

**Relevant Excerpts from
Electoral Area C Official Community Plan Bylaw No. 725
Lakes Zoning Bylaw No. 900**

(See [Bylaw No. 725](#) and [Bylaw No. 900](#) for all policies and land use regulations)

Bylaw No. 725

2.3 Shoreline Environment

2.3.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the shoreline environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.
- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

2.3.2 Policies

- .1 Non-moorage uses other than passive recreation are not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. Additionally, no commercial uses, including houseboat storage or camping, are acceptable on the foreshore.
- .4 Private moorage owners and builders will comply with the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).

The Regional District will:

- .7 Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values;
- .10 Implement Lakes Zoning Bylaw 900 which sets out regulations pertaining to the placement of docks and buoys

3.7 Foreshore Water

3.7.1 Objective

.1 To acknowledge existing permitted private moorage uses and commercial marinas and provide limited opportunities for future moorage associated with residential development.

3.7.2 Policies

.1 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for new fee-simple waterfront parcels.

.2 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:

- a) New waterfront parcel created; or
- b) 30m of water frontage of the parent parcel; and

Each moorage space shall be calculated as 10 m linear length of dock that may be used for mooring a single vessel.

.3 Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new or redeveloped waterfront properties.

.4 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.

.5 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.

.6 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat. The Shuswap Watershed Mapping Project data, as updated from time to time on the Community Mapping Network (www.cmnbc.ca), should be referenced to help determine habitat values (other government data sources may also be utilized).

Bylaw No. 900

1.1 Definitions

FLOATING DOCK is a structure used for the purpose of mooring boat(s) which may include multiple berths but which does not include permanent physical links to shore or lakebed, except cables.

PRIVATE MOORING BUOY is a small floating structure used for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic, and specifically manufactured for the intended use of boat moorage, but does not include a fixed or floating dock or swimming platform.

WATERFRONT UNIT is a dwelling unit on a shared waterfront parcel which has no strata lot (other than common property), dwelling unit or portion of a dwelling unit, or improved highway or park, directly between it and the natural boundary of a lake.

4.6 Foreshore Multi-Family 1

.1 Permitted Uses:

- (a) Floating dock(s), including removable walkway that is accessory to an adjacent waterfront unit.
- (b) Private mooring buoy(s) that is accessory to an adjacent waterfront unit.
- (c) Boat lift(s) that is accessory to an adjacent waterfront unit.
- (d) Boat launch.

.2 Regulations

- (a) Density (maximum number of docks and private mooring buoys)
 - *Dock*: 1 floating dock per adjacent waterfront unit
 - *Private mooring buoys*: 1 per adjacent waterfront unit
- (b) Size (of dock and walkway)
 - *Floating dock* must not exceed 33.45 m² (360 ft²) in total upward facing surface area (not including *removable walkway*).
 - *Floating dock* surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.
 - *Removable walkway* surface must not exceed 1.52 m (5 ft.) in width for any other portion of the walkway.
- (c) Location and Siting (of dock, private mooring buoys, or boat lifts)

The minimum setback of a *floating dock, private mooring buoy* or *boat lift* accessory to an adjacent *waterfront unit* or *waterfront parcel* is as follows:

- 5 m (16.4 ft) from the side parcel boundaries of that *waterfront parcel*, projected onto the foreshore and water.
- 5 m (16.4) from adjacent *waterfront units*, projected onto the foreshore and water.
- 6 m (19.69 ft) from a Foreshore Park (FP) zone or park side parcel boundaries projected onto the *foreshore* and water.

Additional setbacks for private mooring buoys:

- 20 m (65.62 ft) from any existing structures on the *foreshore* or water.
- 50 m (164.04 ft.) from any *boat launch ramp* or *marina*.