

COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Tuesday August 15, 2017 at 4:00 p.m. at the Scotch Creek Community Hall/Firehall, 3852 Squilax-Anglemont Road, Scotch Creek BC, regarding proposed Bylaw No. 650-11, Bylaw 800-26 and Bylaw No. 825-34.

PRESENT: Chair Larry Morgan – Electoral Area F Director
Dan Passmore – Senior Planner, Development Services
8 members of the public

Chair Morgan called the Public Hearing to order at 4:01 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Anglemont Zoning Amendment (CSRD) Bylaw No. 650-11, Magna Bay Zoning Amendment (CSRD) Bylaw No. 800-26 and Scotch Creek Zoning Amendment (CSRD) Bylaw No. 825-34.

The Planner explained the requirements of Section 470 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at its September 21, 2017 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on August 4 and August 11, 2017, as well as in the North Shuswap Kicker August, 2017 edition.

The Planner provided background information regarding these proposed bylaw amendments and reviewed the purpose of the bylaws.

The Chair opened the floor for comments.

Jackie Santa, 1312 Deodar Road, asked for an explanation of the content of the bylaws.

The Planner responded by outlining the proposed amendments. What followed was further requests for information and explanation behind the purpose of the bylaw.

Ron Wilkinson, 4112 Express Point Road;
Bob Misseghers, 1414 Webb Road;
Peter O'Toole, 4000 Butters Road;
Leslie Banks, #6 – 7220 Welch Road; and,
Jackie Santa, asked more and more detailed questions regarding the subject matter.

The participants asked about the following:

- What specifically is being amended?
- What is the Natural Boundary, and how is that different from the 348.3 m contour?
- Was the intent of the bylaw amendments to make the requirement consistent throughout the CSRD?
- How would the amendments impact on the flood construction level?
- Doesn't the Province regulate these issues? The Federal Government?

- What are floodproofing works?
- Would the exemptions include retaining walls?
- How would the regulations impact existing structures?
- What is the 348.3 m contour based on?
- Doesn't the Mean Annual High Water Mark (MAHWM) change over time, and who decides what it is?
- How would climate change impact the MAHWM?
- How would severe storms and weather impact flooding?
- What is scour?
- What is a panhandle lot?
- Would the panhandle lot regulations stop more than one panhandle lot beside another?

The Planner responded to the specific questions with specific answers on the technical issues and background behind the proposed amendments, until there were no more questions.

The Chair then requested the audience to provide the meeting with input regarding the proposed amendments.

Leslie Banks, #6 – 7220 Welch Road, advised that she had concerns over the impacts to homeowners of over-regulation. She advised that recent storm events had done some damage to her property, and that CSRD staff had visited her property and posted a stop work order. When she inquired about the order she was advised that significant work would be required to satisfy the existing development regulations. She expressed that she would prefer a more common-sense approach to development regulation.

The Planner explained that a consistent approach to floodplain regulations throughout the Shuswap and Mara Lakes areas taken in the proposed amendments would ease any issues currently experienced with interpretation of where the floodplain setback would be measured from.

Hearing no further representations or questions about proposed Bylaw No. 650-11, Bylaw 800-26 and Bylaw No. 825-34 the Chair called three times for further submissions before declaring the public hearing closed at 5:07 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

Director Larry Morgan
Public Hearing Chair



Dan Passmore
Senior Planner