

COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Tuesday November 14, 2017 at 6:00 p.m. at the Blind Bay Community Hall, 2510 Blind Bay Road, Blind Bay BC regarding proposed Bylaw No. 900-21.

PRESENT: Chair Paul Demenok – Electoral Area C Director
Dan Passmore – Senior Planner, Development Services
48 members of the public including the applicant

Chair Demenok called the Public Hearing to order at 6:02 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 Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21.

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 December 1, 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 November 3 and 10, 2017.

The Planner provided background information regarding this application and reviewed the purpose of the bylaws.

The Chair opened the floor for comments.

Gareth Says, 2127 Ingram Road - advised that as a marina owner on Shuswap Lake he supports the proposal as it will address a moorage shortage on the Lake.

Dale Kerr, 2406 Tamarack Terrace – reads a letter submitted by Mr. Ray Nadeau of SWAT.

Peter Long, 2509 Blind Bay Road - advised that he supports the proposal.

Cory Sabiston, 2580 Blind Bay Road - advised that he supports the proposal and indicated that additional marina berths available may mean less people will use buoys scattered throughout the bay. He also indicated that he would like to see the number of derelict and un-used buoys removed from the lake.

Tenessa, 1640 Taylor Road - advised that she opposed to the proposal because it represents short term thinking. She pleaded that for the sake of the water please stop expansion and unlimited growth. She stated that the water needs to be respected and that tourists will not be attracted to the area if the water is polluted. She concluded by asking that the CSRD and developers come up with creative solutions to reduce water pollution.

Harley Henry, Little River - stated that he is opposed to the proposal and that he speaks for the future.

Pat Doran, 1979 Eagle Bay Road – advised that the owner of Finz had been an excellent neighbour. He stated that his dock is currently in a state of disrepair and that he has no intention of not following all of the regulations when it comes time to repair or replace it. He stated that he had concerns about whether a travel lane for boats was to the south side of the expanded dock rather than the west. He also stated a concern that the expanded dock would meet setback requirements and asked for consideration from the CSRD that the dock not encroach into his frontage.

Phil Nadeau, 1955 Eagle Bay Road – expressed concerns regarding the water quality in Blind Bay from the impact of the proposed expansion. He advised that water quality in Blind Bay had visibly deteriorated through the years.

Bob Wallace, 2555 Squilax-Anglemont Road - advised that he owns the Anglemont marina, and that moorage expansion on Shuswap Lake is not going to slow down. He advised that boats moored in marinas do significantly less environmental harm than those which are hauled in and out of the water on a daily basis. He also advised that marina owners have a stake in ensuring that the quality of the water is maintained and actively monitor moored boats to ensure that owners respect the water. He stated that properly developed plans such as this proposal are much preferable to the abuse that has occurred in other areas in the past. He supports the proposal.

Debbie Edwards, 2466 Eagle Bay Road - advised she supports the application and had a boat in the marina. She advised that there were not enough boat slips in the area and that there is a need for an expanded marina in a controlled environment.

Karen Brown, 2730 Sunnydale Drive - advised she was in support of the application. She stated that a boat in a slip in a marina does less environmental harm than a boat which is moved in and out of the water. She advised that the marina portion is a seasonal commercial use and that the owner does a good job in the community and follows the rules. She stated that Finz presence in the community is a source of great pride.

Jim Leiper, 2014 Hannett Road – advised that he supports the proposal and that Finz is a fine establishment. He stated that a bigger issue than water quality was the crisis posed by the potential threat of zebra mussels entering Shuswap Lake. He said that marina operators and Finz especially monitors for mussels and are in the best position to ensure that boats do not contribute to the threat and other environmental issues. He also indicated that marina operators monitor the safety aspects of boating. He concluded by stating that most people in the area look after the lake.

Pat White, 2639 Squilax-Anglemont Road – advised that boats don't just stay in Blind Bay and it is a larger area issue. She stated that water quality in the lake is the most important issue, and that water, air and land are all at risk, but that clean water is vital. She advised that being able to play on the lake was a less important issue than clean water. She stated the importance of protecting what we have and that we should slow down moorage expansion or better still, stop it. She advised that we all have duties to the future. She advised that the land does not belong to you, the land is unceded and belongs to the Secwepemc. She concluded that it is not okay to behave like conquerors.

Peter Long, 2509 Blind Bay Road – advised that he thought the last time a new marina slip was added was 10 years ago, and that moorage expansion was a much-needed thing.

Debbie Edwards, 2466 Eagle Bay Road – advised that she has grandkids and that they are avid boaters who respect the community and respect the water. They love it and use it all the time.

Bonny Baker, 3673 Braelyn Road – advised that her wish is for the CSRD to protect the lake. She noted that it is not a right for privileged people to use the water for monetary gain. She stated that the ultimate goal should be to protect the lake, and that this doesn't mean that there should not be any boats, just limits on marinas. She advised that if the operation of marinas is not regulated or monitored by the CSRD that the CSRD is then complicit. She concluded by advising that everybody that lives around the lake drinks the water.

Gareth Says, 2127 Ingram Road – advised that marina operators take great pride in limiting boat owners from discharging both grey and black water into the lake.

Jim Leiper, 2014 Hannett Road – advised that marinas have staff represent eyes and ears to protect the lake. He stated that he feels that agricultural waste and sub-standard septic systems are more of a concern to lake water quality than marinas. He talked about a plan to ensure that all property owners in Electoral Area C would be required to upgrade their septic systems.

Jabala Spirit, Little River – advised that as a First Nations the lake is medicine and that there are better ways to use the lake than by polluting it. She talked about how the Native people's responsibility is to respect peoples and that all life is respected and related as one, and their mission is to have all people's to see it this way. She stated that tribal law is the law of god and is the true and original law of the people. She stated that tribal law gives exclusive jurisdiction over the land which is unceded, but that they don't claim the land as theirs. She advised that all people are welcome on the land as long as they respect tribal law. She stated that she lives on the Little Shuswap and sees everything coming out of the Shuswap, and that her people have the most beautiful beach in all of the Shuswap, but that it has become more polluted over the years and milfoil has proliferated. She advised that she has witnessed many boaters who do not respect the lake, and that it was her people that first decided to police the lake to correct these behaviours. She stated that she hopes the CSRD understands not to forget about the children and the lake. She concluded by stating that polluting the water is a violation of their civil, political and environmental rights.

Pat White, 2639 Squilax-Anglemont Road – advised that 1 quart of motor oil pollutes 250,000 gallons of water, while 1 gallon of gasoline pollutes 750,000 gallons of water.

Brion Every, White Lake – advised that he supports the proposal and feels that it meets the rules of the day. He also advised that the community supports Finz, and that many communities would be lucky to have Finz. He said that many of the issues raised have been out of the hands of the CSRD to regulate. He advised that people should support Finz. He stated that people will come to the lake regardless and that Finz will do a better job of controlling bad behaviours, including the mussel issue. He advised that all boaters must be concerned by abuses. He concluded by stating that if a business is bad for the area, it will soon find itself out of the area.

Quinne Kobayashi, 1640 Taylor Road – stated she is opposed to the proposal.

Dale Kerr, 2406 Tamarack Terrace – questioned if whether the CSRD would be liable should the expansion cause environmental damage.

Jabala Spirit, Little River – advised that if there was damage the CSRD would be accountable to First Nations.

Bonnie Baker, 3673 Braelyn Road – advised that she thought if the CSRD were not to approve the expansion that this would not necessarily not represent non-support for Finz business operation. She advised that she thought it was the CSRD's duty to start limiting encroachment now and for the future.

Jan Papple, 3611 Sunnybrae Road – advised that she was a Finz customer and the reason tourists come to the area is for the clean lake. She advised that people would stop coming if the lake were polluted. She stated that the CSRD needs to stop the marina expansion.

Tim Gallant, 2401 Blind Bay Road – noted that the lakeshore is eroding due to boat wakes. He expressed concern for the safety of people at Pebble Beach due to the increase of boat traffic on Blind Bay.

Karen Brown, 2730 Sunnysdale Drive – advised that a healthy community combines residential, commercial and accommodates tourism, who come for the amenities. She advised that activities are critical for the tourists, but that a balance is needed. She agreed that water quality is important and that she respects the lake. She noted that water quality issues were more due to faulty septic systems than boats on the lake. She noted that the community also needs a good recycling program, and all people need to do their part. She concluded that people must also respect the business core which she feels is doing things right.

Tenessa, 1640 Taylor Road – stated that she thought it was good that there had not been a lot of development of this type over the last 10 years. She likened the marina owners on the lake to children, whereby if one gets a privilege they will all want an equal one. She advised that approving the expansion would represent such a precedent. She stated that if you don't build it they will not come, and that enough exists already.

Peter Long, 2509 Blind Bay Road – advised that in his marina 90% of the moorage is by people in the community, so this doesn't leave many of his 110 slips for tourists. He advised that the boats are here now and that people are currently using illegally placed buoys. He concluded that it would be better to have all boats parked in a safe controlled environment.

Pat White, 2639 Squilax-Anglemont Road – apologized for her earlier anger.

Jabala Spirit, Little River – advised that tribal law was the most sustainable way of life, and that people can have good lives without traditional jobs. She stated that more collaboration is needed and counterpoised the value of gratitude against the value of clean water and food supply. She offered to help with such collaboration but that the pollution must stop. She stated that she had not been invited into the conversation, and that her people need to be involved. She concluded that the CSRD needs to reach out.

Hearing no further representations or questions about proposed Bylaw No. 900-21 the Chair called three times for further submissions before declaring the public hearing closed at 7:16 p.m.

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

Director Paul Demenok
Public Hearing Chair

Dan Passmore
Senior Planner