

Electoral Area C, E & F:

Lakes Zoning Amendment (CSR D) Bylaw
No. 900-25



Development Services

RECOMMENDATION:

THAT: the Electoral Area Directors direct Development Services staff to bring forward, to a regular Board meeting, a report and amendment to the Lakes Zoning Bylaw No. 900 to:

1. Increase the total upward facing surface area of a dock to 30 m²;
2. Increase the maximum width of any portion of a floating or fixed dock surface to 3.05 m; and,
3. Increase the maximum width of any portion of a permanent or removable walkway surface to 1.52 m.

Proposal

To increase the:

- Total upward facing surface of a dock;
- Maximum width of any portion of a floating or fixed dock surface; and,
- Maximum width of any portion of a permanent or removable walkway surface,

in Bylaw No. 900.

Location

Humamilt
Lake

Shuswap
Lake

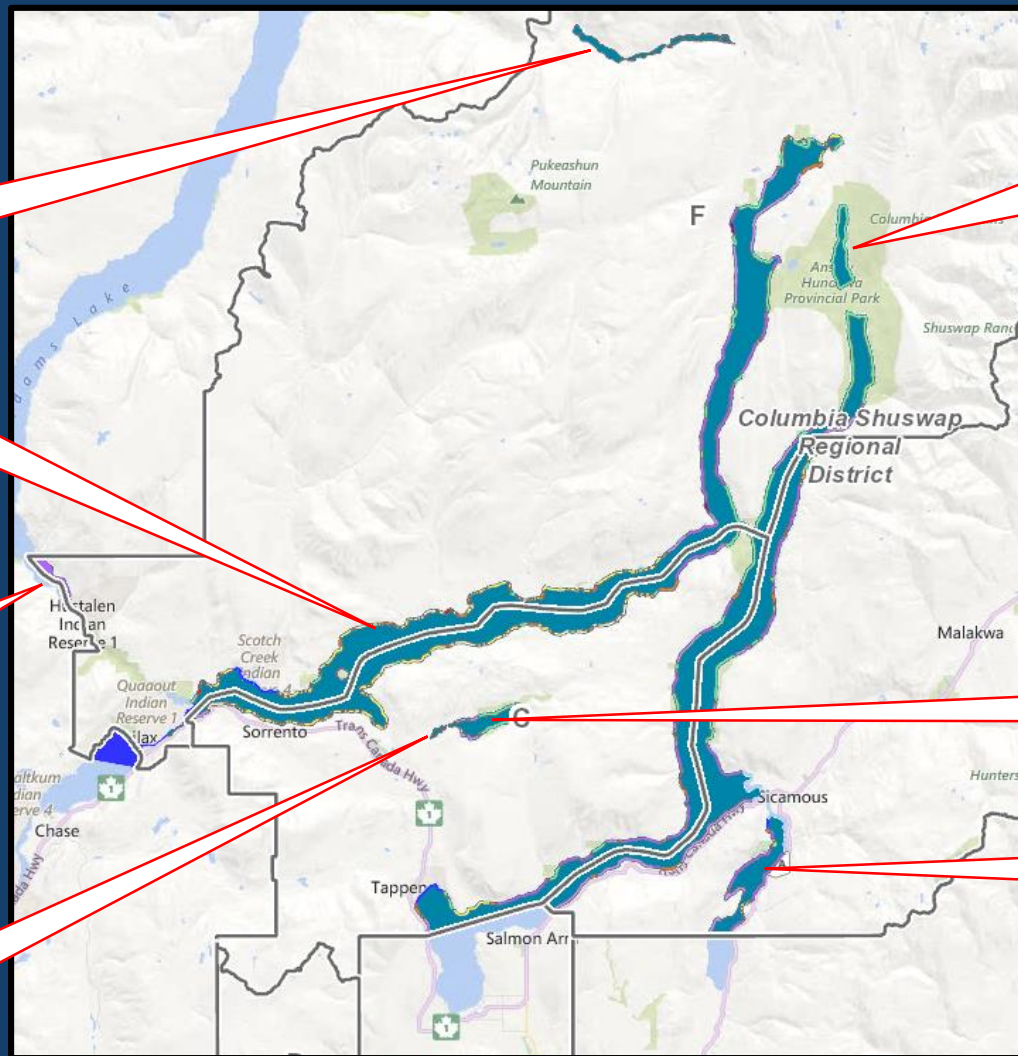
Adams
Lake

Little White
Lake

Hunakwa
Lake

White Lake

Mara Lake



Lakes Zoning Bylaw No. 900

	Current	Proposed
Dock size	24 m ²	30 m ²
Dock width	3 m	3.05 m
Walkway width	1.5 m	1.52 m

Dock Size Options

Dock Size	Imperial Size	Dock width x length (Feet)	Metric Size	Dock width x length (Metres)	Increase from current size
Current	258.33 ft²	9.84 x 26.45	24 m²	3 x 8	-
Option 1	301.39 ft ²	10 x 30	28 m ²	3.05 x 9.18	16.67%
Option 2	322.92 ft ²	10 x 32	30 m ²	3.05 x 9.84	25.00%
Option 3	344.35 ft ²	10 x 34	32 m ²	3.05 x 10.49	33.33%
Option 4	409.03 ft ²	10 x 40	38 m ²	3.05 x 12.46	58.33%
Option 5	430.56 ft ²	10 x 43	40 m ²	3.05 x 13.11	66.67%
Maximum size permitted by the Province*	1378.86 ft ²	10 x 137.89	128.1 m ²	3.05 x 42	433.75%

*Crown Land Use – General Permission for Private Moorage

Boat Size Comparison

Boat Type	Boat Length	Number for Sale	Meets Current Dock Size (24 m²)	Meets Proposed Dock Size (30 m²)
Sport	5.64 – 9.17 m 18.5 – 30.08 ft	61	56	61
Fishing	4.98 – 8.23 m 16.33 – 27 ft	4	4	4
Pontoon	6.71 – 7.36 m 22 - 24.16 ft	4	4	4
Yacht	11.58 – 15.85 m 38 - 52 ft	7	0	0
		Total 76	Total 64	Total 69

Source: Little River Boatworld & Captain's Village Marina

Boat Size Comparison



Sport Boat

20 feet

\$33,900



Sport Boat

20 feet

\$56,500



Fishing Boat

16 feet 4
inches

~\$12,000



Pontoon Boat

22 feet

\$46,874



Sport Boat

23 feet

\$112,895



Sport Boat

27 feet 3 inches

\$31,892



Yacht

38 feet

\$200,000+



Yacht

52 feet

\$2,100,000

Houseboats



56 feet

\$135,500



70 feet

\$309,000

Dock and Walkway Widths

Widths	Current	Proposed
Maximum floating or fixed dock surface width	3 m (9.84 ft)	3.05 m (10 ft)
Maximum Permanent or Removable walkway width	1.5 m (4.92 ft)	1.52 m (5 ft)

Referral Agencies

- Advisory Planning Commission C;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development – Lands Branch;
- FrontCounterBC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;
- District of Sicamous;
- CSRD Operations Management;
- All relevant First Nation Bands and Councils.

Referrals – Stakeholders and Special Interest Groups

- Dock builders and installers working in the Shuswap area;
- Shuswap Waterfront Owners Association (SWOA);

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