



**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1  
Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

DATE RECEIVED:

**OPERATIONS MANAGEMENT**

DS Received response  
September 28, 2018

**Comments:**

**Terry Langlois**  
Team Leader Utilities

**Derek Sutherland**  
Team Leader  
Protective Service

**Sean Coubrough**  
Fire Services Coordinator

**Ben Van Nostrand**  
Team Leader  
Environmental Health

**Ryan Nitchie**  
Team Leader  
Community Services

**Darcy Mooney**  
Manager  
Operations Management



Thu 20/09/2018 2:35 PM

Ladyman, Jason FLNR:EX <Jason.Ladyman@gov.bc.ca>

**Proposal to amend Zoning bylaw 900**

To: Christine LeFloch

Cc: Weir, Keith FLNR:EX; O'Rourke, Timothy FLNR:EX

Message  Scan\_20180920.pdf

Christine,

Maximum dock and walkway widths

The proposed bylaw changes are very small. I have confirmed that Provincial guidance is only to 1 decimal place so adding 0.02 and 0.05 is not in contradiction to our Policies.

Surface area increase to 30m<sup>2</sup>

The increase from 24 to 30 m<sup>2</sup> for upward facing dock surface is not so easy. That measurement for upward facing surface has been removed from Policy when changes were made for General Permission. However, the issue is that guidance within Shoreline Management Guidelines for Shuswap, Mara and Mabel references 24 m<sup>2</sup> in the flow charts. As government we utilize those guidelines that were jointly developed thru the SLIPP committee and were endorsed by DFO, Ecosystems, local government and other parties. I recognize that since that time, mandates have changed including your zoning bylaw 900 and the proposed CSR modification from 24m<sup>2</sup> to 30m<sup>2</sup> is more restrictive than current Provincial Policy.

Please let me know if you have any further questions.

Jason Ladyman  
MFLNRO&RD – Crown Land Section Head  
250 828-4421



**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact:

[plan@csrd.bc.ca](mailto:plan@csrd.bc.ca)

BL900-25

DATE:

August 31, 2018

**RESPONSE SUMMARY**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw.

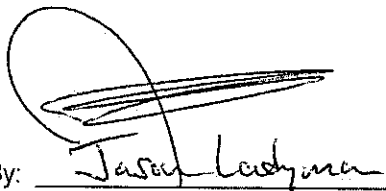
Approval Recommended Subject to  
Conditions Below.

Approval not Recommended Due  
To Reasons Outlined Below.

No Objections

*See attached*

Signed By:

  
Jason Ladyma

Title

*Provin Lande*

Date:

*Sept 20, 2018*

Agency

*MFLWRPD*

Tue 15/01/2019 6:55 AM

Ladyman, Jason FLNR:EX <Jason.Ladyman@gov.bc.ca>

**FW: Proposal to amend Zoning bylaw 900**

To Christine LeFloch

Cc Weir, Keith FLNR:EX; O'Rourke, Timothy FLNR:EX

Christine,

Sorry for delay in response. Happy to hear you had successful engagement with public. A couple of comments:

- Region has no ability to change the General Permission standards for dock width from 3 to 3.65 meters. I know that during the shift to enhanced General Permission requirements a few years ago that dock size area was part of discussion.
- It is my understanding from ecosystems and habitat over the years that increased width/size especially in the near shore environment has implications from a shading perspective which is a real concern from predatory fish eating out-migrating fish, results in changes in wave energy and shoreline dynamics, and influences on aquatic vegetation communities. As a Section 11 Water Sustainability Act notification or approval is required for works in and about riparian areas, those environmental concerns are going to remain valid especially on known spawning sites for sockeye, char and high habitat sensitivity zones.
- I recognize that people desire to have a greater platform and are utilizing safety perspective to promote increased size. I go back to Policy and the intent of a dock is to access a boat. Many people want the increased width to have ancillary type activities (i.e chairs, mini bar, umbrellas). If individuals apply for a Specific Permission, they can expect questions on demonstrated need for enhanced dock width and information such as environmental assessment completed by qualified professional etc.

If you would like to discuss further, please get back to us.

Jason Ladyman  
MFLNRO&RD – Crown Land Section Head  
250 828-4421



**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1  
Telephone: 1-250-832-8194 Fax: 1-250-832-3375  
Staff Contact: **Chris LeFloch**  
[clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)

BL900-25

DATE

**RESPONSE SUMMARY**

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below.
- No Objections
- Interests Unaffected by Bylaw.
- Approval not Recommended Due To Reasons Outlined Below.

Signed By: *Malinda Engel*

Title *Planner/Approving Officer*

Date: *Aug. 30/18*

Agency *District of Seamans*



Shuswap Waterfront Owners Association  
Box 24123, Scotch Creek, BC V0E 3L0

[info@swoa.ca](mailto:info@swoa.ca) [www.swoa.ca](http://www.swoa.ca)

Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
Salmon Arm, BC  
V1E 4P1  
Attention Mr. Gerald Christie, Manager Development Services

July 3, 2018

Re: Proposed Revisions to Lakes Zoning Bylaw No. 900

Dear Sir:

Thank you for meeting with the Shuswap Waterfront Owners Association (SWOA) at your offices on June 25, 2018. Hopefully the dialogue that was initiated at that meeting will help you and your staff in drafting the proposed revisions to Bylaw 900. We understand that this is the start of some revisions to lake bylaws and we encourage the CSRD to continue the relationship with SWOA as a knowledgeable resource on waterfront issues.

During the meeting, you asked the SWOA attendees what their preferred position would be in the redrafting of the bylaw. We replied that our preference would be to have the bylaw reflect the wording contained in the Province's General Permission for the Use of Crown Land for Private Moorage (dated January 17, 2017). While we think this is a good working document, we can appreciate that the CSRD is reluctant to adopt it due to the lack of Provincial consultation prior to its implementation. However, if Bylaw 900 were to incorporate the Provincial General Permission Guidelines it would alleviate the confusion resulting from the two regulatory documents and streamline any approvals under the two statutes. We believe waterfront owners would be more likely to follow these reasonable rules and that there would be both cost and time savings for waterfront owners and the CSRD.

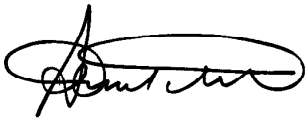
You asked SWOA to consider alternate wording to the existing Bylaw that might be acceptable to waterfront owners with respect to the size of docks suitable for our lake. As we stated at the meeting, we believe that staff's suggestion of a 30 sq. m. limit would be too restrictive. Considering safety issues for docking and loading/unloading of boats in rough weather, we stated that a dock length of 10 feet (3.05 metres) more than the length of the boat would be required. In spite of your specific questions, we did not provide you with an upper limit value for the length of docks at the meeting but stated that we would discuss this with our full Board and get back to you.

In considering this point, our Board, at our June 25<sup>th</sup> meeting, discussed a broad range of options but reached consensus on an upper limit for the length of docks for private use of 50 feet (15.24 metres). We believe this is a workable compromise especially since boat sizes are steadily increasing on Shuswap Lake and many are now in the 40 ft. (12.19 m.) range.

Finally, in consulting with our members, we received feedback that consideration should be given to increasing the allowable width of docks under the Bylaw to 12 feet (3.66 m.), especially for docks in exposed areas of the lake. We recognize that docks of this width would require a specific permission under the Provincial guidelines.


Thank you for initiating discussion with Shuswap Waterfront Owners Association. We look forward to consulting on the Bylaw revisions once they are introduced to the CSRD Board and receive first reading.

Regards,

A handwritten signature in black ink, appearing to read 'Clyde Mitchell', with a large, sweeping flourish underneath.

Clyde Mitchell, President  
[president@swoa.ca](mailto:president@swoa.ca)  
604-817-0905

ecc. - C. Paiement; J. Sham



Tue 11/12/2018 11:44 AM

Triton Docks Inc. <info@tritondocks.ca>

**RE: Bylaw 900 amendments**

To Christine LeFloch

CityView Planning Attachment

Hi Christine,

As per our telephone discussion, I fully support the increase of the dock surface to 30m<sup>2</sup>. This increase would allow many dock owners to be able to meet the desired depth requirements needed to utilize the platform.

I understand that there is a desire to increase the width to 12 feet as a maximum, and although additional width does increase stability, it would be prudent to recognize that the increase falls outside of the Provincial regulations and may cause confusion.

I am a huge supporter of creating a simplified system which can expedite the process for the customer to encourage compliance and ultimately to protect the ecosystem of our lake.

Should you have any questions, I would be happy to help.

Warm regards,

Nadine Mayer  
Triton Docks Inc.  
250-955-2828





To Christine LeFloch

i You forwarded this message on 31/01/2019 8:30 AM.

Hi Christine;

Interesting question?

Answer – yes the all of our rescue vessels have the capability to conduct beach extractions, a wharf and calm waters are nice to have, but definitely not needed. It is quiet surprising how often a beach extraction is actually easier than getting a patent through a cramped houseboat to the rescue boat at the rear.

We use two rescue boats:

1. Rescue One, a 29' Lifeliner with and inboard outboard leg, cursing speed about 25 knots (46 km/hr) needs about 3.5' of water to operate effectively, but we can lift the propeller leg on this one.
2. Tolonen, a 40', Type 3, Titian 300, RIHB (ridged inflatable hull boat) This vessel is a very large jet boat so there is no propeller and it can go in about 2.5' of water, top speed is about 38 knots cursing speed 32 knots (60 km/hr)

Appreciate that at a beach landing the engines are in the back so we have the length of the vessel to gain depth. In most cases the depth is just not an issue.

Okay way more info than you asked for LOL. moorage or wharfs are not an issue. Hope this helps 😊

Fred Banham, Station Leader  
RCMSAR Station 106–Shuswap  
1-250-719-1956  
[RCMSAR106Shuswap@gmail.com](mailto:RCMSAR106Shuswap@gmail.com)



*'Saving Lives on the Water'*

[www.rcmsar106.ca](http://www.rcmsar106.ca)

**From:** Christine LeFloch <[CLeFloch@csrd.bc.ca](mailto:CLeFloch@csrd.bc.ca)>

**Sent:** January 30, 2019 4:12 PM

**To:** [station106@rcmsar.com](mailto:station106@rcmsar.com)

**Subject:** Rescue boat

Hi Fred,

I understand that you are the person to talk to with regard to operational questions to do with the Search and Rescue boat used on Shuswap Lake. I am wondering, in situations where the 40 foot SAR rescue boat is unable to moor safely at a dock due to stormy weather conditions or a small dock that may be unstable, is this boat able to pull up onto the beach? Also, if this is possible is it something that needs to be done regularly, and does it negatively affect operations in any way?

Thanks in advance for your time.

Best regards,

**Christine LeFloch** | Development Services Assistant  
Development Services  
**Columbia Shuswap Regional District**  
T: 250.833.5957 | F: 250.832.3375 | TF: 1.888.248.2773  
E: [clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



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# COLUMBIA SHUSWAP REGIONAL DISTRICT

## Columbia Shuswap Regional District Electoral Area 'C' Advisory Planning Commission Minutes

Date: 22-October-2018  
Time: 7 pm  
Location: Cedar Centre

### **Members Present:**

Steve Wills	Chair	Simon Brown	Vice-Chair
Cal Cosh	Secretary	Alan Cook	Member
Ted Vlooswyk	Member	Glenn Johanson	Member
Millie Barron	Member	Brian Morris	Member
Reg Walters	Member		

Director: Paul Demenok

Staff: None

Guests: Jayme Franklin, agent for the Landev Properties Corporation  
Rob & Colleen Vandekerkhove, applicants – DP-725-156

7:02 pm – Call to order      Brown / Cook

The meeting was called to order and the agenda accepted as circulated – with the order adjusted to reflect the visitors in attendance and the anticipated time required for each item.

### **3. Development Permit 725-156**

**Owners:** Robert and Colleen Vandekerkhove

**Civic Address:** 3974 Sunnybrae-Canoe Pt Road

**Legal Description and PID:**

Lot A, Section 12, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 4927, except part lying east of the line drawn parallel to and perpendicularly distant 60 feet west from the easterly boundary of said lot. PID: 010-422-170

**Short Summary:**

The subject property is located at Sunnybrae in Electoral Area C and is waterfront to Shuswap Lake. The upland has a single family dwelling and the property owner has an existing dock and two private mooring buoys located in the bay adjacent to the subject property. This past summer, one of the existing buoys was moved outside of the subject property's Foreshore Residential 1 (FR1) zone into the Foreshore Water (FW) zone. The owner has proposed to relocate the buoy back within the FR1 zone adjacent to their waterfront property. Due to siting constraints from other existing foreshore structures and the shape of the bay, the proposed locations of the two private mooring buoys do not meet the FR1 zone 5 m side setback from the side parcel boundaries of the subject property projected onto the foreshore and water. As such, the owner has applied for a Foreshore and Water Development Permit (DP) with a siting variance for the two private mooring buoys from a 5 m to 0 m setback and to be sited in front of another waterfront property's foreshore. The Foreshore and Water DP with a variance is to be reviewed by the Regional District Board

**Comments and Discussion:**

As indicated on the provided maps and aerial images, it is the applicant's intention to move the deep water buoy. The Commission Members are familiar with this Bay as there have been other items in the immediate area. The applicants outlined what they have done in researching and preparing a solution for the crowding around the deep water buoy. Their solution is to move it 20m North East of its present location.

Commission Members noted the applicant's proactive approach, their early approach to staff and complemented the applicants for their preparation.

Moved Morris / Vlooswyk carried unanimously

That the Commission support the application 725-156 as presented in the supporting materials.

**4. South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88 and Electoral Area C Official Community Plan Amendment (Landev Properties Corp) Bylaw No. 725-14**

**Civic Addresses:**

1) 1302 Trans-Canada Highway      2) N/A      3) N/A      4) 1295 Notch Hill Road

**Legal Descriptions and PIDs:**

- 1) Lot 21 Section 16 Township 22 Range 11 W6M KDYD Plan 690 Except the West 45 feet thereof and Plans H698 and KAP57595; PID: 002-043-807
- 2) Lot A Section 16 Township 22 Range 11 W6M KDYD Plan 32996; PID: 003-271-684
- 3) Lot B Section 16 Township 22 Range 11 W6M KDYD Plan 32996; PID: 003-271-714
- 4) Lot 9 Section 16 Township 22 Range 11 W6M KDYD Plan 1364 Except Plans 18232 and 32996 PID: 008-592-761

Owner/Agent: John Collett and Jason Collett / Franklin Engineering Ltd. (Agent)

**Short Summary:**

The proposal is to amend the Electoral Area 'C' Official Community Plan Bylaw No. 725 (BL725) and the South Shuswap Zoning Bylaw No. 701 (BL701) to allow increased density for a future development of small residential lots and commercial lots. The owners of the four subject properties propose to create a bare land strata development with a medium density residential use in Development Area 1 and a commercial development in Development Area 2.

**Comments and discussion:**

Mr. Franklin outlined the development plans and used the prepared handout to highlight the project details. A copy of the handout was included in the materials distributed.

Commission members asked a wide range of questions about the development plans and discussed some of the details – that the development is not a mobile home park – but it is a small lot development with a strata ownership plan, a community waste water system that will need MOE approval.

Access will be from Notch Hill Road. Commission members were interested in the traffic issues, access via the Trans Canada Highway, and the commercial site requiring an on site septic system.

This development is unusual for Sorrento in the recent past and the Commission felt the application should move forward to public meeting and discussion and the community should have a chance to get involved in this discussion.

Moved                                      Brown /Walters                                      carried unanimously

To support the applications for BL725-14 and BL701-88 as presented in the materials.

**5. Lakes Zoning Amendment (CSRD) Bylaw No. 900-25**

**Owners:** This is a CSRD generated bylaw.

**Short Summary:**

Development Services staff is proposing to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) by increasing the total upward facing surface area of a floating or fixed dock, increasing the width of a floating or fixed dock surface, and increasing the width of a permanent or removable walkway surface

**Comments and discussion:**

The Commission appreciates the complexity of the issues and the wide range of positions held by everyone involved in the discussions. We did note that smoothing out the conflicts in sizes between metric and imperial calculations and construction of docks is an improvement.

The Commission was supportive of the changes outlined and moved to support the application as submitted.

Moved:                                      Morris / Barron                                      carried unanimously

Adjourned