



## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

### **REGULAR BOARD MEETING**

### **MINUTES**

Date: April 20, 2017  
Time: 8:30 AM  
Location: CSRD Boardroom  
555 Harbourfront Drive NE, Salmon Arm

Directors Present	K. Cathcart	Electoral Area A (via teleconference)
	L. Parker	Electoral Area B
	P. Demenok	Electoral Area C
	R. Talbot	Electoral Area D
	R. Martin (Chair)	Electoral Area E
	L. Morgan	Electoral Area F
	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. Moss	Town of Golden
	C. Eliason	City of Salmon Arm

Staff Present	C. Hamilton	Chief Administrative Officer
	L. Shykora	Deputy Manager, Corporate Administration Services
	E. Johnson	Executive Assistant/Confidential Secretary
	C. Kraft	Deputy Treasurer
	B. Van Nostrand	Team Leader, Environmental Health Services
	R. Nitchie	Team Leader, Community Services
	T. Langlois	Team Leader, Utilities
	G. Christie	Manager, Development Services
	C. Paiement	Team Leader, Development Services
	D. Passmore	Senior Planner
	J. Sham	Planner
	J. Thingsted	Planner
	C. LeFloch	Development Services Assistant
	B. Payne	Manager, Information Systems

**1. Call to Order**

The Chair called the meeting to order at 8:30 AM.

Director Rysz joined the meeting at 8:40 am.

**2. IN CAMERA**

2017-0401

**Moved By** Director Morgan

**Seconded By** Director Talbot

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

(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;

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

of the Community Charter, the Board move In Camera.

**CARRIED**

**4. Adoption of Agenda**

2017-0402

**Moved By** Director Demenok

**Seconded By** Director Flynn

THAT: the Board adopt the agenda with the addition of Item 12.2 Rail Corridor Trail Service Establishment and Rail Corridor Trail Service Loan Authorization Bylaws.

**CARRIED**

**3. Release of In Camera Resolutions**

CP Rail Corridor Trail

THE FOLLOWING RESOLUTIONS WERE AUTHORIZED FOR RELEASE FROM THE APRIL 20, 2017 IN CAMERA MEETING:

*THAT: the Board approve, as tenants in common with the Regional District of North Okanagan (RDNO), each with a 50% interest, the acquisition of the abandoned CP Rail Corridor known as:*

*a) the former Okanagan subdivision from Mile 0.3 to Mile 1.2, Mile 1.8 to 23.5 and Mile 25.5 to 30.76*

*from Canadian Pacific Railway Company for the sum of \$6.5 million, with the CSRD's share to be \$2.17 million, subject to the terms and conditions of the Contract of Purchase and Sale as set out in Attachment I to the report of the Chief Administrative Officer dated April 20, 2017.*

*THAT: provided the CSRD Board approves the transaction contemplated herein, the Board authorizes the release from In Camera the Board's resolution regarding same, along with this staff report and attachment.*

*THAT: the Board authorize payment of the CSRD's share of the deposit amount of \$50,000, with the source of funding to come from the \$250,000 that the Board previously approved for this project from the Sicamous/Area 'E' Economic Opportunity Fund (EOF).*

*THAT: the CSRD Board give three readings to the Rail Corridor Trail Service Establishment Bylaw No. 5755 and the Rail Corridor Trail Loan Authorization*

*Bylaw No. 5756 at today's regular Board meeting, with said bylaws to be circulated and added to the April 20, 2017 Late Item Agenda.*

*THAT: the Board direct staff to initiate the Alternative Approval Process in accordance with subsections 342(1)(a), 342(4), and 345(1)(a) of the Local Government Act.*

*THAT: the Board direct staff to develop -- in consultation with RDNO -- a public information package to communicate the benefits of the rail corridor trail project and to explain the cost to taxpayers in the Participating Areas.*

Upon announcing the above resolutions, Chair Martin remarked on this initiative and the long term, positive economic and tourism benefits to the region. The Chair thanked CSRD staff, the Regional District of North Okanagan and Splatshin First Nations for the hard work, as well as the Provincial Government for its recent financial contribution and MLA Kylo for his assistance.

Several Board Directors echoed the comments of Chair Martin, commenting on the tremendous partnership with Splatshin First Nation and the collaboration amongst different levels of government and what can be achieved.

## **5. Board Meeting Minutes**

### **5.1 Adoption of Minutes**

Adoption of the March 23, 2017 regular Board meeting minutes.

2017-0403

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: the minutes of the March 23, 2017 regular Board meeting be adopted.

**CARRIED**

### **5.2 Business Arising from the Minutes**

None.

## ADMINISTRATION

### 8. Correspondence

#### 8.1 Assistant Deputy Minister, Ministry of Transportation and Infrastructure - McIntyre Creek (February 27, 2017)

Letter in response to the Columbia Shuswap Regional District letter of July 11, 2016, addressed to the Honourable Todd G. Stone, Minister of Transportation and Infrastructure, requesting additional debris flow mitigation work at McIntyre Creek.

2017-0404

**Moved By** Director Demenok

**Seconded By** Director Talbot

THAT: staff be directed to prepare a letter inviting residents in the McIntyre Creek Debris-Flow area to a public information meeting to relay the contents of the February 22, 2017 letter from the Ministry of Transportation & Infrastructure; and to discuss this matter and to explain what this means to residents in the affected area.

**CARRIED**

#### 8.2 News Release - Grant funding Announcement Lakeview Subdivision Water Upgrade (March 24, 2017)

Clean Water and Wastewater Fund invests in Columbia Shuswap Regional District.

News release from the Ministry of Community, Sport and Cultural Development advising that the CSRD is receiving federal-provincial investment of \$400,026 for Sorrento's Lakeview Place Subdivision Water System Connection Project.

Area C Director expressed his thanks to staff for submitting the application and he remarked on this good news and cost savings for the Lakeview Subdivision water service area residents.

### **8.3 Response from BC Utilities Commission Re: Inclining Block Rate (March 28, 2017)**

BC Utilities Commission requested comments on the two-tier electricity rates. This request for comments was addressed by the Board as correspondence as part of the November 17, 2016 regular Board meeting.

Related documents and the Executive Summary response from BC Utilities Commission (BCUC) were circulated in the Board Agenda material. Through an independent report, the outcome indicated that "a two-tier rate structure may cause a cross-subsidy, whereby people living in areas without access to natural gas, and who are, therefore, more likely to heat their homes and hot water with electricity, subsidize people living in areas which do not have access to natural gas"

Area F Director expressed disappointment on the report outcomes, and a preference for a two-tier rate structure for areas such as Electoral Area F which is not served by natural gas.

### **8.4 Japanese Canadian Historic Places Project (April 3, 2017)**

Letter from Ministry of Forests, Lands and Natural Resource Operations advising of four historic sites within the CSRD, being (1) Calhoun Farm, near Tappen (2) Eagle Pass- Revelstoke-Sicamous Highway Road Camp (3) Nitobe's Rock, Glacier National Park; and (4) Rogers' Pass Avalanche Memorial.

The letter invited local government to consider using the heritage conservation tools found in Part 15 of the Local Government Act to formally recognize or protect these historic places at the local level. Staff confirmed this would be done through amendment to the Official Community Plan(s).

### **8.5 Concerned Citizens of Swansea Point - Logging (April 4, 2017)**

Correspondence from the Concerned Citizens of Swansea Point. Circulated at the Electoral Area Directors' Committee meeting in response to the Tolko Forest Stewardship Plan on the agenda. Verbal request from representative to submit to the Board.

Impact of logging in the Swansea Point area - Requesting Board support for a moratorium on logging in Swansea Point and Hummingbird Creek.

This matter will be discussed in the Business General section of the agenda.

2017-0405

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: the correspondence contained on the April 20, 2017 regular Board agenda be received for information.

**CARRIED**

**9. Reports**

**9.1 Summary of Shuswap Watershed Council Meeting - March 8, 2017**

2017-0406

**Moved By** Director Demenok

**Seconded By** Director Flynn

THAT: the Summary of the Shuswap Watershed Council Meeting of March 8, 2017 be received for information.

**CARRIED**

**6. 10:20 AM Chair Martin - Presentation of Certificate in Local Government Service Delivery to Ben Van Nostrand, Team Leader, Environmental Health Services**

Chair Martin presented the Certificate in Local Government Service Delivery, granted by the Provincial Board of Examiners, to Ben Van Nostrand, CSRD Team Leader, Environmental Health.

**10. Business General**

**10.1 Rural Feasibility Study Fund**

Report from Terry Langlois, Team Leader Utilities, dated April 7, 2017.

Requesting access to Rural Feasibility Study Funds to complete an engineering assessment for potential connection of the Copper Island RV Park to the Saratoga Waterworks.

2017-0407

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: in accordance with Policy No. W-4 "Water Utility Acquisition" access to the Rural Feasibility Study Fund be approved in the amount of \$7,350 plus applicable taxes to complete an engineering assessment for connection of the Copper Island RV Park in Scotch Creek to the Saratoga Water System.

**CARRIED**

## **10.2 Amendments to Tolko Forest Stewardship Plan to add new Cutblocks and Roads**

The CSRD has received a referral from Tolko Industries Ltd. (Lumby) regarding new cutblocks and roads it is adding to the Okanagan Woodlands Forest Stewardship Plan (FSP). An FSP defines the areas in which timber harvesting and road construction activities may occur during the term of the FSP.

Many of these cutblocks and roads are located within the "Community Crown Interface Area" of the Okanagan Shuswap Land and Resource Management Plan (LRMP).

Several cutblocks and roads are also located in known hazard areas of the CSRD, most notably the Mara Creek/Hummingbird Creek basin directly above the community of Swansea Point.

The CSRD has received numerous emails and phone calls from Swansea Point and Salmon Valley residents who are concerned about the potential impact from the FSP amendments. Concerns have been raised about the risk of damaging landslides and debris flows but also the possible disturbance to domestic water sources and viewsapes.

The Electoral Area Directors' Committee made the following recommendation to the Board:

THAT: the Board recommend to Tolko Industries Ltd. (Lumby) and the Minister of Forest Lands and Natural Resource Operations that a moratorium be placed on future logging activity in the Hummingbird Creek and Mara Creek basin due to the history of large debris flows in this area;



AND THAT: the Board request Tolko Industries Ltd. (Lumby) to hold public engagement meetings in Sicamous, Falkland and Silver Creek to provide information and answer questions regarding the Forest Stewardship Plan amendments.

2017-0408

**Moved By** Director Talbot

**Seconded By** Director Morgan

THAT: the Board recommend to Tolko Industries Ltd. (Lumby) and the Minister of Forest Lands and Natural Resource Operations that a moratorium be placed on future logging activity in the Hummingbird Creek and Mara Creek basin due to the history of large debris flows in this area;

AND THAT: the Board request Tolko Industries Ltd. (Lumby) to hold public engagement meetings in Sicamous, Falkland and Silver Creek to provide information and answer questions regarding the Forest Stewardship Plan amendments.

**CARRIED**

Discussion on the Motion:

Area D Director commented on past efforts in meeting with forest companies and the Minister to hear and address concerns; he favours a Southern Interior Local Government Association (SILGA) resolution to request that these loggers avoid the watershed, well water areas and also to change the process on consultation, adding that logging is interfering with the salmon runs in Salmon River and the Shuswap watershed. These are concerns from those in the Silver Creek area; the residents want input on what is being done near their properties;

Area B Director stated this is an issue that the Province needs to address because nothing has changed; the logging companies only do what is required by the Forest Stewardship Plan; the current legislation leaves communities out of the picture. Insofar as discussion at UBCM goes, these issues are cross-Province. The companies have to harvest otherwise they will lose their annual allowable cut;

The CSRD must respond by April 24th, 2017 with its comments on the Tolko Industries (Lumby) amendments to the Forest Stewardship Plan to add new cutblocks and roads.

The way the information is presented to the public regarding the cutblock areas proposed takes industry expertise to understand.

A workable process is needed that works for area residents and also for the logging industry.

Upon defeat of the amending motion, further discussion ensued on the main motion.

The main theme of the discussion reflected that the motion, if adopted, will make the point that the forest companies may have a provincial licence but this is not license from the public to go in and interfere with watersheds; it is the job of elected officials to stand up to the province on behalf of the residents to make sure that there is a proper consultation process for the logging companies to explain to the public what is being proposed, so that the public is engaged and it understands what is going on.

Important to adopt the motion with a moratorium to get the attention of the senior levels of government, Tolko and the logging industry. Area E residents are very concerned that logging is so close to the Mara Creek tributary. It is the responsibility of the forestry company to notify the water licensees, but this notification did not happen. There is a disconnect between the contractors on the ground and the Tolko Woodlands staff, as far as relaying concerns of residents from Woodlands to the contractors. All levels of those involved who are operating need to be aware of concerns.

**Amendment:**

2017-0409

**Moved By** Director Flynn

**Seconded By** Director Morgan

THAT: the above motion be amended to state that a moratorium be in place subject to proof that logging can be done safely in the area without impacting the safety of area residents, the environment and the watershed.

**DEFEATED**

Discussion on the Motion:

A brief discussion took place on the amending motion.

Separate motion to be forwarded SILGA for consideration in the 2017 late resolution package:

**Moved By** Director Talbot

**Seconded By** Director Morgan

*WHEREAS Tolko Industries Ltd. (Lumby) is planning on amending the Okanagan Woodlands Forest Stewardship Plan (FSP) to add new cutblocks and roads in several Southern Interior Regional Districts and nearby several Municipalities;*

*AND WHEREAS significant concerns have been raised about the amendments with regard to impacts on domestic water sources, slope stability, and viewscapes;*

*AND WHEREAS local residents believe that they have not been adequately consulted about the proposed cutblocks and roads;*

*THEREFORE BE IT RESOLVED that the provincial government be asked to request Tolko Industries Ltd. (Lumby) to hold public engagement meetings in potentially affected communities to provide information and answer questions regarding the FSP amendments.*

**MOTION WITHDRAWN**

2017-0410

**Moved By** Director Demenok

**Seconded By** Director Talbot

WHEREAS numerous Forest Stewardship Plans are expiring or are undergoing significant amendments;

AND WHEREAS significant concerns have been raised about the amendments with regard to impacts on domestic water sources and the overall health of watersheds and slope stability;

AND WHEREAS local residents believe that they have not been adequately consulted given that previous Forest Stewardship Plans are now many years old;

NOW THEREFORE BE IT RESOLVED THAT the Provincial Government ensure that forest tenure holders have comprehensive consultation in potentially affected communities with residents, local government and other stakeholders.

**CARRIED**

## **7. Delegations**

### **7.1 10:30 AM - Southern Interior Beetle Action Coalition - Update on Activities - Strategic Planning and Upcoming Conference in June, 2017**

Gordon Borgstrom, Executive Director, in attendance.

Gordon Borgstrom, Executive Director of the Southern Interior Beetle Action Coalition (SIBAC), attended the meeting to present an overview of the Strategic Plan and to inform the Board about the upcoming SIBAC Conference in June, 2017.

The Executive Director described the rural intern project in more detail and responded to several questions about the project.

Directors expressed their appreciation for the work being undertaken by the Southern Interior Beetle Action Coalition.

## **10. Business General**

### **10.3 SILGA Late Resolution: Update Agricultural Land Commission (ALC) Regulation 2(2.3) in Support of On-Farm Breweries and Meaderies in BC**

Brought forward from March 23, 2017 regular Board meeting for consideration.

2017-0411

**Moved By** Director Demenok

**Seconded By** Director Flynn

WHEREAS changes made to the Agricultural Land Commission Regulation in April, 2015 require that on-farm breweries and meaderies crops produce a quantity of 50% of crops on the agricultural lands upon which the on-farm brewery or meadery is located;

AND WHEREAS the existing ALC regulation detrimentally affects the viability and sustainability of agricultural operations for smaller on-farm breweries and meaderies, pose a detriment to an ever-growing agri-tourism industry, take away the ability for those in the brewery and meadery business to successfully run their operations, and further discourages farming in British Columbia;

AND WHEREAS the existing ALC regulation 2(2.3) regulation differs from that of wineries where the production of crops may be located on lands where the winery is located OR upon other lands in the area and may be located upon lands that are 2 ha in size or larger;

THEREFORE BE IT RESOLVED that the Minister of Agriculture make an immediate change to update Agricultural Land Commission Regulation 2(2.3) to read:

*A brewery, distillery or meadery, and ancillary uses, are designated as farm uses for the purposes of the Act if:*

*(a) at least 50% of any of the farm products used to make the beer, spirits or mead produced each year is grown on the farm on which that brewery, distillery or meadery is located, OR*

*(b) the farm on which the brewery, distillery or meadery is located is more than 2 ha in area and at least 50% of any of the farm products used to make the beer, spirits or mead produced each year is grown*  
*(i) on the farm, OR*

*(ii) both on the farm and on another farm or processor using British Columbia ingredients located in British Columbia that provides any farm product to the brewery, distillery or meadery under a contract having a term of at least 3 years, AND,*

*(c) any permanent structures used to produce beer, spirits or mead must not exceed the lesser of 10% of total parcel size or 1000 square metres, including all ancillary structures or areas such as parking, water reclamation, tasting and public areas and storage.*

**CARRIED**

#### **10.4 2016 Annual Report**

Report from Charles Hamilton, Chief Administrative Officer, dated April 12, 2017.

The Board was advised that this is the first Annual report that the CSRD has produced in several years, it is an exciting, on-line initiative. The Chief Administrative Officer thanked CSRD staff members involved in putting the document together.

Upon discussing the motion, it was noted that the Directors will provide feedback to staff, prior to the 2016 Annual Report being made available on the CSRD website.

2017-0412

**Moved By** Director Morgan

**Seconded By** Director McKee

THAT: the Board receive the Columbia Shuswap Regional District's 2016 Annual Report for information.

**CARRIED**

## **11. Business By Area**

### **11.1 Grant-in-Aid Requests**

Report from Chelsea Kraft, Deputy Treasurer, dated April 10, 2017.

2017-0413

**Moved By** Director Talbot

**Seconded By** Director Morgan

THAT: the Board approve the following allocations from the 2017 electoral grant-in-aid's:

#### Area A

\$4,800 - Golden Interact Club (community project support)

#### Area C

\$1,000 – Pink Piston Paddlers (team shirts)

\$1,500 – GT Dragon Boat (paddles and personal floatation devices)

#### Area D

\$2,000 – Falkland Curling Club (operating costs, used ice scraper)

#### Area E

\$3,000 – Malakwa Community Centre Association (insurance)

**CARRIED**

## 11.2 Federal Broadband Project

Report from Jodi Pierce, Manager, Financial Services, dated April 6, 2017.

2017-0414

**Moved By** Director Parker

**Seconded By** Director McKee

THAT: the Board of the Columbia Shuswap Regional District hereby endorse the authorized signatories to enter into agreement with Columbia Basin Broadband, a wholly owned legal subsidiary of the Columbia Basin Trust, for the improvement of broadband connectivity in Area B of the Columbia Shuswap Regional District upon approval of funding.

**CARRIED**

2017-0415

**Moved By** Director Parker

**Seconded By** Director McKee

THAT: In accordance with Policy F-3 “Electoral Area Community Works Fund – Expenditure of Monies”, access to the Community Works Fund be approved in the amount of \$86,000, from the Area B Community Works Fund for improving broadband connectivity.

**CARRIED**

## 11.3 Landfill Steel Plate Daily Cover System – Contract Award

Report from Ben Van Nostrand, Team Leader, Environmental Health Services, dated April 11, 2017.

Requesting authorization for sole source purchase of Revelstoke Iron Grizzly Alternate Daily Landfill Covers.

2017-0416

**Moved By** Director Parker

**Seconded By** Director McKee

THAT: the Board empower the authorized signatories to enter into a purchase agreement with Revelstoke Iron Grizzly for Alternate Daily Landfill Covers for landfill sites in Revelstoke, Golden and Sicamous for a total cost of \$70,000 plus applicable taxes.

**CARRIED**

## 12. Administration Bylaws

### 12.1 Consideration of CSRD Noise Bylaw for the regulation of noise within Electoral Areas A, B, C, D, E and F

Report from Lynda Shykora, Deputy Manager, Corporate Administration Services dated April 10, 2017.

2017-0417

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: "CSRD Noise Bylaw No. 5754" be read a first time this 20<sup>th</sup> day of April, 2017.

**CARRIED**

#### Discussion on the Motion:

Electoral Area Director comments would prefer a consistent consultation approach in the electoral areas and for staff to prepare a draft opinion poll;

Staff responded to a question about what is needed on the complaint process regarding a Class 2 complaint;

Staff point that it needs to be clear to residents that the bylaw is not a panacea for noise issues, for example, does not apply to noise issues such as barking dogs and noisy boats; the bylaw is designed to deal with extraordinary issues outside of business hours; the idea being that RCMP be given the ability to ticket;

Staff commented that bylaw enforcement could occur in situations where noise is being created from occupants of a boat/vessel; this may be difficult to enforce, but most likely the RCMP that would establish its own criteria and potentially write a ticket or do so when a boat is docked and party noise is occurring.

2017-0418

**Moved By** Director Morgan

**Seconded By** Director Parker

THAT: staff develop a budget estimate and a Communications Plan that sets out (1) how information on the Noise Bylaw No. 5754 will be relayed to the residents in Electoral Areas A – F, and (2) the method(s) in which feedback from electoral area residents will be gathered in relation to the



proposed noise bylaw regulations, for consideration at the May, 2017 Board meeting.

**CARRIED**

**12.2 Rail Corridor Trail Service Establishment and Rail Corridor Trail Service Loan Authorization Bylaws**

Report from Lynda Shykora, Deputy Manager, Corporate Administration Services dated April 20, 2017

2017-0419

**Moved By** Director McKee

**Seconded By** Alternate Director Lavery

THAT: "Rail Corridor Trail Service Establishment Bylaw No. 5755" be read a first, second and third time this 20<sup>th</sup> day of April, 2017.

**CARRIED**

2017-0420

**Moved By** Director McKee

**Seconded By** Alternate Director Lavery

THAT: "Rail Corridor Trail Service Loan Authorization Bylaw No. 5756", be read a first, second and third time this 20<sup>th</sup> day of April, 2017.

**CARRIED**

2017-0421

**Moved By** Director McKee

**Seconded By** Alternate Director Lavery

THAT: the Board endorse the alternative approval process in accordance with Section 345(1)(a) of the Local Government Act as the method to obtain the assent of the electors for:

- the establishment of a Rail Corridor Trail Service identified in Bylaw No. 5755, and
- for the proposal to authorize the borrowing of funds for the purpose of acquiring the rail corridor within the service area as identified in the Loan Authorization Bylaw No. 5756.

**CARRIED**

2017-0422

**Moved By** Director McKee

**Seconded By** Alternate Director Lavery

THAT: the Board provide that the participating area approval relative to the Rail Corridor Service and associated Loan Authorization is to be obtained for the entire service area (on an area-wide basis).

**CARRIED**

## DEVELOPMENT SERVICES

### 13. **Business General**

#### 13.1 **Changes to Provincial Private Moorage Program**

Brought forward from April 4, 2017 Electoral Area Directors' Committee meeting.

Recommendations endorsed by Committee.

Report from Christine LeFloch, Development Services Assistant, dated March 27, 2017.

Overview of recent changes to Provincial private moorage regulations and associated impacts to CSRD.

2017-0423

**Moved By** Director Demenok

**Seconded By** Director Parker

THAT: The Board receive the staff report for information.

**CARRIED**

2017-0424

**Moved By** Director Demenok

**Seconded By** Director Parker

THAT: A letter be sent to Premier Christy Clark and to Steve Thompson, Minister of Forests Lands and Natural Resource Operations, and MLA Greg Kylo, outlining CSRD concerns with the changes to the Private Moorage Program, lack of consultation with local government about the changes, and requesting that Shuswap and Mara lakes be designated as an application-only area for private moorage.

Opposed (1): Director Morgan

**CARRIED (9 to 1)**

Discussion on the Motion:

Area F Director concerned that this is not the appropriate course of action, he sees it as political posturing and he suggested at Electoral Area Directors (EAD) Committee Meeting that there should be work with the Province on something that will work for the Province, CSRD and for the residents.

Area C Director commented that the CSRD resolution submitted to SILGA addresses this in the request that local governments have better tools to deal with these situations.

2017-0425

**Moved By** Director Demenok

**Seconded By** Director Parker

THAT: A letter be sent to UBCM outlining CSRD concerns regarding the changes to the Provincial Private Moorage Program, and that the letter be copied to SILGA and the District of Coldstream.

**CARRIED**

2017-0426

**Moved By** Director Demenok

**Seconded By** Director McKee

THAT: CSRD staff be directed to prepare communications regarding Lakes Zoning Bylaw No. 900 and Foreshore Development Permit Areas to remind the public of the CSRD bylaw requirements for docks, buoys and other foreshore structures.

**CARRIED**

**14. Agricultural Land Reserve (ALR) Applications**

**14.1 Electoral Area A: Agricultural Land Commission (ALC) Application  
Section 20(3) Non-Farm Use in the ALR Lodestar Ventures**

Report from Christine LeFloch, Development Services Assistant, dated March 22, 2017.

Application from Lodestar Ventures for a Non-Farm Use in the ALR (retreat centre).

Civic Address: 4574 Graham Road

The applicant was not in attendance.

2017-0427

**Moved By** Director Parker

**Seconded By** Director Demenok

THAT: Application No. LC2534A, Section 20(3) Non-Farm Use in the ALR, for The Southeast ¼ of Section 14, Township 24, Range 19, West of the 5th Meridian, Kootenay District be forwarded to the Provincial Agricultural Land Commission recommending approval this 20<sup>th</sup> day of April, 2017.

**CARRIED**

**14.2 Electoral Area C: The Agricultural Land Commission (ALC)  
Application Section 21(2) – Subdivision in the ALR Kahn Whitehead**

Report from Dan Passmore, Senior Planner, dated March 24, 2017.

Civic Addresses: 4717 and 4719 Eagle Bay Road

The owner/applicant was present for the meeting.

The staff originally recommended that the application be forwarded to the Agricultural Land Commission, recommending refusal. In discussions with staff, the Area C Director proposed an alternate resolution for consideration.

2017-0428

**Moved By** Director Demenok

**Seconded By** Director Parker

THAT: Application No. LC2532C, Section 21 (2) Subdivision in the ALR, for LS 16, Section 5, Township 23, Range 9, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District be forwarded to the Provincial Agricultural Land Commission recommending approval, contingent on the ALC subsequently reviewing and supporting Mr. Whitehead's proposal to trade land through an inclusion/exclusion process, this 20<sup>th</sup> day of April, 2017.

**CARRIED**

Discussion on the Motion:

Area C Director commented on the rationale of the Advisory Planning Commission (APC) in recommending approval, which was that the owner had attended the APC meeting and had indicated he would be prepared to include better quality soils property as an offset to the application.

Staff remarks that given the application was made for subdivision in the ALR, a proper course of action would be to convey the alternative idea of an application for inclusion/exclusion of a differing property.

**14.3 Electoral Area D: Agricultural Land Commission (ALC) Application Section 21 (2) – Subdivision in the Agricultural Land Reserve (ALR) Pina Birkich**

Report from Dan Passmore, Senior Planner, dated March 24, 2017.

Civic Address: 4282 Colebank Road, Falkland

The applicant was not present at the meeting.

The Senior Planner relayed additional information to the Board from the applicant that there are ongoing legal issues with respect to the boundaries of the properties; expected resolution is this June (which does not affect the ALC review of the application). This legal issue would need to be resolved before any subdivision application to the Ministry of Transportation and Infrastructure. In addition, until the legal issues are resolved the subject lands property owner/applicant is unable to access/move his equipment, etc.. The applicant has also advised that the proposed new lot is for a family member.

2017-0429

**Moved By** Director Talbot

**Seconded By** Director Morgan

THAT: Application No. LC2533D, Section 21(2) Subdivision in the ALR, for N 1/2 of NE 1/4, Section 16, Township 17, Range 11, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Except Plan A322, and Part Lying South of Colebank Road be forwarded to the Provincial Agricultural Land Commission recommending refusal on this 20<sup>th</sup> day of April, 2017.

**CARRIED**

**14.4 Electoral Area D: Agricultural Land Commission (ALC) Application LC2531D**

Report from Jennifer Sham, Planner, dated March 28, 2017.

Agricultural Land Commission Application (ALC), Section 20(3) Non-Farm Use within the Agricultural Land Reserve (ALR) for a second dwelling for farm help.

Civic Address: 4885 Highway 97

The applicant was not in attendance.

2017-0430

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: Application No. LC2531D, Section 20(3) Non-Farm Use, for the Northeast ¼ Section 19 Township 17 Range 11 W6M KDYD Except Plans A322 and KAP65292, be forwarded to the Provincial Agricultural Land Commission recommending approval on this 20 day of April, 2017.

Discussion on the Motion:

Area D Director:

Does not support the staff recommendation, requesting the Board defeat the motion and put forth an alternate motion recommending that the ALC refuse the application;

The proposal is to "reactivate" the second single family dwelling on the property for farm help. The owners have indicated that they have a cow/calf operation and hay sales – they keep approximately 18 cows on the property and 20 ha of hay crop

Explained his position on this application is based upon similar bylaw enforcement matters involving the property owner who appears to be unaware of the ALR rules;

Does not see why the proposal is to "reactivate" the second single family dwelling on the property for farm help. The owners have indicated that they have a cow/calf operation and hay sales – they keep approximately 18 cows on the property and 20 ha of hay crop.

The staff recommends approval because the proposal is in compliance with the Salmon Valley Land Use Bylaw, though it does not comply with the ALC rules.

2017-0431

**Moved By** Director Demenok

**Seconded By** Director Morgan

THAT: consideration of Application No. LC2531D, Section 20(3)- Non-Farm Use, for the Northeast ¼ Section 19 Township 17 Range 11 W6M KDYD Except Plans A322 and KAP65292, be DEFERRED to the May 18, 2017 Board meeting, to receive information from staff regarding the hierarchy of Agricultural Land Commission regulations to that of local government bylaws.

**CARRIED**

**15. Directors' Report on Community Events**

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

Director McKee left the meeting at 1:53 pm.

Director Rysz left the meeting at 1:53 pm.

Director Flynn left the meeting at 1:53 pm.

Alternate Director Lavery left the meeting at 1:53 pm.

ELECTORAL AREA DIRECTORS

**16. Business by Area**

**16.1 Electoral Area F: Development Variance Permit No. 800-27 Ronald and Kathryn Lefevre**

Report from Dan Passmore, Senior Planner, dated March 30, 2017.

Civic Address: #4 - 6172 Squilax-Anglemont Road, Magna Bay, BC

The applicants were not in attendance.

It was noted that the CSRD had not received any submissions from adjacent land owners in relation the proposed variance.

2017-0432

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 800-27 for Lot 4, Section 11, Township 23, Range 10, W6M, KDYD, Plan KAS306 varying Magna Bay Zoning Bylaw No. 800, as follows:

- Section 5.6(2) (d) Minimum setback from interior side parcel boundary from 2.0 m (6.56 ft.) to 1.701 m (5.58 ft.) for the eaves of a single family dwelling only,

be approved for issuance this 20 day of April, 2017.

**CARRIED**

## **16.2 Electoral Area C: Development Variance Permit No. 701-72**

Report from Jennifer Sham, Planner, dated March 29, 2017.

Development Variance Permit to allow a Service Station on the 0.8 ha parcel in Sorrento, BC.

Civic Address: 1298 Trans Canada Highway

The applicants were in attendance at the meeting.

It was noted that there were not any submissions from adjacent land owners in relation to the proposed variance.

2017-0433

**Moved By** Director Demenok

**Seconded By** Director Parker

THAT: In accordance with Section 498 of the Local Government Act, Development Variance Permit No. 701-72 for Lot 1, Section 16, Township 22, Range 11, W6M Plan KAP57595, located at 1298 Trans-Canada Highway, varying South Shuswap Zoning Bylaw No. 701 as follows:

Section 18.2.2:

Minimum parcel area for Service Stations where a parcel is not served by both a community water system and a community sewer system from 1 ha to 0.8 ha for Lot 1, Section 16, Township 22, Range 11, W6M, KDYD, Plan KAP57595 only,

be approved for issuance this 20<sup>th</sup> day of April, 2017.

**CARRIED**



**16.3 Electoral Area C: Village Centre and Secondary Settlement Area Form and Character Development Permit No. 725-95**

Report from Jennifer Sham, Planner, dated March 28, 2017.

Form and Character Development Permit in Sorrento, BC.

Civic Address: 1298 Trans Canada Highway

The applicants were in attendance.

It was noted that there were no submissions received in relation to the issuance of Development Permit No. 725-95.

2017-0434

**Moved By** Director Demenok

**Seconded By** Director Parker

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-95 to develop a multi-use building containing an automotive repair and service facility, a parts retail store, and office space on Lot 1, Section 16, Township 22, Range 11, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan H698 and Plan KAP57595, be issued on this 20<sup>th</sup> day of April, 2017, subject to confirmation that the covenant KK77205 be amended to reflect the proposed use.

**CARRIED**

**17. Planning Bylaws**

**17.1 Electoral Area E: Rural Sicamous Land Use Amendment (CSRD) Bylaw No. 2066**

Report from Jennifer Sham, Planner, dated March 24, 2017.

Official Community Plan housekeeping changes.

2017-0435

**Moved By** Director Parker

**Seconded By** Director Demenok

THAT: "Rural Sicamous Land Use Amendment (CSRD) Bylaw No. 2066" be read a third time this 20<sup>th</sup> of April, 2017.

**CARRIED**

2017-0436

**Moved By** Director Parker

**Seconded By** Director Demenok

THAT: "Rural Sicamous Land Use Amendment (CSRD) Bylaw No. 2066"  
be adopted this 20<sup>th</sup> of April, 2017.

**CARRIED**

**20. Adjournment**

The meeting adjourned at 2:20 PM.

2017-0437

**Moved By** Director Parker

**Seconded By** Director Morgan

THAT: the regular Board meeting of April 20, 2017 be adjourned.

**CARRIED**

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CHAIR

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CHIEF ADMINISTRATIVE OFFICER