



BOARD REPORT

TO:

Chair and Directors

File No:

BL900-07

PL20140000091

BL701-90

PL20180000018

SUBJECT:

Electoral Area C: Lakes Zoning Amendment (Eagle Bay Estates Society) Bylaw No. 900-07 and South Shuswap Zoning Bylaw No. 701 Amendment (Eagle Bay Estates Society) Bylaw No. 701-90

DESCRIPTION:

Report from Christine LeFloch, Development Services Assistant, dated March 12, 2018.
4079 Reid Rd, Eagle Bay

**RECOMMENDATION
#1:**

THAT: "Lakes Zoning Amendment (Eagle Bay Estates Society) Bylaw No. 900-07" be given first reading and referrals be sent to the following agencies:

- Area C Advisory Planning Commission
- CSR D Operations Management
- Transport Canada
- Ministry of Transportation and Infrastructure
- Ministry of Environment
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Lands Branch
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch
- Interior Health Authority
- All relevant First Nations Bands and Councils.

**RECOMMENDATION
#2:**

THAT: "South Shuswap Zoning Amendment (Eagle Bay Estates Society) Bylaw No. 701-90" be given first reading and referrals be sent to the following agencies:

- Area C Advisory Planning Commission
- CSR D Operations Management
- Ministry of Transportation and Infrastructure
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Lands Branch
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch
- All relevant First Nations Bands and Councils.

SHORT SUMMARY:

This application is the result of bylaw enforcement regarding buoys placed by non-water waterfront owners in front of adjacent waterfront properties and in front of a CSR D pump house located on a road

right of way in close proximity to the water intake for Eagle Bay Estates Waterworks. The proposal includes relocation of the water intake into deeper water at the expense of the Eagle Bay Estates Society (EBES) so that the buoys which are used by members of EBES may be relocated and arranged as a buoy marina containing 31 buoys which would be located in front of the road right of way and the adjacent parcel which is owned by EBES. The zoning of the foreshore adjacent to these properties does not currently permit the proposed use, therefore rezoning and a site specific regulation for the subject area is required. This application also proposes to rezone the upland property owned by EBES from RR1 – Rural Residential Zone to a new P2 – Private Park Zone which appropriately reflects its use as a private, members' only park.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

REGISTERED OWNER:

Eagle Bay Estates Society (Inc. No. 15255)

AGENT:

Harry Bohnet, President

ELECTORAL AREA:

C

LEGAL DESCRIPTION:

Lot 16, Section 6, Township 23, Range 9, West of the 6th Meridian, Kootenay District, Plan 20702;
Donna Road

PID: 007-753-241

CIVIC ADDRESS:

4079 Reid Road, Eagle Bay

SURROUNDING LAND USE PATTERN:

North: Shuswap Lake

South: Rural Residential, Reid Rd

East: Rural Residential

West: Rural Residential

CURRENT USE:

Lot 16 – private park for the use of Eagle Bay Estates Society members only, plus foreshore uses including boat launch, floating dock, swim platform, and several private mooring buoys

Donna Road – Ministry of Transportation and Infrastructure (MoTi) road right of way. CSRD owned pumphouse, parking for Eagle Bay Estates Society members, water intake for the Eagle Bay Estates water system, several private mooring buoys

PROPOSED USE:

Buoy marina containing 31 private mooring buoys for the shared use of Eagle Bay Estates Society members only, rezoning upland (Lot 16) to a zone which permits the established land use.

PARCEL SIZE:

Lot 16 - 0.171 ha

Donna Road - 0.189 ha

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

Lot 16 - RR – Rural Residential

Donna Road – RR – Rural Residential

Foreshore area adjacent to Lot 16 and Donna Road - FW – Foreshore Water

ZONE:

South Shuswap Zoning Bylaw No. 701

Lot 16 - RR1 – Rural Residential Zone

Donna Road – RR1 - Rural Residential Zone

PROPOSED ZONE:

South Shuswap Zoning Bylaw No. 701

Lot 16 – new P2 – Private Park Zone

LAKE ZONING:

Lakes Zoning Bylaw No. 900

Foreshore adjacent to Lot 16 - FR1 – Foreshore Residential 1

Foreshore adjacent to Donna Rd – FP – Foreshore Park

PROPOSED LAKE ZONING:

Lakes Zoning Bylaw No. 900

Foreshore adjacent to Lot 16 – FM2 – Foreshore Multi-family 2

Foreshore adjacent to Donna Rd – FP – Foreshore Park and FM2 –Foreshore Multi-family 2

AQUATIC HABITAT INDEX RATING

Low, gravel beach, less than 10% milfoil

SITE COMMENTS: The subject properties are located on Reid Road along the waterfront.

Lot 16

Ownership of Lot 16 was transferred to Eagle Bay Estates Society (EBES) at the time of subdivision in the early 1970s. This lot has been used as a private, members only beach and boat launch by EBES members since that time. The lot is vacant with the exception of a few picnic tables. There is also signage alerting the public that the property is for use by members only. On the foreshore adjacent to Lot 16 are a floating dock, a boat launch and a number of private mooring buoys.

Donna Road

The CSRD has a permit from Ministry of Transportation and Infrastructure (MoTi) over Donna Road, located adjacent to Lot 16 for the operation of a pump house which serves the Eagle Bay Estates water

system. This water system is owned and operated by the CSRD. On the southern portion of the property is an area with signage designated as a parking area for EBES members. This has been occurring for a number of years on an informal basis. CSRD staff are not aware of any formal agreement between EBES and MOTI or CSRD for this use. On the foreshore adjacent to Donna Road is the water intake for the Eagle Bay Estates water system. There are also a number of private mooring buoys belonging to members of Eagle Bay Estates Society.

POLICY:**Electoral Area C Official Community Plan Bylaw No. 725****2.1 Water Quality of Shuswap Lake***2.1.1 Objectives*

- .1 To protect the water quality of Shuswap Lake and its watershed.
- .2 To maintain healthy aquatic and groundwater environments and protect people from contaminated water.

2.1.2 Policies

The Regional District will:

- .7 Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat;
- .8 Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap and White Lakes. These include zoning bylaws, development permits, building regulation, and potentially, statutory covenants.

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

- .2 land owners must not alter the natural habitat and shoreline processes unless specifically authorized. The placement of fill and the dredging of aquatic land are not generally acceptable.
- .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 No., 900 which sets out regulations pertaining to the placement of docks and buoys.

3.7 Foreshore Water (FW) (Moorage)

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 Water shed Mapping Project data, as updated from time to time on the Community Mapping Network, should be referenced to help determine habitat values (other government data sources may also be utilized).

Lakes Zoning Bylaw No. 900

3.1 Uses and Structures Permitted in Each Zone

.1 The following uses and structures are permitted in each zone, unless expressly prohibited in the zone:

- (a) *navigation* and *accessory uses* to *navigation*;
- (b) *passive recreation*;
- (c) *swimming platform*, subject to the limitations set out in Section 3.4;
- (d) *public utility*;
- (e) *park* and *accessory uses* to a *park*; and
- (f) *accessory use*

3.2 Uses and Structures Expressly Prohibited in Each Zone

.1 For clarity, the following uses are expressly prohibited in each zone:

- (a) *residential use*;
- (b) boathouses and other covered structures;
- (c) all other *uses* and structures not expressly permitted in Section 3.1 or in each zone.

3.4 Swimming Platforms

.1 One *swimming platform* is allowed per *waterfront parcel*, *semi-waterfront parcel*, or *waterfront unit* in the FM1 zone, subject to regulations (a) thru (e) in .2 of this section.

.2 Swimming platforms:

- (a) must be accessory to a permitted use on the adjacent waterfront parcel, semi-waterfront parcel or waterfront unit;
- (b) must only be used for *passive recreation*;
- (c) must not be used for boat mooring;
- (d) must not be greater than 10 m² (107.64 ft²) in surface area;
- (e) must have minimum setbacks of:
 - 5 m (16.4 ft) from the side *parcel* boundaries of the adjacent *waterfront parcel* or *semi-waterfront parcel*, 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.

4.4 FR1 – Foreshore Residential 1

.1 Permitted Uses:

- (a) *Floating dock*, including *removable walkway*, that is accessory to a permitted use on an adjacent *waterfront parcel*.
- (b) *Private mooring buoy(s)* that is accessory to a permitted use on an adjacent *waterfront parcel* or an adjacent *semi-waterfront parcel*.
- (c) *Boat lift(s)* that is accessory to a permitted use on an adjacent *waterfront parcel*.

.2 Regulations:

- (a) Density:
 - 1 floating dock per adjacent *waterfront parcel*
 - *Private mooring buoys*:
 - (a) 1 per adjacent *semi-waterfront parcel*
 - (b) 1 per adjacent *waterfront parcel* having a lake boundary length less than 30 m
 - (c) 2 per adjacent *waterfront parcel* having a lake boundary length 30 m or more

4.7 FM2 – Foreshore Multi-Family 2

.1 Permitted Uses:

- (a) *Group moorage facility*, including permanent or *removable walkway(s)*, accessory to a permitted *use* on the adjacent parcel(s).
- (b) *Private mooring buoy(s)* accessory to a permitted *use* on the adjacent parcel(s).
- (c) *Boat lift(s)* that is accessory to a permitted *use* on the adjacent parcel(s).
- (d) *Boat launch*.

.2 Regulations

(a) Density

- *Berths*: 20
- *Private Mooring Buoys*: 2

- (b) Site Specific Density – maximum number of *berths* and *private mooring buoys* where different from (a):

*There are several site specific regulations in the FM2 zone with the number of berths permitted ranging from 22 to 106 and the number of private mooring buoys permitted ranging from 5 to 25.

4.16 FP – Foreshore Park

.1 Permitted Uses:

- (a) *Park*
- (b) *Floating* or *fixed dock(s)*, including *permanent* or *removable walkway* that is accessory to a *park use*.
- (c) *Park mooring* and recreation facilities.
- (d) Buoy(s) that is accessory to a *park use*.
- (e) *Boat lift(s)* that is accessory to a *park use*.
- (f) *Boat launch* that is accessory to a *park use*.

South Shuswap Zoning Bylaw No. 701

1. - Definitions:

COMMUNITY ACTIVITY means the meeting of persons outdoors for public recreational purposes and not for commercial gain and does not include any buildings;

PUBLIC USE means a highway, railway, transmission line, electrical switchbox or kiosk, water intake station or pumphouse, water sewer or drainage lift station, water reservoir, stormwater detention pond and related works and facilities.

3.3 – Uses Permitted in All Zones

The following uses are permitted in all zones:

- .1 fire hall;
- .2 park;

- .3 public use;
- .4 community activity.

7.0 - RR1 – Rural Residential Zone

Purpose

The purpose of the RR1 zone is to accommodate rural, low density, single family residential uses.

7.1 - Permitted Uses

- .1 single family dwelling;
- .2 cottage, permitted only on parcels greater than 4,000 m²;
- .3 bed and breakfast;
- .4 home business;
- .5 accessory use.

FINANCIAL:

The rezoning is the result of bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owners do not bring the property into compliance, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

Sewage Disposal

Lot 16 is not currently serviced by a sewage disposal system. EBES places a privy onsite during the summer season.

Water Supply

There is a pump house sited on Donna Road which supplies the Eagle Bay Estates Waterworks. The water intake for the system is located close to the shoreline and a number of buoys have been placed in very close proximity to it. CSRD Operations Management (OM) staff have noted that Interior Health Best Management Practices for community water intakes specify that moorage uses should be kept a minimum of 100 m from a community water intake.

Donna Road

The CSRD has a permit issued by MoTI over the Donna Road right of way for the construction and operation of the pump house and water lines situated on the lands. CSRD OM staff have indicated that EBES uses the rest of the right of way for parking of vehicles and boat trailers for users of the boat launch. There is signage in place on Donna Road indicating the parking area.

Access and Parking

Access to Lot 16 and the boat launch is from Reid Road. Parking is generally not allowed on Lot 16, however as noted above CSRD OM staff have indicated Donna Road is maintained by the society for parking purposes. The applicant has indicated that parking also occurs along Reid Road. Staff note that this application will be referred to MoTI as part of the rezoning process.

Riparian Area Regulations

The applicant is not proposing any additional work on the upland property, therefore no development would be happening within the 30 m Riparian Assessment Area. A RAR Development Permit is not required.

License of Occupation

Eagle Bay Estates Society has a License of Occupation (#345676) (LOO) over the foreshore area adjacent to Lot 16. This LOO commenced on January 16, 2011 for a period of 10 years. This agreement is for the operation and maintenance of "a dock, wharf or pier including walkway ramp or combination thereof and swimming area, for non-commercial use purposes, as set out in the Management Plan". It is noted that while the text of the LOO does not note the boat launch, it is sketched onto the Management Plan. Staff note that this application will be referred to the Ministry of Forests, Lands, Natural Resource Management and Rural Development (FLNRORD) as part of the rezoning process.

Eagle Bay Estates Society (EBES)

EBES is a non-profit society that has been constituted to hold title to Lot 16 for the purposes of providing waterfront access to all of the non-waterfront properties within the Eagle Bay Estates development. Membership in the EBES is restricted to owners of lots within the subdivision, and then only if they become members through payment of membership dues. Members of EBES have access to the amenities of Lot 16, including the beach, boat launch, dock, swim platform and picnic area.

EBES did not historically regulate or actively manage the placement of buoys in the foreshore area by its members, and a number of buoys have been placed by non-waterfront property owners over the years in front of Lot 16, Donna Road, and other lots to the east and west. This has resulted in conflict between the owners of Lot 2, Plan 38633 which is situated immediately to the west of Donna Road, and non-waterfront buoy owners. Staff have been dealing with ongoing bylaw enforcement related to buoys in this area since 2013.

Through bylaw enforcement action it has been determined that a number of the buoys in question were placed prior to adoption of Bylaw No. 900 and are therefore lawfully non-conforming. However, there are also a number of buoys placed after adoption of Bylaw No. 900 that are not in compliance with the bylaw. A number of these buoys were placed in front of Donna Road in close proximity to the water intake for the community. This has been raised as a significant concern by CSRD Operations Management due to the threat to water quality from fuel spills and leaks. This has resulted in the proposal being brought forward in this application for EBES to pay for relocating the water intake into deeper water.

Community Moorage Options

CSRD Development Services and Operations Management Staff have met with representatives of EBES on a few occasions in order to determine the best course of action to resolve the issues. EBES indicated that there is a strong desire by their non-waterfront members for moorage and many people have purchased properties in the area due to the access to a boat launch and a perceived ability to have a buoy. There was little interest within the EBES community to remove the buoys that were placed illegally, and the concept of establishing a community moorage facility which would provide moorage to EBES members was put forward by CSRD staff as a possible option. EBES looked into the feasibility of establishing a multi-berth dock in front of Lot 16, however it was determined that due to prevailing westerly winds and storms in this relatively unprotected area it is not well suited to this type of dock structure. It was also noted that clustering more boats close to the water intake was not something

which could be supported by staff. This led to the idea of proposing a buoy marina as an alternative option for community moorage for members of EBES.

Water Intake

If a buoy marina is to be established it will need to be located such that it does not interfere with navigation of vessels using the boat launch, and would also need to position buoys a safe distance from the water intake. As the intake is close to shore, this would mean that the buoys would be a long way from the boat launch. Alternatively, the water intake could be relocated out into deeper water so that the area closer to the shore could be used for moorage. Placing the intake in deeper water would also help to reduce the risk of contamination to the community's drinking water. The intake relocation would be paid for by EBES in exchange for approval to place 31 buoys arranged as a buoy marina in front of Lot 16 and Donna Road. This number would include the 18 illegal buoys and 5 of the legal non-conforming buoys already in the water, plus 8 additional buoys to help offset costs.

CSRD Operations staff obtained quotes from Gentech Engineering outlining the estimated costs associated with relocating the intake and provided an Opinion of Probable Cost to EBES at \$183,271.34 (see [Revised_Lake_Intake_OPC_2017-05-02_BL900-7.pdf](#)). Utilities staff have indicated that approximately \$150,000 of this would be attributed to EBES. There may be the possibility that the remainder of the costs could be covered by the utility, as there are some previously identified improvements that could occur at the same time. However, there is not an identified source of funds for the utility's portion at this time. This was explained to the applicant who presented the proposal to EBES members at their AGM held in May 2017. EBES members voted in support of the proposal, with the understanding that additional buoys be included in the proposal for a total 31 buoys in the proposed buoy marina.

Proposal

The proposal received from EBES would relocate all of the buoys that are not lawfully non-conforming and arrange them in an organized "buoy marina" which would be located in front of Lot 16 and Donna Road. EBES would be taking ownership of all of the buoys within the buoy marina and managing their use under a sharing arrangement. In exchange, they would pay the majority of the cost to relocate the water intake into deeper water, so that it is a safe distance from any moorage.

There are 5 lawfully non-conforming buoys already located in front of Lot 16 and Donna Road which would also be included in the buoy marina. This would leave 4 lawfully non-conforming buoys located in front of Lots 13, 14 and 15 which would remain where they are. Please see [Maps_Plans_Photos_BL900-07_BL701-90.pdf](#) which includes a sketch plan submitted by EBES showing the existing buoys and legal status, and a sketch plan showing the proposed buoy marina layout.

In their proposal letter, EBES indicates that the demand for buoys is expected to continue as new residents move into the development and vacant lots are developed. They feel that the proposal for 31 buoys will address moorage demand for the long term and provide all members of EBES with access to boat moorage. Please see attached [Eagle_Bay_Estates_Society_letter_2018-01-09_BL900-07_BL701-90.pdf](#).

Foreshore Zoning

The foreshore adjacent to Lot 16 and Donna Road is proposed to be rezoned from FR1 - Foreshore Residential 1 and FP - Foreshore Park to FM2 - Foreshore Multi-Family 2 with a special regulation added for the proposed use. It is also proposed that the area in front of Donna Road, be split zoned between

FP and FM2 with the FP zone being retained in the area near the shoreline and the FM2 zone starting a little further out. This is to recognize that Donna Road is a MoT public beach access so that the beach area can be retained for public park use. The FM2 zone would start at least 30 m from the HWM. The buoy marina would need to be located entirely within the area zoned FM2.

As part of the proposed amendment to Bylaw No. 900 amendments to the definitions are recommended. This would include amending the definition for "group moorage facility" to include "buoy marina", and a new definition for "buoy marina" as outlined below:

GROUP MOORAGE FACILITY is one or more multi-*berth fixed or floating docks*, or multiple *private mooring buoys* arranged as a *buoy marina*, providing communal moorage to an adjacent multi-*dwelling unit* or multi-*parcel* residential development, including a strata, shared interest development, community association, or society incorporated under the Societies Act.

BUOY MARINA is a type of *group moorage facility* comprised of a number of *private mooring buoys* arranged in accordance with Transport Canada regulations that is managed by a strata, shared interest development, community association or a society incorporated under the Societies Act for the purpose of providing shared moorage for a specific community.

As the review of the application proceeds there will need to be additional considerations and confirmations related to the proposed group moorage facility, such as the layout of the buoys and setbacks.

Upland Property Zoning

Lot 16 is currently used as an EBES members' only park. The property has been used for this purpose since the 1970s and would be considered lawfully non-conforming as the use predates the adoption of South Shuswap Zoning Bylaw 701 which occurred in 1997. However, because the foreshore adjacent to the lot is under application for rezoning, it is appropriate to consider rezoning Lot 16 to a zone which reflects its' actual use. It is proposed that Lot 16 be rezoned from RR1 – Rural Residential Zone to P2 – Private Park Zone to reflect the actual use. A new P2 Zone has been drafted to be added to Bylaw No. 701. This zone would permit private park and accessory uses only. A definition for "private park" has also been included in the proposed amendment:

PRIVATE PARK is an open space or recreational area, other than a public park, owned and operated or maintained in whole or in part by a private club or society for members only, and may include related accessory uses such as a picnic area, changing room, washroom and parking."

SUMMARY:

Until 2012 there was very little regulation over placement of buoys in Shuswap Lake. As such, a number of upland owners within Eagle Bay Estates Society (EBES) placed buoys in the lake, many of which are located in front of private property and Donna Road within close proximity to the lake intake for the Eagle Bay Estates Waterworks. These owners utilized the boat launch at the EBES owned Lot 16 to access these buoys. Despite adoption of Bylaw No. 900 additional buoys were placed in the lake in this area resulting in bylaw enforcement complaints which have been challenging to resolve.

The applicant and staff have consulted over 4 years on options to address the buoy issues in this location. The applicant has now submitted this proposal for review and consideration by CSRD staff and

Board of Directors. Although the idea of a 'buoy marina' has been discussed as an option in other locations on Shuswap and Mara Lakes where there is high concentration of lawful and lawfully non-conforming and/or illegal buoys, this is the first concrete proposal for the review and approval of this type of arrangement. The buoy issues in this area are complicated and the proposal should address most of these. There will no doubt be a lot of questions from stakeholders and the public about the proposal as the application moves through the review process.

Staff believe that there is enough information included in the proposal for the amending bylaws to receive first reading and to allow further review of the proposal to proceed. There are many other details that will need be confirmed as the review process proceeds. With first reading, the bylaws will be sent for referrals in order to seek input from other agencies regarding the proposed amendments. Changes may be made to the bylaws at future readings to address any issues which may be raised during the process.

IMPLEMENTATION:

If the Board gives first reading to the proposed bylaw amendments, staff will refer the bylaws out to applicable agencies and First Nations for comments. Once comments have been received, staff will prepare a report to the Board outlining any proposed changes to the bylaws which may be needed and make a recommendation regarding further readings.

COMMUNICATIONS:**Consultation Process**

CSRD Policy P-18 regarding Consultation Processes-Bylaws, indicates that a simple consultation process can be followed. Neighbouring property owners will become aware of the application following first reading when a Notice of Development sign is posted on the property.

COMMUNICATIONS:

If the Board gives Bylaw Nos. 900-7 and 701-90 first reading, the bylaws will be sent out to referral agencies. Referral responses will be provided to the Board with a future Board report, prior to delegation of a public hearing.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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


LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Lakes Zoning Bylaw No. 900
2. South Shuswap Zoning Bylaw No. 701
3. Electoral Area C Official Community Plan Bylaw No. 725

Report Approval Details

Document Title:	2018-04-19_Board_DS_BL900-07_BL701-90_Eagle-Bay-Estates-Society.docx
Attachments:	<ul style="list-style-type: none">- BL701-90_First.pdf- BL900-7_First.pdf- Eagle_Bay_Estates_Society_letter_2018-01-09_BL900-07_BL701-90.pdf- Eagle_Bay_Estates_Society_existing_buoys_siteplan_2018-01-09_BL900-07_BL701-90.pdf- Eagle_Bay_Estates_Society_buoy_proposal_siteplan_2018-01-09_BL900-07_BL701-90.pdf- 2017-05-02_Revised_Lake_Intake_OPC.PDF- Maps_Plans_Photos_BL900-07_BL701-90.pdf
Final Approval Date:	Apr 10, 2018

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



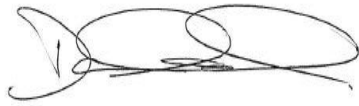
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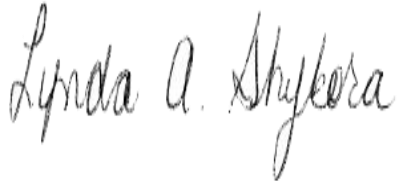
Gerald Christie - Apr 6, 2018 - 4:44 PM



Jodi Pierce - Apr 9, 2018 - 11:22 AM



Darcy Mooney - Apr 10, 2018 - 10:05 AM



Lynda Shykora - Apr 10, 2018 - 10:53 AM



Charles Hamilton - Apr 10, 2018 - 11:59 AM