



Application Guide

Foreshore and Water Development Permit

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 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 private mooring buoys. These activities can be detrimental to fish habitat.

Dock Construction Regulations

Docks are regulated by:

- CSR under [Lakes Zoning Bylaw No. 900](#) and the [Electoral Area B Zoning Bylaw No. 851](#) (see *FW – Foreshore and Water zone*).
- [Ministry of Forests Lands, Natural Resource Operations and Rural Development](#).
- [Transport Canada](#).

Under Bylaw 900 and Bylaw 851, 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 under [Lakes Zoning Bylaw No. 900](#) and [Transport Canada](#). In the CSR, private mooring buoys are permitted only in association with a permitted use on a waterfront or semi-waterfront property; private mooring buoys are not

permitted in association with non-waterfront properties. In areas where there is an Official Community Plan, a Development Permit is required for installation of private mooring buoys.

When do I need a Development Permit?

Persons who intend to construct a dock, swimming platform, retaining wall (or other structure), or install a private mooring buoy should discuss their plans with CSR staff to determine whether a Development Permit is required.

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, swimming platform, and private mooring buoy installation in these areas.

In all other Electoral Areas of the CSR 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.

Procedure for obtaining a Development Permit

1. Prior to submitting an application the property owner should discuss details of the application with Development Services (DS) staff to determine the OCP designation, zoning, etc. of the subject property.
2. An application is made by submitting all required plans and documentation, as described in detail on the Development Application Form and Application Checklist, to the CSRD office. These requirements include:
 - Completed application form
 - Application fee
 - Land Title Office registration fee
 - Certificate of Title or Title Search
 - All documents listed on title
 - Site plan showing: (preferably in metric)
 - Location of all proposed and existing docks, buoys, swimming platforms, and walkways.
 - Setbacks from project property lines into the water for all docks, buoys, swimming platforms.
 - Building material of docks, buoys, swimming platforms, and walkways.
3. DS staff reviews the application and may refer it to various agencies as necessary for input.
4. DS staff prepares a Report, taking into consideration any input received from referral agencies (if applicable), the Development Permit guidelines of the Official Community Plan and the regulations of the applicable Zoning Bylaw.
5. The Manager of Development Services will make a decision regarding the application:
 - If the Development Permit is ISSUED, the applicant is notified of the decision and the DP is forwarded to Land Titles Office (LTO) for registration.
 - A letter enclosing the signed Development Permit as registered at LTO is sent to the applicant.
 - The development can proceed following notice of registration of the DP on title.
Please note: The approval may require that certain conditions be met prior to issuance of the Permit.
 - If the Development Permit is NOT ISSUED, a letter is sent to the applicant

advising of the decision to deny issuance of the DP. The file is closed.

Timing

The Foreshore and Water Development Permit application process normally takes **one to two months** to complete. If the application requires Board Approval, then it may take approximately **three to five months** to complete. The time frame, however, depends upon the complexity of the application, the current workload of DS staff, the timing of Board meetings (if applicable), and 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.