



# 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 Erica Hartling, Development Services Assistant, dated September 6, 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 third time as amended this 20<sup>th</sup> day of September, 2018.

**RECOMMENDATION #2:** THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be adopted this 20<sup>th</sup> day of September, 2018

## SHORT SUMMARY:

The owners originally applied 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 revised 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 shared dock and 7 private mooring buoys within the zone.

The Board gave third reading to Bylaw No. 900-22 at its meeting held August 16<sup>th</sup>, 2018 and also resolved that the applicant be required to provide the CSR D with the documentation regarding the final locations of the private mooring buoys within the zone area confirmed with a map, and confirmation that the buoys and dock have been tagged with identification and 'BL900-22'. The applicant recently applied for a Foreshore and Water Development Permit and is also required to tag the private mooring buoys with DP725-155 in addition to BL900-22. The applicant has provided a surveyed site plan and photo evidence of the tagged dock and buoys.

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<b>VOTING:</b>	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\_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:

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

## KEY ISSUES/CONCEPTS:

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf", "2018-04-19\_Board\_DS\_BL900-22\_Gray-Ulry.pdf", "2018-08-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf, and "Maps\_Plans\_Photos\_BL900-22.pdf" attached.

At the August 16<sup>th</sup>, 2018 Board Meeting, staff recommended that the adoption of Bylaw No. 900-22 be withheld until: proof of the actual location of the buoys is submitted to the CSRD; proof that each of the buoys have been tagged with identification and "BL900-22"; and, proof that the dock has also been tagged on both the land and water sides. The Board agreed with the staff recommendation and gave the Bylaw third reading with the abovementioned conditions.

The applicant recently applied for a Foreshore and Water Development Permit for the required relocation of their buoys and was also required to tag the buoys with "DP725-155" in addition to "BL900-22". The Development Permit No. 725-155, as a technical delegated development permit, was issued by staff in order for the owner to relocate the buoys to the final locations but registration of the development permit notice on title is pending adoption of Bylaw No. 900-22. The owners have met the third reading requirements of Bylaw No. 900-22 and have submitted to the CSRD office an updated surveyed site plan, GPS coordinates, and photo confirmation of the tagged dock and buoys, dated September 1, 2018. Staff have updated the dock and buoy locations map in Bylaw No. 900-22 with the buoy location data that the owners provided.

**SUMMARY:**

DS staff is recommending Bylaw No. 900-22 be given third reading, as amended, and adoption for the following reasons:

- The applicant has provided staff with the required documentation of the buoy locations and photo evidence showing the tagged dock and buoys.

**IMPLEMENTATION:**

See "2018-04-19\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

**COMMUNICATIONS:**

See "Agency\_Referral\_Responses\_BL900-22.pdf" and "2018-04-19\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

**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. Lakes Zoning Bylaw No. 900