

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