



BOARD REPORT

TO: Chair and Directors

File No: BL830-19
PL20180012
BL900-24
PL20180011

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

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated August 28, 2018.
1946 Bristow Road, Celista

RECOMMENDATION #1: THAT: "Electoral Area F Official Community Plan Amendment (CSR) Bylaw No. 830-19" be read a third time this 20th day of September, 2018.

RECOMMENDATION #2: THAT: "Lakes Zoning Amendment (CSR) Bylaw No. 900-24" be read a third time this 20th day of September, 2018

RECOMMENDATION #3: THAT: "Electoral Area F Official Community Plan Amendment (CSR) Bylaw No. 830-19" be adopted this 20th day of September, 2018.

RECOMMENDATION #4: THAT: "Lakes Zoning Amendment (CSR) Bylaw No. 900-24" be adopted this 20th day of September, 2018

SHORT SUMMARY:

At their meeting held on June 21, 2018 the Board gave second reading to Bylaws 830-19 and 900-24 and delegated a public hearing to be held by Director Larry Morgan or Alternate Director Bob Missegheers. A public hearing was held on August 1st, 2018 at the Scotch Creek Fire Hall with 28 members of the public in attendance. Notes of the public hearing and public submissions received until the close of the public hearing are attached as (Public_hearing_notes_2018-08-01_BL830-19_BL900-24.pdf and Public_submissions_BL830-19_BL900-24.pdf). It is now appropriate for the Board to consider the proposed bylaw amendments for third reading and adoption.

VOTING: Unweighted Corporate LGA Part 14 (Unweighted) Weighted Corporate Stakeholder (Weighted)

BACKGROUND:

Please see attached staff report "2018-03-29_Board_DS_BL900-24_BL830-19_CSRD.pdf".

POLICY:

Please see attached staff report "2018-03-29_Board_DS_BL900-24_BL830-19_CSRD.pdf".

FINANCIAL:

The CSRD purchased the subject properties for the purpose of developing a community boat launch and waterfront park to serve the Celista area. As the upland area is to be developed as a park, the OCP amendment is being done as a housekeeping item for consistency within the plan area. If the amending lakes zoning bylaw is not approved by the Board then CSRD Parks would not be able to move forward with their plans to construct the boat launch in this location. The property would either need to be sold or used for a different purpose.

KEY ISSUES/CONCEPTS:

Please see staff report "2018-03-29_Board_DS_BL900-24_BL830-19_CSRD.pdf" attached.

A public hearing was held on August 1st, 2018 at the Scotch Creek Fire Hall in Scotch Creek with 28 members of the public in attendance. Prior to the close of the public hearing, 6 written submissions were received: 1 in favour, 5 opposed. See "Public_submissions_BL830-19_BL900-24.pdf" and "Public_hearing_notes_BL830-19_BL900-24.pdf" attached.

A number of concerns were expressed at the public hearing by those in attendance. These included concerns around parking on Bristow and Squilax Anglemont Roads when the boat launch parking area is full, erosion of Bristow Road due to trucks and trailers turning into the boat launch, buoys associated with neighbouring properties and how these would impact on the park development, concerns about water quality deterioration due to increased numbers of boats on the lake, and questions around the potential for an increase in milfoil in the area due to the size and location of the dock. There were also questions regarding the park design. Staff indicated that they would look into those concerns that are within the purview of the CSRD, or where they were related to roads relay those concerns to the Ministry of Transportation and Infrastructure.

With regard to buoys owned by neighbouring property owners, Parks staff have noted that if there are any buoys located within the foreshore tenure area these will need to be relocated so that they do not pose a conflict with users of the boat launch. Once the tenure area is established Parks staff will follow up with owners if necessary.

Hamish Kassa, CSRD Environmental Services Coordinator was consulted regarding the potential for increased milfoil due to the proposed new dock. He advised that although any disturbance of the substrate can increase habitat for the growth of milfoil the experience at Windsor Road in Mara Lake, and Markwart Road boat launch in Shuswap Lake has not led to a proliferation of milfoil in those areas. He noted that for the most part, milfoil has already populated itself within the lake at its most desirable habitat so although the spread of milfoil from a dock is possible it is somewhat unlikely. Parks staff also noted that there will be educational signage placed at the boat launch regarding milfoil.

Staff have conveyed the concerns around roads to the Ministry of Transportation and Infrastructure for their information.

Suggestions were made by a few attendees regarding improvements to the park design. Parks staff have advised that many factors have gone into designing the park, including sensitivity to the properties immediately adjacent to the boat launch. They do not intend to make any changes to the design.

A number of written submissions expressed concerns around a new boat launch leading to an increase in boat traffic on Shuswap Lake and the potential for increasing numbers of boaters leading to impacts on lake water quality. Staff recognize that an additional boat launch would help to ease pressure on the two existing boat launches located in the North Shuswap, but are not aware of any evidence suggesting that an additional boat launch would result in increased boat traffic.

Finally, concerns were expressed that park development, including clearing of trees on the subject properties had proceeded prior to adoption of the proposed bylaw amendments. Staff note that there is no zoning bylaw regulating the use of the upland parcel. The OCP amendment is being done as an administrative item to ensure consistency with other properties used as CSRD parks and boat launches. An environmental consultant was hired by the CSRD to provide an environmental assessment of the proposed works and to monitor the work being done. As there is no zoning bylaw in effect, work on the upland parcels does not need to wait until the bylaws are adopted. However, construction of the boat launch and fixed dock on the foreshore are not permitted uses in the current FR1 Zone and cannot be done until such time as the Lakes Zoning Amendment (CSRD) Bylaw No 900-24 is adopted. The only work completed to date has been on the upland parcels. No work on the foreshore has been done.

SUMMARY

Issues raised at the public hearing have been explained above or forwarded to the Ministry of Transportation and Infrastructure for their information. At this time Development Services staff is recommending that BL830-19 and BL900-24 be given third reading and adoption.

IMPLEMENTATION:

If the Board approves the staff recommendation the two proposed bylaw amendments would be given third reading and adopted, officially changing the OCP designation from SSA – Secondary Settlement Area to PK – Parks and Protected Areas and rezoning the foreshore adjacent to the properties from FR1 – Foreshore Residential to FP – Foreshore Park. These changes would allow construction of the park improvements on the foreshore to move forward as proposed.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL900-24_BL830-19.pdf" and "2018-03-29_Board_DS_BL900-24_BL830-19_CSRD.pdf", attached.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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

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

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Lakes Zoning Bylaw No. 900
3. Electoral Area F Parks Plan Final Report

Report Approval Details

Document Title:	2018-09-20_Board_DS_BL830-19_BL900-24__CSR.D.docx
Attachments:	<ul style="list-style-type: none">- BL830-19_Third.pdf- BL900-24_Third.pdf- 2018-06-21_Board_DS_BL900-24_BL830-19_CSRD.pdf- BL830-19_Second.pdf- BL900-24_Second.pdf- 2018-03-29_Board_DS_BL900-24_BL830-19_CSRD.pdf- BL830-19_First.pdf- BL900-24_First.pdf- Board Report Bristow Rd Foreshore Tenure.pdf- Public_hearing_notes_2018-08-01_BL830-19_BL900-24.pdf- Public_submissions_BL830-19_BL900-24.pdf- Agency_Referral_Responses_BL900-24_BL830-19.pdf- Maps_Plans_Photos_BL900-24_BL830-19.pdf
Final Approval Date:	Sep 11, 2018

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



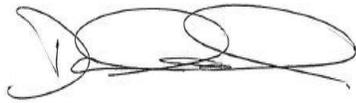
Corey Paiement - Sep 4, 2018 - 10:46 AM



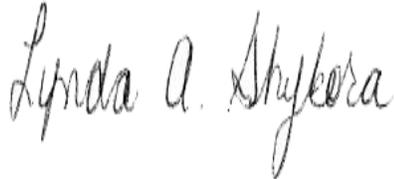
Gerald Christie - Sep 6, 2018 - 11:22 AM



Jodi Pierce - Sep 6, 2018 - 3:22 PM



Darcy Mooney - Sep 7, 2018 - 3:24 PM



Lynda Shykora - Sep 11, 2018 - 9:11 AM

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

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