



REGULAR BOARD MEETING MINUTES

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

Date: August 16, 2018
Time: 9:30 AM
Location: CSR D Boardroom
555 Harbourfront Drive NE, Salmon Arm

Directors Present	R. Martin (Chair)	Electoral Area E
	L. Parker	Electoral Area B
	P. Demenok	Electoral Area C
	R. Talbot	Electoral Area D
	C. Moss	Town of Golden
	M. McKee	City of Revelstoke
	T. Rysz	District of Sicamous
	K. Flynn	City of Salmon Arm
	C. Eliason	City of Salmon Arm
	S. Knaak (Alternate Director)	Electoral Area A
	R. Misseghers (Alternate Director)	Electoral Area F

Directors Absent	K. Cathcart	Electoral Area A
	L. Morgan	Electoral Area F

In Attendance	C. Hamilton	Chief Administrative Officer
	L. Shykora	Deputy Manager, Corporate Administration Services
	J. Pierce	Manager, Financial Services
	D. Mooney	Manager, Operations Management
	T. Langlois	Team Leader, Utilities
	C. Paiement	Team Leader, Development Services
	D. Passmore	Senior Planner

J. Sham	Planner
C. Benner	Development Services Assistant
C. LeFloch	Development Services Assistant
R. Cyr	Economic Development Officer
B. Payne	Manager, Information Systems

1. Call to Order

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

2. Board Meeting Minutes

2.1 Adoption of Minutes

2018-0801

Moved By Director Rysz

Seconded By Director McKee

THAT: the minutes of the July 19, 2018 regular Board meeting be adopted.

CARRIED

2. Board Meeting Minutes

2.2 Business Arising from the Minutes:

2.2.1 For Information: Electoral Area A Core Facilities Funding Contribution Service Establishment Bylaw No. 5777

The Inspector of Municipalities has approved the Electoral Area A Core Facilities Funding Contribution Service Establishment Bylaw No. 5777.

Voting Date for Assent Vote (Referendum) in Electoral Area A is set for Saturday, October 20, 2018.

The Referendum Question is as follows:

"Are you in favour of the Columbia Shuswap Regional District adopting Electoral Area A Core Facilities Funding Contribution Establishment Bylaw No. 5777, which will permit the Regional

District to make an annual funding contribution to the Town of Golden to cover 20% of the net operating costs of the four core facilities, at a maximum annual taxation limit that is the greater of \$125,000 or \$0.1238 per \$1,000 calculated on the net taxable value of land and improvements?"

3. Introduction of New Staff Member: Tracy Hughes, Communications Coordinator.

CSRD staff member, Tracy Hughes, has joined the CSRD in the position of Communications Coordinator.

ADMINISTRATION

5. Correspondence

5.1 Ministry of Forests, Lands, Natural Resource Operations and Rural Development (July 30, 2018)

Letter from Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development, in response to the CSRD letter dated June 2, 2018 regarding recreational land use planning in Electoral Area B and the City of Revelstoke.

In reviewing this correspondence item, the Chief Administrative Officer provided background to the response, concluding that the letter asked for the CSRD to be patient as the Ministry goes through this recreation planning process in 2019/2020.

Director Parker commented on her wish for Area B and the City of Revelstoke to undertake this planning process for their areas and to move forward more quickly than the timeframe suggested in the letter. Both the CSRD and the City have submitted Ministerial meeting requests to discuss with Minister Donaldson at UBCM. Director McKee indicated that he and Director Parker would jointly meet with Minister Donaldson.

2018-0801

Moved By Director McKee

Seconded By Director Rysz

THAT: the correspondence contained on the August 16, 2018 regular Board agenda be received for information.

CARRIED

6. Reports

- None.

7. Business General

- None.

8. Business By Area

8.1 Saratoga Waterworks Grant Application and Service Area Expansion.

Report from Terry Langlois, Team Leader Utilities, dated August 23, 2018. Board approval to apply for a Green Infrastructure Grant to extend the Saratoga Water System to service the community of Scotch Creek.

Scotch Creek Water Study 2018 was attached to the agenda for reference, along with the two bylaws for consideration.

Staff noted that the bylaws are subject to the assent process before the province approves the grant application, and also noted the requirement that the grant application requirements need to have the bylaws considered and read a third time. The Scotch Creek Water Final Study will be brought forward to the Board in September 2018.

Staff explained the service area proposed in the bylaw noting this longstanding issue in the community over the past 30 - 40 years. Caravans West is a shared interest property with 300 - 400 units, and proposed in phase 1 of the service area. The shared interest group has concerns regarding the proposed cost in comparison to what they are paying now; further, they have recently upgraded their individual system. Staff also commented on the last minute meetings with the committee and with Caravans West, and the change in the report and bylaws from the regular meeting agenda to the late agenda.

2018-0803

Moved By Alternate Director Misseghers

Seconded By Director Flynn

THAT: "Scotch Creek Water Upgrade Service Area Establishment Bylaw No. 5783" be read a first, second and third time, this 18th day of August, 2018.

CARRIED

2018-0804

Moved By Alternate Director Misseghers

Seconded By Director Flynn

THAT: "Scotch Creek Water Upgrade Loan Authorization Bylaw No. 5784" be read a first, second and third time this 18th day of August, 2018.

CARRIED

2018-0805

Moved By Alternate Director Misseghers

Seconded By Director Flynn

THAT: the Board empower the authorized signatories to submit an application for grant funding through the Investing in Canada Infrastructure Program - Green Infrastructure: Environmental Quality Sub-Stream fund to a maximum amount of \$7,000,000 to fund 73.33% of the eligible costs to upgrade the Saratoga Water System for the Scotch Creek water connection project;

AND THAT: the Board supports the project and is committed to contribute its share of the eligible project costs and all of the ineligible costs for the Scotch Creek water connection project as authorized by "Scotch Creek Water Upgrade Service Area Establishment Bylaw No. 5783" and "Scotch Creek Water Upgrade Loan Authorization Bylaw No. 5784".

CARRIED

4. Delegations

4.1 Okanagan College - Salmon Arm

Joan Ragsdale, Regional Dean, Shuswap Revelstoke, Okanagan College, attended the meeting to request a letter of support from the Board to include with their Business Case application to the Ministry of Advanced Education, Skills & Training for student housing at the Salmon Arm campus. The proposal is for a 60-unit development which would include furnished single and multi-pod units, with shared kitchens and common areas.

Salmon Arm Campus has increased 16 per cent over the past five years and the availability of student housing is a growing need. She noted the proposed housing would improve access to education for students and help attract international students to the region

A student residence would also help alleviate some pressure on the availability of housing in the Shuswap, which is currently experiencing a very low vacancy rate. During summer months, the residence would be available to the community, possibly helping business owners with labour accommodation challenges.

The business case application also includes the Vernon Campus, requesting 100 units, and the Kelowna Campus requesting 400 units.

2018-0806

Moved By Director Eliason

Seconded By Director McKee

THAT: the CSRD Board write a letter of support for the student housing proposal at the Salmon Arm campus to accompany the business case application to the Ministry of Advanced Education, Skills & Training.

Discussion on motion:

- Housing is needed for students and for opportunity to fill a void for providing house for the business and tourism community, and to bring another option for affordable housing in the area.

CARRIED

8. Business By Area

8.2 Electoral Area B Fire Suppression Agreement

Report from Darcy Mooney, Manager, Operations Management, dated August 1, 2018. Board authorization to enter into a ten year fire suppression service agreement with the City of Revelstoke for Electoral Area B.

Staff reviewed the process leading up to the formation of this agreement, indicating that staff is pleased about the ten (10) year agreement for fire suppression in the Area B Service Area. He commented on the CSRD contribution on the water tender, the BC Hydro contribution towards fire-fighting equipment for the draw down area, and upon the reflection of a strong partnership with the City of Revelstoke in concluding and moving forward with this agreement.

2018-0807

Moved By Director McKee

Seconded By Director Rysz

THAT: the Board empower the authorized signatories to enter into an agreement with the City of Revelstoke for the provision of fire suppression services within a portion of Electoral Area B for a ten year term commencing September 1, 2018 and expiring on August 31, 2028.

Discussion on motion:

- Director Parker stated that this has been difficult for residents of Area B; she is happy to move forward with this long-term agreement, adding her thanks for the contribution of BC Hydro.
- Director McKee echoed comments of the Area B Director, commenting that after an agreement that had been in place for 37 years, it was an opportunity to address equipment issue anomalies, identify timelines for notice, etc.

CARRIED

The Board was advised that a News Release will be jointly issued by the CSRD/City of Revelstoke to inform residents of the new, long-term agreement for fire suppression service to the Area B Service Area.

8.3 Secwepemc Landmarks Project – Rural Dividend Application

Report from Robyn Cyr, Economic Development Officer (EDO), dated August 2, 2018. Resolution required from the CSRD Board for submission of an application to the Rural Dividend Program for the development and implementation of the Secwepemc Landmarks project.

2018-0808

Moved By Director Eliason

Seconded By Director McKee

THAT: the CSRD Board provide a resolution to authorize the submission of an application to the BC Rural Dividend Program for \$100,000.00 for the development and implementation of the Secwepemc Landmarks project.

CARRIED

8.4 Shuswap Economic Development Strategy Adoption

Report from Robyn Cyr, Economic Development Officer, dated August 2, 2018.

The Shuswap Economic Development Strategy was completed in March, 2018. Adoption is requested from the CSRD Board in order for the Shuswap Economic Development department to start implementing the projects that are identified in the strategy.

2018-0809

Moved By Director Eliason

Seconded By Director McKee

THAT: the Board adopt the Shuswap Economic Development Strategy so that the Shuswap Economic Development department can start to implement the projects that are identified in the strategy and the work plan.

CARRIED

8.5 Economic Opportunity Fund Application – Sicamous/Area E – Outdoor Lighting

Report from Jodi Pierce, Manager, Financial Services dated August 3, 2018.

2018-0810

Moved By Director Rysz

Seconded By Director McKee

THAT: with the concurrence of the District of Sicamous and the Electoral Area E Director, the Board approve funding from the Sicamous and Area E Economic Opportunity Fund to the District of Sicamous in the amount of \$100,000 for the purchase and installation of outdoor lighting along a treed pathway next to Highway 97A.

CARRIED

8.6 Economic Opportunity Fund Application – Sicamous/Area E – Rail Trail Corridor

Report from Jodi Pierce, Manager, Financial Services, dated August 3, 2018.

2018-0811

Moved By Director Rysz

Seconded By Director McKee

THAT: with the concurrence of the District of Sicamous and the Electoral Area E Director, the Board approve funding from the Sicamous and Area E Economic Opportunity Fund to the District of Sicamous in the amount of \$168,000 towards the matching funds required by the BC Rural Dividend Fund Program under the Partnership funding stream in a regional partnership for costs related to the development of the Rails to Trails project from Sicamous to Armstrong.

CARRIED

8.7 Peter Bowle-Evans Annual Award Endowment

Report from Jodi Pierce, Manager, Financial Services, dated August 3, 2018.

2018-0812

Moved By Director Moss

Seconded By Alternate Director Knaak

THAT: the Board support an endowment request in the amount of \$2,000 for the Peter Bowles-Evans Volunteer Award using funds jointly held by the Town of Golden and the Columbia Shuswap Regional District that were received upon dissolution of the Golden Area Initiatives.

CARRIED

8.8 Electoral Area A: Economic Opportunity Fund Golden Snowmobile Club

Report from Jodi Pierce, Manager, Financial Services dated August 3, 2018.

2018-0813

Moved By Director Moss

Seconded By Alternate Director Knaak

THAT: with the concurrence of the Town of Golden and the Electoral Area A Director, the Board approve funding from the Golden and Area A Economic Opportunity Fund to the Golden Snowmobile Club in the amount of \$30,000 towards the maintenance on existing trails and development of a new tenured trail.

CARRIED

8.9 Chair Martin - Verbal - Request for Comment/Feedback on Cell Service in Electoral Areas

The Chair is canvassing all of the Directors to find out if there are issues with cell service/problem areas within their areas of the CSRD. Directors commented on spotty or non-existent/dead service in all electoral areas,

noting that the key issue is that there is no cell service on some highways, including ferry travel in Area B. This is a huge safety concern to the travelling public and in emergency situations.

The Board discussed this matter and the idea of submitting a resolution to SILGA for next spring, the fact that this is an area of federal and provincial responsibility, a former resolution put forward to UBCM for areas along highways, especially in rural areas, to address these gaps in service, and the idea of inviting Telus and Bell Media to a Board meeting.

Chair thanked Board Directors for their feedback.

8. Business By Area

8.10 Director Talbot - Verbal - Request for CSRD Letter of Support for Ambulance Station in Falkland

As background, Area D Director advised that Falkland is over 35 minutes away from ambulance dispatch. An ambulance service dispatched from Falkland would better service Silver Creek, Westwold, Monte Lake, and Falkland. Director Talbot and a TNRD Director have asked for a joint meeting with the Minister at UBCM to discuss the topic and to present letters of support that have been collected from many area municipalities.

2018-0814

Moved By Director Eliason

Seconded By Director Demenok

THAT: the CSRD Board provide a letter of support for an ambulance station in Falkland.

CARRIED

9. Administration Bylaws

9.1 Eagle Bay Estates Waterworks Service Area Amendment Bylaw No. 5781

This bylaw was given first, second and third readings on July 19, 2018.

2018-0815

Moved By Director Demenok

Seconded By Director Flynn

THAT: the Eagle Bay Estates Waterworks Service Area Amendment be adopted this 16th day of August, 2018.

CARRIED

9.2 Economic Development (Electoral Areas 'C', 'D', 'E', and 'F') Service Amendment Bylaw No. 5775

A bylaw to remove District of Sicamous from the Shuswap Economic Development Service Bylaw No. 5268. Inspector of Municipalities approval received July 13, 2018.

2018-0816

Moved By Director Parker

Seconded By Director Demenok

THAT: the 'Economic Development (Electoral 'C', 'D', 'E', and 'F') Service Amendment Bylaw No. 5775' be adopted this 16th day of August, 2018.

CARRIED

9.3 Area C Service Area Establishment - Building Inspection

Report from Lynda Shykora, Deputy Manager, Corporate Administration Services, dated August 2, 2018. Amendment of Bylaw No. 5762 to add Electoral Area C as participant in Building Inspection Service.

2018-0817

Moved By Director Demenok

Seconded By Director Parker

THAT: "Sub-Regional Building Inspection Service Amendment Bylaw No. 5785" be read a first, second and third time this 16th day of August, 2018.

CARRIED

DEVELOPMENT SERVICES

11. Business General

- None.

12. ALR Applications

12.1 Electoral Area D: Agricultural Land Commission (ALC) Application Section 20(3) – Non-farm Use LC2552D (0764577 BC Ltd.)

Report from Jennifer Sham, Planner, dated July 12, 2018
2930 Brown Road, Silver Creek.

The Applicant was in attendance.

2018-0818

Moved By Director McKee

Seconded By Director Rysz

THAT: Application LC2552D, Section 20(3) for Non-Farm Use for the South ½ of the South West ¼ of Section 5, Township 19, Range 10, W6M, KDYD, Except Plans B175, B517, 1681, 20363, 23359, 26011 and H839, be forwarded to the Agricultural Land Commission recommending approval this 16th day of August, 2018.

Discussion on motion:

In response to several questions, the Planner confirmed:

- The ALC has approved more than 39 units, the CSRD does not have these ALC records. Regardless, an application is required for non-farm use for the existing and the planning expansion.
- There is bylaw enforcement action through the ALC.

Regarding a comment about the roadway into the trailer park flooding last spring, the applicant stated there is no threat of water issues or road access issues into the park; the park is well elevated.

- Salmon Arm Director expressed support for staff recommendation to the ALC in respect of the need for affordable housing, especially for an expansion to an existing use and its infrastructure.

CARRIED

**12.2 Electoral Area D: Agricultural Land Commission (ALC) Application
Section 21(2) - Subdivision LC2554D (Richard Clegg Holdings Inc.)**

Report from Christine LeFloch, Development Services Assistant, dated
June 18, 2018.

871 Musgrave Road, Gardom Lake

The Applicant was not in attendance.

2018-0819

Moved By Director McKee

Seconded By Director Rysz

THAT: Application No. LC2554D, under Section 21(2) Subdivision in the
ALR, for Lots 2 and 3, Section 8, Township 19, Range 9, Kamloops
Division Yale District, Plan 74078 be forwarded to the Provincial
Agricultural Land Commission recommending approval this 16th day of
August, 2018.

CARRIED

10. IN CAMERA

2018-0820

Moved By Director Flynn

Seconded By Director Rysz

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

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

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

the Board move In Camera.

13. Directors' Report on Community Events

Directors did not report at today's meeting due to time constraints.

ELECTORAL AREA DIRECTORS

14. Business by Area

14.1 Electoral Area C: Reconsideration of Development Permit No. 725-133

Report from Jennifer Sham, Planner, dated July 31, 2018.
4990 Sunnybrae-Canoe Point Road, Sunnybrae

*Public submissions were attached to the Late Agenda.

The Applicant was not in attendance.

The Planner reviewed the report and the recommendation to confirm the decision of the Manager, Development Services. During the presentation, the Planner read a lengthy list of community member and staff concerns regarding the application.

Area C Director expressed support for the Manager's decision and the staff recommendation. Area B Director commented that we need to go through the proper process and supports recommendation.

The Chair acknowledge the public submissions included on the Late Agenda and asked if there were any attendees in the gallery who wished to speak.

Kevin Tod, public attendee, said that his issues and concerns had been noted in the Planner's presentation and he supported the staff recommendation to the Board.

The following motion was read and voted upon.

2018-0821

Moved By Director Demenok

Seconded By Director Parker

THAT: the Board concur with the Manager of Development Services' decision and refuse issuance of Development Permit No. 725-133 this 16th day of August, 2018.

CARRIED

14.2 Electoral Area C: Development Variance Permit No. 900-05 (Finz Resort)

Report from Dan Passmore, Senior Planner, dated July 24, 2018.
2001 Eagle Bay Road, Blind Bay.

*Public submissions were attached to the Late Agenda.

The owner was in attendance.

Staff received one public submission in opposition to the variance.

2018-0822

Moved By Director Demenok

Seconded By Director Parker

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 900-05 for the following:

- Lot 1, Sections 17 and 20, Township 22, Range 10, W6M, KDYD, Plan EPP51931;
- District Lot 6021, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.; and,
- District Lot 5974, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.;

varying Lakes Zoning Bylaw No. 900, as follows:

Section 4.13.2(c): Minimum setback of a floating or fixed dock from the side *parcel* boundaries of that *waterfront parcel*, projected onto the *foreshore* and water from 5 m (16.4 ft) to 3.15 m (9.84 ft);

be approved for issuance this 16th day of August, 2018.

CARRIED

ELECTORAL AREA DIRECTORS

14. Business by Area

14.3 Electoral Area F: Development Permit No. 830-238 (O’Riordan-McKay)

Report from Erica Hartling, Development Services Assistant, dated August 1, 2018

6677 Squilax-Anglemont Rd, Magna Bay

The applicant was not in attendance.

There were no submissions from the public in relation to the proposed variance.

2018-0823

Moved By Alternate Director Misseghers

Seconded By Director Parker

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 830-238 (O’Riordan-McKay), on Lot 2, Section 18, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP42419, be approved for issuance this 16th day of August 2018.

CARRIED

15. Planning Bylaws

15.1 Electoral Areas C, E & F: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25

Report from Jennifer Sham, Planner, dated July 17, 2018.

Electoral Areas C, E & F

*Presentation attached to the Late Agenda.

The Planner reviewed the amendments proposed on the Lakes Zoning bylaw included within the report, to increase dock size, dock width and walkway width. The Planner demonstrated examples of the dock sizes

depicting the current 24 m² size, the proposed 30 m² size, and the 40 m² size, the last of which is not recommended.

2018-0824

Moved By Director Demenok

Seconded By Director Parker

THAT: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25 be read a first time this 16th day of August, 2018;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 900-25 and it be referred to the following agencies, First Nations, and stakeholders:

- 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;
- FrontCounter BC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;
- District of Sicamous;
- CSRD Operations Management;
- All relevant First Nation Bands and Councils;
- Dock builders and installers working in the Shuswap;
- Shuswap Waterfront Owners Association (SWOA);
- Swansea Point Community Association;
- South Shuswap Chamber of Commerce; and,
- North Shuswap Chamber of Commerce.

Discussion on motion:

- Area C Director supports the recommendation but is disappointed about the lack of public/pedestrian access because the foreshore belongs to the public. Elevated docks that restrict access should not be approved. Occasionally it is not possible to access the foreshore due to steep or rocky terrain. Area C Director believes

that the bylaw needs to permit access to the lake and prevent blockage of that access. He asked staff to look into an amendment regarding access to the foreshore;

- Development Services (DS) Team Leader advised that staff have researched this topic given the foreshore is a responsibility of the Crown and how this bylaw might include opportunities to protect or preserve access along the foreshore. Staff deemed they were not able to derive a solution that would work to include such a bylaw amendment; however, if the Board directs staff to do further research, they would do so;
- Area F Alternate Director commented on a special interest group that believe they have access over private land; the high water mark extends right up to private land and the special interest group feels then they can cross private land;
- Chair remarked the main issue with access is due to fixed docks and asked if the cables etc. are taken into account. DS Team Leader clarified that the bylaw does not speak to the mechanics of the dock such as the anchor and cabling anchored to the shoreline depending on the water level and slope of the beach.
- Chair noted that the public is able to express concerns through the public process; DS Team Leader said staff expect to receive comments through the public consultation process.

CARRIED

15.2 Electoral Area B: Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13

Report from Erica Hartling, Development Services Assistant, dated August 1, 2018.

3069 Trans Canada Hwy, West Revelstoke

The applicant was not in attendance.

2018-0825

Moved By Director Parker

Seconded By Director Demenok

THAT: "Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13" be read a first time this 16th day of August, 2018.

Discussion on motion:

- Area B Director noted the need for camping spaces in the community; is supportive of first reading and referral to agencies.
- Area C Director commented though not the jurisdiction of the CSRD, would like to see the septic servicing addressed for the increased usage.

CARRIED

2018-0826

Moved By Director Parker

Seconded By Director Demenok

THAT: the Board utilize the simple consultation process for Bylaw No. 851-13, and it be referred to the following agencies and First Nations:

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

CARRIED

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

Report from Jennifer Sham, Planner, dated July 20, 2018.

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

*Updated site plan attached to the Late Agenda.

The owners/applicants are in attendance.

The Planner noted the amendment to Bylaw No. 900-22 made after the close of Public Hearing; the amendment does not propose a change to use or to density.

2018-0827

Moved By Director Demenok

Seconded By Director Parker

THAT: the Board give "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" third reading, as amended, this 16th day of August, 2018.

Discussion on motion:

- Area C Director has considered the public comments from this small neighbourhood/bay area noting there are a number of properties sharing this bay and the use of it; the applicants have offered to remove one of the 8 buoys, and that the buoys were in the water prior to the adoption of Bylaw No. 900, and therefore, are grandfathered.

CARRIED

2018-0828

Moved By Director Demenok

Seconded By Director Parker

THAT: adoption of "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be withheld until documentation has been received regarding the final locations of the buoys within the zone area confirmed with a map, and confirmation that the buoys and dock have been tagged with identification and 'BL900-22'.

CARRIED

15.4 Electoral Area C: Electoral Area 'C' Official Community Plan Amendment (Landev Properties Corp) Bylaw No. 725-14 & South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88

Report from Jennifer Sham, Planner, dated July 20, 2018.
1302 Trans-Canada Highway and 1295 Notch Hill Road, Sorrento

2018-0829

Moved By Director Demenok

Seconded By Director Parker

THAT: "Electoral Area 'C' Official Community Plan Amendment (Landev Properties Corp) Bylaw No. 725-14" be given first reading this 16th day of August, 2018.

AND THAT: the Board utilize a modified complex consultation process for Bylaw No. 725-14 and it be referred to the following agencies and First Nations Bands and Councils:

- Area C Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- 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;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils.

CARRIED

2018-0830

Moved By Director Demenok

Seconded By Director Parker

THAT: "South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88" be given first reading this 16th day of August, 2018.

AND THAT: the Board utilize a modified complex consultation process for Bylaw No. 701-88 and it be referred to the following agencies and First Nations Bands and Councils:

- Area C Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- 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;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils.

CARRIED

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

Report from Dan Passmore, Senior Planner, dated July 25, 2018.
1885 Tappen Notch Hill Road, Carlin.

The Applicant was not in attendance.

2018-0831

Moved By Director Demenok

Seconded By Director Parker

THAT: the Board consider public input received in regard to "Electoral Area C Official Community Plan Amendment (Shuswap Country Estates) Bylaw No. 725-12" and direct staff to require the applicant to provide a report from a qualified professional with experience in groundwater hydrogeology which details the various water supply source wells with regard to their capacity for sustainable yield which matches the proposed development increase, and potential for drawdown interference on neighbouring groundwater wells;

AND THAT: additional information regarding the current and anticipated future operation of the development's sewage treatment system is also required.

Discussion on motion:

- Area C Director supports the staff recommendation; agrees upon hearing the public's concerns to obtain more technical information.

CARRIED

2018-0832

Moved By Director Demenok

Seconded By Director Parker

THAT: a second public hearing to hear representations on "Electoral Area C Official Community Plan Amendment (Shuswap Country Estates) Bylaw No. 725-12" 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 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 or Alternate Director, as the case may be, give a report of the public hearing to the Board.

CARRIED

15.6 Electoral Area D: Ranchero/Deep Creek Zoning Amendment (Linda Parker) Bylaw No. 751-1

Report from Dan Passmore, Senior Planner, dated July 19, 2018.
5192 Highway 97B, Ranchero.

The Applicant was not in attendance.

2018-0833

Moved By Director Parker

Seconded By Director Demenok

THAT: "Ranchero/Deep Creek Zoning Amendment (Linda Parker) Bylaw No. 751-1", be read a third time this 16th day of August, 2018.

Discussion on motion:

- Area D Director indicated that he had considered the public input and that he supports the staff recommendation.

CARRIED

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

Report from Christine LeFloch, Development Services Assistant, dated June 19, 2018.
709 Swanbeach Rd.

The Applicant was not in attendance.

2018-0834

Moved By Director Parker

Seconded By Director Demenok

THAT: "Lakes Zoning Amendment (Coleman) Bylaw No. 900-23" be given second reading this 16th day of August, 2018.

Discussion on motion:

- Area C Director does not support the staff recommendation; the proposal is for a new dock and it should be built under the bylaw provisions. An alternative would be for the applicant to submit a proposal for a 30m² dock size;
- Chair expressed concerns with the proposed size and commented she would be more supportive of a joint (neighbours) proposal; she is concerned about the potential of another larger dock in the area, versus one shared dock in past;
- Area D Director and Area F Alternate Director suggested proceeding with second reading of the bylaw followed by hearing comments from the public at a public hearing; hear what the neighbours have to say;
- DS Team Leader, paraphrased some information contained in the Board Report when the Board considered first reading of this bylaw amendment. In the report, there was mention of two previous applications on the north side of Swansea Point, Remington and Layden, which were both approved by the Board with fixed docks and of larger size, though the situations differed. From a staff perspective, on the north side there is a tendency to install fixed docks due to weather;
- Area C Director comment that the weather is not solely an issue in Swansea Point and he will be voting to defeat the motion;
- Area A Director indicated the applicants should follow the current guidelines;
- Area F Alternate Director pointed out that one size does not fit all and there may be legitimate reasons for the large size requested.

MOTION DEFEATED

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

Report from Dan Passmore, Senior Planner, dated July 20, 2018
5140 Squilax-Anglemont Road, Magna Bay.

A member of the Association was present for today's meeting.

2018-0835

Moved By Alternate Director Missegheers

Seconded By Director Parker

THAT: "Lakes Zoning Amendment (Meadow Creek Properties Park Association) Bylaw No. 900-9", be given second reading, as amended this 16th day of August, 2018.

Discussion on motion:

Responding to several questions, the Senior Planner confirmed that:

- one (1) buoy would be permitted under the existing bylaw, however a significant number of the buoys are lawfully non-conforming (existed prior to the adoption of Lakes Zoning Bylaw No. 900);
- the bylaw enforcement photo from 2013 shows 61 buoys, though the precise date of placement is not known;
- Because this matter is a bylaw enforcement matter, should the Board not approve the proposed bylaw amendment, the Board may take action to enforce the bylaw;
- the Association is making efforts to declare ownership and legalize the 61 buoys; the applicant has advised of its sharing program for 61 buoys with 80 members;
- Area F Alternate Director supports the recommendation because the buoys have been there for a long time; he appreciates that the Association is trying to legalize.

CARRIED

2018-0836

Moved By Alternate Director Misseghers

Seconded By Director Parker

THAT: a public hearing to hear representations on Lakes Zoning Amendment (Meadow Creek Properties Park Association) Bylaw No. 900-9 be held;

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

AND FURTHER THAT: the holding of the public hearing be delegated to Director Larry Morgan, as Director for Electoral Area 'F' being that in which the land concerned is located, or Alternate Director Bob Misseghers, if Director Morgan is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

CARRIED

15.9 Electoral Area F: Scotch Creek/Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38

Report from Dan Passmore, Senior Planner, dated July 27, 2018.
1131 Pine Grove Road, Scotch Creek

The Applicant was not in attendance.

2018-0837

Moved By Alternate Director Misseghers

Seconded By Director Parker

THAT: "Scotch Creek/Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38" be given first reading this 16th day of August, 2018.

Discussion on motion:

- In response to a question about the potential for year round use vs temporary commercial, that the applicant may wish, the Senior Planner confirmed that this zoning would allow for more desired recreational type uses.

CARRIED

2018-0838

Moved By Alternate Director Misseghers

Seconded By Director Demenok

THAT: the Board utilize the simple consultation process for Bylaw No. 825-38, and the Bylaw be referred to the following agencies and First Nations:

- 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.

CARRIED

15. Planning Bylaws

15.10 Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

Report from Candice Benner, Development Services Assistant, dated August 8, 2018.

7838 Golf Course Road, Anglemont.

The Applicant was not in attendance.

The Development Services Assistant provided an overview of the Public Hearing, with no concerns being expressed at the Hearing and no public submissions received in relation to the bylaw amendment proposed.

2018-0839

Moved By Alternate Director Misseghers

Seconded By Director Demenok

THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be read a third time, this 16th day of August, 2018.

CARRIED

2018-0840

Moved By Alternate Director Misseghers

Seconded By Director Demenok

THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be adopted, this 16th day of August, 2018.

CARRIED

16. Release of In Camera Resolutions

The following resolution was authorized for release from the August 16, 2018, Closed (In Camera) Meeting:

Advisory Planning Commission - Electoral Area D

That the resignation of Howard Hunt from Electoral Area D Advisory Planning Commission be received this 16th day of August, 2018;

and that the above resolution be authorized for release from the Closed (In Camera) meeting this 16th day of August, 2018.

19. Adjournment

2018-0841

Moved By Director Parker

Seconded By Alternate Director Misseghers

THAT: the regular Board meeting of August 16, 2018 be adjourned.

CARRIED

CHAIR

CHIEF ADMINISTRATIVE OFFICER