



# BOARD REPORT

**TO:** Chair and Directors

**File No:** BL900-23  
PL20180211

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

**DESCRIPTION:** Report from Christine LeFloch, Development Services Assistant, dated December 1, 2018.  
709 Swanbeach Rd

**RECOMMENDATION #1:** THAT: "Lakes Zoning Amendment (Coleman) Bylaw No. 900-23" be given third reading this 10<sup>th</sup> day of January, 2019.

**RECOMMENDATION #2:** THAT: "Lakes Zoning Amendment (Coleman) Bylaw No. 900-23" be adopted this 10<sup>th</sup> day of January, 2019.

## SHORT SUMMARY:

The applicant would like to rezone the foreshore adjacent to the subject property to allow for placement of a fixed dock with an upward facing surface area of 26 m<sup>2</sup> (280 ft<sup>2</sup>) as a site specific permitted use in the FR1 Zone. A public hearing was held on November 29, 2018 to hear representations from the public regarding the proposed bylaw amendment. Notes from the public hearing are attached to this Board report. Two public submissions were received regarding the proposed bylaw amendment and these are also attached. It is now appropriate for the Board to consider third reading and adoption of the proposed bylaw.

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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 "2018-08-16\_Board\_DS\_BL900-23\_Coleman.pdf" and "2018-10-18\_Board\_DS\_BL900-23\_Coleman.pdf, attached.

## POLICY:

See "2018-04-19\_Board\_DS\_BL900-23\_Coleman.pdf" attached.

## FINANCIAL:

There are no financial implications to the CSR with regard to this application.

## KEY ISSUES/CONCEPTS:

A public hearing was held at the Swansea Point Fire Hall on Thursday, November 29, 2018. There were three members of the public in attendance. Those present stated their support for the proposed new dock. The owner of the abutting property to the north also explained that the pilings used to support the old dock previously shared between the two properties have not been removed and she would like

assurances that they will be removed as part of the proposed foreshore development. She noted that she has formally rescinded her rights to the shared foreshore lease and that the Province requires documentation that the pilings have been removed prior to issuance of a new license. Staff contacted the Province and received confirmation that they will take care of enforcement regarding removal of the pilings.

See "Public\_Hearing\_Notes\_BL900-23.pdf", attached.

Two letters were submitted in advance of the public hearing, one in support and one opposed. The letter of opposition is from a Shuswap resident who objects to fixed docks generally due to their tendency to obstruct lateral public access along the foreshore. Staff recognize that this can be a problem with fixed docks but note that in this case the applicant has proposed to place the shore end of the dock 2.4 m from the high water mark and also proposes to include ramps or stairs to allow pedestrian access around or over the dock. The applicant has confirmed that he is aware of the CSRD's expectations regarding the siting of the dock and removal of the pilings.

See "Public\_Submissions\_BL900-23.pdf", attached.

### **SUMMARY:**

The staff recommendation suggests that the Board consider Bylaw No. 900-23 for third reading and adoption.

### **IMPLEMENTATION:**

If the Board adopts Bylaw No. 900-23 staff will advise the owners and the Province that the bylaw has been adopted. The owner will need to follow up with the Province regarding a Section 11 Authorization for works within a stream prior to both removal of the old pilings and installation of the new dock.

### **COMMUNICATIONS:**

A public hearing was held at the Swansea Point Fire Hall on Thursday, November 29, 2018. Notice of the public hearing was sent to all owners of property located within 100 m of the subject property and advertisements were placed in the November 16<sup>th</sup> and 23<sup>rd</sup>, 2018 issues of the Shuswap Market News. Notices were also posted on the CSRD website and the CSRD office bulletin board.

### **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. Lakes Zoning Bylaw No. 900

**Report Approval Details**

Document Title:	2019-01-10_Board_DS_BL900-23_Coleman.docx
Attachments:	<ul style="list-style-type: none"><li>- BL900-23_Third_Adopt.pdf</li><li>- BL900-25_second_as_amended.pdf</li><li>- 2018-10-18_Board_DS_BL900-23_Coleman.pdf</li><li>- BL900-23_Second.pdf</li><li>- 2018-08-16_Board_DS_BL900-23_Coleman.pdf</li><li>- BL900-23_First.pdf</li><li>- 2018-04-19_Board_DS_BL900-23_Coleman.pdf</li><li>- Public_Hearing_Notes_BL900-23.pdf</li><li>- Public_Submissions_BL900-23.pdf</li><li>- Agency_Referral_Responses_BL900-23.pdf</li><li>- Maps_Plans_Photos_BL900-23.pdf</li></ul>
Final Approval Date:	Dec 21, 2018

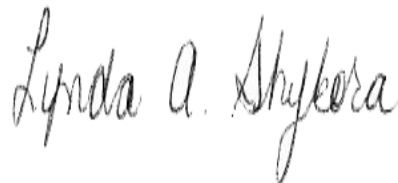
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Dec 20, 2018 - 8:40 AM**



**Gerald Christie - Dec 20, 2018 - 5:13 PM**



**Lynda Shykora - Dec 21, 2018 - 8:37 AM**

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

**Charles Hamilton - Dec 21, 2018 - 8:38 AM**