

COLUMBIA SHUSWAP REGIONAL DISTRICT

Minutes of a Regular Board meeting held November 13, 2014
in the Board Room of the Regional District Office, Salmon Arm, BC

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

PRESENT

Chair:	D. Raven	(City of Revelstoke)
Directors:	G. Habart	(Electoral Area 'A')
Alt. Director	D. Stuart	(Electoral Area 'B')
	P. Demenok	(Electoral Area 'C')
	R. Talbot	(Electoral Area 'D')
Vice Chair:	R. Martin	(Electoral Area 'E')
	L. Morgan	(Electoral Area 'F')
	C. Benty*	(Town of Golden)
	N. Cooper*	(City of Salmon Arm)
	D. Cannon*	(City of Salmon Arm)
	D. Trouton*	(District of Sicamous)
Staff:	C. Hamilton	Chief Administrative Officer
	L. Shykora	Deputy Manager, Corporate Administration Services
	G. Christie	Manager, Development Services
	S. Berger	Team Leader, Development Services
	C. Kraft*	Deputy Treasurer, Financial Services
	D. Mooney*	Manager, Operations Management
	R. Nitchie*	Team Leader, Community Services Division
	D. Passmore*	Senior Planner
	J. Thingsted*	Planner
	C. Benner*	Development Services Assistant
	C. LeFloch*	Development Services Assistant
	J. Sham*	Development Services Assistant

* attended part of meeting only

CALL TO ORDER

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

ADMINISTRATION

ADOPTION OF MINUTES

2014-1101
REGULAR BOARD
MEETING
OCTOBER 16, 2014

M/S Directors Morgan/Martin THAT:
the minutes of the October 16, 2014 Board Meeting be adopted.

CARRIED

CORRESPONDENCE

2014-1102
TOWN OF GOLDEN
(OCTOBER 28, 2014)

Council Resolutions from Regular Meeting held October 21st, 2014
Proposed Terms of Reference and Shared Service Agreement Framework
re: Golden Historical Society/Golden Museum Operation

- Potential Joint Services/Initiatives

The correspondence from the Town of Golden requests discussion on joint services matters such as the Golden Museum operation and other potential initiatives that could be administered as a joint service.

M/S Directors Habart/Benty THAT:
the request of the Town of Golden re: proposed terms of reference and a shared service agreement framework for the Golden Historical Society/Golden Museum Operation and potential joint services/initiatives, be received and be referred to the Director, Electoral Area 'A' and the CSRD and the Town of Golden Administrations for discussion.

CARRIED

2014-1103
RACHEL AND IAN
SUDBURY (EMAIL:
DATED OCTOBER 21,
2014)

Request for Support Statement – Sunnybrae Conservation Park

The email contains a request for a statement of support from the CSRD for establishing a new public Conservation Park in Tappen, B.C.

M/S Directors Demenok/Habart THAT:
the email correspondence from Rachel and Ian Sudbury dated October 21st, 2014 be referred to staff for comment and be brought back for consideration at a future Board meeting.

CARRIED

COLUMBIA RIVER
TREATY (OCTOBER 30,
2014)

Update on Committee Activities

The newsletter contained highlights of the 2014 activities to date and outlined strategic priorities for the remainder of 2014 and into the year 2015.

2014-1104
MINISTER OF
COMMUNITY, SPORT
AND CULTURAL
DEVELOPMENT
(OCTOBER 30, 2014)

Local Governance – Communities of Blind Bay/Sorrento: Terms of Reference for area governance study.

The Minister's letter encouraged the CSRD to work with Ministry staff in consideration of a governance study terms of reference.

M/S Directors Demenok/Habart THAT:
in response to the letter from the Ministry of Community, Sport and Cultural Development dated October 30th, 2014, CSRD Administration contact Ministry staff for examples of recently completed governance studies and for suggestions to consider in developing a terms of reference for a governance study covering the Blind Bay/Sorrento area, Electoral Area 'C' (and/or covering the entirety of Electoral Area 'C') with a view of achieving more balanced representation in the area.

CARRIED

CORRESPONDENCE,
Continued

MINISTER OF
AGRICULTURE
(NOVEMBER 5, 2014)

Re-allocation of Agricultural Land Commission (ALC) resources towards Compliance and Enforcement Activities and Additional Officer Hired

A letter from Minister Letnick advised that the Agricultural Land Commission has re-allocated

2014-1105

M/S Directors Talbot/Morgan THAT:
the correspondence contained on the November 13th, 2014 Regional Board agenda be received for information.

CARRIED

REPORTS

2014-1106
COLUMBIA SHUSWAP
REGIONAL DISTRICT
MILFOIL CONTROL
PLANNING COMMITTEE
MEETING MINUTES

Meeting of October 8, 2014

M/S Directors Trouton/Talbot THAT:
the minutes of the Columbia Shuswap Regional District Milfoil Control Planning Committee Meeting Minutes held on October 8th, 2014 be received.

CARRIED

BUSINESS GENERAL

ROAD RESCUE
FEASIBILITY

Report from R. Nitchie, Team Leader, Community Services dated October 30, 2014.

- For information.

2014-1107
APPOINTMENT OF
AUDITOR

Report from C. Kraft, Deputy Treasurer dated November 3rd, 2014.

M/S Directors Talbot/Trouton THAT:
in accordance with Section 169, Subsection (1) of the Community Charter, the appointment of BDO Canada LLP as the auditors for the 2014 year-end Financial Statements, be approved.

CARRIED

BUSINESS BY AREA

GARDOM LAKE BOAT
MOTOR RESTRICTION -
UPDATE

Report from Jan Thingsted, Planner dated November 10th, 2014.

- For information

The report advised that Transport Canada has approved the CSRD request for the Gardom Lake boat motor restriction. Staff will install signage at Gardom Lake and will educate lake users about the new restriction.

DEVELOPMENT SERVICES

ALR APPLICATIONS

2014-1108
LC2492B AREA B
AGRICULTURAL LAND
COMMISSION (ALC)
APPLICATION SECTION
20(3) NON-FARM USE IN
THE ALR
REVELSTOKE RETREAT
LTD.
CIVIC ADDRESS: 1907
LENNARD DR., RURAL
REVELSTOKE

Report from C. Benner, Development Services Assistant I, dated October 20, 2014.

Note: Pages DS 21 – 22 were withdrawn from the staff report.

The applicant was not in attendance.

M/S Directors Cannon/Trouton THAT:
Application No. LC2492B, Section 20(3) Non-farm use in the ALR, for Lot 1 Section 11 Township 23 Range 2 W6M Kootenay District Plan 8386 be forwarded to the Provincial Agricultural Land Commission recommending refusal on this 13th day of November, 2014.

Discussion on the motion:

- Concerns related to illegal vacation rentals on this property and throughout Area B;
- The owner had indicated she did not want this application to be held back as her livelihood is dependent on the ALC outcome;
- Staff comment on new Area B OCP and Zoning Bylaw policies applicable to vacation rentals and process if application approved by the ALC;
- Comment on the City of Revelstoke practise in similar situations.

CARRIED

DIRECTOR MARTIN AND ALT. DIRECTOR STUART OPPOSED.

2014-1109
LC2489C
AGRICULTURAL LAND
COMMISSION (ALC)
APPLICATION SECTION
21(2) SUBDIVISION
WITHIN THE ALR
ANDREW TODD,
MELINDA BRYSON,
CURTIS TODD/BOB
HOLTBY (AGENT)
CIVIC ADDRESS: 846,
856, 866, 876, 898 PLATT
ROAD

Report from C. Benner, Development Services Assistant I, dated October 28th, 2014.

The applicant and agent were in attendance.

M/S Alt. Director Stuart/Director Cooper THAT:
Application No. LC2489C, Section 21(2) subdivision within the ALR, for Block A Section 14 Township 21 Range 11 W6M KDYD Except Plans H17714 KAP73663 and KAP89551 be forwarded to the Provincial Agricultural Land Commission recommending refusal on this 13th day of November, 2014.

Discussion took place on the motion:

- Alternate motion of support proposed;
- Staff comment on insufficient information on uses, buildings and infrastructure on site;
- The applicant provided additional information to the Board and responded to several questions related to the agricultural use on-site, the number of dwellings (inhabited and uninhabited), plans to remove dwelling(s) from the property, and clarified other buildings located on-site;
- The applicant further advised they need title to a separate lot in order to get a mortgage; they will continue with hobby farming.

MOTION DEFEATED

ALR APPLICATIONS,
Continued

2014-1110 M/S Directors Demenok/Habart THAT:
Application No. LC2489C, Section 21(2) subdivision within the ALR, for Block A Section 14 Township 21 Range 11 W6M KDYD Except Plans H17714 KAP73663 and KAP89551 be forwarded to the Provincial Agricultural Land Commission recommending approval on this 13th day of November, 2014.

2014-1111 M/S Directors Martin/Trouton THAT:
AMENDMENT Resolution No. 2014-1110 be AMENDED to reflect the recommendation of approval, subject to the proposal complying with the Agricultural Land Commission regulations.

AMENDING MOTION CARRIED
DIRECTORS CANNON, COOPER AND BENTY OPPOSED.

2014-1110, AS AMENDED

MOTION 2014-1110 AS AMENDED – CARRIED

DELEGATIONS

ENVIRONMENTAL
ADVISORY COMMITTEE,
CITY OF SALMON ARM

City of Salmon Arm Environmental Advisory Committee representatives Warren Bell, John McLeod and Hugh Tyson addressed the Board regarding GMO (Genetically Modified Organisms) Field Crops.

A powerpoint presentation was made which outlined and summarized the problems with GMO's.

The Board was advised that the City of Salmon Arm had endorsed a resolution at its September, 2014 Council Meeting. The resolution encouraged the labelling of GMO foods; encouraged the City of Salmon Arm land base to become GMO free, and urged the Provincial and Federal Governments to do the same.

The Board was requested to 1) declare the CSRD to be a GMO free zone, and (2) support the labelling of GMO produced foods.

2014-1112 M/S Directors Benty/Morgan THAT:
the City of Salmon Arm Environmental Advisory Committee request to declare the CSRD to be a Genetically Modified Organisms (GMO) free zone and to support the labelling of GMO produced foods, be received.

A brief discussion took place on the motion.

CARRIED

IN CAMERA

2014-1113
CONVENE IN CAMERA
AT 11:05 A.M.

M/S Directors Trouton/Talbot THAT:
pursuant to Sections 90(1):

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- of the Community Charter, the Board move In Camera.

CARRIED

The Regular meeting reconvened at 11:30 a.m.

Municipal Directors left the meeting at this time.

ELECTORAL AREA DIRECTORS**BUSINESS BY AREA**

2014-1022 (DEFERRED IN
OCTOBER - FOR
CONSIDERATION)
AREA 'C'
DEVELOPMENT VARIANCE
PERMIT NO. 701-59
OWNER: DR. ROBERT
BAKER AGENT: ROBERT
STEWART
CIVIC ADDRESS: 2449
AND 2457 BLIND BAY
ROAD

Supplementary report from D. Passmore, Sr. Planner dated October 23, 2014.

Deferred motion 2014-1022 from October 16, 2014 Board meeting pending receipt of documentation pertaining to existing septic systems functions and operations. The Sr. Planner advised of the response related to the septic systems.

The applicant was not in attendance.

Consideration of October 16th, 2014 Resolution 2014-1022:

M/S Directors Demenok/Parker THAT:
in accordance with Section 922 of the Local Government Act Development Variance Permit No. 701-59 for Lot 2, Section 19, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 7570, varying the sewer service requirements of South Shuswap Zoning Bylaw No. 701 to allow a subdivision which would create 2 fee simple lots with parcel sizes less than 1.0 ha. without a community sewer system, be denied issuance this 16th day of October, 2014.

Discussion on the motion:

Suggestion to move forward with a motion of conditional approval.

MOTION DEFEATED

BUSINESS BY AREA,
Continued

2014-1114

M/S Demenok/Morgan THAT:

in accordance with Section 922 of the Local Government Act Development Variance Permit No. 701-59 for Lot 2, Section 19, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 7570, varying the sewer service requirements of South Shuswap Zoning Bylaw No. 701 to allow a subdivision which would create 2 fee simple lots with parcel sizes less than 1.0 ha. without a community sewer system, be granted issuance this 13th day of November, 2014, subject to the following conditions, including that the applicant/property owner register suitably worded Section 219 covenants stating that:

- The *Streamside Protection and Enhancement Area (SPEA)* SPEA outlined in the Riparian Area Assessment Report (RAAR) will not be disturbed and that the mitigative and rehabilitative works outlined by the Qualified Engineering Professional (QEP) must be constructed or the property must not be used for residential purposes;
- That any reconstruction or new development requires Interior Health authorization prior to construction taking place; and,
- That the proposed new lots must connect to a community sewer system when one becomes available.

CARRIED

2014-1115
 AREA 'C'
 EXEMPTION TO
 FLOODPLAIN SETBACK
 REQUIREMENTS NO.
 701-13 – COLLIN AND
 NATALIE FESER
 CIVIC ADDRESS: 2477
 ROCKY POINT ROAD

Report from D. Passmore, Sr. Planner dated October 23rd, 2014.

The applicant was not in attendance.

M/S Directors Demenok/Habart THAT:

in accordance with Section 910(5) of the Local Government Act Exemption to Floodplain Setback Requirements No. 701-13 for Lot 6, Block 2, Section 30, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 9989, varying Section 3.17.2.1 of South Shuswap Zoning Bylaw No. 701, Floodplain Setbacks from:

1. 15.0 m from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum, to as close as 8.1 metres from the mean annual high water mark of Shuswap Lake, only for the proposed single family dwelling; and,
2. 15.0 m from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum, to as close as 0.0 m from the mean annual high water mark of Shuswap Lake, only for the proposed 1.2 m high landscape retaining structure;

as referenced in the report dated October 28th, 2014 from Onsite Engineering Ltd., be granted this 13th day of November, 2014, subject to the following conditions:

BUSINESS BY AREA,
Continued

RESOLUTION 2014-1115,
Continued

- a) that the applicant hire a Qualified Environmental Professional (QEP) to perform a Riparian Area Assessment Report (RAAR) indicating that no Harmful Alteration, Disruption or Destruction (HADD) of fish habitat has resulted from development on the property which has occurred within 30.0 m of Shuswap Lake and that the RAAR be filed with the Provincial Government under the Riparian Area Assessment Report Notification System (RAARNS);
- b) registration of a suitably worded Section 219 Covenant recognizing the Streamside Protection and Enhancement Area (SPEA) identified in the RAAR required above, and prohibiting development activities within the established SPEA;
- c) registration on title of the subject property of a suitably worded Section 219 covenant prohibiting development on the site unless it complies with the recommendations of the October 28, 2014, report by Onsite Engineering Ltd. regarding flood hazard assessment for a residence at 2477 Rocky Point Road; and,
- d) that the covenant indemnify and save harmless the CSRD and the Crown in the event of flood damage to any portion of the subject property.

CARRIED

PLANNING BYLAWS

2014-1116
AREA 'B'
ELECTORAL AREA 'B'
ZONING AMENDMENT
(PARKER) BYLAW NO.
851-1
CIVIC ADDRESS: 1841
MYCHULAC RD.,
REVELSTOKE

Report from J. Sham, Development Services Assistant I, dated October 28th, 2014.

The applicant was not in attendance.

M/S Alt. Director Stuart/Director Martin THAT:
"Electoral Area 'B' Zoning Amendment (Parker) Bylaw No. 851-1" be read a first time this 13th day of November, 2014;

AND THAT:

the Board utilize the simple consultation process for Bylaw No. 851-1 and it be referred to the following agencies and First Nations:

- Area 'B' Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Environment - Environmental Protection;
- Ministry of Forests, Lands and Natural Resource Operations - Archaeology Branch;
- School District No. 19;
- CSRD Operations Management; and
- All relevant First Nations Bands and Councils.

CARRIED

2014-1117

M/S Alt. Director Stuart/Director Martin THAT:
"Electoral Area 'B' Zoning Amendment (Parker) Bylaw No. 851-1" be read a second time this 13th day of November, 2014.

CARRIED

