuswap Emergency Program
SRW	Statutory Right of Way
TRIM	Province of British Columbia Terrain Resource Inventory Maps

SECTION 2- PLANNING STRATEGY

2.1 LAND BASE

The total land area covered in this plan is estimated to be approximately 10,052 ha. The topography is variable, ranging from land suitable for agriculture and development to land that is too steep for development. Elevations range from 500 m in the Deep Creek valley floor to 1440 m on the slopes of Mount Ida to the west.

The climate is generally characterized by mild temperatures. In January the historical average daily temperature is -4° C and in July it is 18.6° C. The Plan Area has historically had relatively high precipitation. The annual average is close to 669 mm, measuring between 65.6 mm in January and 53.9 mm in July. The dominant vegetation is almost exclusively woodland and the warm moist forest habitat is categorized as transition from Interior Douglas Fir Zone to Interior Cedar Hemlock Zone.

However, it is important to recognize that the historic climate patterns and dominant vegetation are likely to undergo change as a result of climate change. With the likelihood of future drier summers, forests in the plan area could be more susceptible to fires. Climate change will also increase the probability of extreme storm events triggering landslides and other run-off events.

2.2 SETTLEMENT AREAS

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

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

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

Ranchero

In Ranchero, land uses are a mix of residential and commercial properties. The residential component consists mainly of 0.4 ha lots, four manufactured home parks, and some multi-family dwellings. The residents enjoy a suburban/rural lifestyle.

Home occupations are common and accepted. Residential properties are serviced by on-site sewer and water systems.

The highway commercial area is along Mellor Frontage Road between Hudson Road and Hurst Road. The services offered here include a variety of neighbourhood commercial operations

including a restaurant and small vehicle repair service. Note: At the time of writing, the Ministry of Transportation and Infrastructure (MoTI) is considering changing the name of Mellor's Frontage Rd. to Mayfair Rd.

Ranchero Elementary School provides for approximately 150 students. There are also some small parcels of land designated for park purposes.

Shaw Road

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

Deep Creek Valley Floor

The valley floor runs north-south, bordered by Mount Ida on the west and Mallory Road on the east; it is comprised of Agricultural Land Reserve (ALR) land and farming operations in 32-64 ha parcels. There is a long history of farming with most farms being second or third generation. Dairy operations predominate and the land is used to grow forages, grass and alfalfa with some sheep and beef farming.

The west side of the Deep Creek Road is primarily rural with a number of parcels ranging from 2 to 4 ha with a few exceptions down to 0.4 ha.

On the west slope there is extensive logging activity while the east slope is host to a number of woodlot type operations.

On the west and east slopes of the valley there are also many recreation opportunities which include: hiking, horse riding, mountain biking, cross country skiing, snowshoeing, and ATV riding. There are several areas where wildlife corridors cross from one range to another. The Deep Creek road corridor is very busy as it is a through road and scenic route used by commuters, bicyclists, motorbike enthusiasts, joggers, and trucks serving the agricultural community.

Mountain Benches

The Mountain Bench areas include the east side of Mt. Ida and the ridge dividing Deep Creek and the Shuswap River Valley. There are animal migration corridors in both. Some of the areas are used as woodlot operations. The east side of Mt. Ida is also a watershed for the valley bottom. The area is mainly Crown land and has value as a natural resource area.

Gardom Lake

The Gardom Lake area is characterized by a mix of land uses. There are approximately 40 residential parcels with lake frontage ranging in size from 0.2-1 ha, with an additional 20 residential parcels approximately 0.2 ha each, and a number of larger agricultural parcels across Gardom Lake Road.

Gardom Lake itself is small, approximately 1600 m long, and primarily spring-fed. It is a popular lake for wildlife viewing, canoeing, kayaking and fishing. Boats with gas motors are prohibited from Gardom Lake. A day use community park offers public access and includes a beach, picnic

area, and ball diamond. MoTI maintains a public road which provides access to the lake for boaters.

Two private camps are located on the south side of the lake. Gardom Lake Bible Camp, which offers private recreational facilities and meeting rooms, experiences a lot of activity during summer months and can accommodate roughly 180 campers at one time. The Royal Canadian Legion Veteran's Camp offers some cabins and RV sites for its members.

Mallory Road

This area is located on the western slopes of the rise of land dividing Deep Creek and the Shuswap River Valley. This area consists mainly of larger rural acreages between 4-8 ha where low density development and a rural lifestyle are desired.

Wolfgang and Pyott Roads

The Wolfgang and Pyott Road area is characterized by larger rural properties of 32-64 ha with some properties in the 4-12 ha range. Access to this area is largely through the District Municipality of Spallumcheen. Dead end roads keep traffic volumes low. The terrain is moderate to steep with shallow soil over bedrock. Some small scale agriculture operations exist, including cropland and some grazing, but the soil is not highly productive. The social and business orientation is predominately south toward North Okanagan communities.

2.3 POPULATION

Historically Electoral Area 'D' has been characterized by slow growth. In 2016 the population of Electoral Area 'D' was 4,044 persons, with Ranchero/Deep Creek accounting for 1,516 persons or approximately of 37% of Electoral Area 'D'. The CSRD (including member municipalities) has a population of 51,366 with Electoral Area 'D' representing approximately 8% of the total and Ranchero/Deep Creek representing approximately 3% of the total.

Growth trends for the Plan area actually indicate a slight population decline of 2%, or approximately 29 persons between 2001 and 2016 (Table 2.1).

Table 2.1 Ranchero - Deep Creek Population

**Source: Stats Canada, 2017*

Year	Population	Total Private Dwellings
2001	1,545	561
2006	1,471	594
2011	1,507	647
2016	1516	679

Table 2.2 indicates that the age profiles for the Electoral Area 'D' and the CSRD are fairly consistent with the province as a whole.

Table 2.2 Area 'D' Population Profile Comparison

**Source: Stats Canada, 2016*

Age	Area 'D'		CSRD		BC	
0-4 Years	215	4%	2,120	4%	205,650	5%
5-14 Years	420	11%	5,635	11%	500,415	13%
15-19 Years	310	8%	3,350	7%	270,275	7%
20-24 Years	160	4%	2,390	5%	244,065	6%
25-44 Years	1,035	26%	10,925	22%	1,174,775	30%
45-54 Years	710	18%	8,685	17%	599,705	15%
55-64 Years	595	15%	7,660	15%	379,750	10%
65-74 Years	350	9%	5,270	10%	286,710	7%
75-84 Years	180	4%	3,120	6%	186,345	5%
85 Years +	60	1%	970	2%	60,030	2%
Total	4,044	100%	51,366	100%	3,907,740	100%

2.4 NEW DEVELOPMENT ACTIVITY

Information on development activity in the Plan area was gathered for the period 2005-2015 to provide estimates for recent housing and population trends. Reliable statistics on recent development activity are difficult to obtain given that building permits are not issued within the Plan Area.

Table 2.4 New Development Activity 2005-2015

**Source: CSRD, 2016*

Year	New Dwellings	Subdivisions	Lots Created
2005	8	2	2
2006	3	1	1
2007	5	6	10
2008	5	4	4
2009	7	3	3
2010	8	2	2
2011	6	4	4
2012	3	2	8
2013	3	2	2
2014	6	2	2
2015	9	1	1
Total	63	29	39
Average	5.7	2.6	3.5

Information based upon the CSRD house numbering program indicates that new house numbers were issued for an average of 5.7 new dwellings per year for the years 2005-2015 and that subdivisions accounted for the creation of 39 new lots in that same time, as shown on Table 2.4. It should be noted, however, the number of house numbers assigned is only an indicator of housing starts since there is no building inspection in the plan area.

Given the existing vacant parcel count (excluding Crown lands) at about 61 parcels and assuming a continued new housing unit rate of approximately 5.7 per year, and number of new lots created at about 3.5 per year, it is expected there will be enough vacant parcels to accommodate close to 25 years of new development.

There is an uncertainty regarding both the availability and development suitability of existing vacant parcels. A large number of these vacant parcels may not be available for immediate use due to challenging topography or other constraints. In addition, there is the potential for future subdivision which may increase the number of vacant parcels.

2.5 DEMAND CONSIDERATIONS

The major factors influencing future growth and development in the Plan Area include: continued growth in adjacent municipalities, the desire for a rural lifestyle, and rising property costs in adjacent jurisdictions.

The anticipated housing needs over the next five years, as informed by population projections and previous development activity, can be met through the infilling of vacant parcels, new subdivisions and other policies noted in Section 3 of this Plan.

People continue to be attracted by the rural character of the area and would like to see the area retain its rural character and natural environmental qualities. Little is known about the aquifer and hydrologic regime that services most of the Plan Area but areas of concern were identified in a 2009 groundwater project. Section 4.1 of this Plan (Environmentally Sensitive Resources) provides specific groundwater objectives and policies.

A demand has been identified for accommodating those with special needs in terms of new affordable housing development. Persons with special housing related needs may include, but are not limited to:

- individuals with physical or mental disabilities and their caregivers
- individuals leaving violent homes or relationships
- young families
- youth
- seniors who wish to remain in the community but do not want to subdivide their existing parcel in order to accommodate a second dwelling.

SECTION 3 - THE DEVELOPMENT STRATEGY

The Development Strategy is a key component of the Rancho/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Land Use Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

3.1 DEVELOPMENT CRITERIA

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

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

3.2 GENERAL PLANNING POLICIES

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

subject to a re-zoning. Although not required, it is recommended that Vacations Rentals first be considered on a three year trail basis by the use of a Temporary Use Permit. Vacations Rentals shall:

- (a) not create an unacceptable level of negative impact on surrounding residential uses;
 - (b) comply with all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve;
 - (c) be subject to local health authority requirements; and
 - (d) be subject to all Ministry of Transportation and Infrastructure permit requirements.
9. Bed and Breakfast residential operations are permitted in residential areas, and are regulated through the zoning bylaw. Bed and Breakfasts are subject to special provisions, including but not limited to:
- (a) should be limited to a maximum of three (3) let rooms accommodating up to two (2) persons per room per single detached dwelling;
 - (b) the residential character of the site is maintained;
 - (c) subject to the local health authority requirements;
 - (d) located in the principal structure only; and
 - (e) when located within the Agricultural Land Reserve shall comply within all applicable regulations of the Provincial Agricultural Land Commission.
10. Any proposed cannabis production facility will only be permitted on ALR land and regulated under the current zoning bylaw. Cannabis production facilities must be properly licenced and meet all federal and provincial health and safety requirements. Such facilities are expected to fit within the character of the area and not create any, security risks, nuisance odours, or excessive lighting or noise.

LAND USE DESIGNATIONS

3.3 RURAL AND RESOURCE (RSC)

This land use designation applies to Crown lands that are used and valued for agriculture, forestry, natural resource extraction, or environmental conservation opportunities. Rural and Resource lands represent approximately half of the land base in the Plan Area. It is recognized that certain matters considered in this section are beyond the jurisdiction of the CSRD.

OBJECTIVES

1. Maintain the renewable natural resource land base and protect it from activities that may diminish resource value and potential.
2. Encourage more comprehensive management of the resource land base.
3. Protect, conserve and enhance the quality and quantity of freshwater resources.
4. Protect the environment, natural habitat and aesthetic appeal of Rural and Resource lands.
5. Encourage and protect responsible outdoor recreational opportunities in accordance with the Area 'D' Parks Plan as noted in Section 6.1 and Schedule 'F' of this Plan.
6. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
7. Establish strong lines of communication between the CSRD, First Nations, and other levels of government that are responsible for managing Crown lands.
8. Forestry should be managed in accordance with the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). The Ministry of Forests is encouraged to use its regulatory authority to ensure that best management practices are followed by logging operations. Section 5.2 of this plan provides further details.

POLICIES

1. Lands within the Rural and Resource designation are shown on Schedule 'B' as "RCS".
2. Lands within the Rural and Resource designation shall be maintained as parcels of at least 60 ha minimum.
3. Users must minimize the disturbance and pollution of watercourses, aquifers and the watershed.
4. Development within the Rural and Resource designation is to be limited to the greatest extent possible to maintain resources areas in their current natural state.

5. Support communication with and participation by First Nations communities in the management and development of Crown land, including consultation with First Nations regarding any proposed trails or other back-country alterations.
6. Upon implementation, soil removal and deposit will be subject to the Regional District's soil removal and deposit bylaw.

3.4 RURAL HOLDINGS (RH)

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

OBJECTIVES

1. Maintain the rural land base and protect it from activities that may diminish rural values and character.
2. Protect the environment and encourage comprehensive management of the rural land base.
3. Encourage and protect farm activities on productive or potential agricultural land including suitable agritourism opportunities and value-added agriculture.
4. Encourage and protect responsible outdoor recreational opportunities in accordance with the Electoral Area 'D' Parks Plan.
5. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

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

3.5 AGRICULTURE (AG)

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

OBJECTIVES

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

POLICIES

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

3.6 MEDIUM HOLDINGS (MH)

This land use designation applies to large lots, not presently located within the ALR, and generally 8.0 ha or more in size as shown on Schedule 'B'. These lands are intended to provide for traditional rural pursuits and serve as a buffer between Rural and Resource, Rural Holdings, and Agricultural lands and the more densely developed Rural Residential lands of the Plan Area.

In this land use designation, larger residential parcel sizes are the typical form of development and residents in the area promote the retention of large parcel sizes to protect each individual property's privacy and rural quality of life. Medium Holdings lands are characterized by the suitability to accommodate un-serviced rural activities. These parcels typically have an adequate water supply and wastewater can be treated and disposed of through on-site ground disposal systems.

OBJECTIVES

1. Preserve the rural character of lands within the Plan Area.
2. Encourage farm activities on productive or potential agricultural lands including suitable agritourism opportunities and value-added agriculture.
3. Contain the extent of growth of urban and suburban lands.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Medium Holdings designation are shown on as "MH" on Schedule 'B'.
2. Lands within the Medium Holdings designation shall have a minimum permitted parcel size of at least 8.0 ha.
3. Residential development in the Medium Holdings designation shall be permitted at a maximum density of 1 principal dwelling unit per ha. One secondary dwelling unit may be considered in the Medium Holdings designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. Notwithstanding subsection 3.6, Policy 2, the property legally described as Lot A, Section 17, Township 19, Range 9, W6M KDYD, Plan KAP58363 will be zoned to permit subdivision of the property into no more than four (4) parcels.

3.7 RURAL RESIDENTIAL LANDS (RR)

This land use designation recognizes the existing pattern of smaller lots distributed throughout the Plan Area and the relatively higher density lots located primarily in Ranchero, Shaw Road and around Gardom Lake. Neighbourhood agricultural pursuits are supported in these areas provided that they are consistent with adjacent densities and land use. Additional higher density development will be supported in the Shaw Rd and Ranchero areas for affordable housing units.

only. Affordable market housing refers to less costly housing that is produced at the low to moderate price range of the market for the Ranchero and Shaw Road areas.

It is essential that further infilling be in compliance with Provincial health regulations. The 1 ha minimum permitted parcel size is the smallest parcel generally allowed under current health policies for parcels with on-site water and sewage disposal. This does not mean that all properties are suitable for on-site water supply and sewage disposal.

OBJECTIVES

1. Support efforts to enhance the aesthetic appeal of rural residential neighbourhoods.
2. Ensure that the rural residential areas with natural hazards are identified and guidelines are provided to protect properties and lives from these hazards.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage affordable and subsidized housing opportunities.

POLICIES

1. Lands within the Rural Residential designation are shown as "RR" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
3. Lands within the Rural Residential designation shall have a minimum permitted parcel size of at least 1 ha.
4. Residential development in the Rural Residential designation shall be permitted at a maximum density of 1 principal dwelling unit per ha. One secondary dwelling unit may be considered in the Rural Residential designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
5. Existing higher density residential uses including: manufactured home parks, duplexes, and townhouses shall be recognized in the implementing bylaws.
6. Notwithstanding Policy 4, higher density residential uses may only be considered in the Ranchero and Shaw Road areas (shown on schedule 'E'), to provide *affordable market housing* and subsidized housing. These units include, but are not limited to: duplexes, triplexes, four-plexes, townhouses and manufactured home parks. Higher densities will not be considered for units other than affordable housing.

These affordable housing developments will be small scale and the maximum density will not exceed 15 dwelling units per ha with adequate water and sewer services that meet current Ministry of Environment Municipal Sewage Regulation Requirements. The above density is inclusive of secondary dwelling units. Further details are to be established in the zoning bylaw.

7. When connecting to a local water facility, any OCP redesignation, rezoning or subdivision applicant must have written confirmation from the local water facility that sufficient quantity and quality of potable water is available for the development before the CSRD Board will positively consider the application.

3.8 COMMERCIAL (C)

There is a limited Commercial area within the Ranchero neighbourhood, as shown on Schedule 'B'. The objectives and policies below are intended to guide the development of this area as a strong community focal point.

The area designated Commercial is intended to support a variety of "small scale" commercial, community and professional services in the Ranchero area. Small scale services are those which reflect the existing scale of commercial activities in Ranchero including, but not limited to, gas station, general store, restaurant, and repair shops. Existing commercial sites may require redevelopment to benefit the viability, form and character of the commercial area.

OBJECTIVES

1. Concentrate compatible uses within the Commercial designation.
2. Promote the provision of improved services (sanitary sewer, water and storm sewer) to parcels within the Commercial designation.
3. Provide controlled development of commercial uses in the Plan Area to support commercial development in the area that respects the area's individuality and characteristics.
4. Avoid conflicts between commercial uses and adjacent residential and agricultural uses.
5. Recommend that the type and scale of commercial development follows community preferences to better serve the needs of the local community.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands designated Commercial are shown as "C" on Schedule 'B'.
2. Lands within the Commercial designation shall have a minimum permitted parcel size of at least 1 ha.
3. Residential development in the Commercial designation shall be permitted at a maximum density of 1 principal dwelling unit per ha.
4. Zoning regulations shall provide for a mix of neighbourhood commercial uses and some accessory residential uses.

5. New commercial development shall only be located in Ranchero where adequate services and access are available, or in non-commercial areas through the use of Temporary Use Permits (Section 1.6.4).
6. All new redesignation and rezoning applications for commercial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.

3.9 INDUSTRIAL (ID)

Industrial activities are provided for under the Industrial land use designation. The designation provides for limited industrial land uses.

The areas designated Industrial support a limited number of small scale light industries in the Ranchero area including an auto wrecker and saw mill. Future additional light and small scale industrial uses may be considered, but the Plan recognizes that any future heavy and medium industrial development will be directed to existing settlement areas, such as Salmon Arm, Enderby, and Armstrong/Spallumcheen, which are better able to function as service centers.

OBJECTIVES

1. Recognize existing light industrial uses in the Plan Area.
2. Provide for small scale, light industrial activities servicing the needs of local residents.
3. Minimize land use incompatibility and conflicts between industry and surrounding land uses.
4. Discourage industrial activities that are considered noxious, polluting, and noisy or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.
5. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Industrial designation are shown as "ID" on Schedule 'B'.
2. Lands within the Industrial designation shall have a minimum permitted parcel size of at least 1 ha.
3. Residential development in the Industrial designation shall be permitted at a maximum density of 1 principal dwelling unit per ha.
4. Zoning regulations shall provide for a mix of light or small scale industrial uses.
5. New industrial development shall only be located in areas designated as industrial or in

non-industrial areas through the use of Temporary Use Permits (Section 1.6.4).

6. All industrial development must be in scale with and appropriate to the character of the rural community and must not adversely affect the natural environment.
7. Direct expanding light industry, future medium and heavy industrial development to the adjacent urban communities that have the necessary infrastructure and support services.
8. All new rezoning applications for industrial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.
9. Consider small-scale light industrial development proposals that reflect the needs of the local community and provide local employment using the following criteria:
 - (a) impact on farm land;
 - (b) capability of accommodating on-site domestic water and sewage disposal;
 - (c) capability of the natural environment to support the proposed development;
 - (d) compatibility with adjacent land uses and designations, and the character of the existing area;
 - (e) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - (f) proximity and access to the existing road network;
 - (g) mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas;
 - (h) provision of solid screening or other mitigation works from adjacent land uses and designations to lessen its impact (visual, loading, noise, odour, parking, impacts, etc.);
 - (i) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping, and appropriate signage, and;
 - (j) will be encouraged to include provisions for surface water runoff management in accordance with all Provincial requirements and best management practices.

3.10 PUBLIC AND INSTITUTIONAL LANDS (PI)

Lands that are designated as Public and Institutional Lands in this OCP include, but are not limited to: schools, community halls, churches, senior complexes and lands provided for health and emergency services.

OBJECTIVES

1. Recognize established public and institutional uses, community facilities and services.
2. Provide for additional public and institutional services to existing and future residents and ensure that they are appropriately located.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands designated as Public and Institutional are shown as "PI" on Schedule 'B'.
2. Partnerships among residents, landowners, business owners, and government agencies to improve Public and Institutional Lands are encouraged and supported by this Plan.
3. New Public and Institutional developments shall be encouraged.

3.11 FORESHORE AND WATER

The Foreshore and Water designation arises from the potential impact that structures, particularly docks, mooring buoys, private boat launches, boathouses and other private moorage and lake recreation facilities can have on the natural environment of lakes in the Plan area.

OBJECTIVES

1. To acknowledge existing permitted moorage uses and provide limited opportunities for future moorage.

POLICIES

1. The Foreshore and Water designation is shown on as "FW" on Schedule B.
2. Moorage, including docks, may be considered only for existing and new fee-simple waterfront parcels.
3. New development proposals on the waterfront parcel can provide a maximum of 1 moorage space per:
 - (a) New waterfront parcel created; or
 - (b) 30 m of water frontage of the parent parcel; and
4. Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.
5. Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.
6. Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat.

3.12 PARKS AND PROTECTED AREAS (PK)

POLICIES

1. The Parks and Protected Areas designation includes federal, provincial, and regional parks, and associated park uses as shown on Schedule B. Section 6.1 provides Goals, Objectives and Policies for Parks and Protected Areas.
2. The Parks and Protected Areas designation is shown on as "PK" on Schedule B.

SECTION 4 - THE NATURAL ENVIRONMENT

The protection of environmentally sensitive areas is critically important to residents. Environmentally sensitive areas include land and water that are sensitive to natural and human interference.

In addition to the protection afforded through local government bylaws, the protection of environmentally sensitive features falls under the jurisdiction of Federal and Provincial agencies. Fisheries and Oceans Canada and the Provincial Ministries of Environment and Natural Resource Operations are responsible for protecting fisheries and water resources through legislation.

4.1 ENVIRONMENTALLY SENSITIVE RESOURCES

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

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

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

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

GOAL

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

OBJECTIVES

1. Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.
2. Conserve and enhance the quality and quantity of freshwater sources for all agricultural and domestic uses.
3. Plan development in a manner that minimizes impact on surface water and

groundwater sources.

4. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. In consultation with current land owners the CSRD will use the environmental guidelines contained in the Ministry of Environment document, "Develop with Care: Guidelines for Urban and Rural Land Development in British Columbia" (2014), to identify lands and waters that deserve to be recognized as environmentally sensitive resources (see section 7 of this Plan).
2. All watercourses as defined in the Riparian Areas Regulation (RAR) and the *Fisheries Act* are designated as Development Permit Areas and will be protected in accordance with the Federal *Fisheries Act* and the Provincial *Fish Protection Act* requirements.
3. The CSRD shall not support development on potential environmentally sensitive resource lands unless a proper environmental study has been undertaken which proves the proposed development will not adversely affect these areas. The Development Approval Information Bylaw gives the CSRD the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application.
4. The CSRD recommends that the Approving Officer require subdivisions to be designed to maintain the hydrologic regime of streams and wetlands while providing sufficient drainage in a manner which does not interfere with groundwater recharge, destabilize the ground or allow the intrusion of sediment into natural watercourses, streams, lakes, and wetlands.
5. All new subdivisions, prior to approval, will be required to meet the servicing requirements in CSRD Subdivision Servicing Bylaw No. 641
6. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact assessment on the quantity and quality of water resources. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must certify, provide a written statement through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify there will be no significant negative impacts on other water supplies and properties.
7. The CSRD shall not positively consider development proposals in an area serviced by an existing or proposed water utility, unless written confirmation is provided from the water utility supplying the potential development ensuring it will provide sufficient quantity and quality of potable water for the development with no significant impacts on other water supplies and properties.
8. The CSRD shall not approve any OCP redesignation, rezoning or development permit, near potential environmentally sensitive resources unless a suitable storm water management plan is presented to the CSRD ensuring that storm water drainage from development does not increase the peak flow run off into adjacent areas nor disrupt natural drainage patterns.

9. The CSRD will catalogue environmental sensitive areas (ESAs) as they become identified through the development approval information process.
10. The CSRD will begin a public education program about water conservation, watershed protection and proper septic system care for the plan area.
11. In recognition of the environmental significance of Gardom Lake, the CSRD will work with residents around the lake, Interior Health and the Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible. The CSRD will also raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure.

4.2 PROTECTION OF WILDLIFE, AQUATIC LIFE AND NATIVE PLANTS

A number of species at risk can be found in the Plan Area including the Western Painted Turtle, Great Blue Heron, the Flammulated Owl and freshwater molluscs that have been identified in and adjacent to Gardom Lake. The aquatic species at risk that occur in Gardom Lake highlight the sensitivity of this lake and other small lakes.

Historically Gardom Lake has been rich in wildlife, with a wide variety of species observed in the water, on its surface and along its shoreline. This diversity of wildlife, however, has been compromised in recent years with the introduction of several introduced species of aquatic life, including perch and small-mouth bass, and Yellow flag (yellow iris) along its shorelines. The Plan Area also is endowed with an abundance of rare flora.

Additional significant areas have been identified in the Area 'D' Parks Plan which could result in small community parks that are oriented towards greenbelt, wildlife corridors or environmental protection. This is explained in more detail in Section 6.1 (Parks and Protected Areas).

GOAL

To conserve and protect native wildlife, aquatic habitat and plants in the Plan Area.

OBJECTIVES

1. Support the establishment of wildlife and waterfowl reserves and wildlife corridors.
2. Support the identification and designation of significant native flora and fauna areas.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
4. The CSRD supports the identification and designation of areas that protect native flora and fauna in perpetuity. In particular, the CSRD supports initiatives associated with the following areas: Provincially protected areas & parks, ecological reserves, fisheries

reserves and hatcheries, wildlife refuges, waterfowl habitat, nature trusts, conservation covenants and CSRD parkland.

5. The Plan supports and encourages the restoration and enhancement of streams, lakes and wetlands and their riparian corridors wherever possible by community groups, corporate bodies or land owners.
5. The Plan supports and encourages the identification, retention and enhancement of wildlife corridors.
6. The Plan supports the efforts of Provincial and Federal levels of governments to deal with the issue of introduced aquatic species in Gardom Lake.

POLICIES

1. Habitat protection along rivers, streams, and wetland areas is strongly supported and may be complemented with CSRD parkland initiatives.
2. The CSRD will engage in a public awareness program about minimizing runoff to water bodies and streams from fertilizers, pesticides, pet waste and other contaminants.

4.3 NATURAL HAZARD AREAS

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

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

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

Steep areas are more susceptible to mass movements of land, such as rock falls and landslides. The diversion of water and the removal of vegetation may destabilize slopes or adjacent slopes and consequently result in failure. The threat of landslides is a concern where development may occur near or below potentially unstable slopes. Landslides can also be triggered by inappropriate details of construction and location.

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

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

GOAL

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

OBJECTIVES

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

POLICIES

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

4.4 CLIMATE CHANGE

Scientific consensus has confirmed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be profound, and are already evident. Regionally, the potential impacts and vulnerabilities are less well documented, however they are a growing concern.

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the CSRD is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets (LGA s. 473). Key Provincial initiatives include: Bill 44 (2007) Greenhouse Gas Reduction Targets Act, BC Climate Action Plan, BC Energy Plan,

Bill 10 (2008) Housing Statutes Amendment Act, Bill 27 (2008) Local Government (Green Communities) Statutes Amendment Act, Community Action on Energy and Emissions (CAEE), Pacific Carbon Trust, and the Landfill Gas Management Regulation (2008).

Approaches to Setting Targets

In 2007, the BC Ministry of Environment launched a GHG reporting system called the Community Energy and Emissions Inventory (CEEI) to provide emissions inventories for municipalities and regional districts in BC. These reports capture annual community-wide energy consumption and GHG emissions estimates for three key sectors: on-road transportation, buildings, and solid waste. The inventories exclude emissions sources such as woodstoves, gas and diesel generators, boats, and propane. Estimates of GHG emissions caused by deforestation as a result of land use changes (settlement and agriculture) are available at the regional district level only.

For the unincorporated areas in the CSRD, the 2007 GHG Emissions Sources are as follows:

61% On-road Transportation
29.5% Buildings
9.5% Solid Waste

While no CEEI data has been collected specifically for the Plan Area a study has been conducted to determine total GHG emission for Electoral Area 'D.' The table below provides a profile of Electoral Area 'D' and the estimated emissions for 2007.

Table 4.1

Population: 3,899		Projected annual growth: 1.5%	
GHG emissions (total): 26,100 tonnes CO ₂ e		GHG emissions (per capita): 6.7 tonnes CO ₂ e	
Dwellings		Transportation	
Number of Dwellings	1,631	Number of Registered Passenger Vehicles	2,196
% of Single detached	84%	% Small Passenger Vehicles	25%
% of Multi-family	4%	% Large Passenger Vehicles	17%
Age distribution (% > 30yrs old)	56%	% Light Trucks, Vans, SUVs	58%

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

A "business-as-usual" (BAU) forecast was developed for each Electoral Area to 2050. The forecasts are driven by population growth (as outlined in Table 4.1 above), but consider efficiency improvements expected as a result of senior government policy, which will occur regardless of action taken by the Regional District. Overall GHG emissions are *projected* to increase in Area 'D' by approximately 6% by 2030 under a BAU scenario.

Table 4.2. Estimated Business as Usual (BAU) energy and GHG forecast, 2030

BAU 2030	ENERGY [GJ]	GHGs [tonnes CO₂e]
Buildings	372,500	8,800
Vehicles	227,600	15,100
Solid Waste	-	3,500
TOTAL	600,100	27,400
PER CAPITA		4.9

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

The challenge in rural areas is the availability of indicator data and the varying degrees of accuracy of the data in each sector. Electricity consumption for a defined area can be obtained from BC Hydro and it is very accurate, whereas “vehicle kilometres travelled”: (VKT) data is difficult to estimate. While there is no specific CEEI data for the Plan Area, the above baseline data is still helpful in understanding the current situation for Area 'D'.

OBJECTIVES

1. Understand the likely impacts and vulnerabilities of regional climate change within the plan area.
2. Strive to reduce greenhouse gas emissions measurably within the plan area.
3. Consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.

POLICIES

1. Targets: Adopt a 10% reduction in GHG emissions by 2020 from 2007 levels and a 20% reduction in GHG emissions by 2030 from 2007 levels. If these targets are met it would signify a 25% per capita reduction by 2020 and a 45% per capita reduction by 2030.
2. Facilitate information exchange among local residents and conservation programs including:
 - Energy Efficient Building Strategy: More Action, Less Energy,
 - LiveSmart BC Program,
 - BC Hydro’s Power Smart Program,
 - BC Hydro’s Energy Saving Kits,
 - BC Hydro’s Guides and Tips – Green Your Home,
 - EnerGuide Rating System (energy rating of 80 or higher for new homes),
 - Passive solar design, and
 - BC Living Water Smart.
3. In consultation with other jurisdictions within the watersheds of the Plan Area, undertake to:
 - Identify the potential impacts, risks and vulnerabilities regionally,
 - Identify and prioritize adaptive measures, and
 - Inventory and establish a monitoring process for GHG emissions.

4. Strive to encourage more compact and complete communities.
5. Encourage and support non-vehicular walkways and trails and alternative modes of transportation that are accessible and convenient, to help reduce vehicle dependency.
6. Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs.
7. Encourage reductions in building-related emissions for all new buildings and the retrofit of existing buildings.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
9. Promote and support the expansion of local agriculture and food production, processing, and distribution.
10. Encourage businesses and employment that help to address GHG reduction.
11. Encourage local renewable energy generation, e.g., solar hot water technology.
12. Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
13. Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production.
14. Encourage the development of alternative transportation options such as walking and cycling within the Plan Area, and car sharing and shuttle bus services for commuters to other communities.
15. Encourage efficient vehicles and driving habits through education (e.g. anti-idling campaigns, web material).
16. Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones.
17. Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones.
18. Promote conservation of sensitive ecosystems and forested land—especially unfragmented areas.
19. Support the policies in the Solid Waste Management Plan to fulfill the vision that all economic activities in the CSRD will be consistent with a “Zero Waste” community.

SECTION 5 – NATURAL RESOURCE MANAGEMENT

5.1 AGRICULTURE

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

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

GOAL

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

OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.
4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with respect to irrigation.
5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.

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

5.2 FORESTRY

Forestry is a prominent land use in the Plan Area. Although most of the forest land within the Plan Area is Crown Land, there are also large areas of private holdings some of which may be regulated by the *Private Managed Forest Land Act*. Most of these lands are concentrated on Mount Ida and south and east of Gardom Lake. Existing forests are in various stages of maturity.

This Plan supports the protection of forestlands for timber production and value-added silviculture activities. Where objectives in this section relate to matters beyond the jurisdiction of the CSRD, these policies guide the Board in making recommendations to senior levels of government and private forest landowners in decisions for the management of forest lands.

GOAL

To support environmentally sensitive and sustainable practices on forest lands.

OBJECTIVES

1. Maintain the forested land base by supporting sustainable timber production and associated forestry management practices.
2. Protect environmentally sensitive areas, watersheds and water courses to prevent erosion, protect wildlife habitat, riparian areas and sources of water for domestic and agriculture uses.
3. Support appropriate and responsible recreational and educational uses.
4. Strongly encourage best practice interface forest fire mitigation techniques for development to protect life, property and the environment and limit access to the forests during times of extreme wildfire potential.

5. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
6. Appropriate Provincial agencies are encouraged to:
 - (a) ensure the quantity and quality of fresh water within the drainage system of watercourses, streams, lakes and wetlands is not compromised;
 - (b) maintain the aesthetic appeal and visual integrity of the Plan Area;
 - (c) prevent disturbance of areas of unique vegetation or wildlife;
 - (d) use methods that do not increase, or contribute to, soil erosion or slope instability;
 - (e) use silviculture methods that promote healthy forests;
 - (f) use best practice interface forest fire mitigation techniques and minimize fire hazards;
 - (g) ensure reforestation in a timely manner; and
 - (h) promote and develop slash treatments that mitigate greenhouse gas emissions.
7. The CSRD will encourage Provincial leadership towards ensuring environmentally sound forestry practices.
8. Provincial and Federal governments are encouraged to protect environmentally sensitive areas.
9. Appropriate Provincial agencies shall be encouraged to ensure the viability of responsible outdoor recreation in the woodlands.

5.3 MINERAL & GRAVEL RESOURCES

The CSRD has only limited influence on the management of mineral and aggregate resource extraction, as decisions related to such uses are generally beyond the jurisdiction of the Regional Board. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process, as part of the referral process.

The aggregate resource potential for the Plan Area is shown on Schedule 'D', which is intended to provide estimates of broad, regional aggregate distribution. Areas are ranked for their potential to host natural aggregate deposits (mainly gravel).

GOAL

1. Minimize conflicts between extraction activities and adjacent lands, watersheds and riparian areas.
2. Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in public consultation when issuing, amending, or reviewing mining licences.
3. Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in meaningful dialogue with the CSRD regarding mining licences.

OBJECTIVES

1. Support good conservation practices during mining operations so as not to jeopardize the long-term renewable resource potential of the area.
2. Encourage site rehabilitation and reclamation of damaged landscapes for subsequent productive use and environmental protection.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
4. When considering development in an area underlain by mineral resources, the feasibility of removing the resource should be adequately considered by the Province and the CSRD.
5. Prior to issuing a permit for a mining operation, the Province is encouraged to refer the application to the CSRD and the public and provide adequate consideration to:
 - (a) possible impacts on neighbouring residential and rural parcels and the natural environment; and,
 - (b) the potential impacts of resource removal on the quantity and quality of surface and groundwater at the local and watershed scale.
6. The CSRD recommends that environmentally sound reclamation and conservation practices be undertaken at all mineral and aggregate resource extraction operations to protect long-term resource potential in the Plan Area. Specifically, where a mine or related activities may cause significant disturbance to the surface of the land, the Province shall be encouraged to require that a performance bond be posted to ensure the proper reclamation of the damaged landscape under all relevant legislation.
7. Sand and gravel extraction should be undertaken in accordance with the best management practices of the Ministry of Energy, Mines and Petroleum Resources.

SECTION 6 – COMMUNITY RESOURCES

6.1 PARKS AND PROTECTED AREAS

The CSRD currently has only a few small undeveloped community parks dispersed throughout the rural residential areas in the Plan Area which are designated on Schedule 'B' as "PK". These parks were established as part of the requirements of property subdivision pursuant to Section 510 of the *Local Government Act*. Future parks obtained through subdivision or by other means are permitted in any land use designation without amendment to this OCP. A park acquisition reserve fund is also supported when cash-in-lieu of park dedication is chosen. The 13 park sites in the plan area, including present and proposed, are identified on Schedule 'B'.

Through the development of an Electoral Area 'D' Parks Plan and through the Parks Advisory Commission, residents have had the opportunity to identify additional park land that should be developed for the:

- (a) identification and protection of known streams, wetlands, natural areas, and wildlife corridors;
- (b) provision of access to lakes and streams for recreation purposes;
- (c) provision of linear walking trails and greenway alternatives beside roadways;
- (d) protection of historical features, and;
- (e) pursuit of outdoor recreational and leisure activities.

A more detailed description of the Park Classification System and Implementation Strategy is found in Schedule 'F.' This Official Community Plan seeks to implement the Parks Plan, and therefore the relevant excerpts in Schedule F have been updated and modified slightly for consistency with this plan and statutory requirements.

GOAL

To ensure suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area, as well as to protect significant natural and historical features of the area.

OBJECTIVES

1. Support the Electoral Area 'D' Parks Plan as it pertains to the Plan Area, including the Park Classification System and Implementation Strategy (Schedule 'F').
2. Ensure that parks and recreational uses form an integral part of the community infrastructure.
3. Support public open space opportunities on Provincial, Federal, CSRD and private lands.
4. Establish and improve public access to lakes and linear recreational connections along creeks and river corridors in appropriate non-environmentally sensitive locations.
5. Improve paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.

6. Encourage the availability of the area's Crown lands for recreational enjoyment and education.
7. Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be funded through donations and tax appropriations. The public will also be informed that conservation covenants, nature trusts and pathway statutory right of ways and easements can be established on private land.
8. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. Lands within the Parks and Protected Areas designation are shown as "PK" on Schedule 'B'. Note that both existing and proposed park sites have been identified. For a complete list of existing and proposed sites refer to Schedule 'F'.
2. For the purposes of Section 510 of the *Local Government Act*, the entirety of the Electoral Area covered by this OCP is designated as having future park potential. Schedule 'F' of this Plan generally determines the provision of parkland within the Plan Area. In addition, the CSRD will consider the following policies, designations, locational attributes and type of parks when determining a potential park land dedication, or the Board's decision to require cash-in-lieu, under Section 191 of the *Local Government Act*.
 - Close proximity to settlement areas, other parks & trails, and bodies of water;
 - Safe distance from environmental hazard areas;
 - Average slope should be 20% or less;
 - Adequate accessibility:
 - (a) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - (b) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewsapes and heritage sites;
 - Potential for additional dedication of park land from subdivision applications of surrounding parcels;
 - Potential for recreation (active park), conservation (passive park) or enhancement of public access; and,
 - Compatibility with the strategic directions and sites identified in Schedule 'F' and the remaining policies of this section.
3. The CSRD shall endeavour to obtain parkland for community recreation, nature preservation, linear connections, or other parkland uses including the monitoring of alienation of Crown land and subdivisions to meet these objectives.
4. The CSRD shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled

use of industrial logging roads during non-operation periods for outdoor recreation.

5. The CSRD shall encourage and support volunteer assistance in the development and management of community parks, stream keeper projects and trails.
6. Through the implementation of the OCP and the Area 'D' Parks Plan, the CSRD will strive to achieve the above objectives providing a better parkland and open space service, including trails, protected areas, access to lakes and streams, and developed recreational areas.
7. Consult with the public, Parks Advisory Commission, volunteer groups, service organizations and other local governments including the City of Salmon Arm, the North Okanagan Regional District and the District Municipality of Spallumcheen for inter-municipal park and open space initiatives.
8. CSRD parks will be managed in a manner respectful of First Nation's cultural heritage resources.

6.3 COMMUNITY FACILITIES

Community and institutional facilities in the Plan Area include the Ranchero/Deep Creek Fire Hall, Mennonite Church and School, the Farmers' Institute locations on Deep Creek and Mallory Roads, Anchor Academy, and the Beyond 12 Steps Healing Centre.

The Ranchero/Deep Creek Fire Department provides community fire protection to the Plan Area and to the adjacent Grandview Bench area of the North Okanagan Regional District (RDNO) Electoral Area 'F' through a cross boundary agreement. The CSRD and the Ranchero/Deep Creek Fire Department participate in Mutual Aid agreements with both RDNO Electoral Area 'F' and District Municipality of Spallumcheen.

There are community and institutional facilities found throughout the Plan Area but no new facilities proposed at this time. Higher density uses shall be encouraged to locate where appropriate in the Plan Area or in adjacent municipalities.

GOAL

Encourage the continuance of sufficient community facilities to service the present and future needs of residents.

OBJECTIVES

1. Encourage community use and support of community facilities.
2. Encourage the establishment of future community facilities to locate in appropriate areas.
3. Recognize the existing emergency services provided within the Plan Area.
4. Encourage improved coordination for providing emergency services for existing and future residents.

5. Support the strategic location of fire halls and future ambulance stations to serve the growing needs within the Plan Area.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. The CSRD shall encourage new proposals for private institutional facilities in appropriate locations in the Plan Area.
2. The Plan recognizes the location of the existing fire hall and fully supports the valuable volunteer fire fighting and emergency services provided by the Rancho/Deep Creek Volunteer Fire Department and the assistance provided through mutual aid agreements by RDNO's Electoral Area 'F' and the District Municipality of Spallumcheen Fire services.
3. The CSRD will continue to support coordination between volunteer fire departments to ensure that adequate fire fighting services are able to accommodate future development within the Plan Area and to improve fire protection service to rural areas and encourage interface fire mitigation techniques in all building and landscaping.
4. The Plan recognizes and fully supports the valuable volunteer emergency services provided by the Rancho/Deep Creek First Responders.
5. The Plan encourages the CSRD to continue to fund the Shuswap Emergency Program (SEP) to provide for the training of volunteers and to participate in the development of emergency evacuation plans, disaster preparedness plans, in coordination with the appropriate Federal and Provincial government agencies.

6.4 COMMUNITY WATER AND SEWER SYSTEMS

There are eight registered water utilities in the Plan Area and there may be other systems that are not registered with Interior Health. These systems rely primarily on ground water (aquifers) for their supply and are located in the Shaw Road/Rancho area.

The Plan Area relies heavily on aquifer and surface water resources. The quantity of water available from these sources is undefined and the long-term viability of both quality and quantity is not fully understood. Precautions need to be taken to protect these water resources.

At this time there are no major water or sewer systems anticipated for the Plan Area. However, as development occurs, the need for such community systems will become more important. The CSRD will consider acquiring only those community water and sewer systems that have at least 50 connections or serve at least 50 parcels and are expected to be financially viable to own and operate. Shaw Road, Rancho and Gardom Lake may be areas in the future that will require these services. Such a proposal would require community consultation prior to proceeding.

GOAL

Ensure adequate water and sewer services are provided while protecting water resources and existing users prior to new development being approved. Encourage proper functioning and

maintenance of existing sewer systems through education and facilitation of disposal of septic sludge.

OBJECTIVES

1. Registration of private/public water and sewer utilities.
2. Local water purveyors will be encouraged to work with Interior Health, the Ministry of Environment and the CSRD to ensure water quantity and quality is sufficient and can be sustained for future development options.
3. Future publicly funded community sewer services are to be first proposed for those areas with environmental or public health concerns.
4. Development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. CSRD to take on a greater role in water quality preservation and sewage system regulation including:
 - (a) investigation of a comprehensive study (Liquid Waste Management Plan) to identify areas at risk and problems and solutions within the life of this plan;
 - (b) supporting environmentally safe and practical use of on-site sewage systems for the life of the system and supporting Provincial regulations and setbacks for on-site septic fields;
 - (c) supporting the provision of economical and legal facilities for disposal of septic tank sludge;
 - (d) supporting a public education program to help property owners understand and maintain their on-site septic systems;
 - (e) investigating an inventory and monitoring program for existing on-site septic systems in cooperation with Interior Health.
2. Developers and water utilities must, in consultation with Interior Health and MOE, ensure there is adequate quantity and quality of water available for any future development.
3. This Plan strongly recommends that all future subdivisions where proposed lots are smaller than one hectare be serviced with community water and sewer systems.
4. This Plan supports development of community sewer systems within the Plan Area for those areas with identified environmental or public health needs.
5. Future community infrastructure should be located where it will pose no significant negative impact on the environment.

6.5 TRANSPORTATION

Highway 97B and Deep Creek Road, shown on Schedule 'E', are the main vehicular routes in the Plan Area. Highway 97B enters the Plan Area at the City of Salmon Arm boundary at the north and travels south, turning east where it enters the North Okanagan Regional District (RDNO) east of Gardom Lake. Highway 97B is a controlled access highway and provides an important connection for vehicles between Shuswap and Okanagan communities. The intersection of Highway 97B and Hudson Road provides access to the Ranchero neighbourhood and commercial development along Mellor Frontage Road. No major new roads are anticipated at this time but the CSRD will work closely with MoTI in any future road development planning.

Deep Creek Road begins at the intersection with Highway 97B across from the Ranchero/Deep Creek Fire Hall, heads west then turns south and follows the Deep Creek watercourse. Deep Creek Road is mainly a north/south corridor. Gardom Lake and Mallory Road neighbourhoods can be accessed from Deep Creek Road or from Gardom Lake Road which intersects Highway 97B at the RDNO boundary.

GOAL

To promote safe and efficient motor vehicle, agricultural, bicycle, pedestrian and equestrian transportation throughout the Plan Area.

OBJECTIVES

1. To plan for the provision of a road network capable of safely servicing existing and future development.
1. To acquire land and encourage greenways and alternatives to motor vehicles including park dedication further to LGA s.510, such as cycling, walking and horse trails when considering rezoning or subdivision, along road ways.
2. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. Traffic impact studies must be undertaken for major development proposals in order to:
 - (a) ensure safety and mobility are maintained through access management;
 - (b) minimize disruption to farming operations;
 - (c) ensure that projected traffic volumes do not reduce the present levels of existing roadway services including: bicycle allowances, water, sewage collection and disposal, drainage and other utilities, and negative effects are mitigated; and
 - (d) ensure that existing and future roads and alignments are designed with due consideration for the protection of fish and wildlife habitat and other environmentally sensitive areas.
2. Roads should be designed for safety and enhanced to accommodate use by pedestrians, cyclists and horses. It is encouraged that additional lanes, alternative trails or pathways are developed to accommodate non-motorized traffic in a safe manner.

3. Inform property owners and residents about Ministry of Transportation and Infrastructure Access Permit requirements for developments on all land use designations.
4. Encourage buffering consistent with the Provincial Agricultural Land Commission and the Ministry of Agriculture and Land specifications and accommodate the movement of agricultural machinery.
5. Work with the Ministry of Transportation and Infrastructure to discuss a Road Network Plan that is current, defines access management agreements where applicable, and coordinates mapping with the CSRD.

6.6 PUBLIC TRANSPORTATION

GOAL

To support the development of enhanced local area public transit.

OBJECTIVES

1. Support the development of public transportation opportunities for residents of Ranchero/Deep Creek.
2. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. The CSRD shall encourage the development of alternative transportation opportunities such as mini-bus services and facilitating car-pooling and car-sharing.
2. In consultation with BC Transit and the City of Salmon Arm, the CSRD will investigate further development of the Shuswap Transit System to better meet the needs of Ranchero/Deep Creek residents.
3. The CSRD shall investigate the development of improved mini-bus services for the handicapped and elderly if ridership warrants it.

6.7 SOLID WASTE MANAGEMENT

There are currently no solid waste facilities or plans for any such facilities in the Plan Area. The CSRD, however, adopted a new Solid Waste Management Plan in 2009. Some of the highlights of the plan include:

- Vision: All economic activities in the CSRD will be consistent with a “Zero Waste” community.
- The CSRD will emphasize and encourage the 6R hierarchy (Rethink, Reduce, Reuse, Recycle, Recover, Manage Residuals), and continually strive towards a higher “R” in waste management practice.

- The CSRD will continue to finance the cost of residual waste disposal through a region-wide user pay system to encourage an equitable and sustainable approach to managing residuals.
- The CSRD will perform a carbon footprint assessment on all existing solid waste management programs as a benchmark to assess new program delivery.
- The CSRD will explore offset methods to achieve a carbon-neutral waste management system.
- The CSRD will review landfill gas recovery systems at all landfills to determine the feasibility of constructing such facilities to reduce fugitive methane.
- Where feasible, the CSRD will mitigate greenhouse gas emissions at all regional landfills and identify the resulting carbon credits.
- The CSRD will work with member municipalities to develop curbside collection programs to reduce residential transportation costs for disposal and recycling, provide a higher diversion rate, and reduce greenhouse gas emissions by reducing the total amount of traffic driving to transfer stations, landfills, and recycle depots.
- An Extended Producer Responsibility approach will shift end-of-life material management responsibilities from the general taxpayer to the manufacturers and consumers (Product Stewards) who produce and use the goods, encouraging them to consider environmental impacts when designing their products.

POLICIES

1. Support implementation of the policies in CSRD's amended Solid Waste Management Plan.
2. Encourage, through education, efficient and environmentally responsible solid waste disposal, especially reduction of waste, reuse of materials, recycling and backyard composting

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

PURPOSE

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

AREA

The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

As illustrated in Figure 7.1, the area comprises land:

- Within 30 m of the high water mark of the watercourse;
- Within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide; and
- Within 10 m of the top of a ravine bank for ravines 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

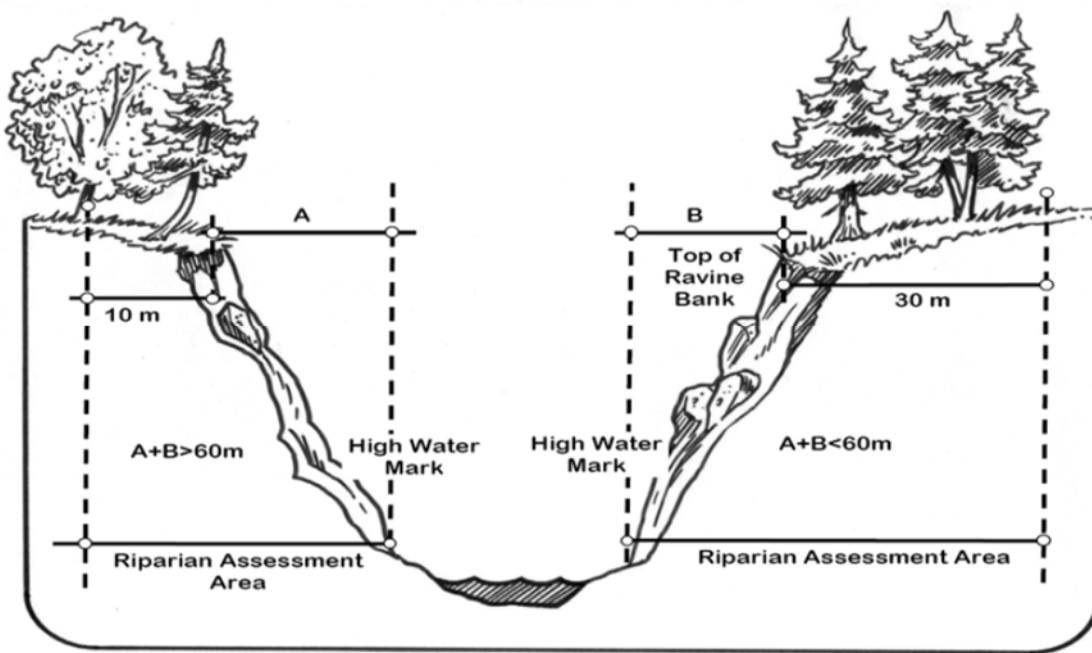


Figure 7.1

Unless the proposed development is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

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

JUSTIFICATION

The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes (spawning, nursery, rearing, food supply and migration). Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

GUIDELINES

A Development Permit must be obtained from the CSRD for any development on land or subdivision identified as a riparian assessment area within the RAR DPA except where exempted. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the *Local Government Act*:

- Removal, alteration, disruption or destruction of vegetation within 30m of a watercourse.
- Disturbance of soils, within 30 m of a watercourse;
- Construction or erection of buildings and structures within 30m of a watercourse;
- Creation of nonstructural impervious or semi-impervious surfaces within 30m of a watercourse.
- Flood protection works within 30 m of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30m of a watercourse;
- Provision and maintenance of sewer and water services within 30m of a watercourse;
- Development of drainage systems within 30 m of a watercourse;
- Development of utility corridors within 30 m of a watercourse; and
- Subdivision as defined in the Land Title Act, and including the division of land into two or more parcels any part of which is within 30 m of a watercourse.

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

- Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and Federal Governments; and
- Provincial notification that a QEP has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled;

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

- Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- Farming activities;
- Institutional development containing no residential, commercial or industrial aspect;
- Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local*

Government Act. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;

- An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- A letter is provided by a QEP confirming that there is no visible channel or a water course to be identified:
- Mining activities, hydroelectric facilities and forestry (logging) activities; and
- Land classified as Private Managed Forest Land

SECTION 8 - IMPLEMENTATION

8.1 IMPLEMENTATION STRATEGY

The Rancho/Deep Creek Official Community Plan has been prepared and adopted in accordance with the *Local Government Act*. Once adopted, it is intended that all bylaws enacted, permits issued and works undertaken will be consistent with the Official Community Plan.

The Plan will be implemented over a number of years through a combination of different types of initiatives, ranging from the amendment or creation of bylaws, improved communication with senior levels of government, and the direct involvement of residents and stakeholders.

Responsibility for initiating and undertaking these initiatives does not lie solely with the CSRD Board. Citizens, neighbourhoods, regional governments and senior governments must also initiate and undertake initiatives to implement the Plan. In many cases, collaboration and cooperation among all of the responsible parties will be required.

It is noted that the CSRD Board must weigh the wishes of communities with the priorities of the Region in deciding which implementation initiatives to commit resources to, and when to undertake the various implementation initiatives supported in the OCP.

The implementation strategy policies specify the anticipated timing of each implementation action. Immediate implementation actions are those actions that will be complete within one to two years of the adoption of the Rancho/Deep Creek Official Community Plan as a bylaw. Short-term implementation actions are those actions that have an anticipated two to four year timeframe for completion. Continuous implementation actions are longer term or ongoing actions.

OBJECTIVES

1. Identify key actions to implement the Rancho/Deep Creek Official Community Plan.
2. Identify responsible parties for key actions.
3. Identify timing of key actions.

POLICIES

1. The following table outlines the key actions required, parties responsible for key actions, and timing of each key action enabling the implementation of the Rancho/Deep Creek Official Community Plan.

Section	Responsible Parties			Timing	Action Items
	Senior Gov't	CSRD	Individuals & Community		
1.6	✓	✓	✓	Immediate	Conduct a complete review of the zoning bylaw and other documents to ensure consistency with the OCP
4.1	✓	✓		Immediate	Pursue provincial involvement in the mapping of Environmentally Sensitive Areas (ESAs).
4.1	✓	✓	✓	Immediate & Continuous	Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.
4.1	✓	✓	✓	Immediate	Work with residents around the Gardom Lake and other water courses, Interior Health, Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible.
4.1	✓	✓		Immediate	Raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure
4.1	✓	✓	✓	Immediate & Continuous	Develop and circulate water conservation and watershed protection information
6.4	✓	✓		Immediate & Continuous	Develop and circulate septic system maintenance and upgrading information.
5.2	✓	✓	✓	Short-term & Continuous	Encourage and support ESA stewardship.
6.1	✓	✓	✓	Short-term	Improve paths and walkways adjacent to and linking roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.
7.0		✓		Short-term	Create a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.
6.5	✓	✓	✓	Short-term	Work with the MoTI to discuss a Road Network Plan that is current, defines access management agreements where applicable, and coordinates mapping with the CSRD
6.6	✓	✓	✓	Short-term	Examine the feasibility of expanding the Shuswap Transit System to better meet the needs of Ranchero/Deep Creek residents.

	✓	✓	✓	Short-term	Begin formal OCP review within four years of its adoption.
1.3	✓	✓	✓	Continuous	Facilitate on-going community involvement in the implementation of the plan in response to the growth and development of the community by utilizing a full range of media
1.4		✓	✓	Continuous	Require development applicants to provide a comprehensive approach to drainage including storm water management and prevention of slope instability.
1.6		✓	✓	Continuous	The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission.
1.6	✓	✓	✓	Continuous	The CSRD will require development approval information pursuant to Section 484 of the <i>Local Government Act</i> .
4.4		✓	✓	Continuous	Support new developments which incorporate sustainable building design and infrastructure.
4.4	✓	✓	✓	Continuous	Participate in Provincial and Federal government initiatives that help reduce GHG emissions.
6.1		✓	✓	Continuous	Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be created through donations and tax appropriations, conservation covenants, nature trusts and SRW/pathway easements
6.2	✓	✓		Continuous	Consult with School District No. 83 periodically in planning for future of school needs in the community.
		✓		Annuals	Produce and publish an annual update on OCP implementation progress

Schedule 'F' CSRD Electoral Area 'D' Parks Plan – Sections applicable to the OCP Plan Area

The following has been taken from the Electoral Area 'D' Parks Plan, not the complete plan but rather key sections which pertain to the Ranchero/Deep Creek OCP Plan Area, and modified for implementation through the OCP and consistency with statutory requirements.

CSR D PARKS CLASSIFICATION SYSTEM

Most park systems are predicated upon a classification system that defines the characteristics of each type of park category (e.g. community playgrounds, natural recreation parks, wilderness parks, etc.), and a set of park standards which help to define the minimally acceptable levels of service and facilities for each category. The park classification system below was agreed during public workshops to be appropriate for Electoral Area 'D':

- 1) Waterfront Park – provides access to and from the shores of Gardom Lake, and other suitable water bodies. Provides opportunities for beach activities, swimming, picnicking, canoeing/kayaking and where appropriate, boat launching.
- 2) Community Recreation Park – provides opportunities for intensive recreation including arenas, sports fields, and playgrounds, in a residential community setting.
- 3) Trail Corridors – a linear corridor that provides opportunities for non-motorized trail based activities including hiking, bicycling, horseback riding, cross country skiing, in a natural setting. Multi-purpose trails, including motorized use, may be designated where deemed appropriate.
- 4) Conservation Park – a large natural area that provides for low-impact outdoor recreation opportunities such as nature appreciation and wilderness hiking. Focus is more on conservation and protection of natural values of the area.
- 5) Special Feature Park – Protects and presents a regionally unique and significant natural and cultural feature such as First Nations or early settlement history, or provincially red listed species. Levels of visitor use and development are contingent upon the capacity of the “special feature” to withstand use.

A total of 13 present and proposed park sites in the OCP Plan Area have been identified in the five park classification categories for the CSR D Area 'D' Parks Plan. Where noted, some sites are identified as Public and Institutional on Schedule 'B' Land Use Designations. For certainty, park designations in relation to private lands are not intended to limit uses to public uses; these designations assist in identifying parkland dedication requirements under section 941 of the *Local Government Act* upon subdivision or redevelopment of the land, and other opportunities for dedication and acquisition as opportunities arise.

Gardom Lake Park can be accessed as follows: turn at Gardom Lake Road off Hwy. 97B, proceed for 4 km, and then turn left on Park Road. Approximately ½ km down Park Road, the park entrance is on the left. The park is an important part of the local community's recreational infrastructure. There is a swimming and picnic area, a ball diamond and activities such as bird watching, fishing (trout) and canoeing. The park includes two islands with old growth forest and a trail system through natural areas. This additional shoreline provides habitat for nesting birds and amphibians. Overall the park comprises 30 acres of provincial crown land that is under License of Occupation to the Deep Creek Recreational Society. Operating funds are provided through an annual grant-in-aid from the CSR D.

Musgrave Road is one of several public (MoTI) accesses to Gardom Lake. It would need some improvement for parking and boat launching. However, there are environmental concerns and this site will require careful analysis. Motorized boats are of particular concern. Other public accesses to Gardom Lake are undeveloped except for Teal Road which is too narrow and

adjacent residents have been inconvenienced by vehicles parking their trailers in front of private driveways.

Ranchero Elementary School grounds contain a playing field for soccer that doubles as a baseball field with a small backstop. There are also basketball hoops and playground equipment. A partnership could be sought with School District #83 to enable the local residents and their families to use the school facilities for community recreation purposes; alternatively, park dedication could be sought on subdivision or redevelopment of the property (Note: This site is identified as Public and Institutional on Schedule 'B' Land Use Designations).

Ranchero – Black Road is a 0.32 hectare strip of undeveloped land that averages 15 metres wide and is 215 metres long. The southern access is from Black Road just east of the junction with Mayfair Road. It is densely treed, but has an informal trail that could be improved as a walking/ hiking trail. The north end terminates at private property and any development beyond would require the approval of the property owners, until such time as acquisition is secured including through park or road dedication on subdivision or redevelopment.

Ranchero – Ranchero Drive East is a tiny 0.096 hectare site located immediately adjacent to Ranchero Elementary School in Ranchero. It is mostly grassed and thinly treed along its western edge. It is currently used by the school as a play area and as access to the back of the school. It is generally undistinguishable from the school yard. Dedication of lands from the school property could be used to expand this park.

Ranchero – Gannor Road is a 0.32 hectare parcel located on the east side of Gannor Road in Ranchero. It is vacant land that is mainly open field with trees around its southern perimeter and a rough road crossing it from Gannor Road.

Ranchero Parallel Trail, as with the Salmon River Parallel Trail, would provide residents with a safe trail beside the road for walking, biking and riding opportunities for themselves and their families. Ideally, this trail would extend along the east side of Highway 97B from Black Road in the north to Deep Creek Road in the South. Much of this trail is already in place informally and is used by children and local residents on a regular basis. No cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

Ranchero – Highway 97B is located near the junction of Highway 97B and Auto Road. It is a 0.212 hectare site that has Canoe Creek flowing through it from south to north. It is undeveloped and because Canoe Creek is a fish bearing stream, and it is located adjacent to a busy highway, its development potential as a recreation park is limited.

Deep Creek Parallel Trail would essentially be a continuation of Ranchero Parallel Trail along the side of Deep Creek Road from the junction of Highway 97B to the southern boundary of the Regional District near Hullcar Road. No cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

Mt. Ida Trails are located on the south side of Mt Ida and can be accessed via logging roads from both Deep Creek and Silver Creek. Specific trail routes remain to be determined, but there is high potential for loop trails with outstanding views.

Mallory Ridge is an upland area with high conservation values located to the south east of Gardom Lake. It averages about 700 metres ASL and reaches about 750 metres at its highest point. The area is particularly rich in tree and plant species because the dry southern interior bioregion meets the wetter interior bioregion and this transition encourages a great variety of vegetation to flourish. The area also includes a variety of rich habitats which allow many species of birds to successfully nest and raise their young. Mallory Ridge provides year round opportunities for hiking, mountain biking, horseback riding and cross country skiing or snow shoeing.

Waby Lake is a small fairly deep lake that effectively forms the headwaters of Crossman Creek. It is used as a waterfowl and songbird nesting and resting area during migration in the spring and the fall. It is completely surrounded by fields used for raising cattle and is located on private property. An Environmental Farm Plan is a tool that could help protect natural values; however, any protection or restoration of the natural habitat is dependent upon the property owner at this time. No cost acquisition of the lake itself and adjacent lands, including access, through park dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

Deep Creek Community Hall is an old community hall owned by the Deep Creek Farmer's Institute. It is located at 634 Deep Creek Road at the junction of School House Road about 4.6 km from Highway 97B. It serves today as an occasional meeting hall, but is in need of repairs and upgrading to modern standards. Its actual historical significance remains to be determined. (Note: This site is identified as Public and Institutional on Schedule 'B' Land Use Designations).

Local communities will be consulted to determine specific interests such as baseball or soccer, playgrounds, or other priorities to meet their particular needs. Most proposed sites are owned by the Province, CSRD, local School Boards or are community owned; therefore acquisition costs will likely be modest. For private lands, no cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered. Development and maintenance costs will vary greatly depending on the stated needs of the respective communities.

The **13** parks and trails listed above have been identified in the Plan Area through the Parks planning process. This is not a static list, and more sites are likely to be identified in the future, as the Parks Plan and the Official Community Plan is implemented. Clearly, immediate action cannot be taken on all proposed sites. The following factors were considered in assigning priorities for implementation:

- The perceived public interest and expressed desire to have a particular site established and developed as a park as identified in public meetings and open houses.
- Relative importance of each site compared to others within its park classification category and across categories.
- Current availability (or lack) of similar park settings as the proposed site.
- Current opportunities for acquisition or development.

The following priorities reflect the timeframes within which acquisition and development is recommended.

Priority	Implementation
High	Within 1-2 years
Medium	3-5 years
Low	> 5 years

The suggested priority for any park may change as site availability, park and road dedication, and other administrative opportunities arise in the future. Also, if private lands are acquired through measures other than no-cost dedications, the increased costs may force a reassessment of priorities in light of available funds. The following table summarizes the number of proposed parks in each of the priority categories.

Implementation Priority for Area 'D' Parks

Priority	IdPlan	IdPark	Park Name	Park Classification Category
2 High (within 1-2 years)	dC1	ddck0005	Mallory Ridge	Conservation
	dW3	ddck0001	Gardom Lake Park	Waterfront
4 Medium (3-5 years)	dT10	dmik0001	Mt. Ida Trails	Trail
	dT3	ddck0004	Deep Creek Parallel Trail	Trail
	dT2	drck0008	Ranchero Parallel Trail	Trail
	dW4	ddck0003	Musgrave Road	Waterfront
7 Low (> 5 years)	dR13	drck0007	Ranchero Elementary School	Recreation
	dC2	drck0009	Waby Lake	Conservation
	dR8	drck0001	Ranchero – Highway 97B	Recreation
	dR9	drck0003	Ranchero – Black Road	Recreation
	dR10	drck0002	Ranchero – Ranchero Dr. E.	Recreation
	dR11	drck0004	Ranchero – Gannor Road	Recreation
	dS2	ddck0002	Deep Creek Hall	Special Feature

Disclaimer: Parks and Trails on Private Property

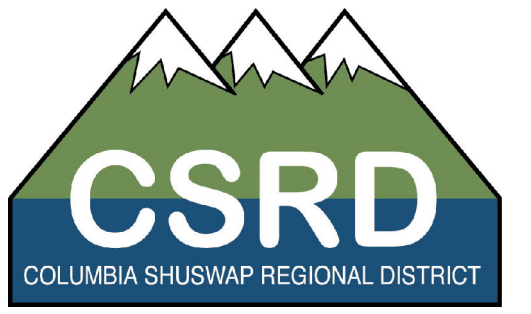
Any park or trail suggestions in the plan that are within or cross private property are subject to the approval of the owners and will not be designed or developed without their expressed consent and/or agreement. Portions of such lands may be acquired at no cost through dedication on subdivision or redevelopment.

Conclusion and Recommendations:

The residents of the communities in Electoral Area 'D' have exhibited enthusiasm for the preparation of this plan as they feel their communities have been overlooked in the provision of recreational opportunities and amenities for a long time. Local communities were extensively involved in the development of the vision for Electoral Area 'D' parks, and in identifying the candidate parks, their location and priority for development. The vision for their parks system emphasizes the development of local community parks to provide needed recreation amenities for public enjoyment, the development of parallel trails and local trails, the development and preservation of, public access to waterfront, and the recognition of the need and importance of protecting unique natural and cultural features found within Electoral Area 'D'.

The following recommendations relate specifically to the implementation of this plan.

1. Discussions should be initiated immediately with provincial staff of the agencies who are current owners of many of the properties identified in this study to negotiate long term leases/licenses or to make application for free crown grants.
2. Further investigations are needed to verify presence and determine precise locations of red and blue-listed species and their significance for possible inclusion within CSRD conservation parks.
3. Consultation should take place with local communities to identify priorities for facility development so that the specific needs of the communities can be met.
4. Further discussion should be held with recreational user groups to identify and prioritize preferred amenities and types of development for specific trails and park sites.
5. Policies and regulations should be developed that clarify appropriate activities and levels of service to be provided in each park.



Official Community Plan
Ranchero / Deep Creek
Area D - Bylaw 750

Schedule B Land Use
KeyMap *

Legend

- Lake
- Highways & Roads
- Unsurveyed Roads
- Electoral Areas Boundary
- Bylaw Boundary
- Parcel Boundary

OCP Designations

RSC - Rural Resource (60 ha)

AG - Agriculture (60 ha)

RH - Rural Holdings (60 ha)

MH - Medium Holdings (8 ha)

RR - Rural Residential (1 ha)

C - Commercial

ID - Industrial

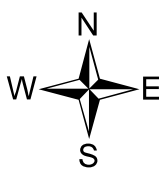
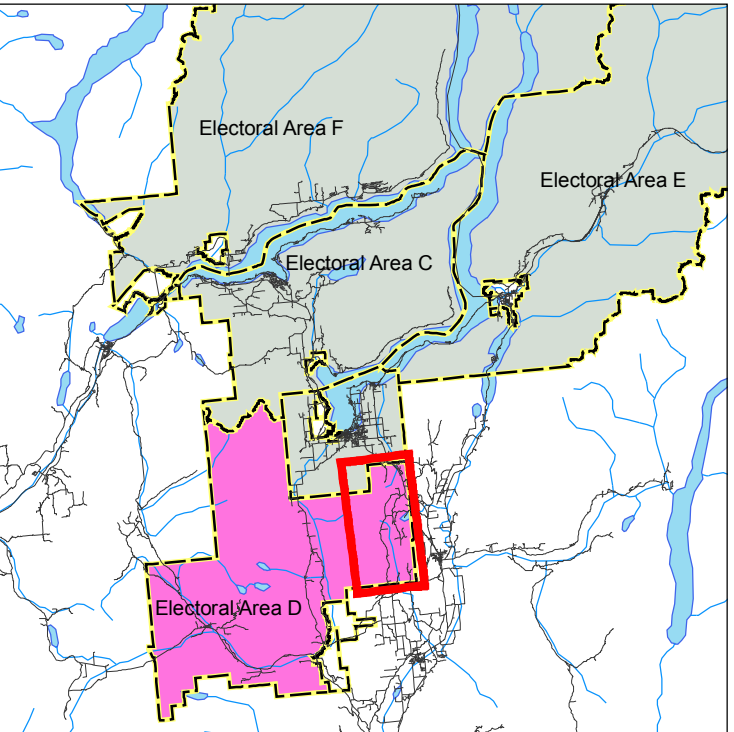
PI - Public and Institutional

PK - Parks and Protected Areas

FW - Foreshore Water

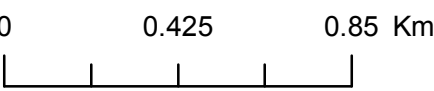
* Please refer to enlarged maps for
identification of OCP boundaries.

Overview Maps



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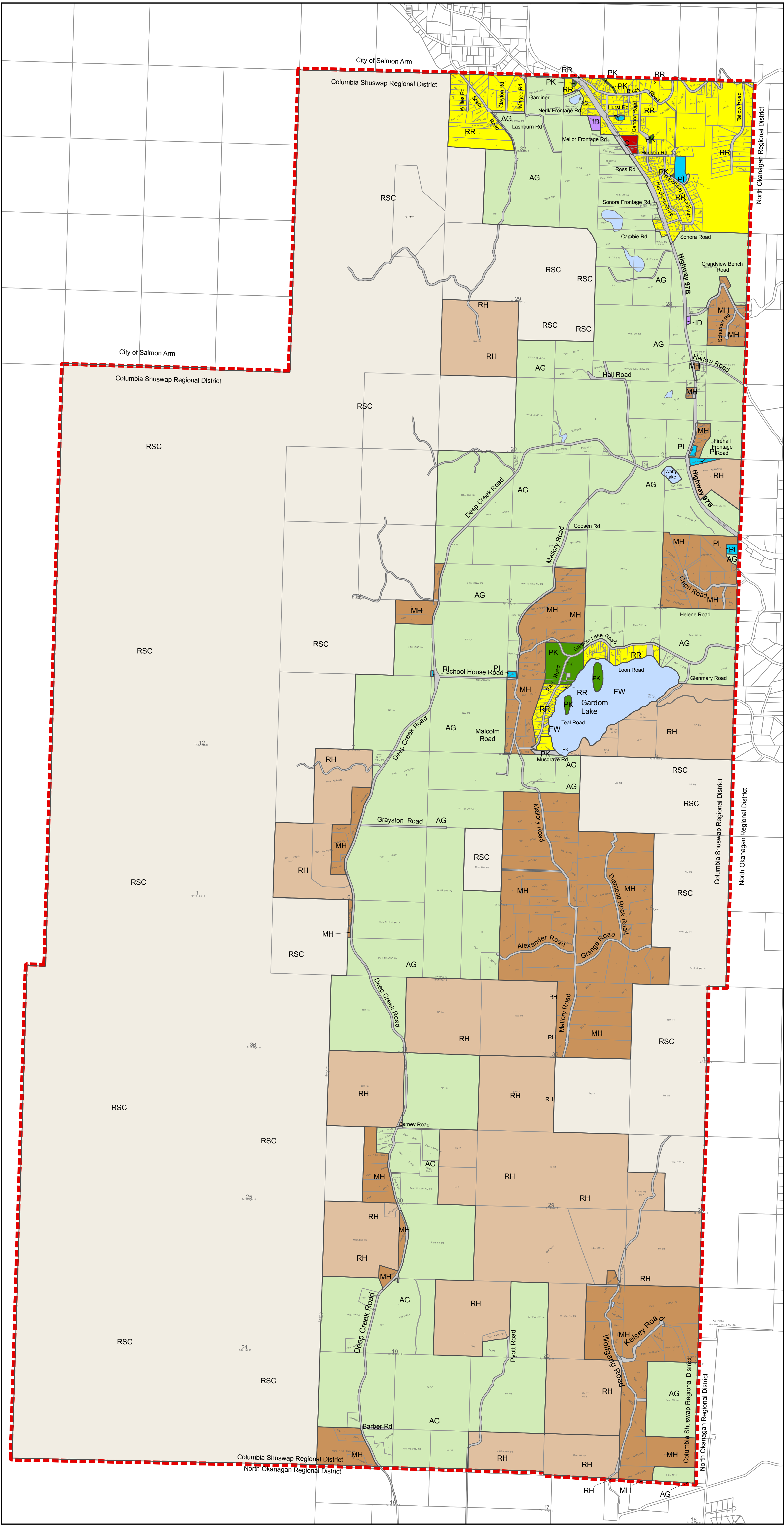
Scale accurate if plotted on 24x36 inch paper



This information was compiled by the CSRD for
regulatory and internal reference purposes only.
No representation or warranty is made as to the
accuracy of this information.

File: OCP_AreaD_all_maps_sde.mxd

Nov 2, 2017



COLUMBIA SHUSWAP REGIONAL DISTRICT
RANCHERO / DEEP CREEK ZONING BYLAW NO. 751

WHEREAS the Board of the Columbia Shuswap Regional District wishes to adopt a zoning bylaw for the Ranchero / Deep Creek area of the Columbia Shuswap Regional District;

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw;

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

1. Ranchero / Deep Creek Land Use Bylaw No. 2100 and amendments thereto are hereby repealed.
2. The following Schedules are attached hereto and form part of Ranchero / Deep Creek Zoning Bylaw No. 751:
 - (a) Schedule A, Ranchero / Deep Creek Zoning Bylaw No. 751 Text;
 - (b) Schedule B, Ranchero / Deep Creek Zoning Bylaw No. 751 Maps; and
 - (c) Schedule C, Ranchero / Deep Creek Zoning Bylaw No. 751 Mapsheets.

3. This bylaw may be cited as "Ranchero / Deep Creek Zoning Bylaw No. 751."

READ a first time this 21st day of January, 2016.

READ a second time, as amended, this 16th day of November, 2017.

READ a second time, as amended, this 15th day of February, 2018.

PUBLIC HEARING held this 6th day of March, 2018.

READ a third time this 29th day of March, 2018.

Received the approval of the Ministry of Transportation and Infrastructure this 5th day of
April, 2018.

ADOPTED this _____ day of _____, 2018.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

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

CERTIFIED true copy of Bylaw No. 751
as adopted.

Corporate Officer

Corporate Officer



Columbia Shuswap Regional District

Electoral Area D

Ranchero / Deep Creek

**Zoning Bylaw
No. 751**

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Amendments

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Schedules:

Schedule A	Ranchero / Deep Creek Zoning Bylaw No. 751 Main Text
Schedule B	Ranchero / Deep Creek Zoning Bylaw No. 751 Overview Map
Schedule C	Ranchero / Deep Creek Zoning Bylaw No. 751 Individual Mapsheets

Part 1. Administration

1.1 Title

This *Bylaw* may be cited as the Ranchero / Deep Creek Zoning Bylaw No. 751.

1.2 Application

This *Bylaw* applies to the Ranchero / Deep Creek Zoning Bylaw No. 751 area shown in mapping Schedules B and C of this *Bylaw*.

1.3 Compliance with Other Legislation

Nothing in this *Bylaw* shall be taken to relieve any person from complying with the provisions of any other bylaw of the Columbia Shuswap Regional District (CSRD) or applicable provincial or federal statute or regulation.

1.4 Conformity

- .1 Land, including the airspace above it and the surface of water, *buildings* and *structures* may only be used, constructed, altered and located in compliance with this *Bylaw*. For certainty, in a *zone* every *use* is prohibited that is not expressly permitted in the *zone*.
- .2 *Subdivision* must be in compliance with this *Bylaw*.

1.5 Severability

If any provision of this *Bylaw* is determined to be invalid by a court, the provision must be severed and the remainder of this *Bylaw* is deemed to be valid.

1.6 Incorporation

Schedule B (Overview Maps) and Schedule C (Mapsheets) attached are part of this *Bylaw*.

1.7 Inspection

The Chief Administrative Officer, Manager of Development Services, a *Bylaw* Enforcement Officer, those persons retained by the CSRD or designated by the CSRD Board for inspection purposes, and Agents of the CSRD are authorized individually or in any combination to enter at all reasonable times on any *parcel* and into any *building* or *structure* to ascertain whether the provisions of this *Bylaw* are being observed.

1.8 Contravention of Bylaw

A person who:

- (a) contravenes this *Bylaw*;
- (b) causes or permits an act or thing to be done in contravention of this *Bylaw*;
- (c) neglects or omits to do a thing required by this *Bylaw*;
- (d) fails to comply with an order, direction or notice given under this *Bylaw*, or prevents or obstructs or attempts to obstruct the authorized entry of an officer onto property under Section 1.7;

commits an offence.

1.9 Offence

Each day of continuance of an offence under Section 1.8 constitutes a new and separate offence.

1.10 Penalty

Every person who commits an offence under this *Bylaw* is liable on summary conviction to the maximum fine as set out in the Offence Act and the cost of prosecution.

Part 2. Definitions

2.1 Definitions

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

A

ACCESSORY BUILDING or STRUCTURE means a detached *building* or *structure* located on the same *parcel* as the principal *building*, the *use* of which is subordinate, customarily incidental, and exclusively devoted to that of the principal *building*;

ACCESSORY USE is the *use* of land, *buildings* or *structures* that is customarily ancillary to and exclusively devoted to a *principal use* or *single detached dwelling*;

AFFORDABLE MARKET HOUSING means less costly housing that is produced at the low to moderate price range of the market;

AGGREGATE SALE is limited to the *use* of land, *buildings* or *structures* for the storage and sale of sand, gravel, rock, earth or minerals, but does not include the processing or washing of any of these materials;

AGRICULTURE is the *use* of land, *buildings* or *structures* for conducting a farm operation as defined by the Farm Practices Protection (Right to Farm) Act (FPPA);

AGRICULTURE, LIMITED is the *use* of land, *buildings* or *structures* for the growing, rearing, producing, and harvesting of agricultural products. The keeping of animals is permitted in concentrations of one (1) *animal unit* or less per hectare;

AGRI-TOURISM means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act, if the *use* is *temporary* and *seasonal* and promotes or markets farm products grown, raised or processed on the farm operation, but excludes accommodation;

AIRFIELD is an area of land set aside for the take-off, landing, and maintenance of aircraft;

ALR means Agricultural Land Reserve;

ANIMAL UNIT For the purpose of this *Bylaw*, the total number of animals making up one (1) *animal unit* shall be:

1 cow, or
2 pigs, or
2 donkeys, or
2 horses, or
2 ostriches or emus, or
4 llamas or alpacas, or
5 goats, or
5 sheep, or
10 lambs, or
10 turkeys or geese or ducks, or
25 rabbits, or
25 chickens (excluding roosters), or
25 doves or pigeon;

With the exception of lambs, offspring of a permitted animal are not counted as part of an *animal unit* until they reach reproductive age;

ASSISTED LIVING HOUSING means housing intended for both independent and semi-independent living in the form of either multiple *dwelling units*, or *sleeping units*, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, dining area and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services;

B

BACKCOUNTRY RECREATION is the *use* of land, not immediately accessible by vehicle, for outdoor recreational activities including, but not limited to: hiking, horseback riding, mountain biking, skiing, or snowmobiling;

BED AND BREAKFAST is the *use* of not more than three (3) *guest rooms* within a principal *single detached dwelling* to provide *temporary* accommodation to the traveling public, and includes food service to guests;

BERTH is a moorage space for a single *boat* at a *floating dock*;

BOAT is a small vessel propelled on water by oars, paddles, sails, or a motor;

BUILDING is a particular type of *structure* used or intended for supporting or sheltering a *use* or occupancy but does not include a tent, yurt, *recreational vehicle* or *park model*;

BYLAW is the Ranchero / Deep Creek Zoning Bylaw No. 751;

C

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

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

CANNABIS means all parts of the genus cannabis whether growing or not, the seed or clone of such plants, including derivatives and products containing cannabis;

CANNABIS PRODUCTION FACILITY means the *use* of land, *buildings* or *structures* for: research and development; testing; cultivation; production; administration; storage; packaging; labeling; or distribution, of *cannabis* and related substances;

CEMETERY is the *use* of land, *buildings* or *structures* for the internment of human or animal remains and includes burial grounds, mausoleum, memorial park;

CHILD CARE FACILITY is any facility licensed under the Community Care and Assisted Living Act, as amended from time to time, that provides child care in accordance with the Act;

CHILD CARE FACILITY, IN-HOME is any facility licensed under the Community Care and Assisted Living Act, as amended from time to time, that provides in-home child care in accordance with the Act;

CIVIC FACILITY means premises in which government services are provided to the public including a public health facility, fire hall, *library*, post office, public works yard, public health centre, ambulance or police station;

COMMERCIAL means the *use* of land, *buildings* or *structures* for the purpose of buying and selling commodities, and supplying services;

COMMERCIAL LODGING means a *building* used for the *temporary* accommodation or the traveling public, including hotels, inns, hostels, motels and lodges and may contain *accessory* assembly, commerce, entertainment, indoor recreation, and *eating and drinking establishments*;

COMMUNITY CARE FACILITY means any facility licensed under the Community Care and Assisted Living Act as amended from time to time that provides personal care, supervision, social or education training or physical or mental rehabilitative therapy, with or without charge, to persons not related by blood or marriage to an operator of the facility;

COMMUNITY HALL is a *building* or part of a *building* designed for, or intended to be used by the public for such purposes as civic meeting, educational meeting, political meetings, recreational activities or social activities and may include banquet facilities and a community kitchen;

COMMUNITY GARDEN is a piece of land that is collectively developed, cultivated, gardened, or maintained by a group of people;

COMMUNITY MARKET is the *use* of land, *buildings* or *structures* for the purposes of a group of stalls or booths intended to be used by farmers or other vendors to sell their products directly to customers;

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

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

CSRD means Columbia Shuswap Regional District;

D

DENSITY is the number of residential *dwelling units* on a *parcel*, expressed in units per hectare or units per *parcel*;

DRIVING RANGE is the *use* of land, *buildings* or *structures* for practicing golf drives and shots, and does not include a *golf course* except where a permitted *golf course* includes a *driving range*;

DUPLEX is a singular *building* divided horizontally or vertically into two (2) *dwelling units*;

DWELLING UNIT means one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*. *Dwelling unit* does not include *camping unit*, *park model*, or a *commercial lodging sleeping unit*;

E

EATING AND DRINKING ESTABLISHMENT means a facility where prepared foods and beverages are offered for sale to the public for consumption within the premises or off the site, such as restaurants,

neighborhood pubs, lounges, cafes, delicatessens, tea rooms, dining rooms, refreshment stands and take-out restaurants, and mobile catering food services;

EDUCATIONAL FACILITY means a building(s) including residences, *structures* and grounds associated with the operation of a school, college, university or training centre;

EVENT VENUE is the *use* of land, *buildings* or *structures* for the purpose of providing a commercially operated space that can hold events; including but not limited to parties, weddings, anniversaries, reunions, and concerts;

EXTERIOR SIDE PARCEL BOUNDARY is a *parcel* boundary, other than a *front parcel boundary* or a *rear parcel boundary*, common to the *parcel* and a *highway* other than a *walkway*;

F

FASCIA SIGNS means any *sign* painted on or attached to an exterior *building* wall, or any other permitted *structure*, on which a two dimensional representation may be placed, so that the *sign* does not extend more than 40 cm out from the wall or *structure* nor beyond the horizontal limits of the wall. Fascia signs may or may not be permanent. This definition includes banners, billboards and any other two dimensional medium;

FARM AND GARDEN SUPPLY is the *use* of land, *buildings* or *structures* for the growing and sale of plants and may also include the sale of farming and gardening equipment, and materials such as soil, bark mulch, fertilizer, and the storage of vehicles and equipment necessary to, and used in, the provision of farming and gardening services;

FENCE is a constructed barrier of any material or combination of materials erected to enclose or screen areas of land and specifically excludes *retaining structures* and *landscape retaining structures*. For the purpose of calculating *fence* height, any arch, arbor, trellis or pergola affixed to or supported by a fence shall be deemed part of the *fence*;

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

FLOATING DOCK is a *structure* used for the purpose of mooring *boat(s)* which may include multiple *berths* but which does not include permanent physical links to shore or lakebed, except cables;

FLOOD CONSTRUCTION LEVEL means a designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height above a *natural boundary*, natural ground elevation, or any obstruction that could cause ponding;

FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current *natural boundary*, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. *Retaining structures* and *landscape retaining structures* are not included under this definition;

FLOODPLAIN is a lowland area, whether dyked, floodproofed, or unprotected, which is at an elevation susceptible to flooding, as determined under Section 3.13 of this *Bylaw*;

FLOODPLAIN SETBACK means the required minimum distance from the *natural boundary* of a *watercourse*, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the *flood construction level*, so as to maintain a floodway and allow for potential land erosion;

FORESHORE is the land between the *natural boundary* of a *lake* and the water;

FORESTRY is the growing, cultivating, protecting, harvesting, sorting or storage of forest products grown on the same site, and may include accessory auction, retail or wholesale of forest products grown on the same site, and the storage of harvesting equipment or supplies and temporary repair of such equipment used on the same site, but excludes the *manufacturing* of any forestry products;

FREE-STANDING SIGN is a *sign* which is supported independent of a *building*;

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

G

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

GROSS FLOOR AREA is the total area of all floors in a *building* measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a *building* in a particular *use*, measured to the outside face of the walls of the area of the *use*;

GUEST RANCH is the *use* of land, *buildings* or *structures* to provide tourists the opportunity to experience the daily operations of a working ranch, but does not include overnight accommodation or *event venue*;

GUEST ROOM means a sleeping room that does not include a *kitchen*, used or maintained for the *temporary* accommodation of an individual or individuals;

H

HABITABLE FLOOR SPACE means the sum total of the horizontal area of each floor of a *building* as measured from the inside surface of the outermost exterior wall, excluding uninhabitable and unusable areas such as garages and open airspace above stairwells and entryways;

HABITATION means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas;

HEIGHT is the vertical distance between the highest point of a *building* or *structure* and the lowest point of a *building* or *structure* where the *finished ground elevation* and the *building* meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m. The highest point excludes a mast, antenna, vent, chimney, elevator shaft, solar heating panel or similar structure that projects above the roof;

HEALTH SERVICES FACILITY means an establishment primarily engaged in providing medical services, or other health care services to individuals including: the offices of physicians, dentists, optometrists, physiotherapists, massage therapists, naturopaths, chiropractors, or similar services;

HIGHWAY includes a street, *road*, bridge or viaduct and any other way open to the *use* of the public;

HOME OCCUPATION is any *commercial* activity conducted accessory to a *residential use* on a property;

HORTICULTURE is the *use* of land, *buildings* or *structures* for growing flowers, fruits, vegetables, or other plants for domestic *use*;

HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;

I

ILLUMINATED SIGN is a *sign* which emanates or reflects artificial light;

INTERIOR SIDE PARCEL BOUNDARY is a *parcel boundary* other than a *front parcel boundary* or a *rear parcel boundary* that is not common to a *highway* other than a lane or walkway;

K

KENNEL is any premise on which five (5) or more dogs (over the age of four [4] months), or more than one (1) litter of puppies (aged four [4] months or less) are kept;

KITCHEN means facilities used or designed to be used for the cooking or preparation of food;

L

LAKE is Gardom Lake or any other waterbody within the *Bylaw* area;

LANDSCAPING is any horticultural element designed to visually enhance a property;

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

LANDSCAPE SCREEN is an opaque or semi-opaque barrier formed by a row of shrubs, trees, by a *fence* or masonry wall or by a combination of these;

LOADING SPACE means a space located on a lot used for a commercial vehicle while loading or unloading goods and materials;

M

MANUFACTURING is the small-scale processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with light-industrial, business or *household use*. This *use* may include administrative *office* and warehousing;

MANUFACTURED HOME is a detached *dwelling unit*, that is factory built to comply with or exceed the CAN/CSA Z240 MH Series, "Mobile Homes";

MANUFACTURED HOME PARK is the *use* of land, *buildings* or *structures* that has been divided into *manufactured home spaces* and improved for placement of *manufactured homes* for permanent residential *use*;

MANUFACTURED HOME SPACE is the *use* of land within a *manufactured home park* for placement of one *manufactured home*;

MINI STORAGE is the *use* of land, *buildings* or *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;

MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;

N

NATURAL BOUNDARY is the visible high water mark of any *lake*, river, stream or other body of water where the presence and action of the water is so common and usual and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

NAVIGATION is the *use* of land for the transportation of goods or people over water and includes watercraft recreation;

NUCLEUS COLONY means a colony of not more than five (5) removable frames primarily used for rearing and storing queen bees;

O

OFFICE is the *use* of land, *buildings* or *structures* for the purpose of carrying out an occupation or professional activity but does not include *retail sales*, *industrial uses*, *public assembly*, or *personal service use*;

ONSITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a *privy* or an outhouse;

OUTDOOR RECREATION FACILITY is the *use* of land, *buildings* or *structures* for outdoor recreation in conjunction with a *private educational camp facility*. Typical *uses* include, but are not limited to: playing field, hiking trails, climbing wall, zip-line, playground, and archery course. *Outdoor recreation facility* does not include *golf course* or *driving range*;

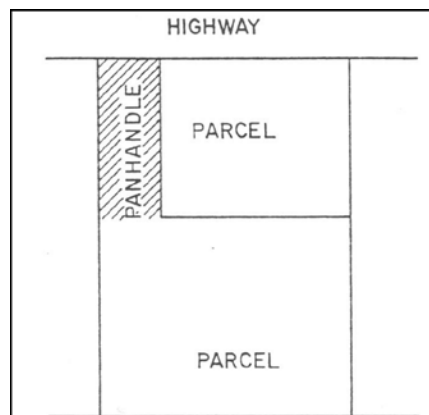
OUTDOOR SALES is the *use* of land, *buildings* or *structures* for outdoor retail sale of lumber; building products; landscaping materials; home, yard, garden and agricultural supplies; but does not include the sale of *park models*, *shipping containers*, or *manufactured homes*;

OUTDOOR STORAGE is the storage of equipment, goods, or materials in the open air where such storage of goods and materials does not involve the erection of permanent *structures*, *shipping containers*, or the material alteration of the existing state of the land;

P

PAD is a prepared surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a *manufactured home* or *park model*;

PANHANDLE LOT means a *parcel* that has its primary *highway* frontage through a narrow strip of land which projects to the *highway* from the main portion of the *parcel*. This narrow strip is an integral part of the *parcel* and is referred to as the *panhandle driveway* (shown hatched in the diagram below):



Panhandle lot and driveway

PANHANDLE DRIVEWAY means that portion of a *panhandle lot* that is the narrow strip fronting a *highway*;

PARCEL is any lot, block or other area in which land is held or into which it is subdivided, but does not include a *highway*;

PARCEL BOUNDARY means any boundary of a *parcel*;

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost edge of all *buildings* and *structures* (to the drip line of the roof) on a *parcel* and includes carports, swimming pools, covered patios, and decks, expressed as a percentage of the *parcel* area;

PARCEL WIDTH is the horizontal distance between the two *side parcel boundaries*, measured at the minimum *front setback* from the *front parcel boundary*. For a *reverse pie-shaped parcel*, the *parcel* width is the horizontal distance between the two side boundaries measured at the minimum *rear parcel boundary setback*;

PARK is the *use* of land, *buildings* or *structures used* and operated for the recreation and enjoyment of the public, and where:

- (a) the land is dedicated as park by a plan deposited in the Land Title Office or operated as a park local service or extended service pursuant to Part 14 of the Local Government Act;
- (b) the land is under tenure from the crown for the purpose of a *park*;
- (c) the land is under tenure from a private property owner for the purpose of a *park*;
- (d) the land has been dedicated as a provincial park; or
- (e) the land has been dedicated as a national park;

PARK MODEL is a trailer or recreational unit which conforms to CSA Z241 standard for *recreational vehicles* and which has a *gross floor area* which does not exceed 50 m². A *park model* trailer shall not be considered a *dwelling unit* or *camping unit*;

PARKING AREA is one or more off-street *parking spaces* and includes circulation ways;

PARKING SPACE is an off-street space for the parking of one vehicle or bicycle exclusive of *parking area* circulation ways, driveways, ramps or obstructions;

PASSIVE RECREATION is the *use* of land for *outdoor recreation activities* that do not involve the *use* of *buildings*, *structures*, camping or motorized vehicles;

PERSONAL SERVICE is a *use* in a *building* which provides a service to the person including but not limited to hair dressing, esthetics, laundry, medical and dental practice, veterinarian, office, lawyer, accountant, and other similar professional practices;

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

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

PRIVATE EDUCATIONAL CAMP FACILITY means lands, *buildings*, or *structures* used for recreation, eating, sleeping, religious, philanthropic, and education activities serving the needs of organizations or large groups and not intended for *commercial lodging* or *use* by the travelling public;

PRIVY is a small portable *building* that rests on or above the surface of the ground, has a bench with a hole or holes through which human excretion may be evacuated into a waterproof vault that forms an integral part of the built *structure* of the *building*;

PUBLIC ASSEMBLY FACILITY is the *use* of land, *buildings* or *structures* where people gather periodically for public, educational, cultural, religious, recreational, philanthropic or entertainment purposes;

PUBLIC UTILITY is the *use* of land, *highway*, *buildings* or *structures* for electrical, telephone, water, sewer, gas, cable television, telecommunications transmission facility (including towers), or other like services provided by government, or an authorized provider but does not include any office, administrative facilities, works, repair, maintenance or storage yards;

R

REAR PARCEL BOUNDARY is the *parcel boundary* that lies the most opposite to and is not connected to the *front parcel boundary* or, where the rear portion of the *parcel* is bounded by intersecting *side parcel boundaries*, it is the point of this intersection;

RECREATIONAL VEHICLE is a vehicular-type of portable *structure* on wheels, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for *use* as *temporary* living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camper vans, tent trailers and self-propelled motor homes (does not include park model);

RECYCLING DROP-OFF FACILITY is the *use* of land, *buildings* or *structures* for the buying, collecting, sorting and short-term storage of bottles, cans, paper, cardboard, metal, plastic and similar recyclable materials where all storage is within enclosed *buildings* or bins;

REMOVABLE WALKWAY is a *structure used* for providing pedestrian access to and from a *floating dock* with no permanent physical links to shore;

RENTAL SHOP is the *use* of land, *buildings* or *structures* for the rental and sale of equipment, vehicles, boats, farm machinery and implements, and other merchandise; but not including *park models*, *manufactured homes*, and *shipping containers*;

RESIDENTIAL CAMPSITE is the *use* of land for one (1) *camping unit*, for *temporary* free accommodation on a non-commercial basis by guests of the residents of the *single detached dwelling* that is situated on the same *parcel*;

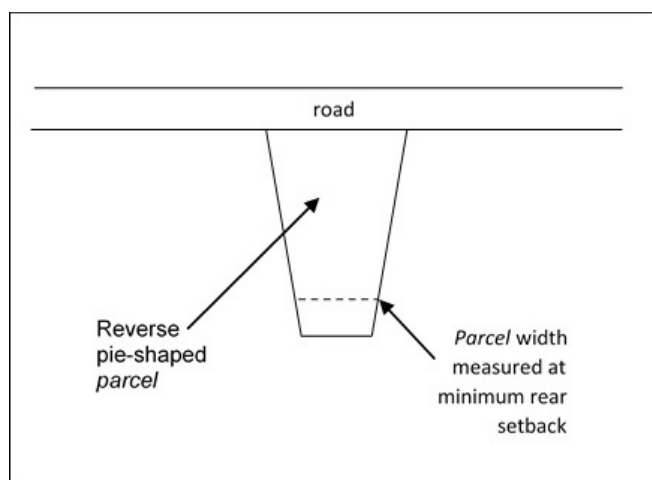
RESIDENTIAL USE is the *use* of land, *buildings* or *structures* for sleeping, eating and other activities generally associated with *habitation* for more than four (4) consecutive weeks in 365 days;

RESOURCE EXTRACTION is all related activities necessary for the extraction of sand, gravel, earth or mineralized rock found on or under land, but does not include post-extraction activities (secondary crushing, sorting, screening, washing) to render the extracted material marketable;

RETAIL STORE is the *use* of land, *buildings* or *structures* for the selling and display of merchandise and for the public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. *Retail store* does not include an *eating and drinking establishment*, *personal services*, warehouse sales, heavy agricultural and industrial equipment sales, or outdoor storage;

RETAINING STRUCTURE means a specific type of *structure* that is subject to lateral earth pressure, is laterally unsupported at the top and retains more than 1.2 m of soil material at any point along its length, measured as the difference between the finished ground elevation at the top and bottom of the structure, and specifically excludes *landscape retaining structures* and retaining *structures* which are part of and connected structurally to a *building*;

REVERSE PIE-SHAPED PARCEL is a *parcel* which is generally configured such that its width at the *rear parcel boundary* is less than at its *front parcel boundary* (see diagram below);



Reverse Pie-Shaped Parcel

S

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

SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the principal *dwelling unit* on a *parcel*. For clarity, *duplexes* and *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

SECONDARY USE is a *use* which is permitted only in conjunction with an existing *principal use*;

SERVICE STATION is the *use* of land, *buildings*, or *structures* for the retailing of motor fuels, *vehicle repair*, servicing, washing; but does not include *vehicle wrecking* or autobody repair and paint shops;

SETBACK means the required minimum distance between a *structure*, *building* or *use* and the respective *parcel boundary*;

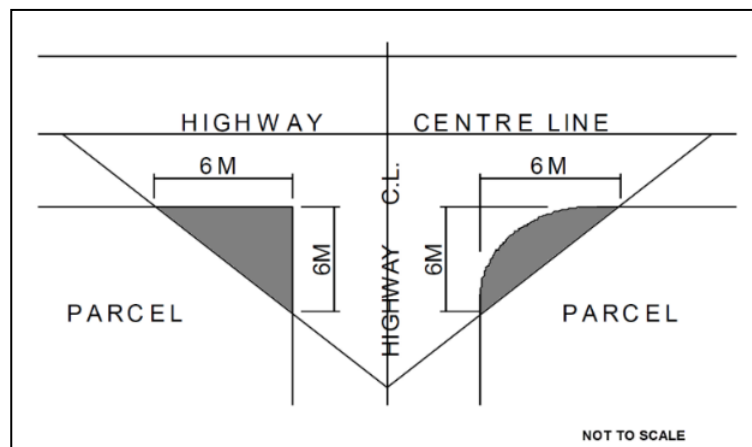
SHIPPING CONTAINER is a large portable metal or steel unit that is intended for the transport of materials, products, and/or goods from one mode of transport to another without unloading and reloading the contents of the container, whether or not it is actually used for such a purpose. *Shipping container* includes intermodal freight containers (ISO, shipping, cargo, and hi-cube containers; conex boxes; and sea cans), but does not include garbage bins/dumpsters, and recycling bins/receptacles;

SHARED WATERFRONT PARCEL includes waterfront and semi-waterfront *parcels*, and also includes *parcels* which are separated from the *natural boundary* of a *lake* only by common property associated with that *parcel*;

SIDE PARCEL BOUNDARY is a *parcel* boundary other than a *front parcel boundary* or a *rear parcel boundary*;

SIGN is any symbol, identification, description, illustration, contrivance, *structure*, or device visible from a public place which is intended to direct attention to a product, service, place, activity, person, institution, business, or solicitation;

SIGHT TRIANGLE means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and two (2) points on those boundaries 6 m from the point of intersection, as shown shaded in the diagram below;



Sight Triangle

SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principle *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a single detached dwelling;

SKIRTING means detachable panels fitted between the ground surface and the base of the *manufactured home* to enclose the *pad*;

SLEEPING UNIT means one (1) or more rooms used or intended to be used as a residence, which is normally accessed only from a common corridor and will contain sleeping, living and washroom facilities, but does not contain an area or facilities for the preparation or serving of food and is located within a building or complex containing a common *kitchen* or dining facility;

SLEEPING UNIT, TEMPORARY is one or more rooms, with not more than one bedroom and without *kitchen* facilities, to be *used* for *temporary* accommodation;

SMALL-SCALE SAWMILL is a mill for sawing logs into dimensional lumber having a capacity of less than 10 m³ (4238 F.B.M.) per day;

STRUCTURE means anything constructed or erected, whether fixed to, supported by or sunk into land or water;

SUBDIVISION is a division of land as defined in the Land Title Act and a bare land subdivision as defined in the Strata Property Act or any subsequent Act or Acts which may be enacted in substitution thereof;

SWIMMING PLATFORM is a floating *structure* used for non-motorized recreational activities, such as swimming, diving and sun-bathing, but not *boat* mooring;

T

TEMPORARY means less than four (4) consecutive weeks;

U

USE is the purpose or function to which land, *buildings* or *structures* are put or are designed or intended to be put;

V

VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis;

VEHICLE REPAIR is the *use* of land, *buildings* or *structures* for the service or repair of automobiles, *boats*, or other vehicles but does not include *vehicle wrecking* or the sale of vehicles;

VEHICLE WRECKING is the *use* of land, *buildings* or *structures* for the dismantling and storage of vehicles and sales of used vehicle parts. *Vehicle wrecking* may also include *vehicle repair* provided it is subordinate to the *vehicle wrecking*;

W

WATERCOURSE is a natural depression with banks and a bed of 0.6 m or more below the surrounding land and one of the following:

- a) serving to give direction to a current of water for at least six (6) months of the year,
- b) having a drainage area of 2 km² or more,
- c) an area designated as a *watercourse* by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland;

WATERFRONT PARCEL is a *parcel* having a boundary, including a point, in common with the *natural boundary* of a *lake*;

WHOLESALE is the sale of goods to retail dealers or to other wholesale dealers or to contractors or manufacturers for resale or for incorporation into other products;

ZONE is an area delineated by this *Bylaw* for a specific use.

Part 3. General Regulations

3.1 Uses and Buildings Permitted in Each Zone

The following *uses* and *structures* are permitted in each *zone*, except as expressly prohibited:

- (a) the *use* of a *building* or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official, *temporary use* in connection with a federal, provincial, or municipal election, referendum or census;
- (b) *highway* and transportation rights-of-way held by, or on behalf of, a government;
- (c) landscaping and *horticulture*;
- (d) *accessory use*;
- (e) *park* (also permitted in all foreshore *zones*); and
- (f) *public utility*.

3.2 Setback Exemptions

The following *buildings* and *structures* are exempt from the minimum *setback* requirements of this *Bylaw*:

- (a) air conditioners and heat pumps provided they are not closer than 1 m from any *side parcel boundary*;
- (b) driveways, walkways, and exterior stairways not forming part of a *building*;
- (c) eaves and gutters, provided they are not closer than 1 m from any *parcel boundary*;
- (d) *fences* not exceeding 2.5 m in height (unless otherwise specified in Section 3.24) or *retaining structure* not exceeding 1.5 m above ground;
- (e) *landscape retaining structures*, provided that such *structures* must be separated from each other by a minimum 1.5 m distance measured horizontally from the face (or from the toe of the upper wall to the top face of the lower wall, if the *landscape retaining structures* are not vertical) of each *landscape retaining structure* and specifically excludes *landscape retaining structures* proposed to be constructed adjacent to a Section 42 road, as defined in the Transportation Act, or in the *sight triangle*.
- (f) *landscaping*;
- (g) open-air surfaced areas, including but not limited to, pavements, curbs, walks and patios;
- (h) rainwater harvesting *structures*, equipment and apparatus, including rain-barrels and cisterns which are 2.5 m or less in height;
- (i) *signs*, provided they are not closer than 1 m from any *parcel boundary*;
- (j) steps, provided they are not closer than 1 m from any *parcel boundary*;
- (k) utility poles, including poles used for area lighting; and
- (l) wheel chair ramps.

3.3 Setbacks from Provincial Highway Rights-of-Way

Notwithstanding any other provisions of this *Bylaw*, no *buildings* or *structures* shall be sited closer than 4.5 m from all Provincial highway rights-of-way.

A lesser *setback* from a Provincial highway right-of-way may only be approved by the CSRD where a *setback* or encroachment permit has first been obtained from the Ministry of Transportation and Infrastructure.

3.4 Visibility at Intersections

No *fences*, *signs*, plants, or *structures* higher than 0.6 m are permitted within the *sight triangle*.

3.5 Interior Side Parcel Boundary Setbacks on Bare Land Strata Parcels

The *interior side parcel boundary* requirements of this *Bylaw* shall not apply to bare land strata *parcels* under a registered plan pursuant to the Strata Properties Act where there is a common wall shared by two (2) or more *dwelling units*.

3.6 Height Regulation Exemptions

- .1 The following *structures* are exempt from the *height* limitations specified in each *zone* in this *Bylaw*:
 - (a) flag pole carrying provincial, federal or municipal flags
 - (b) water tower or water storage tank that is part of a *community water system*;
 - (c) spire, steeple, belfry;
 - (d) chimney, smoke stack;
 - (e) dome, cupola;
 - (f) monument or sculpture;
 - (g) industrial cranes;
 - (h) antenna or mast for the transmission or reception of radio and television signal; and
 - (i) *structures* and *buildings* required for the operation of a farm in accordance with the Farm Practices Protection (Right to Farm) Act.
- .2 No exempted *structure*, other than *structures* and *buildings* required for the operation of a farm in accordance with the Farm Practices Protection (Right to Farm) Act; radio transmission towers, or water towers shall exceed 20 m in *height*;

3.7 Subdivisions to Provide Residence for a Relative

Lots proposed for *subdivision* pursuant to Section 514 of the Local Government Act shall be permitted provided that:

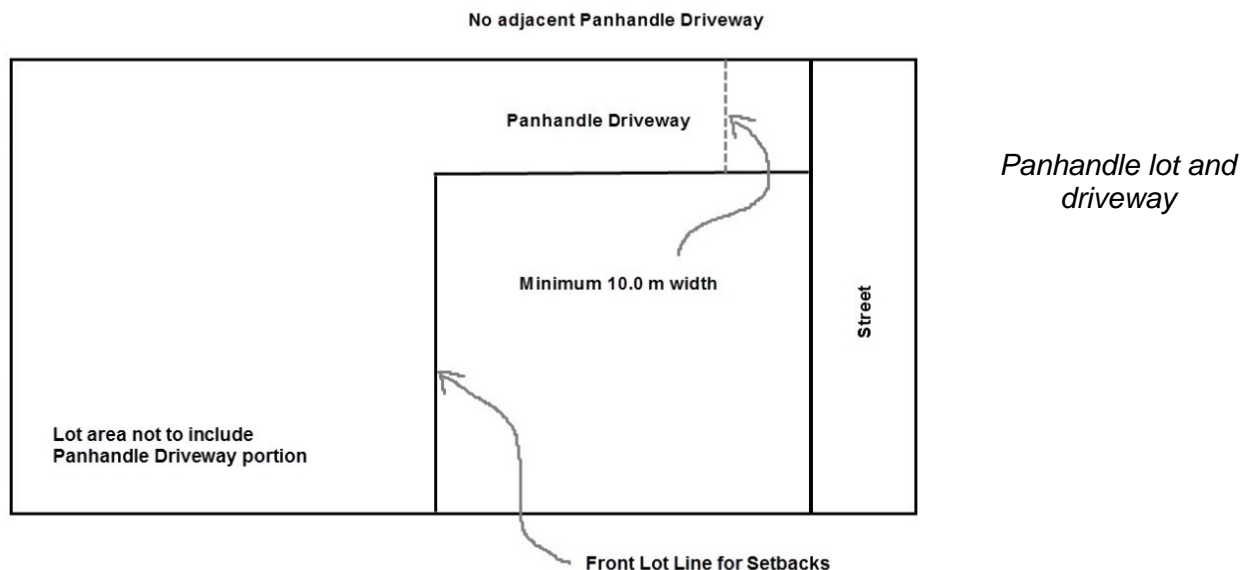
- (a) all new parcels (including remainders) created by subdivision are a minimum of 1 ha in size; and
- (b) all requirements of provincial legislation, including the ALC Act and ALC regulations, can be satisfied.

3.8 Subdivision for Panhandle lots

Where a *subdivision* application proposes to create a *panhandle lot* the *panhandle lot* must meet the following requirements:

- (a) The minimum width of the *panhandle driveway* is 10 m;
- (b) The *panhandle driveway* portion of the lot is not included in lot area calculation for minimum *parcel* size; and,
- (c) No more than two (2) *panhandle lots* shall be next to each other.

As illustrated in the following drawing:



3.9 Exemptions from Minimum Parcel Size Requirements

- .1 The minimum *parcel* size regulations for new *subdivisions* stated in Part 4 do not apply if all the requirements of this subsection are met:
 - (a) *parcel boundaries* are relocated to facilitate an existing development or improve a *subdivision* pattern;
 - (b) no additional *parcels* are created;
 - (c) the siting of existing *buildings* and *structures* is not rendered unlawful;
 - (d) all *parcels* are contiguous;
 - (e) the *subdivision* does not result in a *parcel* in two or more zones;
 - (f) no *parcel* shall be enlarged to a size permitting further *subdivision*;
 - (g) no *parcel* shall be reduced to a size less than 1 ha; and
 - (h) the *parcels* were not registered as part of a reference, explanatory or *subdivision* plan in the Land Title Office after the adoption of this *Bylaw*.

- .2 The minimum parcel size regulation for new subdivisions does not apply where a portion of the parcel is physically separated from the remainder of the parcel by a highway or other titled land provided that:
 - (a) no *parcel* created (including the remainder) has a *parcel* area of less than 1 ha;
 - (b) the *subdivision* is restricted to dividing the *parcel* along the *highway* or other titled land that physically separates the *parcel*;
 - (c) the *subdivision* does not result in a *parcel* in two or more zones;
 - (d) each *parcel* created must consist of the entire area isolated by the *highway* or other titled land;
 - (e) the siting of existing *buildings* and *structures* is not rendered unlawful; and
 - (f) the *parcels* were not registered as part of a reference, explanatory or *subdivision* plan in the Land Title Office after the adoption of this *Bylaw*.

- .3 Minimum parcel size regulations for new subdivisions do not apply to parks, civic facilities, or public utilities for which on-site water and septic servicing is not required.

- .4 Any homesite severance must be consistent with the ALC Act and the regulations of the ALC.

3.10 Bare Land Strata Plan Access Route

Despite any other provision of this *Bylaw*, for the purpose of a *setback*, a *highway* includes an access route within land subdivided as a bare land strata plan under the Strata Property Act.

3.11 Establishment of Floodplains

- .1 The following land is designated as *floodplain*:
 - (a) land below the *flood construction level*; and
 - (b) land within the *floodplain setback*
- .2 The following *flood construction levels* apply:
 - (a) 1.5 m above the *natural boundary* of all *watercourses*
- .3 The *floodplain setback* is:
 - (a) 15 m from the *natural boundary* of any *watercourse*

3.12 Measurement of Flood Construction Level & Floodplain Setback

- .1 The flood construction level is determined by measuring at a 90 degree angle to the natural boundary to a point where the elevation is the required elevation above the natural boundary as stated in subsection 3.11.2.
- .2 The floodplain setback is determined by measuring at a 90 degree angle to the natural boundary the distance stated in subsection 3.11.3.

3.13 Application of Floodplains

- .1 A building including a manufactured home, or structure must not be constructed, reconstructed, moved or extended into, or moved from place to place within a floodplain setback.
- .2 The underside of a floor system or top of concrete slab that is used for habitation, occupation, or the storage of goods which are susceptible to damage by floodwater must be above the flood construction level.
- .3 If landfill or structural support or both are used to comply with subsection 3.13.2, they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the floodplain setback.
- .4 Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.
- .5 The Manager of Development Services or a person designated by the Regional Board may require that a Surveyor Certificate be submitted to the CSRD by the land and property owners to verify compliance with the flood construction level and floodplain setback.
- .6 The following are exempted from the requirements of subsection 3.13.2 as they apply to the flood construction levels:
 - (a) a renovation of an existing building, manufactured home, or structure that does not involve an addition to the exterior of the building, or structure;
 - (b) an addition to a building, manufactured home, or structure of less than 25% to a maximum of 100 m² of the floor area existing the date this Bylaw comes into

force however the addition must be no lower in elevation than the floor existing the date this Bylaw comes into force;

- (c) a carport or domestic garage;
- (d) a building used for agriculture, excluding closed-sided livestock housing and a dwelling unit; and
- (e) a farm dwelling unit that is located on a parcel 8 ha or larger within the ALR provided that:
 - (i) the underside of a wooden floor system;
 - (ii) the top of a concrete slab;
 - (iii) in the case of a manufactured home, the top of the pad; or
 - (iv) the ground surface under an area used for habitation; and is no lower
 - (v) than 1 m above the natural ground elevation or no lower than the flood construction level, whichever is the lesser.

.7 The following are exempted from the requirements of subsections 3.13.1 and .2 as they apply to the flood construction levels and floodplain setback:

- (a) a dock
- (b) a floating structure
- (c) a fence constructed through which water can flow freely;
- (d) flood proofing protection works constructed to stabilize the shoreline or banks of a watercourse;
- (e) a roof overhang or cantilevered deck with no footings within the setback area;
- (f) ground level patios;
- (g) detached accessory building that do not include habitation;
- (h) exterior stairway not forming part of a building or attached in any way to another structure, provided it does not extend below the parcel boundary, or the natural boundary;
- (i) electrical or mechanical equipment not susceptible to damage by floodwater; and,
- (j) storage of goods not damageable by flood waters.

3.14 Accessory Building

- .1 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 these *uses* are permitted in the *zone* where the *accessory building* is located. Any *accessory building* used for *habitation* must meet the BC Building Code requirements for *habitation*.
- .2 *Accessory buildings* shall not be closer than 3 m to a *principal residential use building* or 4 m if the *accessory building* contains a *dwelling unit*.

3.15 Accessory Use

An *accessory use* must be located on the same *parcel* as the *principal use* with which it relates.

3.16 Secondary Dwelling Unit

- .1 Within the applicable *zones* where a *secondary dwelling unit* is permitted, a *secondary dwelling unit* may take on one the following forms:
 - (a) a *secondary dwelling unit* as part of a *single-detached dwelling*;
 - (b) a *secondary dwelling unit* as part of an *accessory building*; or
 - (c) a detached standalone *building*.
- .2 One (1) secondary dwelling unit may be permitted per parcel in the zones specified in Part 4 of this *Bylaw* if the following conditions are met. The *secondary dwelling unit* must:
 - (a) have a *habitable floor space* of no more than 90 m²;
 - (b) be located on a *parcel* 1 ha or greater if the *secondary dwelling unit* is not a part of a *single-detached dwelling*;
 - (c) be constructed in compliance with the BC Building Code for either:
 - (i) a "secondary suite", when located within a *single detached dwelling* not exceeding 40% of the *habitable floor space* of the *building* that it is located; or
 - (ii) any other form of additional *dwelling unit*;
 - (d) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
 - (e) remain under the same legal title as the principal *dwelling unit* and not be stratified;
 - (f) have a maximum of one (1) *kitchen*;
 - (g) have its own sleeping and bathing facilities;
 - (h) meet all provincial and Interior Health requirements regarding water and sewer servicing;
 - (i) not be used as a *vacation rental* unless otherwise specified by this *Bylaw*;
 - (j) not be used as a *bed and breakfast*;
 - (k) not be closer than 4 m to any *building* containing a *dwelling unit* or 2 m from an *accessory building* not containing a *dwelling unit* if the *secondary dwelling unit* is detached;
 - (l) comply with all parking and access requirements as set out in Part 5 of this *Bylaw*; and
 - (m) only be permitted on lands within the ALR if the *secondary dwelling* meets the requirements of the ALC Act.

3.17 Home Occupation

A *home occupation* is subject to the following regulations:

- (a) The *home occupation* shall only be carried out in a *zone* that permits *residential use*;
- (b) The *home occupation* shall be carried out accessory to and on the same *parcel* as the *dwelling unit* to which the *home occupation* relates;
- (c) A maximum of one (1) *home occupation* shall be permitted per *parcel* unless otherwise permitted in this *Bylaw*;
- (d) All activities, including the storage of materials, equipment, and products, must be completely enclosed within a *dwelling unit*, *accessory building*, or an area completely screened from adjoining properties and *highways* at a minimum height of 1.8 m, with the exception of daycares and parking;
- (e) The maximum area of all *home occupation use* on a *parcel* shall be no greater than:
 - (i) 150 m² on *parcels* less than or equal to 0.4 ha;
 - (ii) 200 m² on *parcels* greater than 0.4 ha, but less than or equal to 2 ha;
 - (iii) 250 m² on *parcels* greater than 2 ha, but less than or equal to 8 ha;
 - (iv) 300 m² on *parcels* greater than 8 ha;
- (f) Only persons residing in the *dwelling unit* associated with the *home occupation* may be involved in the *home occupation* plus:
 - (i) A maximum of two non-resident employees on *parcels* less than or equal to 2 ha;
 - (ii) A maximum of three (3) non-resident employees on *parcels* greater than 2 ha, but less than 8 ha;
 - (iii) A maximum of four (4) non-resident employees on *parcels* greater than 8 ha;
- (g) The *home occupation* shall not produce, discharge or emit: smoke (except smoke produced from the heating of the *home occupation* space), dust, litter, vibrations; odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise, congestion or traffic to constitute a nuisance offensive to the community;
- (h) The *home occupation* shall limit the area used for the display and sale of retail goods on a *parcel* to 25% of the *gross floor area* used for the *home occupation* and must be auxiliary and incidental to the *home occupation*;
- (i) *Home occupation* expressly prohibits:
 - (i) *aggregate sales* or processing;
 - (ii) asphalt or concrete batch plant;
 - (iii) *cannabis production facility*;
 - (iv) *cannabis* retail;
 - (v) *eating and drinking establishment*;

- (vi) *event venue*;
- (vii) *kennel*;
- (viii) *saw mill* (unless zoned MH on a parcel greater than 8 ha)
- (ix) *vehicle wrecking yard*; or
- (x) *wholesale activity*;
- (j) All parking and access associated with the *home occupation* shall be located on-site. Parking and access requirements for *home occupations* are set out in Part 5 of this *Bylaw*;
- (k) The *home occupation* shall limit total signage (excluding framing) used for the purpose of advertising the *home occupation* on each *parcel* to 0.6 m² in area (two-sided) and 2 m in height if free standing. *Signs* shall have a minimum *setback* of 1 m from *parcel boundaries*; and
- (l) A *home occupation* located on ALR land is subject to the requirements of the ALC Act.

3.18 Agricultural Land Reserve Land

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

3.19 Setbacks for Agricultural Buildings and Structures

The minimum *setbacks* of *buildings*, *structures* and confined livestock intended to accommodate agricultural uses shall be:

- (a) 15 m from the *rear parcel boundary* and *interior side parcel boundary*;
- (b) 30 m from the *front parcel boundary* and *exterior side parcel boundary*;
- (c) 30 m from any *dwelling unit* or *secondary dwelling unit*;
- (d) 30 m from any *watercourse*; and
- (e) 30 m from any domestic water supply intake.

3.20 Bed and Breakfast

A *bed and breakfast* must comply with the following regulations:

- (a) a *bed and breakfast* shall be an *accessory use*;
- (b) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
- (c) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;

- (d) a maximum of three (3) *guest rooms* in a *single detached dwelling* may be used for a *bed and breakfast*;
- (e) a *bed and breakfast* must be operated by a permanent resident of the *single detached dwelling* with which it relates;
- (f) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including, but not limited to noise, light or traffic that is disruptive to surrounding resident's quiet and enjoyment of their property;
- (g) a *bed and breakfast* must meet all provincial and Interior Health requirements regarding water and sewer servicing;
- (h) total signage used for the purpose of advertising the *bed and breakfast* located on that *parcel* shall not exceed 0.6 m² in area. *Signs* shall have a minimum *setback* of at least 1 m from any *parcel boundary*; and
- (i) All parking and access associated with the *bed and breakfast* shall be located on-site. Parking and access requirements for *bed and breakfast* are set out in Part 5 of this *Bylaw*.

3.21 Vacation Rental

- .1 A *vacation rental* may be permitted in both the *single detached dwelling* and the *secondary dwelling unit*. *Residential campsites*, *camping units*, and *park models* shall not be used for *vacation rental* unless otherwise permitted in this *Bylaw*;
- .2 Where a *vacation rental* is permitted, a maximum of four (4) bedrooms per *parcel* may be used for a *vacation rental* and no more than eight (8) guests are permitted in a *vacation rental* at any one time;
- .3 A *vacation rental* located in a detached *secondary dwelling unit* is only permitted on a *parcel* 1 ha in size or larger;
- .4 A *vacation rental* shall not be operated in conjunction with a *bed and breakfast*;
- .5 A *vacation rental* shall not include ancillary uses typical of *commercial lodging*. Such uses include, but are not limited to: meeting rooms, *eating and drinking establishment*, concierge, and *retail sales*;
- .6 A *vacation rental* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents' quiet and enjoyment of their property;
- .7 One (1) on-site *parking space* shall be provided for each bedroom used for *vacation rental*;
- .8 Total signage (excluding framing) used for the purpose of advertising the *vacation rental* on each *parcel* shall not exceed 0.6 m² in area (two-sided) and 2 m in *height* if free standing. *Signs* shall have a minimum *setback* of 1 m from *parcel boundaries*; and
- .9 A *vacation rental* must be sited in accordance with *setback* regulations and meet all provincial and Interior Health Authority requirements regarding water and sewer servicing.

3.22 Outdoor Storage

Except as permitted in a *zone*, a *parcel* must not be *used* for the *outdoor storage* of discarded materials, rubbish; nor for *vehicle wrecking* or the storage of a vehicle which has been without a license under the Motor Vehicle Act for more than two (2) years, is not housed in a garage, carport or screened, and which is intended to be self-propelled but is not capable of locomotion under its own power.

3.23 Residential Campsite

- .1 Where a *residential campsite* is permitted, a maximum of one *residential campsite* is permitted per *parcel*;
- .2 A *single detached dwelling* that a *residential campsite* is associated with, must be the *principal use* on the *parcel*;
- .3 A *residential campsite* must meet all provincial and Interior Health Authority requirements regarding water and sewer servicing; and
- .4 A *residential campsite* must be sited in accordance with *setback* regulations.

3.24 Fences

- .1 No *fence* constructed at the natural grade in residential *zones* (MH, RR1, MHP1, RM1, or VR) shall exceed 2 m in *height*, except the portion of the *fence* abutting an agricultural, commercial or industrial *use*, in which case the maximum *height* is 2.4 m;
- .2 In residential *zones* (MH, RR1, MHP1, RM1, or VR), the maximum *height* is 1.2 m for the portion of the *fence* that is placed within the front yard; and
- .3 *Fences* constructed in non-residential areas shall not exceed 2.4 m in *height*.

3.25 Shipping Containers

Shipping Containers must comply with the following requirements:

- (a) *shipping containers* are permitted in all *zones*, except *Foreshore zones*, to allow for storage for a maximum of six (6) months in any 24 months;
- (b) the maximum width of a *shipping container* shall be 2.5 m;
- (c) the total combined length of all *shipping containers* on a *parcel* shall not exceed 12.2 m;
- (d) *shipping containers* shall comply with the *setback* requirements set out in Part 4 of this *Bylaw*;
- (e) any *facia signage* on a *shipping container* shall comply with the Signage Regulations in Part 6 of this *Bylaw*; and
- (f) if reconstructed or structurally modified in any way, if placed on a foundation, or if it remains on a property for more than six (6) months, a *shipping container* is

considered an *accessory building* and is then subject to all applicable regulations in this *Bylaw* and also the BC Building Code.

3.26 Cannabis Production Facilities

Cannabis Production Facilities shall only be permitted on ALR land and shall be subject to the following regulations:

- (a) *Cannabis production facilities* shall be licensed by the Federal Government and meet all Provincial Government requirements, including the requirements of the ALC Act;
- (b) *Cannabis production facilities* shall be located on a *parcel* having a minimum area of 4 ha; and
- (c) All *buildings*, land, or *structures* used for *cannabis production facilities* shall be *setback* a minimum of 50 m from all *parcel boundaries* and will be subject to any relevant CSRD policies, Development Permit Guidelines and/or Section 3.13 Floodplain Regulations.

3.27 Location and Extent of Foreshore Zones

- .1 The location and extent of each foreshore *zone* on Gardom Lake is shown on Schedules B and C of Ranchero/Deep Creek Zoning Bylaw No. 751. Although not shown on Schedules B and C, all other *watercourses* in the *Bylaw* area are *zoned* Foreshore Water (FW);
- .2 Unless expressly shown on Schedules B and C, all *zones* except Foreshore Water (FW) extend 40 m from the *natural boundary* into the *lake*. {narrow portions in Gardom Lake are less.}; and
- .3 Except for Foreshore Water (FW), the *zone* boundaries on the maps in Schedules B and C shall be interpreted as follows:
 - (a) *zone* boundaries extend perpendicular to the general trend of the shoreline from the *natural boundary* into the *lake*.
 - (b) where a *zone* boundary does not follow a legally defined line, such as the *natural boundary*, and where distances are not specifically stated, the *zone* boundary shall be determined by scaling to the centre of the *zone* boundary line as shown on the maps in Schedules B and C.

Part 4. Zones

4.1 Establishment of Zones

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

Table 1. Zone Titles and Zone Symbols

COLUMN 1 ZONE TITLE	COLUMN 2 ZONE SYMBOL
Rural and Resource	RSC
Rural Holdings	RH
Agriculture 1	AG1
Medium Holdings	MH
Rural Residential 1	RR1
Manufactured Home Park 1	MHP1
Multiple-Dwelling 1	RM1
Vacation Rental	VR
Comprehensive Development Zone D1	CDD1
Highway Commercial	HC
Industrial 1	ID1
Golf Course	GC
Public and Institutional	PI
Park and Protected Area	PK
Foreshore and Water	FW
Foreshore Park	FP
Foreshore Residential 1	FR1
Foreshore Multiple-Dwelling 1	FM1
Foreshore General 1	FG1

4.2 Location and Extent of Zones

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

4.3 Zone Boundaries

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

RSC

4.4 RSC Rural and Resource Zone

.1 Intent

To accommodate a variety of resource related uses on Crown land parcels.

.2 Principal Uses

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

- (a) *airfield*
- (b) *agriculture*
- (c) *backcountry recreation*
- (d) *forestry*
- (e) *resource extraction*

.3 Secondary Uses:

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

- (a) *accessory use*

.4 Regulations

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m

(e) Minimum <i>setback</i> from: <ul style="list-style-type: none">▪ all <i>parcel boundaries</i>	<ul style="list-style-type: none">▪ 5 m
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RH

4.5 RH Rural Holdings Zone

.1 Intent

To accommodate a variety of resource, agriculture, and residential related uses on large privately-owned rural parcels.

.2 Principal Uses

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

- (a) *agriculture*
- (b) *airfield*
- (c) *backcountry recreation*
- (d) *forestry*
- (e) *resource extraction*
- (f) *single detached dwelling*

.3 Secondary Uses

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

- (a) *accessory use*
- (b) *agri-tourism*
- (c) *bed and breakfast*
- (d) *childcare facility, in-home*
- (e) *guest ranch*
- (f) *home occupation*
- (g) *residential campsite*
- (h) *secondary dwelling unit*
- (i) *small-scale sawmill*

.4 Regulations

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

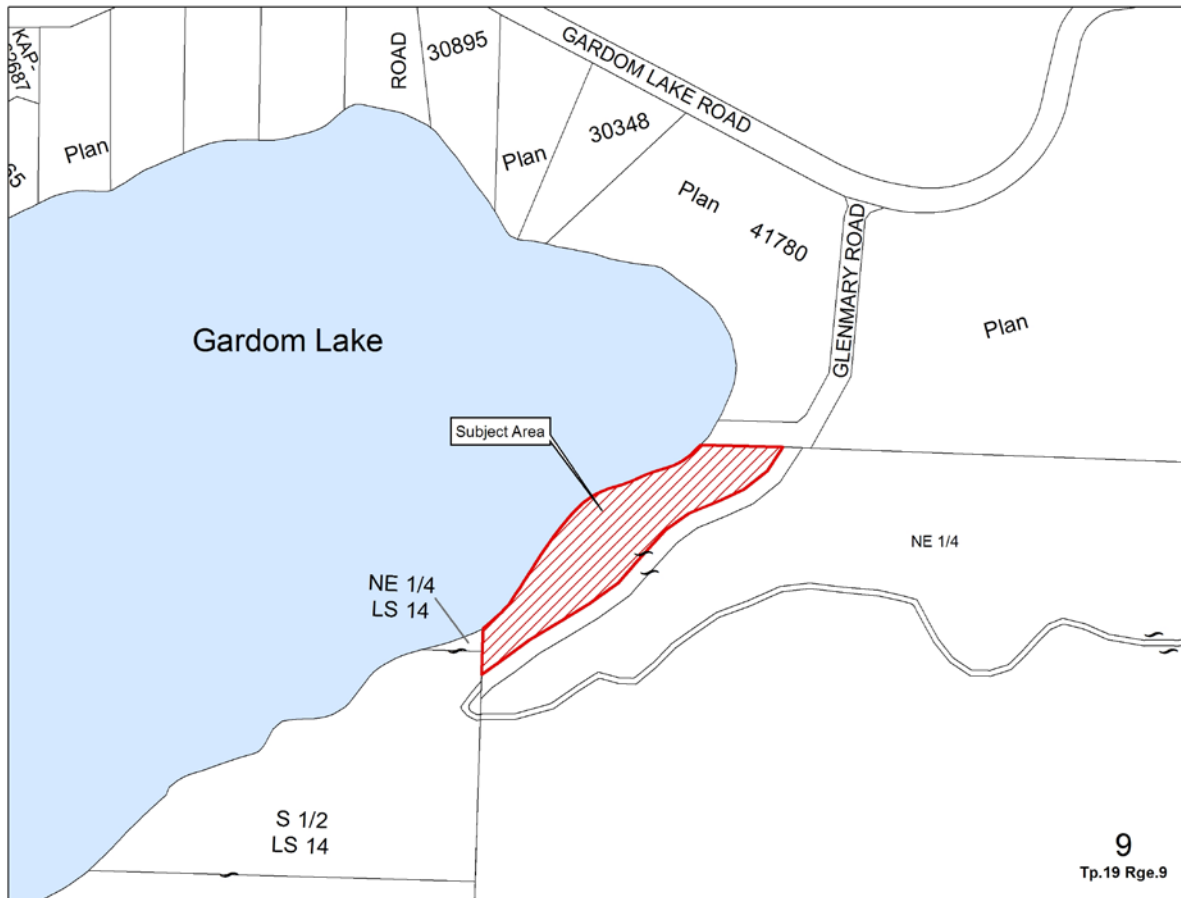
COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum <i>habitable floor space</i> of <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area</i> of a <i>home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i>	<ul style="list-style-type: none"> ▪ 5 m
(j) <i>Small-Scale Sawmill</i>	Permitted on a <i>parcel</i> 4 ha or larger. <i>Small-Scale Sawmill</i> must be a minimum of 30 m from a <i>parcel boundary</i> .

.5 Site Specific Regulation

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

- (a) In addition to the *principal uses* in subsection 4.5(2) of this Bylaw, the *principal uses* on Section 9, Township 19, Range 9, Part NE ¼, W6M, KDYD {Royal Canadian Legion Veteran's Holiday Camp} shall include *private campground* on the portion the subject property shown shaded on the map below. The following regulations also apply:
- (i) maximum number of *camping spaces* is 18;
 - (ii) maximum number of cabins is seven (7);
 - (iii) cabins must have a *gross floor area* of no greater than 120 m²;

- (iv) *private campground* shall only be used on a *seasonal* basis, no *residential* use is permitted with exception of the campground manager's accommodation; and
- (v) all *private campground* facilities must be serviced by a water and septic system which meets Interior Health Authority requirements.



AG1

4.6 AG1 Agriculture Zone

.1 Intent

To accommodate agricultural uses and agri-tourism on large parcels which are primarily located in the Agricultural Land Reserve. All uses on ALR land are subject to the ALC Act policies and regulations.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the AG1 zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *agriculture*
- (b) *cannabis production facility* (only permitted in the ALR)
- (c) *forestry*
- (d) *single detached dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the AG1 zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *agri-tourism*
- (c) *bed and breakfast*
- (d) *childcare facility, in-home*
- (e) *guest ranch*
- (f) *home occupation*
- (g) *secondary dwelling unit*

.4 Regulations

On a *parcel* zoned AG1, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel size</i> created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i> and <i>ALC Regulations</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum <i>habitable floor space</i> of <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area</i> of a <i>home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	▪ 5 m

MH

4.8 MH Medium Holdings Zone

.1 Intent

To accommodate single detached dwellings and agricultural uses on medium-sized parcels.

.2 Principal Uses

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

- (a) *agriculture* (on *parcels* 2 ha and greater)
- (b) *forestry*
- (c) *single detached dwelling*

.3 Secondary Uses

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

- (a) *accessory use*
- (b) *agriculture, limited* (on *parcels* less than 2 ha)
- (c) *agri-tourism* (on *parcels* 2 ha and greater)
- (d) *bed and breakfast*
- (e) *childcare facility, in-home*
- (f) *home occupation*
- (g) *residential campsite*
- (h) *secondary dwelling unit*

.4 Regulations

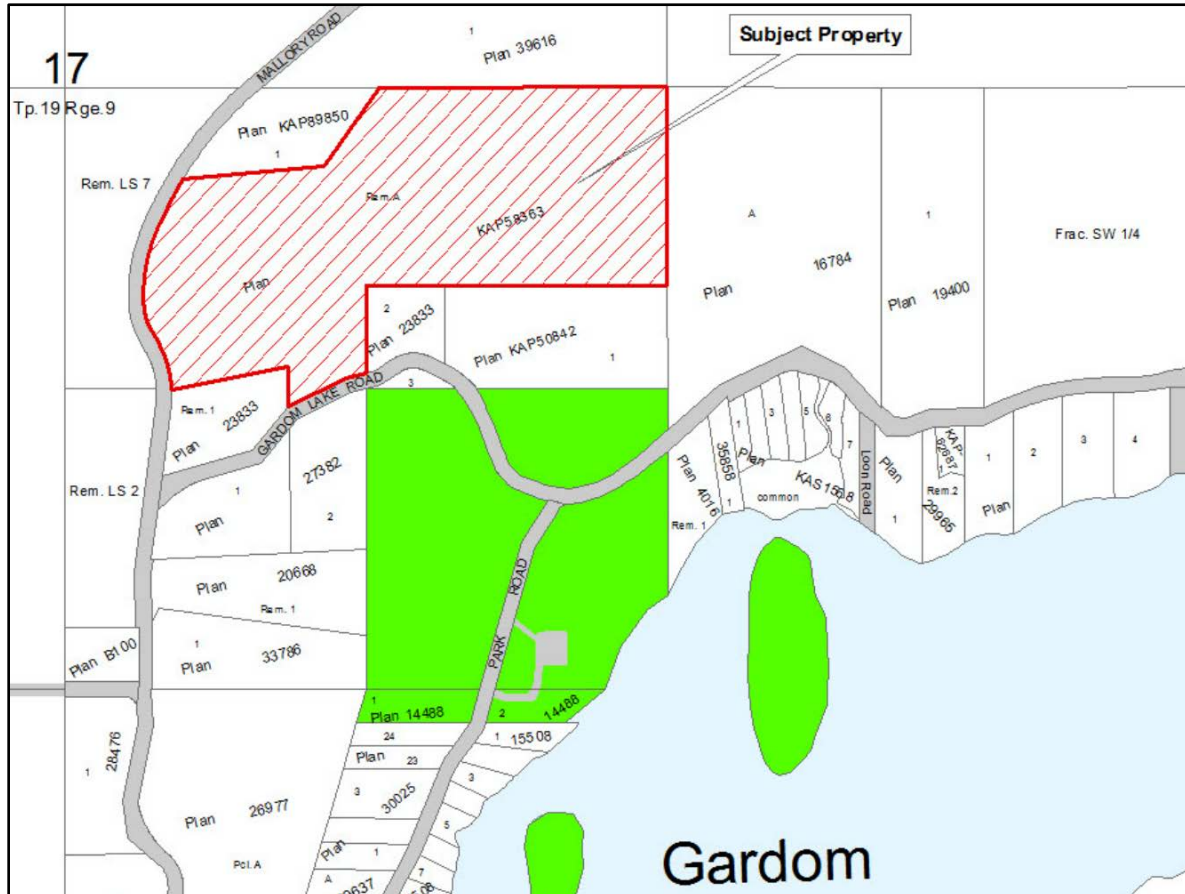
On a *parcel* zoned MH, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations. All agricultural *uses* must have a *setback* of at least 5 m from any *parcel boundary* and be contained by a *fence*.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	8 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum <i>habitable floor space</i> of <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area</i> of <i>accessory building</i>	200 m ² on <i>parcels</i> less than or equal to 2 ha
(i) Maximum <i>gross floor area</i> of an <i>home occupation</i>	Shall be in accordance with Section 3.17
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an accessory building (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m

.5 Site Specific Regulation

In this subsection, lands are described below 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 4.8.4 (a), the property legally described as Lot A, Section 17, Township 19, Range 9, W6M KDYD, Plan KAP58363 will be zoned to permit *subdivision* of the property into no more than four (4) parcels.



RR1

4.9 RR1 Rural Residential 1 Zone

.1 Intent

To accommodate single detached dwellings on smaller parcels.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the RR1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *single detached dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the RR 1 *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *agriculture, limited*
- (c) *bed and breakfast*
- (d) *childcare facility, in-home*
- (e) *home occupation*
- (f) *secondary dwelling unit*

.4 Regulations

On a *parcel* zoned RR 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 5: Parking and Loading Regulations. All agricultural *uses* must have a *setback* of at least 5 m from any *parcel boundary* and be contained by a *fence*.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 8 m
(g) Maximum <i>habitable floor space</i> of a <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> ▪ 150 m² on <i>parcels</i> less than or equal to 0.4 ha ▪ 200 m² on <i>parcels</i> greater than 0.4 ha, but less than or equal to 2 ha
(i) Maximum <i>gross floor area</i> of an <i>home occupation</i>	Shall be in accordance with Section 3.17
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> or <i>structure</i> (excluding <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m

4.10 MHP1 Manufactured Home Park 1 Zone

MHP1

.1 Intent

To accommodate manufactured homes on individual pads or foundations within an un-subdivided manufactured home park.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the MPH1 zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *manufactured home park*
- (b) *single detached dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the MPH1 zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *home occupation*

.4 Regulations

On a *parcel zoned* MPH1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations, and Part 7: Manufactured Home Park Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	2 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	50 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum number of caretaker dwellings per <i>parcel</i>	one
(e) Maximum <i>density</i> of <i>manufactured home spaces</i> per hectare <ul style="list-style-type: none"> where a <i>parcel</i> is serviced by water and sewer system that meets Provincial and Interior Health Authority requirements in all other cases 	<ul style="list-style-type: none"> 15 per ha 1 per ha
(f) Maximum number of <i>accessory buildings</i> per <i>manufactured home space</i>	one
(g) Maximum number of <i>accessory buildings</i> , accessory to the <i>manufactured home park</i>	one
(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> 20 m² (when accessory to a <i>manufactured home park space</i>) 150 m² (when accessory to the <i>manufactured home park</i>)
(i) Maximum <i>height</i> for: <ul style="list-style-type: none"> principal <i>buildings</i> and <i>structures</i> <i>accessory buildings</i> 	<ul style="list-style-type: none"> 10 m 3 m (when accessory to a <i>manufactured home park space</i>) 10 m (when accessory to the <i>manufactured home park</i>)
(j) Minimum <i>gross floor area</i> of <i>manufactured home</i>	<ul style="list-style-type: none"> 45 m²
(k) Maximum number of <i>home occupations</i> per <i>manufactured home space</i>	one
(l) Maximum <i>gross floor area</i> of an <i>home occupation</i>	Shall not exceed 25% of the <i>manufactured home</i>

<p>(m) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ <i>interior side parcel boundary</i> ▪ <i>home occupation</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 5 m ▪ 3 m ▪ 3 m ▪ 5 m ▪ 5 m
<p>(n) Minimum separation distance between <i>manufactured homes</i></p>	<ul style="list-style-type: none"> ▪ 4 m

4.11 RM1 Multiple-Dwelling 1 Residential Zone

RM1

.1 Intent

To accommodate affordable market housing and subsidized housing in the form of medium density multiple-dwelling residential development in the Ranchero and Shaw Road areas.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the RM1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *duplex*
- (b) *multiple-dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the RM1 Residential *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *home occupation*

.4 Regulations

On a *parcel* zoned RM1, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	50%
(d) Maximum density of <i>dwelling units</i> per hectare <ul style="list-style-type: none"> ▪ where a <i>parcel</i> is serviced by both <i>community water and sewer</i> ▪ in all other cases 	<ul style="list-style-type: none"> ▪ 15 per ha ▪ 1 per ha
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings and structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 3 m
(f) Maximum number of <i>accessory buildings</i> per <i>dwelling unit</i>	one
(g) Maximum size of <i>accessory buildings</i>	20 m ²
(h) Maximum <i>gross floor area</i> of an <i>home occupation</i>	Shall not exceed 25% of the <i>dwelling unit gross floor area</i>
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ <i>interior side parcel boundary</i> ▪ <i>home occupation</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m
(j) Maximum <i>gross floor area</i> of an <i>accessory building</i>	20 m ²

VR

4.12 VR Vacation Rental Zone

.1 Intent

To accommodate single detached dwellings on smaller parcels with the potential for commercial accommodation in a residential unit.

.2 Principal Uses

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

- (a) *single detached dwelling*
- (b) *vacation rental*

.3 Secondary Uses

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

- (a) *accessory use*
- (b) *childcare facility, in-home*
- (c) *home occupation*
- (d) *secondary dwelling unit*

.4 Regulations

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	20%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	one
(e) Maximum <i>gross floor area</i> of an <i>accessory building</i>	200 m ² on <i>parcels</i> less than or equal to 2 ha
(f) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	one
(g) Maximum <i>habitable floor space</i> of a <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 8 m
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 3 m ▪ 5 m ▪ 5 m

4.13 CDD1 Comprehensive Development D1 Zone

CDD1

.1 Intent

To accommodate a *Private Educational Camp Facility* (Gardom Lake Bible Camp).

.2 Connection to Approved Water and Sewer Systems

All development within CDD1 *zone* Development Area 1 shall be connected to a *sewer system* and *water system* that is approved by the province or local health authority. The maximum number of beds served by this system is 250.

Development Area 1 (10.5 ha)

.1 Principal Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 1 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *private educational camp facility*
- (b) *outdoor recreation facility*
- (c) *single detached dwelling*

.2 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 1 as *secondary uses*, except as stated in Part 3 “General Regulations”:

- (a) *accessory use*

.3 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	10.5 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel</i> coverage	20%
(d) Maximum number of <i>single detached dwellings</i>	one

(e) Combined maximum number of beds permitted in <i>buildings</i> and <i>structures</i> for overnight accommodation:	<ul style="list-style-type: none"> ▪ 250
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ gymnasium ▪ lodge ▪ cabins, office, <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 15 m ▪ 15 m ▪ 10 m
(g) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m

Development Area 2 (4.1 ha)

.1 Principal Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 zone Development Area 2 as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *passive recreation*
- (b) *single detached dwelling*

.2 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 zone Development Area 2 as *secondary uses*, except as stated in Part 3 “General Regulations”:

- (a) *accessory use*

.3 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	4.1 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	50 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum number of <i>single detached dwellings</i>	2

(e) Maximum <i>height</i> for:	
▪ <i>single detached dwelling</i>	▪ 11.5 m
▪ <i>accessory buildings</i>	▪ 10 m
(f) Minimum <i>setback</i> from:	
▪ <i>front parcel boundary</i>	▪ 4.5 m
▪ <i>rear parcel boundary</i>	▪ 5 m
▪ <i>rear parcel boundary</i> for an <i>accessory building</i>	▪ 3 m
▪ <i>interior side parcel boundary</i>	▪ 2 m
▪ <i>exterior side parcel boundary</i>	▪ 5 m

Development Area 3 (15.7 ha)

.1 Principal Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 zone Development Area 3 as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *passive recreation*
- (b) *outdoor recreation facility*

.2 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 zone Development Area 3 as *secondary uses*, except as stated in Part 3 “General Regulations”:

- (a) *accessory use*

.3 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	15.7 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	50 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for <i>accessory buildings</i>	10 m
(e) Minimum <i>setback</i> from:	
▪ <i>front parcel boundary</i>	▪ 4.5 m
▪ <i>rear parcel boundary</i>	▪ 5 m
▪ <i>rear parcel boundary</i> for an <i>accessory building</i>	▪ 3 m
▪ <i>interior side parcel boundary</i>	▪ 2 m
▪ <i>exterior side parcel boundary</i>	▪ 5 m

HC

4.14 HC Highway Commercial Zone

.1 Intent

To accommodate existing small-scale commercial services for the Ranchero neighbourhood and traveling public.

.2 Principal Uses

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

- (a) *commercial lodging*
- (b) *community care facility*
- (c) *eating and drinking establishment*
- (d) *farm and garden supply*
- (e) *financial institution, bank machine*
- (f) *health services facility*
- (g) *manufacturing*
- (h) *mini storage*
- (i) *office*
- (j) *outdoor sales*
- (k) *personal service*
- (l) *recycling drop-off facility*
- (m) *rental shop*
- (n) *retail store*
- (o) *service station*
- (p) *single detached dwelling*

.3 Secondary Uses

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

- (a) *accessory use*

.4 Regulations

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i> <ul style="list-style-type: none"> where <i>parcel</i> is serviced by a <i>community water</i> and <i>sewer system</i> in all other cases 	<ul style="list-style-type: none"> 0.4 ha 1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	one
(e) Combined maximum number of <i>commercial lodging</i> units per <i>parcel</i>	50
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> <i>principal buildings</i> and <i>structures</i> <i>accessory buildings</i> 	<ul style="list-style-type: none"> 11.5 m 10 m
(g) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	<ul style="list-style-type: none"> 5 m
(h) <i>Vehicle repair, and manufacturing</i>	shall be conducted entirely within a completely enclosed <i>building</i> and the <i>gross floor area</i> shall not exceed 300 m ²

.5 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.

ID1

4.15 ID1 Industrial 1 Zone

.1 Intent

To accommodate existing small-scale light industrial activity.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the ID1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *aggregate sale*
- (b) *farm and garden supply*
- (c) *kennel*
- (d) *log building manufacturing*
- (e) *manufacturing*
- (f) *outdoor sales*
- (g) *outdoor storage*
- (h) *recycling drop-off facility*
- (i) *sawmill*
- (j) *single detached dwelling*
- (k) *vehicle wrecking*

.3 Secondary Uses

The *use* stated in this subsection and no others are permitted in the ID1 *zone* as a *secondary use*, except as stated in Part 3: General Regulations:

- (a) *accessory use*

.4 Regulations

On a *parcel* zoned ID1, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	one
(e) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i>	one
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>principal buildings and structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	▪ 5 m
(h) <i>Kennel</i>	Permitted only on <i>parcels</i> 16 ha or greater. <i>Kennel buildings and structures</i> , including runs, must be a minimum of 100 m from a <i>parcel boundary</i> .

.5 Screening

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



4.16 GC Golf Course Zone

.1 Intent

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

.2 Principal Uses

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

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

.3 Secondary Uses

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

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

.4 Regulations

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel</i> coverage	25%

(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(e) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	<ul style="list-style-type: none"> ▪ 5 m

.5 Screening

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

PI

4.17 PI Public and Institutional Zone

.1 Intent

To accommodate public and institutional uses such as schools, community halls and fire halls.

.2 Principal Uses

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

- (a) *assisted living housing*
- (b) *child care facility*
- (c) *civic facility*
- (d) *community market*
- (e) *community care facility*
- (f) *community garden*
- (g) *community hall*
- (h) *educational facility*
- (i) *health services facility*
- (j) *park*
- (k) *public assembly facility*

.3 Secondary Uses

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

- (a) *accessory use*

.4 Regulations

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha (unless otherwise stated in Section 3.9)
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(e) Minimum setback from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 3 m ▪ 5 m ▪ 5 m

PK

4.18 PK Parks and Protected Areas Zone

.1 Intent

To accommodate parks and park related uses.

.2 Principal Uses

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

- (a) *park*
- (b) *passive recreation*

.3 Secondary Uses

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

- (a) *accessory use*

.4 Regulations

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	no minimum
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	no minimum
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>principal buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m

(e) Minimum setback from: <ul style="list-style-type: none">▪ <i>front parcel boundary</i>▪ <i>interior side parcel boundary</i>▪ <i>exterior side parcel boundary</i>▪ <i>rear parcel boundary</i>	<ul style="list-style-type: none">▪ 4.5 m▪ 3 m▪ 3 m▪ 5 m
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4.19 FW Foreshore and Water Zone

.1 Intent

To accommodate passive recreation and navigation on lakes.

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the FW *zone* as permitted *uses*:

- (a) *navigation*
- (b) *park*
- (c) *passive recreation*

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses and structures* not expressly permitted in subsection 2 of this *zone*

FP

4.20 FP Foreshore Park Zone

.1 Intent

To accommodate park mooring and recreation facilities in the foreshore and water areas of Gardom Lake Community Park.

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the FP *zone* as permitted:

- (a) *buoy(s)* that is accessory to a *park use*
- (b) *floating dock*, including *removable walkway(s)*, that is accessory to a *park use*
- (c) *park*
- (d) *swimming platform*

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses and structures* not expressly permitted in subsection 2 of this *zone*

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

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Size</u> of dock and walkway, and swimming platform:	<ul style="list-style-type: none"> ▪ Main <i>floating dock</i> at Gardom Lake Community Park must not exceed 125 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ All other <i>floating docks</i> in the FP zone must not exceed 24 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ <i>floating dock</i> surface must not exceed 3 m in width for any portion of the dock. ▪ <i>removable walkway</i> surface must not exceed 10 m² in total upward facing surface area. ▪ <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway. ▪ <i>swimming platform</i> must not exceed 10 m² in total upward facing surface area.
(b) <u>Location and Siting</u> of docks, swimming platforms, or buoys	<ul style="list-style-type: none"> ▪ The minimum <i>setback</i> of a <i>floating dock</i>, <i>swimming platform</i>, or buoy is as follows: ▪ 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. ▪ Additional <i>setbacks</i> for buoys: <ul style="list-style-type: none"> ▪ 20 m from any existing <i>structures</i> on the foreshore or water ▪ 50 m from any <i>boat ramp</i>

FR1

4.21 FR1 Foreshore Residential Zone

.1 Intent

To accommodate one small floating dock per residential parcel adjacent to Gardom Lake.

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the FR1 *zone* as permitted *uses*:

- (a) *floating dock*, including *removable walkway*, that is *accessory* to a permitted *use* on an *adjacent waterfront parcel*;
- (b) navigation and *accessory uses* to navigation;
- (c) *passive recreation*;

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses and structures* not expressly permitted in subsection (2) of this *zone*.

On a *parcel* zoned FR1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Density</u> maximum number of docks	<ul style="list-style-type: none"> ▪ 1 <i>floating dock</i> per adjacent <i>waterfront parcel</i>.
(a) <u>Size</u> of <i>dock</i> and <i>walkway</i>	<ul style="list-style-type: none"> ▪ <i>floating dock</i> must not exceed 12 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ <i>floating dock</i> surface must not exceed 2.5 m in width for any portion of the dock. ▪ <i>removable walkway</i> surface must not exceed 10 m² in total upward facing surface area. ▪ <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.
(b) <u>Location and Siting</u> of dock	<ul style="list-style-type: none"> ▪ The minimum <i>setback</i> of a <i>floating dock</i>, accessory to an adjacent <i>waterfront parcel</i> is as follows: ▪ 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. ▪ 6 m from a <i>foreshore park</i> or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.

FM1

4.22 FM1 Foreshore Multiple-Dwelling 1 Zone

.1 Intent

To accommodate shared mooring for the properties within Strata Plan No. KAS 1568 (Gardom Lake Road).

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Foreshore FM1 zone as permitted *uses*:

- (a) *floating dock*, including *removable walkway*, that is *accessory to a permitted use* on an adjacent *waterfront parcel*;
- (b) *navigation and accessory uses* to navigation;
- (c) *passive recreation*;

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this zone:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses* and *structures* not expressly permitted in subsection (2) of this zone.

On a *parcel* zoned FM1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Density</u> maximum number of <i>floating docks</i>	<ul style="list-style-type: none"> For the surface of the lake adjacent to the common property shown on Strata Plan KAS 1568, Section 16, Township 19, Range 9, W6M, KDYD, the maximum number of <i>floating docks</i> is two (2).
(b) <u>Size</u> of <i>floating dock</i> and <i>walkway</i>	<ul style="list-style-type: none"> <i>floating dock</i> must not exceed 24 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). <i>floating dock</i> surface must not exceed 3 m in width for any portion of the dock. <i>removable walkway</i> surface must not exceed 10 m² in total upward facing surface area. <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.
(c) <u>Location and Siting</u> of <i>floating dock</i>	<ul style="list-style-type: none"> The minimum <i>setback</i> of a <i>floating dock</i>, accessory to an adjacent <i>waterfront parcel</i> is as follows: <ul style="list-style-type: none"> 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. 6 m from a <i>foreshore park</i> or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.

FG1

4.23 FG1 Foreshore General 1 Zone

.1 Intent

To accommodate one floating dock adjacent to the Gardom Lake Bible Camp and Royal Canadian Legion Veteran's Holiday Camp.

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the FG1 *zone* as permitted *uses*:

- (a) *floating dock*, including *removable walkway*, that is *accessory* to a permitted *use* on an adjacent *waterfront parcel*;
- (b) *navigation and accessory uses* to navigation;
- (c) *passive recreation*;

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses* and *structures* not expressly permitted in subsection (2) of this *zone*.

On a *parcel* zoned FG1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(d) <u>Density</u> maximum number of <i>docks</i>	<ul style="list-style-type: none"> ▪ 1 <i>floating dock</i> per adjacent <i>waterfront parcel</i>.
(e) <u>Size</u> of <i>dock</i> and <i>walkway</i>	<ul style="list-style-type: none"> ▪ <i>floating dock</i> must not exceed 24 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ <i>floating dock</i> surface must not exceed 3 m in width for any portion of the dock. ▪ <i>removable walkway</i> surface must not exceed 10 m² in total upward facing surface area. ▪ <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.
(f) <u>Location and Siting</u> of <i>dock</i>	<ul style="list-style-type: none"> ▪ The minimum setback of a <i>floating dock</i>, accessory to an adjacent <i>waterfront parcel</i> is as follows: ▪ 5 m from the side <i>parcel boundaries</i> of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. ▪ 6 m from a <i>foreshore park</i> or <i>park side parcel boundaries</i> projected onto the <i>foreshore</i> and water.

Part 5. Parking and Loading Regulations

5.1 Number of Parking and Loading spaces

- .1 The number of vehicle *parking spaces* and *loading spaces* required for each *use* is set out in Table 1 Required Parking Spaces and *Loading spaces*.
- .2 Where the calculation of the required number of vehicle *parking spaces* and *loading spaces* results in a fraction, round up to a whole number.
- .3 Where seating is the basis for calculating the number of vehicle *parking spaces* and *loading spaces*, each 0.5 m of width on a bench, pew, booth or similar seating type, is one seat.
- .4 Where more than one *use* is located on a *parcel*, the total number of *parking spaces* and *loading spaces* required is the total of the requirements for each *use*.
- .5 Where more than one requirement applies to a *use*, the more stringent requirement applies.

5.2 Parking Space

A *parking space* must be a minimum of 16.5 m² in area, 3 m wide, 5.5 m long, have 2.2 m overhead clearance and have a regular surface with a maximum slope of 8%. The maximum slope of 8% does not apply to a *single detached dwelling* or *guest accommodation*.

5.3 Loading space

A *loading space* must be a minimum of 3.7 m wide, 9 m long, have 3.7 m overhead clearance, have a regular surface with a maximum slope of 8%, and not be used as a *parking space*.

5.4 Average Area of Parking Spaces

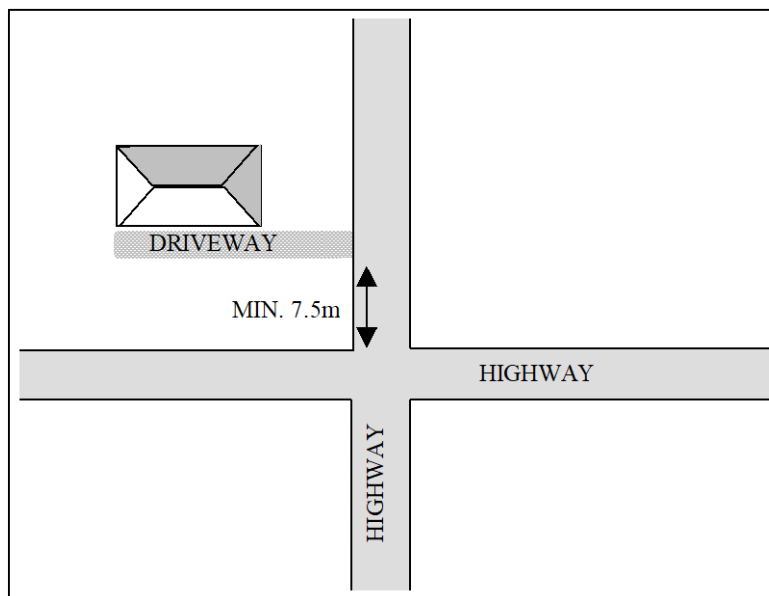
The area of a *parking space* may be reduced by a maximum of 20% provided the average area of all *parking spaces* on the *parcel* is equal to or greater than the minimum *parking space* area requirement.

5.5 Access to Parking and Loading space

- .1 A *parking space* and *loading space* must be accessible from a driveway or other internal roadway which is connected to a *highway*.
- .2 A *parking space* and a *loading space* must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles (except a *parking space* for a *single detached dwelling*, and *guest accommodation*).

5.6 Location of Parking and Loading space

- .1 A *parking space* or *loading space* must be located on the same *parcel* as the *use* to which it is required.
- .2 A *parking space* or loading area must not be within the front *setback*.
- .3 Access from a *highway* to a *parking area* or loading area must not be closer than 7.5 m to the nearest point of intersection of two or more *highways* as shown in the figure below:



Distance from a highway to a parking space

5.7 Bicycle Parking

- .1 Bicycle *parking spaces* shall be provided in addition to vehicle parking for each *use* as specified in Table 3.
- .2 Design and Standards:
 - (a) Bicycle *parking spaces* shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.
 - (b) Aisles between parked bicycles should be a minimum 1.2 m in width.
 - (c) Bicycle racks shall be located in a convenient, well-lit location that is easily located by visitors and subject to visual surveillance by occupants of the *building* served by the rack.
 - (d) Bicycle racks shall:
 - (i) be constructed of theft-resistant material;
 - (ii) be securely anchored to the floor or ground;
 - (iii) support the bicycle frame above the centre of gravity; and

- (iv) enable the bicycle frame and front wheel to be locked with a U-style lock that is CSA compliant.

Table 2 Required Parking Spaces and Loading Spaces

Use	Minimum Required Number Of Parking Spaces	Minimum Required Number of Loading spaces
<i>aggregate sale</i>	4	1
<i>assisted living housing</i>	1 space per unit	
<i>bed and breakfast</i>	1 per guest room	1
<i>campground</i>	1 for each <i>camping space</i> plus one visitor <i>parking space</i> per 10 <i>camping spaces</i>	
<i>cannabis production facility</i>	1 per 100 m ² of <i>gross floor area</i>	2
<i>child care facility, community care facility</i>	1 for each 20 m ² of <i>floor area</i>	
<i>civic facility</i>	1 for each 25 m ² of <i>gross floor area</i>	1
<i>commercial lodging</i>	two plus one per <i>temporary sleeping unit</i>	1
<i>dwelling unit</i>	2 per <i>dwelling unit</i>	
<i>eating and drinking establishments</i>	3 plus one for each 10 m ² of <i>gross floor area</i>	one where the <i>gross floor area</i> is greater than 500 m ²
<i>eating and drinking establishments (drive-in only)</i>	1 per 4 seats	
<i>educational facility</i>	<ul style="list-style-type: none"> ▪ 1 for each 10 m² of <i>gross floor area</i> ▪ one for each 50 m² of <i>gross floor area</i> for distance learning schools 	
<i>electrical, plumbing, welding, machining, mechanical repair</i>	1 per 100 m ² of <i>gross floor area</i>	
<i>farm and garden supply</i>	1 per 100 m ² of sales, storage or display area	
<i>financial institution</i>	1 per 30 m ² of <i>gross floor area</i>	
<i>fire hall</i>	3 per bay	1
<i>golf course</i>	6 per hole	1
<i>health services centre</i>	1 per 30 m ² of <i>gross floor area</i>	
<i>home occupation</i>	1, plus one for each employee	
<i>kennel</i>	1 plus 1 for each 30 m ² of <i>gross floor area</i>	

Use	Minimum Required Number Of Parking Spaces	Minimum Required Number of Loading spaces
log building manufacturing, log milling	1 per 500 m ² of manufacturing, processing, sales, administration or display area	1
<i>manufactured home park space</i>	2 per space	
<i>manufacturing, fabricating and processing</i>	1 per 50 m ² of manufacturing area	1 per 50 m ² of manufacturing area
<i>mini storage</i>	4	
<i>multiple-family dwelling</i>	2 per <i>dwelling unit</i>	
museum	4	
office	1 per 30 m ² of <i>gross floor area</i>	
outdoor sales	1 per 250 m ² of sales, storage or display area	1
<i>personal service</i>	1 for each 25 m ² of <i>gross floor area</i>	
<i>private educational facility</i>	50	
<i>public assembly facility</i>	1 for each 10 m ² of <i>gross floor area</i>	
<i>public utility, public works yard</i>	3 for each <i>use</i>	
<i>recycling drop off facility</i>	4	1
<i>retail store, rental shop</i>	1 per 30 m ² of <i>gross floor area</i>	1 where the <i>gross floor area</i> is greater than 500 m ²
<i>secondary dwelling unit</i>	1 in addition to spaces required for the principal <i>dwelling unit</i>	
<i>single detached dwelling</i>	2	
<i>service station, vehicle repair, vehicle wrecking</i>	4 spaces in addition to spaces required for vehicle fueling	1
<i>vacation rental</i>	1 per bedroom	

Table 3 Bicycle Parking Requirements

Use	Requirements
<i>bed and breakfast</i> <i>commercial lodging</i> <i>institutional use (except school)</i> <i>eating and drinking establishment</i> <i>retail store</i> <i>civic facility</i>	4 where the <i>gross floor area</i> is less than 500 m ² , eight where the <i>floor area</i> is 500 m ² or greater.
<i>educational facility</i>	20% of the number of students, plus 5% of the number of staff.

Part 6. Signage Regulations

- .1 Nothing in this section shall be taken to relieve any person from complying with any applicable provincial legislation.
- .2 Some *signs* may require a *setback* or encroachment permit from the Ministry of Transportation and Infrastructure if located if within 4.5m from the highway right-of-way boundary.
- .3 *Signs* are only permitted in the *zones* specified in Part 4 of this *Bylaw*. The type, maximum number, maximum area, and maximum *height* of *signs* permitted is outlined in Table 4 below:

Table 4 Signage Regulations

	Zone	Regulations
(a)	RSC, RH, MH, RR1, MHP1, RM1, and VR	<ul style="list-style-type: none"> ▪ 1 <i>freestanding sign</i> per <i>parcel</i> ▪ <i>sign face area</i>: 1 m² ▪ <i>sign height</i>: 2.5 m
(b)	CDD1, AG1 and PI	<ul style="list-style-type: none"> ▪ 2 <i>freestanding signs</i> per <i>parcel</i> ▪ <i>sign face area</i>: 3 m² ▪ <i>sign height</i>: 3 m
(c)	HC, GC, and ID	<ul style="list-style-type: none"> ▪ 2 <i>freestanding signs</i> per <i>parcel</i> ▪ 2 <i>facia signs</i> per <i>parcel</i> ▪ <i>sign face area</i>: 10 m² ▪ <i>sign height</i>: 8 m

- .4 No part of any *sign* must be located within 1 m of any *parcel boundary*.
- .5 Internal and external illumination of *signs* shall only be permitted provided that the light source does not cause undue glare to adjacent properties or persons travelling on adjacent public *highways* or in any way obstruct or interfere with the function of a traffic signal light or *sign*. *Illuminated signs* are permitted only within the HC, ID, GC, PI, and CDD1 *zones*. Electronic changeable message *signs* are only permitted for *use* by the provincial or municipal government.
- .6 The following types of *signs* are exempt from the signage regulations in Table 4:
 - (a) real estate advertising *signs* provided they are:
 - (i) located on the property for sale;

- (ii) limited to one (1) *sign* per *parcel*;
 - (iii) limited to a *sign* face area no larger than 1 m²;
 - (iv) limited to a *sign* height of 2.5 m; and
 - (v) displayed for a maximum of 24 consecutive months and removed within one (1) week after a final sale is achieved.
- (b) window *signs* located on the same premises as the business to which attention is being directed;
 - (c) bus stop/shelter *signs*;
 - (d) address *signs*, hours of operation *signs*, and alarm company *signs*;
 - (e) governmental *signs*;
 - (f) construction project *signs* provided they are removed within one (1) week after the project construction is completed;
 - (g) garage sale *signs* with a *sign* face area no larger than 0.3 m² provided they are removed within 2 days after end of the garage sale that it advertised;
 - (h) election campaign *signs* provided that such *signs* are removed within five (5) days after the election or referendum;
 - (i) directional *signs*, provided that the *sign* does not include advertising content and does not exceed a *sign* face area of 0.3 m²
 - (j) any *signs* displayed under the authority of an enactment (e.g.; notices of development, ALR applications); and
 - (k) heritage designation plaques.
- .7 All *signs* placed on a *parcel* must be *accessory* to a *principal* use on that same *parcel* (i.e.; no "third-party" signage) with the exception of:
- (a) *signs* which promote or advertise a political party or candidate; displayed from the date of the election call to five days after the election or referendum; and
 - (b) directional *signs*, intended to direct the travelling public.

Part 7. Manufactured Home Park Regulations

.1 Manufactured Home Space

- (a) All *manufactured home spaces* shall be clearly identified by permanent markers or other suitable means;
- (b) All *manufactured home spaces* shall:
 - (i) be drained to a storm sewer or other system constructed in accordance with accepted engineering practice;
 - (ii) be clearly numbered; and
 - (iii) be constructed in compliance with the BC Building Code.

.2 Manufactured Homes

- (a) All *manufactured homes* shall meet or exceed the Canadian Standards Association Standard Z240, Z241 or A277, as the case may be;
- (b) All *manufactured homes* shall be constructed in compliance with the BC Building Code, and any other applicable provincial acts as the case may be; and
- (c) *Skirtings* shall be installed within 60 days of installation of a *manufactured home* on a *manufactured home space*, and shall have two (2) easily removable access panels of a minimum width of 1.2 m. One (1) panel shall provide direct access to the area enclosed by the *skirting* for inspection or servicing the service connections to the *manufactured home*, and the other providing access to the area enclosed by the *skirting* for storage.

.3 Recreation Areas

- (a) Not less than 5% of the gross site area of the *manufactured home park* shall be devoted to tenants' recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirements, any indoor recreational space provided shall be counted as double its actual area;
- (b) The recreation areas shall not include yard areas, *parking areas*, ancillary *buildings*, *manufactured home spaces*, driveways and storage areas;
- (c) In *manufactured home parks* where more than 1,000 m² of recreation space is required, two (2) or more recreational areas may be provided; and
- (d) Recreation areas in the *manufactured home park*, except indoor recreation facilities, shall be of a grass, concrete or asphaltic.

.4 Setbacks

- (a) Every *manufactured home park* shall comply with the *setback* requirements in section 4.10 of this *Bylaw*;
- (b) The only roads permitted in the setback area are those which cross it as close to right angles as practical and connect directly with the road system contained within the

remainder of the *manufactured home park*. No road shall traverse a setback area and give direct access from a public *highway* to a *manufactured home park*.

.5 Access

- (a) A second access from a public *highway* separated by at least 60 m from the first access, shall be provided to each *manufactured home park* containing 50 or more *manufactured home spaces*, up to a maximum of three (3) accesses.

.6 Roadways and Walkways

- (a) All *manufactured home spaces*, owner's residential plot, storage areas, and service *buildings* as well as other facilities where access is required shall have access by internal street systems rather than direct access from a *highway*;
- (b) Minimum roadway width requirements shall be as follows:
 - (i) Roads shall have a minimum paved width of 7 m and a right-of-way of 15 m;
 - (ii) One-way roads shall not exceed 150 m in length;
 - (iii) Dead-end cul-de-sacs shall not exceed 150 m in length; and
 - (iv) Dead-end roads and cul-de-sacs shall have a turning circle right-of-way at the dead-end with a radius of at least 15 m.
- (c) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic that shall not exceed a grade of 12%;
- (d) Minimum speed for road design shall be 15 km/h;
- (e) Pedestrian walkways shall provide safe, convenient, all season pedestrian access. They shall be of adequate width for intended *use* and shall be durable and convenient to maintain;
- (f) Pedestrian walkways shall be located in areas where pedestrian traffic is concentrated; e.g., the *park* entrance, *park office*, and other important facilities. Pedestrian walkways should preferably be through interior areas removed from the vicinity of streets;
- (g) Alignment and gradient of walkways shall be appropriate for safety, convenience, and appearance, and shall be suitable for use both by pedestrians and for the circulation of small wheeled vehicles such as baby carriages, service carts and wheelchairs;
- (h) Width of pedestrian walkways shall generally be at least 2 m; and
- (i) Individual walkways shall provide access to each *manufactured home space* from a street or *parking space* connected to the street.

.7 Drainage

- (a) All *manufactured home parks* shall be provided with a storm water drainage system installed according to a design by an appropriately registered professional to contain runoff on site, or discharge it to a storm runoff system in accordance with relevant provincial guidelines.

.8 Water System

- (a) All *manufactured home parks* shall be connected to a *community water system* or a system that is approved by the province or local health authority.

The *community water system* shall be designed, fabricated and installed in accordance with good engineering practice and to the standards as set by the CSRD. The design and installation of a *community water system* shall be subject to the approval of the CSRD and the applicable provincial agency.

.9 Sewage Treatment and Disposal Systems

- (a) All *manufactured home parks* shall be connected to a *community sewer system* or a system that is approved by the province or local health authority.

The *community sewer system* shall be designed, fabricated and installed in accordance with good engineering practice and to the sewer standards as set by the CSRD. The design and installation of a *community sewer system* shall be subject to the approval of the CSRD and the applicable provincial agency;

.10 Garbage Disposal

- (a) The owner of a *manufactured home park* shall dispose or arrange for disposal of garbage or refuse.
- (b) If the owner of a *manufactured home park* establishes one (1) or more garbage disposal areas within the park for the collection of garbage and refuse, he or she shall:
- (i) provide a secure and adequate number of containers;
 - (ii) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies;
 - (iii) screen the depot with shrubs, trees or fencing from adjacent *manufactured home spaces*.

Part 8. Beekeeping Regulations

Beekeeping is permitted in all *zones* except MHP1, RM1, HC, PK, and all Foreshore *zones*, subject to the following regulations:

- .1 Where permitted, hives should be located a minimum distance of 8 m from any *parcel boundary*, unless the beehive is situated either 2.5 m above the adjacent ground level or, less than 2 m above the adjacent ground level and behind a solid *fence* or landscape screen more than 2 m in *height*, running parallel to any *parcel boundary* and extending at least 6 m beyond the hive in both directions;
- .2 The number of colonies permitted in an apiary depends upon the size of the *parcel* as shown in Table 5 below:

Table 5 Beekeeping Regulations

Parcel Size	Maximum Number of Honeybee Colonies
Less than or equal to 0.2 ha	four (4) colonies and four (4) <i>nucleus colonies</i>
Greater than 0.2 ha, but less than or equal to 0.4 ha	six (6) colonies and six (6) <i>nucleus colonies</i>
Each additional 0.4 ha for properties over 0.4 ha in size	six (6) additional colonies and six (6) additional <i>nucleus colonies</i>

(Note: The above regulations in the table do not apply to properties located within the ALR or which have farm status.)

- .3 Bees must not be located within 5 m of *parcel boundary* fronting a *highway* or road, and, to prevent potential human-wildlife conflicts, hives must be located so that they can be seen from a safe distance in any direction;
- .4 All beehive and *nucleus colonies* must be registered with the Ministry of Agriculture; and
- .5 All beehives and *nucleus colonies* shall be :
 - (a) maintained in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and
 - (b) requeened if they are subject to undue swarming or aggressive behavior.

THE FOLLOWING INFORMATION IS NOT PART OF

RANCHERO / DEEP CREEK ZONING BYLAW NO. 751

Further Information About Development And Subdivision Within Ranchero / Deep Creek Zoning Bylaw Area In Addition To Ranchero/Deep Creek Zoning Bylaw No. 751

The following information is provided for the information and convenience of the reader and is not part of this Bylaw. It may be used as a guide to investigate which agencies to contact for further information or requirements where development or subdivision is proposed. The information may not be complete and should be used only as a guide.

Please note that more than one agency may regulate an activity or development. All regulations and bylaws in force must be complied with.

Zoning Bylaw Inspections

Section 1.7 of the Bylaw provides for inspections to determine whether or not the Bylaw is being complied with. Usually the CSRD's Bylaw Enforcement Officer is the person who would conduct these inspections, however, inspections can also be carried out by the Chief Administrative Officer or Manager of Development Services. The general inspection procedure is established by the CSRD's Bylaw Enforcement Policy as amended from time to time. Inspection staff also recognize the need to respect biosecurity measures when inspecting livestock or green house farm operations.

Site Specific Regulations or Special Regulations

In Schedule A of the Bylaw, the text part, there are a number of site specific regulations. These regulations describe a parcel by legal description and a map. If the legal description of the parcel or its boundaries as shown on the map are changed, then the regulation will no longer have effect because the parcel it applies to no longer exists.

Penalties for Contravention of Zoning Bylaw

In a conviction for an offence against a zoning bylaw a court may currently impose a fine of not more than \$10,000, or imprisonment for not more than six (6) months, or both. The provincial government may change the penalties from time to time. In addition to this the costs of prosecution may be awarded. A local government may also apply for an injunction to restrain the contravention of a zoning bylaw.

Development Variance Permits

The CSRD Board in response to an application from a property owner may issue a development variance permit. A development variance permit may vary the provisions of the zoning bylaw; however it must not vary the use or density of land or a flood plain regulation (excepting setbacks from natural boundaries) from that specified in the zoning bylaw.

Bylaws Amending a Zoning Bylaw

Applications to amend a zoning bylaw may be made to the CSRD in accordance with current Development Services Procedures Bylaw. Additional information is available from the CSRD, Development Services Department.

Non-conforming Uses and Siting

The Local Government Act sets out provisions for non-conforming uses and siting. Generally, if land, a building or a structure is lawfully used at the time a bylaw was adopted, and the use does not conform to the Bylaw, then the use may be continued. If the use and density of buildings and structures conform to the Bylaw but the siting, size or dimensions of a building or structure constructed before the Bylaw was adopted do not, then it may be maintained, extended or altered in the manner stated in the Act. The Local Government Act, Division 4 is more detailed than is stated here and additional limitations apply.



Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule B Land Use
Overview Map

Legend

- Wetland
- Highways & Roads
- Unsurveyed Roads
- Electoral Areas Boundary
- Bylaw Boundary
- Parcel Boundary
- Stream
- Zoning**

RSC - Rural and Resource

RH - Rural Holdings

AG1 - Agriculture 1

MH - Medium Holdings

RR1 - Rural Residential 1

RM1 - Multi-Dwelling 1

MHP1 - Manufactured Home Park 1

CDD1 - Comprehensive Development D1

HC - Highway Commercial

VR - Vacation Rental

ID1 - Industrial 1

GC - Golf Course

PI - Public and Institutional

PK - Parks and Protected Areas

FW - Foreshore Water
- Gardom Lake Foreshore Zone**

FG1 - Foreshore General 1

FG2 - Foreshore General 2

FR1 - Foreshore Residential 1

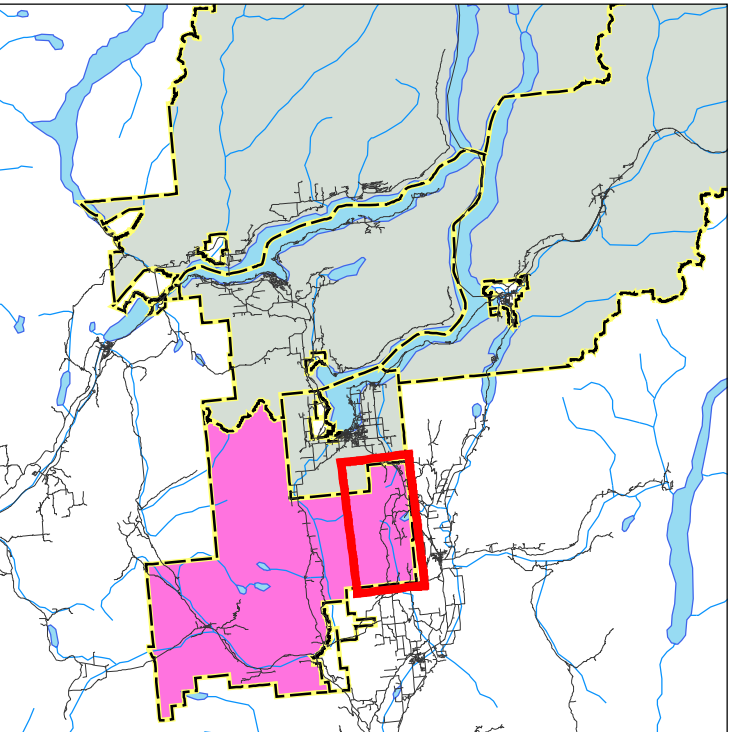
FM1 - Foreshore Multifamily 1

FP - Foreshore Park

FW - Foreshore Water

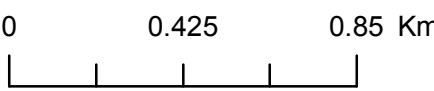
* Please refer to enlarged maps for
identification of Zoning boundaries.

Overview Maps



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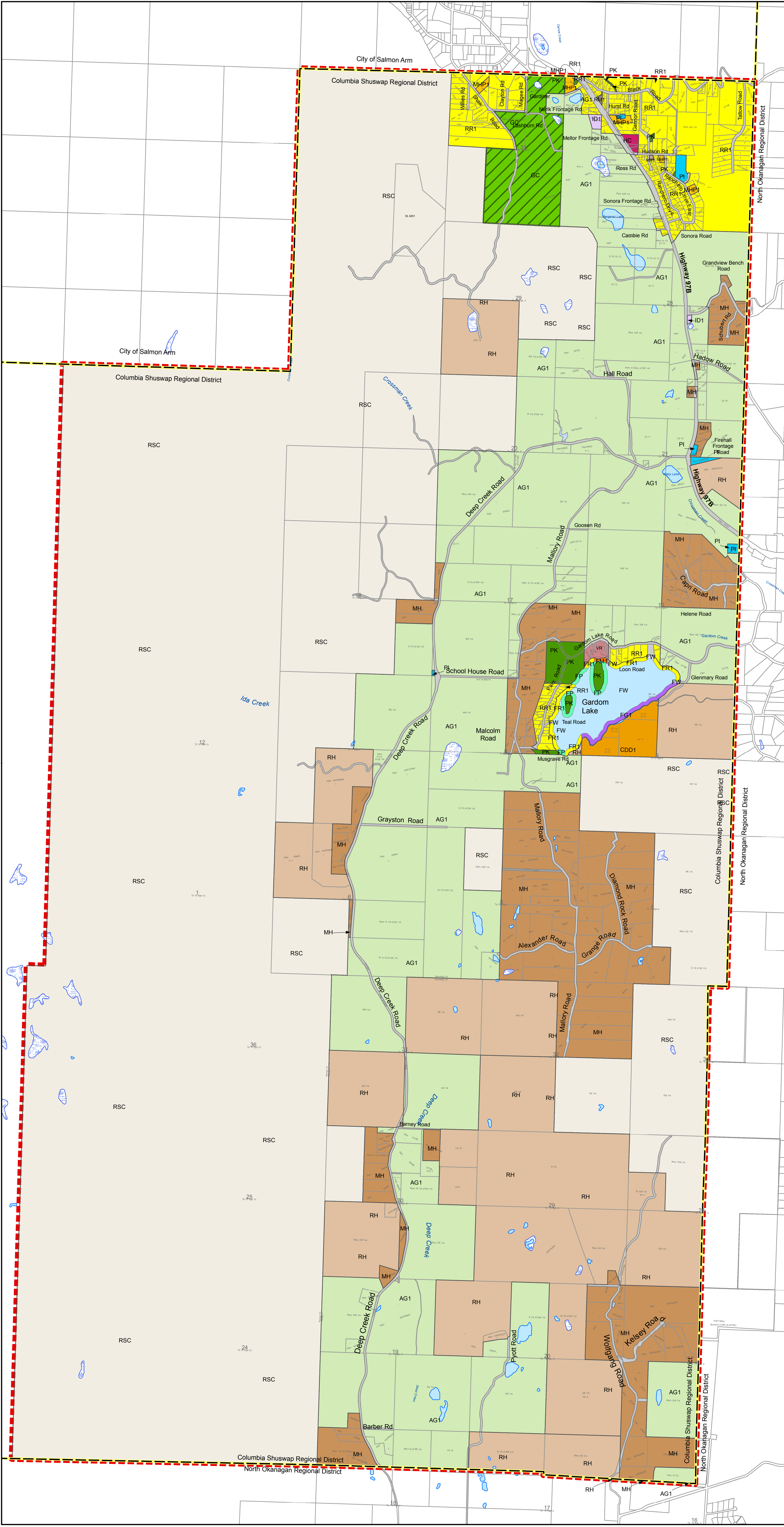
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No representation or warranty is made as to the
accuracy of this information.

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Date: 2018-Feb-13





**Ranchero / Deep Creek
Zoning Bylaw No. 751**

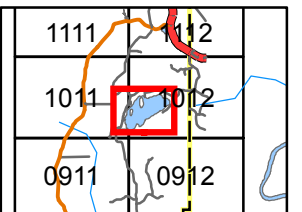
**Schedule B Land Use
Gardom Lake Inset Map**

- CSRD Mapsheets
- Parcel Boundary
- Rivers & Streams
- Lake
- Lake Boundary
- Highways & Roads
- Unsurveyed Road

Gardom Lake Foreshore Zoning

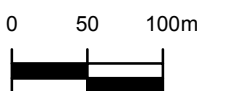
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- FM1 - Foreshore Multi-Family 1
- FR1 - Foreshore Residential 1
- FP - Foreshore Park
- FW - Foreshore Water
- CDD1 - Comprehensive Development D1

CSRD Mapsheets



Mapsheet

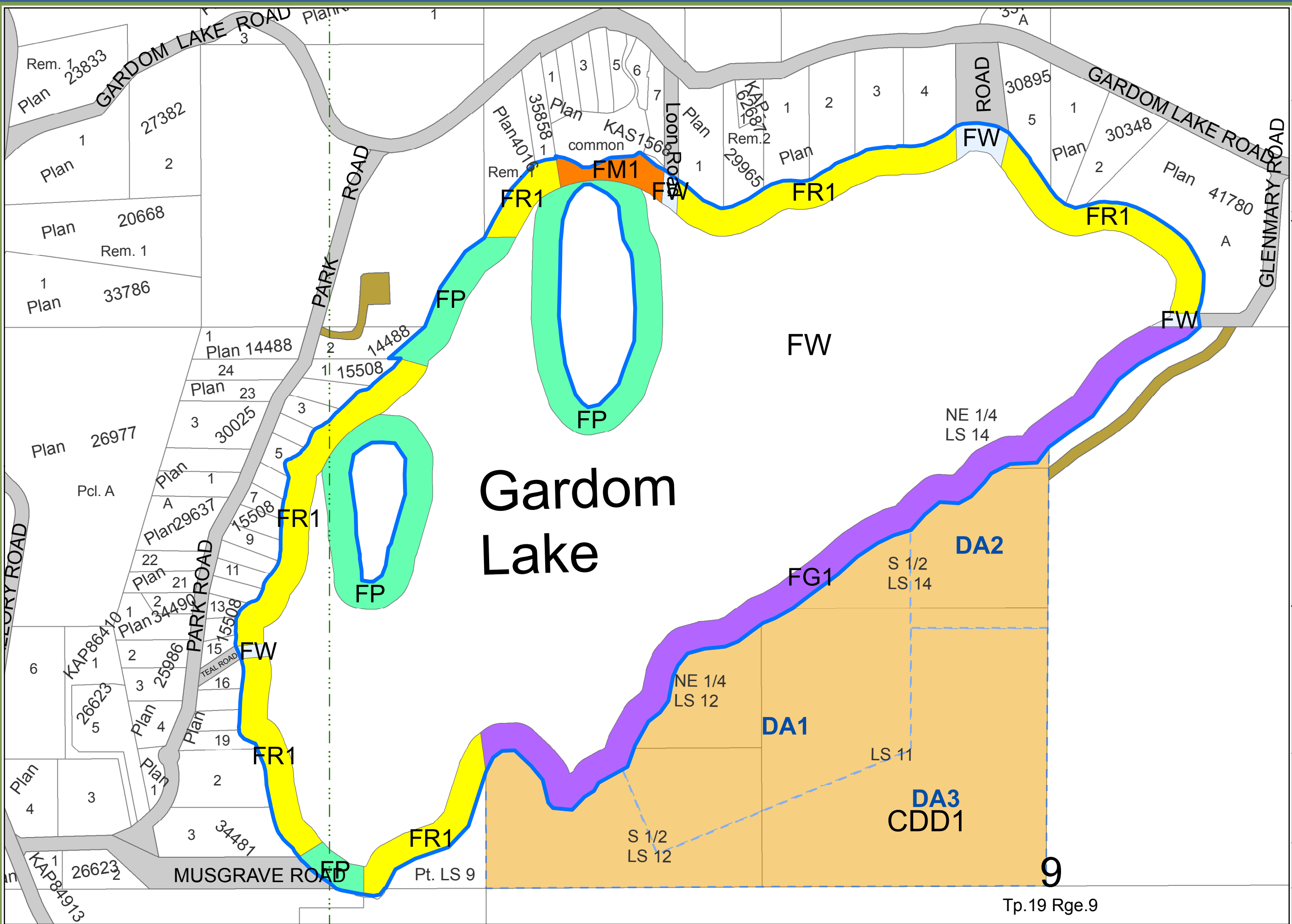
Nad 83 CNT Datum
UTM Zone 11 Projection



Scale 1:5,000

Prepared by: GIS Department
Columbia Shuswap Regional District
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File: Mapbook_ZoningD_b1751.mxd
Date: November 2, 2017

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Zoning Bylaw 751 -- D --

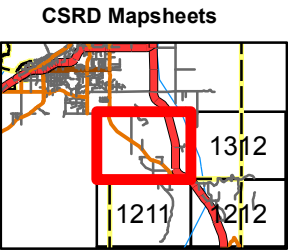


**Ranchero / Deep Creek
Zoning Bylaw No. 751**

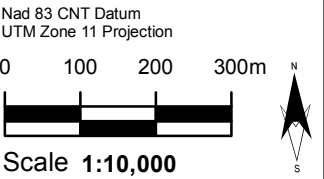
Schedule C

D 1311
Mapsheet 1 of 16

- Electoral Areas Boundary
 - Bylaw Boundary
 - CSRD Mapsheets
 - Parcel Boundary
 - Rivers & Streams
 - Lake
 - Highways & Roads
 - Unsurveyed Road
- Zoning**
- RSC - Rural and Resource
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 - AG1 - Agriculture 1
 - MH - Medium Holdings
 - RR1 - Rural Residential 1
 - RM1 - Multi-Dwelling 1
 - MHP1 - Manufactured Home Park 1
 - CDD1 - Comprehensive Dev D1
 - HC - Highway Commercial
 - VR - Vacation Rental
 - ID1 - Industrial 1
 - GC - Golf Course
 - PI - Public and Institutional
 - PK - Parks and Protected Areas
 - FW - Foreshore Water
- Gardom Lake Foreshore**
- FG1 - Foreshore General 1
 - FP - Foreshore Park
 - FR1 - Foreshore Residential 1
 - FM1 - Foreshore Multi-Family 1
 - FW - Foreshore Water

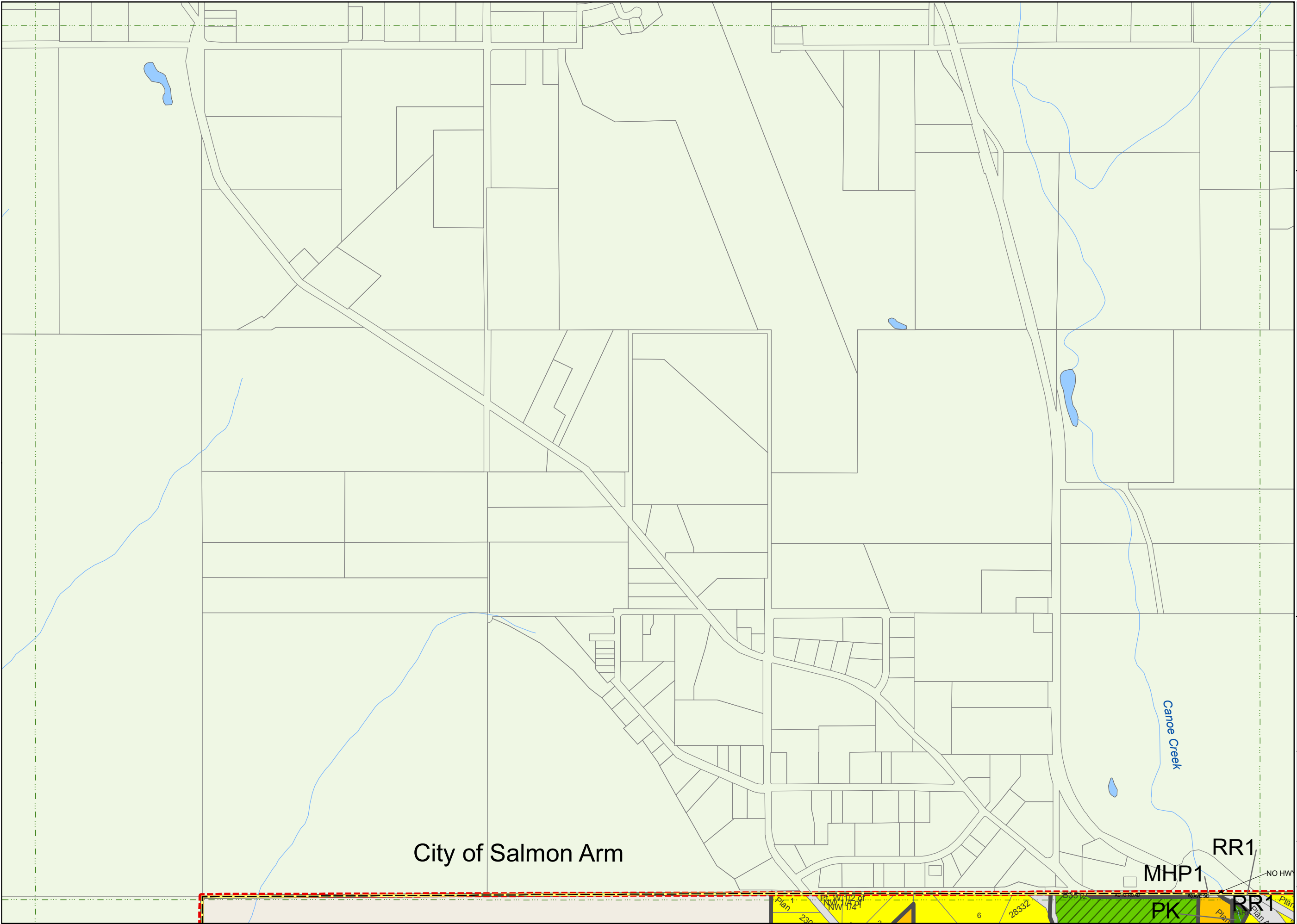


Mapsheet 1311



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Columbia Shuswap Regional District
555 Harbour Front Drive NE, Salmon Arm, BC V1E 4P1
File: Mapbook_ZoningD_bl751.mxd
Date: Dec 21, 2017

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Zoning Bylaw 751 -- D --

1311



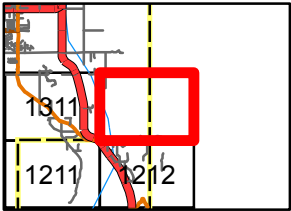
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

D 1312
Mapsheet 2 of 16

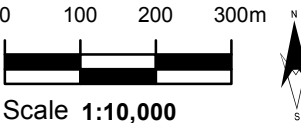
- Electoral Areas Boundary
- Bylaw Boundary
- CSR D Mapsheets
- Parcel Boundary
- Rivers & Streams
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- FG1 - Foreshore General 1
- FP - Foreshore Park
- FR1 - Foreshore Residential 1
- FM1 - Foreshore Multi-Family 1
- FW - Foreshore Water

CSR D Mapsheets



Mapsheet 1312

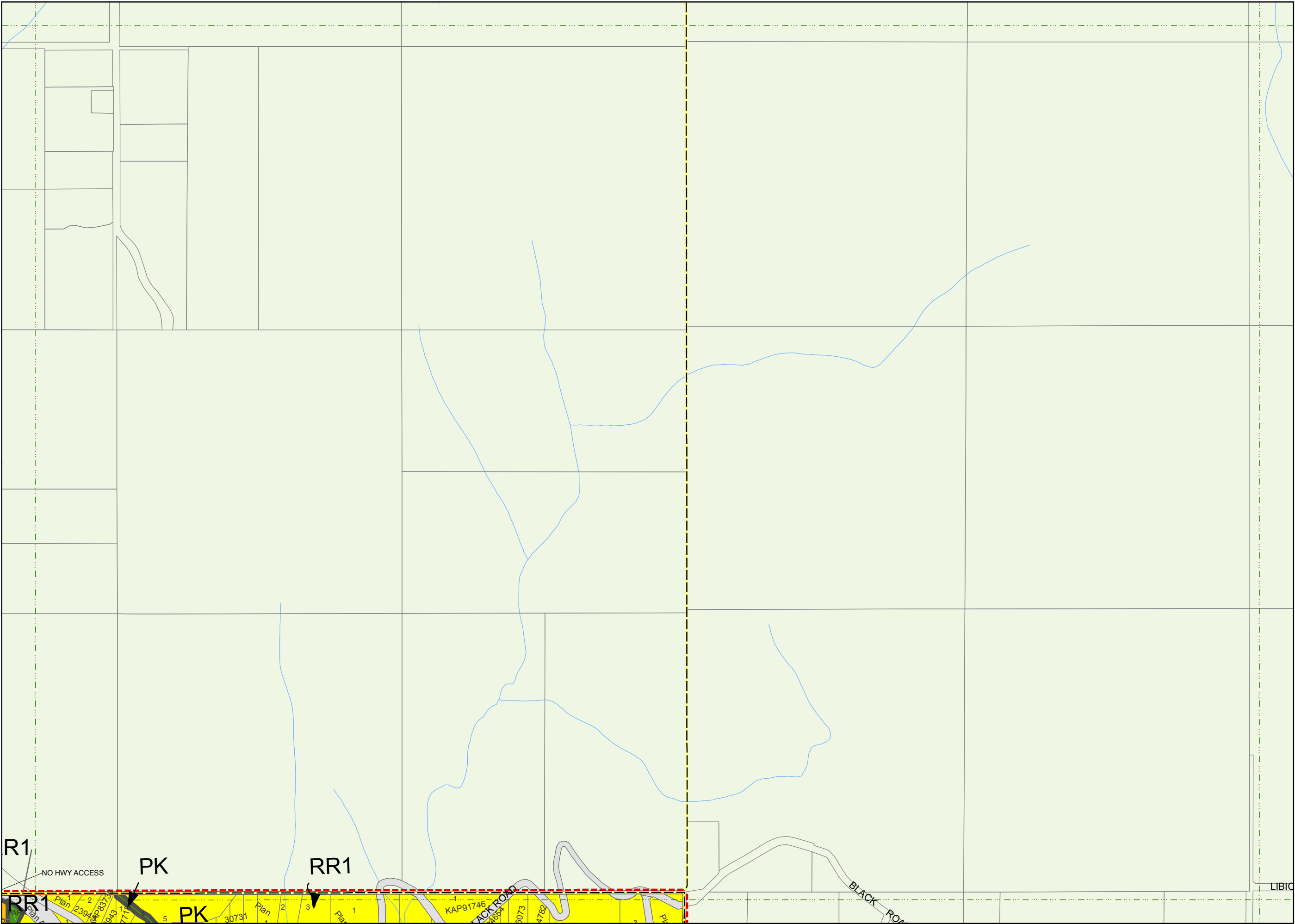
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Scale 1:10,000

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Columbia Shuswap Regional District
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File: Mapbook_ZoningD_bl751.mxd
Date: Dec 21, 2017

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Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

D 0612
Mapsheet 3 of 16

- Electoral Areas Boundary
- Bylaw Boundary
- CSR Mapsheet
- Parcel Boundary
- Rivers & Streams
- Lake
- Highways & Roads
- Unsurveyed Road
- Zoning**

RSC - Rural and Resource

RH - Rural Holdings

AG1 - Agriculture 1

MH - Medium Holdings

RR1 - Rural Residential 1

RM1 - Multi-Dwelling 1

MHP1 - Manufactured Home Park 1

CDD1 - Comprehensive Dev D1

HC - Highway Commercial

VR - Vacation Rental

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PI - Public and Institutional

PK - Parks and Protected Areas

FW - Foreshore Water
- Gardom Lake Foreshore**

FG1 - Foreshore General 1

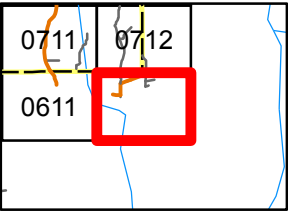
FP - Foreshore Park

FR1 - Foreshore Residential 1

FM1 - Foreshore Multi-Family 1

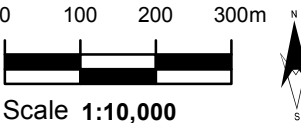
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CSR Mapsheets



Mapsheet 0612

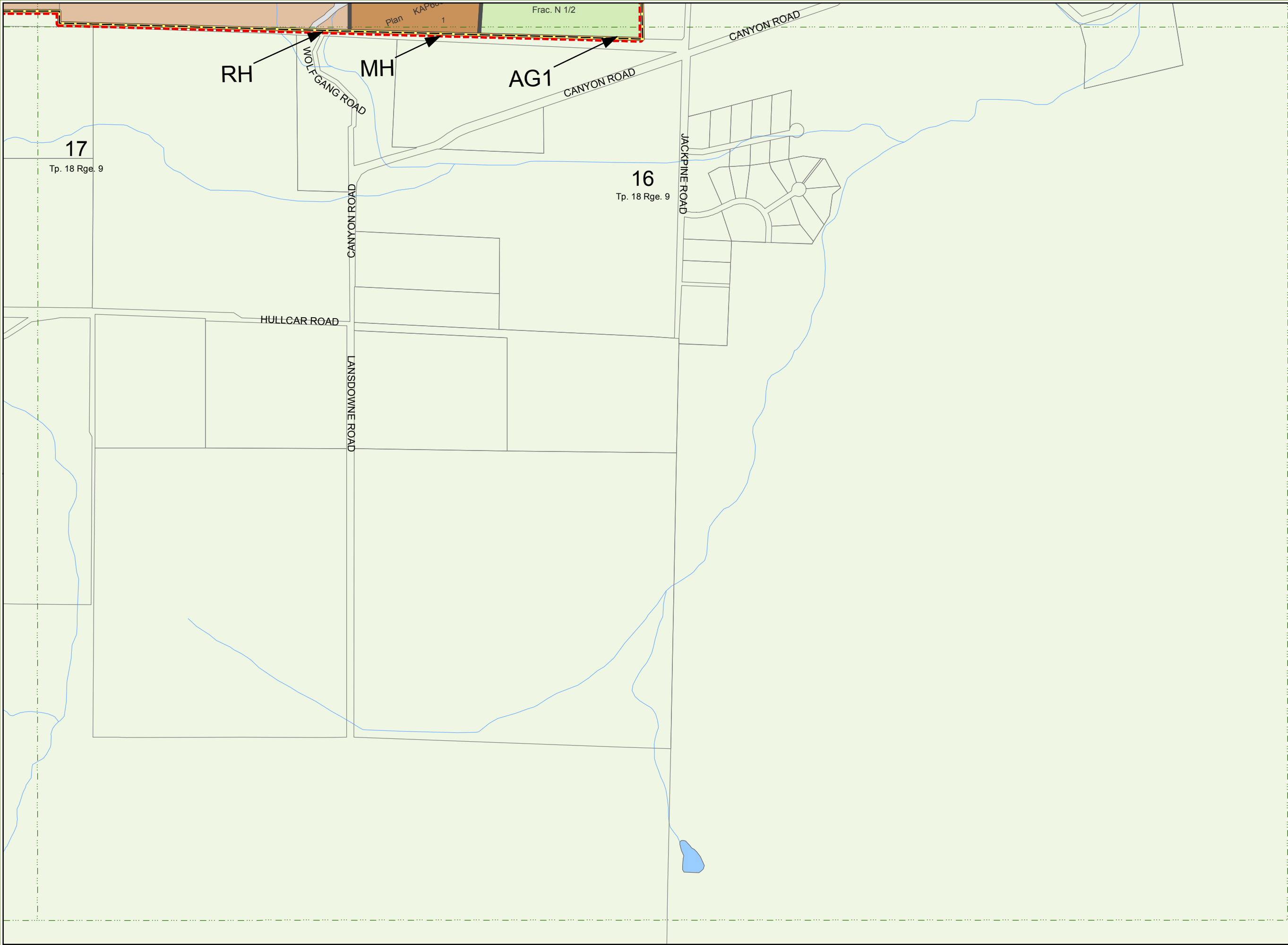
Nad 83 CNT Datum
UTM Zone 11 Projection



Scale 1:10,000

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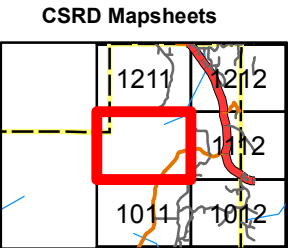


Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

D 1111
Mapsheet 4 of 16

- Electoral Areas Boundary
- Bylaw Boundary
- CSRD Mapsheets
- Parcel Boundary
- Rivers & Streams
- Lake
- Highways & Roads
- Unsurveyed Road
- Zoning
- RSC - Rural and Resource
- RH - Rural Holdings
- AG1 - Agriculture 1
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- HC - Highway Commercial
- VR - Vacation Rental
- ID1 - Industrial 1
- GC - Golf Course
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- FM1 - Foreshore Multi-Family 1
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Mapsheet 1111

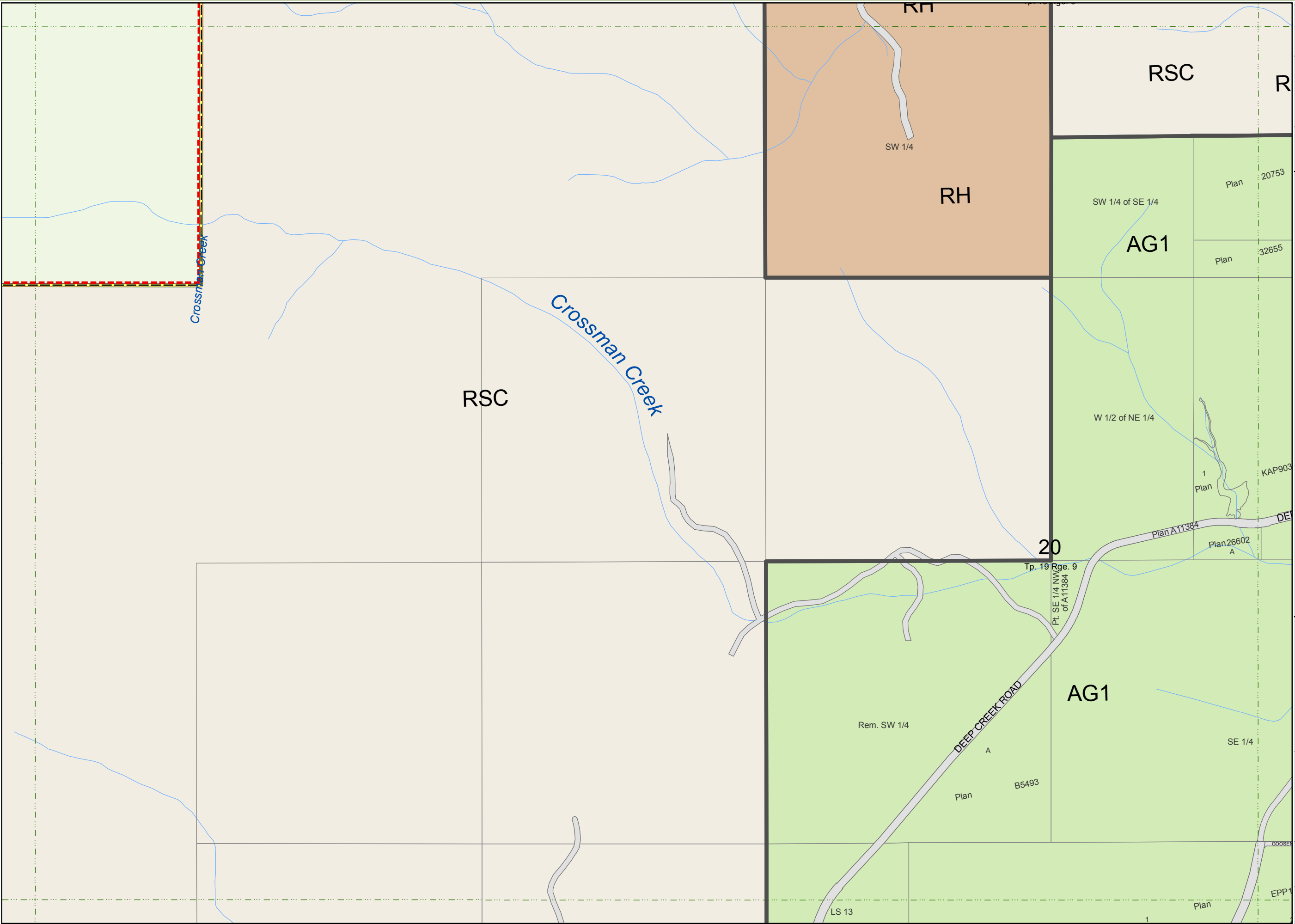
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UTM Zone 11 Projection

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Scale 1:10,000

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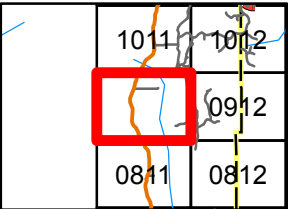
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

D 0911
Mapsheet 5 of 16

- Electoral Areas Boundary
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CSR D Mapsheets



Mapsheet 0911

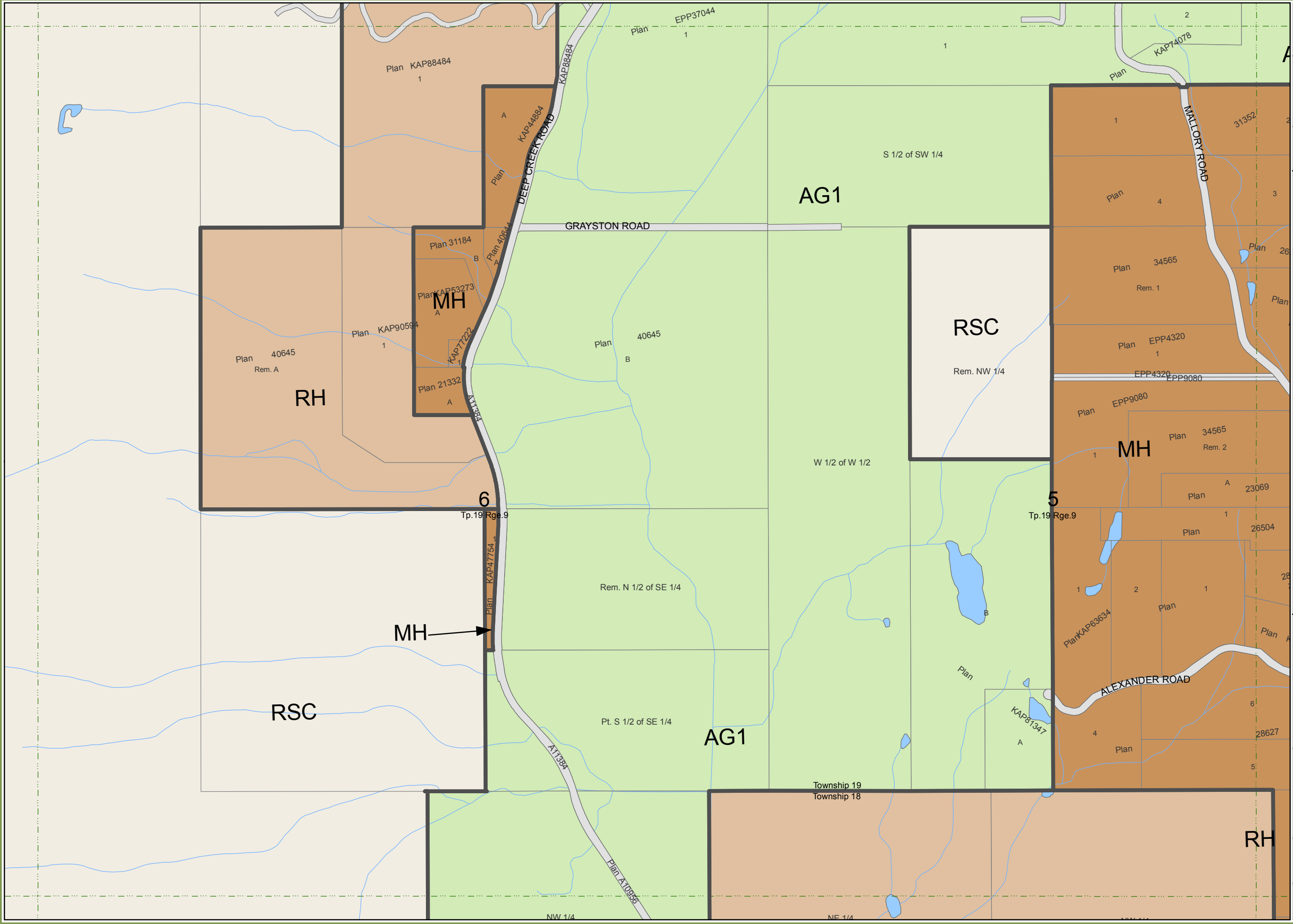
Nad 83 CNT Datum
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Zoning Bylaw 751 -- D --

0911



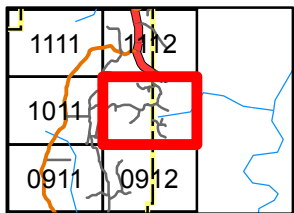
**Ranchero / Deep Creek
Zoning Bylaw No. 751**

Schedule C

D 1012
Mapsheet 6 of 16

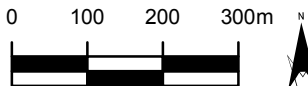
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 Bylaw Boundary
 CSRD Mapsheets
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 Rivers & Streams
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 Unsurveyed Road
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CSRD Mapsheets



Mapsheet 1012

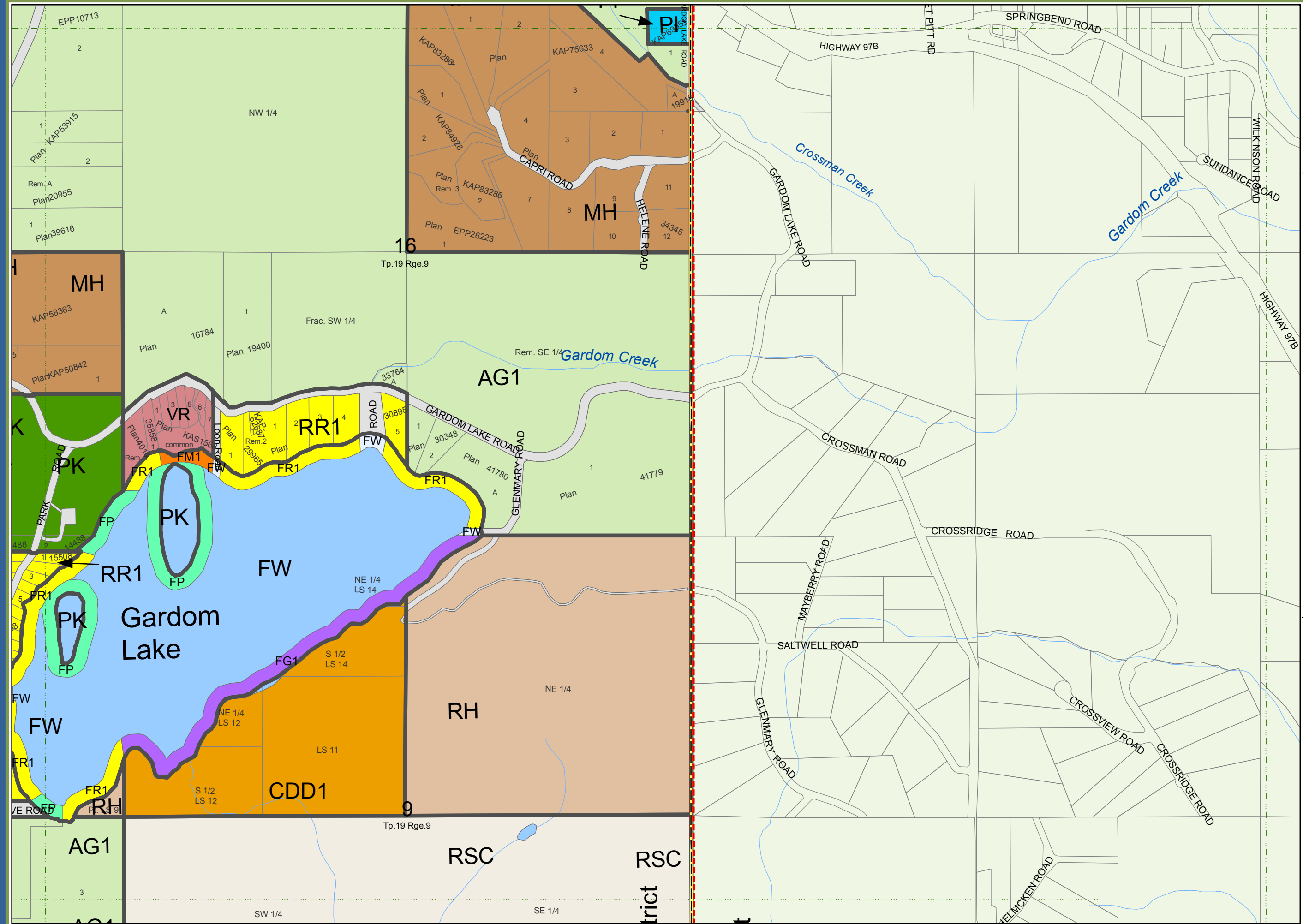
Nad 83 CNT Datum
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Zoning Bylaw 751 -- D --

1012



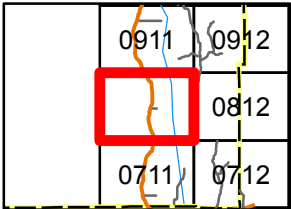
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

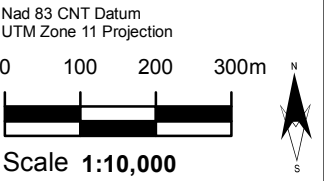
D 0811
Mapsheet 7 of 16

- Electoral Areas Boundary
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CSR D Mapsheets



Mapsheet 0811

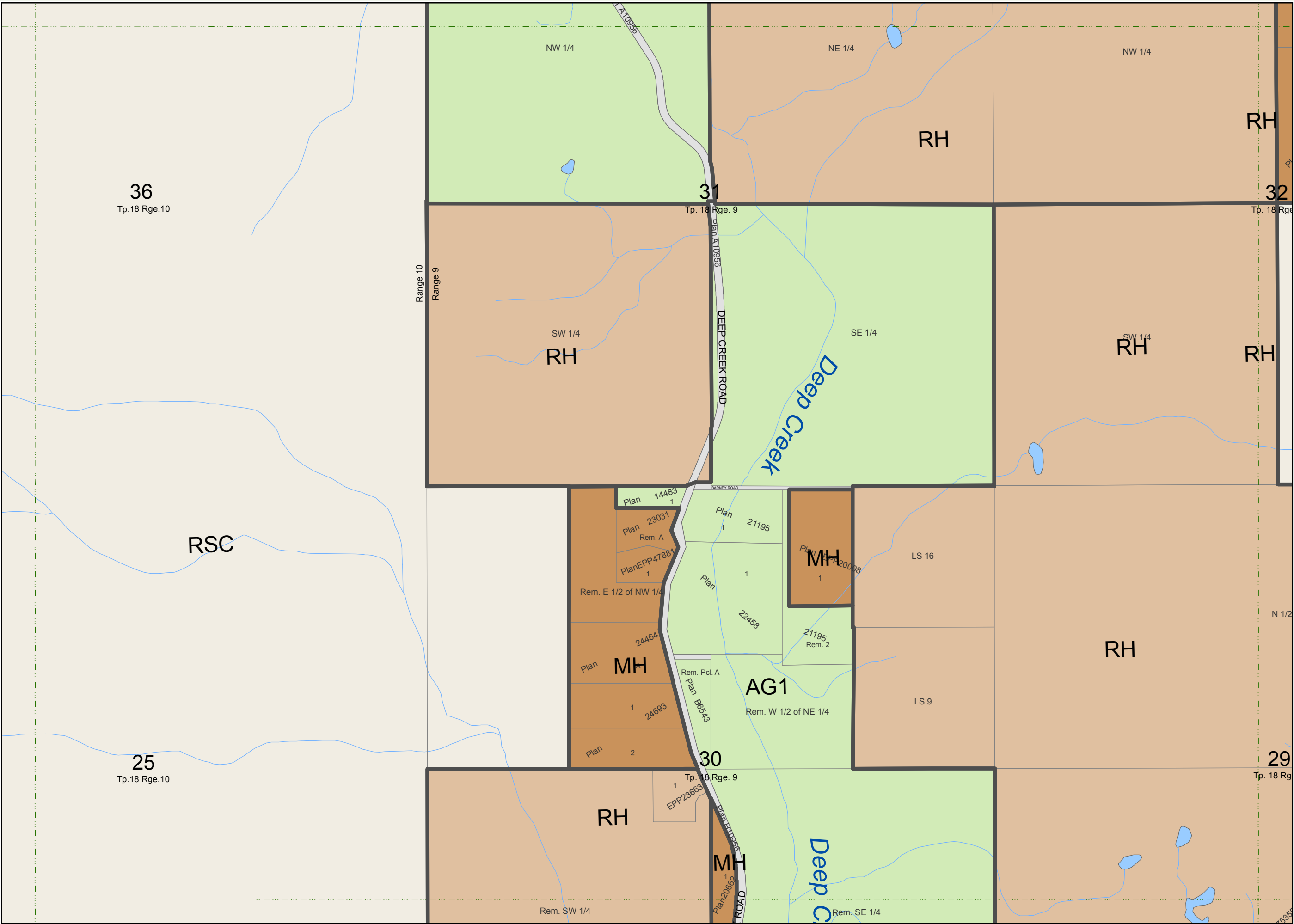


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Zoning Bylaw 751 -- D --

0811





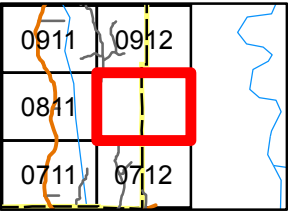
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

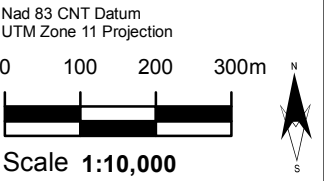
D 0812
Mapsheet 8 of 16

- Electoral Areas Boundary
- Bylaw Boundary
- CSR D Mapsheets
- Parcel Boundary
- Rivers & Streams
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CSR D Mapsheets

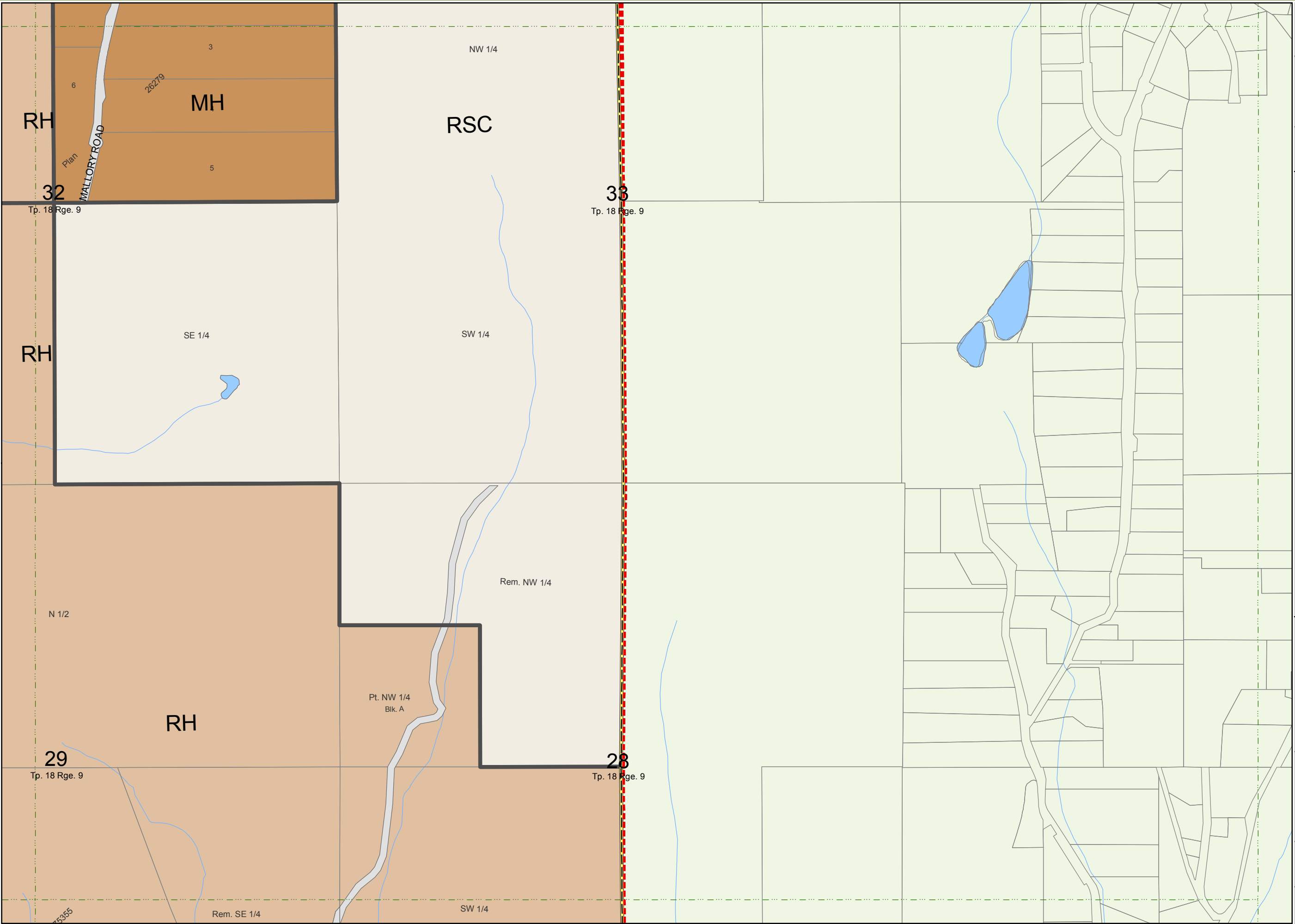


Mapsheet 0812



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Zoning Bylaw 751 -- D --

0812



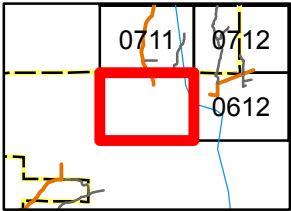
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

D 0611
Mapsheet 9 of 16

- Electoral Areas Boundary**
- Bylaw Boundary**
- CSR Mapsheets**
- Parcel Boundary**
- Rivers & Streams**
- Lake**
- Highways & Roads**
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CSR Mapsheets



Mapsheet 0611

Nad 83 CNT Datum
UTM Zone 11 Projection

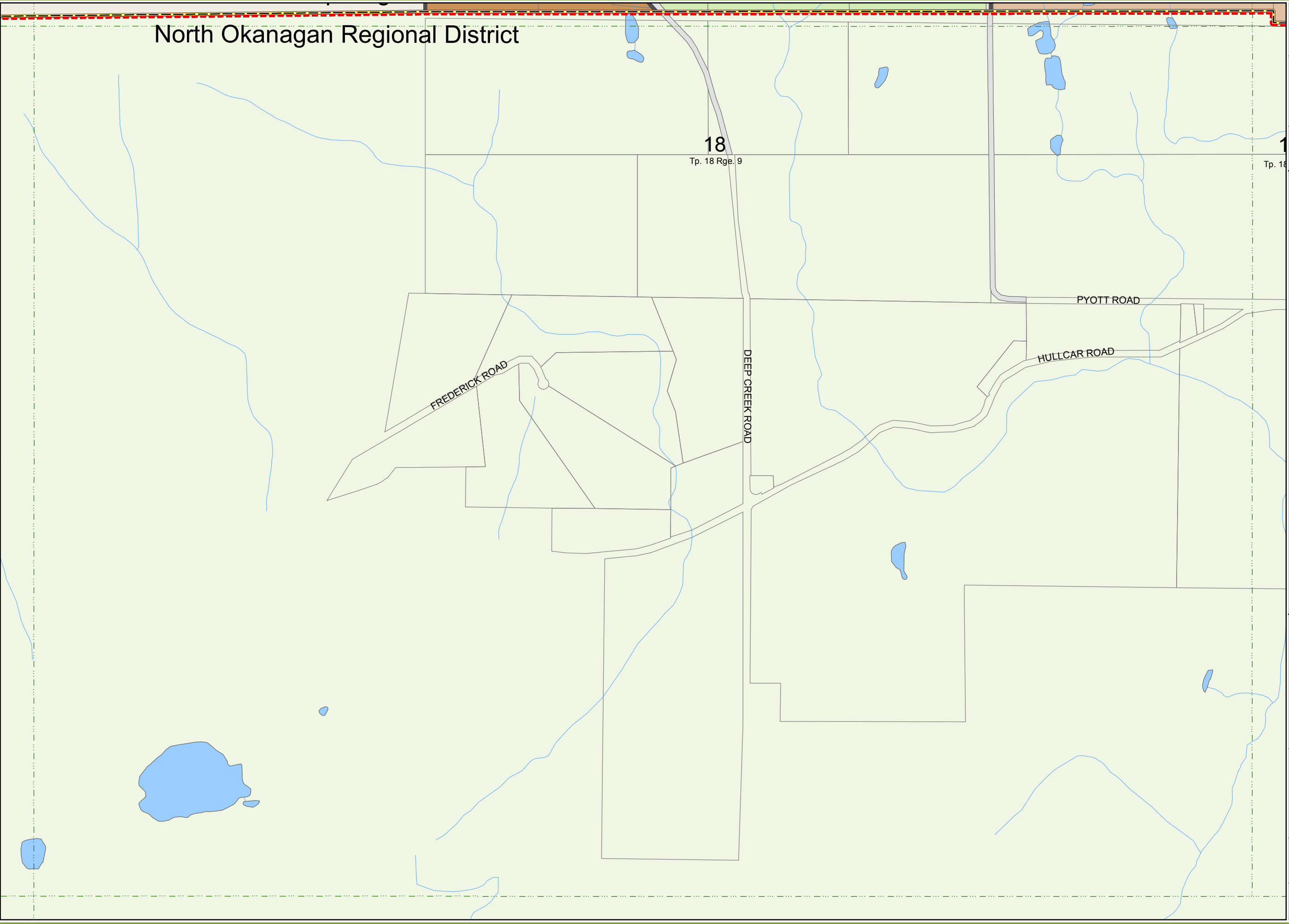


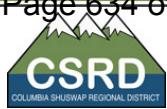
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North Okanagan Regional District





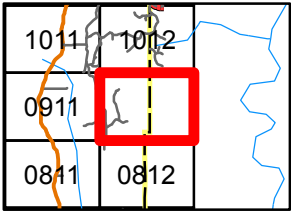
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

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- Electoral Areas Boundary
- Bylaw Boundary
- CSR D Mapsheets
- Parcel Boundary
- Rivers & Streams
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CSR D Mapsheets



Mapsheet 0912

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UTM Zone 11 Projection



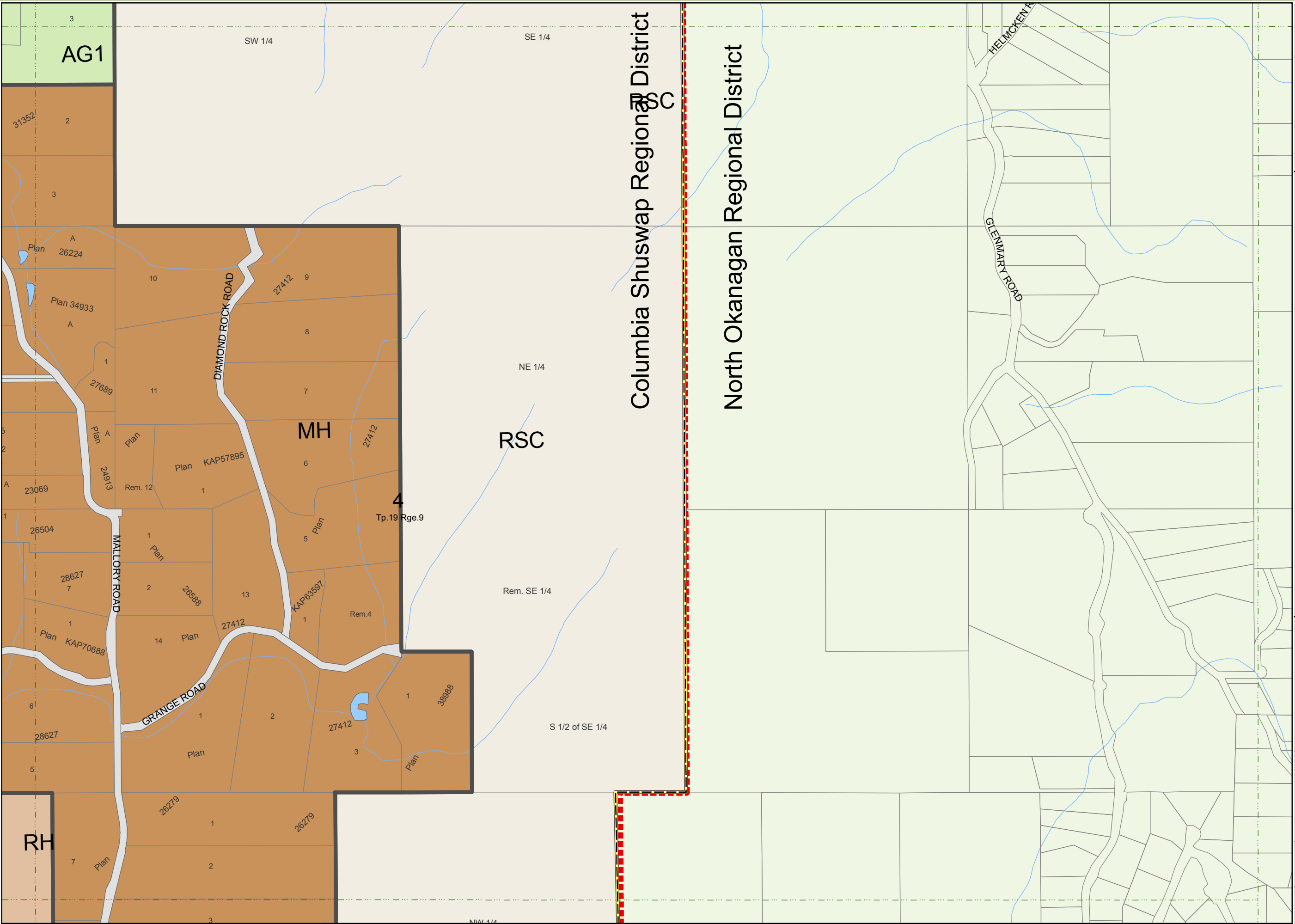
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Zoning Bylaw 751 -- D --

0912





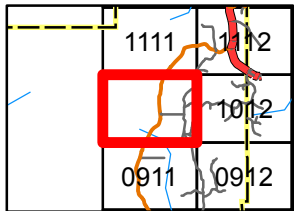
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

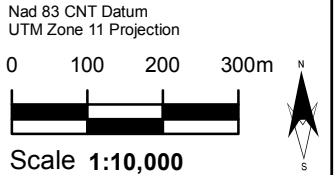
D 1011
Mapsheet 11 of 16

- Electoral Areas Boundary
 Bylaw Boundary
 CSRD Mapsheets
 Parcel Boundary
 Rivers & Streams
 Lake
 Highways & Roads
 Unsurveyed Road
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CSRD Mapsheets

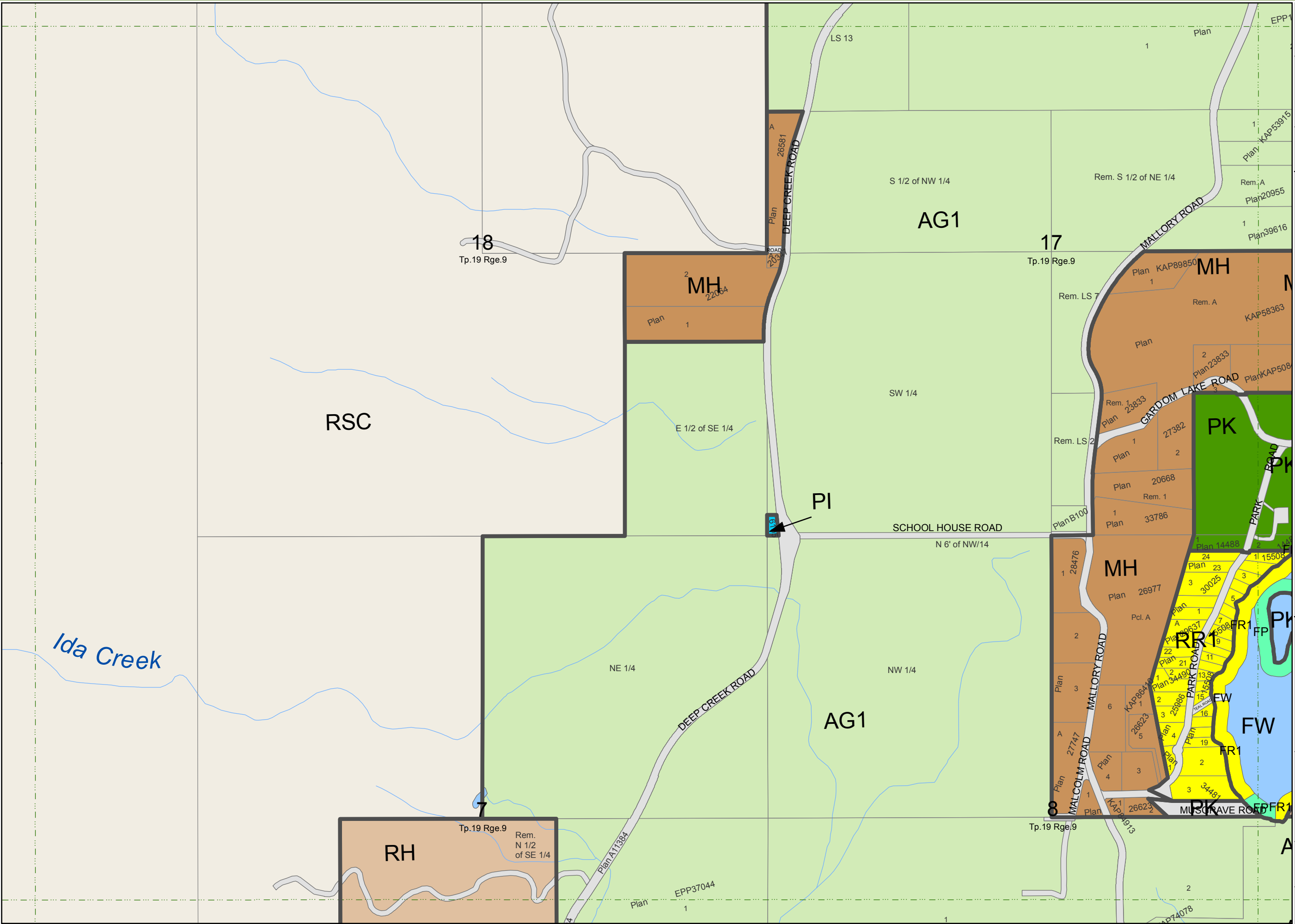


Mapsheet 1011



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Zoning Bylaw 751 -- D --

1011



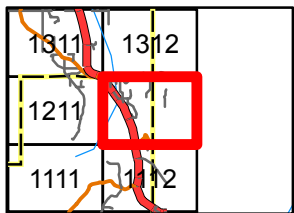
**Ranchero / Deep Creek
Zoning Bylaw No. 751**

Schedule C

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- Legend**
- Electoral Areas Boundary
 - Bylaw Boundary
 - CSRD Mapsheets
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CSRD Mapsheets



Mapsheet 1212

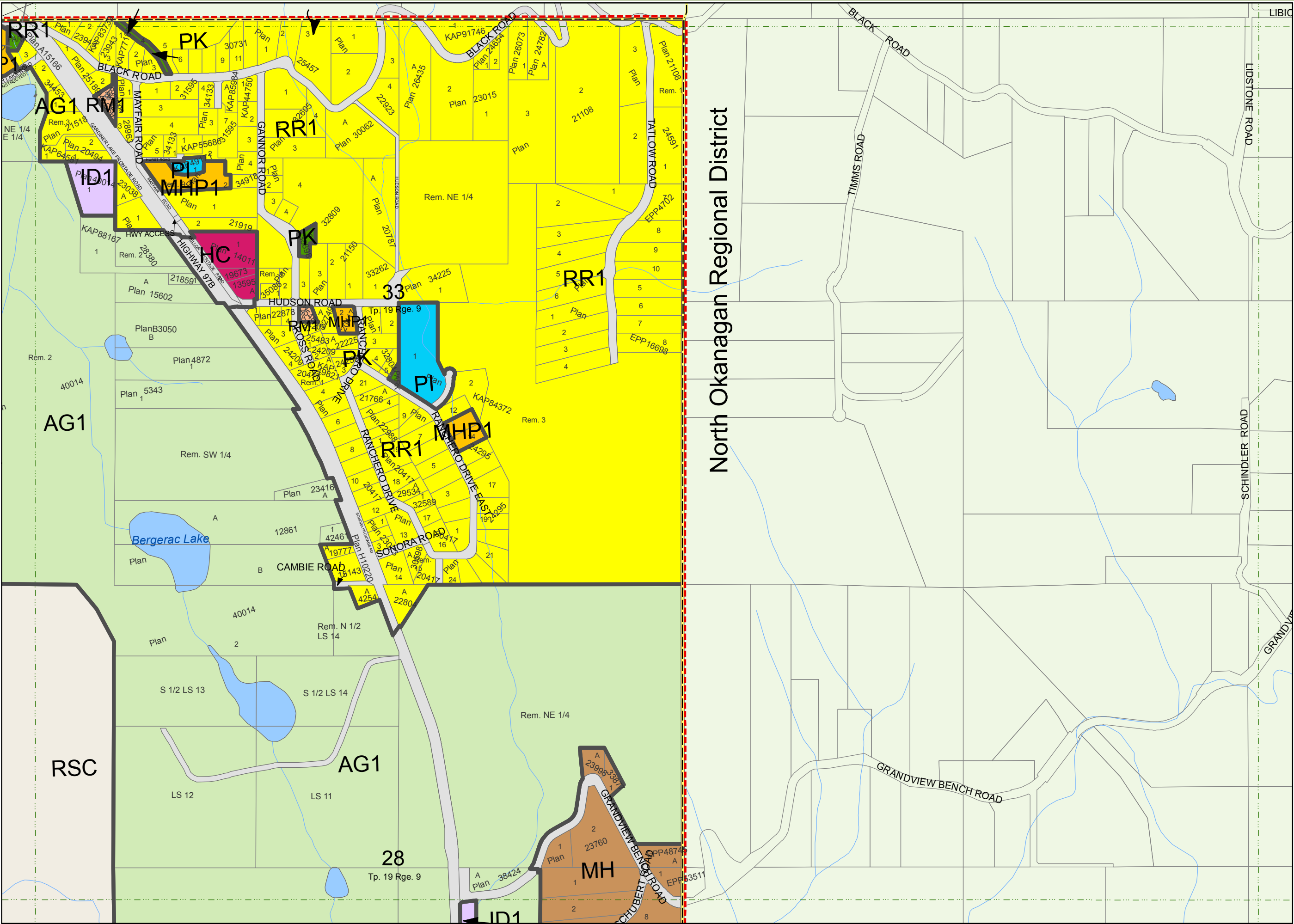
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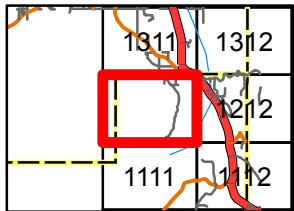
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

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- Electoral Areas Boundary**
Bylaw Boundary
CSR Mapsheets
Parcel Boundary
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CSR Mapsheets



Mapsheet 1211

Nad 83 CNT Datum
UTM Zone 11 Projection

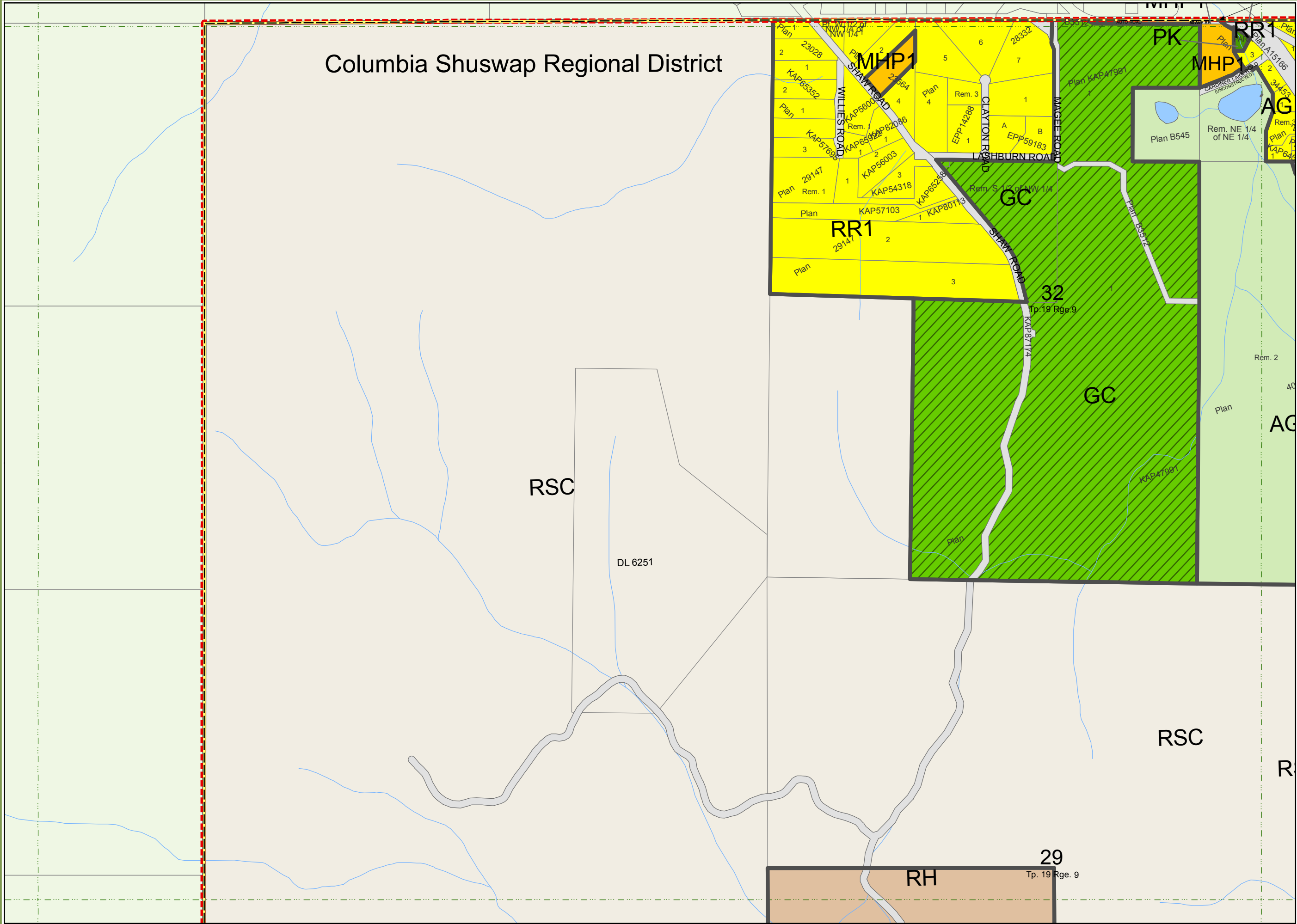


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Columbia Shuswap Regional District



Zoning Bylaw 751 -- D --

1211



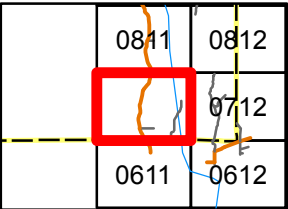
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

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- Electoral Areas Boundary
- Bylaw Boundary
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CSR D Mapsheets



Mapsheet 0711

Nad 83 CNT Datum
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Zoning Bylaw 751 -- D --

0711

Columbia Shuswap Regional District

North Okanagan Regional District



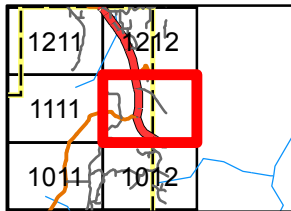
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

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- Electoral Areas Boundary
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CSRD Mapsheets



Mapsheet 1112

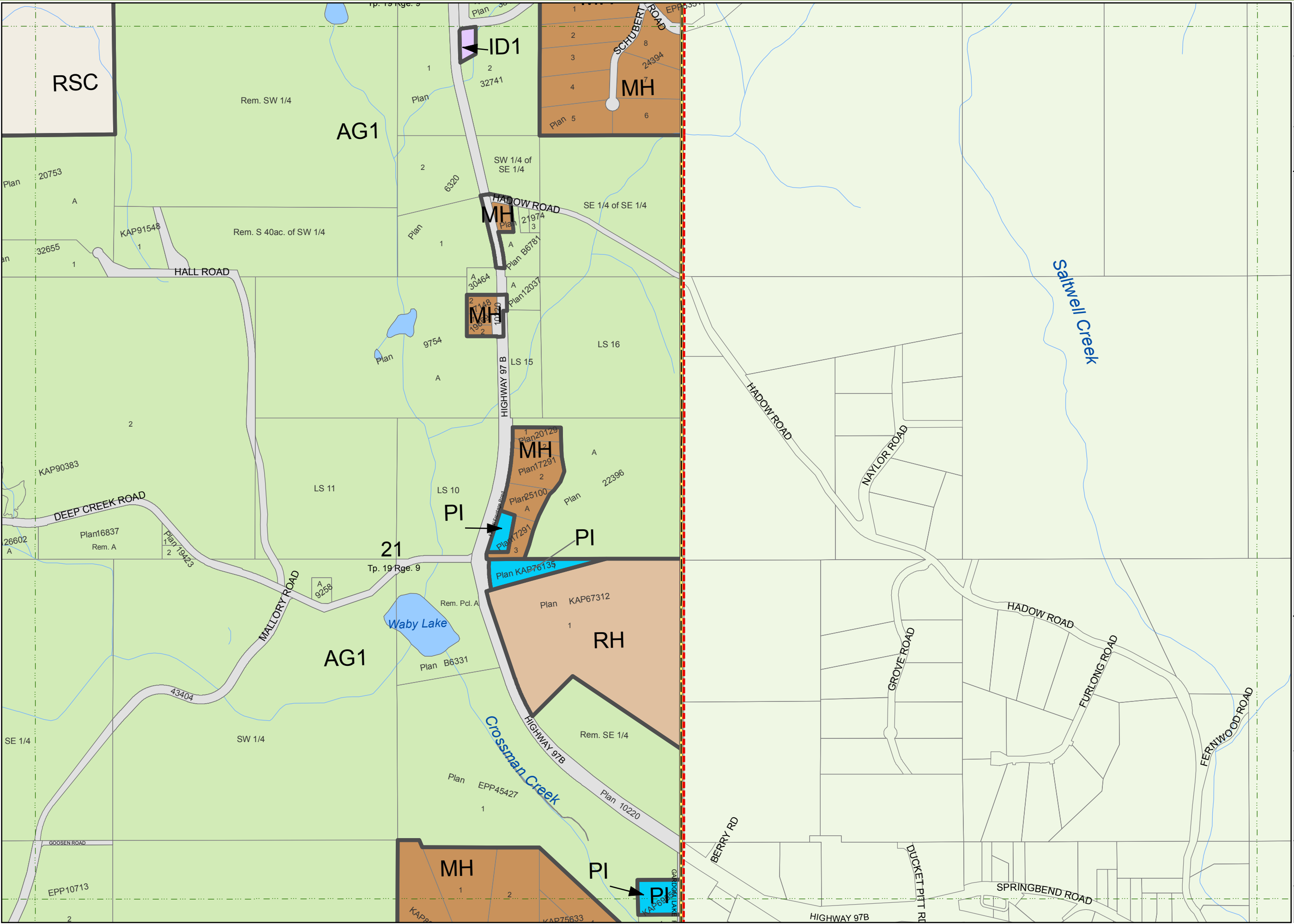
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Date: Dec 21, 2017

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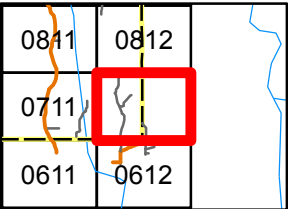
Ranchero / Deep Creek
Zoning Bylaw No. 751

Schedule C

D 0712
Mapsheet 16 of 16

- Electoral Areas Boundary
- Bylaw Boundary
- CSR D Mapsheets
- Parcel Boundary
- Rivers & Streams
- Lake
- Highways & Roads
- Unsurveyed Road
- Zoning
- RSC - Rural and Resource
- RH - Rural Holdings
- AG1 - Agriculture 1
- MH - Medium Holdings
- RR1 - Rural Residential 1
- RM1 - Multi-Dwelling 1
- MHP1 - Manufactured Home Park 1
- CDD1 - Comprehensive Dev D1
- HC - Highway Commercial
- VR - Vacation Rental
- ID1 - Industrial 1
- GC - Golf Course
- PI - Public and Institutional
- PK - Parks and Protected Areas
- FW - Foreshore Water
- Gardom Lake Foreshore
- FG1 - Foreshore General 1
- FP - Foreshore Park
- FR1 - Foreshore Residential 1
- FM1 - Foreshore Multi-Family 1
- FW - Foreshore Water

CSR D Mapsheets



Mapsheet 0712

Nad 83 CNT Datum
UTM Zone 11 Projection



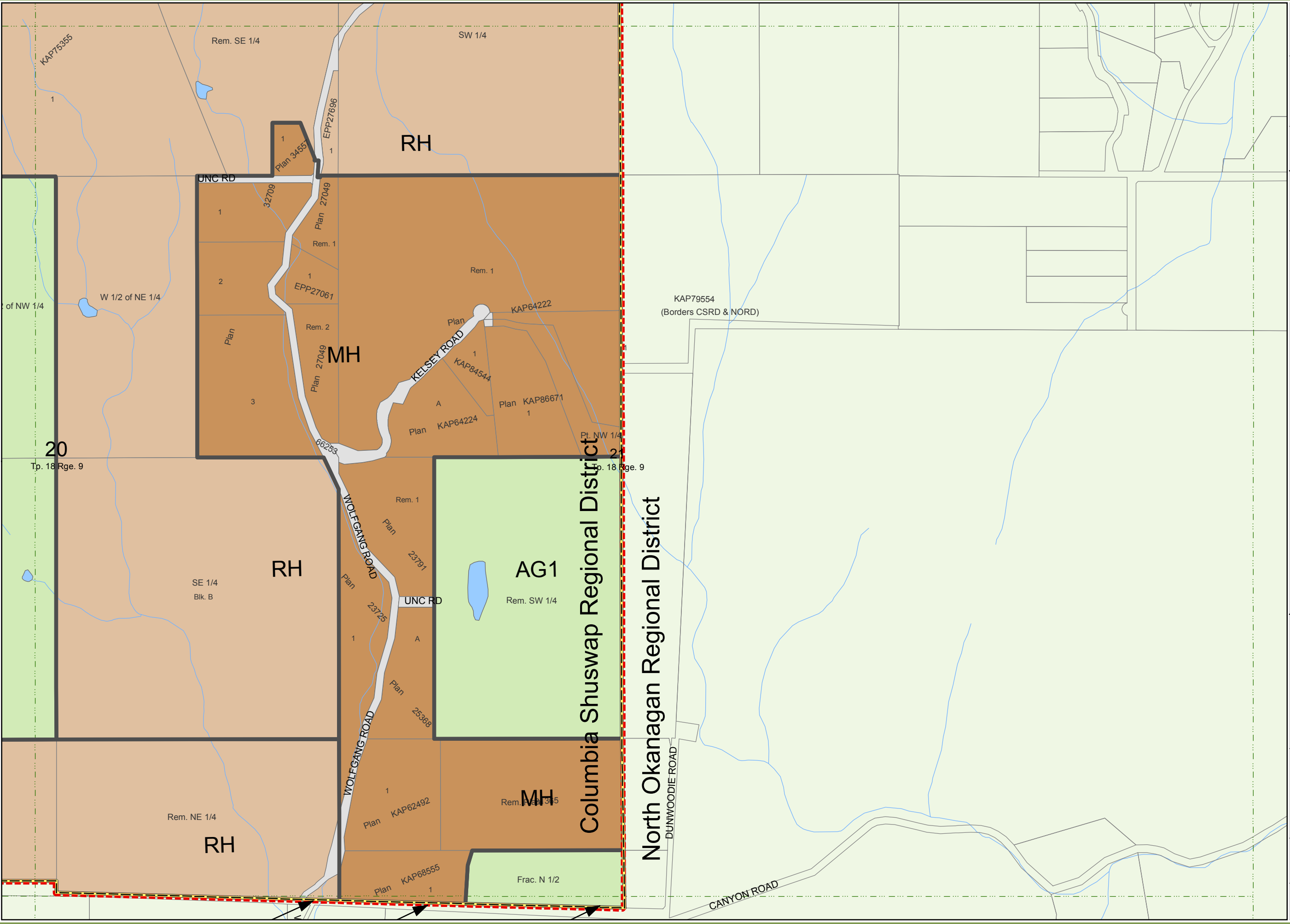
Scale 1:10,000

Prepared by: GIS Department
Columbia Shuswap Regional District
555 Harbour Front Drive NE, Salmon Arm, BC V1E 4P1
File: Mapbook_ZoningD_bl751.mxd
Date: Dec 21, 2017

The information on this map was compiled by the
CSR D for regulatory and internal reference
purposes only. No representation or warranty is
made as to the accuracy of the information.

Zoning Bylaw 751 -- D --

0712





BOARD REPORT

TO: Chair and Directors

File No: BL 751 & BL 750-02
PL20160012

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

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

RECOMMENDATION #1: THAT: "Ranchero / Deep Creek Official Community Plan Amendment (CSR D) Bylaw No. 750-02" be read a second time, as amended, this 16th day of November, 2017.

RECOMMENDATION #2: THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be read a second time, as amended, this 16th day of November, 2017.

RECOMMENDATION #3: THAT: the Board direct staff to hold an open house to present Bylaw No. 750-02 and Bylaw No. 751

SHORT SUMMARY:

Ranchero / Deep Creek Zoning Bylaw No. 751 is a follow up to the Ranchero / Deep Creek Official Community Plan (OCP) Bylaw No 750. Bylaw No. 751 will provide land use regulations for the portion of Electoral Area 'D' covered by the OCP and will repeal and replace Ranchero / Deep Creek Land Use Bylaw No. 2100.

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:

Zoning has been in place for the Ranchero / Deep Creek area since 1978, with the most current zoning bylaw adopted in September 1987, 30 years ago. Bylaw No. 2100 is one of the oldest land use bylaws in the CSR D and contains many references to outdated legislation. The Ranchero / Deep Creek OCP, adopted in November 2011, recommends that the current land use bylaw be replaced with a bylaw that generally reflects the status quo in terms of density and land use as well as the goals and policies of the OCP.

The process of preparing Bylaw No. 751 began in the summer of 2012, with planning students conducting a field survey to verify current land uses on all parcels in the bylaw area. Additional land use inventory work was conducted in 2014 and 2015. Drafting of the bylaw text and maps was carried out between 2014 and 2015. Bylaw No. 750-02 was given first reading in March 2016 and Bylaw No. 751 was given first reading in January 2016.

POLICY:

Section 478(2) of the Local Government Act requires that all zoning bylaws adopted after an OCP must be consistent with that plan. Bylaw No. 751 proposes to introduce several land use zones which are currently not identified in the OCP. Ranchero / Deep Creek Official Community Plan Amendment (CSRDA) Bylaw No. 750-02 is, therefore, required to create designations and policies that complement the new zones and ensure consistency between the two bylaws. For example, the proposed foreshore zones require corresponding foreshore designations and policy statements in the OCP.

FINANCIAL:

\$10,000 was allocated for 2017 to complete Bylaw No. 750-02 and Bylaw No. 751. This amount takes into consideration the cost of public open houses, public hearings, advertising, and legal counsel review. Any monies remaining from 2017 are proposed to be rolled-over into the 2018 budget to allow the completion of the project.

KEY ISSUES/CONCEPTS:

The intent of Bylaw No. 751 is to repeal and replace Bylaw No. 2100 with an up-to-date bylaw that reflects current legislation and is consistent with the OCP. The intent of Bylaw No. 750-02 is to ensure that the new zoning bylaw and current OCP are consistent with each other.

SUMMARY:

A summary of Bylaw No. 750-02 and Bylaw No. 751 was provided in a previous Board report at the time of consideration of first reading. Since that time, numerous changes have been made to these bylaws. A summary of key changes is provided below:

Key updates to Bylaw No. 750-02 since first reading:

- Updates to demographic information (new data from the 2016 census)

Key updates to Bylaw No. 751 regulation since first reading:

- Updated Definitions
- Home Occupations – more clarity on home occupation total area allowance in relation to parcel size.
- Secondary Dwelling Unit – more clarity on maximum size allowance.
- Shipping Containers – to be permitted temporarily for 6 months.
- New “limited agriculture” provisions for MH and RR1 zones.
- Cannabis Production Facilities – deletion of "Special Industrial" Zone. Cannabis Production Facilities to only be permitted on ALR land.
- Private Campgrounds - new definitions and regulations better reflect existing operations.
- Signage – new definitions.

Based on the positive input received from referral agencies and Electoral Area D APC, staff is recommending at this time that the bylaws be given second reading as amended.

IMPLEMENTATION:

Complex Consultation Process

If Bylaw No. 751 and Bylaw Amendment No. 750-02 receive second reading as amended, the bylaws will be presented at an open house to obtain public feedback. Once final edits have been made to the

bylaws, they will be sent to legal counsel for review and brought back again to the Board for consideration of any further amendments needed at second reading, along with a recommendation to delegate a public hearing.

COMMUNICATIONS:

Property owners and residents will be able to view the proposed bylaws on the CSRD website and obtain hard copies from the CSRD office. Advertisements will be placed in local newspapers to provide notice of the public open house and public hearing. Comments received from the public on this bylaw will be presented to the Board prior to third reading.

Bylaw No. 750-02 and Bylaw No. 751 were sent out to the following referral agencies listed below. Agency comments are noted in the right column.

Agricultural Land Commission	Provided comments to ensure consistency with ALC Act and regulations of the ALC – home site severances and provisions for additional dwellings
First Nations Bands and Councils	No response
Ministry of Forests, Lands and Natural Resource Operations - Archaeology Branch	No response
City of Salmon Arm	No objections
CSRD Financial Services	Interests unaffected
CSRD Operations Management	No concerns
Electoral Area D Advisory Planning Commission	Provided a motion recommending approval of 750-02 and Bylaw No. 751 as presented
Fisheries and Oceans Canada - Habitat Enhancement	No response
Interior Health Authority	No response
The Managed Forest Council	No response
Ministry of Agriculture	No response
Ministry of Community, Sport and Cultural Development	No concerns
Ministry of Energy and Mines	No response
Ministry of Environment	No response
Ministry of Forests, Lands and Natural Resource Operations	No objections
Ministry of Transportation and Infrastructure	No formal response but provided feedback on the proposed Hwy 97B setback
NAV Canada - Land Use Office	No response
Regional District of North Okanagan	Interests unaffected
School District #83	No response
Township of Spallumcheen	No comment or concerns
Transport Canada	No response

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations.*
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:

- Ranchero / Deep Creek Official Community Plan Bylaw No. 750
- Previous Board Reports

Report Approval Details

Document Title:	2017-11-16_Board_DS_BL751_BL750-02_CSRD.docx
Attachments:	<ul style="list-style-type: none"> - BL750-02_second_amended.pdf - BL750-02_Schedule_A_second_amended.pdf - BL750-02_Schedule_B_second_amended.pdf - BL751_second_amended.pdf - BL751_Schedule_A_second_amended.pdf - BL751_Schedule_B_second_amended.pdf - BL751_Schedule_C_second_amended.pdf
Final Approval Date:	Nov 6, 2017

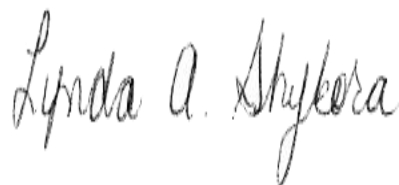
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 3, 2017 - 12:15 PM



Gerald Christie - Nov 3, 2017 - 2:08 PM



Lynda Shykora - Nov 6, 2017 - 1:30 PM



Charles Hamilton - Nov 6, 2017 - 1:43 PM



BOARD REPORT

TO:

Chair and Directors

File No:

 BL750-02
 PL20160012
 BL751

SUBJECT:

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

DESCRIPTION:

 Report from Jan Thingsted, Planner dated March 12, 2018.
 Ranchero / Deep Creek, Electoral Area D

RECOMMENDATION #1:

 THAT: "Ranchero / Deep Creek Official Community Plan Amendment
 (CSR D) Bylaw No. 750-02" be read a third time this 29th day of March,
 2018;

RECOMMENDATION #2:

 THAT: "Ranchero / Deep Creek Official Community Plan Amendment
 (CSR D) Bylaw No. 750-02" be adopted this 29th day of March, 2018.

RECOMMENDATION #3:

 THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be read a third
 time this 29th day of March, 2018;

 AND THAT: "Ranchero / Deep Creek Zoning Bylaw No. 751" be forwarded
 to the Ministry of Transportation and Infrastructure with a request for
 Statutory Approval.

SHORT SUMMARY:

Ranchero / Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751) is a follow up to the Ranchero / Deep Creek Official Community Plan (OCP) Bylaw No 750. Bylaw No. 751 will provide land use regulations for the portion of Electoral Area D covered by the OCP and will repeal and replace Ranchero / Deep Creek Land Use Bylaw No. 2100.

Ranchero / Deep Creek Official Community Plan Amendment (CSR D) Bylaw No. 750-02 is required to create designations and policies that complement the new zones and ensure consistency between the two bylaws. For example, the proposed foreshore zones for Gardom Lake require corresponding foreshore designations and policy statements in the OCP.

VOTING:

 Unweighted
 Corporate

☐

 LGA Part 14
 (Unweighted)

☒

 Weighted
 Corporate

☐

 Stakeholder
 (Weighted)

☐
BACKGROUND:

Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02 and Ranchero / Deep Creek Zoning Bylaw No. 751 were given Second Reading as Amended on February 15th, 2018 at which time the Board delegated a public hearing.

See "2018-02-15_Board_Report_DS_BL_751_750_02_CSRD.pdf" for further details.

The public hearing was held on March 6, 2018 at Ranchero Elementary School and was attended by 16 members of the public. One written submission was received at the public hearing and four members of the public asked questions. There were no written or verbal statements made before the close of the public which expressed opposition to either Bylaw No. 750-02 or Bylaw No. 751. See "Public_hearing_notes_2018-03-06_BL750-02_BL751.pdf" to view the complete public hearing notes.

POLICY:

Section 478(2) of the Local Government Act requires that all zoning bylaws adopted after an OCP must be consistent with that plan. Bylaw No. 751 proposes to introduce several land use zones which are currently not identified in the OCP. Ranchero / Deep Creek Official Community Plan Amendment (CSRD) Bylaw No. 750-02 is, therefore, required to create designations and policies that complement the new zones and ensure consistency between the two bylaws. For example, the proposed foreshore zones for Gardom Lake require corresponding foreshore designations and policy statements in the OCP.

FINANCIAL:

There was \$10,000 allocated for 2017 to complete Bylaw No. 750-02 and Bylaw No. 751; the 2018 budget has allocated \$5000 to allow for the completion of the project. These budgets covered the costs associated with the public open houses, a public hearing, advertising, and legal counsel review.

KEY ISSUES/CONCEPTS:

The intent of Bylaw No. 751 is to repeal and replace Land Use Bylaw No. 2100 with an up-to-date bylaw that reflects current legislation and is consistent with the OCP. The intent of Bylaw No. 750-02 is to ensure that the new zoning bylaw and current OCP are consistent with each other.

A summary of Bylaw No. 750-02 and Bylaw No. 751 was provided in the November 16th, 2017 Board report at the time of second reading as amended.

See "2017-11-16_Board_Report_DS_BL_751_750_02_CSRD.pdf" for further details.

IMPLEMENTATION:

If OCP Amendment Bylaw No. 750-02 receives third reading and adoption, staff will amend Bylaw No. 750 and will provide an updated (consolidated) version on the CSRD website and at the front counter. If Bylaw No. 751 receives third reading it will be forwarded to the Ministry for Transportation and Infrastructure with a request for statutory approval.

COMMUNICATIONS:

If the Board adopts Bylaw No. 750-02 and Bylaw No. 751, staff will make the bylaws available on the CSRD website, social media and the front counter. Staff will also prepare a media release and send out an informational brochure about the bylaws to Rancho/Deep Creek residents, via Canada Post's Neighbourhood Mail service.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

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. Rancho / Deep Creek OCP Bylaw No. 750
2. Rancho / Deep Creek Land Use Bylaw No. 2100
3. First and second reading information for Bylaw No. 750-02 and Bylaw No. 751

Report Approval Details

Document Title:	2018-00-00_Board_DS_BL751_BL750_02_CSRD.docx
Attachments:	<ul style="list-style-type: none"> - BL750-02_adoption.pdf - BL750-02_Schedule_A_adoption.pdf - BL750-02_Schedule_B_adoption.pdf - BL751_3rd.pdf - BL751_Schedule_A_3rd.pdf - BL751_Schedule_B_3rd.pdf - BL751_Schedule_C_3rd.pdf - 2017-11-16_Board_DS_BL751_BL750-02_CSRD.pdf - 2018-02-15_Board_DS_BL751_BL750_02_CSRD.pdf - Public_hearing_notes_2018-03-06_BL750-02_BL751.pdf
Final Approval Date:	Mar 19, 2018

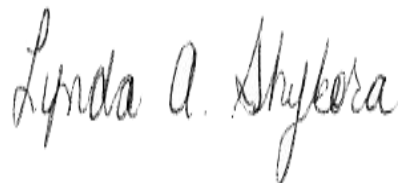
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Mar 15, 2018 - 10:38 AM



Gerald Christie - Mar 15, 2018 - 6:14 PM



Lynda Shykora - Mar 19, 2018 - 2:34 PM

A handwritten signature in black ink, appearing to read "C. Hamilton". The signature is fluid and cursive, with a large initial "C" and a stylized "H".

Charles Hamilton - Mar 19, 2018 - 2:38 PM

STATUTORY APPROVAL

Under the provisions of the Transportation Act

***I hereby approve Ranchero / Deep Creek Zoning
Bylaw No. 751 of the Columbia Shuswap Regional District,
forwarded to MoTI on March 29, 2018.***

Approved pursuant to Section 52(3)(a) of the Transportation Act

THIS 5 ***DAY OF*** April ***, 2018***

A handwritten signature in black ink, appearing to read 'D. Lantenhammer', is written over a horizontal line.

For Minister of Transportation and Infrastructure

D. Lantenhammer, BSc.



BOARD REPORT

TO: Chair and Directors

File No: BL900-23
PL20170211

SUBJECT: Electoral Area E: Lakes Zoning Amendment (Coleman) Bylaw No. 900-23

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated March 6, 2018.

709 Swanbeach Road, Swansea Point

RECOMMENDATION #1: THAT: "Lakes Zoning Amendment (Coleman) Bylaw No. 900-23" be read a first time this 19th day of April, 2018.

RECOMMENDATION #2: THAT: The Board utilize the simple consultation process for Bylaw No. 900-23 and it be referred to the following agencies and First Nations:

- Department of Fisheries and Oceans;
- Navigation Canada;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Lands Branch;
- CSR D Operations Management; and
- All relevant First Nations bands and councils.

SHORT SUMMARY:

The applicant would like to rezone the foreshore adjacent to the subject property to allow for placement of a fixed dock with an upward facing surface area of 37.9 m² (408 ft²) as a site specific permitted use in the FR1 Zone. Staff recommend that the proposed bylaw amendment be given first reading and referred to applicable agencies and first nations for comment.

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:
Blair and Regan Coleman

ELECTORAL AREA:
E

LEGAL DESCRIPTION:
Lot 2, Section 11, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Plan 26543

PID:
005-105-129

CIVIC ADDRESS:

709 Swanbeach Road

SURROUNDING LAND USE PATTERN:

North: Mara Lake

South: Residential

East: Residential, Park

West: Residential

CURRENT USE:

Single Family Dwelling on upland parcel, foreshore vacant

PROPOSED USE:

Placement of fixed 37.9 m² dock on foreshore

PARCEL SIZE:

.22 Ha (.54 ac)

OCP/ZONING - Rural Sicamous Land Use Bylaw No. 2000:

RS – Residential

CURRENT FORESHORE ZONING – Lakes Zoning Bylaw No. 900:

FR1 - Foreshore Residential 1

PROPOSED LAKE ZONING:

FR1 – Foreshore Residential 1 with site specific regulation permitting a fixed dock with an upward facing surface area of 37.9 m² (408 ft²)

AQUATIC HABITAT INDEX RATING:

Low

SHORE TYPE & VEGETATION:

Gravel beach with imported sand

SITE COMMENTS:

The subject property is located on Swanbeach Road in the Swansea Point area. The property was redeveloped in 2017 with a new single family dwelling and has approximately 30 m of lake frontage. A number of structures including a boathouse were removed in 2017. There was a large dock located on the property line between the subject property and the lot to the east for a number of years, which was shared between the owners. However, this dock was lost during last year's high water event. The applicants would now like to place a dock that would be centered in front of the subject property for their use only. The old pilings will be removed. The majority of the lots along this stretch of beach on the north side of Swansea Point have fixed docks with long walkways and fingers.

POLICY:

Rural Sicamous Land Use Bylaw No. 2000

Part 1.4 POLICIES

1.4.1 General Form and Character of Development

(o) Two separate types of OCP designations providing for private and public uses supporting water-based recreation uses. It is intended that these two land use categories will only be applied to the foreshore and water of Shuswap and Mara Lakes. The Foreshore Water OCP designation primarily provides for uses associated with existing residential development that is located on parcels contiguous with the natural boundary and where the uses will be compatible with the uses and character of the land above the natural boundary. The Foreshore Water Commercial OCP designation is intended to be limited to those locations where there is a commercial land use category on a parcel that is contiguous with the area in the Foreshore Water Commercial OCP designation and where the uses will be compatible with the uses and character of the land above the natural boundary.

Lakes Zoning Bylaw No. 900

Definitions:

BERTH is a moorage space for a single vessel at a fixed or floating dock.

FIXED DOCK is a structure used for the purpose of mooring boat(s) which may include multiple berths and may have permanent links to the shore and lakebed, such as piles or fixed decks.

FLOATING DOCK is a structure used for the purpose of mooring boat(s) which may include multiple berths but which does not include permanent physical links to shore or lakebed, except cables.

PRIVATE MOORING BUOY is a small floating structure used for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic, and specifically manufactured for the intended use of boat moorage, but does not include a fixed or floating dock or swimming platform.

FR1 – Foreshore Residential 1 Zone

Permitted uses:

- 1 floating dock, including removable walkway that is accessory to a permitted use on an adjacent waterfront parcel. The floating dock surface must not exceed 24 m² in total upward facing surface area (not including removable walkway), and 3 m in width for any portion of the dock. Removable walkway surface must not exceed 1.5 m in width.

The minimum setback of a floating dock, private mooring buoy or boat lift accessory to an adjacent waterfront parcel (and adjacent semi-waterfront parcel in the case of private mooring buoys) is as follows:

- 5 m from the side parcel boundaries of that waterfront parcel (and adjacent semi-waterfront parcel in the case of private mooring buoys), projected onto the foreshore and water.
- 6 m from a Foreshore Park (FP) zone or park side parcel boundaries projected onto the foreshore and water.

Additional setbacks for private mooring buoys:

- 20 m from any existing structures on the foreshore or water.
- 50 m from any boat launch ramp or marina.

- Private mooring buoy(s) that is accessory to a permitted use on an adjacent waterfront parcel or an adjacent semi-waterfront parcel. (1 per adjacent semi-waterfront parcel, 1 per adjacent waterfront parcel having a lake boundary length of less than 30 m, and 2 per adjacent waterfront parcel having a lake boundary length of 30 m or more).
- Boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.

The surface of the lake adjacent to the subject property is zoned FR1. The FR1 zone permits one floating dock with a maximum upward facing surface area of 24 m², and 2 private mooring buoys for the subject property as it has more than 30 m of lake frontage.

The proposal would add a site specific regulation to the FR1 Zone to permit a fixed dock in association with the subject property only, with a maximum upward facing surface area of 37.9 m².

FINANCIAL:

This rezoning is not the result of bylaw enforcement action. There are no financial implications as a result of this application.

KEY ISSUES/CONCEPTS:

The owners have indicated that there was previously a shared dock located on the property line between Lots 2 and 3 of Plan 26543. Lot 3 is located to the east of the subject property. The original dock was fixed with pilings and was approximately 92 m² in upward facing surface area. The owner advised that this original dock came loose from the pilings and floated away during a high water event last year. He initially applied to have a fixed dock of the same size to be located in front of his property. However, after some discussion with staff the size was scaled back to 37.9 m². New pilings will be used as part of the dock construction and the old pilings will be removed. The owner has advised that the new dock will be constructed of aluminum with composite decking.

The majority of the properties along Swanbeach Road on the north side of the point have fixed docks with long walkways while the majority of the properties along Swanshore Road on the south side of the point have floating docks. The owner has advised that a fixed dock is required due to the geography of the area and the dramatic lake level fluctuations experienced. He would like to have a finger on the dock for boat mooring purposes (without the finger the proposed dock size would be 29.7 m²). The subject property is considerably wider than many of the properties to the east resulting in more space between the docks on this section of beach. The site plan indicates that the dock will be placed in accordance with the required setbacks from adjacent properties.

A Specific Permission was issued by the Province for the old dock. Staff have been advised by the Ministry that this tenure is up for renewal and that they will await the outcome of this zoning amendment application prior to issuing new tenure documents.

There have been two previous applications for fixed docks on Swanbeach Road. These were located at 643 Swanbeach Rd (Remington) and 655 Swanbeach Rd (Layden). These docks were 37 m² and 24 m² respectively in upward facing surface area. Both fixed docks were rebuilt by their owners contrary to the foreshore zoning and were subject to bylaw enforcement. These bylaw amendments were both adopted in 2017. It is noted that the staff operational interpretation of upward facing surface area has changed recently to include fingers in the total area. As these were not previously included in the

calculation, the size of the two docks previously approved would be larger if they were being reviewed at this time.

SUMMARY:

Staff are recommending that BL900-23 be given first reading and referred to applicable agencies for the following reasons:

- fixed docks appear to be preferred by property owners on the north side of Swansea Point possibly due to topographical considerations;
- the proposed dock size and configuration is similar to others in the surrounding neighbourhood;
- the size of the proposed dock is similar to one of the docks approved by the Board in 2017;
- reading the bylaw a first time and sending referrals will provide the opportunity for the Board to hear comments from applicable agencies and First Nations regarding the proposed bylaw amendment.

IMPLEMENTATION:

Consultation Process

CSRD Policy P-18 regarding Consultation Processes-Bylaws, indicates that a simple consultation process can be followed. Neighbouring property owners will become aware of the application following first reading when a Notice of Development sign is posted on the property.

COMMUNICATIONS:

If the Board gives Bylaw No. 900-23 first reading, the bylaw will be sent out to referral agencies. Referral responses will be provided to the Board with a future Board report, prior to delegation of a public hearing.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

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

1. Lakes Zoning Bylaw No. 900

Report Approval Details

Document Title:	2018-04-19_Board_DS_BL900-23_Coleman.docx
Attachments:	- BL 900-23_First.pdf - Maps_Plans_Photos_BL900-23.pdf
Final Approval Date:	Apr 9, 2018

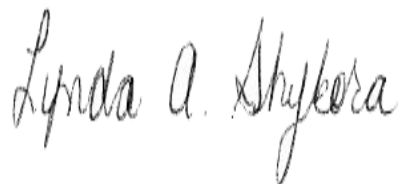
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 6, 2018 - 11:06 AM



Gerald Christie - Apr 6, 2018 - 11:19 AM



Lynda Shykora - Apr 6, 2018 - 3:49 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 11:37 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT

LAKES ZONING AMENDMENT

(Coleman) BYLAW NO. 900-23

A bylaw to amend the "Lakes Zoning Bylaw No. 900"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

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

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.4, Foreshore Residential 1 Zone is hereby amended by:

i) Adding the following after subsection (c) Location and Siting:

"(e) Site Specific Permitted Uses

For the surface of the *lake* adjacent to Lot 2, Section 11, Township 21, Range 8, W6M, KDYD, Plan 26543, a *fixed dock* with a maximum upward facing surface area of 37.9 m² is a permitted use.
{Swanbeach Road}

2. This bylaw may be cited as "Lakes Zoning Amendment (Coleman) Bylaw No. 900-23."

READ a first time this _____ day of _____, 2018.

READ a second time this _____ day of _____, 2018.

PUBLIC HEARING held this _____ day of _____, 2018.

READ a third time this _____ day of _____, 2018.

ADOPTED this _____ day of _____ 2018.

CORPORATE OFFICER

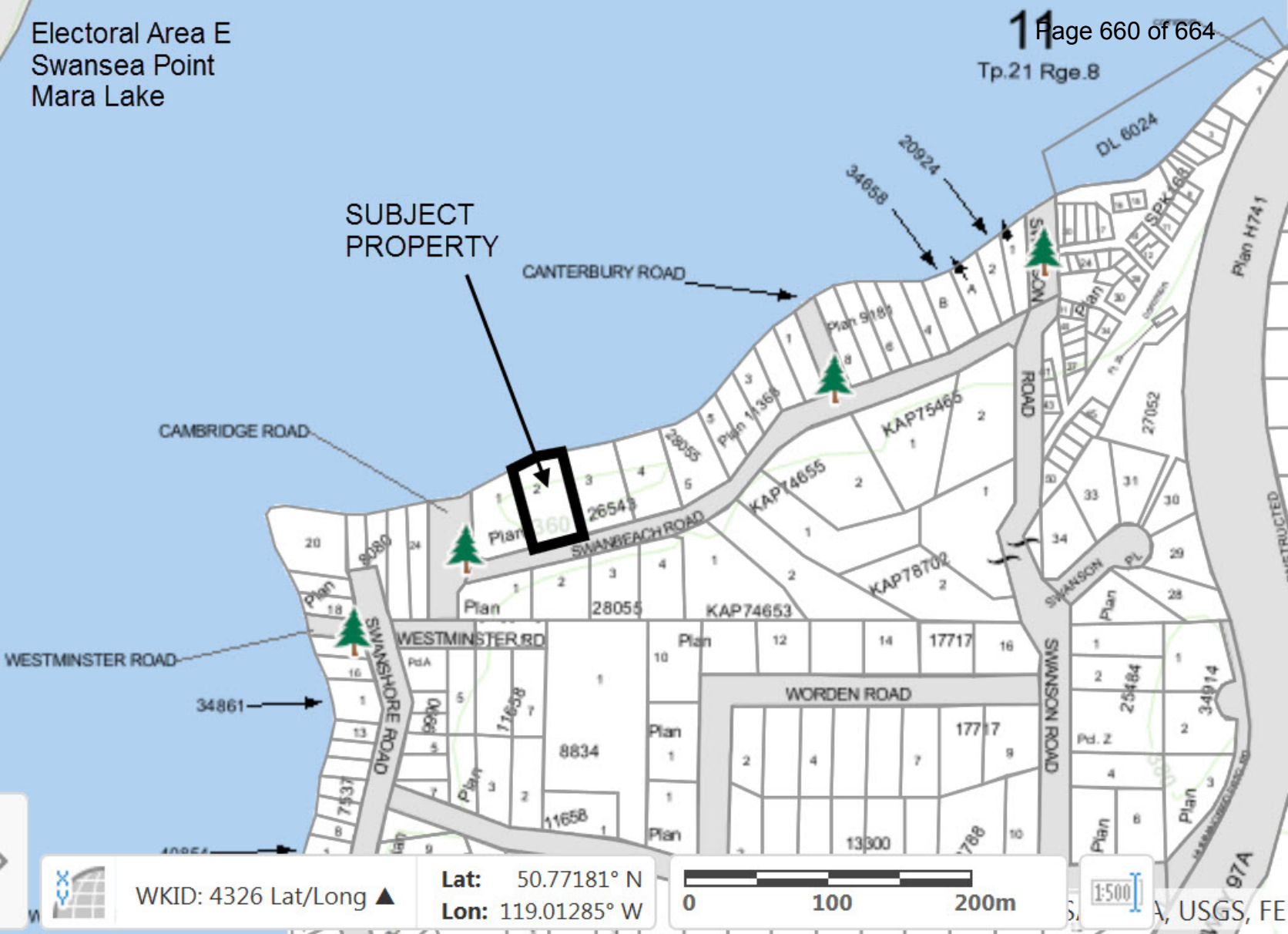
CHAIR

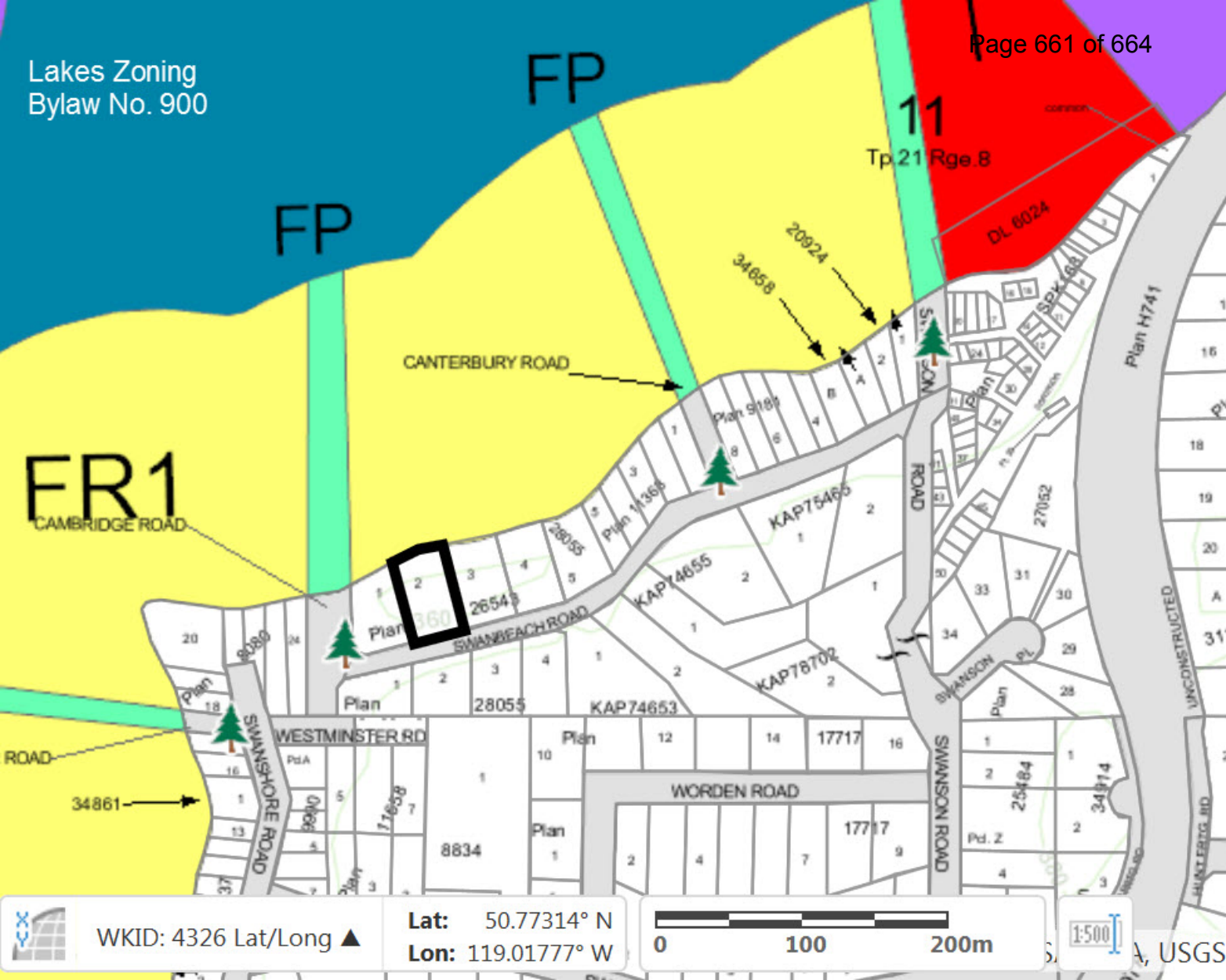
CERTIFIED a true copy of Bylaw No. 900-23
as read a third time.

CERTIFIED a true copy of Bylaw No. 900-23
as adopted.

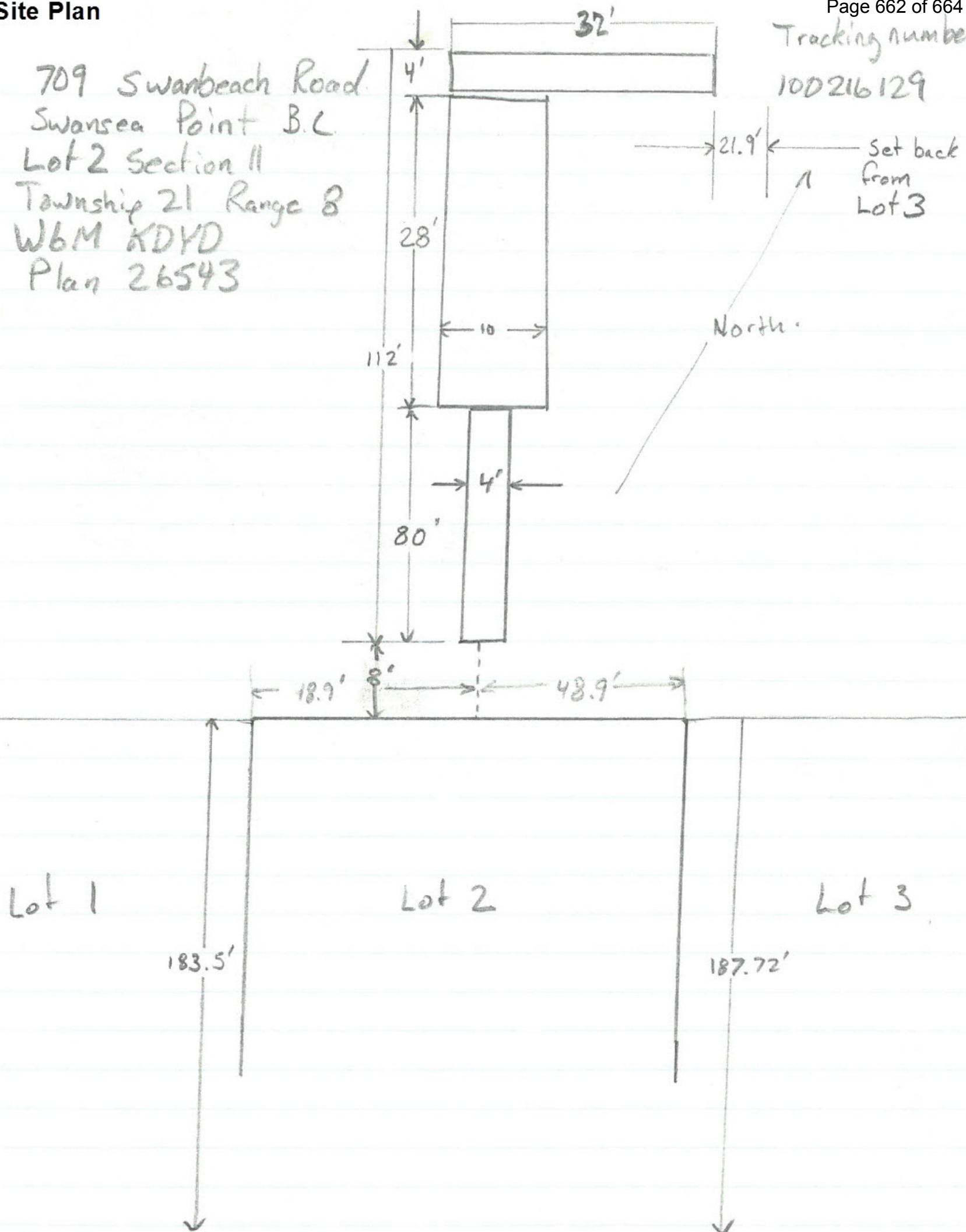
Corporate Officer

Corporate Officer





Tracking number
100216129



***Not to Scale**

BL900-23



Old shared dock

Old boat launch

Old dock at subject
property

