



REGULAR BOARD MEETING MINUTES

Note: The following minutes are subject to correction when endorsed by the Board at the next Regular meeting.

Date: August 17, 2017
Time: 9:30 AM
Location: CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm

Directors

R. Martin (Chair)	Electoral Area E
K. Cathcart	Electoral Area A (Absent)
S. Knaak (Alt. Director)	Electoral Area A
L. Parker	Electoral Area B
P. Demenok	Electoral Area C
R. Talbot	Electoral Area D
L. Morgan	Electoral Area F
C. Moss	Town of Golden
M. McKee	City of Revelstoke
K. Flynn	City of Salmon Arm
C. Eliason	City of Salmon Arm
T. Rysz	District of Sicamous

Staff

C. Hamilton	Chief Administrative Officer
L. Shykora	Deputy Manager, Corporate Administration Services
E. Johnson	Executive Assistant/Confidential Secretary
D. Mooney	Manager, Operations Management
B. Van Nostrand	Team Leader, Environmental Health Services
G. Christie	Manager, Development Services
D. Passmore	Senior Planner
J. Sham	Planner
C. Benner	Development Services Assistant
S. Walker	Building Inspector
L. Matousek	Clerical Assistant, Development Services
B. Payne	Manager, Information Systems

1. Call to Order

The Chair called the meeting to order at 9:30 AM.

2. Board Meeting Minutes

2.1 Adoption of Minutes

2017-0801

Moved By Director Morgan

Seconded By Director Talbot

THAT: the minutes of the July 20, 2017 regular Board meeting be adopted.

CARRIED

2.2 Business Arising from the Minutes

2.2.1 Request for Clarification: Staff require details/specifics to include as Briefing Notes for the Ministerial meeting requests related to Resolution No. 2017-0703

"THAT: the CSRD request a meeting with the Minister of Forests, Lands and Natural Resource Operations and the Minister of Solicitor General at the UBCM Conference to discuss emergency management issues to advocate for our region in terms of funding and resources, as well as to update the Minister on our situations."

Staff noted that the resolution put forward by the Board at its July 20, 2017 regular meeting was too vague for staff to submit a meaningful Ministerial meeting request to the Union of B.C. Municipalities. With this in mind, staff requested clarification as to what the meeting request was about so that a meeting request could be submitted that detailed the background.

The Board discussed the background and noted that the meeting request came forward in relation to the closure of the Salmon Arm RapAttack base.

The Board also discussed emergency response and the Province's role. For example, recent landslides occurred on lands subdivided by the Province. The array of environmental concerns are now impacting the Regional District. Staff noted that the Columbia

Shuswap Regional District (CSRD) has already submitted a meeting request with the Ministry of Transportation and Infrastructure (MoTI). Given that subdivisions are approved by MoTI, these concerns can be brought forward at that meeting.

2.2.2 Chair Reconsideration: Resolution No. 2017-0737 (Development Permit - Pesonen)

Requires reconsideration by the Board, due to an administrative error. Reconsideration of this matter, accompanied by a Board Report, is scheduled in the Electoral Area Directors section, item 14.2.

3. Section 57 Notice on Title Hearing

3.1 Section 57 Notice on Title Hearing

Civic Address: 2943 Vickers Trail, Anglemont

- Opening of Hearing.
- Report from C. Hamilton, Corporate Officer, dated July 31, 2017.
- CSRD Building Inspector to present.
- Opportunity for property owner to present.
- Questions from the Board.
- Closure of the Hearing.

The Hearing Opened at 9:42 AM. The Chief Administrative Officer outlined the Hearing process.

Chair Martin read the Opening Statement that at this Hearing: The Board will consider a Recommendation to file a Notice on Title for Bylaw infractions to the Columbia Shuswap Regional District Building Regulation Bylaw No. 630 as amended, at the property described as Lot 30 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 20232.

A report from C. Hamilton, Corporate Officer, dated July 31, 2017 was reviewed, including the recommendations that the Board file a Notice on Title.

Building Inspector, Steve Walker, advised the purpose of the Notice is to advise the property owner and subsequent property owners of the issues.

The Building Inspector also noted the chronology of events leading up to this Section 57 Notice on Title:

- He became aware that the property owner had commenced construction of a second floor to a building without the necessary permits, the structure was non-compliant with building bylaw, zoning bylaw, or official community plan bylaw; further, a steep slope development permit would be required;
- He hand delivered a stop work notice;
- The owner added a roof to the building after the stop work notice was delivered;
- The owner notified the CSRD that he wanted to try for a variance to address the non-compliant size of the structure; no application was made;
- Almost a year later, the Building Inspector noticed a new structure on the property that would also require a building permit;
- Site map of the area and pictures displayed;
- Mr. Wagar is unable to apply for building permits at this time so this Section 57 Notice on Title is to ensure that future property owners are aware of the issues on the site.

The property owner, Mr. Wagar, was not in attendance.

The Board discussed the matter, recognizing that this notice on title is intended to inform future property owners or interested parties as to the issues of non-compliance. Should future property owners wish to use these structures, they would also be required to bring them into compliance.

The Notice on Title Hearing on the subject property closed at 9:55 AM.

2017-0802

Moved By Director Morgan

Seconded By Director Eliason

THAT: the Board authorize the Corporate Officer to file a Notice in the Land Title Office against the property legally described as Lot 30 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 20232, in accordance with Section 57(3) of the Community Charter;

AND THAT: further information in respect of the Notice is available for inspections at the office of the Columbia Shuswap Regional District.

CARRIED

6. Reports

6.1 Shuswap Economic Development Committee Meeting Minutes

2017-0803

Moved By Director Eliason

Seconded By Director McKee

THAT: the minutes of the May 4, 2017 Shuswap Economic Development Meeting be received for information.

CARRIED

6.2 Shuswap Tourism Advisory Committee Meeting

2017-0804

Moved By Director Rysz

Seconded By Director Morgan

THAT: the minutes of the May 4, 2017 Shuswap Tourism Advisory Committee meeting be received for information.

CARRIED

7. Business General

7.2 Fire Smart Initiatives

Report from Derek Sutherland, Team Leader, Protective Services, dated August 17, 2017.

Information update on current Fire Smart Initiatives and Preparedness.

Darcy Mooney, the Manager, Operations Management, provided an overview of the report written by the Team Leader, Protective Services and provided the background that elicited the report: the Electoral Area C Director thought it would be prudent to mail each and every property owner in Area C a copy of the FireSmart manual. Mr. Mooney provided an estimate of the cost to conduct such a mail out and noted that funds had not been budgeted for such an expense.

Director Demenok explained the value of direct mailing the FireSmart Manual to residents. He felt that a personalized addressed letter would

have a better read rate than mass mail and explained that mass mailouts wouldn't be sent to absentee owners. Director Demenok was concerned about growth on vacant lots as a fire hazard.

Mr. Mooney noted that the brochures are already distributed at events and CSRD Fire departments provide a number of workshops to the public in one-on-one and group settings. The brochures are provided to anyone who is interested.

The Board discussed the matter and noted that the issues are faced regionally, not just by Electoral Area C. With this in mind, the Board offered alternative solutions with a much better cost-benefit ratio such as placing the manuals in community hubs, taking the brochures to events, and including the manual with another mass mail out, rather than just sending the one item (i.e. with Property Tax Notices).

Considering the concerns about vegetation growth, the Board considered the timing of distribution of such a message noting that spring may be an ideal time to advise the public as it would tie in to free yard waste at the landfills. The Board also weighed concerns about the current lack of bylaws to enforce overgrowth on vacant lots and the enforcement aspect.

2017-0805

Moved By Director Eliason

Seconded By Director McKee

THAT: staff be requested to contact the appropriate provincial agency to request that the FireSmart Homeowner brochure be included as a mail out with the 2018 provincial rural property tax notices.

Opposed (2): Director Demenok, and Director Talbot

CARRIED (9 to 2)

2017-0806

Moved By Director Talbot

Seconded By Director Morgan

THAT: the Board receive the report dated August 17, 2017 from Derek Sutherland, Team Leader, Protective Services as information on current Fire Smart initiatives and preparedness.

Opposed (1): Director Demenok

CARRIED (10 to 1)

The Board had a 10 minute break.

4. Delegations

4.1 10:30 AM: Presentation of Area C Governance Study Final Report and Recommendations

- Chair Steve Wills, Area C Governance Committee in attendance;
- Allan Neilson, Neilson-Welch Consulting in attendance (via Skype).

The Electoral Area C Director opened the topic by expressing his gratitude and appreciation of the exemplary participation of the Committee members in the study process and to the consultants for the commitment and expertise that they brought into this process and for the final report.

Steve Wills, Electoral Area C Governance Study Committee Chair thanked the Board for the opportunity to participate in this study. Mr. Wills introduced Allan Neilson of Neilson & Welch consulting to present the findings on behalf of the Committee.

Mr. Neilson gave a presentation to the Board about the Electoral Area C Governance Study purpose, committee, process and findings/recommendations.

The purpose of the study was to document and assess governance. How decisions are made, how services are provided and to whom, and how do residents want services to be delivered. Mr. Neilson noted that the study was not an incorporation or restructure study.

The Governance Study Committee is comprised of volunteers representing the Area C residents. The Committee oversaw the work of the consultants and the consultation with the Committee and brought a fresh set of eyes to review governance. The Committee has developed recommendations for the Board. Members of the Committee were in attendance at the meeting and were introduced to the Board: Andy Bartels, Karen Brown, Lenore Jobson, Edith Rizzi.

Mr. Neilson reviewed the stages of the year long study process and the time that each stage took and what it involved.

Finally, Mr. Neilson presented the findings of the process and the recommendations of the committee. The need for change was largely considered in anticipation of needs changing as development continues in

these areas. Some services may have to expand and the current model is likely to stretch resources thin and some services may have issues as they expand. Mr. Neilson concluded that in considering the need for change, the committee looked at different options and unanimously recommend that the Board move forward with a restructure study examining two options:

- The incorporation of a portion of the electoral area
- The division of the current electoral area into two electoral areas.

Mr. Neilson then responded to questions from the Board regarding grant opportunities. The Board thanked the committee members and the consultants for their hard work coming to these positive conclusions.

7. Business General

7.1 Area C Governance Study Final Report and Recommendations (to be circulated in the Late Agenda package)

2017-0807

Moved By Director Demenok

Seconded By Alternate Director Knaak

THAT: as recommended unanimously by the Area C Governance Committee at its June 29, 2017 meeting, the Board endorse the following recommendation:

Based on its review of the current governance and service delivery frameworks, the South Shuswap Governance Committee recommends to the CSRD Board of Directors that a restructure study for Electoral Area C be undertaken and that the restructure study examine two options:

- The incorporation of a portion of the electoral area; and
- The division of the current Electoral Area into two Electoral Areas.

CARRIED

2017-0808

Moved By Director Demenok

Seconded By Alternate Director Knaak

THAT: the Board submit a funding request to the Minister of Municipal Affairs and Housing, for a Restructure Study that would examine two options:

- (1) an incorporation study area; and

(2) a determination of the exact boundaries for two Electoral Areas in Electoral Area C.

CARRIED

2017-0809

Moved By Director Demenok

Seconded By Alternate Director Knaak

THAT: staff be directed to request a meeting with the Minister of Municipal Affairs and Housing at the 2017 UBCM Convention to provide an update on the Governance Study initiative and to request funding support to undertake a formal restructure study.

CARRIED

8. Business By Area

8.1 Grant in Aid Requests

Report from Jodi Pierce, Manager, Financial Services dated August 8, 2017.

2017-0810

Moved By Alternate Director Knaak

Seconded By Director Moss

THAT: the Board approve the following allocations from the 2017 electoral grant-in-aids:

Area A

\$1,500 Golden & District Historical Society (Fall Faire)

Area F

\$11,000 Imai Park Foundation (replacement of dugouts, bleacher repair and operational funding)

CARRIED

8.2 Area A Grant in Aid Request

Report from Ben Van Nostrand, Team Leader, Environmental Health Services.

Electoral Area A discretionary grant-in-aid funds to cover landfill tipping fees associated with the clean-up of a wind storm event on July 23, 2017

Staff informed the Board that the Town of Golden has indicated it will fund 50% of the tipping fees (\$4,250) associated with the July 23, 2017 wind storm event.

The Alternate Director for Electoral Area A and the Golden Director expressed their appreciation to staff for being able to deal with the community's needs.

2017-0811

Moved By Alternate Director Knaak

Seconded By Director Moss

THAT: in accordance with Policy No. F-30 "Electoral Area Grants in Aid" the Board authorize the expenditure of a maximum of \$4,250 from the Electoral Area A Grant-in-Aid to cover 50% of the total \$8,500 landfill user fees associated with the disposal of woody debris from the July 23, 2017 wind storm event in Golden and Electoral Area A.

CARRIED

8.3 Area D Community Works Fund - Larch Hills Nordic Society

Report from Jodi Pierce, Manager, Financial Services dated August 8, 2017.

Access to Community Works Funds

Charles Hamilton, Chief Administrative Officer, presented to the Board to outline the purpose for which the Community Works Funds will be used. The Larch Hills Nordic Society's existing chalet is too small and is inadequate to accommodate the large number of users/events throughout the winter season. The expanded chalet will help with resolve these issues.

The Electoral Area Director indicated his support for this initiative.

2017-0812

Moved By Director Talbot

Seconded By Director Morgan

THAT: in accordance with Policy F-3 "Electoral Area Community Works Fund – Expenditure of Monies", access to the Community Works Fund be approved up to \$17,400 plus applicable taxes from the Area D Community

Works Fund for windows and doors as part of the Chalet Expansion project being undertaken by the Larch Hills Nordic Society.

CARRIED

8.4 Revelstoke/Area B EOF Application – Tourism Revelstoke – Air Service Initiative

Report from Jodi Pierce, Manager, Financial Services dated August 10, 2017.

The Chief Administrative Officer presented the background of this Economic Opportunity Fund request to the Board. In February 2016, the Board approved \$37,500 from the Economic Opportunity Funds for the first trial of this program. The charter air service took place early in 2017. This request is for an enhanced program that will see double the number of flights per week and 10 weeks of service.

The Electoral Area B Director advised the Board of the importance that the charter air service had in 2017 and urged the Board to support this Economic Opportunity Fund application.

The Revelstoke Director also noted that the charter flights had a positive impact and would like the Board to support this application.

Director Flynn left the meeting at 11:33 am.

2017-0813

Moved By Director Parker

Seconded By Director McKee

THAT: with the concurrence of the City of Revelstoke and the Electoral Area B Director, the Board approve funding from the Revelstoke and Area B Economic Opportunity Fund up to \$90,400 to contribute to funding charter air service for 2018 for the purpose of promoting tourism and determining if a business case can be made for regularly scheduled flight service to and from the Revelstoke Airport.

CARRIED

Director Flynn joined the meeting at 11:34 am.

10. IN CAMERA

2017-0814

Moved By Director Moss

Seconded By Alternate Director Knaak

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

(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;
of the Community Charter, the Board move In Camera.

CARRIED

The Board took a break at 11:36 AM and convened In Camera.

The meeting reconvened at 12:03 PM.

12. Agricultural Land Reserve (ALR) Applications

**12.1 Electoral Area D: Agricultural Land Commission (ALC) Application
Section 20(3) - Non Farm Use LC2537D (Koopmans)**

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

2939 Sallenback Road, Yankee Flats

The owner has made application for a boundary adjustment subdivision of the subject property. The purpose of the boundary adjustment is to sell a portion of the property containing arable land and farm buildings including a residence to the neighbouring farm owned by Bernadine and Bill Bykerk. This would add an additional residence to the Bykerk property which is intended to be used by their son who would assist with farm operations and would result in a total of 3 residences for this new parcel. This property is entirely within the ALR. Approval of the additional residence as a Non-Farm Use by the Agricultural Land Commission is required as a condition of subdivision approval.

The owners were in attendance at the meeting.

Staff responded to questions from the Board about the temporary use permit related to the mobile home.

2017-0815

Moved By Director Talbot

Seconded By Director Morgan

THAT: Application No. LC2537D, Section 20(3) Non-Farm Use in the ALR, for the Northeast ¼, Section 30, Township 18, Range 10, West of the 6th Meridian, Kamloops Division Yale District be forwarded to the Agricultural Land Commission recommending approval this 17th day of August, 2017.

CARRIED

13. Directors' Report on Community Events

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

Following the verbal reports on community events, the Board recessed at 12:27 PM.

The Municipal Directors left the meeting at 12:28 PM.

The meeting reconvened at 12:57 PM.

ELECTORAL AREA DIRECTORS

14. Business by Area

14.1 Electoral Area C: Development Variance Permit No. 701-74 (Pesonen)

Report from Dan Passmore, Senior Planner, dated July 31, 2017. 2597 Highlands Drive – Blind Bay.

The applicant applied for a Development Variance Permit to sanction the current location of the single family dwelling, which was reviewed by the Board at the July 20, 2017 regular Board meeting and authorized for issuance by resolution No. 2017-0737. Staff failed to disclose a letter of opposition received to the Board for their consideration of the matter. This omission requires the Board to re-consider the matter.

The applicant was not in attendance at the meeting.

The Chair noted her appreciation for staff's attention to detail and bringing this back for the Board's consideration.

2017-0816

Moved By Director Demenok

Seconded By Alternate Director Knaak

THAT: in accordance with Section 217 of the Local Government Act, the Board re-consider Resolution No. 2017-0737, from the July 20, 2017 regular meeting authorizing issuance under Section 498 of the Local Government Act of Development Variance Permit No. 701-74 for Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 and an undivided 1/14 share in Lot 59, Plan KAP79982, (PID: 026-562-316), varying South Shuswap Zoning Bylaw No. 701, as follows:

Vary the requirement of Section 12.2.6, rear parcel line setback from 5.0 m to 4.85 m for a single family dwelling,

in view of correspondence received regarding the matter, and not disclosed to the Board on the 20th day of July, 2017.

CARRIED

14.2 Electoral Area C: Development Variance Permit No. 701-76 (Fritz)

Report from Christine LeFloch, Development Services Assistant, dated July 28, 2017.

2465 Waverly Drive, Blind Bay

The subject property is subject to South Shuswap Zoning Bylaw No. 701 and Electoral Area 'C' Official Community Plan Bylaw No. 725. The owner would like to construct a single family dwelling and attached garage on the property. This project requires variances to the front and interior side parcel line setbacks as well as the maximum height of the building.

The applicant was not in attendance at the meeting.

It was noted that there were two submissions from adjacent land owners in relation to the proposed variance. One letter in opposition, included in the late agenda and another received after the late agenda was published, not in opposition.

The Electoral Area Director noted concerns about parking interfering with road traffic and had concerns about the size of the home relative to the rest of those in the community. The home would be much closer to the front of the lot than the neighbouring houses, and would take up much

more room side-to-side, with a mere metre between properties. The Area Director also asked about septic on the lot, concerned about the hill. Staff noted that Interior Health is the approving authority for that, and furthermore that the septic system was signed off by a certified professional.

The Board discussed the matter and noted that the proposal meets the parcel coverage regulations and generally won't negatively interfere with views. Without a form and character development permit requirement, there is no reason for the Board to deny the application based on the home's appearance in the community. Still, the Board requested that staff notify the applicant of its concern about the size of the building relative to the lot and that the Board would like this house to blend in, as well as possible, with the surrounding community; that it not stand out as inordinately large.

2017-0817

Moved By Director Demenok

Seconded By Alternate Director Knaak

THAT: In accordance with Section 498 of the Local Government Act Development Variance Permit No. 701-76 for Lot 39, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 21795, varying South Shuswap Zoning Bylaw No. 701, as follows:

1. Section 11.2.4 Minimum setback from the front parcel line boundary from 5 m to no less than 2 m to any portion of the building only for the proposed single family dwelling and attached garage; and
2. Section 11.2.4 Minimum setback from the west side parcel boundary from 2 m to 0.88 m only for the proposed deck attached to the single family dwelling; and
3. Section 11.2.3 Maximum height for principal buildings and structures from 10 m to 11.61 m for a single family dwelling,

be approved for issuance this 17th day of August, 2017.

Opposed (1): Director Morgan

CARRIED (5 to 1)

14.3 Electoral Area C: Development Variance Permit No. 900-3 (Hawkins) & Development Permit No. 725-109 (Hawkins)

Report from Jennifer Sham, Planner, dated July 28, 2017.
1635 Blind Bay Road, Blind Bay

The owner would like to replace the existing wooden dock with a new floating prefabricated aluminum dock. The new dock is wider and larger in area than permitted in the FR1 Foreshore Residential 1 zone of the Lakes Zoning Bylaw No. 900 and the agent is applying for a Development Variance Permit to vary the permitted width to 3.05 m and size of the dock to 27.89 m².

The subject property is located within the Electoral Area C Official Community Plan Bylaw No. 725 area that establishes Development Permit Areas and if the Board authorizes issuance of this Development Variance Permit (DVP), staff is recommending that the Board also approve issuance of the technical Development Permit (DP).

The agent was in attendance at the meeting.

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

The Electoral Area Director noted that he was in favour of approval of the application.

2017-0818

Moved By Director Morgan

Seconded By Director Talbot

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 900-3 for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252, varying Section 4.4.2 (b) of Lakes Zoning Bylaw No. 900, as follows:

1. Maximum total upward facing surface area from 24 m² to 27.89 m²; and,
 2. Maximum width of any portion of a floating dock surface from 3 m to 3.05 m,
- be approved for issuance this 17th day of August, 2017.

CARRIED

2017-0819

Moved By Director Morgan

Seconded By Director Talbot

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 725-109 for a Foreshore and Water Development Permit for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252 be approved for issuance this 17th day of August, 2017, subject to the issuance of DVP900-3.

CARRIED

14.4 Electoral Area F: Temporary Use Permit No. 830-3

Report from Dan Passmore, Senior Planner, dated July 6, 2017. 3848 Squilax-Anglemont Road, Scotch Creek.

The applicant has submitted this application for a Temporary Use Permit to allow the western 3.27 ha of the subject property to be used for commercial outdoor boat and trailer and equipment parking for a period of 3 years. The parking area is proposed to be operated by Captain's Village Marina.

The applicants were not in attendance at the meeting.

It was noted that there was a submission from an adjacent land owner in relation to the proposed variance included in the agenda package.

The Electoral Area Director indicated his support of a Temporary Use Permit for this use noting that the conditional nature of the Temporary Use Permit helps to take several factors into account.

The Board discussed screening between the adjacent mobile home park and the lot to be used for parking considering the temporary nature of the permit. The Board also considered the current zoning and designation, noting that the land owner would need to apply to rezone if they wanted to continue this use in the future.

2017-0820

Moved By Director Morgan

Seconded By Director Talbot

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-3 for Lot 2, Section 33, Township 22,

Range 11, W6M, KDYD, Plan 12027 (PID: 009-389-351), for the approximately 3.27 ha western portion of the subject property for commercial outdoor boat and trailer and equipment storage on the subject property for a period of three (3) years be authorized for issuance this 17th day of August, 2017.

CARRIED

14.5 Electoral Area F: Form and Character Development Permit 830-208 (ABCO Marine Developments Ltd.)

Report from Dan Passmore, Senior Planner, dated July 10, 2017. 3877 Captain's Village Way, Scotch Creek.

The applicant is proposing to construct a 12,092 sq. ft. addition onto the existing main marina building on the subject property. Since the property is within the Scotch Creek Primary Settlement Area there is a requirement for a Waterfront Commercial (WC) Form and Character Development Permit, where construction on WC designated lands occurs. The Development Permit area contains guidelines for form and character of buildings.

The applicant was not in attendance at the meeting.

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

The Electoral Area Director indicated his support of staff's recommendation to approve the permit.

2017-0821

Moved By Director Demenok

Seconded By Alternate Director Knaak

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 830-208 for proposed construction of a 12,092 ft² addition onto the existing main marina building on That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150, (PID: 002-505-701), be issued this 17th day of August, 2017.

CARRIED

15. Planning Bylaws

15.1 Electoral Area A: Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1

Report from Dan Passmore, Senior Planner, dated July 14, 2017.
2780 Trans Canada Highway, Donald

The applicant is proposing to rezone portions of the subject properties from Zone No. 1, and Zone No. 2, as well as portions not currently zoned to a new Comprehensive Development 2 Zone CD2A to support a proposed future 9 lot subdivision of the subject properties. The CD2A zone would establish 3 separate Development Areas which would correspond with proposed Lots 1 and 2 (DA 1 and DA2), and Lots 3 through 9 (DA3) of a proposed subdivision plan.

Development Area 1 is proposed to be developed first and would be a major travel centre consisting of service station, restaurants and pubs, retail stores, and some service features for trucks. Development Area 2 is proposed to be a card-lock fueling facility. Development Area 3 would permit a variety of commercial uses and would include a second floor residential dwelling unit.

The applicant was not in attendance at the meeting.

Alternate Director Knaak indicated her support for the staff recommendation to give the bylaw amendment first reading but noted that she had some concerns about the proponent accounting for concerns of the public. Staff advised that they had encouraged the proponent to engage with the public to ensure that they could try to address these concerns. The applicant has held some public engagement meetings already to help deflect some of the opposition, and of course, this will go forward to a public hearing after second reading.

2017-0822

Moved By Alternate Director Knaak

Seconded By Director Demenok

THAT: "Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1", be read a first time this 17th day of August, 2017;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 900-21, and it be referred to the following agencies and First Nations:

- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations, Water Rights Branch;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- School District No. 6;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations

CARRIED

15.2 Electoral Area D: Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558

Report from Jennifer Sham, Planner, dated July 17, 2017.
Highway 97, Falkland

The agent has applied to redesignate and rezone a portion of the subject property located in Falkland on Highway 97 from C Commercial to RS Residential (proposed Lots 3 and 4), and further amend the C Commercial zone for only proposed Lot 5 to additionally allow outdoor storage of vehicles, recreational vehicles (RVs), boats, and trailers.

The agent was not in attendance at the meeting.

The Electoral Area Director indicated that he would like to see it go to first reading and receive feedback from agencies.

2017-0823

Moved By Director Talbot

Seconded By Director Morgan

THAT: "Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558" be read a first time this 17th day of August, 2017;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 2558, and it be referred to the following agencies and First Nations:

- Area D Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development –Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- FortisBC;
- BC Hydro;
- CSRD Operations Management; and,
- All relevant First Nations.

CARRIED

15.3 Electoral Area E: Lakes Zoning Amendment (Layden) Bylaw No. 900-19

Report from Christine LeFloch, Development Services Assistant, dated July 28, 2017.

655 Swanbeach Rd, Swansea Point.

The foreshore area proposed to be rezoned is located in the Swansea Point area of Electoral Area E. The applicants have applied to amend Lakes Zoning Bylaw No. 900 to recognize the existing fixed dock. This dock is not currently sited in compliance with the required setbacks. The proposed amendment would add a special regulation to the FR1 Foreshore Residential Zone, which would apply to the portion of Mara Lake lying adjacent to the subject property which contains the existing fixed dock.

The Board gave first reading to the Lakes Zoning Bylaw Amendment No. 900-19 at their meeting held June 15, 2017 and directed staff to refer the bylaw to applicable agencies and First Nations for comment. Comments have been received and were summarized by staff. A number of letters of support from neighbouring property owners have also been received. With this positive input, staff is now recommending that the bylaw be amended to allow the dock to be located in its current location and configuration. It is now appropriate for the Board to consider the bylaw for second reading as amended and referral to a public hearing.

The agent was not in attendance at the meeting.

The Electoral Area Director indicated her support for the application.

2017-0824

Moved By Director Talbot

Seconded By Director Morgan

THAT: "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be read a second time, as amended, this 17th day of August, 2017.

CARRIED

2017-0825

Moved By Director Talbot

Seconded By Director Morgan

THAT: a public hearing to hear representations on "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Rhona Martin, as Director for Electoral Area E being that in which the land concerned is located, or Alternate Director Brian Thurgood, if Director Martin is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

CARRIED

19. Adjournment

2017-0826

Moved By Director Parker

Seconded By Director Demenok

THAT: the regular Board meeting of August 17, 2017 be adjourned.

CARRIED

CHAIR

CHIEF ADMINISTRATIVE OFFICER