



Development

Application Procedures

December 2015

A Guide to

Docks & Buoys in the CSR D

What is the Foreshore?

The *foreshore* is the land lying between the high and low water marks of streams, rivers, lakes and the sea. As water levels fluctuate throughout the year, more or less foreshore may be inundated by water.

The foreshore of Shuswap Lake has been documented as an important rearing area and migration route for sockeye, chinook and coho salmon.* The foreshore zone of the lakes is under considerable pressure from urbanization including, but not limited to, the construction of docks, swimming platforms and other structures; as well as the placement of mooring buoys. These activities can be detrimental to fish habitat.



Dock Construction Regulations

Docks are regulated by the CSR D under [Lakes Zoning Bylaw No. 900](#) and by the Ministry of Forests Lands & Natural Resource Operations.

Under Bylaw 900, docks are permitted only in association with a permitted use on an adjacent waterfront property. Properties that are semi-waterfront (separated from the lake by a road or rail right of way) and non-waterfront properties are not permitted to construct docks. In areas where there is an Official Community Plan, a Development Permit is required for dock construction.

Private Mooring Buoy Regulations

Private Mooring Buoys are regulated by the CSR D under [Lakes Zoning Bylaw No. 900](#), and by [Transport Canada](#). In the CSR D, private mooring buoys are permitted only in association with a permitted use on a waterfront or semi-

Who Owns the Foreshore?

In British Columbia, the Province owns nearly all freshwater and saltwater foreshore. This area is managed by the Ministry of Forests Lands & Natural Resource Operations (MFLNRO). Permission from the Province is required to construct docks, swim platforms, retaining walls, or other structures on the foreshore. Land adjacent to the foreshore may be privately owned, but in common law the public retains the privilege or "bare license" to access the foreshore.

*Brown and Winchell (2004) "Fish Community of Shuswap Lake's Foreshore", Fisheries & Oceans Canada

waterfront property. A Development Permit may be required (see below for more information). Private mooring buoys are not permitted in association with non-waterfront properties.

Bylaw Enforcement

Mooring buoys are often the subject of bylaw enforcement complaints. If you have installed a mooring buoy in the past please ensure that your name, address and telephone number are printed on the buoy as per Transport Canada regulations. This helps our officers in contacting you if there is a problem with your buoy. It is also recommended that all records of buoy installation are kept as proof of the date of installation.

When do I need an Application?

Persons who intend to construct a dock, swim platform, retaining wall (or other structure), or install a mooring buoy should discuss their plans with CSRD staff to determine whether a Development Permit is required. They should also contact [Front Counter BC](#) to confirm whether a Specific Permission is required from the Provincial government.

At this time, the foreshore lying adjacent to all of Electoral Area 'F' (North Shuswap), Electoral Area 'C' (South Shuswap), and Electoral Area 'B' (Rural Revelstoke) are designated as Foreshore & Water Development Permit Areas in the [Electoral Area 'F' Official Community Plan Bylaw No. 830](#), the [Electoral Area 'C' Official Community Plan Bylaw No. 725](#), and the [Electoral Area 'B' Official Community Plan Bylaw No. 850](#). A Development Permit is required for dock and buoy installation in these areas.

In all other Electoral Areas of the CSRD a Development Permit is not currently required. However, [Electoral Area 'E' Official Community Plan Bylaw No. 840](#) (Rural Sicamous) is currently in the process of being updated and will include a Foreshore & Water Development Permit Area that will mirror the requirements for Electoral Areas 'B', 'C', and 'F'.

Please check with Development Services staff prior to installation of structures on the foreshore to confirm whether new bylaws have been adopted for your area.

Timing

The Development Permit application process normally takes **four (4) to six (6) weeks** to complete. The time frame, however, depends upon the complexity of the application, the current workload of Regional District staff, the relation of the proposal to broader planning issues which may require resolution, and the need for additional information from the applicant during the process.

Information

Please direct any further inquiries to:

Columbia Shuswap Regional District
Development Services Department
PO Box 978, 555 Harbourfront Drive NE
Salmon Arm, BC V1E 4P1

T: 250.832.8194 | F: 250.832.3375
TF: 1.888.248.2773 | E: plan@csrd.bc.ca
www.csrd.bc.ca

Front Counter BC
**Ministry of Forests, Lands & Natural
Resource Operations**
441 Columbia Street
Kamloops, BC V2C 2T3
Phone: (250) 828-4474
Toll Free: 1-877-855-3222
Fax: (250) 828-4442
[Private Moorage Info & Applications](#)

*These are simple guidelines to assist applicants with the process and do not address all potential requirements. Please address questions to the Development Services Department.