

## COLUMBIA SHUSWAP REGIONAL DISTRICT

Minutes of a Regular Board meeting held September 18, 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')
	L. Parker	(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
	J. Kooistra*	Manager, Financial Services
	D. Mooney*	Manager, Operations Management
	M. Pachcinski*	Team Leader, Parks & Recreation
	D. Passmore*	Senior Planner
J. Sham*	Development Services Assistant	
C. Benner*	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

2014-901  
REGULAR BOARD  
MEETING  
AUGUST 21, 2014

M/S Directors Habart/Benty THAT:  
the minutes of the August 21, 2014 Board Meeting be adopted  
**CARRIED**

**CORRESPONDENCE**

NORM LETNICK,  
MINISTER OF  
AGRICULTURE

The Board was in receipt of the Minister of Agriculture's response (August 14, 2014) to the CSRD's letter (May 23, 2014) requesting further consultation on Bill 24 and changes to the Agricultural Land Commission Act.

SHUSWAP-NORTH  
OKANAGAN CITIZENS  
FOR SAFE TECHNOLOGY  
SOCIETY

The Board was in receipt of a letter from the Shuswap-North Okanagan Citizens for Safe Technology Society (August 27, 2014) and copies of submissions (170 submitted to CSRD) requesting the Board support the City of Salmon Arm in the development of a safe Cell Tower Consultation Policy.

The CAO advised that the CSRD currently has Policy P-22 Telecommunications and Facilities Siting and Consultation (adopted May, 2012) in place.

COPY OF LETTER FROM  
10 PROFESSIONAL  
AGROLOGISTS /  
PLANNERS TO UBCM  
PRESIDENT AND  
EXECUTIVE MEMBERS

The Board was in receipt of letter dated August 28, 2014 regarding concerns to changes to ALR "Use, Subdivision and Procedure Regulation" and potential impacts to Local Governments' ability to plan for agriculture.

SHUSWAP HEALTHY  
COMMUNITIES  
COALITION

The Board was in receipt of an invitation from the Shuswap Healthy Communities Coalition to attend the Local Government Workshop Opportunity to be held October 2, 2014 in Salmon Arm.

2014-902

M/S Directors Habart/Benty THAT:  
the correspondence contained on the September 18, 2014 Regional Board Agenda be received for information.

**CARRIED**

**BUSINESS GENERAL**

2014-903  
LIABILITY INSURANCE  
FOR SPECIAL EVENTS  
ON CSRD PROPERTY

The Manager of Operations Management advised that the request to reduce the liability coverage provisions of Policy A-43 was directly related to the substantial increase to costs for the user group, noting that the amount of liability insurance required should directly relate to the risk of the activity proposed.

M/S Directors Parker/Morgan THAT:  
the Board reduce the liability coverage provision of Policy A-43 "Liability Insurance Requirement for Special Events on CSRD Property" to \$1,000,000 for Steve Shannon's gospel service meetings to be held at the Scotch Creek Community Hall.

**CARRIED**

2014-904  
POLICY ON BOARD  
MEMBER ATTENDANCE  
AT THE ANNUAL  
FEDERATION OF  
CANADIAN  
MUNICIPALITIES (FCM)  
CONVENTION

The Board discussed expenses and the value related to attendance at the annual Federation of Canadian Municipalities conference.

M/S Directors Cannon/Cooper THAT:  
each Electoral Area Director attend the annual Federation of Canadian Municipalities (FCM) once per four year term.

**BUSINESS GENERAL Cont'd.**

2014-905  
POLICY ON BOARD  
MEMBER ATTENDANCE  
AT THE ANNUAL  
FEDERATION OF  
CANADIAN  
MUNICIPALITIES (FCM)  
CONVENTION  
CONT'D.

M/S Directors Benty/Demenok THAT:  
Resolution 2014-904; Electoral Area Directors attendance at the annual  
Federation of Canadian Municipalities (FCM) be deferred to the 2015 Budget  
discussion.

(Director Cannon – Opposed)  
**CARRIED**

**DELEGATIONS**

BC ASSESSMENT  
AUTHORITY (BCAA)

Tom Pringle, Senior Appraiser, attended the meeting at the invitation of the  
CSRSD, to provide a Powerpoint presentation with an overview of the BCAA,  
its role and responsibilities.

Mr. Pringle responded to several queries related to assessments, valuation  
of buildings and properties, and the difficulty in learning of buildings under  
construction in the area where building inspection service does not exist.

**BUSINESS GENERAL Cont'd.**

2014-906  
PUBLICATION OF  
DIRECTOR'S  
EXPENSES ON CSRSD  
WEBSITE, UPDATED ON  
A REGULAR BASIS

Director Cannon requested that Directors' expenses be reported and  
published on a quarterly basis on the CSRSD website.

M/S Directors Martin/Cannon THAT:  
the expenses of each Director be published on the CSRSD website on a  
quarterly basis.

**CARRIED**

MULTI-MATERIAL  
BRITISH COLUMBIA  
UPDATE (MMBC)

The Team Leader of Environmental Health Services advised that Multi-  
Material BC (MMBC) will be making a presentation at the UBCM Convention  
(September 22 – 26) and provided the Board with some insights into how the  
MMBC program has been delivered in the CSRSD to date.

Due to the nature of the existing depot recycling program and the impending  
change to an industry led program administered by MMBC, staff have been  
working with MMBC's contractor to develop an efficient and cost effective  
delivery of those services. Staff is working to finalize details and will present  
them at the October Board meeting.

**BUSINESS BY AREA**

2014-907  
AREA 'A' GOLDEN AND  
DISTRICT RECREATION  
CENTRE MANAGEMENT  
AGREEMENT

M/S Directors Benty/Habart THAT:  
the Board empower the authorized signatories to enter into an agreement  
with the Town of Golden for the management of the Golden and District  
Recreation Centre for an 18 month term commencing October 1, 2014 to  
and including April 30, 2016, at a cost based on the Town of Golden's  
reported annual facility operating expenses.

**CARRIED**

**ADMINISTRATION BYLAWS**

2014-908  
SHUSWAP  
EMERGENCY  
PROGRAM (SEP)  
REGULATORY BYLAW  
NO. 5690

Bylaw No. 5690 clarifies the composition of the SEP Executive Committee as being seven elected officials from the Shuswap region, and includes updates to conform with current BC Emergency Response Management principles.

M/S Directors Cannon/Talbot THAT:  
Bylaw No. 5690, cited as "Shuswap Emergency Program (SEP) Regulatory Bylaw No. 5690" be read a first, second and third time this 18<sup>th</sup> day of September, 2014.

**CARRIED**

2014-909

M/S Directors Cannon/Talbot THAT:  
Bylaw No. 5690, cited as "Shuswap Emergency Program (SEP) Regulatory Bylaw No. 5690" be adopted this 18<sup>th</sup> day of September, 2014.

**CARRIED**

**DEVELOPMENT SERVICES****BUSINESS BY AREA**

2014-910  
AREA C  
WHITE LAKE  
SUBDIVISION-  
EXTENSION OF  
DEFERRAL OF CASH-IN-  
LIEU OF PARK LAND  
PAYMENT FOR TWO OF  
ELEVEN LOT OWNERS

M/S Directors Cooper/Parker THAT:  
the request to the Board from the owners of Lots 4 and 5 of Section 14, Township 22, Range 10, W6M, KDYD, Plan EPP30525, to enter into an extension to the Park Land Payment Deferment Agreement, to allow them to postpone their portion of the payment until April 14, 2015, of the cash-in-lieu of park land dedication required by Section 941 of the Local Government Act - Provision of park land, and CSRD Policy P-5 Park Land Dedication as a Function of Subdivision, for the subdivision of property legally described as Lot 1, Section 14, Township 22, Range 10, W6M, KDYD, Plan 43063, be denied this 18<sup>th</sup> day of September 2014.

**CARRIED**

**IN CAMERA**

2014-911

M/S Directors Trouton/Talbot THAT:  
pursuant to Sections:

- 90(1)(a) personal information about an individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;
- 90(1)(c) labour relations or other employee relations;
- 90(1)(j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

of the Community Charter, the Board move In Camera.

**CARRIED**

**DEVELOPMENT SERVICES Cont'd.****BUSINESS BY AREA Cont'd.**

2014-912  
AREA A  
DEVELOPMENT  
VARIANCE PERMIT NO.  
641-09

The applicant has requested an additional variance to Subdivision Serving Bylaw No. 641 to waive the requirement for wells to be on the property they are intended to service; and to waive the requirement to engage a Qualified Professional to manage all aspects of development of Independent On-site Water Systems for the proposed plan of subdivision. The Senior Planner advised that this additional variance requires statutory notification to adjacent land owners prior to consideration by the Regional Board.

M/S Directors Habart/Demenok THAT:  
the August 21, 2014 Resolution 2014-822 related to the consideration of Development Variance Permit Application 645-09 - Applicant Michael Hollick and Christopher Hurley - Civic Address 2361 TC Highway, be lifted from the table.

**CARRIED**

2014-913

M/S Directors Habart/Demenok THAT:  
in accordance with Section 922 of the Local Government Act, Development Variance Permit No. 641-09 for That Part of the SE ¼, Section 11, Township 29, Range 23, West of the 5th Meridian, Kootenay District, Which Lies to the North of the Right Bank of the Columbia River, Except (1) Part Included in RW Plan 633B, and (2) Part Included in SRW Plan 16759 and R314, varying Subdivision Servicing Bylaw No. 641 by waiving the requirement that groundwater wells must be on the same parcel as the residential dwelling unit in respect of which they are required for proposed Lot 1 only, and by waiving the requirement that the applicant engage a Qualified Professional to manage all aspects of developing an Independent On-site Water System for all lots in the proposed plan of subdivision under application No. 2011-06216A, be denied issuance this 18<sup>th</sup> day of September, 2014.

**DEFEATED**

2014-914  
AREA E  
DEVELOPMENT  
VARIANCE PERMIT NO.  
2000-72

The applicant has requested a variance to Rural Sicamous Land Use Bylaw No. 2000 to increase the maximum height from 6.0 m to 10.0m for an accessory building located at 8889 Swanshore Road in Electoral Area 'E'.

APPLICANT: DREW  
MATERNICK

M/S Directors Martin/Morgan THAT:  
in accordance with Section 922 of the Local Government Act Development Variance Permit No. 2000-72 for Lot 7, Section 2, Township 21, Range 8, W6M, KDYD, Plan 9891, located at 8889 Swanshore Road, varying Rural Sicamous Land Use Bylaw No. 2000 as follows:

- a) Section 2.12(2)(g) Maximum height for Accessory buildings from 6.0 m to 10.0 m for the garage under construction

be approved for issuance this 18<sup>th</sup> day of September, 2014, subject to the following conditions:

- a) registration on title of the subject property of a suitably worded Section 219 covenant prohibiting human habitation in the upper floor of the accessory building (garage), including no plumbing; and,
- b) the applicant has provided documentation from Interior Health Authority that the on-site septic sewerage system has received authorization for the current construction occurring.

**CARRIED**

**DEVELOPMENT SERVICES Cont'd.****BUSINESS BY AREA Cont'd.**

2014-915  
 AREA C  
 EXEMPTION TO  
 FLOODPLAIN SETBACK  
 REQUIREMENTS NO.  
 701-11  
 APPLICANT: ROBERT  
 AND JUDY UNRAU  
 CIVIC ADDRESS:  
 2167 INGRAM LANE  
 ROAD

One of the applicants was in attendance and have requested an exemption to the floodplain setback requirements for a property located at 2167 Ingram Lane Road, Blind Bay of Electoral Area 'C'. The new structures will partially be within the 15.0 m floodplain setback of Shuswap Lake.

M/S Directors Demenok/Habart THAT:  
 in accordance with Section 910(5) of the Local Government Act Exemption to Floodplain Setback Requirements No. 701-11 for Lot 1, Section 24, Township 22, Range 11, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP66727, varying Section 3.17.2 Floodplain Setbacks from 15.0 m from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum, to 11.5 from the mean annual high water mark of Shuswap Lake, only for the proposed single family dwelling and attached deck as shown on the site plan dated July 9, 2014, prepared by Browne Johnson Land Surveyors, be granted this 18<sup>th</sup> day of September, 2014, subject to the following conditions:

- a) 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 August 20, 2014, report by Omega Engineering regarding flood protection and building elevations; and,
- b) 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**

2014-916  
 AREA C  
 ELECTORAL AREA 'C'  
 OFFICIAL COMMUNITY  
 PLAN AMENDMENT  
 (CSRD) BYLAW NO. 725-  
 5

Bylaw 725-5 proposes housekeeping amendments to Electoral Area 'C' Official Community Plan Bylaw No. 725. The proposed amendments are within the Development Permit section of Bylaw No. 725 and are intended to provide staff and the public with more clarity as to the interpretation of the Development Permit guidelines.

M/S Directors Demenok/Habart THAT:  
 "Electoral Area 'C' Official Community Plan Amendment (CSRD) Bylaw No. 725-5" be read a first time this 18<sup>th</sup> day of September, 2014;

AND THAT:  
 the Board utilize the simple consultation process for Bylaw No. 725-5 and in accordance with Section 879 of the Local Government Act it be referred to the following agencies and First Nations:

- Area 'C' Advisory Planning Commission;
- Interior Health;
- Ministry of Energy and Mines;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations - Archaeology Branch;

*Motion continued on next page.*

**PLANNING BYLAWS Cont'd.**

2014-916  
 AREA C  
 ELECTORAL AREA 'C'  
 OFFICIAL COMMUNITY  
 PLAN AMENDMENT  
 (CSR D) BYLAW  
 NO. 725-5  
 CONT'D.

- Ministry of Community, Sport and Cultural Development;
- Provincial Agricultural Land Commission;
- Ministry of Agriculture;
- BC Parks;
- Transport Canada;
- Department of Fisheries and Oceans;
- CSR D Operations Management;
- CSR D Financial Services;
- School District #83; and,
- Relevant First Nations Bands and Councils.

AND FURTHER THAT:

pursuant to Section 882 of the Local Government Act, the Board has considered this "Electoral Area 'C' Official Community Plan Amendment (CSR D) Bylaw No. 725-5" in conjunction with the Columbia Shuswap Regional District's Financial Plan and its Waste Management Plan.

**CARRIED**

2014-917  
 AREA E  
 RURAL SICAMOUS LAND  
 USE AMENDMENT  
 (0802419 BC LTD.)  
 BYLAW NO. 2061

Bylaw No. 2061 proposes a text amendment to the HC – Highway Commercial Zone that would restrict permitted uses to those which are currently existing on the site, and the amendment would be specific to the subject property located at 2054 Trans Canada Highway in Electoral Area 'E'.

M/S Directors Martin/Morgan THAT:

"Rural Sicamous Land Use Amendment (0802419 BC Ltd.) Bylaw No. 2061", be read a second time this 18<sup>th</sup> day of September, 2014;

**CARRIED**

2014-918

M/S Directors Martin/Morgan THAT:

a public hearing to hear representations on "Rural Sicamous Land Use Amendment (0802419 BC Ltd.) Bylaw No. 2061" be held;

AND THAT:

notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 892 of the Local Government Act;

AND FURTHER THAT:

the holding of the public hearing be delegated to Director Rhona Martin as Director of Electoral Area 'E', being that in which the land concerned is located, or Alternate Director Brian MacGowan, if Director Martin is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

**CARRIED**

**PLANNING BYLAWS Cont'd.**

2014-919  
ELECTORAL AREA "C"  
OFFICIAL COMMUNITY  
PLAN AMENDMENT  
(JAYDAN VENTURES)  
BYLAW NO. 725-2"

The applicant was present and is proposing to amend Bylaws 725-2, 701-79 and 900-5 to allow a bareland strata subdivision (2673, 2695, 2698 and 2704 Blind Bay Road) to create 90 resort lots for seasonal or temporary use, commercial uses, and a commercial moorage expansion into deeper water. A CDC Zone with five Development Areas is proposed to allow for the unique uses in specific locations. The Senior Planner advised that the applicant has offered to reduce density of the development, which may require further amendment to the bylaws, and this potential density change should be assessed by Development Services staff with further reporting to the Board.

M/S Directors Demenok/Habart THAT:  
"Electoral Area "C" Official Community Plan Amendment (JayDan Ventures) Bylaw No. 725-2", be deferred to the next Regular Board meeting on October 16<sup>th</sup>, 2014.

**CARRIED**

2014-920  
SOUTH SHUSWAP  
ZONING AMENDMENT  
(JAYDAN VENTURES)  
BYLAW NO. 701-79  
(JAYDAN VENTURES)

M/S Directors Demenok/Habart THAT:  
"South Shuswap Zoning Amendment (JayDan Ventures) Bylaw No. 701-79" be deferred to the next Regular Board meeting on October 16<sup>th</sup>, 2014.

**CARRIED**

2014-921  
LAKES ZONING  
AMENDMENT (JAYDAN  
VENTURES) BYLAW NO.  
900-5

M/S Directors Demenok/Habart THAT:  
"Lakes Zoning Amendment (JayDan Ventures) Bylaw No. 900-5" be deferred to the next Regular Board meeting on October 16<sup>th</sup>, 2014.

**CARRIED**

2014-922  
AREA D  
RANCHERO/DEEP  
CREEK LAND USE  
AMENDMENT  
(MARTIN/WARNER)  
BYLAW NO. 2132

One of the owners was in attendance. Bylaw No. 2132 proposes to amend Rancho/Deep Creek Land Use Bylaw No. 2100 by rezoning the subject property (5839 Lashburn Road/Shaw Road) from RR Rural Residential to SH Small Holdings to allow a two lot subdivision of approximately 1 ha each.

M/S Directors Talbot/Morgan THAT:  
"Rancho/Deep Creek Land Use Amendment (Martin/Warner) Bylaw No. 2132" be read a third time this 18<sup>th</sup> day of September, 2014.

**CARRIED**

2014-923

M/S Directors Talbot/Morgan THAT:  
"Rancho/Deep Creek Land Use Amendment (Martin/Warner) Bylaw No. 2132" be adopted this 18<sup>th</sup> day of September, 2014.

**CARRIED**

2014-924  
AREA D  
SALMON VALLEY LAND  
USE AMENDMENT (SPA  
HILLS FARM INC) BYLAW  
NO. 2553

Bylaw 2553 proposes to amend Salmon Valley Land Use Bylaw No. 2500 to include a site specific amendment in the R – Rural zone to permit an auto restoration business as well as an organic matter composting facility only on the subject property (2223 Yankee Flats Road).

M/S Directors Talbot/Morgan THAT:  
"Salmon Valley Land Use Amendment (Spa Hills Farm Inc.) Bylaw No. 2553 be read a third time this 18<sup>th</sup> day of September, 2014.

**CARRIED**



**PLANNING BYLAWS Cont'd.**

2014-925 M/S Directors Talbot/Morgan THAT:  
AREA D "Salmon Valley Land Use Amendment (Spa Hills Farm Inc.) Bylaw No. 2553  
SALMON VALLEY LAND USE AMENDMENT (SPA be adopted this 18<sup>th</sup> day of September, 2014.  
HILLS FARM INC) BYLAW **CARRIED**  
NO. 2553  
CONT'D.

**RELEASE OF IN CAMERA RESOLUTIONS**

(if any)

**ADJOURNMENT**

2014-926 M/S Directors Talbot/Morgan THAT:  
ADJOURNMENT the Regional Board meeting of September 18, 2014 be adjourned.  
AT 1:45 P.M. **CARRIED**

CERTIFIED CORRECT

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER