



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

LATE ITEMS AGENDA

Date: Thursday, January 19, 2023
Time: 9:30 AM
Location: CSR Boardroom
555 Harbourfront Drive NE, Salmon Arm

Pages

5. Correspondence

5.1 For Information

***5.1.3 Letter to Interior Health regarding Cautionary Advisory Notices During Algal Blooms (January 17, 2023)** 1

Letter to Interior Health signed by the Shuswap Watershed Council Chair, Mayors of Salmon Arm and Sicamous, and CSR Board Chair regarding notification of Algal Blooms and communication with the public.

5.2 Action Requested

***5.2.1 Letter of Support for Bruhn Bridge Reconstruction** 4

District of Sicamous requests the CSRD write a letter of support to the Minister of Transportation and Infrastructure regarding the Bruhn Bridge reconstruction.

Late Agenda - attached District of Sicamous letter.

THAT: the Board direct staff to write a letter of support of the reconstruction of Bruhn Bridge to Honourable Rob Fleming, Minister of Transportation and Infrastructure.

7. Business General

***7.3 SILGA Resolution Regarding RecycleBC**

Proposed resolution for submission to SILGA and UBCM attached to Late Agenda.

WHEREAS the Recycle BC Stewardship Plan update proposes to introduce a Community Eligibility Criteria;

AND WHEREAS the proposed Community Eligibility Criteria will result in a significant reduction to Regional District depot collection services:

THEREFORE BE IT RESOLVED that UBCM request that the Recycle BC proposed Community Eligibility Criteria does not result in a decrease in funding of existing Recycling Depots.

8. Business By Area

***8.6 Electoral Area F: North Shuswap Community Issues Assessment**

15

Report from John MacLean, Chief Administrative Officer, dated January 13, 2023, regarding a proposal to undertake an identification of the issues and concerns of the North Shuswap.

THAT: the Board commit the Regional District to, and up to \$20,000, to the undertaking of a community interest and issues identification process in the North Shuswap with the support of the Ministry of Municipal Affairs.

Corporate Vote Unweighted

Majority

15. Development Services Business by Area

***15.1 Electoral Area G: Development Variance Permit No. 701-131**

18

Report from Hayley Graham, Planner I, dated January 3, 2023.
1487 Blind Bay Road, Sorrento.

Late Agenda - correction to Electoral Area

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit, No. 701-131 for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 37476 Except Plan 42660, varying South Shuswap Zoning Bylaw No. 701 as follows:

1. Section 1, Definitions; Accessory Building: Vary definition of accessory building from subordinate and supplementary to the principal building, to not being subordinate to the principal building, and permitting an accessory building to a maximum floor area of 479 m²
2. Section 7.2.4 increase maximum height for the proposed accessory building from 6m to 7 m,

be approved this 19th day of January, 2023.

Stakeholder Unweighted Majority

***15.2 Electoral Area D: Development Variance Permit No. 2500-22**

43

Report from Christine LeFloch, Planner III, dated December 16, 2022.
5674 Tuktakamin Rd, Falkland

Late Agenda - correction made to recommendation and additional public submissions added.

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 2500-22 for Lot 8, Section 2, Township 18, Range 12, West of the 6th Meridian Kamloops Division Yale District, Plan 5209 which proposes to vary Salmon Valley Land Use Bylaw No. 2500 as follows:

Varying Section 2.7.2.3 - minimum parcel size for new single family dwelling lots proposed to be serviced by a community water system and on-site sewage disposal system in the RS Single and Two Family Zone from 4000 m² to 1570 m² for Proposed Lot A and to 2430 m² for the Proposed Remainder to allow a subdivision as shown on the proposed plan of subdivision under application No. 2021-03722D;

be denied this 19th day of January, 2023.

Stakeholder Vote Unweighted

Majority



c/o Fraser Basin Council
200A – 1383 McGill Road
Kamloops, BC V2C 6K7
250.314.9660
www.shuswapwater.ca



Courtney Zimmerman
Corporate Director, Environmental Public Health
Interior Health
Sent by e-mail to courtney.zimmerman@interiorhealth.ca

17 January 2023

Re: Interior Health process for Cautionary Advisory notices during algal blooms

Dear Ms. Zimmerman,

We are writing to you on behalf of the Shuswap Watershed Council (SWC), the City of Salmon Arm, the Columbia Shuswap Regional District (CSRD), and the District of Sicamous to make you aware of the frustration that we, along with residents of Salmon Arm, experienced last summer during a prolonged algal bloom that impacted the Salmon Arm Bay area of Shuswap Lake.

A suspected algal bloom first appeared in the bay in June. Interior Health responded by requesting that water samples be collected for microcystin analysis, and requesting that City of Salmon Arm staff and CSRD staff post Cautionary Advisory Notices at the Salmon Arm wharf and at Sunnybrae Community Park, respectively. While the response from Interior Health was swift, we are concerned that the advisory was recommended without first receiving results from the water samples. Furthermore, the advisory was posted just before the Canada Day long weekend, and IH staff were not available to respond to inquiries from the public about the advisory.

An algal bloom appeared in Salmon Arm Bay in early August, and a similar response from IH and local governments followed with IH recommending that Cautionary Advisory notices be posted at affected sites and that water samples continue to be collected on a regular basis. Thankfully, all water samples collected throughout the algal bloom were clear of microcystin. However, the advisory caused some confusion among residents and visitors recreating on the lake. Queries about the location of the algal bloom and the safety of the water for drinking and recreation were addressed to SWC, City of Salmon Arm, and CSRD staff who in turn re-directed the questions to IH. Unfortunately, IH staff were not available outside of regular working hours to respond to queries from either the general public or local governments who receive the majority of queries from the public.

We have the following suggestions for monitoring and communicating to the public about algal blooms:

- Interior Health should be the lead agency for monitoring algal blooms if there is a potential health risk. This includes the collection and analysis of water samples from affected sites, and posting advisories based on the results of water tests.



- IH should be the lead agency for communicating to the public about algal blooms. There is a great demand for this information, and several platforms should be considered including websites, social media, and news media. The SWC, the City of Salmon Arm, the CSRD and the District of Sicamous can amplify these communiques through their social media platforms to help increase the reach.
- Advisory notices should state the location of the algal bloom as precisely as possible, and be updated regularly to reflect changing conditions.
- IH staff should be available to respond to inquiries about algal bloom advisories. Having a staff person on-call on weekends would be very beneficial for providing clarifying information about advisories.

We are very appreciative of the partnership we have with Interior Health. Thank you for your consideration of these suggestions.

Sincerely,

Jay Simpson
Chair, Shuswap Watershed Council
250 517-9578 | jsimpson@csrd.bc.ca

Alan Harrison
Mayor, City of Salmon Arm
250 803-4034 | aharrison@salmonarm.ca

Kevin Flynn
Chair, Columbia Shuswap Regional District
250 804-8342 | boardchair@csrd.bc.ca

Colleen Anderson
Mayor, District of Sicamous
250 517-7820 | canderson@sicamous.ca



About the Shuswap Watershed Council

The Shuswap Watershed Council (SWC) was established in 2014 as a watershed-based partnership of several organizations with an interest in or responsibility for protecting water quality. There are up to 22 members that represent three regional districts, two municipalities, the Secwepemc Nation, three provincial government agencies, and Shuswap communities. The SWC is a collaborative, non-regulatory group that focuses on strategic initiatives to protect, maintain, and enhance water quality and promote safe recreation in the Shuswap. The SWC works alongside organizations that have regulatory roles in managing the Shuswap watershed, complementing their work and carefully avoiding duplication.

January 17, 2023

Honourable Rob Fleming, M.L.A.
Minister of Transportation and Infrastructure
Minister.Transportation@gov.bc.ca

DELIVERED VIA EMAIL

Re: Public safety risk - R.W. Bruhn Bridge (Trans-Canada Highway)

Dear Minister Fleming,

The District of Sicamous is writing to request that there be no further delays to the R.W. Bruhn Bridge replacement project and that the project be expedited due to serious concerns for public safety. The Trans-Canada Highway (TCH) is one of the busiest highways in Canada.

Four years have passed since the ministry announced that the one-bridge design was identified for the project after extensive consultation with the District and the public. The government news release issued on December 12, 2018, states that design work would take approximately two years "with construction activities anticipated to begin in 2020."

However, the District recently learned, that while the project remains on budget, it faces more setbacks before it can go to tender. In the meantime, this critical piece of infrastructure continues to pose a safety risk to motorists and pedestrians. In addition, bridge closures and delays impact the public's ability to access essential and emergency services in a timely manner.

Sergeant Murray McNeil from the Sicamous RCMP Detachment prepared a report for the District outlining incidents related to the bridge since 2016. In his report, he states that the bridge "represents one of the more dangerous sections of Hwy 1 between Chase and Golden" for cited concerns. Such concerns include that the bridge is undivided, its narrowness, the turn onto the bridge when approaching eastbound and the dangers of the Old Spallumcheen Road intersection among others. Sgt. McNeil's report has been enclosed for your reference.

More recently, the bridge was closed in both directions due to a multiple-vehicle accident in which a pickup truck was pushed onto the westbound guardrail and left suspended over the bridge. As a result of this accident, eight passengers were taken to hospital with one motorist transferred by air to Royal Inland Hospital in Kamloops. The bridge railing saw extensive damage. The current temporary repair is unacceptable for the safety of motorists who travel east and westbound on the TCH every single day.

Following the above-mentioned closure, the bridge was reduced to single-lane alternating traffic at 30km/h while the temporary repair was completed. The speed approaching the bridge remains reduced at 50 km/h and there have been no improvements to the bridge beyond the initial repair. Photos of the repair have been enclosed for your reference.

This is not the first major collision on the bridge. There have been numerous others in which lives have been lost.

Further, there have been multiple occasions in which concrete from the outside deck of the bridge has broken free. This fall, a concrete piece was brought into the District office after it landed near pedestrians passing under the bridge. In 2011, a strip of concrete approximately three feet fell onto a boat passing through the channel. At that time, the *Eagle Valley News* reported that Kate Trotter, spokesperson for the ministry, said that "any portion of the bridge that shows even the slightest sign of chipping or flaking will be reinforced." So far, we have been fortunate that no one has been hurt by the falling debris.

Due to the reasons outlined in this letter, the District continues to be concerned for the safety of motorists and pedestrians using the bridge on the TCH. It is imperative that the replacement of the R.W. Bruhn Bridge project be prioritized and expedited.

Thank you in advance for your immediate attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Colleen Anderson". The signature is fluid and cursive, with the first name "Colleen" being more prominent than the last name "Anderson".

Colleen Anderson, Mayor
DISTRICT OF SICAMOUS

- cc. Splatsin Council
- Adams Lake Indian Band Council
- Neskonlith Indian Band Council
- Mel Arnold, Okanagan-Shuswap M.P.
- Greg Kylo, Shuswap M.L.A.
- Peter Cocker, Area Roads Manager, MOTI
- Sargent Murray McNeil, Sicamous RCMP Detachment
- Columbia Shuswap Regional District Board
- Mayor Allan Harrison, City of Salmon Arm
- Mayor David Lepsoe, City of Chase
- Mayor Reid Hammer-Jackson, City of Kamloops

- Encl. Photographs of R.W. Bruhn Bridge damage
- Sicamous Police Files involving R.W. Bruhn Bridge













Royal Canadian Mounted Police
Gendarmerie royale du Canada

Security Classification/Designation

Sgt. Murray McNeil
NCO i/c Sicamous RCMP
1125 Paradise Ave
Sicamous, B.C.
V0E 2V0

Your File

Sarah Kylo
Deputy Corporate Officer
District of Sicamous
446 Main St. Sicamous, B.C.
V0E 2V0

Our File

2022-12-19

Sicamous RCMP Police Files involving R.W. Bruhn Bridge

The following has been prepared in response to a request from the District of Sicamous Council with respect to statistical information the Sicamous RCMP has in relation to the Bruhn Bridge.

A search was conducted within the Sicamous RCMP database with the words "Bruhn Bridge". This search would include any report written by an RCMP officer which contained these words. I have included any report involving a motor vehicle collision, road hazard, or incident.

2016-08-07

Two vehicle collision involving a semi truck and an SUV on the bridge. The driver of the SUV was attempting to turn left off Hwy 1 onto Old Spallumcheen Road when a westbound semi truck struck the rear of the stopped vehicle. There were no serious injuries.

2018-07-23

Report received of an elderly male operating a mobility scooter on the bridge while operating on the wrong side of the road. The man was not located by police.

2018-08-08

23 year old female died while attempting a recreational jump from the bridge into the channel. Female had jumped with a male friend. The female was unconscious from the jump and was not revived.

2018-10-02

A football sized rock was reported in the westbound lane of the bridge. Highway maintenance removed the rock.

2019-02-12

Multiple semi trucks were jack knifed on "CPR" Hill just to the west of the bridge. The highway was ice covered with snow falling. Multiple trucks were towed and the drivers put on chains to gain traction.

2019-07-05

Report of a large pothole on the bridge which had damaged the tires of several vehicles. Police attended and noted 7 vehicles had blown tires. Highways was called to patch the pothole.

2019-09-09

Police located a large rock on the western side approach to the bridge which had fallen from the cliffs overlooking Old Spallumcheen Road.

2020-02-14

Driver reported his westbound vehicle was clipped by an eastbound semi truck on the bridge. There was significant damage noted to the vehicle which had been struck. No injuries reported.

2020-10-27

Police attend to a four vehicle collision on the bridge. A westbound car was stopped in traffic signaling a left hand turn onto Old Spallumcheen Road. A westbound SUV stopped in traffic behind the first vehicle. A westbound semi truck then rear ended the SUV pushing it into the bridge rail and the vehicle signaling a left turn. The railing to the bridge suffered heavy damage as the Jeep SUV was pushed on top of the railing. Both SUVs were destroyed in the collision. The semi truck driver was issued a ticket for the collision.

2020-10-27

Single vehicle collision with a van striking the curb of the bridge and losing control coming to rest in the middle of the bridge. The driver stated a semi truck traveling in the opposite direction crossed the double solid line into his lane forcing him to strike the curb. Witnesses to the collision informed there was no semi truck and that the driver of the van was simply driving too fast when he struck the curb losing control. The bridge guard rail suffered heavy damage from the van.

May 20, 2021

The driver of a car fails to stop for police in the Canoe area and is observed by witnesses driving dangerously eastbound toward Sicamous. The driver strikes a spike belt which was deployed by police at the east end of the bridge, loses control of the car, and rolls the vehicle several times killing the passenger in his vehicle. The driver is sentenced to prison for his actions.

2021-08-08

Three vehicle collision on the bridge involving 10 passengers, 8 of whom went to hospital by Ambulance with minor injuries. Traffic was stopped on the bridge when the driver of a vehicle rear ended a stopped car which pushed the car into the vehicle ahead. Two of the three vehicle required tow trucks to remove them.

2021-08-28

A vehicle is observed crossing the bridge at 127km/h which has a posted speed limit of 70km/h. The vehicle was found to be a rental car from Richmond. The vehicle was impounded and the driver issued a ticket.

2021-08-29

A single motorcyclist loses control on the bridge and crashes. The motorcycle was blocking a lane of the bridge. No serious injuries to the rider.

2021-11-07

Police attend to a two vehicle collision on the bridge. An eastbound pick up crossed the double solid line into the path of a westbound pick up. The driver of the pick up was taken to hospital with serious injuries. The driver of the westbound truck died at the scene.

2021-12-07

A two vehicle collision occurs at the east end of the bridge. There were no significant injuries.

2022-07-28

Four vehicle collision on the west end of the bridge. A westbound car had stopped in traffic signaling a left hand turn onto Old Spallumcheen road with westbound vehicles behind it slowing. A westbound semi truck struck one of the westbound vehicles, before crossing the double solid line and striking an eastbound pick up truck. The pick up truck was pushed up onto the guard rail in an extremely dangerous manner as the truck was suspended on the guard rail several meters above the ground below. The driver had to be extracted from the pick up truck. There were no life threatening injuries in this incident however the bridge railing was destroyed where the pick up truck became entangled.

This report details the incidents Sicamous RCMP have attended in the past several years on the Bruhn bridge. The current outdated bridge is a hazard that residents of the area, tourists, and commercial truckers have had to endure for too long. The bridge itself is narrow by modern standards with very little room for east and west bound vehicles to pass in the opposite direction safely.

The bridge is undivided which places added danger to all who cross it. There is no where for a driver to turn in an attempt to avoid a collision with a vehicle that crosses the center line and enters the travel portion of another vehicle.

Westbound drivers who are attempting to turn left onto Old Spallumcheen Road do so at great risk to themselves as they must stop in traffic just after crossing the bridge if eastbound traffic prevents them from completing their turn. These vehicles are at great risk of being struck from behind by the inattentive drivers of following westbound vehicles.

Eastbound traffic descending the steep hills prior to the bridge have to follow the turn in the highway onto the bridge while being prepared to stop for traffic turning from Old Spallumcheen road.

In the winter months, snow and ice can accumulate on the steep hill to the west of the bridge causing ill prepared drivers to lose traction and become stuck. This quickly causes traffic to come to a stop on the bridge.

Crossing the bridge on foot or on bicycle while approximately 60' above the channel on the narrow sidewalk is a dangerous task. A pedestrian or cyclist can easily be struck by a vehicle that strikes the guardrail or is pushed up onto the sidewalk.

I believe the Bruhn bridge represents one of the more dangerous sections of Hwy 1 between Chase and Golden and that for the above noted reasons its replacement should be a priority.



Sgt. Murray McNeil
NCO i/c Sicamous RCMP



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area F: North Shuswap Issues Identification

DESCRIPTION: Report from John MacLean, Chief Administrative Officer, dated January 13, 2023, regarding a proposal to undertake an identification of the issues and concerns of the North Shuswap.

RECOMMENDATION: THAT: the Board commit the Regional District to, and up to \$20,000, to the undertaking of a community interest and issues identification process in the North Shuswap with the support of the Ministry of Municipal Affairs.

*Corporate Vote Unweighted
Majority*

SUMMARY:

The Ministry of Municipal Affairs is ready to proceed with a North Shuswap community assessment and issue identification process and is looking for a resolution from the Board committing to the same.

BACKGROUND:

The Board has previously discussed the issues and concerns being expressed by some residents and businesses in the North Shuswap. There have been discussions and interests expressed in exploring incorporation of the area in the past.

The Ministry of Municipal Affairs has committed resources and assistance in undertaking a community assessment/issue identification process to assist the Province and Columbia Shuswap Regional District in assessing the issues/concerns and the best way to move forward.

POLICY:

There are no legislative or policy guidance documents. Overall, this process is being undertaken pursuant to the *Community Charter* and *Local Government Act*.

FINANCIAL:

The Board has previously committed \$20,000. Those funds are included in the Special Projects Financial Plan.

KEY ISSUES/CONCEPTS:

Not applicable.

IMPLEMENTATION:

This process will be led by the Province of British Columbia, Ministry of Municipal Affairs, and the staff lead from the Columbia Shuswap Regional District will be the Chief Administrative Officer.

COMMUNICATIONS:

A formal communications plan will be designed during the project to effectively share what we have learned.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2023-01-19_Board_CA_North_Shuswap_Issues_Identification.docx
Attachments:	
Final Approval Date:	Jan 16, 2023

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

No Signature found

Jodi Pierce

A handwritten signature in black ink, appearing to read "Jennifer Sham". The signature is written in a cursive, flowing style.

Jennifer Sham



BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area G: Development Variance Permit No. 701-131.
- DESCRIPTION:** Report from Hayley Graham, Planner I, dated January 3, 2023.
1487 Blind Bay Road, Sorrento.
- RECOMMENDATION:** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit, No. 701-131 for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 37476 Except Plan 42660, varying South Shuswap Zoning Bylaw No. 701 as follows:
1. Section 1, Definitions; Accessory Building: Vary definition of accessory building from subordinate and supplementary to the principal building, to not being subordinate to the principal building, and permitting an accessory building to a maximum floor area of 479 m²
 2. Section 7.2.4 increase maximum height for the proposed accessory building from 6m to 7 m,
be approved this 19th day of January, 2023.

Stakeholder Unweighted Majority

SUMMARY:

The subject property is located at 1487 Blind Bay Road in Sorrento in Electoral Area G and is waterfront to Shuswap Lake. The subject property is subject to the Electoral Area C Official Community Plan Bylaw No. 725 and the South Shuswap Zoning Bylaw No. 701. The property owner is proposing to build a new accessory building, which will be 479 m² in floor area. The definition for accessory buildings stipulates that an accessory use building must be subordinate and supplementary to the principal use (single family dwelling) on the subject property and the single family dwelling on this property is 190 m².

The maximum height for an accessory building in the Rural Residential 2 zone is 6 meters and the proposed accessory building will be 7 meters. As the accessory building exceeds the floor area of the existing single family dwelling and exceeds the maximum permitted height, a development variance permit is requested.

BACKGROUND:

ELECTORAL AREA:
G (Sorrento/Blind Bay)
LEGAL DESCRIPTION:

Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 37476 Except Plan 42660

PID:

005-489-261

CIVIC ADDRESS:

1487 Blind Bay Road

SURROUNDING LAND USE PATTERN:

North = Shuswap Lake

South = Blind Bay Road/Residential

East = Residential

West = Residential

CURRENT USE:

Single family dwelling, accessory building (shed)

PROPOSED USE:

A 479 m² accessory building with a height of up to 7 meters

PARCEL SIZE:

1.05 ha (2.70 acres)

DESIGNATION:

Electoral Area C Official Community Plan No. 725

RR - Rural Residential

ZONE:

[South Shuswap Zoning Bylaw. No. 701](#)

RR2 - Rural Residential (0.5ha)

Lakes Zoning No. 900

FR1-Residential

SITE COMMENTS:

The property is waterfront to Shuswap Lake, which is to the north. To the south of the property is Blind Bay Road. There is currently one single family dwelling, and an existing shed on the subject property. The proposed location of the new accessory building is in the southeast corner of the property, which is adjacent to Blind Bay Road and the neighbouring property to the east. The location of the proposed accessory building is in a densely treed area.

BYLAW ENFORCEMENT:

No

POLICY:

[South Shuswap Zoning Bylaw No. 701](#)

Section 1 Definitions

ACCESSORY BUILDING means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed.

ACCESSORY USE means a use that is subordinate and supplementary to the principal building or use permitted on the same parcel.

FINISHED GROUND ELEVATION means either a natural or altered ground level but shall not include areas artificially raised through the use of retaining structures unless the retaining structure provides a level ground area that is a minimum of 1.2 m wide measured from the face of the building; or earth piled against the building with a slope of greater than 2:1 (horizontal to vertical).

FLOOR AREA means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery.

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.).

PRINCIPAL BUILDING means the building which contains the principal use of the parcel and shall include attached garages and carports, but does not include an accessory building.

SINGLE FAMILY DWELLING means any detached building on an approved sewage disposal system consisting of one dwelling unit which is capable of being occupied as the permanent home or residence of one family, but does not include recreational vehicles or travel trailers.

Section 8 RR2- Rural Residential Zone (5000m²)**Permitted Uses**

1. single family dwelling;
2. hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
3. cottage, permitted only on parcels greater than 4,000 m²
4. bed and breakfast;
5. home business; and

6. accessory use

7.2. Regulations

4 Maximum height for:

- Accessory buildings: 6 m (19.69 ft)

FINANCIAL:

There are no financial implications to the CSRD as a result of this application.

KEY ISSUES/CONCEPTS:

Background

The subject property is currently developed with a single family dwelling and a shed. The property owners are proposing a 479 m² (5152 square feet) accessory building (shop), which will be used for personal use of collecting and maintaining antique cars. The owners have indicated they would like to park approximately 20-30 antique cars in the proposed shop. The shop will not be used for commercial purposes.

The property is zoned RR2-Rural Residential in the South Shuswap Zoning Bylaw No. 701. Although there are no maximum sizes for an accessory building specifically stipulated in the RR2 zone, the definition of accessory building is defined as being subordinate and supplementary to the principal building (i.e., single family dwelling) on the subject property. This means that an accessory building must be smaller in gross floor area than the single family dwelling. There is no maximum to the number of accessory buildings permitted on the property, as long as they are smaller than the existing single family dwelling and the parcel coverage is not exceeded. Due to the size of lot being over an acre, there is no maximum parcel coverage on this lot. The single family dwelling on the subject property has a gross floor area of 190 m² (2055 square feet) and the new proposed shop will be 479 m². As the proposed accessory building will be greater in floor area than the principal building, the property owner is requesting a variance to the Accessory Building Definition within Section 1 of Bylaw No. 701.

Additionally, the proposed accessory building exceeds the maximum permitted height for an accessory building. As such, the property owner is requesting a variance to increase the maximum permitted height for the accessory building from 6 m to 6.8 m. The building plans for the proposed shop show a height of 6.8 m, and an extra 0.2 m is being requested as a precaution should the actual height be surveyed to be slightly higher post-construction and therefore the variance is requested to be 7 m in height.

Floor plans of the proposed shop have been submitted with the application, see attached "DVP701-131_Maps_Plans_Photos.pdf". The proposed shop will be located in the southeast corner of the property and meet the required setbacks outlined in the zoning bylaw.

Analysis

Older Zoning Bylaws, like the South Shuswap Zoning Bylaw No. 701, sometimes included a provision that the floor area of an accessory building could not be larger than the principal building (single family dwelling). One of the intended purposes was to ensure that the single family dwelling is the dominant

building on a property to assist in maintaining the residential form and character of properties and neighbourhoods. Therefore, new CSRD zoning bylaws do not include this subordinate and supplementary approach but prescribe a maximum permitted floor area for an accessory building depending on parcel size, and for large rural lots have no maximum size. Planning staff have initiated a project to review the maximum permitted floor area for accessory buildings with the intent to increase the maximums as appropriate. Possible maximum floor area options that may be identified as an outcome of the planning project may range from 150 m² on small parcels, 250 m² on larger parcels, and no size limit on parcels 2 ha or greater. This will also be matched with a maximum height permitted to likely be 8.5 m for larger permitted accessory buildings.

On a lot of this size (1 hectare), the current planning project proposal to increase the maximum accessory building size in this area would likely recommend an accessory building with a maximum floor area of 150 m². The property owners are proposing an accessory building of 479 m², which is triple the size of floor area of an accessory building that the planning project would recommend and thus would still require a variance.

For context on the size of the proposed accessory building, the Blind Bay Village Grocer (2798 Balmoral Road), which is the local grocery store in the area has a building footprint of approximately 1,105 m². The proposal for this shop is approximately half the size of the local grocery store and over twice the size of the existing single family dwelling on the property. The neighbouring property to the east has an accessory building that is approximately 150 m².

The proposed shop will be mostly screened with trees from Blind Bay Road and from the neighbouring property to the east. The property owners have also been in contact with the adjacent landowners to the east who would be most affected by the proposed variance, and they have expressed that they have no concerns regarding this proposal (See DVP701-131_Letter_Support_Redacted.pdf).

The property is over 1 hectare in size, and the proposed accessory building and existing structures will cover 6.5 % of the subject property. As previously stated, there is no maximum to the number of accessory buildings permitted on a property, no maximum parcel coverage, and the buildings meet setbacks. This means that the property owner could build four 190 m² accessory buildings, which would total to 760 m² in total floor area for accessory buildings on the property rather than one accessory 479 m² accessory building, and still be compliant with the Rural Residential 2 zone.

The building plans for the proposed shop show a height of 6.8 m. The wall height of the building itself is only 4.8 m in height, however the pitch of the roof brings the height to 6.8 m in height and an extra 0.2 m for a maximum permitted height of 7 m is being requested as a precaution should the actual height be surveyed to be slightly higher post-construction. Larger buildings often require increased heights to accommodate roof pitches, and sometimes to comply with BC Building Code requirements. The current planning project will likely be recommending a new maximum height for accessory buildings to be 8.5 m. This proposal would comply with current planning project recommendations for maximum accessory building heights in the future.

New zoning bylaws do not limit the size of accessory buildings directly with the size of the principal building (single family dwelling), and staff believe the requested variances will not negatively impact the neighbouring properties or the residential character of the subject property.

Additionally, as the total sum footprint of all buildings on the subject property will exceed 200 m² of impervious surfaces within 100 meters of Shuswap Lake and a Lakes 100m Development permit is therefore, required. The property owners have submitted this application and the related qualified professional report and is being processed concurrently with this Development Variance Permit application. Approval of technical development permits such as this have been delegated to the Manager of Development Services for review and issuance.

SUMMARY:

The property owner is requesting a variance to the Accessory Building Definition within Section 1 of Bylaw No. 701 from subordinate and supplementary to the principal building, to not being subordinate to the principal building, and permitting an accessory building to a maximum floor area of 479 m². Additionally, the property owner is applying to increase the maximum permitted height for the proposed building from 6 m to 7 m. Staff recommend approval of DVP701-131 for the following reasons:

- The variances should have minimal impact to neighbouring properties due to location of the proposed accessory building and it being screened by trees from any adjacent properties and Blind Bay Road;
- There is no maximum parcel coverage in the zoning bylaw for this property and the total parcel coverage on the property will be below 7% after the accessory building is constructed;
- New zoning bylaws do not limit the size of an accessory buildings directly with the size of the principal building (single family dwelling) and may provide a greater maximum height permitted for larger accessory buildings; and,
- The neighbour most affected by the proposed variance to the east has submitted a letter of support on this request.

IMPLEMENTATION:

If Development Variance Permit No. 701-131 is approved by the Board, the Lakes 100m Development Permit can be issued by the Manager of Development Services. The notice of permits will be registered to the Title of the property and the property owner can proceed with their building plans. If the Development Variance Permit is not approved by the Board, the property owner would need to change the design of the proposed accessory building, so it meets the maximum permitted size and height in the South Shuswap Zoning Bylaw No.701.

COMMUNICATIONS:

Notices of the proposed variances were sent out to property owners and tenants in occupation of properties within 100 m of the subject property. As of the date of this report, one written submission has been received from the neighbour to the east in support of this application. Any written submissions will be added to the late Board agenda.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2023-01-19_Board_DS_ DVP701-131.docx
Attachments:	- DVP701-131_Redacted.pdf - DVP701-131_Letter_Support_Redacted.pdf - DVP725-131_Maps_Plans_Photos.pdf
Final Approval Date:	Jan 11, 2023

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



Corey Paiement



Gerald Christie



Jennifer Sham

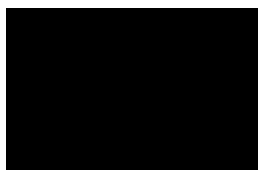


John MacLean



DEVELOPMENT VARIANCE PERMIT NO. 701-131

OWNERS:



1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Permit applies only to the lands described below:

Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 37476 Except Plan 42660 (PID: 005-489-261), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

3. The South Shuswap Zoning Bylaw No. 701, is hereby varied as follows:

- a. Section 1, Definitions; Accessory Building: Vary definition of accessory building from subordinate and supplementary to the principal building, to not being subordinate to the principal building, and permitting an accessory building to a maximum floor area of 479 m²
- b. Section 7.2.4 increase maximum height for the proposed accessory building from 6 m to 7 m

as more particularly shown on the site plans attached hereto as Schedule B.

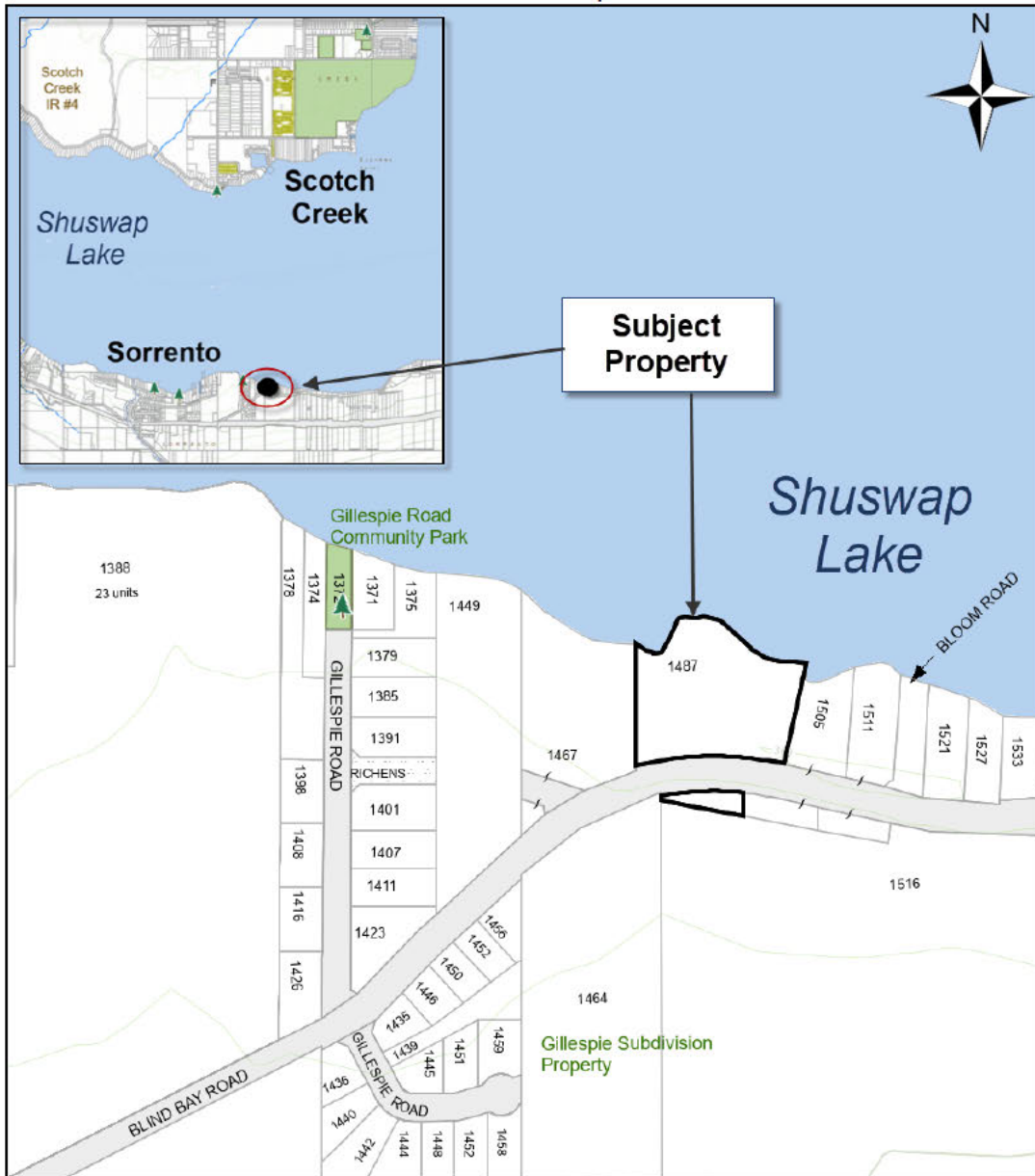
3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of _____, 2023.

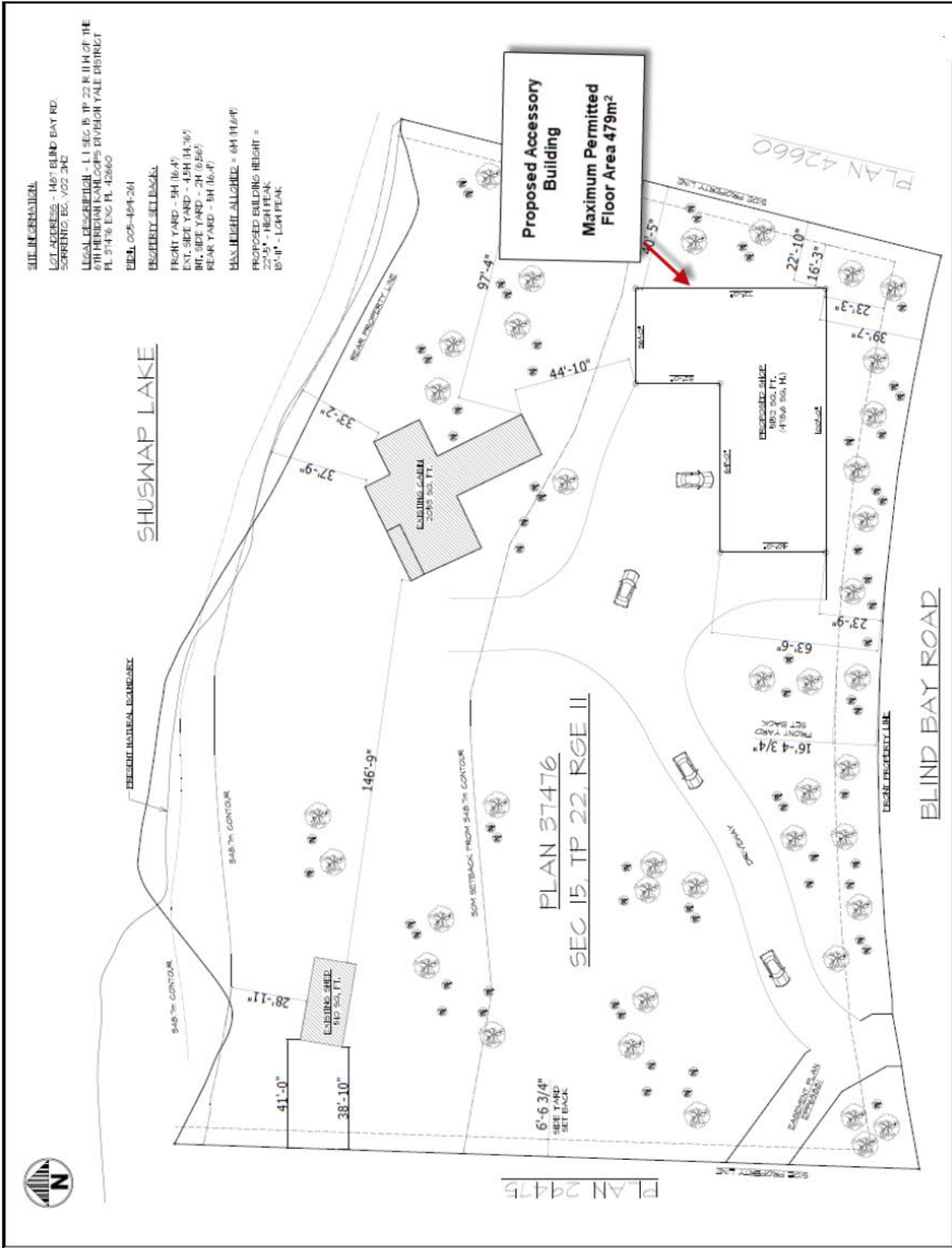
CORPORATE OFFICER

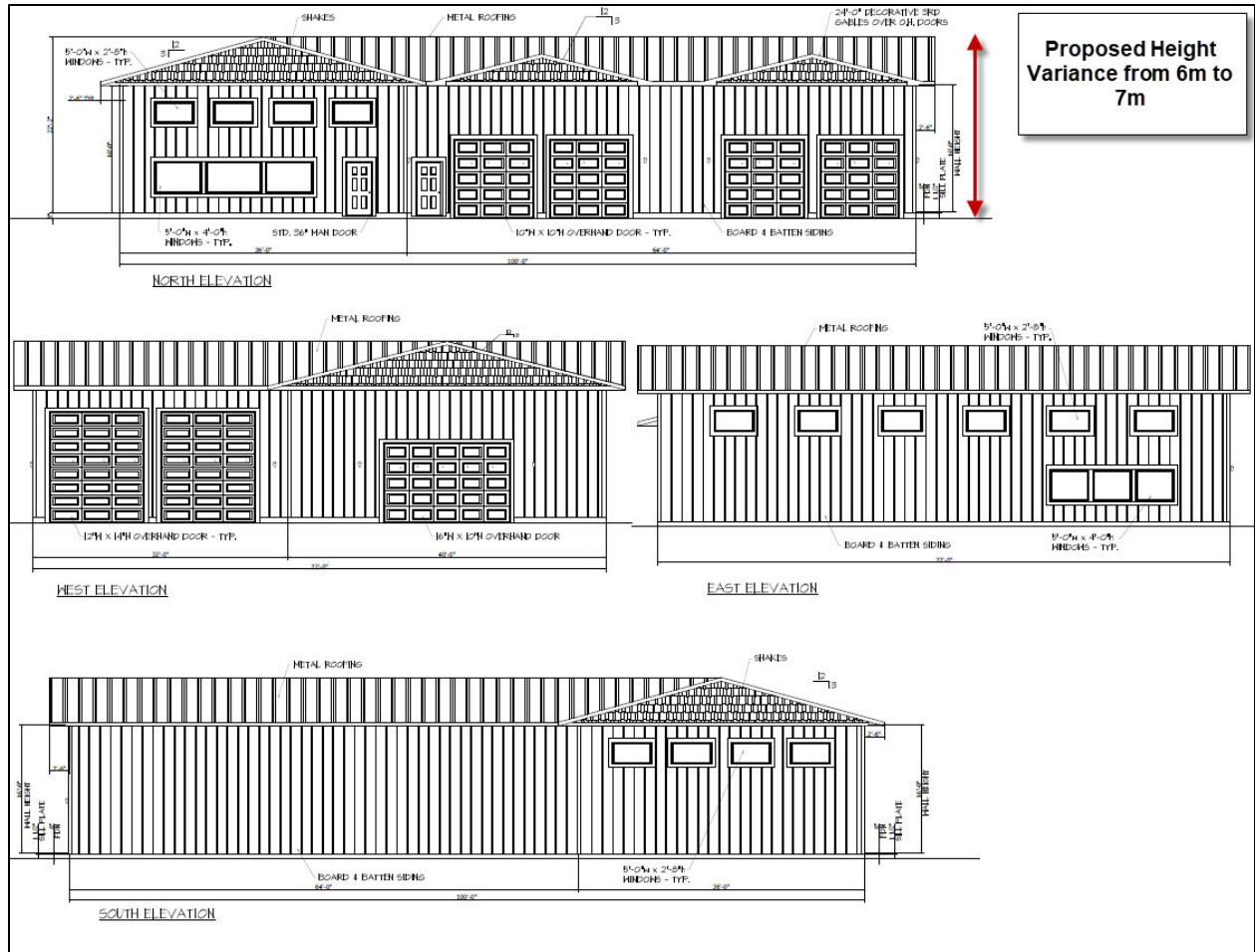
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

Schedule A Location Map



Schedule B Site Plan





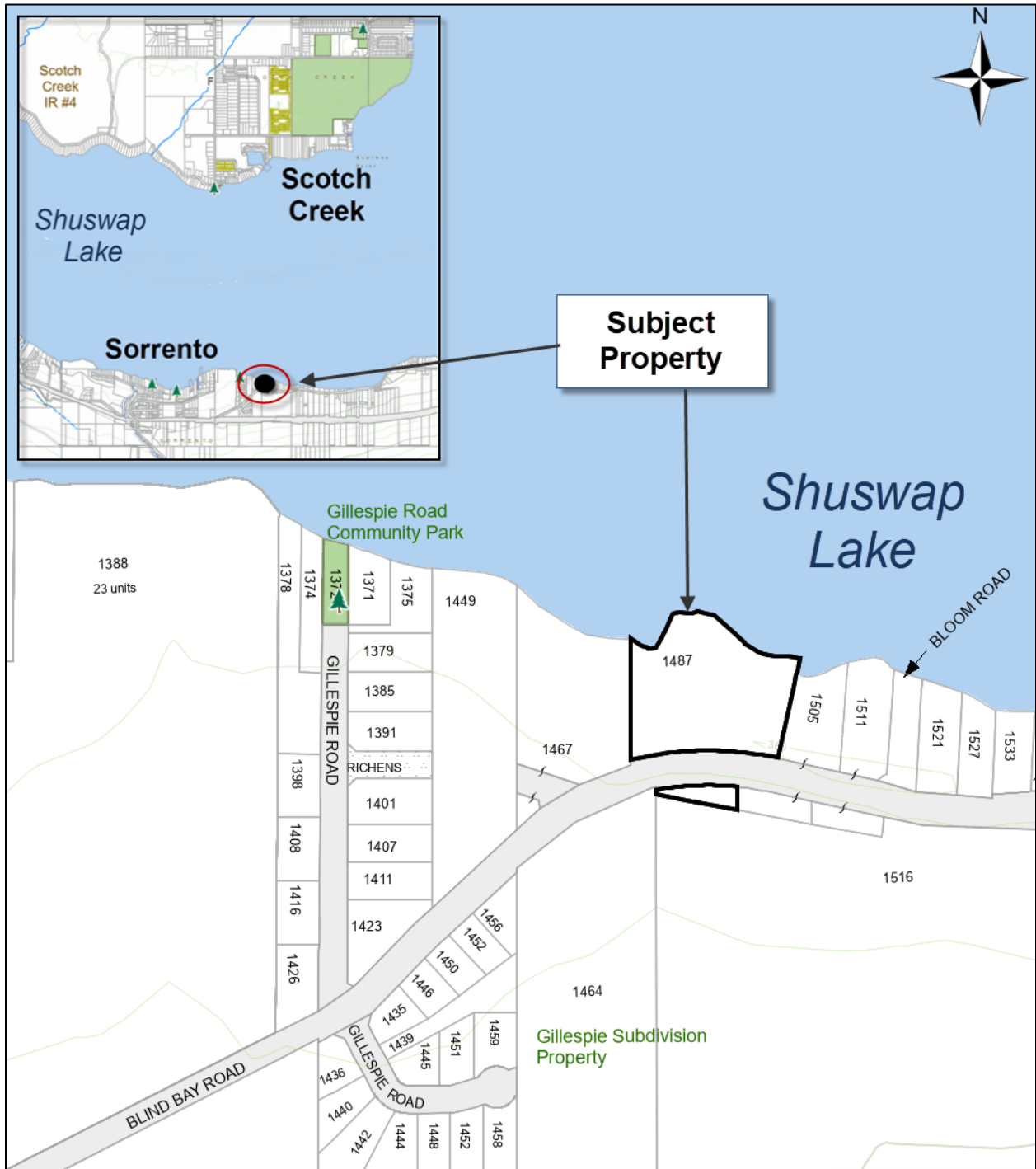
To whom it may concern,

Our neighbor, [REDACTED] at 1487 Blind Bay Road has presented to us plans of his proposed shop including elevations and location on the property and we have no concerns with the construction of this building [REDACTED]

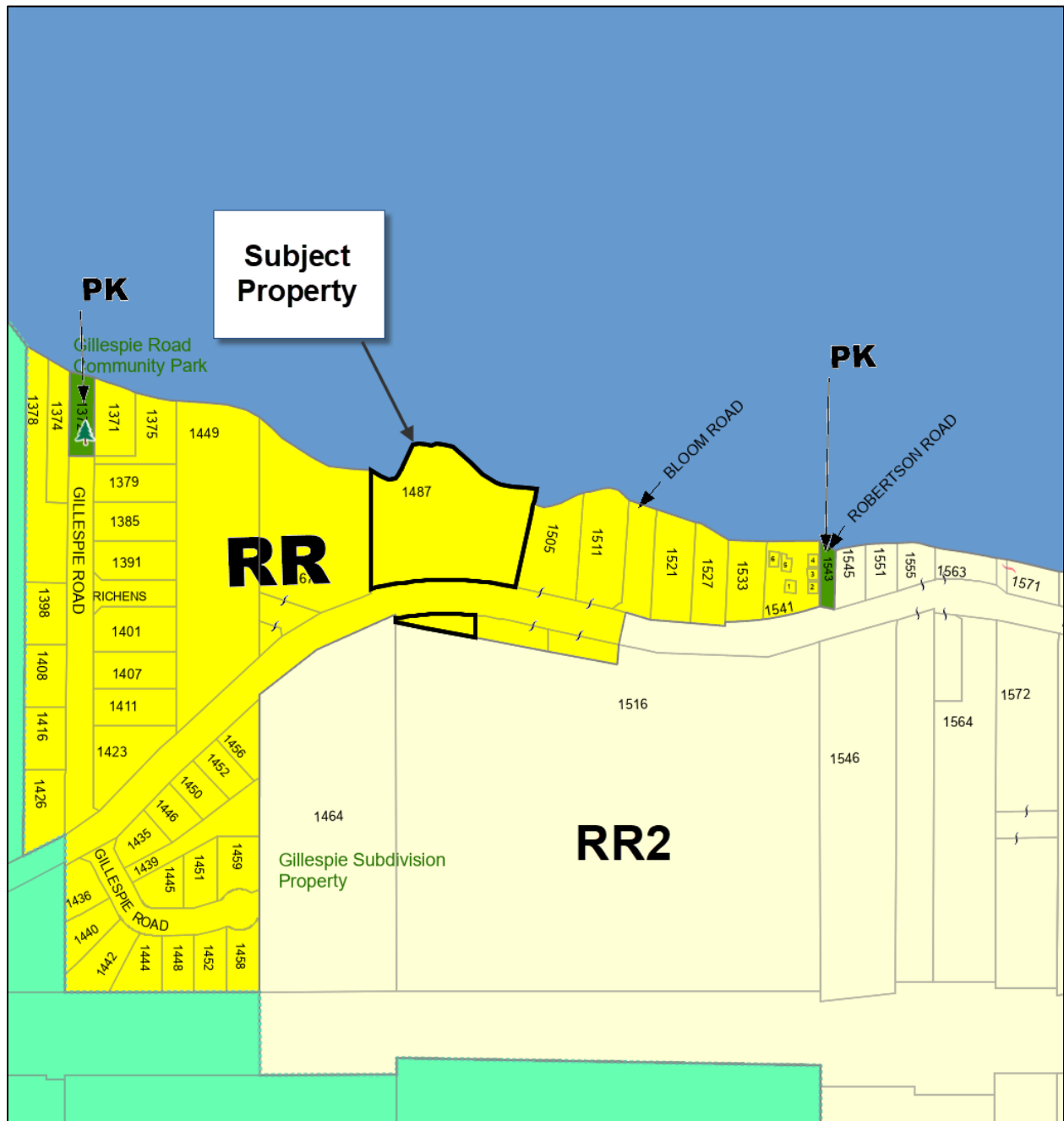
SEPT. 7/2020

[REDACTED] Blind Bay Road.

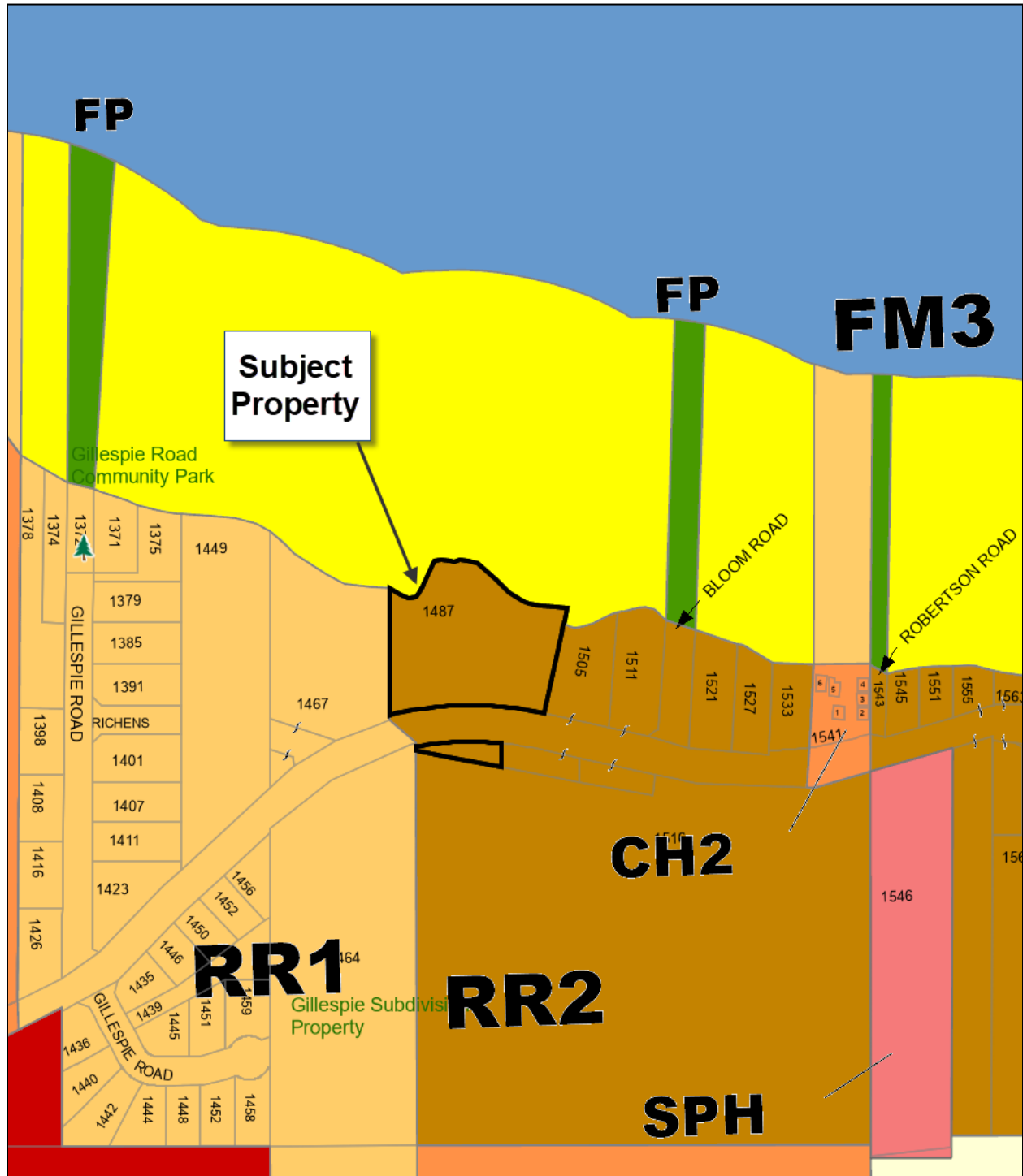
Location Map



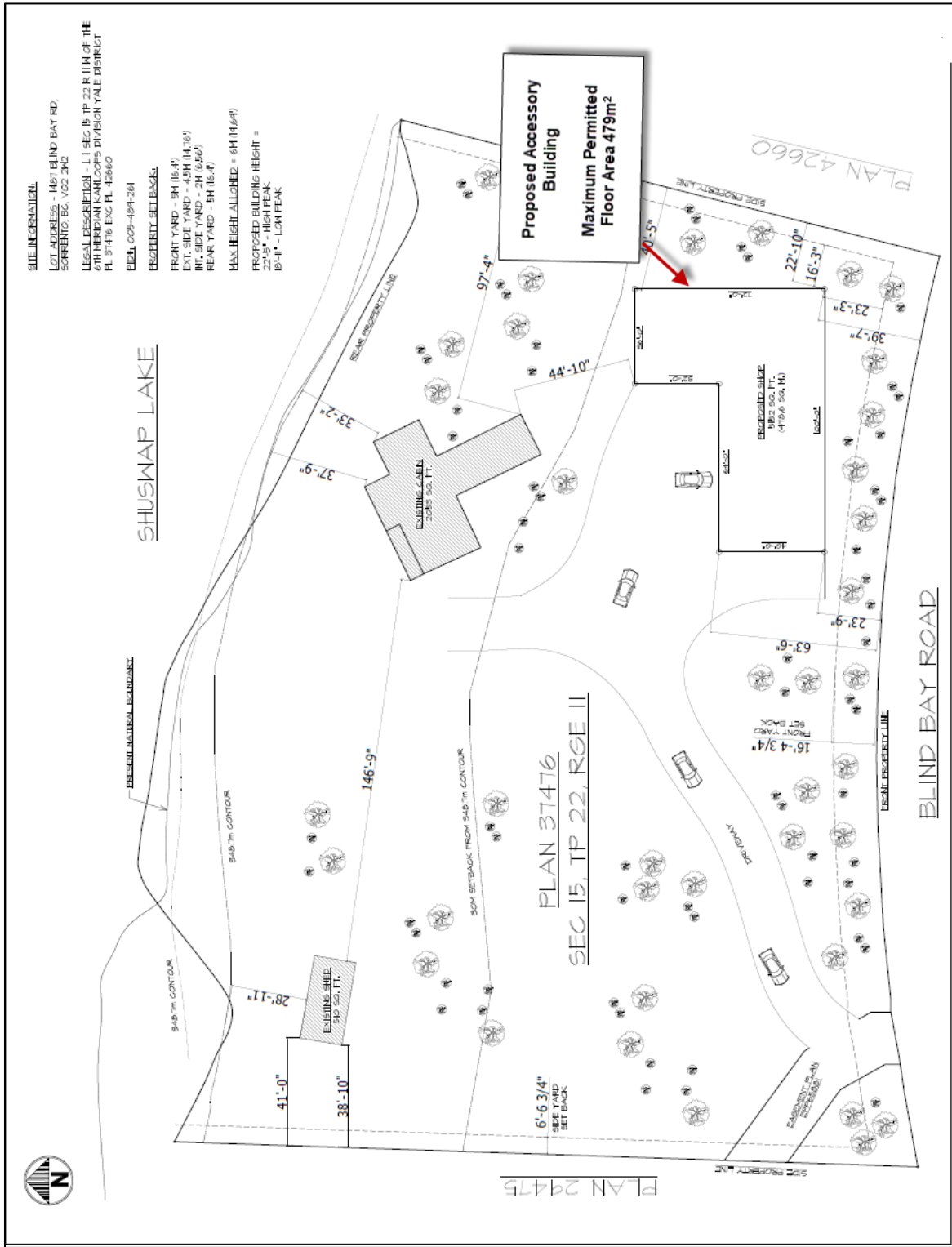
Electoral Area C Official Community Plan Bylaw No. 725



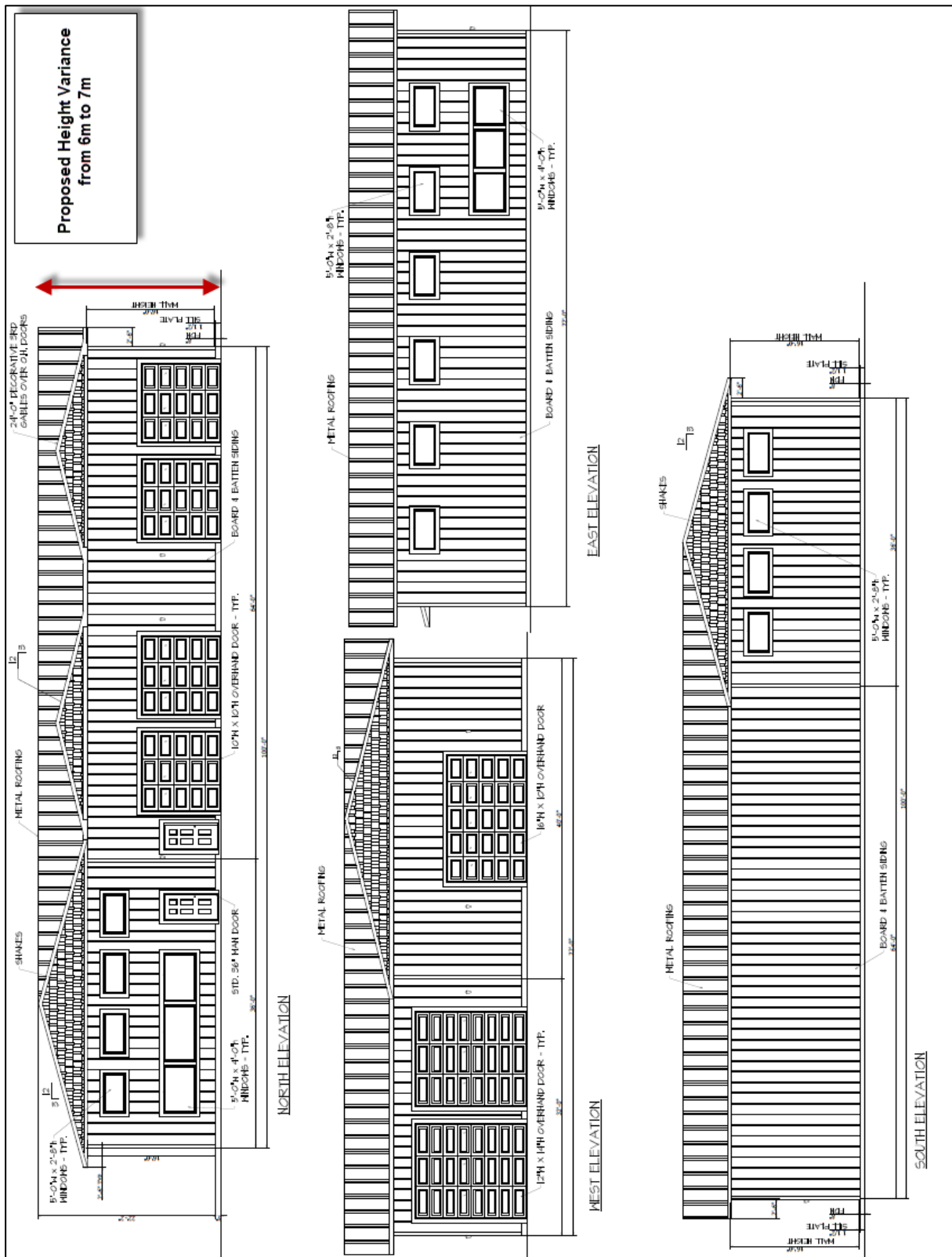
South Shuswap Zoning Bylaw No. 701



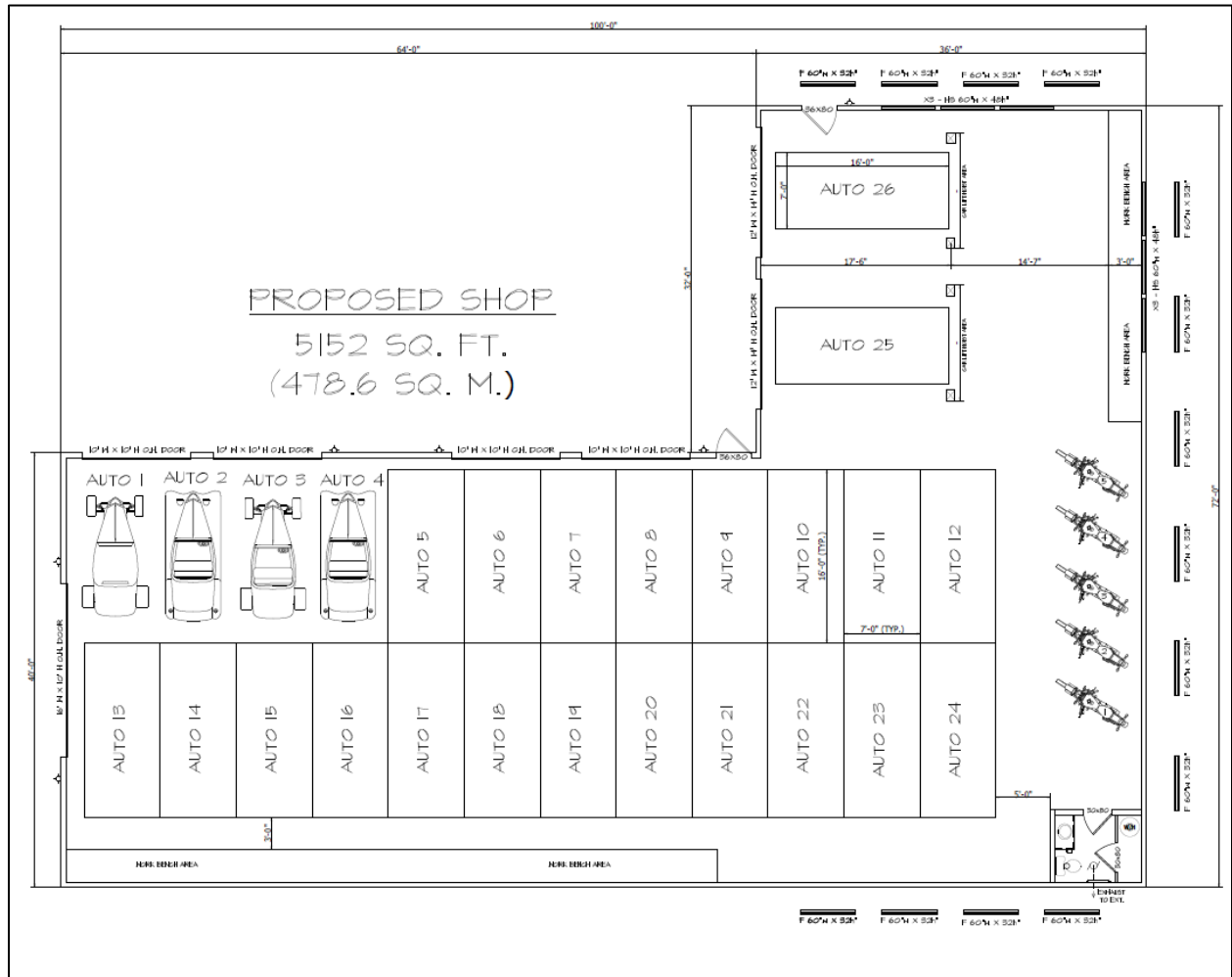
Site Plans



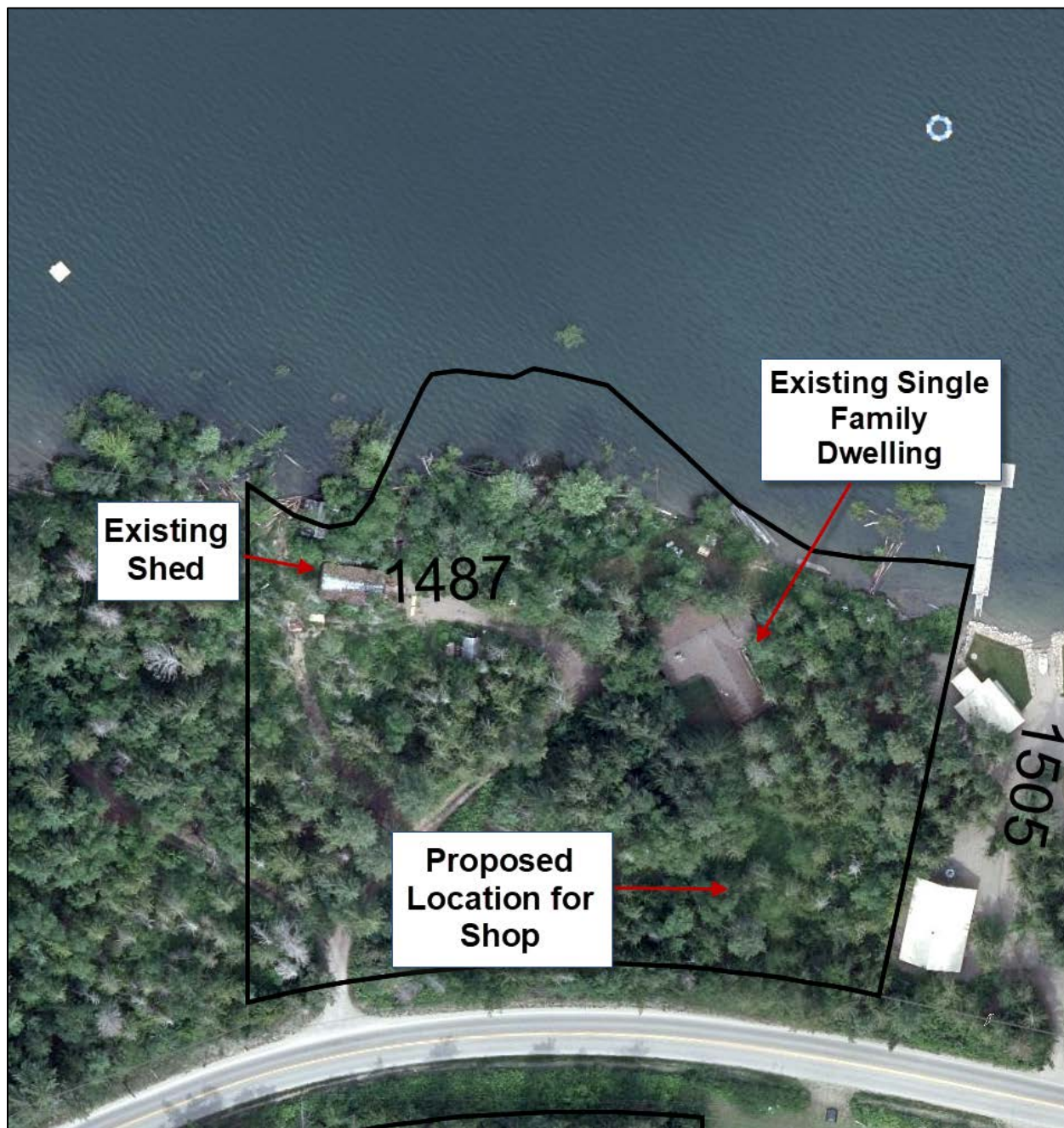
Elevation Plans



Floorplan



2018 Ortho Imagery



Photos



Photo of proposed location of accessory building facing east
submitted by the agent



Photo of driveway on the subject property facing south
submitted from agent



Photo of subject property from Blind Bay Road facing east
submitted from agent

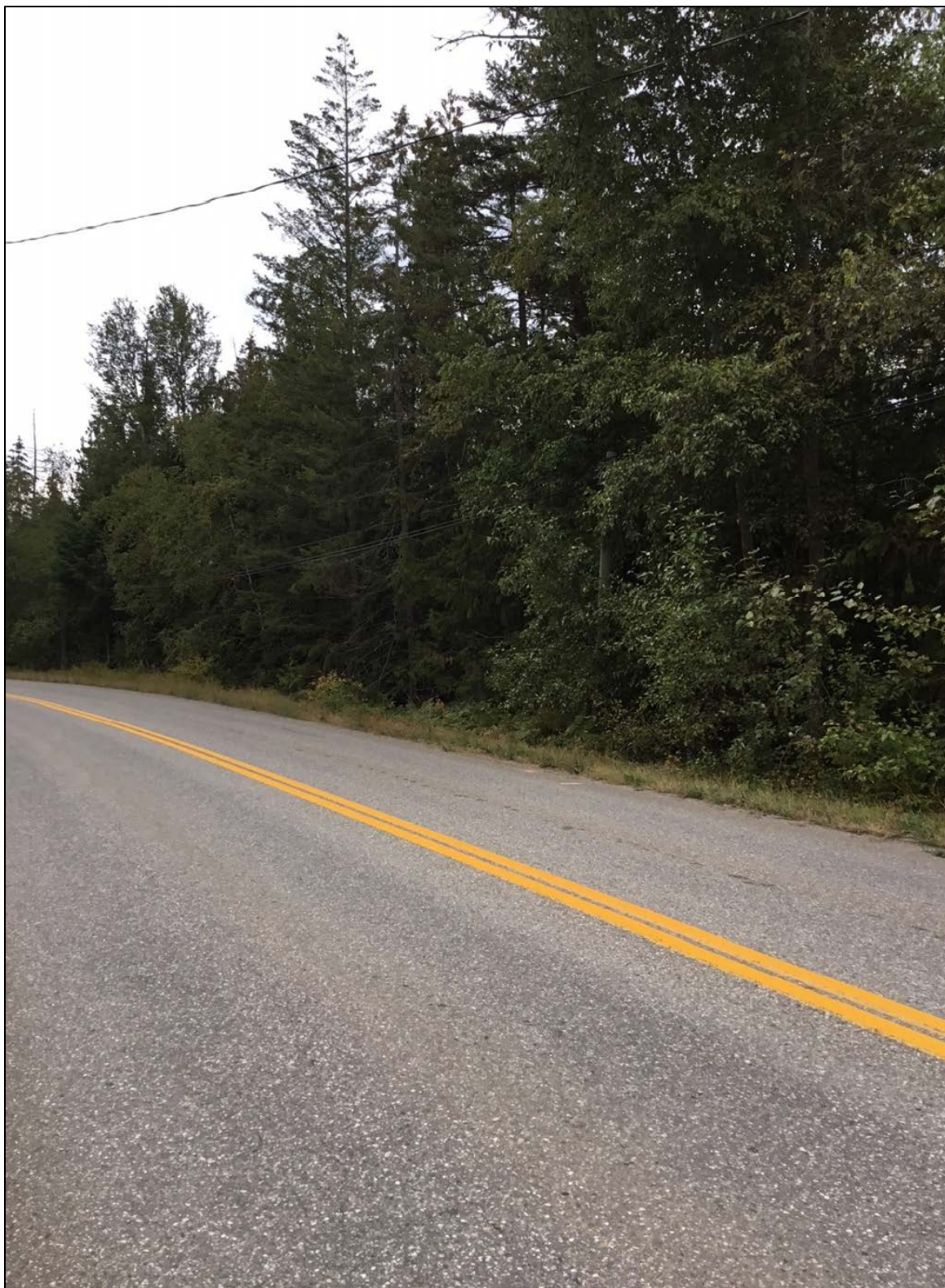


Photo of subject property from Blind Bay Road facing west
submitted from agent



BOARD REPORT

TO: Chair and Directors

<p>File No: DVP2500-22 PL20220000203</p>

SUBJECT: Electoral Area D: Development Variance Permit No. 2500-22

DESCRIPTION: Report from Christine LeFloch, Planner III, dated December 16, 2022.
5674 Tuktakamin Rd, Falkland

RECOMMENDATION: THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 2500-22 for Lot 8, Section 2, Township 18, Range 12, West of the 6th Meridian Kamloops Division Yale District, Plan 5209 which proposes to vary Salmon Valley Land Use Bylaw No. 2500 as follows:

Varying Section 2.7.2.3 - minimum parcel size for new single family dwelling lots proposed to be serviced by a community water system and on-site sewage disposal system in the RS Single and Two Family Zone from 4000 m² to 1570 m² for Proposed Lot A and to 2430 m² for the Proposed Remainder to allow a subdivision as shown on the proposed plan of subdivision under application No. 2021-03722D;

be denied this 19th day of January, 2023.

Stakeholder Vote Unweighted

Majority

SHORT SUMMARY:

The owners of the subject property have made application to vary the minimum parcel size required in the RS Single and Two Family Zone for lots proposed to be serviced by a community water system and on-site sewage disposal system from 4000 m² to 1570 m² and 2430 m² to allow an application for a two lot subdivision of the subject property to move forward. Staff are recommending denial of the proposed variances.

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTION:

Lot 8, Section 2, Township 18, Range 12, West of the 6th Meridian, Kamloops Division Yale District, Plan 5209

PID:
010-382-500

CIVIC ADDRESS:
5674 Tuktakamin Road, Falkland

SURROUNDING LAND USE PATTERN:

North = Rural
 South = Residential
 East = Residential
 West = Residential

CURRENT USE:

Single detached dwelling, shop, storage shed

PROPOSED USE:

Subdivision to create 1 new lot plus Remainder lot.

PARCEL SIZE:

4000 m² (1 acre)

PROPOSED PARCEL SIZES:

Proposed Lot A - 1570 m²
 Proposed Remainder - 2430 m²

DESIGNATION:

N/A

ZONE:

Salmon Valley Land Use Bylaw No. 2500
 Land = RS Single and Two Family Residential

AGRICULTURAL LAND RESERVE:

0 %

SITE COMMENTS:

The subject property is located at the northern end of the community of Falkland. The property lies within the CSRD Falkland Community Water service area and is serviced with community water. The property backs onto lands zoned Rural. The property has gentle slopes and some trees. The portion of the property proposed to become Lot A is cleared.

BYLAW ENFORCEMENT:

No

POLICY:

The following excerpt from [Salmon Valley Land Use Bylaw No. 2500](#) is applicable to this application:

“2.7 RS – Single and Two Family Residential Zone

2.7.2.3

Minimum parcel size for subdivision for a single family dwelling:

*serviced by both a community water and community sewer system	700 m ²
*serviced by a community water system	4000 m ²

See attached "DVP2500-22_Excerpts_BL2500_BL641.pdf" for all policies and regulations related to this application.

Proposed Variance:

The applicant is proposing to vary Section 2.7.2.3 minimum parcel size for subdivision for a single-family dwelling serviced by a community water system and on-site sewage disposal system from 4000 m² to allow a subdivision of the subject property into two lots of 1570 m² and 2430 m² as shown on the proposed plan of subdivision under application No. 2021-03722D.

FINANCIAL:

There are no financial implications for the CSRD associated with this application.

KEY ISSUES/CONCEPTS:

Proposal

The applicant is proposing to subdivide the subject property into 2 lots with the intention to sell the vacant lot without developing it beyond the subdivision requirements. The owners have stated in the application that they intend on retiring in three years and that the sale of this new lot is critical to their financial plan. They further contend that if they are not allowed to subdivide it would create a financial hardship for them. The applicant has provided a sewage assessment report from DeansTech Consulting Ltd. in support of their application. See DVP2500-22_Sewage_Assessment_Report_redacted.pdf", attached.

Salmon Valley Land Use Bylaw No. 2500

The RS Single and Two Family Residential Zone applies to the residential lots in Falkland. Most parcels are between 557 m² (50' by 120') and 1189 m² (100' x 128') and created in 1913 which is typical of townsites created in the early part of the 20th century. The subdivision around the firehall on Gyp and Lynes Roads was completed in 2005, prior to changes in Interior Health policy which resulted in implementation of the 1 ha minimum parcel area requirement. These lots are between 1300 and 2200 m². The RS zone permits single family dwellings and two family dwellings along with home occupation and accessory use. There are different minimum parcel sizes required for subdivision depending on whether the lot is intended to support a single family dwelling or two family dwelling, and also dependant upon whether community water and sewer are available or just community water is available. As noted in the Policy section above the standard required for subdivisions intended to support one single family dwelling is 4000 m² where just a community water system is available. See the attached "DVP2500-22_Excerpts_BL2500_BL641.pdf" for full details.

The community of Falkland is serviced by a CSRD community water system but does not have a community sewer system. All properties are serviced by on-site sewage disposal systems. The subject property is currently 4000 m² and has one single family dwelling located on it. Thus, the subject property is currently at the minimum standard permitted by the land use bylaw. The applicant would like to subdivide the subject property to create two lots of 1570 m² and 2430 m².

In 2016, staff initiated a bylaw amendment (Bylaw No. 2555) to address some issues noticed while working with Salmon Valley Land Use Bylaw No. 2500. One of those issues was that the bylaw had a required minimum standard of connection to a community water system for creation of new lots. In addition, it included a minimum parcel size for properties serviced by a community sewer system (700 m² for a single family dwelling) or with on-site sewage disposal (1300 m² for a single family dwelling). Falkland has a community water system, but it is unlikely that a community sewer system will be

developed in the foreseeable future. Further, Bylaw No. 2500 was created in 1991; water and sewage disposal standards and requirements have changed significantly since that time, so staff wanted to ensure that the bylaw addressed the newer standards. Referral comments for this bylaw amendment received from Interior Health in 2016 indicated that 0.2 ha (2000 m²) was an appropriate minimum parcel size where properties are serviced by community water system and an on-site sewage disposal system. Staff interpreted this to mean that this size is appropriate where soil conditions are ideal for suitable primary and reserve septic dispersal areas. To accommodate the potential for soil conditions that are not ideal the minimum parcel size adopted through this amendment was 4000 m². This amendment was adopted by the Board in 2016.

Section 2.2.11 of Bylaw No. 2500 states that where a proposed parcel is less than 4000 m² in area it shall have a minimum of 700 m² of area which is not included within a panhandle, or within a right of way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right of way corridor or covenant prohibits the placement of a structure.

Proposed Lot A is accessed by a panhandle from Tuktakamin Road. The area of the parcel not including the panhandle is 1198 m². The remaining area of the parcel minus the identified effluent disposal area is 742 m², which meets the requirements of Section 2.2.11 for a single family dwelling. There would not be enough area on the parcel to support a two family dwelling.

Subdivision Servicing Bylaw No. 641

Schedule A – Levels of Service

Schedule A of Bylaw No. 641 requires that all properties to be subdivided for single family residential use proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System be a minimum of 1.0 Ha. in size, unless a smaller parcel size is permitted in zoning regulations. It also indicates where connection to community water system and community sewer system is required for specific Official Community Plan designations in areas such as primary and secondary settlement areas. The Salmon Valley does not have an Official Community Plan but does have a community water system serving the community of Falkland. There are also a few policies in the Land Use Bylaw which direct all single and multi-family residential development to the community of Falkland. Staff interpret that as the level of service is community water system and on-site sewage disposal and the RS Zone allows a smaller minimum parcel area where a community water system is available, that the RS minimum lot area applies. Therefore, the minimum lot area according to Schedule A in this case is 4000 m². If this minimum area is varied, it becomes the applicable lot area.

Part 6 – Sanitary Sewage Disposal

Bylaw No. 641 requires that documentation showing that the Provincial Sewerage System Regulations can be met for each proposed lot in a proposed subdivision. The applicant has provided a report from DeansTech Consulting which indicates that there is adequate area on Proposed Lot A for both primary and back up effluent dispersal fields and that there is adequate area on the Proposed Remainder for a back up effluent dispersal field. It is noted that the Proposed Remainder contains an existing house with an existing septic system. The report does not indicate that performance testing was completed to verify adequate performance, condition, size and location for the continued use of the existing onsite sewerage system. The report also notes that the identified dispersal areas meet the subdivision report criteria issued by Interior Health. The report concludes that the identified operating and reserve dispersal areas for the proposed new lots will not create a health hazard. The report does not include a specific sewage system design for a new home on Proposed Lot A and there are no sewage disposal permits included. A Permit to Construct a sewage disposal system will be required to be filed with Interior Health if a new house is to be constructed on Proposed Lot A. A Letter of Certification will be

required to be filed with Interior Health to confirm the system has been installed. Where building inspection service exists a copy of the permit is required as part of the application for a building permit and the Letter of Certification is required prior to occupancy being granted. Without building inspection service there is no CSRD oversight to ensure that this occurs.

Part 7 – Access to Property

Part 7 of Bylaw No. 641 requires that an owner provide a diagram with an application for subdivision showing adequate building sites and driveways for the parcels proposed to be subdivided. For proposed parcels greater than 1 ha, an adequate building site where on-site water and sewer servicing are proposed is an area of 1000 m² having natural pre-development slopes in the identified area of less than 20%. In the case of parcels less than 1 ha, at least 40% of the lot area must be under 30% natural slope. 40% of the lot area for Proposed Lot A is 628 m². As noted above the area of the parcel minus the identified effluent disposal area and panhandle is 742 m². The report provided by Deanstech Consulting regarding sewage disposal indicates that slopes on Proposed Lot A are between 6-9%. This area meets the requirement for building sites as outlined in Part 7 of Bylaw No. 641. Access driveways as shown on the diagram provided are in compliance with the requirements of Bylaw No. 641.

Analysis

Referral to Interior Health and CSRD Utilities

Referral comments from Interior Health are generally not supportive of the proposed variance, noting that the proposed parcel sizes will create very constrained lots once septic disposal areas, servicing lines, driveways and other improvements are taken into consideration. For example, There will likely only be enough area for a residence but no additional area for other accessory buildings that may be desired. The referral comments received from Interior Health during preparation of amending Bylaw No. 2555 seem to conflict somewhat with the comments regarding the current application, however it is recognized that an agency's approach and considerations can evolve over time. The applicant has demonstrated that there is adequate area on both proposed parcels for the required primary and reserve sewage dispersal areas, building sites and driveways. However, despite these areas being in compliance, staff have concerns that the on-site sewage disposal systems proposed for the two lots may not be sustainable over the longer term.

Further, CSRD Utilities staff are also not in support of the proposed variance. Their referral comments indicate that the Falkland Water System draws its drinking water from the aquifer that lies below the community, and they have concerns that allowing further development of new lots which require on-site sewage disposal may add additional risk to the aquifer.

See "DVP2500-22_Agency_Referral_Responses.pdf", attached.

Other Considerations

When reviewing applications such as this staff often have concerns regarding the potential for setting a precedent. In considering the Falkland area there are 12 other properties with RS zoning located within the water service area that are of a size that could potentially be subdivided if a similar application to vary the minimum lot area was submitted and approved. It is important to note that all applications are considered on their own merits and not all lots may be able to meet all of the necessary criteria for support. The staff review that identified the 12 properties only considered lot area and width. Other factors such as the location of existing buildings, floodplain considerations, and the potential for soils that may not be ideal for on-site sewage disposal may limit the number of lots further.

It is noted that the nearby subdivision plan EPP8731 which created similar sized parcels to the subject proposal was completed in 2010, prior to the adoption of amending Bylaw No. 2555 (2016) and Subdivision Servicing Bylaw No. 641 (2013). It's further noted that the lands zoned RS on the west side of Falkland accessed by Westridge and Wetaskawin Roads are also under application for subdivision, and all proposed lots meet the zoning minimum lot area of 4000 m². (See last map in DVP2500-22_Maps_Plans_Photos, attached for locations of these properties.)

The RS Zone permits a single-family dwelling or a two-family dwelling depending on lot area. However, since there is no building inspection service in Electoral Area D owners do not require a building permit to construct and there is no ability to monitor how many dwellings are constructed on a lot, but properties are required to comply with the zoning bylaw. Without building inspection there is also no ability to confirm that an adequately sized sewage disposal system has been installed to service the dwelling(s).

Since the land area is well under what is required for a two family dwelling, if the Board chooses to approve the development variance permit staff would recommend that a Section 219 covenant specifying that development on each of the proposed lots be limited to a single dwelling unit only be required to be registered on title. It is further recommended that the areas identified in the report by DeansTech Consulting for sewage dispersal be protected by covenant and reference plan. Such a covenant would state that an on-site sewage disposal system could only be placed in the specific areas of the parcel identified by Deanstech, and these areas would be identified on the reference plan prepared by a BC Land Surveyor which would be attached to the covenant. The covenant would specify that buildings and structures could not be placed within the identified sewage dispersal areas. The covenant would be registered on the titles of the properties so current and future owners would be made aware of the covenant at time of property purchase. Staff caution that while such a covenant would serve to make future owners aware of the limitations of the parcel with respect to sewage disposal areas and buildable area, without a building inspection service to oversee the administration of the covenant through issuance of a building permit, enforcement of the covenant would be challenging.

SUMMARY:

The owners of the subject property have applied to vary the minimum lot area requirement pursuant to Section 2.7.2.3 of Salmon Valley Land Use Bylaw No. 2500 from 4000 m² to 1570 m² for Proposed Lot A and to 2430 m² for the Proposed Remainder of a proposed subdivision of the subject property under application No. 2021-03722D. Staff are recommending that the Board deny this Development Variance Permit, for the following reasons:

- Staff have concerns that the proposed parcel sizes are too small to provide for sustainable on-site sewage disposal;
- CSRD Utilities does not support additional development which utilizes onsite sewage disposal within Falkland as the community water system draws its water from the aquifer below the community and additional development which utilizes onsite sewage disposal would create added risk to the aquifer;
- Interior Health considers the proposed lots to be too constrained and does not support this proposal as it is not supportive of long term sustainable development;
- The subject property is within an area that does not have building inspection service, therefore the CSRD does not have any means of ensuring that adequate sewage disposal would be installed on the property as required; and,
- Approval of this proposal may raise expectations that future applications for similar subdivision proposals in Falkland would also be approved.

If the Board chooses to approve the proposed variances staff recommend that issuance be subject to the registration of a Section 219 covenant and associated reference plan protecting the areas identified in the Sewage Assessment Report by DeansTech Consulting Ltd. as primary and reserve sewage dispersal field areas on Proposed Lot A and the Proposed Remainder and limiting development on the future lots to one single dwelling unit per parcel.

IMPLEMENTATION:

If the Board endorses the staff recommendation the applicant will be advised of the decision. The subdivision application will not be able to be completed.

If the Board chooses to approve the proposed variances subject to the conditions recommended, the applicant will need to register the required Section 219 covenant and reference plan in order for the Development Variance Permit to be issued and for the subdivision to move ahead.

COMMUNICATIONS:

Letters were sent to all owners of property lying within 100 m of the subject property advising of this application for Development Variance Permit in accordance with the Local Government Act requirements. At the time of writing one submission has been received regarding this application. It is attached as "DVP2500-22_Public_Submissions.pdf". Further submissions received regarding this application will be added to this document and attached to the late agenda.

This application was referred to the following agencies. Comments are summarized below. Full comments are attached as "DVP2500-22_Agency_Referral_Comments.pdf".

CSRD Operations Management – Utilities does not support development variances to the minimum lot size without both community water and sewer. In the case of Falkland, the community does not have community sewer and the community water system draws its supply from the aquifer below the community. Allowing more concentrated development which utilizes onsite sewage disposal could create added risk to the aquifer.

Interior Health Authority – From a community development perspective the proposed new lots are very small for onsite services and appear that they could be extremely constrained once proposed driveways, the proposed sewage disposal areas, proposed service lines, proposed improvements (buildings, fences, swimming pools etc.) are taken into consideration. This proposal would come at the cost of severely restricting future development of the lots in question. The placement of the fields may restrict the placement of sewage dispersal areas on neighbouring lots due to setbacks required by the BC Public Health Act and associated regulations. As such, this proposal is not supportive of long term sustainable development from our perspective.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2023-01-19_Board_DS_DVP2500-22.docx
Attachments:	<ul style="list-style-type: none"> - DVP2500-22_Permit_Redacted.pdf - DVP2500-22_Sewage_Assessment_Report_Redacted.pdf - DVP2500-22_Agency_Referral_Responses.pdf - DVP2500-22_Public_Submission_Redacted.pdf - DVP2500-22_Excerpts_BL2500_BL641.pdf - DVP2500-22_Maps_Plans_Photos.pdf
Final Approval Date:	Jan 12, 2023

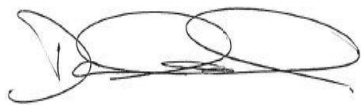
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



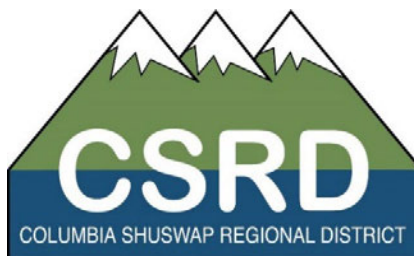
Darcy Mooney



Jennifer Sham

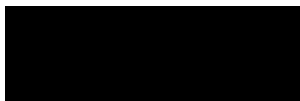
A handwritten signature in black ink, appearing to read 'John MacLean', with a long horizontal stroke extending to the right.

John MacLean



DEVELOPMENT VARIANCE PERMIT NO. 2500-22

1. OWNERS:



FALKLAND BC V0E 1W0
As joint tenants

2. This permit applies only to the lands described below:

Lot 8, Section 2, Township 18, Range 12, West of the 6^h Meridian, Kamloops Division Yale District, Plan 5209, (PID: 010-382-500);

which property is more particularly shown outlined in bold on the maps attached hereto as Schedule A.

3. The Salmon Valley Land Use Bylaw No. 2500, as amended is hereby varied as follows:

Varying Section 2.7.2.3 minimum parcel size for subdivision for a single family dwelling serviced by a community water system and on-site sewage disposal system from 4000 m² to 1570 m² for Proposed Lot A and 2430 m² for the Proposed Remainder;

for a proposed subdivision under application No. 2021-03722D, as shown on the proposed plan of subdivision attached hereto as Schedule B.

4. This is NOT a building permit.

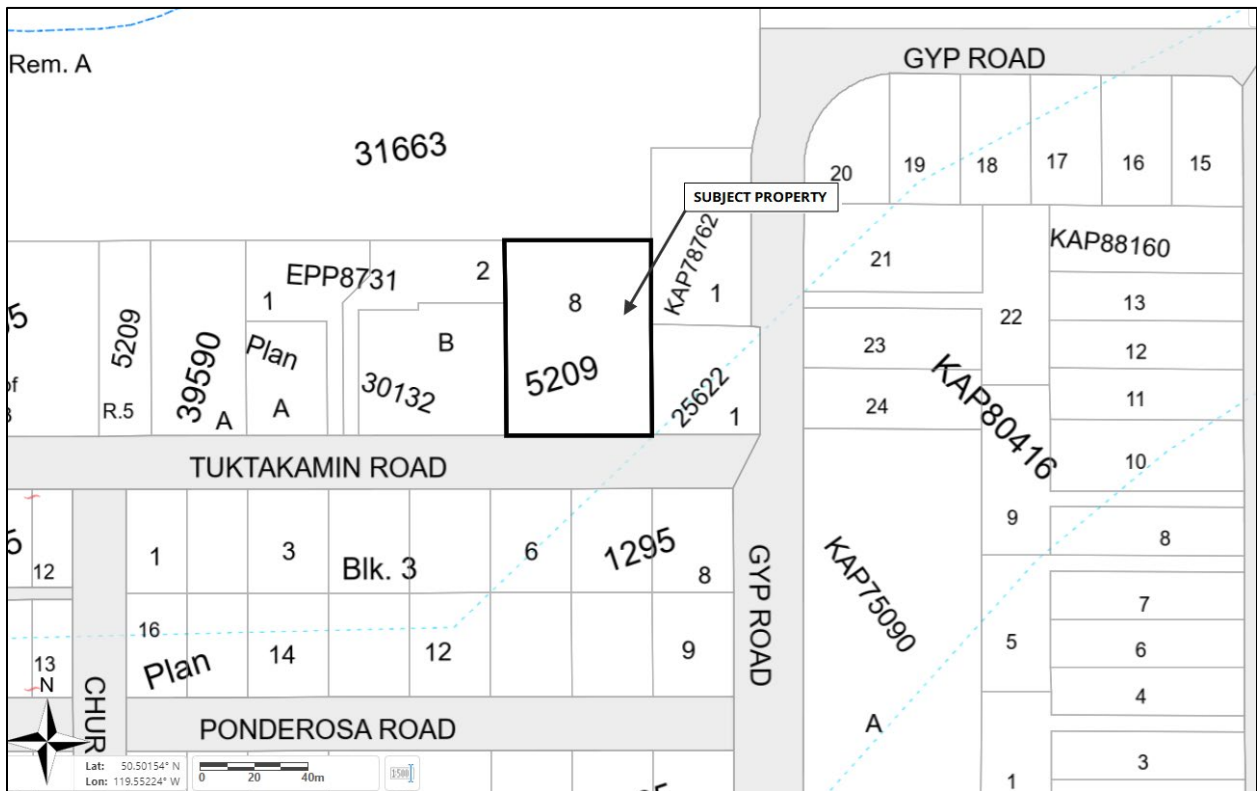
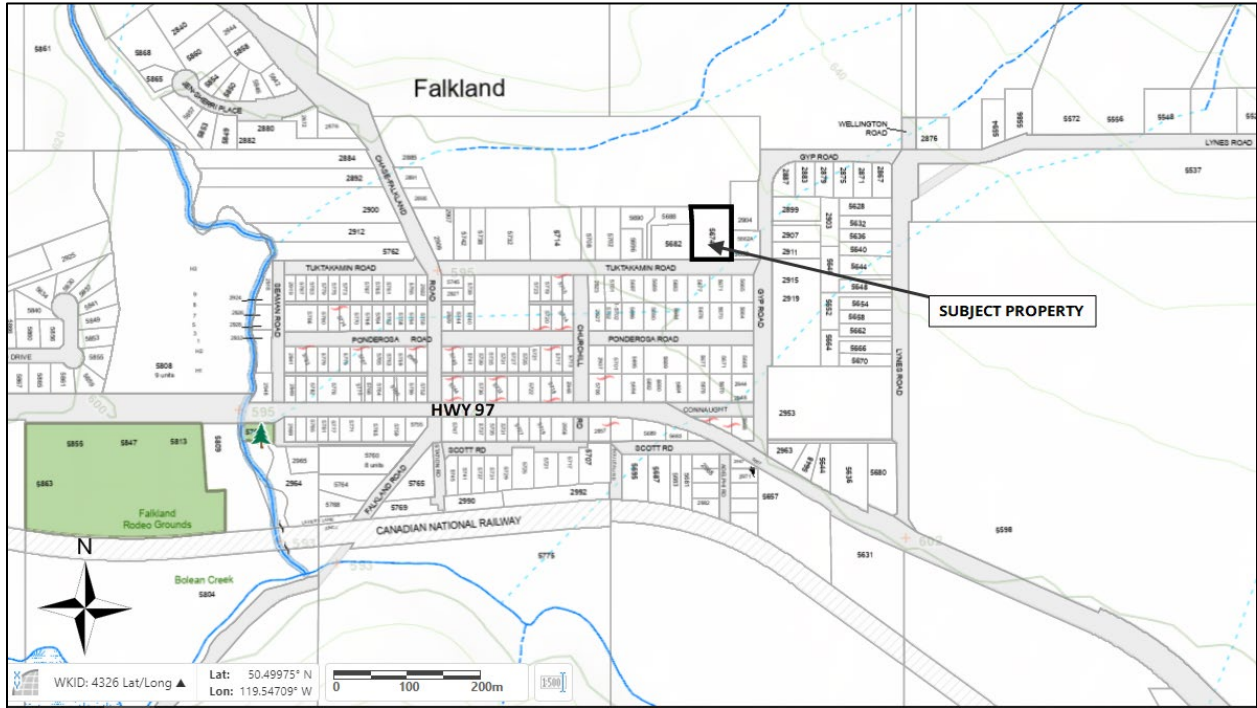
AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the ____ day of _____, 2022.

CORPORATE OFFICER

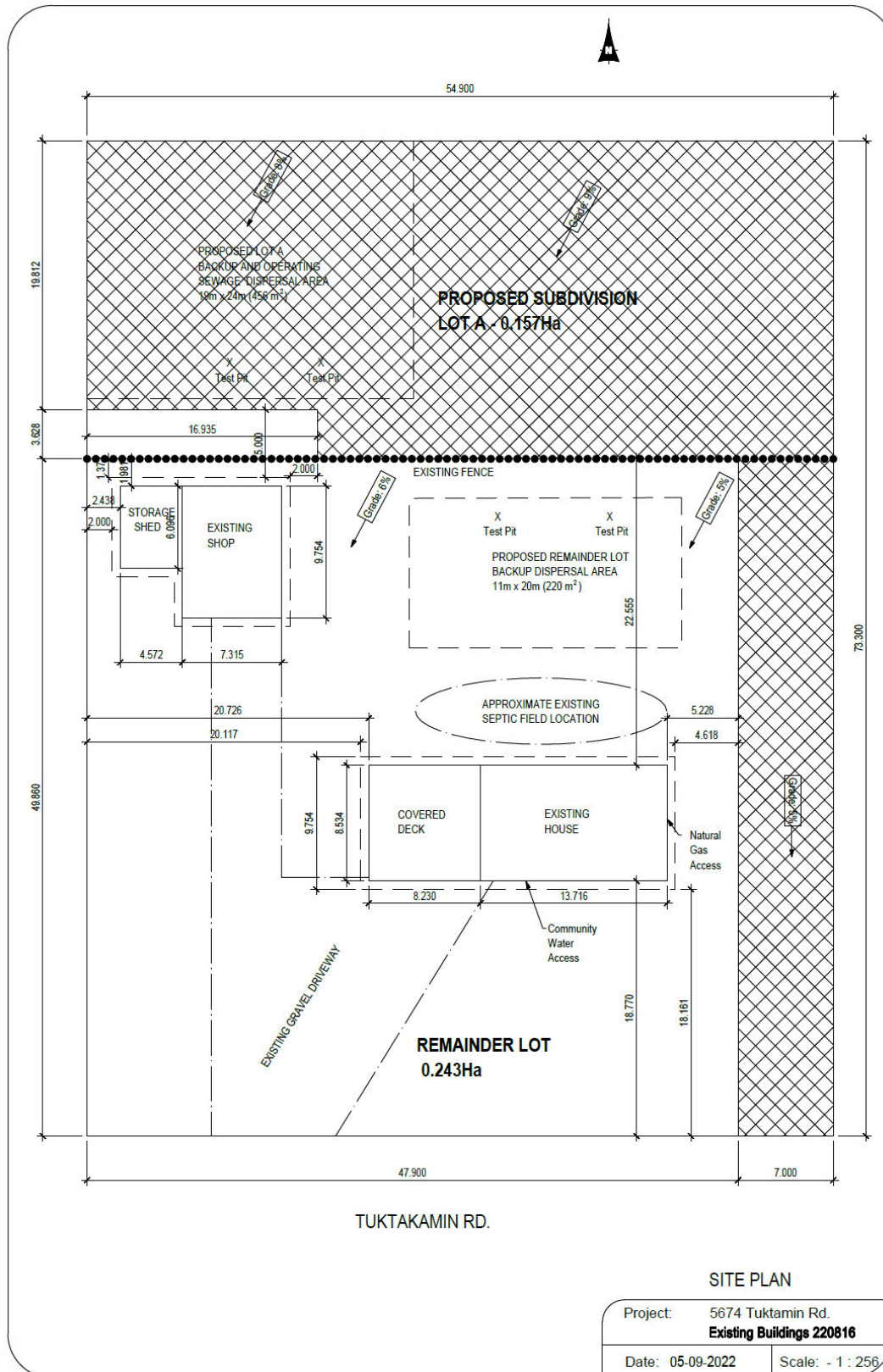
NOTES: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial or Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.

Schedule A



Schedule B
Proposed Plan of Subdivision



DeansTech Consulting Ltd.

May 19, 2022

DTC File No: J22-02114

██████████
██████████, 5674 Tuktakamin Road
Falkland, BC
VOE 1M0

Attention: ██████████

**Re: Sewage Dispersal Assessment for Potential Subdivision of
5674 Tuktakamin Road, Falkland, BC**

1.0 INTRODUCTION

DeansTech Consulting Ltd. (DTC) has been retained by ██████████, property owners, to conduct a preliminary sewage dispersal assessment on the above noted property, which is intended to be subdivided. We understand that the property is currently 1.0 acre (0.4 hectares) in size and the owner wishes to subdivide one lot off the parent parcel. The proposed new lot would be 0.37 acres (0.15 hectares) in size and the remainder lot would be 0.63 acres (0.25 hectares) in size.

The attached Figure 1 presents the proposed lot configuration, soil testpit and percolation testing locations and Figure 2 shows the required dispersal area for an operating field and reserve area on the proposed new Lot A and reserve area for the remainder lot.

DTC's scope of work included the excavation of testpits in areas proposed for sewage dispersal on the proposed new Lot A and remainder lot, conduct percolation testing and preparation of a letter report and plans presenting the findings of our investigation. DTC's scope of work was designed to meet and or exceed the Standard Practice Manual (Version 3) (SPM) and the Interior Health Subdivision Guideline July 2007.

2.0 FIELD ASSESSMENT**2.1 Background**

The parent property civic address is 5674 Tuktakamin Road, in Falkland, BC, and the legal description of the property is Lot 8, Plan KAP5209, Section 2, Township 18, Range 12, KDYD, Land District 25.

The property is developed with a house at the south central portion and a detached shop at the west end of the site. The remainder of the site is vacant and grass covered. Tuktakamin Road borders the south property limits and the site is surrounded by a blend of rural residential & agricultural landuse.

DTC –

DTC personnel attended the site on March 17, 2022 to carry out field testing and monitor the excavation of testpits. The findings of our site reconnaissance and field assessment are presented in the following subsections. The property boundary and proposed lot layout are presented on the attached Figure 1.

2.2 Site Topography and Features

The topography of the property can be described as gently to moderately sloping overall down to the southwest. The southern portion of the site is mainly flat and the slope in the areas proposed for sewage dispersal was measured to be from 6 to 9 %.

2.3 Soil Conditions

DTC monitored the excavation of four testpits for the proposed dispersal and reserve area on the new proposed Lot A and remainder lot.

The testpits were generally excavated in the potential sewage dispersal areas and are located approximately 50 feet apart. The testpits were excavated to depths of 7.0 feet below present grade and the soil conditions observed in the testpits generally consisted of loam to 4.0 feet overlying gravelly sand to 7.0 feet. The loam was observed to have some gravel, was loose, damp and was dark greyish brown. The underlying sand was gravelly, had some cobbles, was single grain, compact, damp and was medium brownish grey.

Detailed soil logs are presented on the attached Table 1 and testpit locations are presented on Figure 1.

2.4 Percolation Rates

Four permeameter tests were carried out at depths ranging from (1.5 to 2.0 feet) below grade and Kfs results ranged from 251 to 401 mm/day. The locations of the permeameter tests and rates are presented on the attached Figure 1 and the rates are also presented with the soil logs in Table 1.

Based on visual observations of the soil conditions on the site, the permeameter rates measured appear reasonable for the soil type encountered. Generally, the soil and permeameter rates encountered on the property are considered favourable for sewage dispersal purposes and the fine granular nature of the soil is key to sufficient renovation of the sewage effluent.

2.5 Water Wells

A search of the BC water well registry indicates that the closest offsite water well was measured to be approximately 75 metres from the proposed operating and reserve sewage dispersal area. The water well map is attached for reference.

3.0 SYSTEM AREA SIZING

The Interior Health Subdivision Guideline dated July 2007 Appendix 2, Table 1, presents the area required for discharge area for a 4 bedroom house (max 2530 ft²) based on Type 1 effluent, the percolation rate and the slope.

A conservative percolation rate of 25 minutes is recommended to be used for sizing the dispersal field for the proposed new lot and remainder lot. This translates to a soil hydraulic loading rate of 25 litres/m²/day (0.50 Ig/ft²/day) for Type 1 effluent.

For the proposed lot having an average 325 kfs soil porosity and a slope of 9 %, an operating and reserve area equal to 456 m² (4,908 ft²) is required, this is equal to an area of approximately 19 m by 24 m.

For the remainder lot having an average 375 kfs soil porosity and a slope of 6 %, a reserve area equal to 220 m² (2,370 ft²) is required, this is equal to an area of approximately 11 m by 20 m.

4.0 SEWERAGE SYSTEM STANDARD PRACTICE MANUAL

DTC has reviewed the requirements of the Sewerage System Standard Practice Manual (SPM) and compared the findings of the field investigation to the manual. We provide the following comments regarding site conditions:

Site Capability and System Type

Based on an average percolation test rate of 25 minutes/inch, soil texture and soil structure, a 6 to 9 % slope on the property and depth of native soil cover (7 feet) the lot is suitable for the installation of Type 1 system.

Hydraulic Loading Rates

Based on the type of soil observed and the average percolation rates observed, the following wastewater loading rates can be considered applicable;

Type 1 effluent - 0.5 gallons/ft²/day (25 litres/m²/day)

Type 2 effluent – 0.9 gallons/ft²/day (45 litres/m²/day)

Type 3 effluent – 1.3 gallons/ft²/day (65 litres/m²/day)

Rates were obtained from Table 2-22 of the revised September 21, 2007, SPM.

Setback Requirements

Breakout point:

Type 1 & 2 gravity systems – 25 feet (7.5m)

Type 1 & 2 pressure distribution – 25 feet (7.5m)

Type 3 pressure distribution – 25 feet (7.5m)

Setback distances were obtained from Table 2-19 of the SPM

Waterwell Setback Requirements

A search of the BC water well registry indicates that the closest offsite water well was measured to be approximately 75 metres from the proposed operating and reserve sewage dispersal area. The proposed sewage dispersal areas will be greater than 30 metres from all the wells, which meet both the SPM and the provincial requirements.

Offsite and Onsite Impacts

During our site investigation, DTC did not observe any offsite developments that may affect the sewage systems on the subject site. Based on our field investigation and soil types encountered, it is our opinion that onsite sewage dispersal will not affect offsite properties. The loamy and granular soils encountered on the site will allow the effluent to infiltrate in a vertical and horizontal direction; therefore there is a very low risk of effluent breakout on the subject site or adjacent properties.

Written Statement

DTC has reviewed the subdivision report criteria issued by Interior Health and hereby states that the identified operating and reserve dispersal areas for the proposed new lot will not create a health hazard.

5.0 CONCLUSIONS

DTC has carried out a preliminary sewage dispersal assessment for the proposed subdivision of 5674 Tuktakamin Road, in Falkland, BC, BC. Four testpits were excavated and 4 permeameter tests were carried out in the areas proposed for sewage dispersal.

The testpits were generally excavated in the potential sewage dispersal areas and are located approximately 50 feet apart. The testpits were excavated to depths of 7.0 feet below present grade and the soil conditions observed in the testpits generally consisted of loam to 4.0 feet overlying gravelly sand to 7.0 feet. The loam was observed to have some gravel, was loose, damp and was dark greyish brown. The underlying sand was gravelly,

DTC –

had some cobbles, was single grain, compact, damp and was medium brownish grey.

Four permeameter tests were carried out at depths ranging from (1.5 to 2.0 feet) below grade and Kfs results ranged from 251 to 401 mm/day

A conservative percolation rate of 25 minutes is recommended to be used for sizing the dispersal field for the proposed new lot. This translates to a soil hydraulic loading rate of 25 litres/m²/day (0.5 Ig/ft²/day) for Type 1 effluent.

For the proposed lot having an average 325 kfs soil porosity and a slope of 9 %, an operating and reserve area equal to 456 m² (4,908 ft²) is required, this is equal to an area of approximately 19 m by 24 m.

For the remainder lot having an average 375 kfs soil porosity and a slope of 6 %, a reserve area equal to 220 m² (2,370 ft²) is required, this is equal to an area of approximately 11 m by 20 m.

It is our opinion, based on observations and field testing made during the field investigation, that the proposed new lot has enough area to support an operating and reserve sewage system area.

A minimum setback of 7.5m (25 feet), for Type 1 effluent, from the top of any cut banks or natural slopes steeper than 30%, or bedrock outcrops must be maintained when installing drain fields.

This report does not provide a specific sewage system design for a home and there is no sewage dispersal permit attached to this report. A sewage dispersal permit must be applied for separately once the subdivision process is complete. Please contact DTC to obtain a sewage permit.

6.0 CLOSURE

Use of this report is subject to the attached General Conditions. The reader's attention is specifically drawn to these conditions, as it is essential that they be followed for the proper use and interpretation of this report. We trust this report meets with your approval. Should you have any questions or comments, please contact the undersigned.

Respectfully submitted,

Prepared by,



Richard Deans, C. Tech, ROWP # 0340
Groundwater Technician

Attachments: Table 1, Detailed Soil Logs
Figure 1, Overall Lot Layout & Testing Plan
Figure 2, Proposed Operating & Backup Area
Waterwell Map
Interior Health Subdivision Guideline (Appendix 2 – Table 1)
General Conditions

██████████
██████████,
5674 Tuktakamin Road,
Falkland, BC
VOE 1M0

Phone ██████████

DTC –

March 17, 2022

1

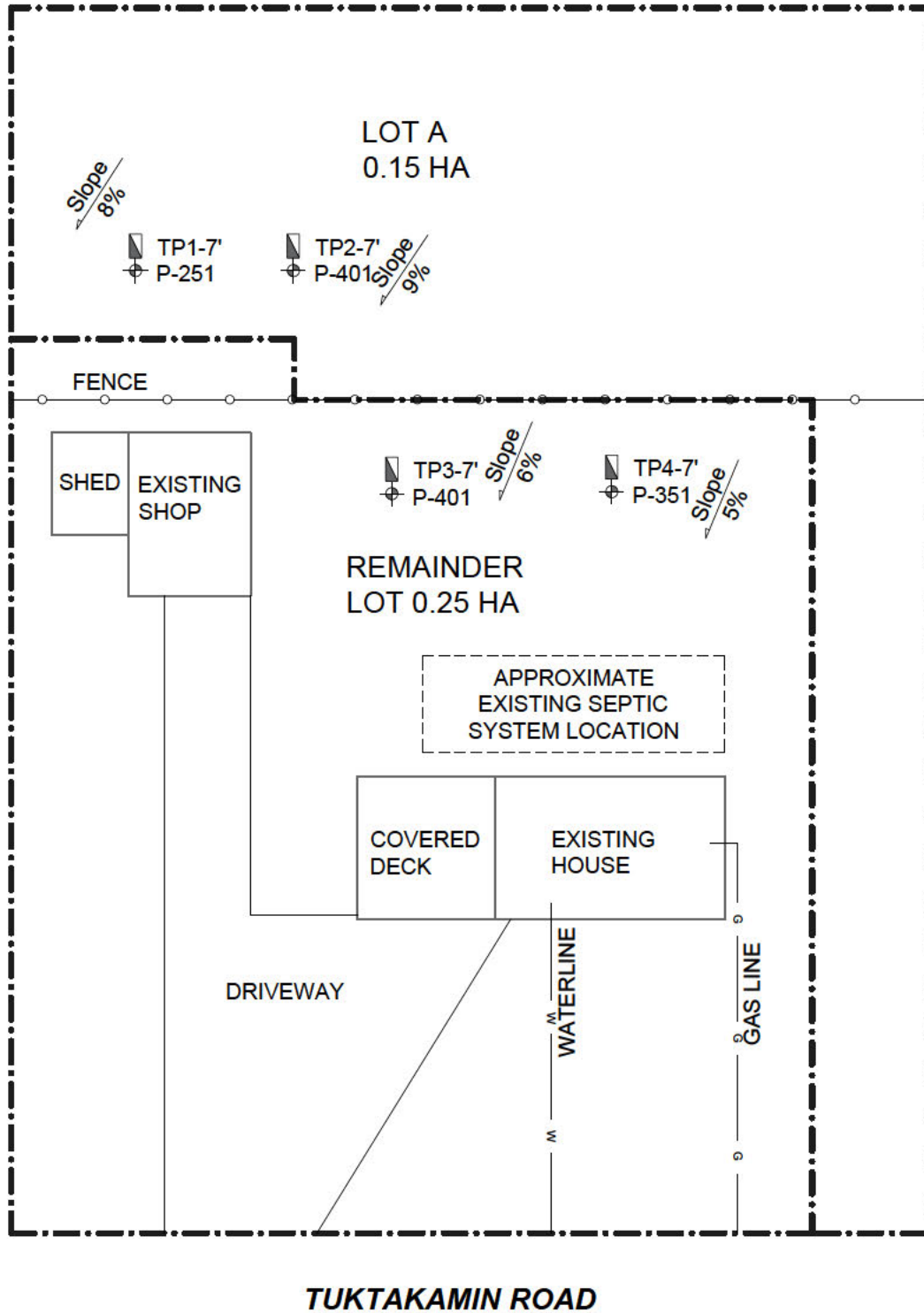
J22-02114

TABLE 1
SOIL DESCRIPTION

5674 Tuktakamin Road
Falkland BC

Testpit #	Depth (feet)	Location	Kfs mm/day	Slope Angle (%)	Soil Description, depth in inches
1	7.5	Lot A West end of proposed operating and backup sewage dispersal area	251	8	0 – 4 – ORGANIC LOAM – damp, soft, dark brown, many roots up to 1” diameter. 4 – 48 – LOAM - some gravel, damp, soft, angular, dark greyish brown, some roots. 48 - 90 - GRAVELLY SAND – some cobbles, damp, compact, single grain, medium brownish grey, no roots. No bedrock and no ground water encountered.
2	7.0	Lot A East end of proposed operating and backup sewage dispersal area	401	9	0 – 4 – ORGANIC LOAM – damp, soft, dark brown, many fine roots. 4 – 48 – LOAM - some gravel, damp, soft, angular gravel, dark greyish brown, some roots. 48 - 84 - GRAVELLY SAND – some cobbles, trace boulder, damp, compact, single grain, medium brownish grey, no roots. No bedrock and no ground water encountered.
3	7.0	Remainder Lot West end of proposed operating and backup sewage dispersal area	401	6	0 – 4 – ORGANIC LOAM – damp, soft, dark brown, many fine roots. 4 – 40 – LOAM - some gravel, damp, soft, angular gravel, dark greyish brown, some roots. 40 - 60 - LOAMY SAND – some cobbles, trace boulder, damp, compact, single grain, medium brownish grey, no roots. 60 - 84 - GRAVELLY SAND – some cobbles, damp, loose to compact, single grain, medium grey, no roots. No bedrock and no ground water encountered.
4	7.0	Remainder Lot East end of proposed operating and backup sewage dispersal area	351	5	0 – 4 – ORGANIC LOAM – damp, soft, dark brown, many fine roots. 4 – 48 – LOAM - some gravel, damp, soft, angular gravel, dark greyish brown, some roots. 48 - 84 - GRAVELLY SAND – some cobbles, damp, compact, single grain, medium brownish grey, no roots. No bedrock and no ground water encountered.

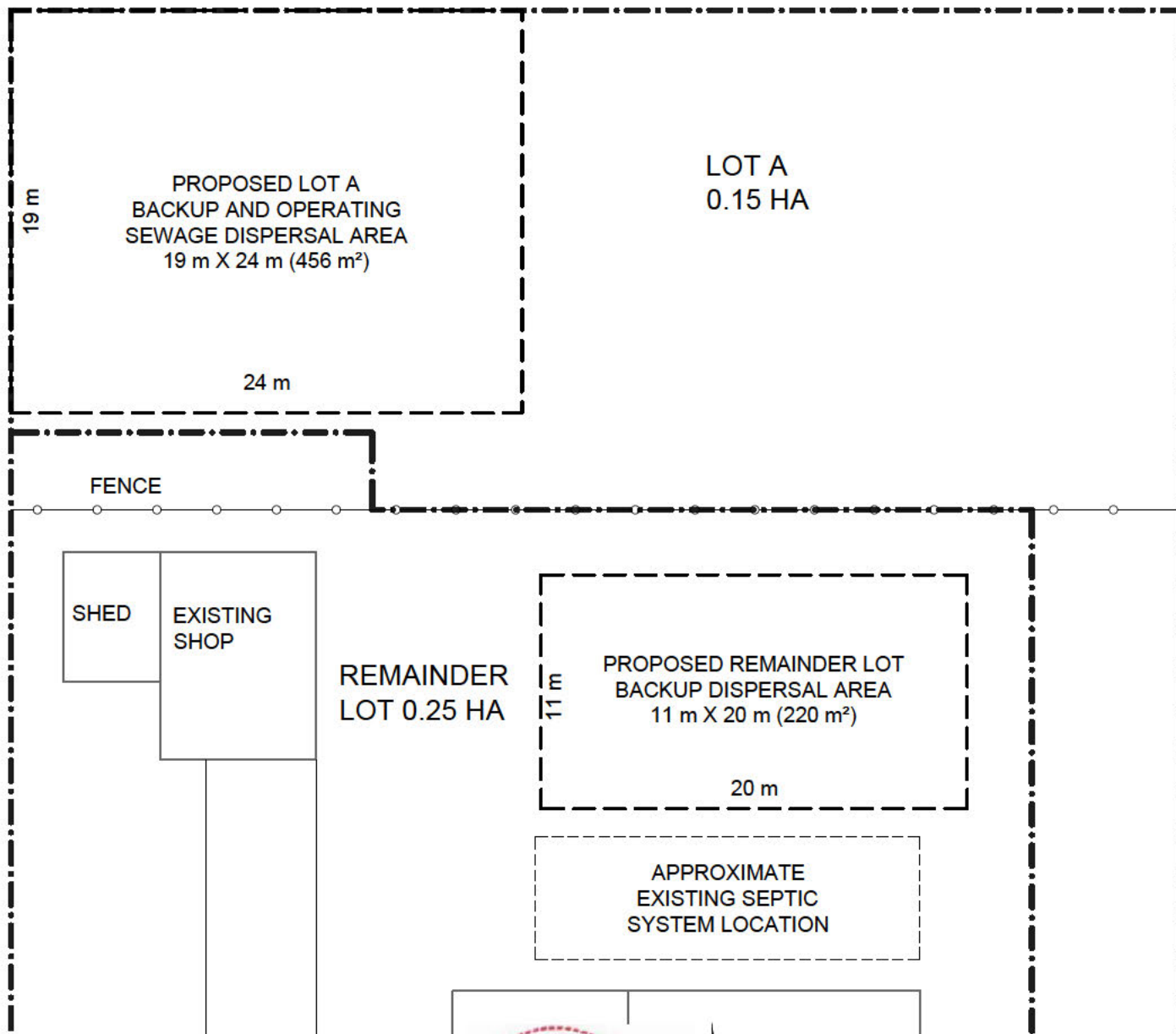
DTC -



LEGEND	
	TESTPIT LOCATION - DEPTH FT
	KFS - MILLIMETERS / DAY



Client: [REDACTED]			
Address: 5674 Tuktakamin Road, Falkland BC			
Drawing Name: Figure 1			
Site Plan and Testing Locations			
Project #:	Scale:	Drawn By:	Date:
J22-02114	1:400	JP	May 20, 2022



DeansTech
consulting
10553 Okanagan Cntr. Rd. W.
Lake Country BC V4V 2H8

Client: [REDACTED]			
Address: 5674 Tuktakamin Road, Falkland BC			
Drawing Name: Figure 2 Proposed Operating & Backup Sewage Dispersal Areas			
Project #: J22-02114	Scale: 1:300	Drawn By: JP	Date: May 20, 2022



Water Resources Atlas

Legend

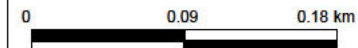
Groundwater Wells - All

ARTESIAN_IND

● Reported Artesian Well

● Well

□ PMBC Parcel Cadastre - Ou



1:4,514

Copyright/Disclaimer

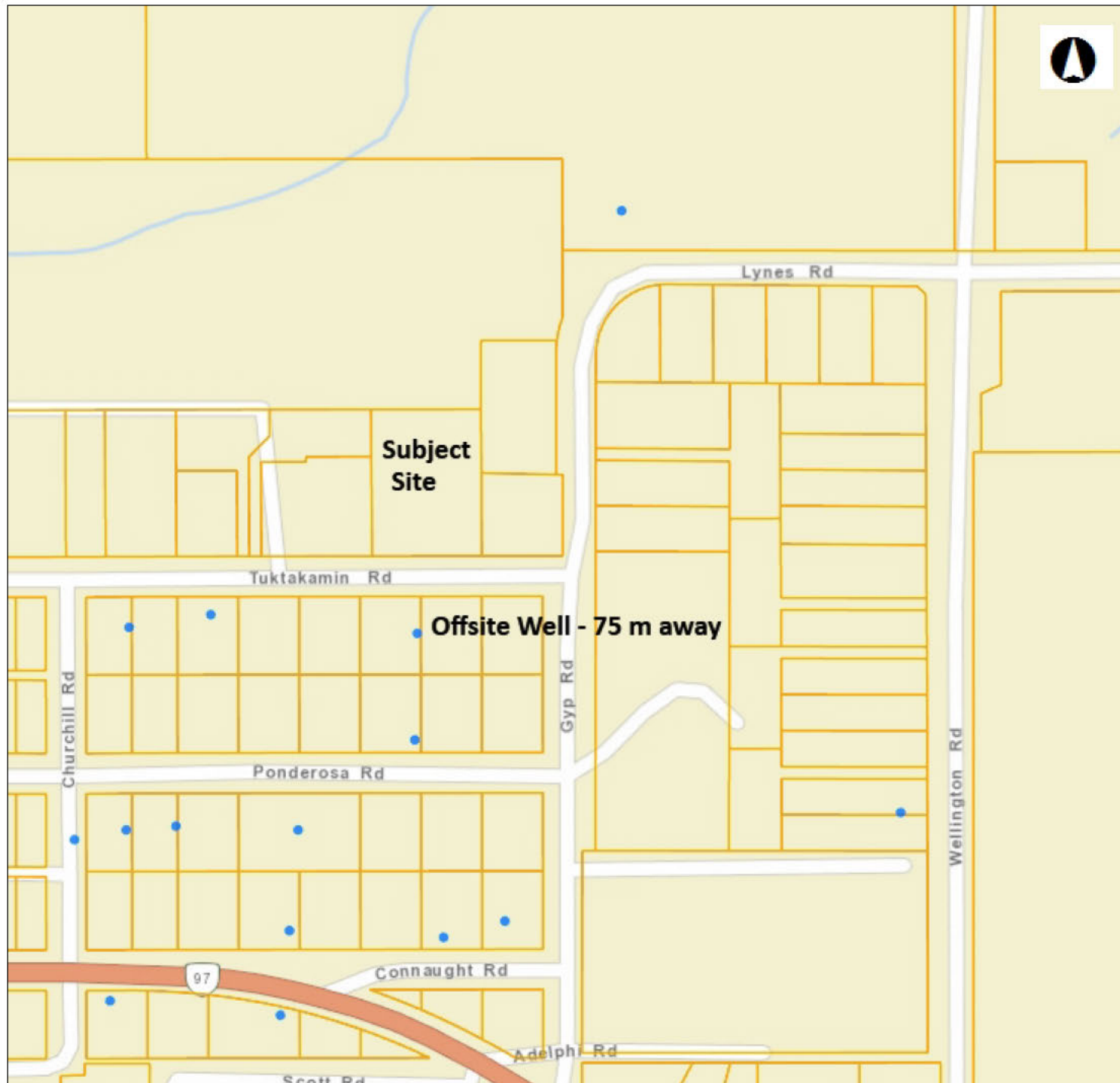
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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

Projection: BC Albers

Key Map of British Columbia



APPENDIX 2 – Discharge Area Sizing

**Table 1 - Discharge Area Sizing For
4-Bedroom House (Max. 2530 ft.² or 235 m²), Type 1 System,
2 ft. (0.6 m) Wide Trenches, 6 ft. (1.8 m) Spacing On-Centre, Slopes < 5%**

Hydraulic Loading Rate (litres/m ² /day)	Total Length of Trenches (m)	Layout (# of lines by length in m)	Min. Area for 2 Fields (m ²)	Min. Area for 2 Fields + 10%
39	73	3 x 24.2	232	256
34	83	4 x 21	277	305
29	98	4 x 24.5	323	356
25	113	5 x 22.7	381	419
20	142	6 x 23.6	481	530
15	189	6 x 31.5	643	707
10	283	10 x 28.3	985	1083

More area is required to install trenches on a slope because the installation must follow the natural contours of the land. Developers will be required to allow for larger discharge areas and protect these area(s) by covenant if the lots are small or the area suitable for effluent discharge is limited.

For slopes of 5% and greater: Add 1% for each percent of slope. This is in addition to the 10% added in the initial calculation of basic field size. For example, for a 15 percent slope, add 15 percent to the size given in Table 1, last column.

Example: For a HLR of 15 l/m²/day and a slope of 25%, determine from the table that 707 m² is needed, then add 25% more for the slope, yielding 884 m². For example, a designated area of 32 m by 27.6 m, or an area of 30 m by 29.5 m could be considered. To establish a restrictive covenant area, add 3 m on all sides. The 30 x 29.5 m area becomes 36 m x 35.5 m, which is a total covenant area of 1278 m².

Note: The sizes given in Table 1 are calculated using a particular configuration of field lines. The calculations can be done using different configurations and the end result will differ slightly. The sizing table is a guideline for *typically* required discharge areas.

This report incorporates and is subject to these “General Conditions”.

1. USE OF REPORT AND OWNERSHIP

This sewage dispersal report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary assessment. This report and the recommendations contained in it are intended for the sole use of DeansTech’s client. DeansTech does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than DeansTech’s client unless otherwise authorized in writing by DeansTech. Any unauthorized use of the report is at the sole risk of the user. This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of DeansTech. Additional copies of the report, if required, may be obtained upon request.

2. NATURE AND EXACTNESS OF DATA

Some data reviewed during this assessment was produced by others and has been relied upon by DeansTech to form opinions of the site. The accuracy of the data reviewed has not been confirmed. Some data was collected from sources readily available to the public. Other data and information was obtained from the client for use in this report.

3. LOGS OF TEST HOLES AND WATER WELL RECORDS

The test hole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples carried out by others. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance, which requires precise definition of soil or rock zone transition elevations, may require further investigation and review.

4. STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from the information reviewed. Stratigraphy is known only at the location of the drill hole/testpit or other drill holes/testpits in the area. Actual geology and stratigraphy between drill holes/testpits and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. DeansTech does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

5. SURFACE WATER AND GROUNDWATER CONDITIONS

Surface and groundwater conditions mentioned in this report are those observed at the times recorded in the report. These conditions vary with geological detail between observation sites; annual, seasonal and special meteorologic conditions; and with development activity. Interpretation of water conditions from observations and records is judgmental and constitutes an evaluation of circumstances as influenced by geology, meteorology and development activity. Deviations from these observations may occur during the course of development activities.

6. WATER QUALITY

Water quality information was based on the results of water samples obtained from the well(s). The chemical analysis results can vary from season to season and at different depths within a well.

7. STANDARD OF CARE

Services performed by DeansTech for this report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions in the jurisdiction in which the services are provided. Technical judgment has been applied in developing the conclusions and/or recommendations provided in this report. No warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of this report.




COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978 SALMON ARM BC V1E 4P1
 Telephone: 250.832.8194 Fax: 250.832.1083

FILE NO.
 PL20220000203
 DATE RECEIVED:
 October 11, 2022

OPERATIONS MANAGEMENT

Function	Comments	Reviewed By
UTILITIES	Utilities does not support development variances to the minimum lot size without both community water and sewer. In the case of Falkland the community does not have community sewer and the community water system draws its supply from the aquifer below the community, allowing more concentrated development which utilizes onsite sewer disposal could create added risk to the aquifer.	T Langlois
EMERGENCY MANAGEMENT	No concerns.	D Sutherland
FIRE SERVICES	No concerns.	D Sutherland
SOLID WASTE AND RECYCLING	No concerns.	B Van Nostrand
PARKS AND COMMUNITY SERVICES	No concerns.	R Nitchie
ADMINISTRATION	No additional comments.	D Mooney

From: [Hayley Campbell](#)
To: [Christine LeFloch](#)
Cc: [Planning Public Email address](#)
Subject: FW: CSRD Referral Request DVP2500-22
Date: November 3, 2022 3:44:23 PM
Attachments: [image011.png](#)
[image012.png](#)
[subdivision-report-criteria-for-authorized-persons.pdf](#)

Hayley Campbell
Planning Assistant
Development Services
Columbia Shuswap Regional District

From: HBE <HBE@interiorhealth.ca>
Sent: Thursday, November 3, 2022 2:53 PM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: RE: CSRD Referral Request DVP2500-22

Afternoon Christine,

Thank you for the opportunity to provide comments for consideration regarding the above referenced application. It is our understanding that the application is seeks to vary the minimum parcel size required in the RS Single and Two Family Zone for lots proposed to be serviced by a community water system and on-site sewage disposal system to allow an application for a two lot subdivision of the subject property. This referral has been reviewed from Healthy Community Development perspective and the following is for your consideration.

We support community development that is aligned with [healthy built environment principles](#). These principles have evidence-based links to positive population health outcomes and healthy communities. The principles include complete compact and connected neighbourhood design, accessible and connected transportation networks, preservation of the natural environment and mitigation of environmental hazards as well as housing that meets the needs of the community.

From a community development and planning perspective the proposed new lots are very small for onsite services and appear that they could be extremely constrained once proposed driveways, the proposed sewerage disposal areas mentioned in the septic report, proposed service lines, proposed improvements (e.g. buildings, fences, swimming pools, etc.) are taken into consideration. This proposal would come at the cost of severely restricting future development of the lots in question. The placement of the fields may restrict the placement of sewage dispersal areas on neighbouring lots due to setbacks required by the BC Public Health Act and associated regulations. As such, this proposal is not supportive of long term sustainable development from our perspective.

Please note that this response does not automatically confer Interior Health support for onsite services (e.g. sewerage disposal). Additional information will be required by the applicant during the Ministry of Transportation and Infrastructure subdivision process if the development variance permit application is approved and proceeds. More information can be found on our public website at

[Sewerage, Subdivisions & Healthier Industries | IH \(interiorhealth.ca\)](#). I've also attached our subdivision criteria for the applicant's awareness / reference.

Should you have any questions about the information provided above, please don't hesitate to email us back or call 1-855-744-6328 (Ext. 4).

Regards,
Mike

Mike Adams
Team Leader, Healthy Community Development
Interior Health
1440 14th Avenue
www.interiorhealth.ca

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Tuesday, October 11, 2022 11:37 AM
To: Operations <Operations@csrd.bc.ca>; HBE <HBE@interiorhealth.ca>
Cc: Christine LeFloch <CLeFloch@csrd.bc.ca>
Subject: RE: CSRD Referral Request DVP2500-22

CAUTION! This email originated from outside of Interior Health. Do not click links or open attachments unless you recognize the sender, their email address, and know the content is safe. If you suspect this is a phishing or fraudulent email please forward it to spam@interiorhealth.ca.

Please note that the Subject of the Email should be **DVP2500-22**

Karen Riopel
Clerical Assistant, Development Services
Columbia Shuswap Regional District

From: Karen Riopel
Sent: October 11, 2022 11:32 AM
To: Operations <Operations@csrd.bc.ca>; HBE@interiorhealth.ca
Cc: Christine LeFloch <CLeFloch@csrd.bc.ca>
Subject: CSRD Referral Request **BL2500-22**

DVP2500-22
PL20220000203

Good morning:

You are requested to comment on the attached Development Variance Permit application. We would appreciate your response by **November 7, 2022** (this date may be extended upon request). If no

response is received by that date, it will be assumed that your Agency will not be providing any comments.

Regards,

Karen Riopel

Clerical Assistant, Development Services

Columbia Shuswap Regional District

D: 250.833.5961 | TF: 1.888.248.2773

E: kriopel@csrd.bc.ca | W: www.csrd.bc.ca



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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify the sender immediately and delete this communication, attachment or any copy. Thank you.



Subdivision Report Criteria for Authorized Persons

Interior Health's Healthy Built Environment (HBE) Team responds to referrals from the Approving Officer on the suitability of onsite sewage disposal for a proposed subdivision. The HBE team considers all aspects of appropriate disposal of sewage during the land development planning process, which can only be provided in a comprehensive report prepared by an Authorized Person (i.e. Professional Engineer and Geoscientists with background and experience in onsite sewage disposal; Registered Onsite Wastewater Practitioner with Planner designation).

The purpose of the Authorized Person's report is to demonstrate in writing AND on a site plan that there is suitable onsite sewerage dispersal areas for each proposed lot and that drinking water sources will be protected. Our assessment is typically based on sufficient area to contain a Type 1 trench based dispersal method for a 4 bedroom home (1,600 litres/day) to ensure the long term sustainability of the lot. Please contact the HBE Team to discuss assessment criteria for non-domestic proposals.

Note: Incomplete reports will delay/stop our review process until a complete report is received.

1. The report must be submitted to the Approving Officer and contain ALL of the following information:

- Date;
- Lot ID, Folio Number, Property Identification Number (PID), street address and general description;
- Owner contact info;
- Authorized Persons contact info;
- Other Agent's contact info (if applicable);
- All information outlined in the following sections (i.e. 2 and 3) below;
- Any general site info/current status to assist us with considering the proposal.

2. Each proposed lot (new and remainder) must be assessed for ALL of the following criteria related to a suitable primary and reserve Type 1 trench dispersal areas, and ALL information is to be included in the comprehensive report. If any of these criteria don't apply, please clearly indicate/state this in the report:

- A copy (or record) of the approval for any existing sewerage disposal systems. Assess and document functionality of existing systems and not posing a health or safety hazard. Systems that are no longer approved for use (i.e. seepage pits/dry wells etc) cannot be considered/included as a primary disposal area.
- Slope – show the slope of the lots and the slope within the proposed dispersal areas. The maximum slope is 15% for a Type 1 Trench system the discharge area;
- Water table – confirmation of seasonal high water table (may require assessment during spring freshet);
- Hydraulic loading rate (hlr) determined by:
 - a) Soil profile description, and vertical separation to minimum 1.2 metres of natural undisturbed soil (1.5 metres preferred, 2 metres in exceedingly fast soils);
 - b) Soil permeability (125-3000 kfs) / perc rate (0-60 min/inch);

- Breakout points - any potential down slope breakout areas within 15 metres of the edge of proposed discharge areas;
- Water - any watercourses (including seasonal), rivers, creeks lakes or drainage courses within 30 metres including the mean annual high water mark;
- Rock/limiting layer - within the top 1.2 metres;
- Floodplain - 20 year flood elevation;
- Wells – within 30 metres;
- Identify and provide copies of relevant covenants/easements/right-of-way – within 30 metres.

3. Include a scaled site plan (should be prepared by a BC Land Surveyor or Professional Engineer) showing ALL of the following information for EACH proposed lot under 2 Hectares:

- lot dimensions and area;
- elevation contour lines;
- terrain over 25% slope;
- flood elevation;
- location of proposed discharge areas showing setback distances **on the proposed and adjacent properties** from:
 - a) existing sewerage systems;
 - b) existing & proposed driveways, easements, covenants, no build areas, right of ways, service lines, etc.;
 - c) existing and proposed improvements (e.g. buildings, fences, swimming pools, animal pens);
 - d) existing and planned drinking water intakes/well sites for proposed lots;
 - e) existing well sites for neighbouring parcels;
 - f) all domestic and natural water sources;
 - g) breakout points.

4. Written Statement

The report **MUST** also include a written statement that the Authorized Person has reviewed all the above criteria and has identified two (2) suitable dispersal areas for each proposed lot (including for any remainders that are less than 2 hectares) that when used for on-site sewerage disposal will not create a health hazard. The report (including the site plan) must be signed and sealed by the Authorized Person.

For more information please visit <https://www.interiorhealth.ca/YourEnvironment/HBE/Pages/default.aspx> or contact us at:

Healthy Built Environment Team

- e-mail: hbe@interiorhealth.ca
- Telephone: 1-855-744-6328, Option #4
- Fax: 250-851-7341
- Mailing: 519 Columbia Street, Kamloops BC V2C 2T8

From: [REDACTED]
To: [Christine LeFloch](#)
Subject: Electoral Area D - Development Variance Permit No. 2500-22
Date: January 3, 2023 2:33:53 PM

I have a concern with this Variance request, and it reflects other similar concerns I've had regarding recent construction projects within Falkland (and why I really wish we had a building code here).

As you know, Falkland does not have a municipal sewage system. The minimum lot sizes are to allow for onsite greywater disposal. What measures will be taken to address the lack of space for individual drainage fields on these proposed lots?

Many years ago, I worked with regional and district planning in the South Peace region of Northern Alberta. One of the problems development officers encountered was with homeowners who were required to install holding tanks for both grey and black water in order to prevent contamination on adjacent lots (or in the case of lake lots, contamination of the lake water). There were many homeowners who objected to the cost and "hassle" of regularly emptying the tanks, so they punched holes into them before installing them into the ground.

The County of Grande Prairie also had problems with older rural subdivisions with sewage fields that were unsuitable for the soils in that region, leading to saturation and contamination of farmland downhill from the development. As a result, there was a major lawsuit that involved the County, the Regional Planning Commission and the Public Health Department.

I'm sure CSRD has qualified staff to look after similar issues, but my point is that they can be avoided by simply not creating situations in the first place that could lead to them. The minimum lot sizes were established for a good reason. If those standards are no longer applicable, then perhaps the bylaws need to be revisited. Circumventing them for profit rather than logic, good planning and public health doesn't seem wise to me.

Thank you for considering my comments.

[REDACTED], Falkland

**Relevant Excerpts from
Salmon Valley Land Use Bylaw No. 2500
Subdivision Servicing Bylaw No. 641**

(See [Bylaw No. 2500](#) and [Bylaw No. 641](#) for all policies and land use regulations)

Salmon Valley Land Use Bylaw No. 2500

Land Use Pattern

1.9.2.3 On Schedule A, the OCP Designation Maps, single family and multiple family residential areas within the community of Falkland, are designated as RS (Single Family Residential) and RM (Multiple Family Residential) respectively;

1.9.2.4 Future single family residential uses with a minimum parcel size of 1400 m² or less and multifamily residential uses shall be limited to areas within the community of Falkland.

Minimum Parcel Area

2.2.11 Where a proposed parcel is less than 4000 square metres in area it shall have a minimum of 700 square metres of area which is not included:

- .1 within a panhandle; or
- .2 within a right of way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right of way corridor or covenant prohibits the placement of a structure.

RS - Single and Two Family Residential Zone

2.7.1 The following uses and no others are permitted in the area zoned as RS:

- .1 single family dwelling;
- .2 two family dwelling;
- .3 home occupation;
- .4 accessory use.

2.7.2 Regulations

On a parcel located in an area zoned as RS, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I

.1 maximum number of dwellings

Column II

1 single family dwelling

or 1 two family dwelling per parcel;

.2 minimum siting of buildings,
structures or uses from parcel lines:

front parcel line:	6 metres;
rear parcel line:	5 metres;
side parcel line:	2 metres;
exterior side parcel line	4.5 metres

.3 minimum parcel size for subdivision
for a single family dwelling:

*serviced by both a community water and community sewer system	700 m ²
*serviced by a community water system	4000 m ²

.4 minimum parcel size for subdivision
for a two family dwelling or church:

*serviced by both a community water and community sewer system	1000 m ²
*serviced by a community water system	4000 m ²

.5 minimum servicing standard:

on-site sewage disposal;
community water supply

.6 maximum height for:

*principal buildings and structures	11.5 m (37.73 ft)
*accessory buildings	6 m (19.69 ft)

Subdivision Servicing Bylaw No. 641

Schedule "A"

Levels of Service

All properties to be subdivided for single family residential use proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System must be a minimum of 1.0 Ha. in size, unless a smaller parcel size is permitted in Zoning regulations.

Level of Service Table

OCP Designation	Water Requirement	Sewer Requirement
Primary Settlement	<i>Water Supply System</i>	<i>Community Sewer System*</i>

Secondary Settlement	<i>Water Supply System</i>	<i>Community Sewer System*</i>
Town Centre Commercial	<i>Water Supply System</i>	<i>Community Sewer System</i>
All other designations	<i>Independent On-site Water System/Water Supply System</i>	<i>On-site Sewage Disposal System</i>

* - If proposed lots are less than 1.0 Ha. in size. If proposed lots are 1.0 Ha., or larger, an ***On-site Sewage Disposal*** System may be utilised if approved pursuant to the Public Health Act.

PART 6 SANITARY SEWAGE DISPOSAL

GENERAL REQUIREMENTS

6.1 Proof must be supplied by the *Owner* to the *Regional District* that an adequate sanitary sewage disposal method for each *Parcel* can be provided.

ON-SITE DISPOSAL

BL641-1

6.2 The *Owner* must submit to the *Regional District* documentation from an Authorized Person, as defined in the Public Health Act, that confirms that the *On-site Sewage Disposal* requirements of the Sewerage System Regulations of the Public Health Act, and any other requirements imposed by the *Health Officer* can be satisfied. Such documentation must include a site assessment and recommendations for design and construction of the *On-site Sewage Disposal* system, or a Permit to Construct issued by a *Health Officer*.

6.3 Notwithstanding the above, in no case shall a *Parcel* be serviced by *On-site Sewage Disposal* if a *Community Sewer System* is available to service the property. The *Manager, Environment and Engineering Services*, or his designate, at his discretion will determine if a system is available for a connection.

PART 7 ACCESS TO PROPERTY

BUILDING SITES

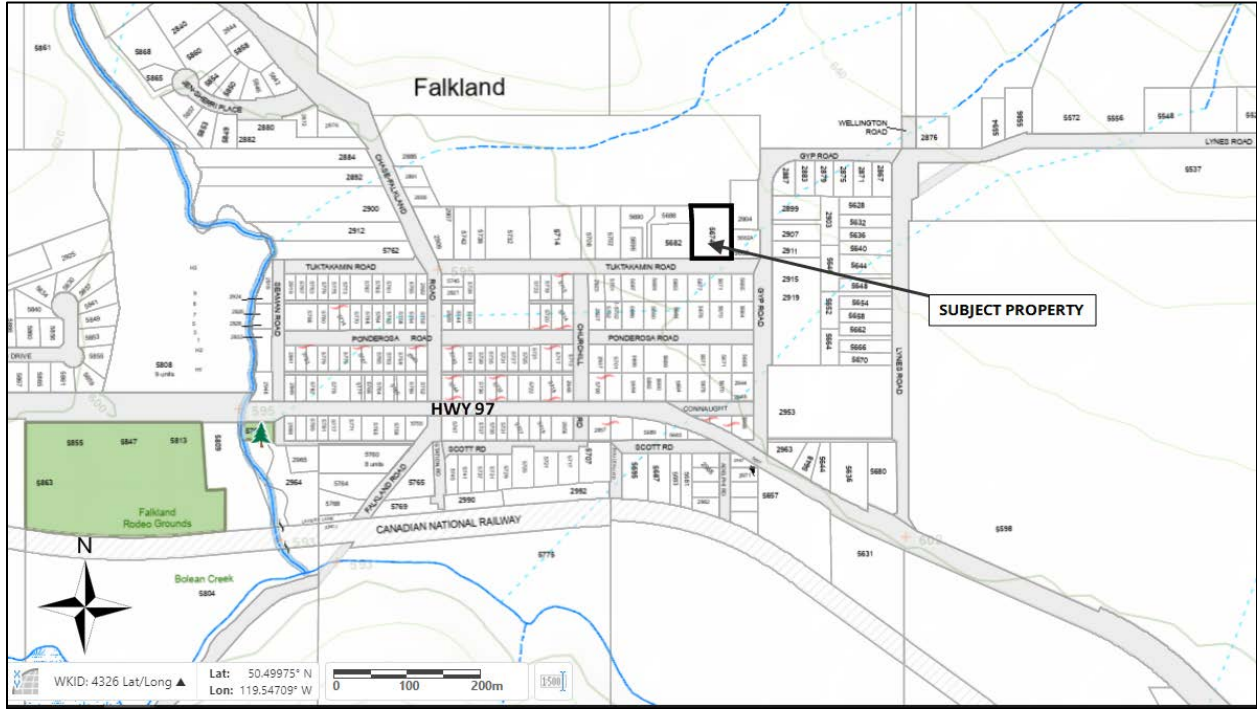
7.1 An *Owner* must supply a diagram with an application for subdivision that shows adequate building sites for *Parcels* proposed to be subdivided. For the purpose of this bylaw an adequate building site, where on-site sewer and water servicing is proposed is an area of 1,000 m², having average natural (pre-development) slopes in the identified area of less than 20%, in the case of parcels smaller than 1.0 Ha., at least 40% of the lot area must be under 30% average natural slope.

ACCESS DRIVEWAYS

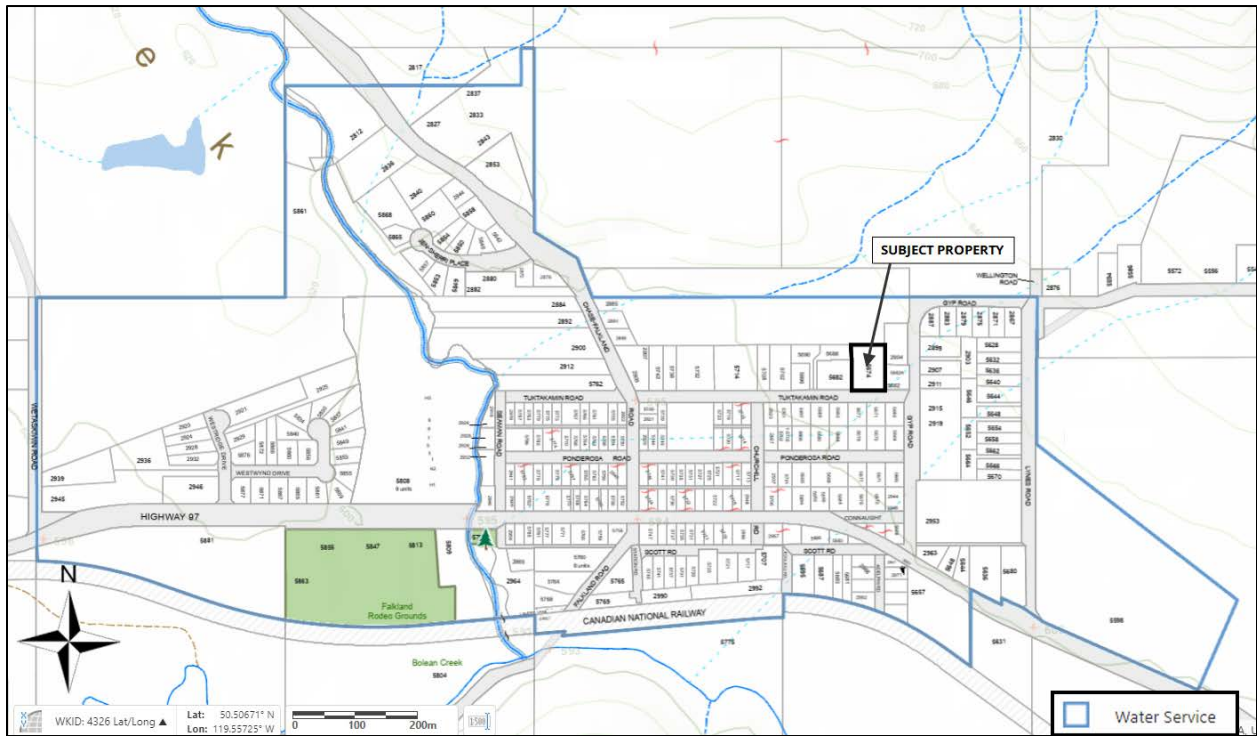
BL641-1

7.2 An *Owner* must provide a diagram indicating access driveways to any existing and proposed building site, as indicated in 7.1, above. Access Driveways, to single *Dwelling Units* must be a minimum of 4.0 m wide and have a maximum grade on the property of less than 15%. Access Driveways, where multiple *Dwelling Units* are proposed must be a minimum of 6.9 m wide and have a maximum grade of 12.5%. All Access Driveways must conform to Ministry of Transportation and Infrastructure requirements for private access within the Ministry of Transportation and Infrastructure Right-of-Way area.

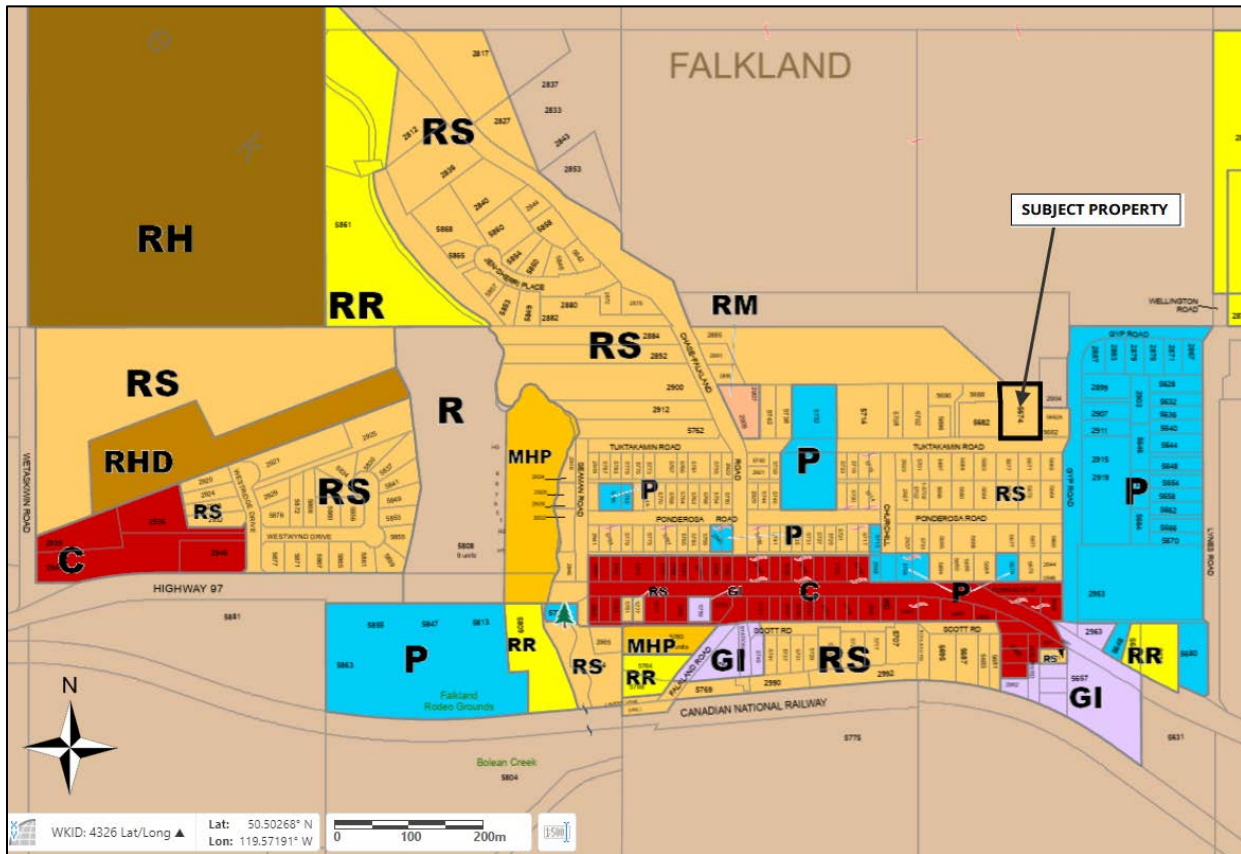
Location (5674 Tuktakamin Rd)



Falkland Community Water System Boundary



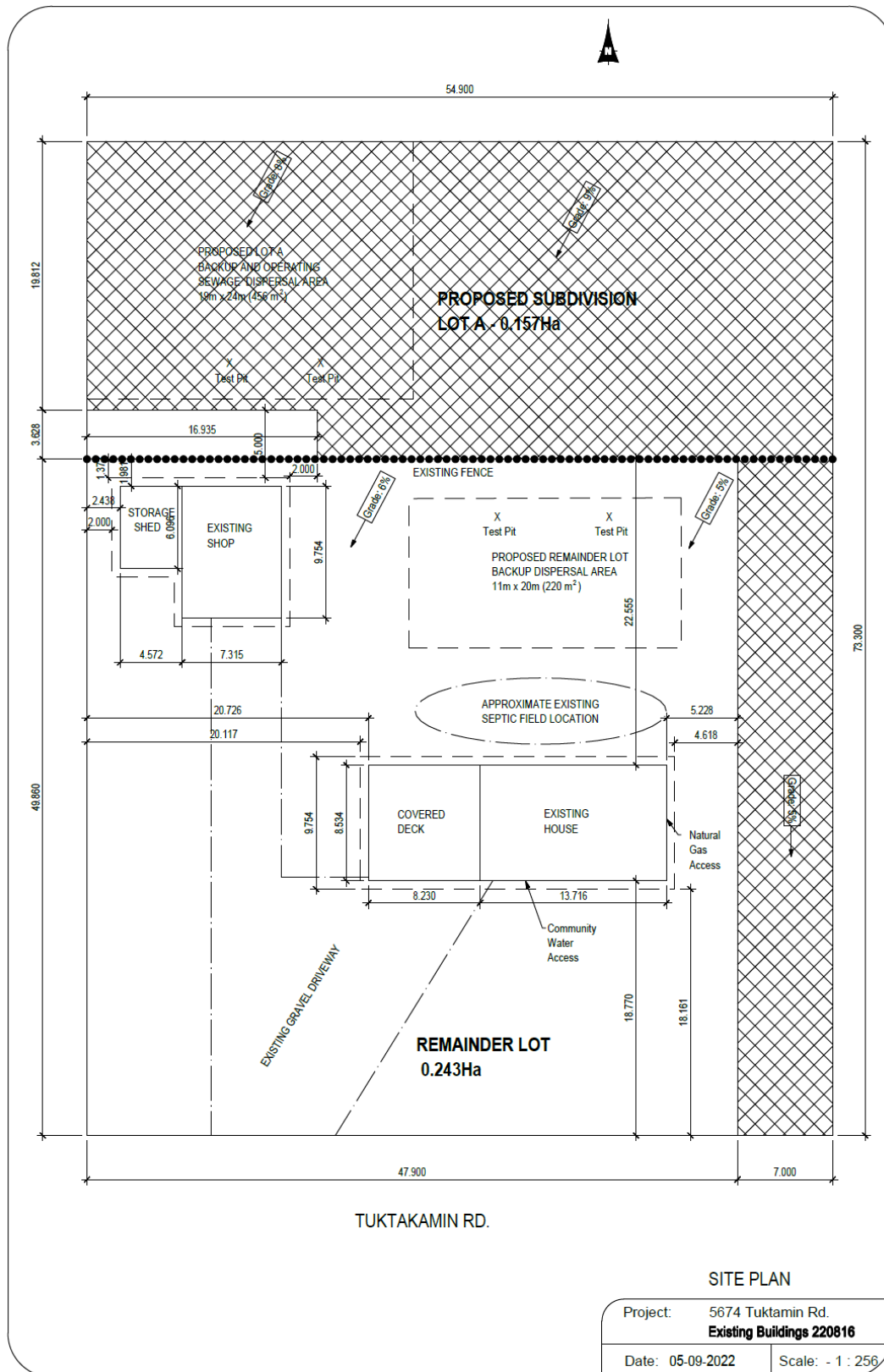
Salmon Valley Land Use Bylaw No. 2500



Orthophoto



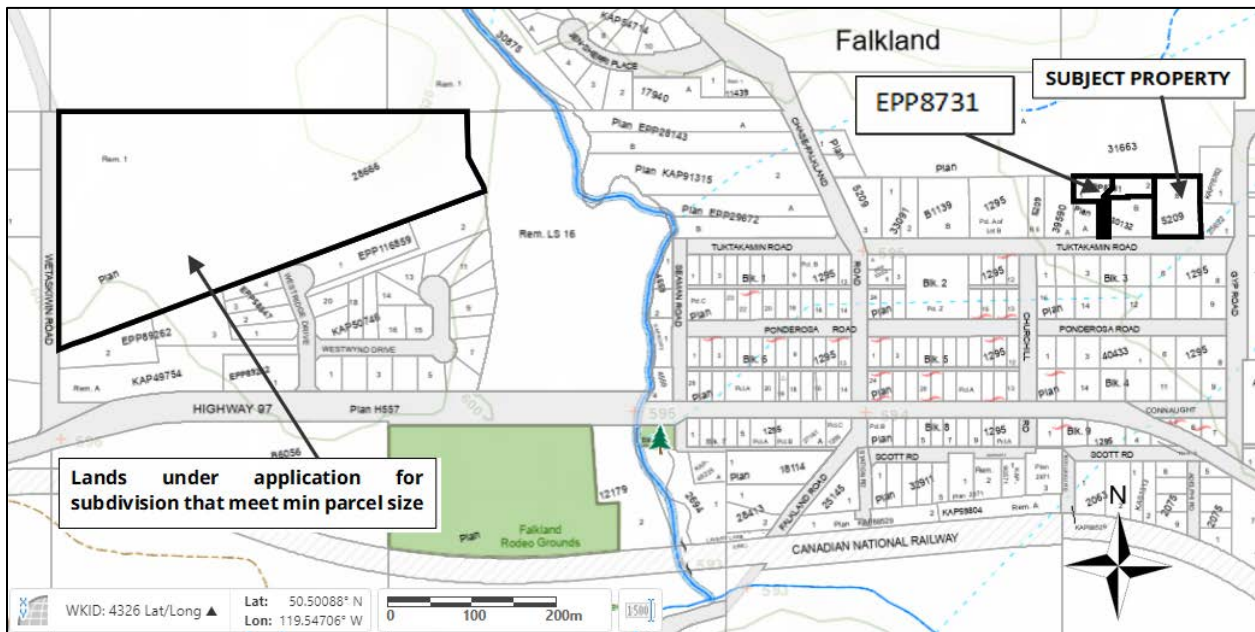
Proposed Plan of Subdivision



Photo



Nearby Subdivisions referenced in Report



[REDACTED]
Falkland
BC. V0E 1W0

Christine LeFloch
Columbia Shuswap Regional District
555 Harbour Front Drive NE
PO Box 978
Salmon Arm, BC. V1E 4P1

Email: clefloch@csrd.bc.ca

Dear Christine,

Re: Development Variance Permit No. 2500-22

We are the owners of [REDACTED] Tuktakamin Road, Falkland, and are the immediate neighbours to the proposed noted variance and are writing to officially object to the proposed division of the property.

The variance suggests that 5674 Tuktukamin Road is to be sub-divided into two separate properties with access from the southern boundary. This new property will then be landlocked with no direct access to the street, unless an access road is made through the existing property.

We note that the calculation of the lot sizes is incorrect, as the proposed subdivision including the roadway has an area of 1,635.87m² meaning that the reduced original lot size will be 2,413.12m². Furthermore, the slope on the proposed roadway will be 5%, which is greater than the allowable slope permissible on the highway. In winter conditions the use of the driveway will become dangerous.

For this development to proceed there will be significant disruption and nuisance to our property:

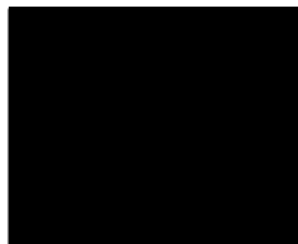
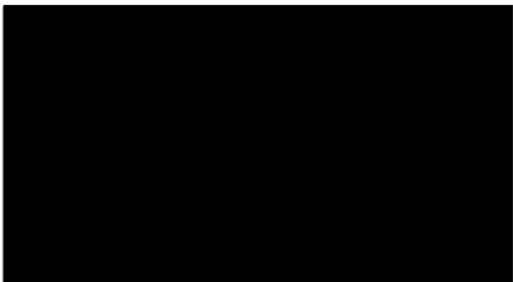
1. The proposed access roadway will require significant excavation and alteration to the shape and contours of the land. The land changes and excavation will cause the destabilization of the existing slopes that form part of our property. Erosion of the land will physically affect the surface water run off.
2. Potential removal of trees which currently form natural shade and cooling to our property, and the damage to root structures of our fruit trees and those which are of significant height which we do want removed.

3. The field in which the building will be located has for in excess of 25 years formed part of the migration routes for wildlife. The placing of the house adjacent to the field creates a greater potential for fire transfer due to the building's location, compared to the garden buffer space currently provided.
4. We also note that because the building is land locked, it will require the alteration of our existing water services and be a potential hazard for emergency vehicles to attend to. The building will create a land location where the fire departments will not have the facility to easily access the building.
5. The access roadway will require significant snow removal and that will not be permitted in our property as this will form a trespass and nuisance. In addition, any snow removal in the direction of 5674 will cause issues with potential moisture ingress and if salt is used a potential land contamination issue.
6. In relation to the positioning of the proposed property, the building will be located closer to our boundary and thus reducing the quiet enjoyment of our land and an invasion of our privacy.
7. We note that the proposed septic system is in close proximity to 5688 Tuktakamin Road, and again appears to contravene safe sewage disposal regulations.

It is for these reasons that we object the development permit and request that the application be declined.

However, we would feel more comfortable if the development was mirrored with the access way along the existing driveway of 5674 and the proposed property placed closer to the boundary with 5688 and the septic field placed in line with 2904 Gyp Road. The current driveway has sufficient space to allow for a shared or split driveway and the proposed development cost of the site would be reduced.

Yours faithfully



Attention ~~to~~ Christine Le Flock, Planner III
Columbia Shuswap Regional District
555 Harbourfront Dr. NE. Box 918 Salmon Arm, BC. V1E 4P1


Re: Notice of permit, Development Variance Permit No. 2500-22.

In responding to the application for the
subdivision in Jackland permit no. 2500-22 (DVP 2500-22).

The reason why we are in favour of this subdivision
is - a one acre parcel of land ^{in Jackland} is ridiculous and

is the only one acre parcel left in the town, as
we are neighbours of the said subdivision, we are
tired of looking at a half acre of knapwood, which
happens when you are unable to maintain a
whole acre of property.

Please consider reading this letter at the
meeting of the board (CSRD).



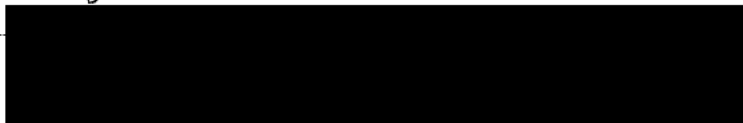
Attention: Christine La Floch, Planner III
 Columbia Shuswap Regional District
 555 Harbourfront Dr. N.E. Box 918 Salmon Arm
 B.C. V1E 4P5

Re: Notice of Permit, Development Variance
 Permit No. 2500-22

I am responding to the subdivision application in Falkland permit no. 2500-22 (DVP 2500-22)

I live next door to this property and would very much like to see something done with it. Right now it is full of grass and weeds and creates a fire hazard. I would feel more at ease if something was done with it. I feel subdividing is the answer.

Thank you.



<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File#
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtn	
JAN 17 2023		
<input type="checkbox"/> Ec Dev	<input type="checkbox"/> Staff to Report	Ack Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Dir Mailbox	<input type="checkbox"/> Email
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Circulate	
<input type="checkbox"/> Other		