



BOARD REPORT

TO: Chair and Directors **File No:** BL900-29F
PL20200190

SUBJECT: Electoral Area F: Lakes Zoning Amendment Bylaw No. 900-29F

DESCRIPTION: Report from Laura Gibson, Planner II, dated May 3, 2022.
Strata Plan EPS611, St. Ives

RECOMMENDATION: THAT: "Lakes Zoning Bylaw No. 900-29F" be adopted this 19th day of May, 2022.

SHORT SUMMARY:

The foreshore adjacent to the common waterfront property of Strata Plan EPS611 is proposed to be rezoned from FR1 Foreshore Residential 1 to FM1 Foreshore Multifamily 1 with a site specific regulation to permit up to 9 private mooring buoys and two floating docks. Staff are also proposing to rezone the adjacent foreshore to the east, next to Squilax-Anglemont Road, from FR1 Foreshore Residential to FP Foreshore Park. The Board gave third reading of Bylaw No. 900-29F on February 17, 2022 and now that Foreshore and Water Development Permit No. 830-381 has been approved for issuance, it is appropriate for the Board to consider the bylaw for adoption.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

See item 17.2 on [October 21, 2021 Board Meeting Agenda](#) for First reading.

See item 16.4 on [February 17, 2022 Board Meeting Agenda](#) for Second reading, as amended, and Third reading.

POLICY:

See [BL900-29F](#) [BL830](#) [BL900 Excerpts](#):

[Electoral Area F Official Community Plan Bylaw No. 830](#)

- 3.2 Shoreline Environment
- 3.3 Fish and Aquatic Habitat
- 11.2 Foreshore and Water Use
- 13.2 Foreshore and Water Development Permit Area

[Lakes Zoning Bylaw No. 900](#)

- 1.1 Definitions
- 4.4 Foreshore Residential 1 Zone
- 4.6 Foreshore Multi-Family 1 Zone

FINANCIAL:

There are no financial implications to the CSRD as a result of this application.

KEY ISSUES/CONCEPTS:

See [2021-10-21 Board DS BL900-29F First](#) for details of the proposal and analysis of applicable policy.

See [2022-02-17 Board DS BL900-29F Second amend Third](#) for amended proposal and summary of agency and First Nations referral responses and public submissions.

Foreshore and Water Development Permit No. 830-381 was approved for issuance on April 26, 2022 by the Manager of Development Services for the relocation of the two existing private mooring buoys and placement of 7 new private mooring buoys and one swimming platform. If Bylaw No. 900-29F is adopted, the Development Permit will be issued. The existing dock was issued Development Permit No. 830-99 on June 4, 2013. The second dock requires a foreshore tenure application from the Province, a process which may take 2-4 years. If a foreshore tenure application is approved for the second dock, the applicants will need to apply for a new Foreshore and Water Development Permit for the second dock.

It is now appropriate for the Board to consider adoption of Bylaw No. 900-29F.

SUMMARY:

The applicant has applied to amend the Lakes Zoning Bylaw No. 900 to permit 9 private mooring buoys and two floating docks for the foreshore adjacent to the subject strata's common property.

Staff recommends Bylaw No. 900-29F be adopted for the following reasons:

- The applicants applied for and have been issued Development Permit No. 830-38, subject to the adoption of Bylaw No. 900-29F , for the relocation of the two existing private buoys and placement of 7 new private mooring buoys.

IMPLEMENTATION:

If Bylaw No. 900-29F is adopted, staff will consolidate Bylaw No. 900 with the approved amendment and issue Foreshore and Water Development Permit No. 830-381.

COMMUNICATIONS:

If the Board adopts Bylaw No. 900-29F, the applicants will be notified of the Board's decision.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2022-05-19_Board_DS_BL900-29F_Adopt.docx
Attachments:	- BL900-29F_Adopt.pdf
Final Approval Date:	May 6, 2022

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



Corey Paiment



Gerald Christie



Jennifer Sham

No Signature - Task assigned to Charles Hamilton was completed by delegate Jodi Pierce

Charles Hamilton