



# COLUMBIA SHUSWAP REGIONAL DISTRICT

## Regular Board Meeting

### AGENDA

**Date:** Thursday, June 20, 2024  
**Time:** 9:30 AM  
**Location:** CSR D Boardroom  
555 Harbourfront Drive NE, Salmon Arm

#### Zoom Link Registration

Pages

#### 1. Land Acknowledgement

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act  
Article 6: Every indigenous individual has the right to a nationality.

#### 2. Call to Order

#### 3. Adoption of Agenda

THAT: the Regular Board meeting agenda be adopted.

#### 4. Meeting Minutes

##### 4.1 Adoption of Minutes

THAT: the minutes attached to the Regular Board meeting agenda be adopted.

##### 4.2 Business Arising from the Minutes

##### 4.2.1 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51 Deferral

Board deferred Item 17.5 from the May Board Meeting and will consider it at Item 17.1.

#### 5. Announcements

1

## 5.1 Fire Department of the Year

Celista Fire Department

## 6. Delegations & Guest Speakers

### 6.1 Ministry of Agriculture and Food

16

Presentation from Allison Fox, Land Use Agrologist and Lindsay Benbow, Regional Agrologist.

## 7. Correspondence

### 7.1 For Information

32

THAT: the Board receive the correspondence attached to the Regular Board Meeting Agenda.

#### 7.1.1 Office of the Ombudsperson Quarterly Report: Jan - Mar 2024

34

#### 7.1.2 City of Campbell River Letter to Minister of Forests, Honorable Bruce Ralston (May 28, 2024)

#### 7.1.3 Lake Windermere Ambassadors Letter to Minister of Transport, Canada and Minister of Water, Land and Natural Resource Stewardship, BC (June 6, 2024)

40

#### 7.1.4 Support Letter - Swansea Point Pedestrian and Motorist Safety (June 6, 2024)

44

### 7.2 Action Requested

#### 7.2.1 Southeastern BC Regional Connectivity Committee (March 11, 2024)

45

Request from the Southeastern BC Regional Connectivity Committee for the CSRD to enter into a Memorandum of Understanding. If approved the Board would appoint two committee members to represent the CSRD.

THAT: the Board empower the authorized signatory to enter into the Memorandum of Understanding (MOU) agreement with the Southeastern BC Regional Connectivity Committee ending October 31, 2027.

## 8. Committee Reports and Updates

## 8.1 For Information

THAT: the Board receive the committee minutes attached to the Regular Board Meeting Agenda.

8.1.1	Okanagan Regional Library Board Meeting Minutes (February 21, 2024)	51
8.1.2	Shuswap Regional Airport Operations Committee Meeting Minutes (March 20, 2024)	57
8.1.3	Area A Local Advisory Committee Meeting Minutes (March 26, 2024)	61
8.1.4	North Okanagan Columbia Shuswap Regional Hospital District Meeting Minutes (March 28, 2024)	66
8.1.5	Kootenay East Regional Hospital District Meeting Minutes (May 10, 2024)	73

## 8.2 Action Requested

8.2.1	Electoral Area Directors' Committee Minutes (May 7, 2024)	75
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Recommendations from the Electoral Area Directors' (EAD) Committee Meeting:

1) THAT: the Board review the road rescue report and discuss the options presented.

[Link to the EAD Committee Road Rescue Staff Report and Attachments.](#)

2) THAT: The Board request an update from the City of Salmon Arm regarding their recreation facilities strategy.

## 9. Business General

9.1	Community Conversations Progress Report	79
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Report from Tracy Hughes, Communications Coordinator, dated June 1, 2024. A progress update on recommendations from the Bush Creek East Wildfire Community Conversations report.

THAT: This progress report be received for information.

*Corporate Vote Unweighted Majority*

### 9.2 Wildland Type 3 Vehicle Purchase

Staff report attached to Late Agenda.

## 10. Business By Area

- 10.1 Electoral Area C: Eagle Bay Subdivision – Park Land Dedication Variance** 88
- Report from Fiona Barton, Manager, Community Services, dated May 6, 2024. To vary Policy P-05 ‘Park Land Dedication as a Function of Subdivision’ to accept a 2.84 hectare (7 acre) park land dedication in the community of Eagle Bay.
- THAT: the Board authorize a variance to Section 2. e) and 2. f) of CSRD Policy No. P-05, ‘Park Land Dedication as a Function of Subdivision’ with respect to a proposed subdivision for the property at 5193 Ivy Road in Electoral Area C to allow for the CSRD to accept a park land dedication of 2.84 hectares for park and trail use, which contains slopes greater than 10%.
- Corporate Vote Unweighted Majority*
- 10.2 Electoral Area D: Licence of Tenure over Crown Land** 96
- Report from Ben Van Nostrand, General Manager of Environmental and Utility Services, dated June 3, 2024. Licence of Tenure over Crown Land renewal for the purposes of operating the Falkland Refuse Transfer Station.
- THAT: the Board agrees to acquire the Licence for Tenure for the term of ten (10) years from the Province over the land that part of the Southwest  $\frac{1}{4}$  of Section 10, Township 18, Range 12, West of the Sixth Meridian, Kamloops Division of Yale District and containing 4.00 hectares, more or less, for the purposes of community waste disposal.
- Corporate Vote Unweighted Majority*
- 10.3 Electoral Area D: Silver Creek Community Park – Licence of Occupation Tenure Renewal** 99
- Report from Fiona Barton, Manager, Community Services, dated June 4, 2024. To renew a provincial licence of occupation for Silver Creek Community Park in Electoral Area D.
- THAT: the Board empower the authorized signatories to obtain a Licence in accordance with the letter dated March 14, 2024, from the Ministry of Water, Land and Resource Stewardship for parks purposes for the Silver Creek Community Park in Electoral Area ‘D’.
- Corporate Vote Weighted*
- 10.4 Electoral Area G: Community Works Funds – Carlin Community Hall** 131
- Report from Jodi Pierce, General Manager, Financial Services, dated June 3, 2024. Funding request for consideration.

THAT: in accordance with Policy F-3 “Electoral Area Community Works Fund – Expenditure of Monies”, access to the Community Works Fund be approved up to \$238,097 including taxes from the Area G Community Works Fund for Carlin Community Hall upgrades and renovations.

*Stakeholder Vote Weighted – Electoral Area Directors*

## 10.5 Electoral Areas A, C, F and G: Grant in Aids

134

Report from Jodi Pierce, General Manager, Financial Services, dated June 10, 2024. Funding requests for consideration.

THAT: the Board approve the following allocations from the 2024 electoral area Grant-in-Aids:

### Area A

\$10,000 Golden and District Search & Rescue (maintaining base of operations)

\$1,025 Columbia Woodlot Association (speaker series)

### Area C

\$2,000 South Shuswap Canada Day Society (Canada Day celebrations)

\$500 Carlin Elementary Middle School PAC (student food program)

\$4,000 White Lake Fire Fighters Society (Halloween event)

### Area F

\$2,000 North Shuswap Timber Days Society (lumberjack show)

### Area G

\$14,000 South Shuswap Canada Day Society (Canada Day celebrations)

\$500 Sorrento Elementary School PAC (student food program)

\$500 Carlin Elementary Middle School PAC (student food program)

*Stakeholder Vote Weighted – Electoral Area Directors*

## 10.6 Electoral Area C: Whitehead Road Boat Launch - License of Occupation Tenure Renewal

Staff report attached to Late Agenda.

## 11. Administration Bylaws

**11.1 Electoral Area A: Nicholson Fire Suppression Local Service Amendment  
Bylaw No. 5880, 2024**

137

Report from Sean Coubrough, Manager, Protective Services (Regional Fire Chief) dated June 5, 2024. Forty-nine (49) lot service area expansion for Nicholson Fire Suppression Service.

THAT: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024, be adopted this 20<sup>th</sup> day of June, 2024.

*Corporate Vote Unweighted Majority*

THAT: the Nicholson Fire Department begin offering fire protection service to this area starting July 1, 2024 with taxation commencing January 1, 2025.

*Corporate Vote Unweighted Majority*

**12. Public Question & Answer Period**

Click to view the [Public Question Period Guidelines](#).

**13. Development Services Business General**

None.

**14. ALR Applications**

**14.1 Electoral Area D: Agricultural Land Commission Application – Non-Farm Use  
in the Agricultural Land Reserve (ALR)**

143

Report from Laura Gibson, Planner II, dated June 5, 2024.  
2003 Deep Creek Road, Deep Creek

THAT: Application No. LC2069D Section 20(2) – Non-Farm Use in the ALR, for Lot 1 Section 19 Township 18 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP54943, be forwarded to the Provincial Agricultural Land Commission with a recommendation of approval, this 20<sup>th</sup> day of June 2024.

*Corporate Vote Unweighted Majority*

**15. CLOSED (In Camera)**

THAT: pursuant to Section 90(1) of the Community Charter, the subject matter being considered relates to one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

AND THAT: the Board close this portion of the meeting to the public and move to into the Closed Session of the meeting.

**16. Development Services Business by Area****16.1 Electoral Area F: Development Permit No. 830-437 168**

Report from Laura Gibson, Planner II, dated May 29, 2024.  
3871 Squilax-Anglemont Road, Scotch Creek

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-437, for Lot 2 Section 34 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP44660 be issued, this 20<sup>th</sup> day of June, 2024, for a new office building.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**16.2 Electoral Area F: Development Permit No. 830-443 189**

Report from Laura Gibson, Planner II, dated May 29, 2024.  
1329 Cardy Drive, Scotch Creek

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-443, for Lot A Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan EPP82051, be issued, this 20<sup>th</sup> day of June 2024, for a new building for storage, office space and an owner/operator dwelling.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**16.3 Electoral Area B: Development Permit No. 850-60 212**

Report from Christine LeFloch, Planner III, dated May 31, 2024.  
3210 Trans-Canada Highway, West Revelstoke

THAT: In accordance with Section 490 of the Local Government Act, Development Permit No. 850-60 for The South Half of Legal Subdivision 11, Section 30, Township 23, Range 2, West of the 6<sup>th</sup> Meridian, Kootenay District, Except (1) Part Lying South of Plan R265 (2) Part included in Plan 15058 and (3) Plan R265, which includes the following variance:

- a. Section 3.2(2)(a)(ii) of Bylaw No. 851, area of a free-standing sign in a Commercial zone is varied from 8.4 m<sup>2</sup> to 15 m<sup>2</sup> for one free-standing sign;

be authorized for issuance this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

**16.4 Electoral Area A: Development Variance Permit No. 680-07A** 260

Report from Ken Gobeil dated June 4, 2024.  
No Address, Campbell Rd, Nicholson

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-07A for Lot 3 Section 35 Township 25 Range 21 West of the 5<sup>th</sup> Meridian Kootenay District Plan NEP87559 (PID: 027-658-058) to vary Schedule A Subdivision Servicing Bylaw No. 680 to permit a five-lot subdivision of which four of the five lots north of Campbell Road being less than 1 ha and not less than 0.5 ha served by an independent on-site water system and an on-site sewage disposal systems more particularly shown on the plan of subdivision dated September 13, 2023 by Munroe Hunsicker ROWP, Ministry of Transportation and Infrastructure Subdivision File No. 2023-03584, be denied this 20<sup>th</sup> day of June 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**16.5 Electoral Area G: Development Variance Permit No. 680-08G** 311

Report from Ken Gobeil, Senior Planner, dated June 6, 2024.  
1516 Blind Bay Rd, Sorrento.

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-08A for Lot A Section 15 Township 22 Range 11 West of the 5th Meridian Kamloops Division Yale District Plan 37477 (PID 005-489-903) to vary Section 9.5 b) of Subdivision Servicing Bylaw No. 680 as follows:

1. Reduce the width of an easement for components of a delivery system from a surface water source from 6 m to 3 m, and,
2. Increase the number of water systems that can be placed in an easement from one to two water systems,

for components of two water delivery systems for a surface water source serving a two-lot subdivision contained in a conduit pipe that is directionally drilled under the eastern side of Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP62863 (PID 024-273-627),

be approved this 20<sup>th</sup> day of June 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## 17. Planning Bylaws

### 17.1 **Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51** 352

This Item was deferred from the May Regular Board Meeting. Staff have considered the comments at the May Board meeting about (1) allowing more than one dwelling unit without connection to community services and (2) allowing dwellings that are not upper floor dwelling units. Staff have the same recommendations as were presented at the May Board meeting.

THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" be read a second time, as amended, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

### 17.2 **Electoral Areas C, F, G: Secondary Dwelling Units Project Official Community Plan Amendments** 408

Report from Christine LeFloch, Planner III, dated May 9, 2024.

THAT: “Electoral Area C Official Community Plan Amendment Bylaw No. 725-22” be read a third time, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area F Official Community Plan Amendment Bylaw No. 830-24” be read a third time, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area C Official Community Plan Amendment Bylaw No. 725-22” be adopted, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area F Official Community Plan Amendment Bylaw No. 830-24” be adopted, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**17.3 Electoral Areas B, C, D, E, F, G: Secondary Dwelling Units Project**

426

Report from Christine LeFloch, Planner III, dated May 27, 2024.  
Secondary Dwelling Units Project – Zoning Bylaw Amendments

THAT: “Anglemont Zoning Amendment Bylaw No. 650-19” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “South Shuswap Zoning Amendment Bylaw No. 701-103” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-05” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Magna Bay Zoning Amendment Bylaw No. 800-35” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 800-49” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Electoral Area E Zoning Amendment Bylaw No. 841-04” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Electoral Area B Zoning Amendment Bylaw No.851-28” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Salmon Valley Land Use Amendment Bylaw No. 2566” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Kault Hill Land Use Amendment Bylaw No. 3007” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

**17.4 Electoral Areas B, C, D, E, F, G: Accessory Building Project Zoning Bylaw Amendments**

489

Report from Ken Gobeil, Senior Planner, dated May 24, 2024.  
Accessory Building Project: Zoning Bylaw Amendments to floor area definitions and accessory building regulations.

THAT: “Anglemont Zoning Amendment Bylaw No. 650-17” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “South Shuswap Zoning Amendment Bylaw No. 701-111” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Magna Bay Zoning Amendment Bylaw No. 800-34” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-45” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Electoral Area E Zoning Amendment Bylaw No. 841-09” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Electoral Area B Zoning Amendment Bylaw No. 851-31” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Salmon Valley Land Use Amendment Bylaw No. 2565” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

THAT: “Kault Hill Land Use Amendment Bylaw No. 3009” be adopted this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

**17.5 Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-18 and Electoral Area B Zoning Amendment Bylaw No. 851-25**

586

Report from Christine LeFloch, Planner III, dated May 31, 2024.  
20 Hwy 31, Galena Bay

THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered “Electoral Area B Official Community Plan Amendment Bylaw No. 850-18” in conjunction with the Columbia Shuswap Regional District’s Financial Plan and Waste Management Plan.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area B Official Community Plan Amendment Bylaw No. 850-18” be read a second time, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area B Zoning Amendment Bylaw No. 851-25” be read a second time, as amended, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: a public hearing to hear representations regarding “Electoral Area B Official Community Plan Amendment Bylaw No. 850-18” and “Electoral Area B Zoning Amendment Bylaw No. 851-25” be held in the Board Room at the CSRD Office;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director David Brooks-Hill, as Director of Electoral Area B being that in which the land concerned is located, or Alternate Director Michael Brooks-Hill, if Director Brooks-Hill is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**17.6 Electoral Areas C and G: Temporary Use Permits - Electoral Area C Official Community Plan Amendment**

708

Report from Jan Thingsted, Planner III, May 31, 2024.

THAT: pursuant to Section 477 of the Local Government Act, the Board has considered “Electoral Area C Official Community Plan Amendment Bylaw No. 725-30” in conjunction with the Columbia Shuswap Regional District’s Financial Plan and Waste Management Plan.”

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: “Electoral Area C Official Community Plan Amendment Bylaw No. 725-30”, be read a first and second time, this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: the Board utilize the simple consultation process for Bylaw No. 725-30, and the bylaw not be referred to agencies and First Nations.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

THAT: a public hearing to hear representations regarding “Electoral Area C Official Community Plan Amendment Bylaw No. 725-30” be held at the CSRD office;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Marty Gibbons as Director for Electoral Area C or Director Natalya Melnychuk as Director for Electoral Area G if Director Gibbons is absent, and the Director give a report of the public hearing to the Board.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

**17.7 Electoral Area G: South Shuswap Zoning Amendment Bylaw No. 701-110**

Staff report attached to Late Agenda.

**18. Release of Closed Session Resolutions**

Attached to minutes, if any.

**19. Next Board Meeting**

Thursday, July 18, 2024 at 9:30 AM.  
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

**20. Adjournment**

THAT: the Regular Board meeting be adjourned.



## REGULAR BOARD MEETING MINUTES

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

Date: May 16, 2024  
 Time: 9:30 AM – 12:00 PM  
 Location: Golden Town Hall  
 810 9 Ave South  
 Golden

Directors Present	K. Cathcart	Electoral Area A Director
	D. Brooks-Hill <sup>^</sup>	Electoral Area B Director
	M. Gibbons	Electoral Area C Director
	D. Trumbley	Electoral Area D Director
	R. Martin	Electoral Area E Director
	J. Simpson	Electoral Area F Director
	N. Melnychuk (Vice Chair) <sup>^</sup>	Electoral Area G Director
	R. Oszust	Town of Golden Director
	G. Sulz <sup>^*</sup>	City of Revelstoke Director
	K. Flynn (Chair)	City of Salmon Arm Director
	T. Lavery <sup>^*</sup>	City of Salmon Arm Director 2
	C. Anderson*	District of Sicamous Director

Staff In Attendance	J. Sham	General Manager, Corporate Services (Corporate Officer)
	C. Robichaud	Deputy Corporate Officer
	J. Pierce	General Manager, Financial Services (Chief Financial Officer)
	G. Christie	General Manager, Development Services
	B. Van Nostrand*	General Manager, Environmental and Utility Services
	D. Sutherland*	General Manager, Community and Protective Services
	Brad Payne	Manager, Information Technology

\*attended a portion of the meeting only

<sup>^</sup>electronic participation

### 1. Land Acknowledgement

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act  
Article 2: Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

**2. Call to Order**

The Chair called the meeting to order at 9:41 AM (MT).

**3. Adoption of Agenda**

2024-0501

**Moved By** Director Gibbons

**Seconded By** Director Oszust

THAT: the Regular Board meeting agenda be adopted as amended.

Discussion on the motion:

Director Cathcart added the introduction of the new Alternate Director for Electoral Area A with a request for the oath of office to be administered and to welcome a long standing Area A Local Advisory Committee member. Introductions added under item 5.

**CARRIED**

**4. Meeting Minutes**

**4.1 Adoption of Minutes**

2024-0502

**Moved By** Director Cathcart

**Seconded By** Director Trumbley

THAT: the minutes attached to the Regular Board meeting agenda be adopted.

**CARRIED**

**4.2 Business Arising from the Minutes**

**4.2.1 From the March 21, 2024 Board Meeting**

**4.2.1.1 Minister Kahlon regarding Secondary Suite Incentive Program (April 19, 2024)**

**4.2.2 From the April 18, 2024 Board Meeting**

**4.2.2.1 Electoral Area A: Development Variance Permit No. 680-04A**

Typographical correction made to the legal description for DVP680-04A permit and resolution from the April 18, 2024 Board meeting.

[Click to view the April 18, 2024 staff report](#)

2024-0503

**Moved By** Director Simpson

**Seconded By** Director Martin

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-04A for The Northwest Quarter of Section 29 Township 26 Range 21 West of the 5th Meridian Kootenay District Except Parts Included in Plans 10028, 11497, 12760, 17229, 18938 and NEP22520 (PID: 010-222-162) to vary Section 9.5 of the Subdivision Servicing Bylaw No. 680 to permit components of a surface water system to be located in shared easements for Surface Water Licenses 117694, 100159, and 100136 as shown on the proposed plan of subdivision dated February 24, 2024 for Ministry of Transportation and Infrastructure Subdivision File No. 2022-001013, be approved, this 16th day of May 2024.

**CARRIED**

## 5. Announcements

Director Cathcart thanked staff and Directors for travelling to Golden and Area A for the annual Board on the Road meeting.

Director Cathcart introduced Rick Pullen as her new Alternate Director for Electoral Area A. Staff confirmed that the oath of office would be administered at the conclusion of the Board meeting. Director Cathcart also introduced Denice Darbyshire long standing committee member on the Area A Local Advisory Committee.

## 6. Correspondence

### 6.1 For Information

2024-0504

**Moved By** Director Lavery

**Seconded By** Director Melnychuk

THAT: the Board receive the correspondence attached to the Regular Board Meeting Agenda.

**CARRIED**

#### 6.1.1 Office of the Ombudsperson Quarterly Report: Oct - Dec 2023

#### 6.1.2 District of Logan Lake (May 6, 2024)

Letter to Premier Eby in support of Bill-34.

### 6.1.3 Minister of Public Safety and Solicitor General and Deputy Premier (April 17, 2024)

Response from Minister Farnworth regarding Bill-34.

Click to view [Board Chair's letter dated February 29, 2024](#).

### 6.1.4 Union of BC Municipalities (UBCM) (May 8, 2024)

## 6.2 Action Requested

### 6.2.1 Salmon Arm 2024 55+ BC Games Society

Request for the CSRD to become a Friend of the Games by sponsoring an in-kind contribution for the cost of the Sicamous and District Recreation Centre facility booking.

2024-0505

**Moved By** Director Martin

**Seconded By** Director Anderson

THAT: the CSRD become a Friend of the Games by sponsoring an in-kind contribution for the rental costs of the Sicamous and District Recreation Centre facility booking.

Discussion on the motion:

General Manager, Finance stated that the rental costs would be recorded as revenue for the Sicamous and District Recreation Centre and the sponsorship amount would be funding through the general government function.

**CARRIED**

### 6.2.2 Swansea Point Community Association (April 18, 2024)

Requesting Board support pertaining to the Swansea Point Community Association request to the Ministry of Transportation for a speed limit reduction and no parking signs placed in certain locations in Swansea Point.

2024-0506

**Moved By** Director Martin

**Seconded By** Director Cathcart

THAT: the Board write a letter of support to the Ministry of Transportation for a speed limit reduction from May 1 to October 1 and no parking signage on certain roadsides for pedestrian safety in the Swansea Point area.

**CARRIED**

## 7. Committee Reports and Updates

### 7.1 For Information

None.

## 7.2 Action Requested

### 7.2.1 Shuswap North Okanagan Rail Trail Governance Advisory Committee - Briefing Note (May 8, 2024)

Late Agenda - clarification that the letters be sent from the Rail Trail Owners.

2024-0507

**Moved By** Director Martin

**Seconded By** Director Anderson

THAT: the Board approve the following Policy Guidelines for the use of surplus Rail Trail Lands:

- The proposed use must not negatively impact:
  - Public use of the trail, or
  - Environmental, cultural, heritage (archaeology) or agricultural values;
- Applicants will be responsible for all costs, including archaeological investigations, permitting, installation of temporary fencing etc. as well as on-going costs for maintenance of the Licence Area;
- No new permanent structures will be permitted;
- Any temporary structures, including fencing, must be approved by the TOC;
- Applicants will be responsible for complying with any local zoning or other regulations in respect of the proposed use;
- Agreements for use of surplus Rail Trail Lands will have a maximum term of 25 years;
- Agreements will include a clause that the rail trail owners can terminate the agreement with two years notice;
- Applicants will be responsible for taking appropriate measures to minimize risk to the public from their use of the Licence Area; and
- Applicants will be responsible for taking appropriate measures to protect any structures placed within the Licence Area from damage or vandalism.

**CARRIED**

2024-0508

**Moved By** Director Simpson

**Seconded By** Director Martin

THAT: the Board approve entering into Licence Agreements for use of surplus Rail Trail lands, with the City of Enderby for a linear dog park, with Shuswap Trail Alliance for the location of a sculpture, as part of the Secwépemc Landmarks Project, and with Parsons environmental consultants representing Imperial Oil for property owned at 401 Vernon Street in Enderby, as these requests meet the proposed policy guidelines.

**CARRIED**

2024-0509

**Moved By** Director Martin**Seconded By** Director Melnychuk

THAT: the Board support a letter being sent from the Rail Trail Owners to the Ministry of Water, Land and Resource Stewardship, asking them to take action to remove the Provincially Untenured docks, which are located adjacent to the Rail Trail Lands within CSRD Electoral Area E, along Mara West Road;

AND THAT: all correspondence with the Province include acknowledgement of the standing Splantsin te Secwépemc title & rights in this area.

**CARRIED**

2024-0510

**Moved By** Director Martin**Seconded By** Director Simpson

THAT: the Board confirms that all individuals having a dock located adjacent to the rail trail lands along Mara Lake, must be issued a Dock/Upland Permit from the Rail Trail Owner prior to July 31, 2024; or, have submitted an application and all required supporting information for a Dock/Upland Permit prior to July 31, 2024;

AND THAT: after July 31, 2024, a letter be sent from the Rail Trail Owners to the Ministry of Water, Land and Resource Stewardship, providing a list of the dock owners who have not obtained a Dock/Upland Permit, requesting that the Province take appropriate action regarding the tenures granted for those docks;

AND FURTHER THAT: all correspondence with the Province include acknowledgement of the standing Splantsin te Secwépemc title & rights in this area.

**Main motion as amended: CARRIED****Amendment:**

2024-0511

**Moved By** Director Anderson**Seconded By** Director Simpson

THAT the Board extend the deadline date 30 days from June 30, 2024 to July 31, 2024.

**Amendment to the main motion: CARRIED**

2024-0512

**Moved By** Director Martin**Seconded By** Director Simpson

THAT: the Board supports all requests to place utility infrastructure within and running parallel to the rail trail lands, and to register

associated Statutory Rights of Way (SROWs), be considered on an individual basis by the Governance Advisory Committee (GAC);

AND THAT: following consideration by the GAC of such requests, that a subsequent recommendation be made to CSRD and RDNO Boards and Splitsin Kukpi7 and Tkwamipla7s.

**CARRIED**

## **8. Business General**

### **8.1 Shuswap North Okanagan Rail Trail Project Direct Award**

In accordance with the [Regional District Special Voting Regulation](#), Chair Flynn and Director Anderson deemed the following matter urgent and agreed that calling a regular or special meeting would be impractical. The Board of Directors were given the opportunity to vote via email or by phone on May 6 - 8, 2024. This motion passed with the majority of the Board in favour.

THAT: the Board empower the authorized signatories to enter into a direct award agreement, consistent with CSRD Purchasing Policy No. F-32 - Procurement of Goods and Services, with Yucwmenlucwu (Caretaker of the Land) LLP – Splitsin for an additional kilometer of trail construction within the District of Sicamous for the Shuswap North Okanagan Rail Trail project, subject to an uncontested Notice of Intent, in the amount of \$111,922.65.

### **8.2 Annual Report 2023**

Report from Tracy Hughes, Communications Coordinator, dated May 1, 2024.

2024-0513

**Moved By** Director Trumbley

**Seconded By** Director Cathcart

THAT: the Columbia Shuswap Regional District's Annual Report 2023 be received for information, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

### **8.3 2024 Asset Management Planning Program Grant Application**

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated April 23, 2024 requesting the Board support a Grant application to the Union of BC Municipalities (UBCM).

2024-0514

**Moved By** Director Brooks-Hill

**Seconded By** Director Lavery

THAT: the Board empower the authorized signatories to submit an application to the UBCM Asset Management Planning Grant program in the amount of \$25,000;

AND THAT: the Board support the provision of in-house contributions of \$25,000 from the CSRD's Community Works Fund – Strategic Priorities Fund to match the grant application amount, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

#### **8.4 Protective Services Structure Protection Unit (SPU) Vehicle Purchase**

Report from Sean Coubrough, Manager, Protective Services (Regional Fire Chief), dated April 30, 2024. Purchase of Protective Services SPU pickup truck.

2024-0515

**Moved By** Director Anderson

**Seconded By** Director Cathcart

THAT: the Board empower the authorized signatories to enter into an agreement with Bannister GM Salmon Arm for the purchase of a 2024 Chevrolet Silverado Crew Cab Long Box in the amount of \$80,831.50 before taxes, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

The Board recessed at 10:37 AM and returned to the meeting at 10:42 AM.

### **10. Delegations & Guest Speakers**

#### **10.1 City of Revelstoke's New Recreation Services Facility**

Presentation by Evan Parliament, Chief Administrative Officer and Sheanna Moore, Director of Finance, City of Revelstoke.

Revelstoke CAO provided notice of intent to the Board regarding replacement of the Revelstoke Forum (Arena and Curling Rink). He said the building has reached the end of life and the city is looking at building a multi purpose facility if assent of the voters is achieved through a future referendum vote.

### **9. Business By Area**

#### **9.1 Electoral Areas A, B, D, E, F and G: Grant in Aids**

Report from Jodi Pierce, General Manager, Financial Services, dated May 6, 2024. Funding requests for consideration.

2024-0516

**Moved By** Director Cathcart

**Seconded By** Director Trumbley

THAT: the Board approve the following allocations from the 2024 electoral area Grant-in-Aids:

##### Area A

\$1,500 Golden & District Historical Society (Fall Faire event)

Area B

\$1,000 Wildsight Revelstoke (Summer camp program)

Area D

\$2,000 Southwest Shuswap First Responders Society (program startup costs)

\$250 Shuswap Theatre Society (Computer equipment)

Area E

\$800 Shuswap Theatre Society (Computer equipment)

Area F

\$1,900 Anglemont Fire Fighters Association (Canada Day event)

\$2,000 Celista Volunteer Firefighters Association (Community Re-kindle BBQ)

\$24,600 North Shuswap Chamber of Commerce (Community revitalization and engagement)

Area G

\$200 Shuswap Theatre Society (Computer equipment)

**CARRIED**

**9.2 Electoral Area C: South Shuswap Subregional Fire Services Budget Amendment**

Report from Derek Sutherland, General Manager, Community and Protective Services, dated April 29, 2024. Budget amendment request for White Lake Fire Hall expansion.

2024-0517

**Moved By** Director Gibbons

**Seconded By** Director Anderson

THAT: the Board authorize the allocation of \$350,000 from the South Shuswap Subregional Fire Five Year Financial Plan Capital Reserve Fund for construction of the White Lake Fire Hall expansion.

AND THAT: the Board support an amendment to the 2024 Five Year Financial Plan to include the additional expenditure for the construction of the White Lake Fire Hall expansion, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

**9.3 Electoral Area C: Eagle Bay Parkland Dedication**

~~Staff report attached to Late Agenda.~~

Item moved to June 20, 2024 Regular Board meeting.

**11. Administration Bylaws**

**11.1 Electoral Area C: Eagle Bay Estates Waterworks Local Service Amendment Bylaw No. 5878, 2024**

Board gave first, second, and third reading to this bylaw at the [April 18, 2024 Regular Board Meeting](#).

2024-0518

**Moved By** Director Gibbons

**Seconded By** Director Martin

THAT: Eagle Bay Estates Waterworks Local Service Area Amendment Bylaw No. 5878, 2024 be adopted, this 16th day of May, 2024.

**CARRIED**

**11.2 Electoral Area G: Waverly Park Water Upgrade Service Area Amendment Bylaw No. 5879, 2024**

Report from Jodi Pierce, General Manager, Financial Services dated April 9, 2024. Proposed amendment to Waverly Park Upgrade Service Area Bylaw No. 5654.

2024-0519

**Moved By** Director Melnychuk

**Seconded By** Director Simpson

THAT: Waverly Park Water Upgrade Service Area Amendment Bylaw No. 5879, 2024” be read a first, second and third time this 16<sup>th</sup> day of May, 2024.

**CARRIED**

**11.3 Electoral Area A: Kicking Horse Mountain Resort Fire Service Establishment Bylaw No. 5813, 2020**

The Board gave second reading as amended and third readings to Kicking Horse Mountain Resort Fire Service Establishment Bylaw No. 5813, 2020 at the [February 15, 2024 Regular Board Meeting](#). Statutory Approval from the Deputy Inspector of Municipalities was given on March 18, 2024. A sufficient petition was certified on May 8, 2024.

2024-0520

**Moved By** Director Cathcart

**Seconded By** Director Oszust

THAT: Kicking Horse Fire Suppression Service Area Establishment Bylaw No. 5813, 2020 be adopted this 16th day of May, 2024.

**CARRIED**

**11.2 Electoral Area G: Waverly Park Water Upgrade Service Area Amendment Bylaw No. 5879, 2024**

Report from Jodi Pierce, General Manager, Financial Services dated April 9, 2024. Proposed amendment to Waverly Park Upgrade Service Area Bylaw No. 5654.

2024-0521

**Moved By** Director Melnychuk  
**Seconded By** Director Simpson

THAT: Waverly Park Water Upgrade Service Area Amendment Bylaw No. 5879, 2024” be adopted this 16<sup>th</sup> day of May, 2024.

**CARRIED**

**11.4 Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024**

Report from Sean Coubrough, Manager, Protective Services (Regional Fire Chief), dated May 7, 2024. Forty-nine (49) lot service area expansion for Nicholson Fire Suppression Service.

Staff report attached to Late Agenda.

2024-0522

**Moved By** Director Cathcart  
**Seconded By** Director Martin

THAT: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024, be read a first, second, and third time this 16<sup>th</sup> day of May, 2024.

**CARRIED**

**12. Public Question & Answer Period**

Click to view the [Public Question Period Guidelines](#).

No questions were posed by the public.

**13. CLOSED (In Camera)**

None.

**14. Development Services Business General**

None.

**15. ALR Applications**

**15.1 Electoral Area F: Agricultural Land Commission Application – Non-Farm Use in the ALR**

Report from Christine LeFloch, Planner III, dated May 1, 2024.  
6137 Squilax-Anglemont Road, Magna Bay

2024-0523

**Moved By** Director Simpson  
**Seconded By** Director Cathcart

THAT: Application No. LC2606F Section 20(2) – Non-Farm Use in the ALR, for Lot 2, Section 14, Township 23, Range 10 West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District Plan EPP27675 be forwarded to the

Provincial Agricultural Land Commission with a recommendation of refusal, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

Municipal Directors Anderson, Lavery, and Sulz left the meeting at this time.

**16. Development Services Business by Area**

None.

**17. Planning Bylaws**

**17.1 Electoral Area C: South Shuswap Zoning Amendment Bylaw No. 701-112**

Report from Laura Gibson, Planner II, dated May 1, 2024.  
4956 Ivy Road, Eagle Bay

2024-0524

**Moved By** Director Gibbons

**Seconded By** Director Trumbley

THAT: "South Shuswap Zoning Amendment Bylaw No. 701-112 be read a first time this 16<sup>th</sup> day of May, 2024.

Discussion on the motion:

Director Gibbons did not wish to see the public hearing and requested the Board to utilize the complex consultation rather than the simple consultation as recommended by staff.

**CARRIED**

2024-0525

**Moved By** Director Gibbons

**Seconded By** Director Trumbley

THAT: The Board utilize the complex consultation process for Bylaw No. 701-112, and it be referred to the following agencies and First Nations:

- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests: Archaeology Branch
- All applicable First Nations Bands and Councils.

**CARRIED**

**17.2 Electoral Area G: South Shuswap Zoning Amendment Bylaw No. 701-109**

Report from Laura Gibson, Planner II, dated April 30, 2024.  
1249 Trans Canada Highway, Sorrento

2024-0526

**Moved By** Director Melnychuk

**Seconded By** Director Brooks-Hill

THAT: “South Shuswap Zoning Amendment Bylaw No. 701-109” be read a first time, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

2024-0527

**Moved By** Director Melnychuk

**Seconded By** Director Brooks-Hill

THAT: In accordance with Section 464(2) of the Local Government Act, the public hearing for “South Shuswap Zoning Amendment Bylaw No. 701-109” be waived.

Discussion on the motion:

Director Melnychuk noted that previously there were challenges with rodents and asked if there was a way the developer could prevent infestations. General Manager, Development Services said a referral would be sent to Interior Health Authority (IHA) and staff would follow up with IHA.

Director Simpson stated he was not in support of a recycling facility in the downtown centre and felt that the public should have a chance to provide comment.

**CARRIED**

**In Favour – Directors Cathcart, Brooks-Hill, Gibbons, Trumbley, Martin, and Melnychuk**

**Opposed – Director Simpson**

2024-0528

**Moved By** Director Melnychuk

**Seconded By** Director Brooks-Hill

THAT: The Board utilize the simple consultation process for Bylaw No. 701-109, and it be referred to the following agencies and First Nations:

- CSRD Community and Protective Services,
- CSRD Environmental and Utility Services,
- Interior Health Authority,
- Ministry of Transportation and Infrastructure,
- Ministry of Forests: Archaeology Branch,
- All applicable First Nations Bands and Councils.

**CARRIED**

### **17.3 Electoral Area G: South Shuswap Zoning Amendment Bylaw No. 701-110**

Report from Laura Gibson, Planner II, dated May 1, 2024.  
1239 Notch Hill Road, Sorrento

2024-0529

**Moved By** Director Melnychuk

**Seconded By** Director Trumbley

THAT: “South Shuswap Zoning Amendment Bylaw No. 701-110” be read a second time, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

**17.4 Electoral Area E: Electoral Area E Zoning Amendment Bylaw No. 841-02**

Report from Jan Thingsted, Planner III, dated April 29, 2024.  
3250 Oxbow Frontage Road, Yard Creek.

2024-0530

**Moved By** Director Martin

**Seconded By** Director Cathcart

THAT: "Electoral Area E Zoning Bylaw Amendment Bylaw No. 841-02" be adopted, this 16<sup>th</sup> day of May, 2024.

**CARRIED**

**17.5 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51**

Report from Laura Gibson, Planner II, dated May 2, 2024.  
Kenwood Gate, Scotch Creek

Late Agenda - staff presentation.

Discussion:

The Board discussed the accessory/residential use limitations and suggested modifications due to the housing crisis.

General Manager, Development Services noted the proposed zoning change would permit industrial use to occur on the properties as the primary activity and also allow space for residential use as an accessory to the main industrial use. The provincial legislative changes regarding housing impact residential zoned properties and are not a consideration in relation to industrial zoning designations.

Recognizing residential accommodation would be considered an accessory use; Director Simpson did not agree with the accessory use restrictions presented and suggested two accessory (residential) uses be permitted in the industrial zoning with no limitation the accessory use location.

2024-0531

**Moved By** Director Simpson

**Seconded By** Director Cathcart

THAT: the Board defer Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" second reading, as amended to the June 20, 2024 Regular meeting.

**CARRIED**

**18. Release of Closed Session Resolutions**

None.

**19. Next Board Meeting**

Thursday, June 20, 2024 at 9:30 AM.  
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

**20. Adjournment**

2024-0532

**Moved By** Director Oszust

**Seconded By** Director Gibbons

THAT: the Regular Board meeting be adjourned.

**CARRIED**

11:41 PM (MT).

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CORPORATE OFFICER

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CHAIR

# B.C. Land Use Planning for Agriculture

Local Government Elected Officials Presentation  
June 20, 2024



Ministry of  
Agriculture  
and Food

# Today's Presentation

- Why Agriculture?
- Pressure on B.C.'s Farmland  
(6 big points)
- Tools in the Toolbox
- Key Messages
- Key Actions
- Discussion/Questions



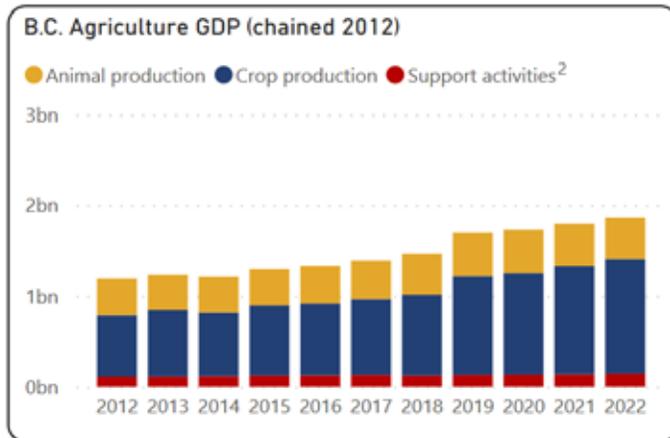
# Why Agriculture?

- Significant contributor to BC's economy and growing;
  - *BC Farm Cash Receipts increased from \$4.03B in 2020 to \$4.56B in 2022.*
- Agriculture support B.C. jobs and family businesses;
  - *In 2023, 40,000 people were employed in primary agriculture across BC.*
- Food security is more important than ever, especially in our climate crisis;
  - *The UN reports that the global food crisis is only getting worse due to many factors*

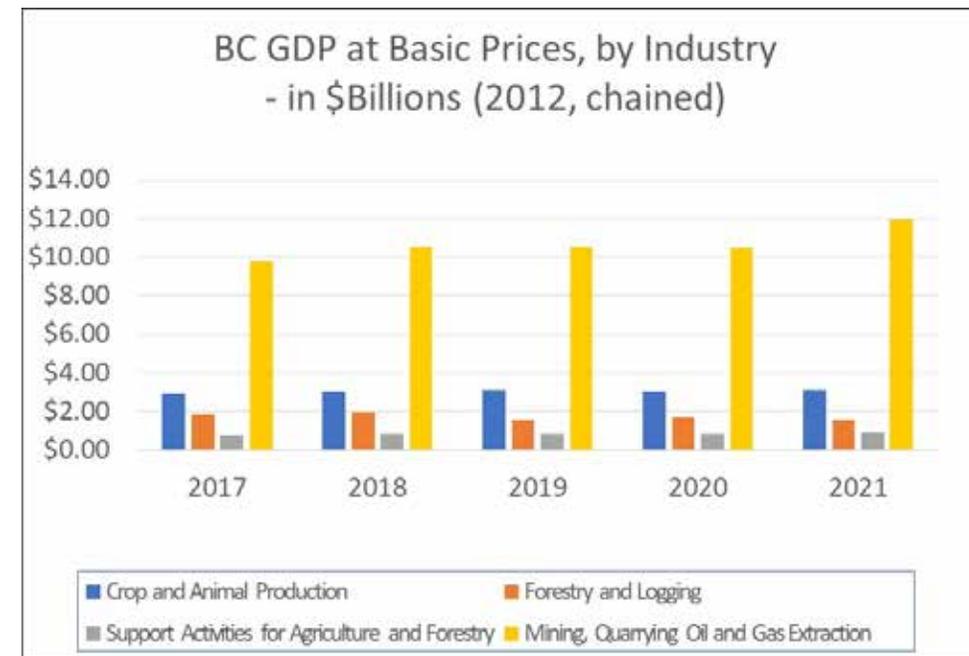
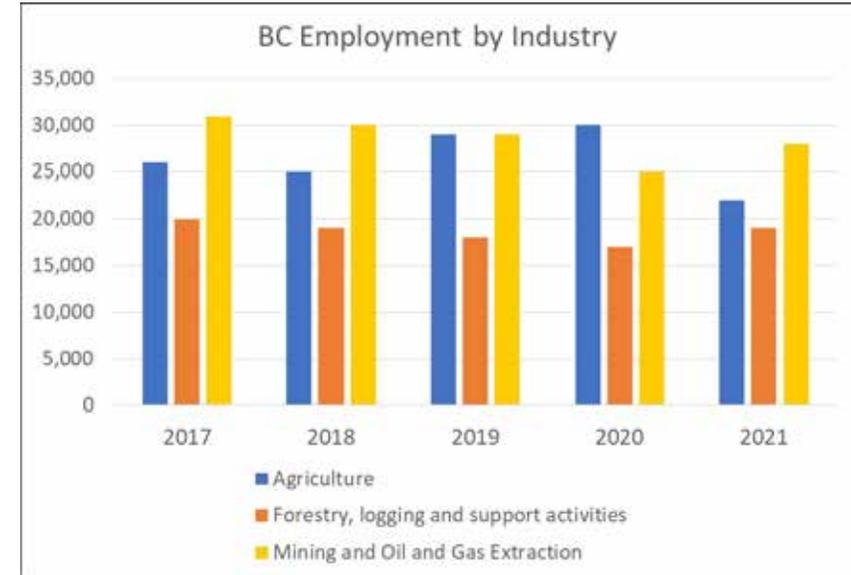


# Contribution of Agriculture

- ∅ The agriculture industry overall is a strong and stable contributor to the economy.
- ∅ Primary agriculture had sales of \$14B in B.C. in 2022.
- ∅ GDP \$2.25B in 2022 and share of Provincial GDP was 0.8%.



Source: B.C. Ministry of Agriculture and Food (Sector Tables 2023)



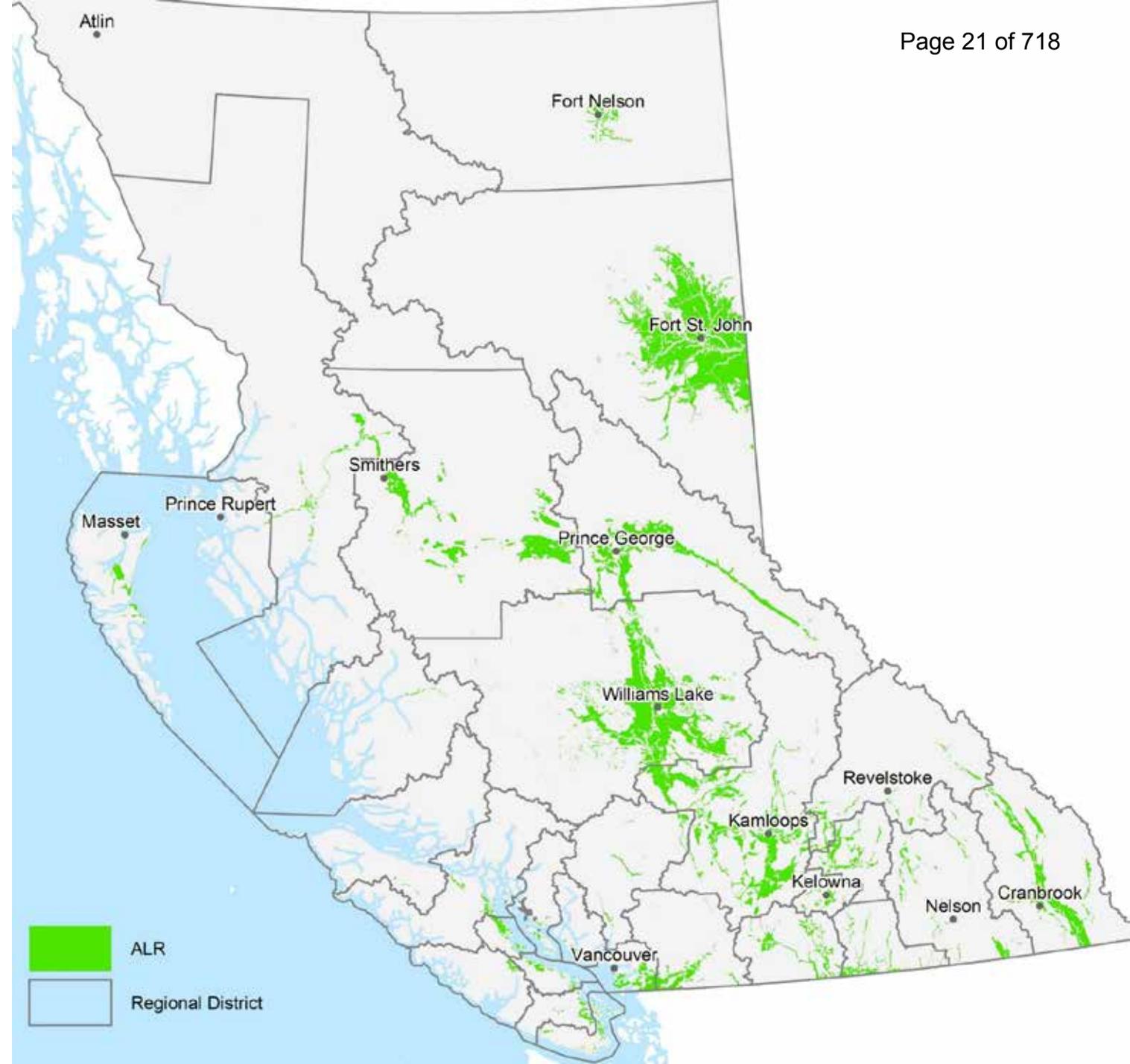


# Pressures on the ALR and Farming

- Agricultural land in B.C. is very limited and under great pressure
- Some pressures facing the ALR and farming industry include:
  - Limited agricultural land;
  - Cost of ALR land;
  - Urbanization;
  - Housing;
  - Demographics;
  - Lack of industrial land.

# Pressure 1: Limited Agricultural Land

- B.C.'s agriculture's land base includes:
- The Agricultural Land Reserve (ALR)
  - ~5 percent of B.C.'s land base;
  - a mix of agricultural capability;
  - ~54 percent crown land.
  - ~7 percent not available for farming.
- Remaining 95% does not have the same regulatory protections – although there is a small amount of non-ALR farmland.



## Pressure 2: Cost of Agricultural Land

- Cost of farmland in B.C. continues to rise;
- Increased by 8.0% in 2022 (18.1% increase in 2021 and an 8.0% increase in 2020);
- Agricultural land values are the highest in Canada;
- Okanagan = up to \$107,000/acre
- Thompson Nicola = up to \$40,000/acre;
- Ontario ranges from \$4k – \$28k;
- Okanagan = -4.5%
- Thompson Nicola = +-3%
- Increased demand and limited supply.



## Pressure 3: Urbanization

- B.C.'s population is growing;
- Urban infrastructure follows as more people move to the province;
- 3 areas have been identified as significant "high-growth" regions:
  - Lower Mainland
  - Okanagan Valley
  - Southern Vancouver Island
- This is also where 80% of B.C.'s total Farm Receipts are generated.

# Pressure 4: Housing Demands



- Everyone knows...high prices that keep going higher;
- Both to purchase a home and rentals;
- B.C. = most unaffordable province for housing;
- Not just a Lower Mainland problem anymore;
- More people looking at ALR to solve housing crisis.



## Pressure 4: Housing Demands

- Agricultural Land Reserve is a provincial zone that holds land in reserve for agriculture;
- If food security and economic benefits are priorities, the ALR cannot be the solution to B.C.'s housing crisis;
- Multiple issues associated with more people living in or near the ALR.



# Pressure 5: Demographics

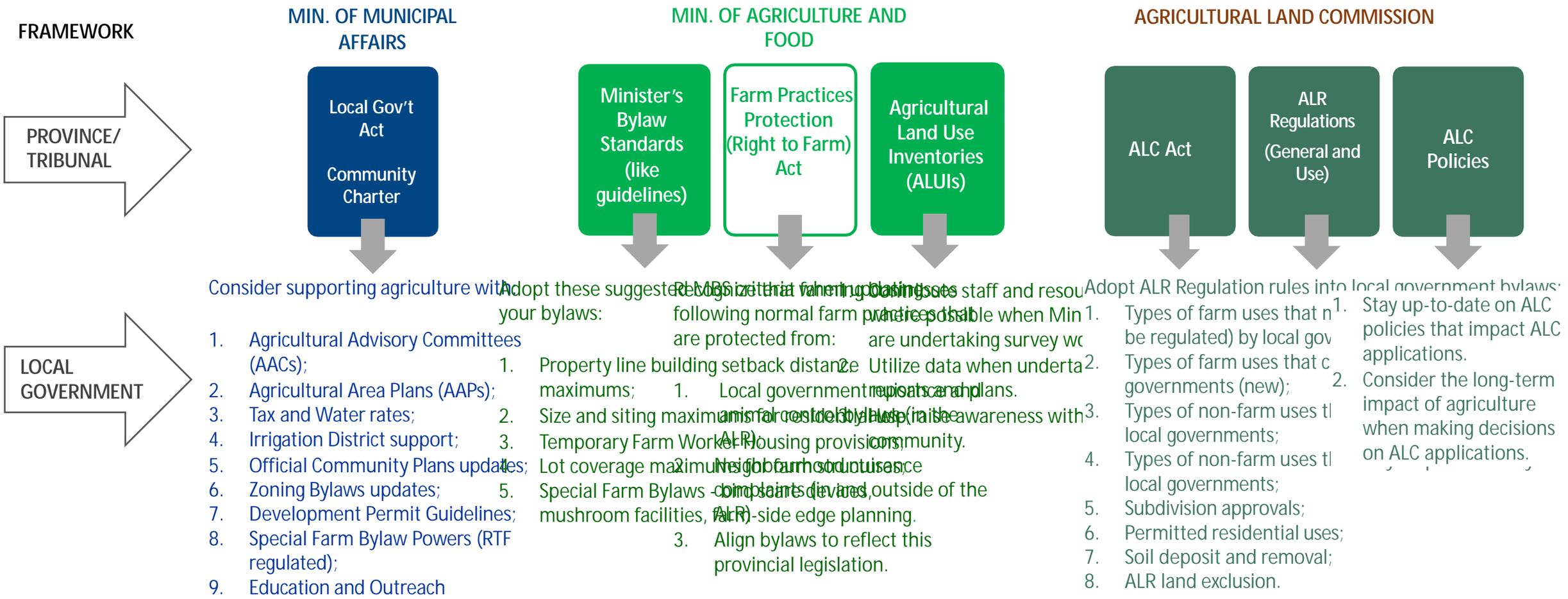
- Average age of farmers in Canada keeps increasing:
  - 1996 = 48.4 (B.C. = 49.8)
  - 2006 = 52.0 (B.C. = 53.6)
  - 2021 = 56.0 (B.C. = 57.8)
- Fewer young people in B.C. getting into farming:
  - 2011 = 2,400 under 35
  - 2021 = 1,210 under 35
- BC = highest proportion of female farmers in Canada

## Pressure 6: Lack of Industrial Land

- Critical shortage of industrial land;
- Cost of industrial land rising;
- Redeveloping industrial land to other uses
- Industrial lands offer opportunities for middle income jobs.
- Lack of industrial land puts enormous pressure on ALR to accommodate these uses.

# Tools in the Toolbox

*How local governments can help B.C. agriculture through land use planning*

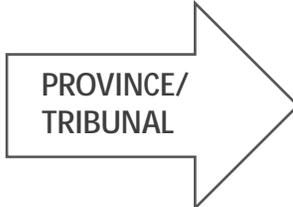


FRAMEWORK

MIN. OF MUNICIPAL AFFAIRS

MIN. OF AGRICULTURE AND FOOD

AGRICULTURAL LAND COMMISSION



Local Gov't Act  
Community Charter

Minister's Bylaw Standards (like guidelines)

Farm Practices Protection (Right to Farm) Act

Agricultural Land Use Inventories (ALUIs)

ALC Act

ALR Regulations (General and Use)

ALC Policies



Consider supporting agriculture with your bylaws:

1. Agricultural Advisory Committees (AACs);
2. Agricultural Area Plans (AAPs);
3. Tax and Water rates;
4. Irrigation District support;
5. Official Community Plans updates;
6. Zoning Bylaws updates;
7. Development Permit Guidelines;
8. Special Farm Bylaw Powers (RTF regulated);
9. Education and Outreach

Adopt these suggested bylaws:

1. Property line building setback distance maximums;
2. Size and siting maximums for outside buildings, mushroom facilities, etc.
3. Temporary Farm Workplaces;
4. Lot coverage maximums;
5. Special Farm Bylaws (RTF regulated);

Recognize that farming businesses are protected from:

1. Local government repairs and plans.
2. Utilize data when undertaking surveys and plans.
3. Align bylaws to reflect this provincial legislation.

Adopt ALR Regulation rules into local government bylaws:

1. Types of farm uses that can be regulated) by local governments (new);
2. Types of farm uses that can be regulated) by local governments;
3. Types of non-farm uses that can be regulated) by local governments;
4. Types of non-farm uses that can be regulated) by local governments;
5. Subdivision approvals;
6. Permitted residential uses;
7. Soil deposit and removal;
8. ALR land exclusion.

Local government bylaws:

1. Stay up-to-date on ALC policies that impact ALC applications.
2. Consider the long-term impact of agriculture when making decisions on ALC applications.



## Key Messages

- Competing demands for limited agricultural land are growing;
- Challenges for farmers are growing;
- Ensuring greater food security requires having the land base available to support the sector;
- Protecting this provincial asset requires a provincial and local government effort and co-operation.
- Local government elected officials can and do make a difference to support farmland, farmers and B.C.'s agricultural sectors.

# Key Actions

- Help B.C. farmers succeed by reducing their burdens within your control;
- Help create stronger buffers between farmland and other uses. Good fences really do make good neighbours;
- Coordinate with your local governments neighbours to enact bylaws impacting agriculture that are consistent, fair and easy to understand;
- Recognize that small lots sell at a premium, rather than being affordable for farmers and new entrants;
- Recognize non-farm uses are having a cumulative affect on the ALR.



# Questions?

Alison Fox, Land Use Agrologist

[Alison.Fox@gov.bc.ca](mailto:Alison.Fox@gov.bc.ca)

Lindsay Benbow, Regional  
Agrologist

[Lindsay.Benbow@gov.bc.ca](mailto:Lindsay.Benbow@gov.bc.ca)





City of Campbell River  
From the Office of the Mayor

May 28, 2024

The Honorable Bruce Ralston  
Minister of Forests  
Room 138 Parliament Buildings  
Victoria, BC V8V 1X4

Via email: [FLNR.Minister@gov.bc.ca](mailto:FLNR.Minister@gov.bc.ca)

Dear Minister Ralston,

I am writing to express my deep concern regarding the provincial government's recent management of forest practices, which are having severe repercussions on local communities and the broader provincial economy. As you may be aware, two weeks ago, Canfor Corporation announced its decision to close a sawmill in Bear Lake, curtail production at a pulp mill in Prince George, and suspend plans for a new mill in Houston, BC. This announcement has sent shockwaves through these three BC communities, resulting in hundreds of job losses that support families and sustain local economies.

The forest sector in BC is facing significant challenges, compounded by uncertainties surrounding fibre supply and the BC Government's Forest policies and directives. Our forests have supported communities and families for generations, and it is essential to maintain this legacy.

According to the BC Council of Forest Industries' 2024 report, the forest industry in BC supports approximately 100,000 jobs across the province. The industry contributes \$17.4 billion in value-added activity, with significant portions derived from forestry, logging supported activities, wood products manufacturing, and pulp and paper manufacturing. Additionally, the sector generates approximately \$9.1 billion in labour income and contributes \$6.6 billion in government revenue, benefitting provincial, federal and municipal levels.

This decline in the forest sector is not just a statistic; it represents a real crisis affecting people and communities. It is imperative that all levels of government take immediate and decisive action to protect good forestry jobs and ensure a sustainable future for this vital industry.

Without significant change, announcements like the one Canfor made two weeks ago will become more frequent, affecting communities across BC, including Campbell River. It is vital that we prioritize the health and sustainability of our forest sector to protect our communities, families, and the economy. I urge you to consider the far-reaching impacts of current forest management practices and to work

collaboratively with industry stakeholders to develop policies that support the long-term viability of BC's Forest sector.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kermit Dahl', with a stylized, cursive script.

Kermit Dahl  
Mayor

**OMBUDSPERSON**  
BRITISH COLUMBIA

The *Ombudsperson Act* requires that investigations be conducted in private. Ombudsperson investigation documents are not available through the *Freedom of Information and Protection of Privacy Act* and may be subject to rules preventing their use in court and tribunal proceedings. **Please contact the Office of the Ombudsperson before disclosing this document, or any responses, to any third parties.**

**CSRD**

May 8, 2024

Kevin Flynn  
Chair  
Columbia-Shuswap Regional District  
PO Box 978  
555 Harbourfront Drive NE  
SALMON ARM BC V1E4P1

JUN 10 2024

**RECEIVED**

Dear Kevin Flynn:

Re: Office of the Ombudsperson Quarterly Report: January 1 - March 31,  
2024

This package of documents details the complaint files the Office of the Ombudsperson closed for Columbia-Shuswap Regional District between January 1 and March 31, 2024. Though no action is required on your part, we hope that you will find this information useful and share it within your organization.

These reports provide information about the complaint files we closed regarding your organization within the last quarter, including both files we investigated and files we closed without investigation. Files currently open with the office are not included in these reports.

Enclosed you will find detailed reports containing the following:

- A one-page report listing the number of files closed and the category under which they were closed. The categories we use to close files are based on the sections of the *Ombudsperson Act*, which gives the Ombudsperson the authority to investigate complaints from the public regarding authorities under our jurisdiction. A more detailed description of our closing categories is available on our website at: <https://bcombudsperson.ca/assets/media/QR-Glossary.pdf>.



- If applicable: Copies of closing summaries written about the complaint files we investigated. These summaries provide an overview of the complaint received, our investigation and the outcome. Our office produces closing summaries for investigated files only, and not for enquiries or those complaints we chose not to investigate.
- If applicable: A summary of the topics identified in the complaint files closed during the quarter. We track general complaint topics for all complaints we receive, and when applicable, we include authority-specific and/or sector-specific topics for your organization and/or sector. Our office tracks the topics of complaints we investigate and those we close without investigation, but not for enquiries. Because complaints to our office are confidential, we do not share complaint topic information if we received too few complaints to preserve the complainants' anonymity.

If your organization received too few complaints to produce a summary of complaint topics but you would like further information about the complaints our office received about your organization, our office's Policy, Research and Continuous Improvement team can provide further details upon request. Please contact the PRCI team at [PRCI@bcombudsperson.ca](mailto:PRCI@bcombudsperson.ca) or by phone at 250-953-4171.

To learn more about educational opportunities on administrative fairness provided by our office, or if you wish to consult with our office to enhance fairness within your organization's policies or procedures, our Public Authority Consultation and Training (PACT) Team can assist you. Please contact the PACT Team at [consult@bcombudsperson.ca](mailto:consult@bcombudsperson.ca) or 250-508-2950.

If you wish to update your organization's contact information, or if you notice any inaccuracies in the data provided, please contact us at [info@bcombudsperson.ca](mailto:info@bcombudsperson.ca).

Yours sincerely,



Jay Chalke  
Ombudsperson  
Province of British Columbia

*Our office is located on the traditional lands of the Ləkʷəŋən (Lekwungen) people and ancestors, and our work extends across the traditional territories of the First Nations peoples within what we now call British Columbia. We honour the many territorial keepers of the lands and waters where we work.*

Enclosures



Quarterly Report for 1 January - 31 March, 2024  
Columbia-Shuswap Regional District

Type of complaint closure for Authority: Columbia-Shuswap Regional District	# closed
<b>Enquiries</b> – Many people who contact us are not calling to make a complaint, but are seeking information or advice. These contacts are classified as <i>Enquiries</i> to distinguish them from <i>Complaints</i> , which are requests that our office conduct an investigation.	0
<b>Complaints with No Investigation</b> – Our office does not investigate every complaint it receives. First, we determine whether we have authority to investigate the complaint under the <i>Ombudsperson Act</i> . We also have discretion to decline to investigate for other reasons specified in the <i>Ombudsperson Act</i> .	2
<b>Early Resolution Investigations</b> – Early Resolution investigations provide an expedited process for dealing with complaints when it appears that an opportunity exists for the authority to take immediate action to resolve the issue. Typical issues that are addressed through Early Resolution include timeliness, communication, and opportunities for internal review.	0
<b>Complaint Investigations</b> – When we investigate a complaint we may conclude with a determination that a complaint is not substantiated, or with a negotiated settlement of the complaint, or with public findings and recommendations. We may also exercise discretion to cease investigation for a number of other reasons specified in the <i>Ombudsperson Act</i> .	0
<b>Reason for closing an Investigation</b>	
Pre-empted by existing statutory right of appeal, objection or review.	0
Investigation ceased with no formal findings under the <i>Ombudsperson Act</i> .	
More than one year between event and complaint	0
Insufficient personal interest	0
Available remedy	0
Frivolous/vexatious/trivial matter	0
Can consider without further investigation	0
No benefit to complainant or person aggrieved	0



Complaint abandoned	0
Complaint withdrawn	0
<b>Complaint settled in consultation with the authority</b> – When an investigation leads us to conclude that action is required to resolve the complaint, we try to achieve that resolution by obtaining the voluntary agreement of the authority to settle the complaint. This allows matters to be resolved fairly for the complainant and authority without requiring a formal finding of maladministration.	0
Complaint substantiated with formal findings under the <i>Ombudsperson Act</i> .	0
Complaint not substantiated under the <i>Ombudsperson Act</i> .	0
<b>Ombudsperson Initiated Investigations</b> – The Ombudsperson has the authority to initiate investigations independently from our process for responding to complaints from the public. These investigations may be ceased at the discretion of the Ombudsperson or concluded with formal findings and recommendations.	0

Complaints Closed from 1 January - 31 March, 2024  
 Columbia-Shuswap Regional District

*The tables below summarize the complaint topics we are tracking for your sector and/or authority and the number of times this topic was identified in the files (investigated and non-investigated complaints) that were closed in the most recent quarter.*

If you would like more information on the types of complaints we receive, please contact our Public Authority Consultation and Training Team: email us at [consult@bcombudsperson.ca](mailto:consult@bcombudsperson.ca) or call us at 250-508-2950.

### Sector-Specific Complaint Topics – All Local Government

Business Licensing	3	2%
Bylaw Enforcement	59	32%
Council Member Conduct (incl. Conflict of Interest)	18	10%
Fees/Charges (incl. Taxes)	22	12%
Official Community Plan/Zoning/Development	24	13%
Open Meetings	9	5%
Other	30	16%
Response to Damages Claim	4	2%
Services (incl. Garbage, Sewer, Water)	14	8%

### General Complaint Topics – All Local Government

Accessibility	16	6%
Administrative Error	7	3%
Communication	35	13%
Delay	16	6%
Disagreement with Decision or Outcome	84	30%
Discrimination	6	2%
Employment or Labour Relations	5	2%
Other	8	3%



---

Process or Procedure	62	22%
Review or Appeal Process	13	5%
Treatment by Staff	24	9%



*Healthy Waters for Healthy Communities.*

June 6, 2024

The Hon. Pablo Rodriguez, Minister of Transport, Canada  
[pablo.rodriguez@parl.gc.ca](mailto:pablo.rodriguez@parl.gc.ca)

The Hon. Nathan Cullen, Minister of Water, Land and Resource Stewardship, B.C.  
[WLRS.Minister@gov.bc.ca](mailto:WLRS.Minister@gov.bc.ca)

**Re: CALL FOR URGENT ACTION TO RESTORE AQUATIC INVASIVE SPECIES WATERCRAFT INSPECTION STATIONS IN BRITISH COLUMBIA**

Dear Mr. Rodriguez and Mr. Cullen:

We are writing to express our deep concern regarding the closure and lack of aquatic invasive species (AIS) watercraft inspection stations along Highway 93/95 from Alberta into British Columbia near Radium Hot Springs. The Lake Windermere Ambassadors are a not-for profit, dedicated community group that advocates for the preservation of our natural water bodies in British Columbia, including our own Lake Windermere, part of the headwaters of the mighty Columbia River system and adjoining Ramsar Site designated wetlands. It is imperative to address the extreme risks posed by aquatic invasive species, which threaten the health and biodiversity of our precious aquatic ecosystems.

Highway 93/95 is a significant entry route for travelers and recreational watercraft users coming into British Columbia from Alberta. Our small headwater lake can receive upwards of 1,300 boats on a busy summer weekend! A large gap was left along this route with the 2023 closures of watercraft inspection stations, which poses a great threat to the Columbia River Watershed. There is an increased risk of AIS being unintentionally transported into our waterways. These invasive species can cause extensive environmental damage, disrupt local ecosystems, damage freshwater drinking sources, and incur significant economic costs related to management and mitigation efforts. The costs incurred once these species are introduced will far exceed that of prevention and mitigation efforts taken now.

The Lake Windermere Ambassadors and other local conservation groups have worked tirelessly to promote awareness and preventive measures among the community and visitors. However, the absence of adequate government-funded and operated AIS inspection stations compromises these efforts and leaves our water bodies vulnerable to invasive species introductions.

Considering the recent discoveries of AIS in various BC waters, such as whirling disease and invasive mussels found in Idaho within the Columbia River watershed, it is crucial that we enhance our preventative

www.lakeambassadors.ca ~ Box 601 ~ Invermere, BC ~ V0A 1K0 ~ 250.341.6898  
info@lakeambassadors.ca

*Healthy Waters for Healthy Communities.*

measures rather than reduce them. We respectfully urge the Municipal, Provincial and Federal Governments to reconsider the reduction of funding and checkpoint stations and instead increase their presence, particularly along critical entry points such as Highway 93/95. Strengthening these measures will significantly bolster our defenses against the spread of AIS and help protect BC's aquatic environments for future generations.

Furthermore, we urge the exploration of alternative solutions and partnerships to enhance AIS monitoring and prevention efforts. Collaborative initiatives between all levels of government, community and local stakeholders, Indigenous and conservation organizations, and neighboring provinces will help mitigate the risks associated with invasive species and ensure the continued protection of our freshwater resources. We, the Lake Windermere Ambassadors, are eager to engage with you in any collaborative and preventative process necessary to protect our most precious resource!

Thank you for your attention to this matter. We are confident that, with increased vigilance and proactive measures, we can safeguard our beautiful and invaluable natural aquatic ecosystems.



---

Taoya Schaefer, Chair  
Lake Windermere Ambassadors



cc:

Government of Canada

Minister of Public Safety, Democratic Institutions and Intergovernmental Affairs Dominic LeBlanc [ps.ministerofpublicsafety-ministredelasecuritepublique.sp@ps-sp.gc.ca](mailto:ps.ministerofpublicsafety-ministredelasecuritepublique.sp@ps-sp.gc.ca)

Minister of Fisheries, Oceans and the Canadian Coast Guard Diane Lebouthillier [DFO.Minister- Ministre.MPO@dfo-mpo.gc.ca](mailto:DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca)

Members of Parliament Dan Albas [dan.albas@parl.gc.ca](mailto:dan.albas@parl.gc.ca), Tracy Gray [Tracy.Gray@parl.gc.ca](mailto:Tracy.Gray@parl.gc.ca), Richard Cannings [richard.cannings@parl.gc.ca](mailto:richard.cannings@parl.gc.ca), Mel Arnold [mel.arnold@parl.gc.ca](mailto:mel.arnold@parl.gc.ca)

Province of B.C.

Minister of Environment and Climate Change Strategy George Heyman [ENV.Minister@gov.bc.ca](mailto:ENV.Minister@gov.bc.ca)

Minister of Energy, Mines and Low Carbon Innovation Josie Osborne [josie.osborne.MLA@leg.bc.ca](mailto:josie.osborne.MLA@leg.bc.ca)

Parliamentary Secretary for Fisheries and Aquaculture MLA Kelly Greene

[Kelly.Greene.MLA@leg.bc.ca](mailto:Kelly.Greene.MLA@leg.bc.ca) Parliamentary Secretary for Watershed Restoration MLA Fin

Donnelly [fin.donnelly.MLA@leg.bc.ca](mailto:fin.donnelly.MLA@leg.bc.ca) MLAs Dan Ashton [Dan.Ashton.MLA@leg.bc.ca](mailto:Dan.Ashton.MLA@leg.bc.ca), Ben Stewart

[Ben.Stewart.MLA@leg.bc.ca](mailto:Ben.Stewart.MLA@leg.bc.ca), Renee Merrifield [Renee.Merrifield.MLA@leg.bc.ca](mailto:Renee.Merrifield.MLA@leg.bc.ca), Norm Letnick

[Norm.Letnick.MLA@leg.bc.ca](mailto:Norm.Letnick.MLA@leg.bc.ca), Harwinder Sandhu [harwinder.sandhu.MLA@leg.bc.ca](mailto:harwinder.sandhu.MLA@leg.bc.ca), Greg Kylo

[Greg.Kylo.MLA@leg.bc.ca](mailto:Greg.Kylo.MLA@leg.bc.ca)

PS for Rural Development MLA Roly Russell [roly.russell.MLA@leg.bc.ca](mailto:roly.russell.MLA@leg.bc.ca)

Municipal Governments

Invermere Mayor Al Millar [mayor@invermere.net](mailto:mayor@invermere.net)

Invermere Councilor Grant Kelly [councillorkelly@invermere.net](mailto:councillorkelly@invermere.net)

Village of Canal Flats [village@canalflats.ca](mailto:village@canalflats.ca)

Akisiq'nuk First Nation [lawrence@onefeather.ca](mailto:lawrence@onefeather.ca)

[admin@akisqnuk.org](mailto:admin@akisqnuk.org)

Shuswap Indian Band [reception@shuswapband.ca](mailto:reception@shuswapband.ca)

Chief Barb Cote [cbote@shuswapband.ca](mailto:cbote@shuswapband.ca)

Councillor Mark Thomas [mthomas@shuswapband.ca](mailto:mthomas@shuswapband.ca)

Metis Nation Columbia River Society [metisnationcolumbiariver@gmail.com](mailto:metisnationcolumbiariver@gmail.com)

Bringing Home the Salmon [info@columbiariversalmon.ca](mailto:info@columbiariversalmon.ca)

Ktunaxa Nation [news@ktunaxa.org](mailto:news@ktunaxa.org)

Regional Districts

Area F [director.clovechok@rdek.bc.ca](mailto:director.clovechok@rdek.bc.ca)

Area G [director.schnider@rdek.bc.ca](mailto:director.schnider@rdek.bc.ca)

Area A [director.mcdonald@rdek.bc.ca](mailto:director.mcdonald@rdek.bc.ca)

www.lakeambassadors.ca ~ Box 601 ~ Invermere, BC ~ V0A 1K0 ~ 250.341.6898  
info@lakeambassadors.ca

*Healthy Waters for Healthy Communities*

Canal Flats [mayor.doherty@canalflats.ca](mailto:mayor.doherty@canalflats.ca)

Radium Hot Springs [mayor@radiumhotsprings.ca](mailto:mayor@radiumhotsprings.ca)

Organizations:

CSRD [info@csrd.bc.ca](mailto:info@csrd.bc.ca)

Wildsight Invermere [invermere@wildsight.ca](mailto:invermere@wildsight.ca)

Wildsight Golden [golden@wildsight.ca](mailto:golden@wildsight.ca)

Columbia Lake Stewardship Society [info@columbialakess.ca](mailto:info@columbialakess.ca)

Living Lakes Canada [info@livinglakescanada.ca](mailto:info@livinglakescanada.ca)

Kootenay Conservation Program [info@kootenayconservation.ca](mailto:info@kootenayconservation.ca)

Tourism Radium [info@RadiumHotSprings.com](mailto:info@RadiumHotSprings.com)

Tourism Columbia Valley [info@travelcolumbiavalley.com](mailto:info@travelcolumbiavalley.com)

Kootenay Rockies Tourism [info@KootenayRockies.com](mailto:info@KootenayRockies.com)

B.C. Parks Trevor Hann [Trevor.Hann@gov.bc.ca](mailto:Trevor.Hann@gov.bc.ca)

B.C. Parks - [parkinfo@gov.bc.ca](mailto:parkinfo@gov.bc.ca)

Media:

e-know – Ian Cobb [editor@e-know.ca](mailto:editor@e-know.ca)

Columbia Valley Pioneer – Steve Hubrecht [steve@columbiavalleypioneer.com](mailto:steve@columbiavalleypioneer.com)

My East Kootenay Now - [Submit News Tip - My East Kootenay Now](#)

Golden Co-op Radio – Scott Weir [goldencoopradio@gmail.com](mailto:goldencoopradio@gmail.com)

Kootenay Mountain Culture – [submissions@mountainculturegroup.com](mailto:submissions@mountainculturegroup.com)

CBC News - [cbcnewsvancouver@cbc.ca](mailto:cbcnewsvancouver@cbc.ca)



# COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csr-d.bc.ca

June 6, 2024

Sent by email: [Mike.D.Scott@gov.bc.ca](mailto:Mike.D.Scott@gov.bc.ca)

Mike Scott, Road Area Manager – North Okanagan, Shuswap  
 Ministry of Transportation and Infrastructure  
 850C - 16 Street, PO Box 100 Stn. Main  
 Salmon Arm, BC V1E 4S4

Dear Mike Scott:

## **Re: Support for the Swansea Point Community Association – Pedestrian and Motorist Safety**

At its May 16 Regular Board meeting, the Columbia Shuswap Regional District (CSRD) Board unanimously passed the following motion:

*THAT: the Board write a letter of support to the Ministry of Transportation for a speed limit reduction from May 1 to October 1 and no parking signage on certain roadsides for pedestrian safety in the Swansea Point area.*

The CSRD Board shares the concerns of the Swansea Point Community Association. The safety of both motorists and pedestrians is of utmost importance and the CSRD Board supports the Swansea Point Community Association with their effort to proactively manage these safety concerns during the busier summer months.

We ask that the Ministry consider restricting some of the roadside parking on main roadways within the community and examine decreasing the speed limit in Swansea Point from May to October.

Yours truly,

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Per:

Kevin Flynn  
 Board Chair

cc: CSRD Electoral Area E Director, Rhona Martin

#### ELECTORAL AREAS

A GOLDEN-COLUMBIA  
 B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN  
 D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA  
 F NORTH SHUSWAP-SEYMOUR ARM  
 G BLIND BAY-SORRENTO-NOTCH HILL

#### MUNICIPALITIES

GOLDEN  
 REVELSTOKE

SALMON ARM  
 SICAMOUS



March 11, 2024

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

To CSR D,

The Southeastern BC Regional Connectivity Committee (RCC) requests continued membership of the CSR D under the auspices of the attached Memorandum of Understanding (MOU), set to expire Oct 31, 2027.

Please return a signed copy of the MOU (page 5) to [nthomas@ourtrust.org](mailto:nthomas@ourtrust.org) at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Owen", is written over a horizontal line.

Owen Torgerson  
Co-Chair, Southeastern BC Regional Connectivity Committee

Enc. Memorandum of Understanding

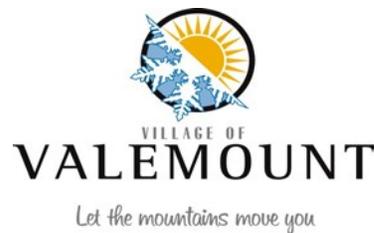
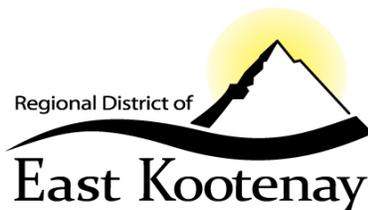
Sent via e-mail: [kcathcart@csrd.bc.ca](mailto:kcathcart@csrd.bc.ca)

# MEMORANDUM OF UNDERSTANDING

## Southeastern BC Regional Connectivity Committee

This Memorandum of Understanding (MOU) is dated

for reference this 20th day of February, 2024



Our Vision: World class connectivity throughout Southeastern BC that enables sustainable livelihoods and quality of life for our residents; and resilient, prosperous communities.

For the purposes of this MOU, references to “the Region” mean the area including the Columbia Basin, as defined in the Columbia Basin Act, and the Regional District of Kootenay Boundary, and the Columbia Shuswap Regional District.

The participating organizations (See Membership) have agreed to work together in creating the Southeastern BC Regional Connectivity Committee (the Committee) to lead a regional connectivity strategy and implementation plan as per the terms and ideals set out in this MOU.

**Vision:**

World class connectivity throughout Southeastern BC that enables sustainable livelihoods and quality of life for our residents; and resilient, prosperous communities.

**Mission:**

The Southeastern BC Regional Connectivity Committee advances access to world class connectivity services throughout the Region through advocacy, leadership, knowledge sharing and collaborative action.

**Guiding Principles:**

1. Recognizes connectivity as an essential service that should be available to all residents.
2. Be bold and nimble, seek innovative and sustainable solutions in technology, partnerships and operational models.
3. Proactively position projects to maximize ability to capitalize on emerging opportunities.
4. Value inclusivity in engagement, planning and project implementation.
5. Value collaboration with and seek to leverage resources of our strategic partners.
6. Measures of success based on community values, not just financial returns.

**Objectives:**

1. To conduct informed, end-to-end, strategic planning by mapping out the state of connectivity services in the Region to determine gaps and areas of priority.
2. To enumerate and communicate the communities of priority for connectivity in our Region.
3. To coordinate required capacity, funding, and resources for constructing using a ‘build once’ principle and to operate the required connectivity infrastructure for our Region.
4. To pursue innovative operational models in partnership with area public and private stakeholders that serve the Region’s vision for connectivity as an essential service.
5. To ensure that Official Community Plans (OCP), and Sustainability plans define connectivity services as a strategic area of focus and to use the levers overseen by local government (zoning, land use, bylaws, taxation) to facilitate the development of required connectivity infrastructure.
6. To advocate for regional connectivity priorities at all orders of government and with key private/public partners.

## Roles and Responsibilities

1. Communicate the principle of connectivity as an essential service, along with the connectivity priorities of the region to local governments and the public.
2. Create a three-year strategic plan and provide input on an annual tactical plan. Update these plans on an annual basis.
3. Proactively coordinate the pooling of local funding dollars through prioritized planning and in anticipation of future funding opportunities at the Federal and Provincial level.
4. Inform local level planning by evaluating and making recommendations to member boards/councils on regional priority projects and operational models (e.g. publicly owned utility, public/private partnerships).
5. Meet monthly (or as needed) to review progress on strategic and tactical plans, receive updates and provide advice/feedback from key stakeholders such as the Province, the Columbia Basin Trust's Broadband Initiative and/or invited guests.
6. Liaise with key partners, to define roles and advance projects.
7. Conduct and communicate an annual assessment of the state of connectivity in the region as a key indicator for the committee's Vision.
8. Demonstrate a united voice with continued participation of its key members/partners including the Ktunaxa Nation Council, the four regional districts, and the Village of Valemount.

## Membership:

Committee membership will consist of up to 2 members representing each of the following organizations:

- Columbia Shuswap Regional District
- Ktunaxa Nation Council
- Regional District of Kootenay Boundary
- Regional District of Central Kootenay
- Regional District of East Kootenay
- Village of Valemount

For matters requiring decision from the committee, each member will receive one vote. Member appointments are at the discretion of the participating organizations. Committee members can be elected or non-elected.

The following organizations will be Ex-Officio members (non-voting):

- The Province:
  - Regional Economic Operations Branch, Ministry of Forests, Lands, Natural Resource Operations and Rural Development
  - Connected Communities, Ministry of Jobs, Economic Development and Competitiveness
- Columbia Basin Trust (CBT)

The Committee may invite guests (e.g. community members, service providers, subject matter experts, industry and/or regulatory experts) to participate in thematic discussions as required.

**Membership Skills:**

The Committee will focus on strategic matters that will best advance connectivity solutions for the Region as a whole. While at times, topics will necessitate tactical discussions, members are encouraged to ensure focus remains on solving connectivity issues in a manner that best enables the Region to advance.

**Secretariat:**

In order to fulfill the stated Objectives and execute the Roles and Responsibilities, the Committee will require support by a secretariat function, (e.g. coordinating administrative staff and/or contractors). The required skillset and capacity of the secretariat will be discussed and determined by the Committee. A Secretariat resource and recommended funding plan will be advanced to member Boards/Councils for consideration.

**Term:**

This MOU shall remain in effect until October 31, 2027.

**Meeting Expenses:**

Members will be reimbursed by and in accordance with the policies of the organization they are representing.

Columbia Basin Trust (CBT) will provide financial and staff support to the Committee as appropriate and agreed upon by CBT and the Committee.

Participating Organizations confirm their agreement to the terms of this Memorandum of Understanding by having their authorized representatives sign below.

Columbia Shuswap Regional District

Name: \_\_\_\_\_

Title:

Date:

Regional District of Kootenay Boundary

Name: \_\_\_\_\_

Title:

Date:

Ktunaxa Nation Council

Name: \_\_\_\_\_

Title:

Date:

Regional District of Central Kootenay

Name: \_\_\_\_\_

Title:

Date:

Regional District of East Kootenay

Name: \_\_\_\_\_

Title:

Date:

Village of Valemount

Name: \_\_\_\_\_

Title:

Date:



**REGULAR MINUTES**  
**OKANAGAN REGIONAL LIBRARY DISTRICT**  
**BOARD OF TRUSTEES REGULAR MEETING**

**Date:** Wednesday, February 21, 2024

**Time:** 9:30 AM – 10:30 AM

**Location:** Boardroom, Library Administration Building, 1430 K.L.O. Road, Kelowna, BC

---

Trustees:

*(In Person)*

Neil Todd, Armstrong  
 Pat Cochrane, Coldstream  
 David Ramey, Enderby  
 Loyal Wooldridge, Kelowna (Board Chair)  
 Tracy Henderson, Keremeos  
 Lori Mindnich, Lumby (Personnel Chair)  
 David Mattes, Oliver  
 Myers Bennett, Osoyoos  
 Terry Condon, Peachland  
 Tim Palmer, Revelstoke  
 Bob Evans, Sicamous  
 Kari Gares, Vernon (Finance Chair)  
 Tasha Da Silva, West Kelowna  
 Jay Simpson, Regional District Columbia Shuswap  
 Kevin Kraft, Regional District Central Okanagan

*(Electronic)*

John Manual, Golden  
 Cara Reed, Lake Country  
 Sylvia Lindgren, Salmon Arm (Policy & Planning Committee Chair)  
 Erin Trainer, Summerland  
 Subrina Monteith, Regional District Okanagan Similkameen  
 Adrienne Fedrigo, Regional District Okanagan Similkameen (Alternate)  
 Allysa Hopkins, Regional District North Okanagan  
 Sara Tronson, Westbank First Nation

Trustees Absent:

George Elliott, Princeton  
 Todd York, Spallumcheen

Staff:

*(In Person)*

Danielle Hubbard, Chief Executive Officer  
 Jeremy Feddersen, Chief Financial Officer  
 Leslie Brecht, Director of Human Resources  
 Michal Utko, Director of Marketing and Communications  
 Leah Samson, Administrative Services Manager (Recording Secretary)

Guests:

*(In Person)*

Ashley Machum, PEA President, ORL Chapter  
 Kelly Lynn Ware, CUPE Representative, ORL Chapter  
 Doctor Robin Williams, Niagara Falls Public Library

**1. ROLL CALL / ESTABLISH QUORUM (13+)**

*Quorum: majority of all members of the board [Library Act, Sec. 20(2)]*

Quorum was established with 22 Trustees in attendance.

**2. CALL TO ORDER**

CEO Danielle Hubbard presided over the meeting until the completion of the elections. She called the meeting to order at 9:31 AM.

**3. LAND ACKNOWLEDGMENT**

The ORL Headquarters is located on the traditional, ancestral, and unceded t̓m̓x̓w̓úlaʔx̓w̓ (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

**4. ADOPTION OF THE AGENDA**

*All Trustees - Unweighted Vote - Simple Majority (Board Policy Section II.A /Community Charter C. 26, s.123)*

IT WAS MOVED AND SECONDED

THAT the February 21, 2024 Library Board meeting agenda be adopted.

CARRIED

**5. ADOPTION OF PREVIOUS MINUTES**

*All Trustees - Unweighted Vote - Simple Majority (Board Policy Section II.A /Community Charter C.26, s.123)*

IT WAS MOVED AND SECONDED

THAT the November 15, 2023 Library Board meeting minutes be adopted.

CARRIED

**6. ANNUAL ELECTIONS AND APPOINTMENTS**

*All Trustees - Unweighted Vote - Simple Majority (Board Policy Section II.A /Community Charter C.26, s.123)*

**6.1. Board Nominations Committee Report**

Keremeos Trustee Tracy Henderson presented the report from the Nominations Committee.

IT WAS MOVED AND SECONDED

THAT the report from the Nominations Committee dated February 21, 2024, be received for information.

CARRIED

**6.2. Election of Library Board Chair and Vice Chair***(Library Act Part 3 Section 19 (1))***a) Elect Board Chair**

Nominations were called from the floor.

IT WAS MOVED AND SECONDED

THAT Kelowna Trustee Loyal Wooldridge be re-elected as Board Chair by acclamation for a second term.

CARRIED

**b) Elect Board Vice Chair**

Nominations were called from the floor. Lumby Trustee Lori Mindnich withdrew her name from consideration. Vernon Trustee Kari Gares and West Kelowna Trustee Tasha Da Silva were nominated, and an anonymous vote was conducted.

IT WAS MOVED AND SECONDED

THAT West Kelowna Trustee Tasha Da Silva be elected by majority vote for a first term.

CARRIED

IT WAS MOVED AND SECONDED

THAT the election ballots be destroyed.

CARRIED

**6.3. Election of Library Board Officers – Newly Elected Board Chair***(ORL Board Policy Section II: Board Organization and Structure)***a) Elect Finance Committee Chair**

IT WAS MOVED AND SECONDED

THAT Vernon Trustee Kari Gares be re-elected as Finance Committee Chair by acclamation for a second term.

CARRIED

**b) Elect Personnel Committee Chair**

IT WAS MOVED AND SECONDED

THAT Lumby Trustee Lori Mindnich be re-elected as Personnel Committee Chair by acclamation for a second term.

CARRIED

**c) Elect Policy and Planning Committee Chair**

Lumby Trustee Lori Mindnich withdrew her name for consideration.

IT WAS MOVED AND SECONDED

THAT Salmon Arm Trustee Sylvia Lindgren be re-elected as Policy and Planning Committee Chair by acclamation for a second term.

CARRIED

Newly elected Board Chair Loyal Wooldridge presided over the remainder of the meeting.

**6.4. Appoint Signing Officers**

*(ORL Board Policy Section II: Board Organization and Structure)*

IT WAS MOVED AND SECONDED

THAT the following positions be appointed as the ORL Signing Officers for 2024:

- a) Board Chair
- b) Board Finance Committee Chair
- c) ORL Chief Executive Officer/Secretary to the Board
- d) ORL Chief Financial Officer
- e) ORL Director of Public Services, North
- f) ORL Director of Public Services, South
- g) ORL Director of Human Resources

CARRIED

Chair Wooldridge introduced the guests, and introduced Jay Simpson as the newly appointed trustee for the Columbia Shuswap Regional District.

**7. STAFF REPORTS**

*All Trustees - Unweighted Vote - Simple Majority (Board Policy Section II.A /Community Charter C.26, s.123)*

**7.1. CEO REPORT – Danielle Hubbard**

In her Report, CEO Danielle Hubbard confirmed the upcoming staff SOGI training dates and extended an invitation to Board members to attend. She and Personnel Chair Lori Mindnich will further discuss the possibility of offering workshops specifically tailored for the Board.

IT WAS MOVED AND SECONDED

THAT the Report from the CEO dated February 21, 2024 be received for information.

CARRIED

IT WAS MOVED AND SECONDED

THAT the 2023 Public Library Grant Report be approved as set out in the Report from the CEO dated February 21, 2024, and that the Grant Report be submitted to the province.

CARRIED

**7.2. CFO REPORT: Financial Update to November 30, 2023 – Jeremy Feddersen**

Jeremy Feddersen provided a financial update to November 30, 2023. He advised that the ORL is in a healthy financial position, with no immediate actions required from the Board at this time.

IT WAS MOVED AND SECONDED

THAT the Report from the CFO dated February 21, 2024 be received for information.

CARRIED**8. STRATEGIC PLANNING REPORT – CEO Danielle Hubbard**

*All Trustees - Unweighted Vote - Simple Majority (Board Policy Section II.A /Community Charter C.26, s.123)*

The Board viewed a Strategic Plan PowerPoint presentation based on the brochure distributed during the meeting. Danielle Hubbard informed the Board that senior management will develop an operational plan, which will be presented alongside the Strategic Plan to staff at the March 11, 2024 ORL Branch Leaders meeting.

Danielle will present the operational plan at the May 15, 2024 Board Meeting, and progress reports will be included in her CEO Reports to the Board. The Senior Management Team will annually assess and prioritize goals.

Acknowledgments were extended to all involved, including facilitator Cheeying Ho, the Strategic Planning Committee, and staff, with special thanks to Michal Utko.

During the discussion of the documents and artwork, several Board Members expressed discomfort with the language "hanging out" in the vision statement, suggesting it be replaced with "exploring". Although there were varying opinions on the artwork, there was a general agreement to showcase more diversity. Marketing Director Michal Utko advised that there is flexibility with the graphics. It was decided to refer the promotional materials to the Strategic Planning Committee for resolution.

There was also a discussion regarding Truth and Reconciliation, with a suggestion that staff bring forward their recommendations to a future Board Meeting.

IT WAS MOVED AND SECONDED

THAT the ORL Strategic Plan Framework 2024 – 2029, be approved as set out in the Report from the CEO on behalf of the Strategic Planning Committee, dated February 21, 2024, with the amendment to replace "hanging out" with "exploring" in the vision statement.

CARRIEDIT WAS MOVED AND SECONDED

THAT the ORL Strategic & Operational Plan: Implementation Schedule be approved as set out in the Report dated February 21, 2024.

CARRIEDIT WAS MOVED AND SECONDED

That Lumby Trustee Lori Mindnich be appointed Chair of the Strategic Planning Committee.

CARRIED

**9. CORRESPONDENCE TO THE BOARD**

**9.1. BDO Canada: Audit Planning Communication, dated February 7, 2024**

IT WAS MOVED AND SECONDED

THAT the correspondence from BDO Canada dated February 7, 2024, be received for information.

CARRIED

**10. TRUSTEE REPORTS**

None.

**11. NEW BUSINESS**

None.

**12. NEXT BOARD MEETING DATES**

- a) Wednesday, May 15, 2024
- b) Wednesday, September 11, 2024
- c) Wednesday November 20, 2024

**13. MOTION TO ADJOURN**

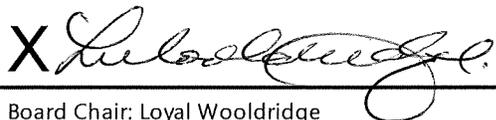
*All Trustees - Unweighted Vote - Simple Majority (Board Policy Section II.A / Community Charter C.26, s.123)*

IT WAS MOVED AND SECONDED

THAT the Regular Library Board meeting be adjourned.

CARRIED

Adjourned at 11:01 AM.



Board Chair: Loyal Wooldridge  
Approved & Signed: May 15, 2024

## CITY OF SALMON ARM

Minutes of the **Shuswap Regional Airport Operations Committee** Meeting held in Room 100 at City Hall, Salmon Arm, BC on **Wednesday, March 20, 2024** at 3:00 p.m.

### PRESENT:

Louise Wallace Richmond	Councillor, City of Salmon Arm
Rhona Martin	CSRD
John Hansen	Pilot/Hangar Owner
Hammy McClymont	Pilot/Hangar Owner
Doug Pearce	Salmon Arm Flying Club
Jayden Blower	Airport Manager
Gord Newnes	Pilot/Hangar Owner
Rob Niewenhuizen	City staff, Director of Engineering & Public Works
Darin Gerow	City staff, Manager of Roads & Parks

### ABSENT:

Mark Olson	Pilot/Hangar Owner
Steve Genn	Salmon Arm Flying Club
John McDermott	Lakeland Ultralights
Kent Milley	KS2 Management Ltd
Jeremy Neufeld	RAP Attack

### GUESTS:

Sarah Langlois	Skydive Salmon Arm
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The meeting was called to order at 3:00 p.m. chaired by Rob Niewenhuizen.

#### 1. **Introductions and Welcome**

Round table introductions

#### 2. **Acknowledgement of Traditional Territory**

*We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*

#### 3. **Approval of Agenda and Additional Items**

Moved: Jayden Blower

Seconded: Doug Pearce

THAT: the Shuswap Regional Airport Operations Committee Meeting Agenda of March 20, 2024 be approved as circulated.

CARRIED UNANIMOUSLY

Minutes of the Shuswap Regional Airport Operations Committee of March 20, 2024  
Page 2

**4. Approval of Minutes of November 15, 2023 Shuswap Regional Airport Operations Committee Meeting**

Moved: Gord Newnes

Seconded: Jayden Blower

THAT: the minutes of the Shuswap Regional Airport Operations Committee Meeting of March 20, 2024 be approved as circulated.

**CARRIED UNANIMOUSLY**

**5. Approval of Minutes of March 12, 2024 Shuswap Regional Airport Safety Committee Meeting**

Moved: Rhona Martin

Seconded: Gord Newnes

THAT: the minutes of the Shuswap Regional Airport Safety Committee Meeting of March 12, 2024 be approved as circulated.

**CARRIED UNANIMOUSLY**

**6. Airport Managers Update**

- Winter Operations went very well and smooth with Webb Construction
- There were some lights and signs damaged over the winter during snow removal processes, however to date, have all been repaired
- Obstruction & Beacon Lights have been repaired over winter months
- The access gate to airside had the lock mechanism replaced
- Fuel system filters are scheduled for replacement and tank cleaning to take place
- Clearing and brushing has started and will be continued
- Issues with the fuel cardlock system on-going
- Pipe froze in flying club space within terminal building over the winter
- Movements at the airport have been very similar to last year
- Jet A fuel sales up significantly to start the year

**7. Old Business /Arising from minutes**

a) Lease lot update

- Provided update on lease lots
- Went over contamination sites
- Browne Johnson has complete and registered the survey & plans
- Report will be coming to council for their support in leasing
- Servicing of the lots should happen this summer

Minutes of the Shuswap Regional Airport Operations Committee of March 20, 2024  
Page 3

- Discussions on water lines, communication lines and washrooms
  - Next meeting to discuss how to advertise
- b) BC Air Access Program update
- Extension granted until end of August 2024 to complete thermoplastic on runway marking

## 8. New Business

- a) RCMP – Tactical Vehicle Training
- RCMP looking for multi day training for ‘pit maneuvers’; will not affect aviation
  - RCMP will provide more information to Airport Manager
- b) Airport Terminal Building renovations – Flying Club
- Explanation of works; including flooring replacement, door replacement, bathroom fan replacement and installed locks on thermostats
- c) Wildlife Management Plan
- Services will be provided by Jeremy Ayotte
- d) Skydive Salmon Arm Event proposals
- Skydive Salmon Arm explained the events. Skydive Boogies proposed for May long weekend and September long weekend. Expect +/-150 – 200 people to attend. Discussions on radio operations and procedures.

Moved: Rhona Martin

Seconded: Louise Wallace-Richmond

THAT: the Airport Operations Committee support the Skydive Salmon Arm Event Proposals as presented.

## 9. Other Business &/or Roundtable Updates

10. Next meeting – Wednesday, June 19, 2024

11. Adjournment

Minutes of the Shuswap Regional Airport Operations Committee of March 20, 2024  
Page 4

Moved: Rhona Martin

Seconded: Louise Wallace-Richmond

THAT: the Shuswap Regional Airport Operations Committee Meeting of March 20, 2024 be adjourned.

The meeting adjourned at 3:52p.m.

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Rob Niewenhuizen  
Director of Engineering & Public Works

Minutes received as information by Council  
on the        day of        , 2024



**3. Inaugural Proceedings**

**3.1 Election of Chair**

Electoral Area A Director called for nominations for the position of Chair for 2024.

D. Darbyshire nominated C. Chapman. C. Chapman consented to the nomination.

After calling three times for nominations and hearing no further nominations for the position of Chair, the Electoral Area A Director declared C. Chapman as Chair of the Electoral Area A Local Advisory Committee for 2024 by acclamation.

**3.2 Election of Vice Chair**

Electoral Area A Director called for nominations for the position of Vice Chair for 2024.

M. Cattle nominated R. Pullen. R. Pullen consented to the nomination.

After calling three times for nominations and hearing no further nominations for the position of Chair, the Electoral Area A Director declared R. Pullen as Vice Chair of the Electoral Area A Local Advisory Committee for 2024 by acclamation.

**4. Adoption of Agenda**

Resident Directed (ReDi) Grant Report was added to the agenda under item 7.

**Moved By** M. Cattle

**Seconded By** T. Blencowe

THAT: the Electoral Area A Local Advisory Committee meeting agenda be adopted as amended.

**CARRIED**

**5. Meeting Minutes**

**5.1 Adoption of Minutes**

**Moved By** D. Darbyshire

**Seconded By** M. Cattle

THAT: the minutes attached to the Electoral Area A Local Advisory Committee meeting be adopted.

**CARRIED**

**8. Delegations**

Jill Dewtie, Executive Director, Golden Community Economic Development to present.

Community Action for Workforce Development:

- Golden is one of three communities participating in the pilot project funded by the Government of Canada.
- 10 small businesses and 30 employees were able to participate.
- Once the project is complete, we will analyze the economic and social impacts of the project.

Canyon to Columbia Confluence project (C2Ci):

- Golden Community Economic Development (CED) hired project manager, Larry Sparks.
- first steps include further funding raising for the project paired with public communications and engagement.

Golden CED convenes the Employment Training Table:

- incredible work is being undertaken by the non-profit organizations across the community.

Early Childhood Action Plan:

- The Early Childhood Education (ECE) Table is working collaboratively and experiencing markers of success including 4 local students enrolled at the College of the Rockies ECE program and a new local cohort being recruited for next years' program.

Community Housing:

- Golden CED is taking over ownership and operations of Purcell View Seniors Apartments spring 2024.
- The Downtown Housing project will include 27 rental apartments units on 3 levels above a ground floor retail/parking level.

**7. Staff Reports**

Derek Sutherland, General Manager, Community and Protective Services to provide update by phone on:

Nicholson Fire Service Expansion:

The committee was informed that there was a petition being circulated by the CSRD to property owners of a proposed fire service expansion area to be served by the Nicholson Volunteer Fire Service. The deadline to return the petition is April 29, 2024 at 4 PM (PT). If successful it would provide an increase to the area served with corresponding increase in property tax for the property owners in the proposed area beginning in 2025. Some concerns have been raised including the time limit on the petition and the 13.5 km range approved by the CSRD for the fire service.

Kicking Horse Volunteer Fire Service Petition:

A petition is being circulated by the CSRD to property owners in the general area of the Kicking Horse Mountain Resort. The petition is for the establishment of a new fire service. The petition must be returned to the CSRD by the April 23, 2024 at 4 PM

(PT) deadline. The CSRD needs to obtain the consent of 50 per cent of registered property owners within the proposed service area, who represent at least 50 per cent of the total assessed value of the property in the area.

T. Blencowe asked about the water infrastructure and how it would support the fire service. General Manager, Community and Protective Services said the water service infrastructure was planned and implemented to provide appropriate water for proposed service establishment.

#### Golden Aquatic Centre:

Director Cathcart informed the Committee that the federal grant request for the aquatic centre was refused. As such the CSRD put the project on hold and suspended all third-party activities and expenses at 75% completed to tender. The work done so far would be preserved in hopes a new future grant can be obtained. The CSRD would continue to search for funding sources and with Board approval apply for new grants if opportunities arise. The elector assent received in 2022 is valid until 2027. Director Cathcart said she would work to find out why the federal grant was denied. Director Cathcart informed the committee that a private group was working to design and build an aquatic centre under a private partnership project (3P) model with the help of a construction company.

## **6. Director's Report**

Director Cathcart to provide update on:

#### New CSRD Manager, Community Services:

Director Cathcart introduced Fiona Barton, Manager, Community Services. Director Cathcart had an opportunity to meet with the new manager and are working together on a Parson Community Park plan.

#### Provincial Short Term Rental Guidelines:

Director Cathcart provided information about the new provincial housing regulations and what steps the CSRD is looking at to implement the legislation. The General Manager, Development Services provided a report to the Board at the March 21, 2024 Regular Board meeting regarding the Short Term Rental (STR) provincial regulation update. The Committee reviewed the public report and discussed the various types of communities and how they could be impacted differently. It was noted that the Town of Golden as a municipality would have different regulations than Area A and parts of Area A (ie Field, federally owned) would likely have different regulations in place.

#### Resident Directed (ReDi) Grants Report:

The Vice Chair provided information about his experiences as a member of the ReDi Grants Committee for the Golden Area. The Columbia Basin Trust (CBT) annually allots through the different basin regions, grants to groups that request financial assistance for their projects. The experience was excellent with good assistance from CBT professionals and Town of Golden professionals. The hardest part of the experience was in working through the volume of material that the applicants

prepared so that good questions could be formulated, and good decisions could be made. For the Golden region, about \$500,000 was applied for and there was a pool of about \$350,000 to allocate. The main criteria were the United Nations Sustainable Development Goals (SDGs). Through a process of engagement, the 17 UN SDGs were organized to reflect the community priorities. Each applicant was asked to pick 5 of the goals and address how their project would work toward those goals. In the end, the allocations decided by the ReDi Grants Committee were very much in line with the priorities identified by the community. The Vice Chair was not able to discuss which applicants were successful as the notification, agreement process and announcement process had not yet been completed.

M. Cantle asked about the sense of urgency within the CSRD around the wildfire responses and plans for the upcoming season. There seemed to be no education or community engagement planned in 2024 to prepare for what could be a tough summer for wildfire.

**Moved By** D. Darbyshire  
**Seconded By** C. Chapman

THAT: M. Cantle draft and send a letter to CSRD CAO John MacLean requesting direct and informative information and action to mitigate, help and educate property owners the risks around wildfire in the coming season in Area A.

**CARRIED**

**9. Next Meeting**

Tuesday, May 21, 2024 at 6:00 PM MST  
 Golden Civic Centre 806 10th Ave S, Golden, BC

**10. Adjournment**

**Moved By** T. Blencowe  
**Seconded By** R. Pullen

THAT: the Electoral Area A Local Advisory Committee meeting be adjourned.

**CARRIED**

7:15 PM

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CORPORATE OFFICER

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CHAIR

## NORTH OKANAGAN/COLUMBIA SHUSWAP REGIONAL HOSPITAL DISTRICT

### Minutes of a Regular meeting of the North Okanagan/Columbia Shuswap Regional Hospital District Board.

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

Date: March 28, 2024  
Time: 10:00 AM  
Location: Regional District of North Okanagan  
9848 Aberdeen Road, Coldstream, BC

Directors Present	D. Brooks-Hill^	Area B, CSRD
	R. Martin (Chair)	Area E, CSRD
	N. Melnychuk	Area G, CSRD
	G. Sulz^	Revelstoke, CSRD
	D. Cannon	Alternate, Salmon Arm, CSRD
	T. Lavery^	Salmon Arm, CSRD
	B. Fleming	Area B, RDNO
	A. Shatzko^	Area C, RDNO
	R. Fairbairn	Area D, RDNO
	J. Johnson	Area E, RDNO
	A. Hopkins^	Area F, RDNO
	S. Fowler	Armstrong, RDNO
	R. Hoyte^	Coldstream, RDNO
	B. Schreiner^	Enderby, RDNO
	K. Acton (Chair)	Lumby, RDNO
	C. LeMaire	Alternate Spallumcheen, RDNO
	V. Cumming	Vernon, RDNO
K. Gares	Vernon, RDNO	

Directors Absent	M. Gibbons	Area C, CSRD
	D. Trumbley	Area D, CSRD
	C. Anderson	Sicamous, CSRD
	K. Fehr	Vernon, RDNO
	B. Quiring	Vernon, RDNO

Staff	J. MacLean	Chief Administrative Officer (Secretary)
	C. Robichaud	Deputy Corporate Officer

J. Pierce

General Manager, Financial Services (Chief  
Financial Officer)

J. Freund

Legislative Clerk/Executive Assistant

\*attended a portion of the meeting only

^electronic participation

## 1. Land Acknowledgement

We acknowledge that we are meeting in service to the North Okanagan Columbia Shuswap Regional Hospital District on the traditional and unceded territories of the Syilx Okanagan people. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act

*Article 40*

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

## 2. Call to Order

The Chair called the meeting to order at 10:05 AM.

## 3. Adoption of Agenda

**HD 2024-0301**

**Moved By** Director Melnychuk

**Seconded By** Director Fowler

THAT: the North Okanagan Columbia Shuswap Regional Hospital District Board meeting agenda be adopted as amended.

Discussion on the motion:

Vernon Jubilee Hospital in-patient psychiatric ward announcement by the Ministry of Health and Interior Health requested by Director Cumming was added as a discussion under Item 8.1 before adoption of the Five Year Financial Plan.

**CARRIED**

**4. Minutes**

**4.1 Adoption of Minutes**

**HD2024-0302**

**Moved By** Director Gares

**Seconded By** Director Fairbairn

THAT: the minutes attached to the North Okanagan Columbia Shuswap Regional Hospital District Board agenda be adopted.

**CARRIED**

**4.2 Business Arising from the Minutes**

None.

**5. Delegations**

None.

**6. Correspondence**

**6.1 For Information**

**HD2024-0303**

**Moved By** Director Gares

**Seconded By** Director Fleming

THAT: the Board receive the correspondence attached to the North Okanagan Columbia Shuswap Regional Hospital District Board meeting agenda.

**CARRIED**

Vice Chair Martin joined the meeting at 10:10 AM.

**6.1.1 BDO Audit Final Report**

Draft letter of representation, management letter and audit final communication to the Board of Directors for the year ending December 31, 2023.

Presented by Angie Spencer, BDO Canada LLP.

**6.1.2 Interior Health Authority (February 2, 2024)**

Letter from Cindy Rephin, Corporate Director Capital Finance & Controller regarding the 2022-23 Global Grant.

### **6.1.3 Letter from NOCSRHD Board Chair to Minister Dix (February 9, 2024)**

Correspondence regarding urgent and primary care centre financial obligations.

## **7. Reports**

### **7.1 2023 NOCSRHD Year End Financial Statements**

Report from Jodi Pierce, General Manager, Financial Services, dated February 29, 2024.

**HD2024-0304**

**Moved By** Alternate Director Cannon

**Seconded By** Director Cumming

THAT: in accordance with the Local Government Act, the 2023 NOCSRHD Year End Financial Statements be approved.

Discussion on the motion:

Director Lavery remarked that both Skwłāx te Secwepemcúlecw and Adams Lake Indian Band were listed as contributors on the hospital district's year end financial statements and asked about inviting First Nations to the Board table. General Manager, Financial Services stated that First Nations groups participate through servicing agreements with the Columbia Shuswap Regional District (CSRD).

The Board asked staff to explore the topic of First Nations being invited to the Hospital District Board and for staff to provide a summary to the Board at the June 25, 2024 meeting.

Director Cumming was interested in the service agreements First Nations groups have with the CSRD and requested more information and asked staff to provide report on servicing agreements at June meeting as other neighbouring First Nations may wish to consider a similar option.

**CARRIED**

## 8. Bylaws

### 8.1 2024 NOCSRHD Five Year Financial Plan

Report from Jodi Pierce, General Manager, Financial Services, dated February 29, 2024. Bylaw for adoption.

#### **HD2024-0305**

**Moved By** Director Fairbairn

**Seconded By** Director Gares

THAT: Bylaw No. 84, 2024, cited as “2024 North Okanagan/Columbia Shuswap Regional Hospital District Financial Plan Bylaw No. 84, 2024, be read a first, second and third time, this 28th day of March, 2024.

#### Discussion on the motion:

Director Cumming spoke about the Vernon Jubilee Hospital in-patient psychiatric ward announcement made by Ministry of Health and Interior Health Authority (IHA). The Board was supportive of the project but were unaware of any formal requests for funding from the Ministry of Health or IHA beyond the project concept plan. Chair Action said he would circulate the Provincial press release to the Board.

**CARRIED**

#### **HD2024-0306**

**Moved By** Director Fleming

**Seconded By** Director Fowler

THAT: Bylaw No. 84, 2024, cited as “2024 North Okanagan/Columbia Shuswap Regional Hospital District Financial Plan Bylaw No. 84, 2024, be adopted, this 28th day of March, 2024.

**CARRIED**

#### **HD2024-0307**

**Moved By** Director Cumming

**Seconded By** Director Cannon

THAT: The Board direct staff to request a meeting with the Minister of Health and Interior Health Authority to discuss the recent announcement of the psychiatric expansion at Vernon Jubilee General Hospital and the process of involving the North Okanagan/Columbia Shuswap Regional Hospital District Board in major financial discussions and projects.

**CARRIED**

**8.2 2024 NOCSRHD Capital Expenditure Bylaw No. 85, 2024**

Report from Jodi Pierce, General Manager, Financial Services dated March 12, 2024.

**HD2024-0308**

**Moved By** Director Martin

**Seconded By** Director Fleming

THAT: Bylaw No. 85, 2024, cited as “North Okanagan/Columbia Shuswap Regional Hospital District Capital Expenditure Bylaw No. 85, 2024”, be read a first, second, and third time, this 28th day of March, 2024.

**CARRIED**

**HD2024-0309**

**Moved By** Director Fleming

**Seconded By** Director Gares

THAT: Bylaw No. 85, 2024, cited as “North Okanagan/Columbia Shuswap Regional Hospital District Capital Expenditure Bylaw No. 85, 2024”, be adopted, this 28th day of March, 2024.

**CARRIED**

**8.3 Repeal of NOCSRHD Capital Expenditure and Borrowing Bylaw No. 74**

Report from Jodi Pierce, General Manager, Financial Services, dated March 8, 2024.

**HD2024-0310**

**Moved By** Director Fleming

**Seconded By** Director LeMaire

THAT: "North Okanagan Columbia Shuswap Regional Hospital District Capital Expenditure and Borrowing Repeal Bylaw No. 86, 2024", be read a first, second, and third time, this 28<sup>th</sup> day of March, 2024.

**CARRIED**

**HD2024-0311**

**Moved By** Director Fowler

**Seconded By** Director Gares

THAT: “North Okanagan Columbia Shuswap Regional Hospital District Capital Expenditure and Borrowing Repeal Bylaw No. 86, 2024”, be adopted this 28<sup>th</sup> day of March, 2024.

**CARRIED**

**9. Date of Next Meeting**

Tuesday, June 25, 2024 at 10:00 AM  
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm, BC

**10. Adjournment**

**HD2024-0312**

**Moved By** Director Cumming

**Seconded By** Director Melnychuk

THAT: the North Okanagan Columbia Shuswap Regional Hospital District Board meeting be adjourned.

**CARRIED**

10:30 AM

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CORPORATE OFFICER

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CHAIR



## MINUTES OF THE KERHD BOARD OF DIRECTORS MEETING

**May 10, 2024**  
**Regional District Office, Cranbrook, BC**

PRESENT:	Chair D. Wilks	District of Sparwood
	Director K. Cathcart	CSRD Electoral Area A (via Zoom)
	Director G. Jackman	RDCK Electoral Area A
	Director R. Tierney	RDCK Electoral Area B
	Director K. Vandenberghe	RDCK Electoral Area C
	Director T. McDonald	RDEK Electoral Area A
	Director S. Doehle	RDEK Electoral Area B
	Director R. Gay	RDEK Electoral Area C
	Director J. Walter	RDEK Electoral Area E
	Director S. Clovechok	RDEK Electoral Area F
	Director R. Schnider	RDEK Electoral Area G
	Director W. Price	City of Cranbrook
	Director N. Blissett	City of Cranbrook
	Director N. Milligan	City of Fernie
	Director D. McCormick	City of Kimberley
	Director S. Fairbairn	District of Elkford
	Director A. Miller	District of Invermere
	Director K. Baldwin	Town of Creston
	Director C. Hambruch	Town of Golden (via Zoom)
	Director M. Doherty	Village of Canal Flats
	Director M. Gray	Village of Radium Hot Springs
STAFF:	S. Tomlin	Chief Administrative Officer
	T. Hlushak	Corporate Officer
	C. Thom	Executive Assistant (Recording Secretary)

### Call to Order

The meeting was called to order at 11:30am.

### Adoption of the Agenda

1462

MOVED by Director Gray  
 SECONDED by Director Gay

THAT the agenda for the KERHD Board of Directors meeting be adopted.

CARRIED

### Adoption of the Minutes

#### February 9, 2024 Meeting

1463

MOVED by Director Fairbairn  
 SECONDED by Director Baldwin

THAT the Minutes of the KERHD Board of Directors meeting held on February 9, 2024 be adopted as circulated.

CARRIED

### Invited Presentations & Delegations

#### 2023 Audited Financial Statements

Markus Schrott, BDO Canada LLP, presented the 2023 audited financial statements for the Kootenay East Regional Hospital District.

**Interior Health Project Update Summary**

Todd Mastel, Corporate Director, Business Operations, Interior Health, provided an update on the status of Interior Health's capital projects within the region.

Director Thomas McDonald left the meeting at 11:44am.

**New Business****2023 KERHD Audited Financial Statements**

1464

MOVED by Director Miller

SECONDED by Director Doherty

THAT the 2023 Kootenay East Regional Hospital District Financial Statements be approved.

CARRIED

**Reimbursement for Expenses Request**

1465

MOVED by Director Fairbairn

SECONDED by Director Clovechok

THAT KERHD Chair David Wilks and Director Don McCormick be reimbursed for expenses to attend a meeting with Interior Health held on February 28, 2024 in Kelowna.

CARRIED

**Long-Term Care Bed Shortage - Creston Valley**

1466

MOVED by Director Jackman

SECONDED by Director Baldwin

THAT a letter be sent to Interior Health to inquire about the cost analysis of acute care beds in a hospital vs long-term care home.

CARRIED

**2024/2025 BC Transit Annual Operating Agreement – Health Connections**

1467

MOVED by Director Doherty

SECONDED by Director Milligan

THAT the Chair and CAO be authorized to sign the 2024/2025 Annual Operating Agreement with BC Transit for operation of the Columbia Valley and Elk Valley Transit Health Connection services.

CARRIED

**Kimberley Health Centre (Discussion)**

Director Don McCormick provided an update of the status and funding towards the Kimberley Health Centre.

**Adjournment**

The meeting adjourned at 12:40pm.

---

Chair David Wilks

---

Tina Hlushak, Corporate Officer



## ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

**Note: The following minutes are subject to correction when endorsed by the Committee at the next Electoral Area Directors' Committee meeting.**

**Date:** May 7, 2024  
**Time:** 9:30 AM  
**Location:** CSRD Boardroom  
 555 Harbourfront Drive NE, Salmon Arm

Directors Present	K. Cathcart^ D. Brooks-Hill^ (Vice Chair) D. Trumbley^ R. Martin (Chair) J. Simpson N. Melnychuk* M. McCormick	Electoral Area A Director Electoral Area B Director Electoral Area D Director Electoral Area E Director Electoral Area F Director Electoral Area G Director Electoral Area C Alternate Director
Staff in Attendance	J. Sham  C. Robichaud J. Pierce  D. Sutherland*	General Manager, Corporate Services (Corporate Officer) Deputy Corporate Officer General Manager, Financial Services (Chief Financial Officer) General Manager, Community and Protective Services

\*attended a portion of the meeting only

^electronic participation

### 1. Land Acknowledgement

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act  
Article 46:

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismember or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.

3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

**2. Call to Order**

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

**3. Adoption of Agenda**

**Moved By** Director Simpson

**Seconded By** Director Trumbley

THAT: the Electoral Area Directors' Committee meeting agenda be adopted.

**CARRIED**

**4. Meeting Minutes**

**4.1 Adoption of Minutes**

**Moved By** Director Brooks-Hill

**Seconded By** Director Simpson

THAT: the minutes attached to the Electoral Area Directors' Committee meeting agenda be adopted.

**CARRIED**

**5. Delegations and Guest Speakers**

**5.1 Rural Road Priorities**

~~Presentation by Aimee Barre, Operations Manager, Ministry of Transportation and Infrastructure (MOTI), Erik Lachmuth, District Manager, MOTI, Kieran Lee Kam, Operations Manager, MOTI, Hilary Barnett, District Manager, MOTI, and Sean Hopkins, Operations Manager, AIM Roads.~~

Late Agenda - Item 5.1 presentation and discussion moved to the August 20, 2024 Committee meeting.

**6. Reports by Staff**

**6.1 Road Rescue Feasibility Study**

Report from Derek Sutherland, General Manager, Community and Protective Services, dated April 29, 2024.

Director Melnychuk entered the meeting at 9:38 AM.

Discussion:

The Committee spoke about road rescue challenges in rural areas including distance, rescue response time, costs and possible volunteer fatigue. The Committee felt time was needed to absorb the information in the feasibility study and suggested the topic be elevated to the Board for further discussion.

**Moved By** Director Simpson

**Seconded By** Director Melnychuk

THAT: the Electoral Area Directors' Committee receive the road rescue feasibility study report for information.

**CARRIED**

**Moved By** Director Simpson

**Seconded By** Director Melnychuk

THAT: the Electoral Area Directors' Committee recommend the Board review the road rescue report and discuss the options presented.

**CARRIED**

**7. Reports by Electoral Area Directors**

**7.1 Shuswap Recreation Society**

Requested by Director Melnychuk

Gathering of user information for individuals utilizing Salmon Arm Recreation facilities.

Discussion:

Constituents in Electoral Area G reached out to the Area Director regarding their concerns with user postal codes collected at City of Salmon Arm recreational facilities.

Director Cathcart spoke to Area A's successful 2018 Core Facilities assent vote permitting a shared service agreement with the Town of Golden to fund community facilities.

General Manager, Financial Services said the City of Salmon Arm was gathering statistical data to find out who the facility users were and the CSRD would likely be approached by the City once the research was finalized.

**Moved By** Director Melnychuk  
**Seconded By** Director Simpson

THAT: the Electoral Area Directors' Committee recommend the Board request an update from the City of Salmon Arm regarding their recreation facilities strategy.

**CARRIED**

**8. Adjournment**

**Moved By** Director Melnychuk  
**Seconded By** Director Trumbley

THAT: the Electoral Area Directors' Committee meeting be adjourned.

**CARRIED**

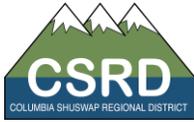
10:42 AM

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CORPORATE OFFICER

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CHAIR



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Community Conversations Progress Report

**DESCRIPTION:** Report from Tracy Hughes, Communications Coordinator, dated June 1, 2024. A progress update on recommendations from the Bush Creek East Wildfire Community Conversations report.

**RECOMMENDATION:** THAT: This progress report be received for information.  
*Corporate Vote Unweighted Majority*

## SUMMARY:

In response to the Bush Creek East Wildfire Community Conversations exercise, Monogram Communications developed a *What We Heard Report*, outlining the information gathered and making some recommendations for improving the CSR D's emergency response and recovery efforts. Following this, a project team was formed comprised members of the Community and Protective Services and Communications staff to review the recommendations and take action.

## BACKGROUND:

Early in 2024, the CSR D engaged Monogram Communications to conduct a series of community engagement activities including four in-person community sessions, two virtual sessions and an online survey to gather feedback following the Bush Creek East wildfire and share information with residents. The goal was to hear from the community about their experiences and use this information to improve the CSR D's response to future emergency situations.

The project team reviewed and discussed each recommendation coming from the report to determine whether actions could be taken in the short term or involved a longer-term effort. Some of the recommendations in the report were underway or already part of routine emergency management efforts. Based on public perception gathered in the report, it was clear some of these activities either needed to be expanded or more well publicized.

An example of this was providing emergency preparedness information. This is a regular activity of the Shuswap Emergency Program staff, but the team looked at ways this could be enhanced within current staff capacity.

Several of the recommendations in the report also involved working with agency partners including the BC Wildfire Service and the Ministry of Emergency Management and Climate Readiness. On April 26, 2024, the CSR D hosted a day-long session with representatives from those two agencies to review the report with them and identify areas for improvement.

A brief, high-level update on each of the recommendations from the report is provided in the attached document.

Work on the recommendations will continue. The project team intends to meet again in the fall to review the progress made on the recommendations and consider further action on long-term goals.

## POLICY:

[Bush Creek East Wildfire Community Conversations report](#)

**FINANCIAL:**

Financial implications will be considered on a case-by-case basis, primarily drawn from the budget for Protective Services. Any additional expenses will form part of future budget deliberations by the Board.

**KEY ISSUES/CONCEPTS:**

The CSRD is committed to continuous improvement and learning. The project team wants to ensure the feedback and suggestions made by the public during the post-wildfire Community Conversations is used for constructive, tangible changes that will benefit residents in case of any future emergencies.

**IMPLEMENTATION:**

Staff will continue to work on implementing plans resulting from the recommendations and will review the report again to further refine any action plans. Protective Services will use the Community Conversations report as a reference point for bi-annual review of the Emergency Management function to ensure we are meeting the needs and making enhancements where possible.

**COMMUNICATIONS:**

The CSRD will develop a communications plan involving website, social media and traditional media partners to draw public attention to changes and improvements. Staff will provide progress updates on the status of recommendations to the Shuswap Executive Committee at its regular meetings.

**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:	2024-06-20_Board_CPS_Community_Conversations_Report_Update.docx
Attachments:	- CSRD Community Conversations Report_Recommendations Update.pdf
Final Approval Date:	Jun 8, 2024

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

**No Signature found**

Derek Sutherland



Jennifer Sham



John MacLean

# COMMUNITY CONVERSATIONS



Bush Creek East Wildfire

UPDATE: Progress report for the  
Columbia Shuswap Regional District

June 20, 2024



## REVIEW OF RECOMMENDATIONS

In response to the Bush Creek East Wildfire Community Conversations exercise, Monogram Communications developed a What We Heard Report, outlining the information gathered and making some recommendations for improving the CSRD's emergency response and recovery efforts. Following this, a project team was formed, comprised of members of the Community and Protective Services and Communications staff to review the recommendations, and take action.

The project team reviewed and discussed each recommendation coming from the report to determine whether actions could be taken in the short term or involved a longer-term effort. Some of the recommendations in the report were already underway or already part of routine emergency management efforts. Based on public perception gathered in the report, it was clear some of these activities either needed to be expanded or more well publicized.

The document below goes through the recommendations and provides a high-level update on what actions will be taken by the project team coming out of our review of the document. Some work is already completed, some is currently underway, and other recommendations will take more time or require ongoing effort. We have provided an update statement in White text following each recommendation.





## RECOMMENDATIONS & ACTION AREAS

### Communications

- More regular communication throughout the fire and in future emergency situations. Update: Addressed need for regular updates with BCWS during joint meeting, discussed trying to get updates earlier in the morning and in the evening to provide information and help alleviate public anxiety outside regular business hours.
- Consider daily wildfire updates to be included on CSRD's emergency mapping dashboard. Update: There are technical challenges with adding this much information to the mapping application, however, links to find updated information on the CSRD website are now present on the dashboard.
- Fix Alertable bugs, undertake an additional review of the system and consider its capabilities. Update: Worked with Alertable on new features during the fire and some other updates that went live on Alertable in April. Discussions within Protective Services ongoing about new ways the system might be used to enhance emergency communications. Alertable training sessions for staff in the Shuswap, Revelstoke and Golden completed in May.
- Look into getting more wildfire information on NL radio (Kamloops). Update: Additional contacts made with Radio NL to ensure they can reach SEP Info team if needed. Part of issue was the destruction of their radio tower in the area.
- Maintain relationships with media and help to supply them with information and particularly visuals. Update: Will continue to do so.
- Review communication channels and consolidate where possible. Update: Channels reviewed, CSRD will remain with social media platforms for both CSRD and SEP to leverage both audiences in an emergency. Met with web provider on enhancing Emergency Program page. New graphics and enhancements made to increase readability on mobile devices.
- Work on improvements to emergency communications to increase accessibility to audience members with diverse abilities. Update: Looking at options for captioning video. Ensuring print and digital publications meet accessibility standards.
- Consider having community information officers located in other CSRD communities as part of the extended communications team during emergencies to provide real-time information back to emergency operations centre (EOC). Update: Agreed, as resources allow.





## RECOMMENDATIONS & ACTION AREAS

### Emergency Support Services

- Work more closely with First Nations to ensure the needs of leasehold landowners are met. Update: CSRD does not have jurisdiction.
- Work with communities throughout the year for ESS, emergency preparedness and FireSmart: expand Neighborhood Emergency Programs (NEPs) and host regular meetings to build capacity and prepare for emergency seasons. Update: Will continue this work as staff capacity allows.
- Maintain contact with NEP groups when EOC is activated. Update: Will continue, team clarified that EOC Liaison will take this on as part of their designated role during an emergency.
- Address issues with province about pre-registration for ESS. Update: Work with Province in progress. Provincial changes coming.
- The term Self-Registration used by the province caused confusion for people who thought signing up online was all they had to do. In reality, to receive services, residents needed to still go to a reception centre in person. Update: (See above)
- Work on remote ESS assistance protocols and information-sharing. Update: Efforts underway led by Cathy Semchuk, Emergency Program Coordinator. The Shuswap ESS Team is often one of the first teams in the province to pilot new technology. SEP ESS had real-time practice with providing remote ESS through assisting with evacuations in Fort Nelson. Remote ESS training courses were also completed with the Revelstoke and Golden ESS teams.



## RECOMMENDATIONS & ACTION AREAS

### Emergency Preparedness/Fire Smart

- Provide emergency information annually (new and current information). Update: Agreed. Currently examining options for how to best provide information, pamphlets, calendar, infographics, use of video, public lunch & learn sessions.
- Have an event in spring to thank Seymour Arm/Anglemont for evacuation support. Update: Recognition plaques created and to be presented to Neighbourhood Emergency Programs for Lakeview Centre in Anglemont, Seymour Arm, Dorian Bay and Woolford Estates.
- Review communication channels and consolidate where possible. Update: Working to ensure information is available on a wide range of Emergency Management topics at all events, even if that is not the specific focus. Continue to funnel information through SEP and CSRD-recognized channels, leveraging the very large social media audiences already built on those pages.
- Work on improvements to emergency communications to increase accessibility to audience members with diverse abilities. Update: exploring captioning for video, ensuring print and digital information meets accessibility criteria (e.g. font size, colour usage.)

### Fire Services

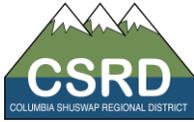
- Share information about mental health options for firefighters with First Nations Bands and volunteer firefighters. Update: In place prior to this event.
- Better communicate (prior to an emergency and throughout) the services available and unavailable during an Evacuation Alert and Order (ambulance, etc). Update: Using roles documents created for Community Conversation as an educational resource, discussed with BCWS and EMCR the need for province-wide Evacuation Alert and Order information and what staying behind will mean for residents. EMCR considering issue and made commitment for more discussion on province-wide messaging.



## RECOMMENDATIONS & ACTION AREAS

### Operations

- Organize garbage collection / disposal of goods for those who were cut off from services. Update: Something to be considered earlier on during an emergency. Work with Environmental Services on pre-emptive options.
- Engage with community to debrief and connect after every crisis and/or emergency. Update: Agreed, level of consultation would depend on severity of event. There are costs associated with debriefing, so funds need to be applied for through Provincial EAF process.
- Set up work to clear any CSRD-owned lots of overgrown areas. Update: Working with parks department to develop long-term FireSmart strategy. Some areas people perceive as CSRD parks are either private or Crown land and not under CSRD jurisdiction.
- Lobby the province for wildfire mitigation work on Crown land. Update: Process had started before wildfire. Will continue efforts.
- Reassess levels of sharing regarding fire boundaries—working with other local governments and First Nations to better coordinate plans. Update: Joint meetings with other jurisdictions underway through CSRD's Emergency Program coordinators. Discussions on shared communications taking place through a regional communications roundtable.
- Establish increased signage for alternate evacuation routes throughout the CSRD. There are many areas with only one main road in and out. Update: Plans for increased signage and ways to get signage set up quickly during in evacuation in progress. This needs to be a fluid process because many Forest Service Roads are not regularly maintained and cannot necessarily be counted on during an emergency. The situation may also demand the use of one route over another. CSRD will lobby for better maintenance of critical access routes on Provincial forestry roads by the Ministry of Forests and Ministry of Transportation and Infrastructure.



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area C: Eagle Bay Subdivision – Park Land Dedication Variance
- DESCRIPTION:** Report from Fiona Barton, Manager, Community Services, dated May 6, 2024. To vary Policy P-05 'Park Land Dedication as a Function of Subdivision' to accept a 2.84 hectare (7 acre) park land dedication in the community of Eagle Bay.
- RECOMMENDATION:** THAT: the Board authorize a variance to Section 2. e) and 2. f) of CSR D Policy No. P-05, 'Park Land Dedication as a Function of Subdivision' with respect to a proposed subdivision for the property at 5193 Ivy Road in Electoral Area C to allow for the CSR D to accept a park land dedication of 2.84 hectares for park and trail use, which contains slopes greater than 10%.

*Corporate Vote Unweighted Majority*

## BACKGROUND:

Park land or cash in lieu is required where the proposed subdivision is for 3 or more additional lots (not including remainder) and any one lot is 2 ha or less in area.

- a) This 35-lot subdivision will create more than 3 lots with lots less than 2 ha in area therefore park land dedication is required for this subdivision. (see '5193 Ivy Road Maps'). The property is 49.46 ha., 2.47 ha. of park land dedication (or cash in lieu) is required (refer to subdivision plan '260-1 - Summer Side Estates - 1HA LOTS - 2024-02-12').
- b) In the referral process for South Shuswap Zoning Amendment Bylaw Amendment No. 701-102, CSR D Community Services noted that a linear park acting as a trail connecting the subject property to Shannon Beach Park was preferred. The proposed plan of subdivision includes a 2.84 ha. park dedication to provide residents with pedestrian access to Shannon Beach Park. The park dedication has access to two different internal access roads.
- c) The applicant's agent has submitted a technical memo for staff review outlining a potential trail route which can meet CSR D Trail standards (refer to attached memo '260-1 - Parkland Dedication Trail Feasibility Memo - 2024-02-16 – Sealed'). Policy P-05 Park Dedication as a Function of Subdivision requires that land dedication for a linear park or trail shall have an average slope no greater than 10%. The CSR D Board of Directors is required to approve variances to [Policy P-05](#).
- d) The applicant has identified a potential trail route within the proposed park dedication with a 10% slope; however, the entire park dedication has an average slope of 60%.

## POLICY:

- [Section 510 of the Local Government Act](#) – Requirement for provision of park land or payment for parks purposes
- [CSR D Policy P-05](#) – Park land dedication as a function of subdivision

- [2017 Electoral Area 'C' Parks Master Plan Update](#) – 3.5 Trails

**FINANCIAL:**

The subdivision applicant will dedicate the parkland as proposed, which meets the 5% park land dedication required, in accordance with Section 510 of the Local Government Act.

**KEY ISSUES/CONCEPTS:**

CSRD Community Services recommends support of the proposed park dedication proposed for the following reasons:

- Per the Area C Parks Master Plan Update (2017), the proposed park provides an off-road pedestrian connection from an upland residential subdivision, reducing the number of driving trips by private vehicle;
- The proposed park abuts and expands the existing CSRD community park Shannon Beach, connecting the proposed subdivision and adjacent single family homes to the west, via a park trail system, to the waterfront of Shuswap Lake;
- The amount of parkland, although steep, is in excess of the required 5% parkland dedication by approximately 1 acre; and,
- The proposed parkland, in its current condition, maintains high ecological function and protects regionally significant natural areas through the preservation of intact forest.

**IMPLEMENTATION:**

N/A

**COMMUNICATIONS:**

CSRD staff will communicate with the subdivision applicant and its agent of the Board's decision.

**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:	2024-06-20_Board_CPS_Eagle_Bay_Subdivision_Parkland_Dedication.docx
Attachments:	- 260-1 - Parkland Dedication Trail Feasibility Memo - 2024-02-16 - Sealed.pdf - 260-1 - Summer Side Estates - 1HA LOTS - 2024-02-12.pdf - 5193 Ivy Road Maps.pdf
Final Approval Date:	Jun 12, 2024

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



Derek Sutherland



Jodi Pierce



Jennifer Sham



John MacLean

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## MEMORANDUM

Friday, February 16, 2024

TO: Ken Gobeil, Senior Planner, CSRD  
FROM: David Sonmor, P.Eng, Civil Engineer

**SUBJECT: FLR Eagle Bay Subdivision PID# 013-981-331 Proposed Trail Alignment for Park Land Dedication**

Dear Mr. Gobeil,

In response to our discussion on January 31<sup>st</sup>, 2024, and in regards to the proposed parkland dedication for the FLR subdivision in Eagle bay located on lot PID# 013-981-331, Lawson Engineering (LEL) have produced the attached conceptual walking trail layout to demonstrate feasibility of meeting the required green circle trail standard.

Parameters reviewed by LEL for the conceptual trail layout are as follows:

- Horizontal radius;
- Maximum average grade;
- Maximum climbing grade for any 5.0m trail segment;
- Maximum descending grade for any 5.0m trail segment;
- Maximum sustained climbing grade for any 30.0m trail segment;
- Maximum sustained descending grade for any 30.0m trail segment;
- Maximum exposure.

The attached plan and profile drawing produced by LEL includes a conceptual trail alignment with an assumed 2m trail width. All horizontal bends have a minimum center line radius of 2.5 meters and slopes have been shown at 5 meter increments as well as average grade from start of trail to end of trail. The proposed trail will connect the north eastern most cul-de-sac bulb of the proposed subdivision to the southern property line of Shannon Beach Community Park.

The proposed park land dedication has a total area of approximately 28,500m<sup>2</sup> exceeding the 5%, or approximately 25,000m<sup>2</sup>, requirement for parkland dedication and will provide direct access to the existing upper trail network of Shannon Beach Park.

LEL note that the attached proposed trial layout is conceptual only and no detailed design has been completed. In determining grades for exposure, LEL took existing slopes offset 2 meters on either side of an assumed 2m wide trail, thereby meeting the qualifier of exposures being within 2 meters of trail tread. The conceptual trail alignment attached adheres closely to existing grades with cuts and fills generally remaining under 300mm.

Table 1.1 below outlines the parameters provided for meeting the “green circle” trail standard and the corresponding values of the conceptual layout provided.

FEASIBILITY ANALYSIS OF CONCEPTUAL TRAIL ALIGNMENT			
Parameter	Description	Green Circle Standard	Conceptual Trail Alignment
Horizontal Radius	The maximum grade of a turn should not exceed the maximum grade of a trail's maximum grade specifications be it ascending or descending.	2.5m	2.5m
Preferred (Maximum) Average Grade	The total average grade of the trail factoring in all the positive and negative trail gradient measurements from the start of the trail to the end, averaged.	8%	5.3%
Maximum Climbing Grade	The maximum grade found on any particular 5.0 meter long segment of trail that is intended for the user to have to ascend/climb.	15%	0.1% - 15.0%
Maximum Descending Grade	The maximum grade found on any particular 5.0 meter long segment of trail that is intended for the user to have to descend.	15%	0.1% - 15.0%
Sustained Climbing Grade	The maximum grade found on any particular 30.0 meter long segment of trail that is intended for the user to have to ascend/climb.	15%	1.3% - 14%
Sustained Descending Grade	The maximum grade found on any particular 30.0 meter long segment of trail that is intended for the user to have to descend.	15%	1.3% - 14%
Exposure	Exposure refers to a negative drop in grade at a relatively steep angle. Exposure may be on one or both sides of a trail. If it is within 2.0 meters of either edge of tread then it is to be considered within the difficulty rating of that trail. Vertical drops (cliffs) are also a considering factor if a railing, fence, or safety net is not present and are permitted at specific heights at higher difficulty ratings.	45%	16.51% - 44.99%

Table 1.1 – Feasibility Analysis of Conceptual Trail Alignment for Parkland Dedication Purposes

Based on the above analysis performed by LEL, it is in LEL's opinion that a trail meeting the "green circle" trail standard is feasible within the proposed parkland dedication area. Further design efforts would be required to confirm final trail location and grading requirements.

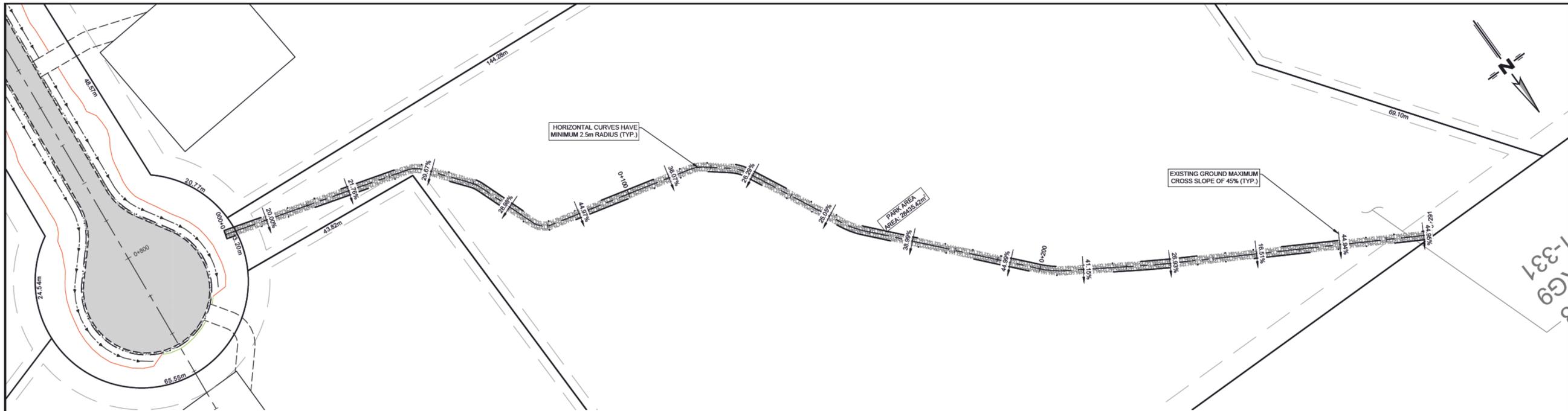
If you have any questions or concerns, please feel free to contact the undersigned at your earliest convenience.

Best Regards,

Lawson Engineering Ltd.



Dave Sonmor, P.Eng  
 Project Engineer  
[dsonmor@lawsonengineering.ca](mailto:dsonmor@lawsonengineering.ca)



**LEGEND**

**EXISTING**

- HYDROTELEPHONE POLE
- HYDROTELEPHONE POLE CW DAVIT
- TELEPHONE POLE
- HYDRO POLE CW TRANS.
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS
- UNDERGROUND TELEPHONE
- FENCE
- DECIDUOUS/EVERGREEN
- HEDGE

**PROPOSED**

- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCHLINE
- INLET/OUTLET HEADWALL
- END CAP
- WHEEL CHAIR RAMP
- DRIVEWAY LETDOWN

**NOT FOR CONSTRUCTION**

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**DISCLAIMER:**  
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

**DRAWINGS ARE NOT TO BE SCALED**

NO.	DATE	YEAR/MO	DESCRIPTION	BY	APPD
B	2024/01/15		RE-ISSUED FOR DISCUSSION	JKW	FDS
A	2023/12/13		ISSUED FOR DISCUSSION	JKW	FDS

**REVISIONS**

<b>DRAFT (ISSUED FOR REVIEW)</b>	DESIGN	FDS
	DRAWN	JKW
	DATE	2023/12/13
	CHECKED	FDS

PERMIT No.: 1001279  
 SCALES:

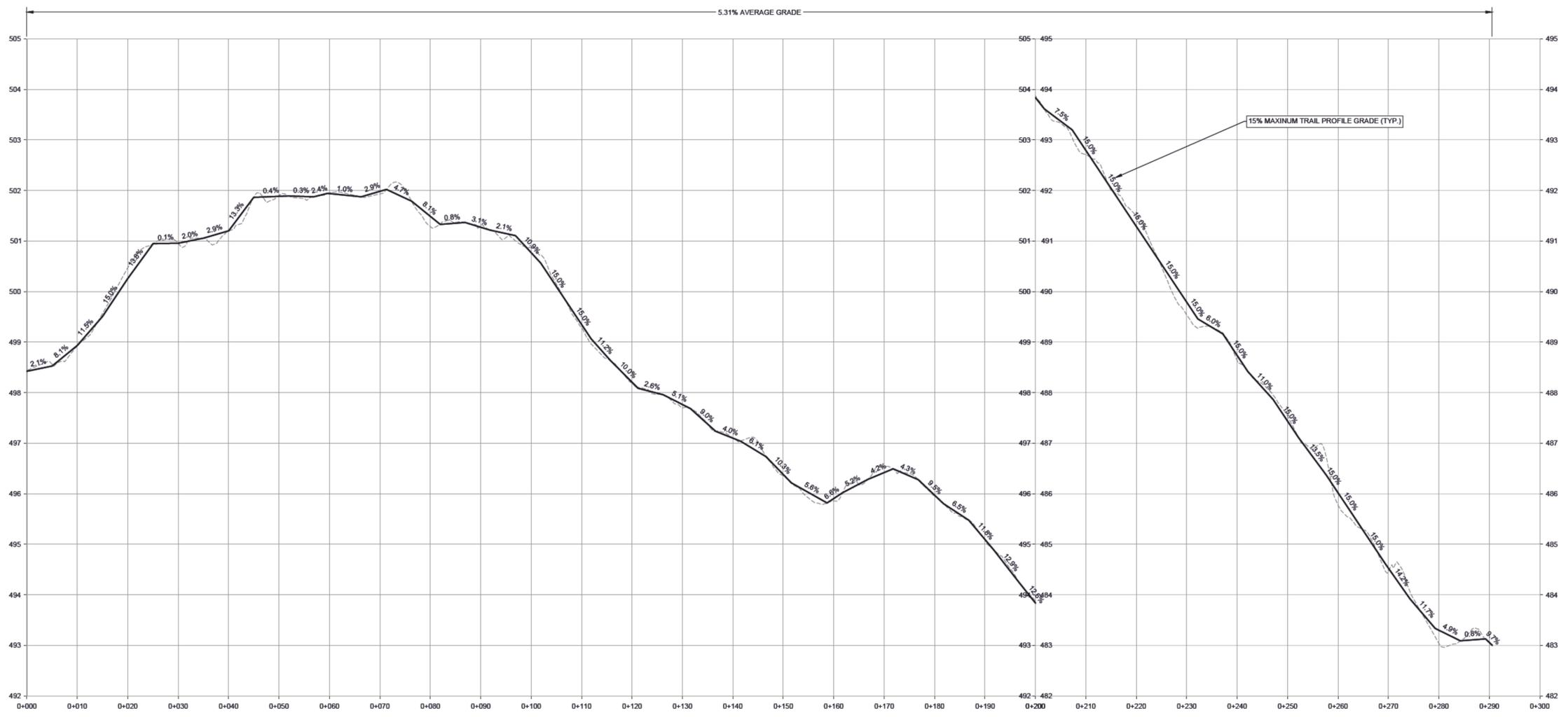
**LAWSON ENGINEERING LTD.**  
 #201 - 2110 11 AVE NE  
 PO BOX 106, SALMON ARM, BC V1E 4N2  
 P: (250) 832-3220

**FLR DEVELOPMENTS**

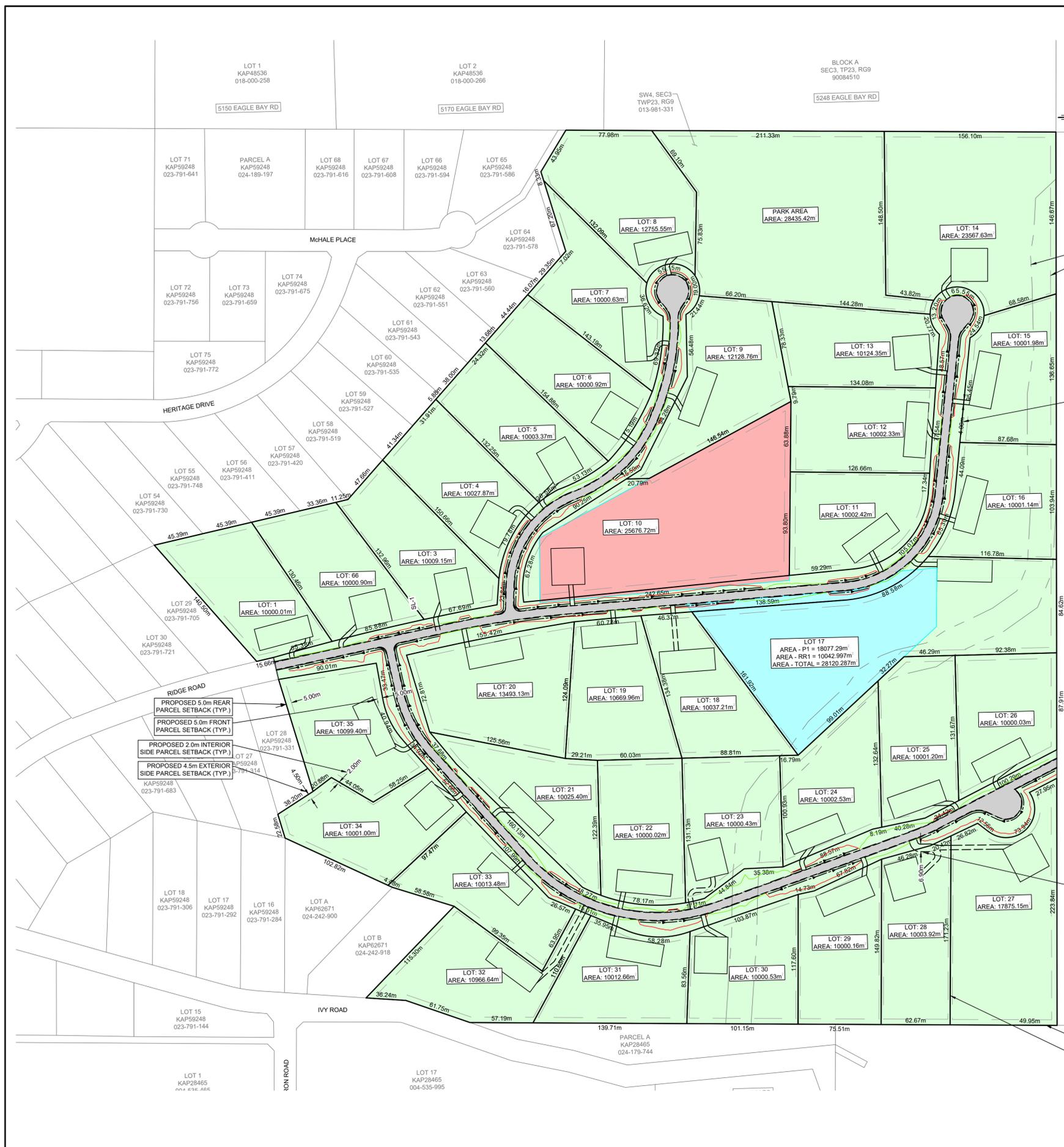
**SUMMERSIDE ESTATES SUBDIVISION  
 EAGLE BAY, BC**

**WALKING PATH FEASIBILITY**

PROJECT No. 260-1  
 SHEET 1 OF 1  
 DWG. No. C101 REV. No. B



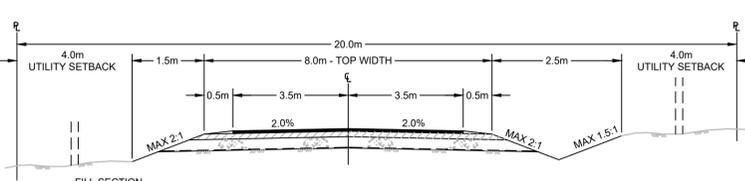
PLOT February 16, 2024 COMPUTER: IZ:PROJECTS\260-1 - SUMMERSIDE ESTATES EAGLE BAY\1 - CIVIL ENGINEERING\DRAWINGS\1 - DESIGN\260-1 - SUMMERSIDE ESTATES - DESIGN - REV 2.ADWG



LOT #	Area (m <sup>2</sup> )	Mean Building Site Grade (%)	Maximum Driveway Grade (%)	Frontage (%)
1	10000.01	29.33	8.82	16.42
2	10000.90	27.29	8.91	20.06
3	10009.15	15.61	5.39	21.09
4	10027.87	23.73	6.60	18.30
5	10003.37	18.09	11.61	17.18
6	10000.92	17.91	0.67	17.43
7	10000.63	29.70	11.82	21.15
8	12755.55	24.44	11.22	11.93
9	12128.76	12.61	7.98	32.40
10	25676.72	9.51	5.13	55.18
11	10002.42	10.19	5.72	45.18
12	10002.33	14.86	8.57	18.64
13	10124.35	17.03	14.59	16.28
14	23567.63	24.57	9.57	10.42
15	10001.98	17.11	9.46	29.06
16	10001.14	10.86	6.28	26.18
17	28120.29	12.80	4.52	26.40
18	10037.21	7.22	7.45	10.34
19	10669.96	9.73	0.12	14.29
20	13493.13	11.05	6.36	47.76
21	10025.4	8.14	11.45	43.81
22	10000.02	21.67	11.17	19.13
23	10000.43	25.37	14.74	23.38
24	10002.53	29.19	13.64	21.69
25	10001.2	18.83	11.11	17.89
26	10000.03	22.39	12.67	24.33
27	17875.15	20.5	10.8	22.30
28	10003.92	21.91	10.8	14.81
29	10000.16	23.19	2.09	19.40
30	10000.53	16.37	6.67	25.57
31	10012.66	13.68	1.45	22.01
32	10966.64	16.48	10.26	PAN
33	10013.48	14.16	0.17	29.36
34	10001	15.95	9.24	12.05
35	10099.4	7.71	5.96	46.93

PRELIMINARY SUBDIVISION SKETCH PLAN  
 MUNICIPALITY:  
 COLUMBIA-SHUSWAP REGIONAL DISTRICT  
 OFFICIAL COMMUNITY PLAN:  
 NR-NEIGHBORHOOD RESIDENTIAL  
 LEGAL DESCRIPTION:  
 SOUTH-WEST 1/4 OF SECTION 3 TOWNSHIP 23 RANGE 9 WEST  
 OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT,  
 EXCEPT PLANS KAP59248 AND KAP62671  
 PID:  
 013-981-331

- COLUMBIA-SHUSWAP REGIONAL DISTRICT - RR1  
 - RURAL RESIDENTIAL  
 MINIMUM LOT AREA = 10000m<sup>2</sup>  
 • SETBACKS  
 - FRONT YARD = 5m  
 - REAR YARD = 5m  
 - INTERIOR SIDE YARD = 2m  
 - EXTERIOR SIDE YARD = 4.5m  
 - MAXIMUM LOT COVERAGE = 40%
- COLUMBIA-SHUSWAP REGIONAL DISTRICT - C5  
 - TOURIST COMMERCIAL  
 MINIMUM LOT AREA = 10000m<sup>2</sup>  
 • SETBACKS  
 - FRONT YARD = 5m  
 - REAR YARD = 5m  
 - SIDE YARD = 5m  
 - MAXIMUM LOT COVERAGE = 50%
- COLUMBIA-SHUSWAP REGIONAL DISTRICT - P1  
 - PUBLIC AND INSTITUTIONAL  
 MINIMUM LOT AREA = 10000m<sup>2</sup>  
 • SETBACKS  
 - FRONT YARD = 5m  
 - REAR YARD = 5m  
 - SIDE YARD = 5m



TYPICAL 2-LANE OPEN SHOULDER ROAD CROSS-SECTION  
 (MoTI FIG 1420.C)  
 NOT TO SCALE

### LEGEND

**EXISTING**

- HYDROTELEPHONE POLE
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE CW TRANS
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH-BASIN
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM MAIN
- WATER MAIN
- GAS
- UNDERGROUND TELEPHONE
- FENCE
- DECIDUOUS/EVERGREEN
- HEDGE

**PROPOSED**

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH-BASIN
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCHLINE
- INLET/OUTLET HEADWALL
- END CAP
- WHEEL CHAIR RAMP
- DRIVEWAY LETDOWN

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 WHICH SHALL NOT BE USED, REPRODUCED OR REVISED  
 WITHOUT WRITTEN PERMISSION BY LAWSON  
 ENGINEERING LTD.

DISCLAIMER:  
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
 DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL  
 ERRORS AND OMISSIONS PRIOR TO COMMENCING  
 WORK.

DRAWINGS ARE NOT TO BE SCALED

NO.	DATE	DESCRIPTION	BY	APPD
B	2024/01/15	RE-ISSUED FOR DISCUSSION	JKW	FDS
A	2023/12/13	ISSUED FOR DISCUSSION	JKW	FDS

REVISIONS

DESIGN	FDS
DRAWN	JKW
DATE	2023/12/13
CHECKED	FDS

PERMIT No.: 1001279  
 SCALES: 0 20 40 60 80 Meters  
 1:2000

#201 - 2110 11 AVE NE  
 PO BOX 106, SALMON ARM, BC V1E 4N2  
 P: (250) 832-3220

## FLR DEVELOPMENTS

SUMMERSIDE ESTATES  
 SUBDIVISION  
 EAGLE BAY, BC

## PRELIMINARY SUBDIVISION LOT LAYOUT

PROJECT No. 260-1

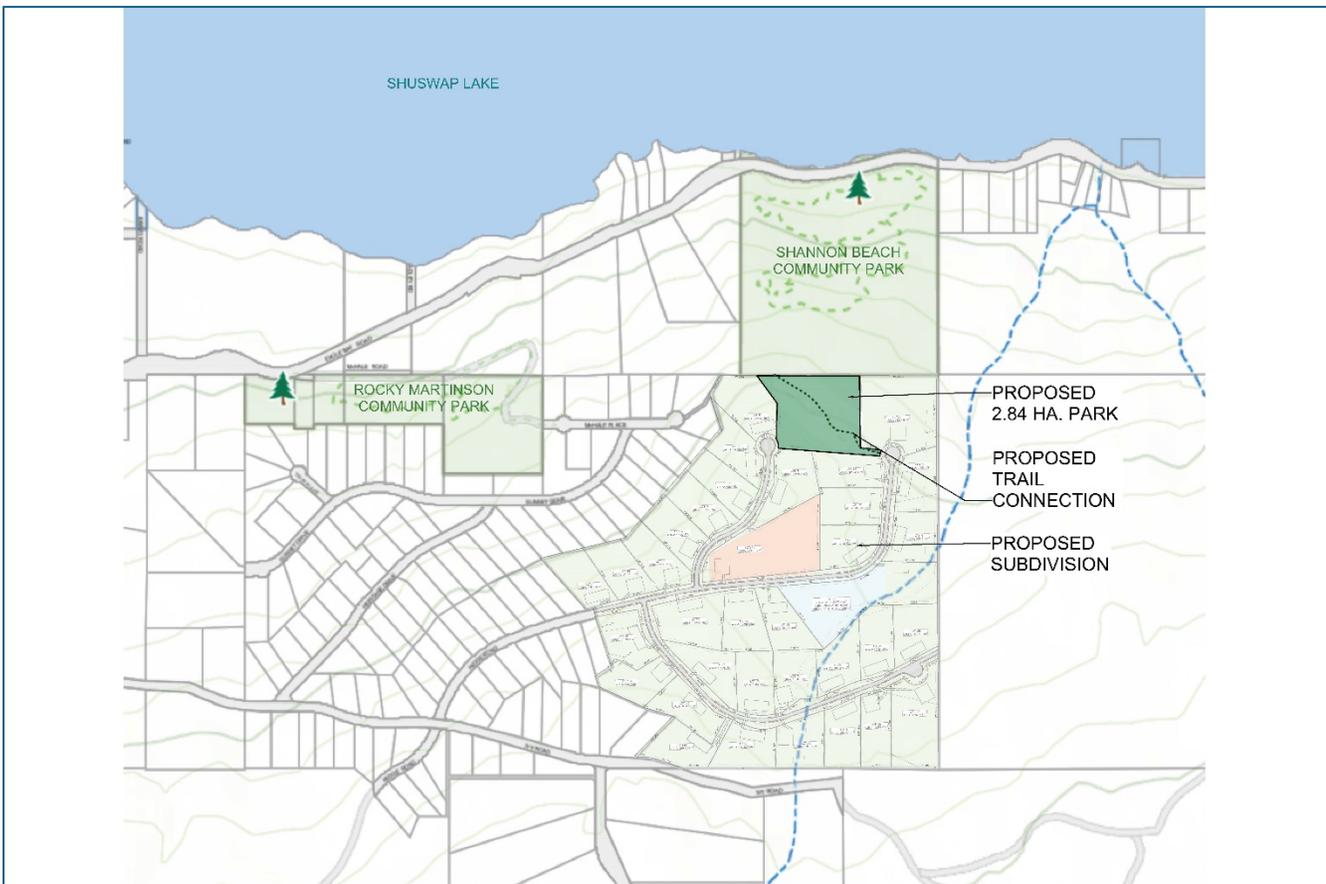
SHEET 1 OF 1

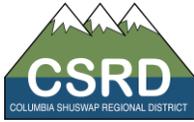
DWG. No. C101 REV. No. B

NOT FOR CONSTRUCTION

PLOT February 12, 2024, COMPUTER: T2, PROJECT: S2601 - SUMMERSIDE ESTATES EAGLE BAY - CIVIL ENGINEERING DRAWINGS - DESIGN: REV 2.0.DWG

### 5193 Ivy Road, Eagle Bay Subdivision Maps





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area D: Licence of Tenure over Crown Land

**DESCRIPTION:** Report from Ben Van Nostrand, General Manager of Environmental and Utility Services, dated June 3, 2024. Licence of Tenure over Crown Land renewal for the purposes of operating the Falkland Refuse Transfer Station.

**RECOMMENDATION :** THAT: the Board agrees to acquire the Licence for Tenure for the term of ten (10) years from the Province over the land that part of the Southwest ¼ of Section 10, Township 18, Range 12, West of the Sixth Meridian, Kamloops Division of Yale District and containing 4.00 hectares, more or less, for the purposes of community waste disposal.

*Corporate Vote Unweighted Majority*

## SUMMARY:

The purpose of this report is to finalize the renewal of a Licence of Tenure over Crown Land for the purpose of continued operation of the CSR D's Falkland Waste Management Transfer Station. As part of the renewal process, the Province has advised the CSR D of the requirement for the submission of a Board resolution, to be submitted by July 2, 2024, to support the application process. The wording in the recommendation was provided by the Province.

## BACKGROUND:

It was noted by the Province that during the application process to renew the License of Tenure, over the Crown Land required to deliver the solid waste services at the Falkland Transfer Station, that they failed to include the pre-condition of a Board resolution. As such, staff have prepared this report to facilitate the completion of the process by providing the recommended Board resolution.

## POLICY:

The Provincial government requires a Board resolution to process a License of Tenure.

## FINANCIAL:

Fees related to the renewal of the Tenure have been submitted to the Province as a part of the process to renew.

## KEY ISSUES/CONCEPTS:

N/A

## IMPLEMENTATION:

Staff will forward a copy of the Resolution to the Province to complete the Tenure renewal process.

**COMMUNICATIONS:**

N/A

**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:	2024-06-20_Board_EUS_Land_Tenure_Board_Resolution.docx
Attachments:	
Final Approval Date:	Jun 3, 2024

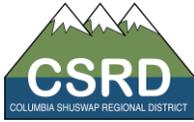
This report and all of its attachments were approved and signed as outlined below:



Jennifer Sham



John MacLean



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area D: Silver Creek Community Park – Licence of Occupation Tenure Renewal

**DESCRIPTION:** Report from Fiona Barton, Manager, Community Services, dated June 4, 2024. To renew a provincial licence of occupation for Silver Creek Community Park in Electoral Area D.

**RECOMMENDATION:** THAT: the Board empower the authorized signatories to obtain a Licence in accordance with the letter dated March 14, 2024, from the Ministry of Water, Land and Resource Stewardship for parks purposes for the Silver Creek Community Park in Electoral Area 'D'.  
*Corporate Vote Weighted*

## SUMMARY:

N/A

## BACKGROUND:

The CSR D, through the Community and Protective Services Department, owns and manages 7.02 hectares (17.35 acres) of dedicated parkland at 1561 Salmon River Road and 2800 Sallenbach Road in Electoral Area D. In addition, the CSR D has held a 0.50 hectares. (1.24 acre) Licence of Occupation (LoO) for portions of the park riding arena that are located outside of the 7.02 hectares of dedicated parkland and within MoTI reserve lands. The current 30-year LoO expired on April 16, 2019, and requires replacement to continue use of the lands for park purposes.

## POLICY:

- [Bylaw Number 5556: Parks \(CSR D\) Regulation \(PDF\)](#)
- CSR D Electoral Area 'D' Parks Plan Final Report, October 15, 2008

## FINANCIAL:

The fee for the term is \$1.00, the receipt of which is acknowledged.

## KEY ISSUES/CONCEPTS:

N/A

## IMPLEMENTATION:

The authorized signatories will execute the Agreement, and complete the Management Plan documents, including the Board Resolution on the LoO renewal for an additional 30-year period.

**COMMUNICATIONS:**

Upon Board approval, Community Services staff will update the Parks Planning and Development page on [www.csr.d.bc.ca](http://www.csr.d.bc.ca) advising of the project progress.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

**BOARD'S OPTIONS:**

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

**Report Approval Details**

Document Title:	2024-06-20_Board_CPS_Silver_Creek_Community_Park_LOC_Renewal.docx
Attachments:	- Notice of Final Review.pdf - SCCP_LOC_Mment_Plan.pdf - LOC Agreement.pdf - 20190121_SilverCreekPark_CrownApp_SiteMap.pdf
Final Approval Date:	Jun 9, 2024

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



Derek Sutherland



Jennifer Sham

**No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham**

John MacLean



Ministry of Water, Land and Resource  
Stewardship  
441 Columbia Street Kamloops BC V2C  
2T3

Telephone No: 250-312-7478  
Facsimile No: 250-828-4442

GST Registration No: R107864738

---

Your contact is: Helena Fitzsimmons

Our file: 3409527

### **NOTICE OF FINAL REVIEW**

March 14, 2024

Columbia Shuswap Regional District  
PO Box 978  
555 Harbourfront Dr NE  
Salmon Arm, BC V1E 4P1

Attention: Kim Doussept

Dear Sir/Madam:

**Re: Your Application for a Tenure over Crown Land**

The review of your application for a Licence for regional park purposes over:

That part of Section 32, Township 18, Range 10, West of the Sixth Meridian,  
Kamloops Division Yale District, containing 0.50 hectares, more or less

(the "Land") has reached the stage where we anticipate making our final decision once the various matters described in this letter have been completed.

This is to replace Licence No. 344626 which expired April 16, 2019.

**1. Deadline for Completion of Requirements**

We ask that you complete the requirements described below by **May 14, 2024**.

Please complete the Response to Notice of Final Review page attached, indicating whether you will or will not proceed with the application and sign and return that page to us for our records.

**2. Requirements**

### Signing and Return of Tenure Documents

You must sign and deliver to us two copies of the Licence document which are enclosed with this letter. You are responsible for ensuring that this is properly completed including, if applicable, obtaining any appropriate corporate authorizations and having any Land Title Act Form C or D witnessed by a solicitor, notary, or commissioner.

### Insurance

We confirm receipt from your evidence of insurance. Upon request, you must submit to our office proof of continuation of your insurance.

### Management Plan

The attached authorized Management Plan must be signed, dated and returned to us. This Management Plan will be held on file by us, a copy of it will be returned for your records. Any future alterations or additions to the Improvements will require our prior written consent.

### Board Resolution

Board resolution must be passed to acquire the Land. The Board resolution must indicate that the Board will agree to acquire the Licence for the term of 30 years from the Province over the land that part of Section 32, Township 18, Range 10, West of the Sixth Meridian, Kamloops Division Yale District, containing 0.50 hectares, more or less, for the purposes of Regional Park use.

## **3. Process following completion of Requirements**

If the requirements set out above are completed within the required time, we expect to make our decision and advise you of that decision within 30 days.

Please note however that this letter does not constitute an offer by us, and we reserve all our rights in connection with the decision making process, including, if appropriate, to disallow your application, to extend the decision making process and to establish additional requirements not set out in this letter.

Upon decision to issue the Licence to you we will sign and return one copy of the Licence to you.

## **4. Acknowledgments of the Applicant**

You represent, acknowledge, and agree that:

- 3 -

- (a) Your application for a Crown land tenure cannot be transferred to another person.
- (b) This Letter does not obligate us to issue the Licence to you and does not give you any right to use or occupy the Land for any purpose.
- (c) You are responsible for, and encouraged to seek, your own legal advice with respect to:
  - (i) any laws, bylaws, orders, directions, ordinances, and regulations associated with your use of the Land,
  - (ii) the terms and conditions set out in this Letter, and
  - (iii) the terms and conditions of, and your rights and obligations that will arise under, the Licence.
- (d) You are responsible for the costs and expenses incurred by you in pursuing your application, including any cost you incur in connection with satisfying the requirements set out in this letter.
- (e) If you sign and return the Licence to us that will constitute your offer to us to enter into the Licence.

### Freedom of Information

Personal information is collected under the *Land Act* for the purpose of administering Crown land. Information on your application, and if issued, your tenure, will become part of the Crown Land Registry, from which information is routinely made available to the public under Freedom of Information and Protection of Privacy legislation.

Yours truly,



Danielle Snider

Authorized Representative

**Response to Notice of Final Review**

File No. 3409527

Ministry of Water, Land and Resource Stewardship  
441 Columbia Street Kamloops BC V2C 2T3

Dear Helena Fitzsimmons:

**Re: Application for Licence**

- I/We wish to proceed to obtain a Licence in accordance with the letter dated March 14, 2024 from the Ministry of Water, Land and Resource Stewardship and enclose all copies of the Licence which I/We have signed.
- I/We do not wish to proceed to obtain a Licence in accordance with the letter dated March 14, 2024 from the Ministry of Water, Land and Resource Stewardship.

DATED the \_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Print name of person signing

\_\_\_\_\_  
Print name of person signing

- 5 -

For Your Information

- You must be aware that at the request of the Ministry of Transportation and Infrastructure – Geo - Tech & Gravel; all hiking traffic must be directed to stay on the Forest Service Road until outside the perimeter of Stoney Creek Pit, which is regulated under the *Mines Act*. No inadvertent access is allowed.

# MANAGEMENT PLAN

**File #3409527**  
**Document #**

ACCEPTED BY:

SIGNED on behalf of HIS MAJESTY THE KING IN RIGHT OF THE **PROVINCE OF BRITISH COLUMBIA** by the minister responsible for the *Land Act* or the Minister's authorized representative.

*The signature of the Province's authorized representative is solely for the purpose of acknowledging the Province's acceptance of this document as the Management Plan for the purposes of the tenure document and does not represent a certification by the Province or its signatory of any factual content or acceptance of professional responsibility by the Province's signatory for any advice or analysis contained in this document.*

\_\_\_\_\_  
Authorized Signatory  
Ministry of Water, Land, and Resource Stewardship

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signatory  
Columbia Shuswap Regional District

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

containing no. pages (including this page)

page 1 of 5

### **Management Plan**

1. On the terms and conditions set out in the Agreement, the Land may be used and occupied for regional park purposes as set out in this Management Plan.
2. This Management Plan supersedes all previous Management Plans.
3. You must not construct, place, or affix any Improvement on or to the Land without prior written consent.
4. The improvements are supported by the photos included with the management plan.









<b>LICENCE OF OCCUPATION</b>
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Licence No.:

File No.: 3409527

Disposition No.: 932040

---

THIS AGREEMENT is dated for reference April 16, 2019 and is made under the *Land Act*.

**BETWEEN:**

**HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA**, represented by the minister responsible for the *Land Act*, Parliament Buildings, Victoria, British Columbia

(the "Province")

**AND:**

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
 PO Box 978  
 555 Harbourfront Drive Ne  
 Salmon Arm, BC V1E 4P1

(the "Licensee")

The parties agree as follows:

**ARTICLE 1 - INTERPRETATION**

1.1 In this Agreement,

**"Agreement"** means this licence of occupation;

**"Commencement Date"** means April 16, 2019;

**"disposition"** has the meaning given to it in the *Land Act* and includes a licence of occupation;

**"Fees"** means the fees set out in Article 3;

**"Hazardous Substances"** means any substance which is hazardous to persons, property or the environment, including without limitation

(a) waste, as that term is defined in the *Environmental Management Act*; and

- (b) any other hazardous, toxic or other dangerous substance, the use, transportation or release into the environment of which, is now or from time to time prohibited, controlled or regulated under any laws or by any governmental authority, applicable to, or having jurisdiction in relation to, the Land;

**“Improvements”** includes anything made, constructed, erected, built, altered, repaired or added to, in, on or under the Land, and attached to it or intended to become a part of it, and also includes any clearing, excavating, digging, drilling, tunnelling, filling, grading or ditching of, in, on or under the Land;

**“Land”** means that part or those parts of the Crown land either described in, or shown outlined by bold line on, the schedule attached to this Agreement entitled “Legal Description Schedule” except for those parts of the land that, on the Commencement Date, consist of highways (as defined in the *Transportation Act*) and land covered by water;

**“Management Plan”** means the most recent management plan prepared by you in a form approved by us, signed and dated by the parties, and held on file by us;

**“Realty Taxes”** means all taxes, rates, levies, duties, charges and assessments levied or charged, at any time, by any government authority having jurisdiction which relate to the Land, the Improvements or both of them and which you are liable to pay under applicable laws;

**“Security”** means the security referred to in section 6.1 or 6.2, as replaced or supplemented in accordance with section 6.5;

**“Term”** means the period of time set out in section 2.2;

**“we”, “us” or “our”** refers to the Province alone and never refers to the combination of the Province and the Licensee: that combination is referred to as **“the parties”**; and

**“you” or “your”** refers to the Licensee.

- 1.2 In this Agreement, “person” includes a corporation, partnership or party, and the personal or other legal representatives of a person to whom the context can apply according to law and wherever the singular or masculine form is used in this Agreement it will be construed as the plural or feminine or neuter form, as the case may be, and vice versa where the context or parties require.
- 1.3 The captions and headings contained in this Agreement are for convenience only and do not define or in any way limit the scope or intent of this Agreement.
- 1.4 This Agreement will be interpreted according to the laws of the Province of British Columbia.

- 
- 1.5 Where there is a reference to an enactment of the Province of British Columbia or of Canada in this Agreement, that reference will include a reference to every amendment to it, every regulation made under it and any subsequent enactment of like effect and, unless otherwise indicated, all enactments referred to in this Agreement are enactments of the Province of British Columbia.
  - 1.6 If any section of this Agreement, or any part of a section, is found to be illegal or unenforceable, that section or part of a section, as the case may be, will be considered separate and severable and the remainder of this Agreement will not be affected and this Agreement will be enforceable to the fullest extent permitted by law.
  - 1.7 Each schedule to this Agreement is an integral part of this Agreement as if set out at length in the body of this Agreement.
  - 1.8 This Agreement constitutes the entire agreement between the parties and no understanding or agreement, oral or otherwise, exists between the parties with respect to the subject matter of this Agreement except as expressly set out in this Agreement and this Agreement may not be modified except by subsequent agreement in writing between the parties.
  - 1.9 Each party will, upon the request of the other, do or cause to be done all lawful acts necessary for the performance of the provisions of this Agreement.
  - 1.10 Any liabilities or obligations of either party arising, or to be performed, before or as a result of the termination of this Agreement, and which have not been satisfied or remain unperformed at the termination of this Agreement, any indemnity and any release in our favour and any other provision which specifically states that it will survive the termination of this Agreement, shall survive and not be affected by the expiration of the Term or the termination of this Agreement.
  - 1.11 Time is of the essence of this Agreement.
  - 1.12 Wherever this Agreement provides that an action may be taken, a consent or approval must be obtained or a determination must be made, then you or we, as the case may be, will act reasonably in taking such action, deciding whether to provide such consent or approval or making such determination; but where this Agreement states that you or we have sole discretion to take an action, provide a consent or approval or make a determination, there will be no requirement to show reasonableness or to act reasonably in taking that action, providing that consent or approval or making that determination.
  - 1.13 Any requirement under this Agreement for us to act reasonably shall not require us to act in a manner that is contrary to or inconsistent with any legislation, regulations, Treasury Board directives or other enactments or any policy, directive, executive direction or other such guideline of general application.
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**ARTICLE 2 - GRANT AND TERM**

- 2.1 On the terms and conditions set out in this Agreement, we grant you a licence of occupation of the Land for regional park purposes, as set out in the Management Plan. You acknowledge this licence of occupation does not grant you exclusive use and occupancy of the Land.
- 2.2 The term of this Agreement commences on the Commencement Date and terminates on the 30th anniversary of that date, or such earlier date provided for in this Agreement. We reserve the right to terminate this Agreement in certain circumstances as expressly provided in this Agreement.

**ARTICLE 3 - FEES**

- 3.1 The Fee for the Term is \$1.00, the receipt of which we acknowledge.

**ARTICLE 4 - COVENANTS**

- 4.1 You must
- (a) pay, when due,
    - (i) the Fees to us at the address set out in Article 10,
    - (ii) the Realty Taxes, and
    - (iii) all charges for electricity, gas, water and other utilities supplied to the Land for use by you or on your behalf or with your permission;
  - (b) deliver to us, immediately upon demand, receipts or other evidence of the payment of Realty Taxes and all other money required to be paid by you under this Agreement;
  - (c) observe, abide by and comply with
    - (i) all applicable laws, bylaws, orders, directions, ordinances and regulations of any government authority having jurisdiction in any way affecting your use or occupation of the Land or the Improvements including without limitation all laws, bylaws, orders, directions, ordinances and regulations relating in any way to Hazardous Substances, the environment and human health and safety, and
    - (ii) the provisions of this Agreement;

- 
- (d) in respect of the use of the Land by you or by any person who enters upon or uses the Land as a result of your use of the Land under this Agreement, keep the Land and the Improvements in a safe, clean and sanitary condition satisfactory to us, and at our written request, rectify any failure to comply with such a covenant by making the Land and the Improvements safe, clean and sanitary;
  - (e) not commit any wilful or voluntary waste, spoil or destruction on the Land or do anything on the Land that may be or become a nuisance to an owner or occupier of land in the vicinity of the Land;
  - (f) use and occupy the Land only in accordance with and for the purposes set out in the Management Plan;
  - (g) not construct, place or affix any Improvement on or to the Land except as permitted in the Management Plan;
  - (h) pay all accounts and expenses as they become due for work performed on or materials supplied to the Land at your request, on your behalf or with your permission, except for money that you are required to hold back under the *Builders Lien Act*;
  - (i) if any claim of lien over the Land is made under the *Builders Lien Act* for work performed on or materials supplied to the Land at your request, on your behalf or with your permission, immediately take all steps necessary to have the lien discharged, unless the claim of lien is being contested in good faith by you and you have taken the steps necessary to ensure that the claim of lien will not subject the Land or any interest of yours under this Agreement to sale or forfeiture;
  - (j) not cut or remove timber on or from the Land without
    - (i) our prior written consent, and
    - (ii) being granted the right under the *Forest Act* to harvest Crown timber on the Land;
  - (k) not alter or add to any Improvement without our prior written consent;
  - (l) take all reasonable precautions to avoid disturbing or damaging any archaeological material found on or under the Land and, upon discovering any archaeological material on or under the Land, you must immediately notify the ministry responsible for administering the *Heritage Conservation Act*;
  - (m) permit us, or our authorized representatives, to enter on the Land at any time to inspect the Land and the Improvements, including without limitation to test and remove soil,
-

groundwater and other materials and substances, where the inspection may be necessary or advisable for us to determine whether or not you have complied with your obligations under this Agreement with respect to Hazardous Substances, provided that we take reasonable steps to minimize any disruption of your operations;

(n) indemnify and save us and our servants, employees and agents harmless against all claims, actions, causes of action, losses, damages, costs and liabilities, including fees of solicitors and other professional advisors, arising out of one or more of the following:

- (i) any breach, violation or non-performance of a provision of this Agreement,
- (ii) any conflict between your use of the Land under this Agreement and the lawful use of the Land by any other person, and
- (iii) any personal injury, bodily injury (including death) or property damage occurring or happening on or off the Land by virtue of your entry upon, use or occupation of the Land,

and the amount of all such losses, damages, costs and liabilities will be payable to us immediately upon demand; and

(o) on the termination of this Agreement,

- (i) peaceably quit and deliver to us possession of the Land and, subject to paragraphs (ii), (iii) and (iv), the Improvements in a safe, clean and sanitary condition,
- (ii) within 90 days, remove from the Land any Improvement you want to remove, if the Improvement was placed on or made to the Land by you, is in the nature of a tenant's fixture normally removable by tenants and is not part of a building (other than as a tenant's fixture) or part of the Land and you are not in default of this Agreement,
- (iii) not remove any Improvement from the Land if you are in default of this Agreement, unless we direct or permit you to do so under paragraph (iv),
- (iv) remove from the Land any Improvement that we, in writing, direct or permit you to remove, other than any Improvement permitted to be placed on or made to the Land under another disposition, and
- (v) restore the surface of the Land as nearly as may reasonably be possible, to the condition that the Land was in at the time it originally began to be used for the purposes described in this Agreement, but if you are not directed or permitted to remove an Improvement under paragraph (iii), this paragraph will not apply to

that part of the surface of the Land on which that Improvement is located,

and all of your right, interest and estate in the Land will be absolutely forfeited to us, and to the extent necessary, this covenant will survive the termination of this Agreement.

4.2 You will not permit any person who enters upon or uses the Land as a result of your use of the Land under this Agreement to do anything you are restricted from doing under this Article.

4.3 You must not use all or any part of the Land

- (a) for the storage or disposal of any Hazardous Substances; or
- (b) in any other manner whatsoever which causes or contributes to any Hazardous Substances being added or released on, to or under the Land or into the environment from the Land;

unless

- (c) such storage, disposal, release or other use does not result in your breach of any other provision of this Agreement, including without limitation, your obligation to comply with all laws relating in any way to Hazardous Substances, the environment and human health and safety; and
- (d) we have given our prior written approval to such storage, disposal, release or other use and for certainty any such consent operates only as a consent for the purposes of this section and does not bind, limit, or otherwise affect any other governmental authority from whom any consent, permit or approval may be required.

4.4 Despite any other provision of this Agreement you must:

- (a) on the expiry or earlier termination of this Agreement; and
- (b) at any time if we request and if you are in breach of your obligations under this Agreement relating to Hazardous Substances;

promptly remove from the Land all Hazardous Substances stored, or disposed of, on the Land, or which have otherwise been added or released on, to or under the Land:

- (c) by you; or
- (d) as a result of the use of the Land under this Agreement;

save and except only to the extent that we have given a prior written approval expressly

allowing specified Hazardous Substances to remain on the Land following the expiry of the Term.

4.5 We may from time to time

- (a) in the event of the expiry or earlier termination of this Agreement;
- (b) as a condition of our consideration of any request for consent to an assignment of this Agreement; or
- (c) if we have a reasonable basis for believing that you are in breach of your obligations under this Agreement relating to Hazardous Substances;

provide you with a written request to investigate the environmental condition of the Land and upon any such request you must promptly obtain, at your cost, and provide us with, a report from a qualified and independent professional who has been approved by us, as to the environmental condition of the Land, the scope of which must be satisfactory to us and which may include all such tests and investigations that such professional may consider to be necessary or advisable to determine whether or not you have complied with your obligations under this Agreement with respect to Hazardous Substances.

4.6 You must at our request from time to time, but not more frequently than annually, provide us with your certificate (and if you are a corporation such certificate must be given by a senior officer) certifying that you are in compliance with all of your obligations under this Agreement pertaining to Hazardous Substances, and that no adverse environmental occurrences have taken place on the Land, other than as disclosed in writing to us.

## ARTICLE 5 - LIMITATIONS

5.1 You agree with us that

- (a) in addition to the other reservations and exceptions expressly provided in this Agreement this Agreement is subject to the exceptions and reservations of interests, rights, privileges and titles referred to in section 50 of the *Land Act*;
- (b) other persons may hold or acquire rights to use the Land in accordance with enactments other than the *Land Act* or the *Ministry of Lands, Parks and Housing Act*, including rights held or acquired under the *Coal Act*, *Forest Act*, *Geothermal Resources Act*, *Mineral Tenure Act*, *Petroleum and Natural Gas Act*, *Range Act*, *Water Sustainability Act* or *Wildlife Act* (or any prior or subsequent enactment of the Province of British Columbia of like effect); such rights may exist as of the Commencement Date and may be granted or acquired subsequent to the Commencement Date and may affect your use of the Land;

- (c) other persons may hold or acquire interests in or over the Land granted under the *Land Act* or the *Ministry of Lands, Parks and Housing Act*; such interests may exist as of the Commencement Date; following the Commencement Date we may grant such interests (including fee simple interests, leases, statutory rights of way and licences); you acknowledge that your use of the Land may be affected by such interests and the area or boundaries of the Land may change as a result of the granting of such interests;
- (d) you have no right to compensation from us and you release us from all claims, actions, causes of action, suits, debts and demands that you now have or may at any time in the future have against us arising out of any conflict between your use of the Land under this Agreement and any use of, or impact on the Land arising from the exercise, or operation of the interests, rights, privileges and titles described in subsections (a), (b), and (c);
- (e) this Agreement does not limit any right to notice, compensation or any other benefit that you may be entitled to from time to time under the enactments described in subsection (b), or any other applicable enactment;
- (f) you will not commence or maintain proceedings under section 65 of the *Land Act* in respect of any interference with your use of the Land as permitted under this Agreement that arises as a result of the lawful exercise or operation of the interests, rights, privileges and titles described in subsections (a), (b) and (c);
- (g) you will not remove or permit the removal of any Improvement from the Land except as expressly permitted or required under this Agreement;
- (h) any interest you may have in the Improvements ceases to exist and becomes our property upon the termination of this Agreement, except where an Improvement may be removed under paragraph 4.1(o)(ii), (iii) or (iv) in which case any interest you may have in that Improvement ceases to exist and becomes our property if the Improvement is not removed from the Land within the time period set out in paragraph 4.1(o)(ii) or the time period provided for in the direction or permission given under paragraph 4.1(o)(iii); and
- (i) if, after the termination of this Agreement, we permit you to remain in possession of the Land and we accept money from you in respect of such possession, a tenancy from year to year will not be created by implication of law and you will be deemed to be a monthly occupier only subject to all of the provisions of this Agreement, except as to duration, in the absence of a written agreement to the contrary.

## ARTICLE 6 - SECURITY AND INSURANCE

6.1 On the Commencement Date, you will deliver to us Security in the amount of \$0.00 which will

- (a) guarantee the performance of your obligations under this Agreement;
- (b) be in the form required by us; and
- (c) remain in effect until we certify, in writing, that you have fully performed your obligations under this Agreement.

6.2 Despite section 6.1, your obligations under that section are suspended for so long as you maintain in good standing other security acceptable to us to guarantee the performance of your obligations under this Agreement and all other dispositions held by you.

6.3 We may use the Security for the payment of any costs and expenses associated with any of your obligations under this Agreement that are not performed by you or to pay any overdue Fees and, if such event occurs, you will, within 30 days of that event, deliver further Security to us in an amount equal to the amount drawn down by us.

6.4 After we certify, in writing, that you have fully performed your obligations under this Agreement, we will return to you the Security maintained under section 6.1, less all amounts drawn down by us under section 6.3.

6.5 You acknowledge that we may, from time to time, notify you to

- (a) change the form or amount of the Security; and
- (b) provide and maintain another form of Security in replacement of or in addition to the Security posted by you under this Agreement;

and you will, within 60 days of receiving such notice, deliver to us written confirmation that the change has been made or the replacement or additional form of Security has been provided by you.

6.6 You must

- (a) without limiting your obligations or liabilities under this Agreement, at your expense, purchase and maintain during the Term the following insurance with insurers licensed to do business in Canada:
  - (i) Commercial General Liability insurance in an amount of not less than \$2,000,000.00 inclusive per occurrence insuring against liability for personal injury, bodily injury (including death) and property damage, including coverage for all accidents or occurrences on the Land or the Improvements. Such policy will include cross liability, liability assumed under contract, provision to provide 30 days advance notice to us of material change or cancellation, and include us

as additional insured;

- (b) ensure that all insurance required to be maintained by you under this Agreement is primary and does not require the sharing of any loss by any of our insurers;
- (c) within 10 working days of Commencement Date of this Agreement, provide to us evidence of all required insurance in the form of a completed "Province of British Columbia Certificate of Insurance";
- (d) if the required insurance policy or policies expire or are cancelled before the end of the Term of this Agreement, provide within 10 working days of the cancellation or expiration, evidence of new or renewal policy or policies of all required insurance in the form of a completed "Province of British Columbia Certificate of Insurance";
- (e) notwithstanding subsection (c) or (d) above, if requested by us, provide to us certified copies of the required insurance policies.

6.7 We may, acting reasonably, from time to time, require you to

- (a) change the amount of insurance set out in subsection 6.6(a); and
- (b) provide and maintain another type or types of insurance in replacement of or in addition to the insurance previously required to be maintained by you under this Agreement;

and you will, within 60 days of receiving such notice, cause the amounts and types to be changed and deliver to us a completed "Province of British Columbia Certificate of Insurance" for all insurance then required to be maintained by you under this Agreement.

6.8 You shall provide, maintain, and pay for any additional insurance which you are required by law to carry, or which you consider necessary to insure risks not otherwise covered by the insurance specified in this Agreement in your sole discretion.

6.9 You waive all rights of recourse against us with regard to damage to your own property.

#### **ARTICLE 7 - ASSIGNMENT**

7.1 You must not sublicense, assign, mortgage or transfer this Agreement, or permit any person to use or occupy the Land, without our prior written consent, which consent we may withhold.

7.2 Prior to considering a request for our consent under section 7.1, we may require you to meet certain conditions, including without limitation, that you provide us with a report as to the environmental condition of the Land as provided in section 4.5.

**ARTICLE 8 - TERMINATION**

8.1 You agree with us that

- (a) if you
  - (i) default in the payment of any money payable by you under this Agreement, or
  - (ii) fail to observe, abide by and comply with the provisions of this Agreement (other than the payment of any money payable by you under this Agreement),and your default or failure continues for 60 days after we give written notice of the default or failure to you,
- (b) if, in our opinion, you fail to make diligent use of the Land for the purposes set out in this Agreement, and your failure continues for 60 days after we give written notice of the failure to you;
- (c) if you
  - (i) become insolvent or make an assignment for the general benefit of your creditors,
  - (ii) commit an act which entitles a person to take action under the *Bankruptcy and Insolvency Act* (Canada) or a bankruptcy petition is filed or presented against you or you consent to the filing of the petition or a decree is entered by a court of competent jurisdiction adjudging you bankrupt under any law relating to bankruptcy or insolvency, or
  - (iii) voluntarily enter into an arrangement with your creditors;
- (d) if you are a corporation,
  - (i) a receiver or receiver-manager is appointed to administer or carry on your business, or
  - (ii) an order is made, a resolution passed or a petition filed for your liquidation or winding up;
- (e) if you are a society, you convert into a company in accordance with the *Society Act* without our prior written consent;
- (f) if this Agreement is taken in execution or attachment by any person; or

- (g) if we require the Land for our own use or, in our opinion, it is in the public interest to cancel this Agreement and we have given you 60 days' written notice of such requirement or opinion;

this Agreement will, at our option and with or without entry, terminate and your right to use and occupy the Land will cease.

- 8.2 If the condition complained of (other than the payment of any money payable by you under this Agreement) reasonably requires more time to cure than 60 days, you will be deemed to have complied with the remedying of it if you commence remedying or curing the condition within 60 days and diligently complete the same.
- 8.3 You agree with us that
- (a) you will make no claim against us for compensation, in damages or otherwise, upon the lawful termination of this Agreement under section 8.1; and
- (b) our remedies under this Article are in addition to those available to us under the *Land Act*.

#### ARTICLE 9 - DISPUTE RESOLUTION

- 9.1 If any dispute arises under this Agreement, the parties will make all reasonable efforts to resolve the dispute within 60 days of the dispute arising (or within such other time period agreed to by the parties) and, subject to applicable laws, provide candid and timely disclosure to each other of all relevant facts, information and documents to facilitate those efforts.
- 9.2 Subject to section 9.5, if a dispute under this Agreement cannot be resolved under section 9.1, we or you may refer the dispute to arbitration conducted by a sole arbitrator appointed pursuant to the *Commercial Arbitration Act*.
- 9.3 The cost of the arbitration referred to in section 9.2 will be shared equally by the parties and the arbitration will be governed by the laws of the Province of British Columbia.
- 9.4 The arbitration will be conducted at our offices (or the offices of our authorized representative) in Kamloops, British Columbia, and if we or our authorized representative have no office in Kamloops, British Columbia, then our offices (or the offices of our authorized representative) that are closest to Kamloops, British Columbia.
- 9.5 A dispute under this Agreement in respect of a matter within our sole discretion cannot, unless we agree, be referred to arbitration as set out in section 9.2.

**ARTICLE 10 - NOTICE**

- 10.1 Any notice required to be given by either party to the other will be deemed to be given if mailed by prepaid registered mail in Canada or delivered to the address of the other as follows:

to us

MINISTRY OF WATER, LAND AND RESOURCE STERWARDSHIP  
441 Columbia Street  
Kamloops, BC V2C 2T3;

to you

COLUMBIA SHUSWAP REGIONAL DISTRICT  
PO Box 978  
555 Harbourfront Drive Ne  
Salmon Arm, BC V1E 4P1;

or at such other address as a party may, from time to time, direct in writing, and any such notice will be deemed to have been received if delivered, on the day of delivery, and if mailed, 7 days after the time of mailing, except in the case of mail interruption in which case actual receipt is required.

- 10.2 In order to expedite the delivery of any notice required to be given by either party to the other, a concurrent facsimile copy of any notice will, where possible, be provided to the other party but nothing in this section, and specifically the lack of delivery of a facsimile copy of any notice, will affect the deemed delivery provided in section 10.1.
- 10.3 The delivery of all money payable to us under this Agreement will be effected by hand, courier or prepaid regular mail to the address specified above, or by any other payment procedure agreed to by the parties, such deliveries to be effective on actual receipt.

**ARTICLE 11 - MISCELLANEOUS**

- 11.1 No provision of this Agreement will be considered to have been waived unless the waiver is in writing, and a waiver of a breach of a provision of this Agreement will not be construed as or constitute a waiver of any further or other breach of the same or any other provision of this Agreement, and a consent or approval to any act requiring consent or approval will not waive or render unnecessary the requirement to obtain consent or approval to any subsequent same or similar act.

- 
- 11.2 No remedy conferred upon or reserved to us under this Agreement is exclusive of any other remedy in this Agreement or provided by law, but that remedy will be in addition to all other remedies in this Agreement or then existing at law, in equity or by statute.
- 11.3 The grant of a sublicense, assignment or transfer of this Agreement does not release you from your obligation to observe and perform all the provisions of this Agreement on your part to be observed and performed unless we specifically release you from such obligation in our consent to the sublicense, assignment or transfer of this Agreement.
- 11.4 This Agreement extends to, is binding upon and enures to the benefit of the parties, their heirs, executors, administrators, successors and permitted assigns.
- 11.5 If, due to a strike, lockout, labour dispute, act of God, inability to obtain labour or materials, law, ordinance, rule, regulation or order of a competent governmental authority, enemy or hostile action, civil commotion, fire or other casualty or any condition or cause beyond your reasonable control, other than normal weather conditions, you are delayed in performing any of your obligations under this Agreement, the time for the performance of that obligation will be extended by a period of time equal to the period of time of the delay so long as
- (a) you give notice to us within 30 days of the commencement of the delay setting forth the nature of the delay and an estimated time frame for the performance of your obligation; and
  - (b) you diligently attempt to remove the delay.
- 11.6 You acknowledge and agree with us that
- (a) this Agreement has been granted to you on the basis that you accept the Land on an “as is” basis;
  - (b) without limitation we have not made, and you have not relied upon, any representation or warranty from us as to
    - (i) the suitability of the Land for any particular use, including the use permitted by this Agreement;
    - (ii) the condition of the Land (including surface and groundwater), environmental or otherwise, including the presence of or absence of any toxic, hazardous, dangerous or potentially dangerous substances on or under the Land and the current and past uses of the Land and any surrounding land and whether or not the Land is susceptible to erosion or flooding;
    - (iii) the general condition and state of all utilities or other systems on or under the Land or which serve the Land;
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- (iv) the zoning of the Land and the bylaws of any government authority which relate to the development, use and occupation of the Land; and
  - (v) the application of any federal or Provincial enactment or law to the Land;
- (c) you have been afforded a reasonable opportunity to inspect the Land or to carry out such other audits, investigations, tests and surveys as you consider necessary to investigate those matters set out in subsection (b) to your satisfaction before entering into this Agreement;
- (d) you waive, to the extent permitted by law, the requirement if any, for us to provide you with a “site profile” under the *Environmental Management Act* or any regulations made under that act;
- (e) we are under no obligation, express or implied, to provide financial assistance or to contribute toward the cost of servicing, creating or developing the Land or the Improvements and you are solely responsible for all costs and expenses associated with your use of the Land and the Improvements for the purposes set out in this Agreement; and
- (f) we are under no obligation to provide access or services to the Land or to maintain or improve existing access roads.
- 11.7 You agree with us that nothing in this Agreement constitutes you as our agent, joint venturer or partner or gives you any authority or power to bind us in any way.
- 11.8 This Agreement does not override or affect any powers, privileges or immunities to which you are entitled under any enactment of the Province of British Columbia.

The parties have executed this Agreement as of the date of reference of this Agreement.

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Licence

File No.: 3409527  
Disposition No.: 932040

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SIGNED on behalf of **HIS MAJESTY  
THE KING IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA**  
by the minister responsible for the *Land Act*  
or the minister's authorized representative

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Minister responsible for the *Land Act*  
or the minister's authorized representative

SIGNED on behalf of **COLUMBIA SHUSWAP REGIONAL DISTRICT**  
By its authorized signatories

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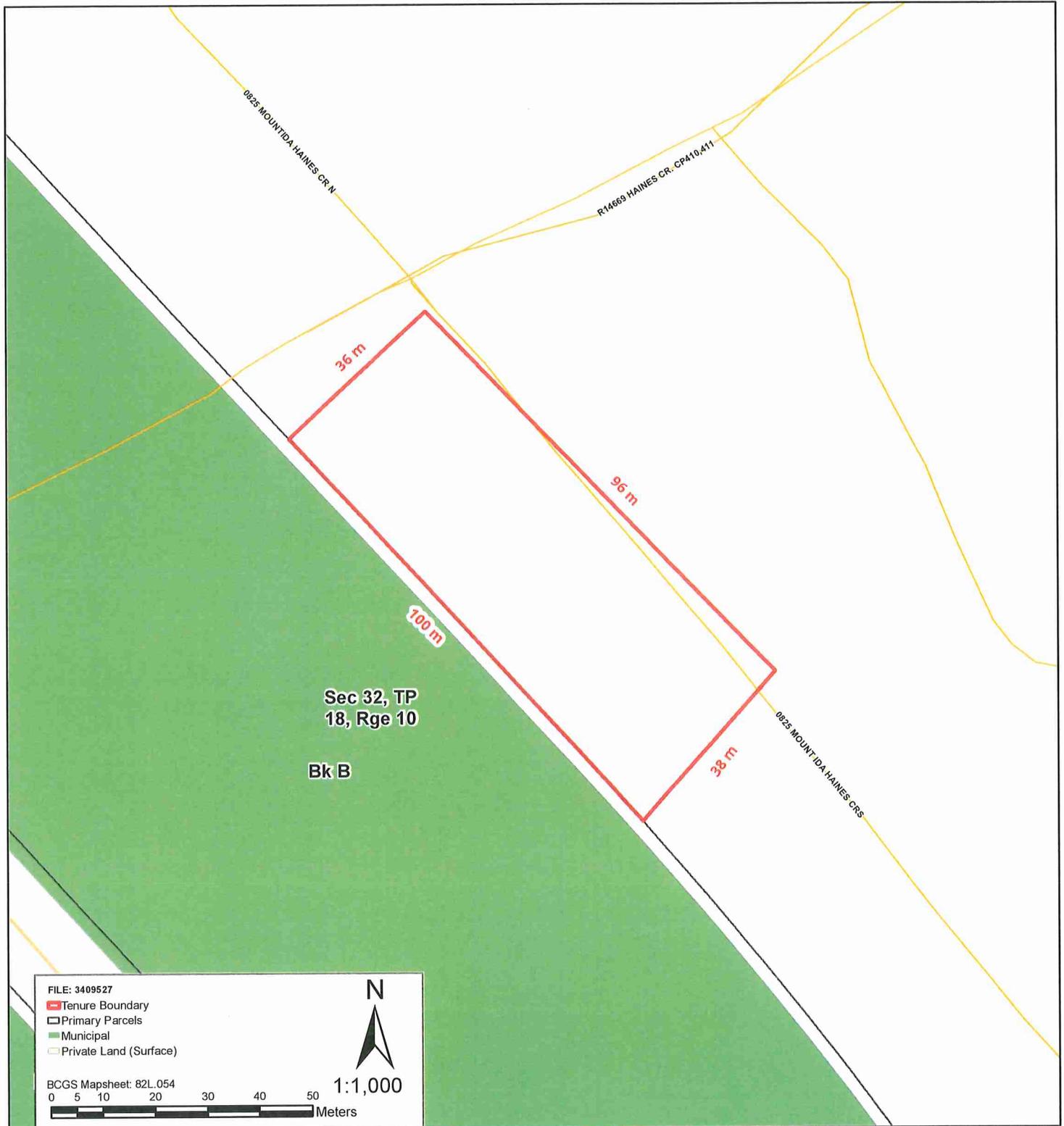
Authorized Signatory

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Authorized Signatory

LEGAL DESCRIPTION SCHEDULE

That part of Section 32, Township 18, Range 10, West of the Sixth Meridian, Kamloops Division Yale District, containing 0.50 hectares, more or less



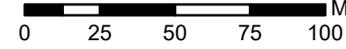


# Application to Extend Current LOO Silver Creek Park

Jan 21, 2019

This map was created by the CSR D GIS Department and is for reference only. No warranty, expressed or implied, is made as to the accuracy of this information.

Scale: 1:2,500



-  LOO Extensions
-  Current LOO
-  MoTI Reserve
-  Cadastre



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area G: Community Works Funds – Carlin Community Hall

**DESCRIPTION:** Report from Jodi Pierce, General Manager, Financial Services, dated June 3, 2024. Funding request for consideration.

**RECOMMENDATION:** THAT: in accordance with Policy F-3 “Electoral Area Community Works Fund – Expenditure of Monies”, access to the Community Works Fund be approved up to \$238,097 including taxes from the Area G Community Works Fund for Carlin Community Hall upgrades and renovations.

*Stakeholder Vote Weighted – Electoral Area Directors*

## SUMMARY:

In [March 2024](#), the Board allocated placeholder amounts for Use of Community Works Funds within Area G. One of the allocated projects was funding to the Carlin Community Hall Association for eligible projects within the Hall. Since that time, staff have worked with the President of the Association to receive all required information, including quotes and confirmation of matching contributions in accordance with Policy F-3. Three quotes were requested by the Association; however, they were only able to secure two quotes.

The Hall is over 100 years old and requires significant upgrading. The three areas of primary concern are Health & Safety; Efficiency & Functionality; and Community Price. The project scope includes structural upgrades, electrical, telephone and internet upgrades, and upgrades to the washroom and kitchen areas. The Association has committed 10% to the overall project costs via in-kind or cash towards funding the washroom upgrades.

The Community Hall is primarily available for public use and benefit and is not restricted for private purposes. While [\\$260,000 had been approved as a placeholder amount](#), in reviewing the quotes and ensuring all planned upgrades were eligible expenditures, the final amount supported amount for this project is \$238,097.

## BACKGROUND:

N/A

## POLICY:

This request meets the criteria for support in relation to CSR D Policy *F-3, Community Works Fund – Expenditure of Monies*. Eligible recipients for Gas Tax funding include non-municipal not-for-profit organizations.

## FINANCIAL:

The balance of the Area G Community Works Funds as of May 31, 2024 is approximately \$19,000 after all previously approved commitments, including this one. Expenditure of the funds will be in accordance with the 2014-2024 Agreement between the UBCM and CSR D, dated July 7, 2014.

**KEY ISSUES/CONCEPTS:**

N/A

**IMPLEMENTATION:**

Upon Board approval, a Use of Community Works Funds Agreement will be forwarded to the Carlin Community Hall Association for signature. Funding will be made available upon submission of copies of eligible invoices for payment.

**COMMUNICATIONS:**

The CSRD will enter into an agreement with the Carlin Community Hall Association that transfers CSRD obligations on ownership and reporting to the Association (e.g. the Association will need to maintain records, provide access to auditors, spend funding on eligible costs for eligible projects, report to the CSRD on outcomes achieved, etc.) and provide signage to be installed on site during the construction and for one year post construction.

**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:	2024-06-20_Board_FIN Community Works Funds - Carlin Community Hall.docx
Attachments:	
Final Approval Date:	Jun 4, 2024

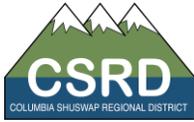
This report and all of its attachments were approved and signed as outlined below:



Jennifer Sham



John MacLean



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Areas A, C, F and G: Grant in Aids

**DESCRIPTION:** Report from Jodi Pierce, General Manager, Financial Services, dated June 10, 2024. Funding requests for consideration.

**RECOMMENDATION:** THAT: the Board approve the following allocations from the 2024 electoral area Grant-in-Aids:

Area A

\$10,000 Golden and District Search & Rescue (maintaining base of operations)

\$1,025 Columbia Woodlot Association (speaker series)

Area C

\$2,000 South Shuswap Canada Day Society (Canada Day celebrations)

\$500 Carlin Elementary Middle School PAC (student food program)

\$4,000 White Lake Fire Fighters Society (Halloween event)

Area F

\$2,000 North Shuswap Timber Days Society (lumberjack show)

Area G

\$14,000 South Shuswap Canada Day Society (Canada Day celebrations)

\$500 Sorrento Elementary School PAC (student food program)

\$500 Carlin Elementary Middle School PAC (student food program)

*Stakeholder Vote Weighted – Electoral Area Directors*

**BACKGROUND:**

N/A

**POLICY:**

These requests meet the requirements of Policy F-30 and have been supported by the respective Area Directors. The required source documentation for the applications have been received.

**FINANCIAL:**

These requests are within the Electoral Area's Grant-in-Aid budget from the 2024-2028 Five Year Financial Plan.

**KEY ISSUES/CONCEPTS:**

N/A

**IMPLEMENTATION:**

The respective Electoral Director will advise each organization of the Board's decision. The successful organization will be sent a cheque accompanied by a congratulatory letter.

**COMMUNICATIONS:**

Information on Grant in Aids is included within the CSRD Annual Report.

**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:	2024-06-20_Board_FIN Electoral Area Grant in Aids.docx
Attachments:	
Final Approval Date:	Jun 13, 2024

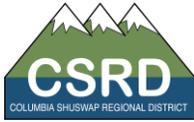
This report and all of its attachments were approved and signed as outlined below:



Jennifer Sham



John MacLean



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024
- DESCRIPTION:** Report from Sean Coubrough, Manager, Protective Services (Regional Fire Chief) dated June 5, 2024. Forty-nine (49) lot service area expansion for Nicholson Fire Suppression Service.
- RECOMMENDATION #1:** THAT: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024, be adopted this 20<sup>th</sup> day of June, 2024.  
*Corporate Vote Unweighted Majority*
- RECOMMENDATION #2:** THAT: the Nicholson Fire Department begin offering fire protection service to this area starting July 1, 2024 with taxation commencing January 1, 2025.  
*Corporate Vote Unweighted Majority*
- BACKGROUND:**  
[Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)
- POLICY:**  
[Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)
- FINANCIAL:**  
[Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)
- KEY ISSUES/CONCEPTS:**  
[Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)
- IMPLEMENTATION:**  
[Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)

The Nicholson Fire Department will begin service to the area effective July 1, 2024 upon adoption of this bylaw amendment. This service will be provided at no cost to the forty-nine (49) residents in the expanded service area for the remainder of 2024, with taxation commencing in January 2025. The fire department will be covered under their existing insurance policy when responding to the expanded service area.

**COMMUNICATIONS:**

[Electoral Area A: Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)

**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:	2024-06-20_CPS_Nicholson_Fire_Suppression_Area_Expansion.docx
Attachments:	- BL5880, 2024 Nicholson Fire Suppression Local Service Amendment.pdf
Final Approval Date:	Jun 12, 2024

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



Derek Sutherland



Jodi Pierce



Jennifer Sham



John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT  
BYLAW NO. 5880, 2024**

A bylaw to amend Nicholson Fire Suppression Local Service Bylaw No. 5260

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The Board of the Columbia Shuswap Regional District hereby in an open meeting enacts the following:

1. The boundaries of the "Nicholson Fire Suppression Service Area" as established by Nicholson Fire Suppression Local Service Bylaw No. 5260 as amended is hereby extended to include the lands outlined and described in Schedule B, which is attached hereto and forms part of this bylaw.
2. Schedule A of the Nicholson Fire Suppression Local Service Bylaw No. 5260 is hereby deleted and replaced by Schedule A, which is attached hereto and forms part of this bylaw.
3. This bylaw will come into effect on December 31, 2024.
4. This Bylaw may be cited as "Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024".

READ a first time this 16th day of May, 2024.

READ a second time this 16th day of May, 2024.

READ a third time this 16th day of May, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

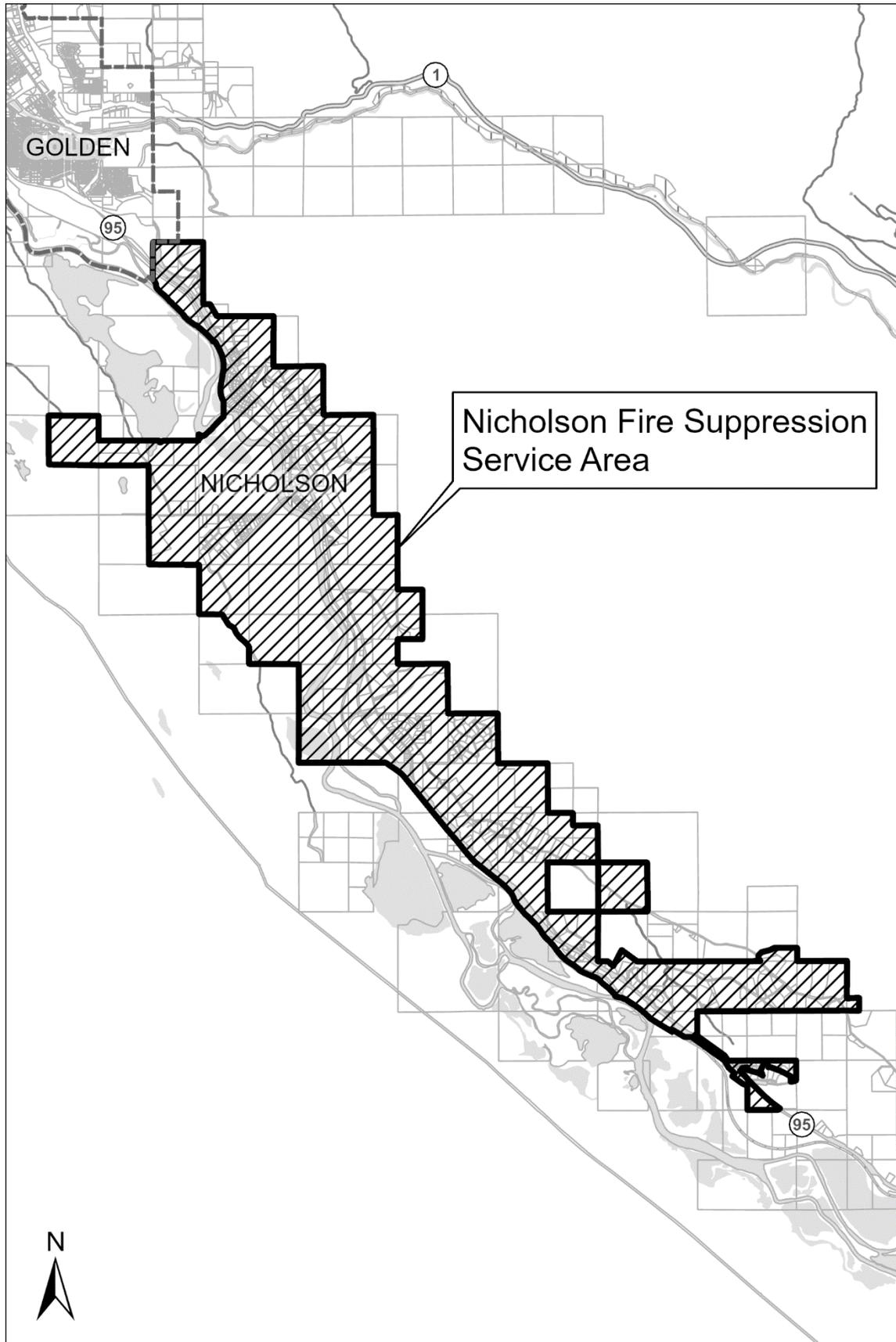
\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Chair

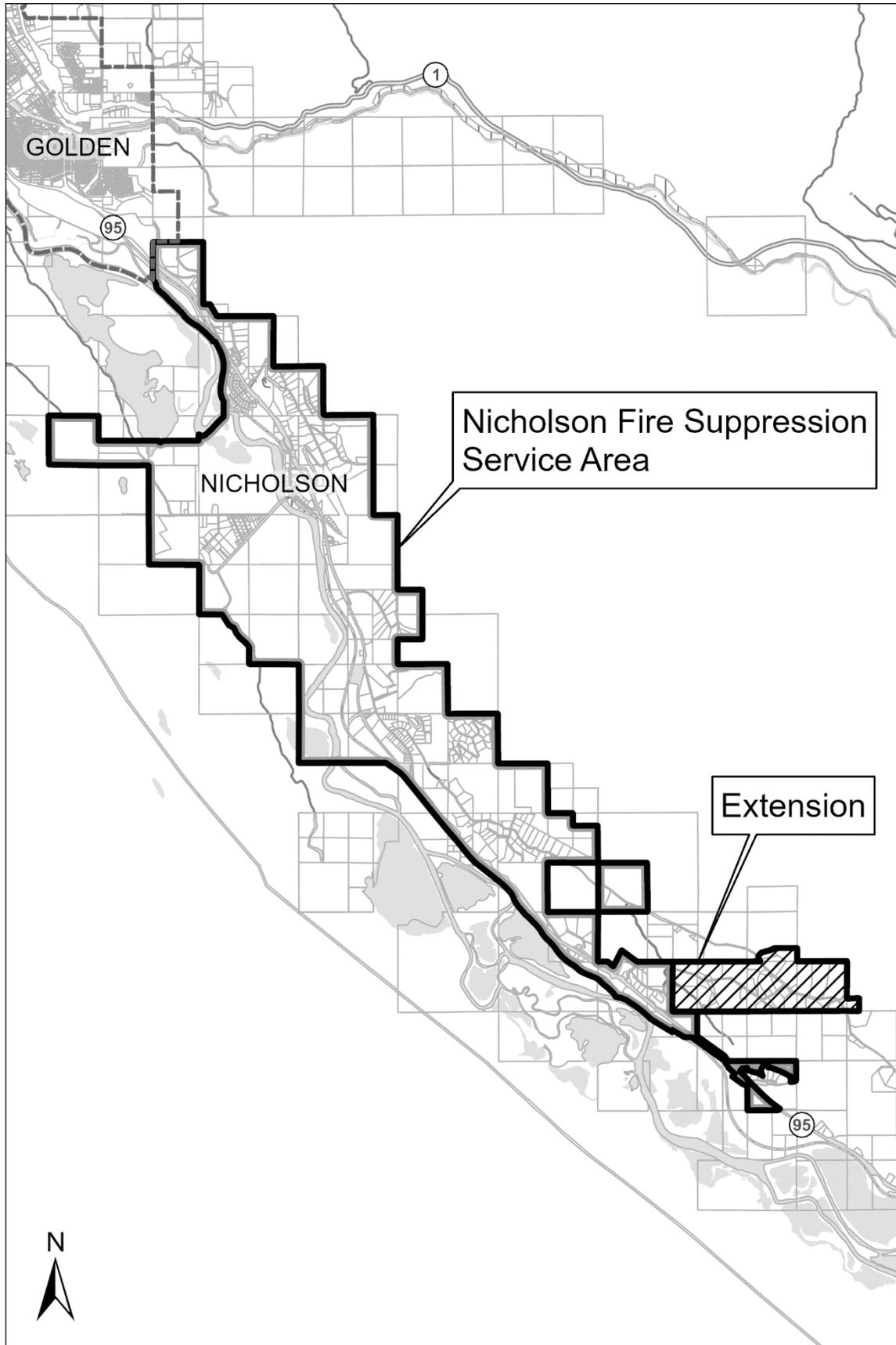
CERTIFIED a true copy of  
Bylaw No. 5880, 2024 as adopted.

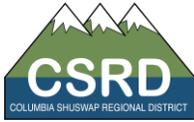
\_\_\_\_\_  
Corporate Officer

**Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024  
Schedule A**



**Nicholson Fire Suppression Local Service Amendment Bylaw No. 5880, 2024  
Schedule B**





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area D: Agricultural Land Commission Application – Non-Farm Use in the Agricultural Land Reserve (ALR)

**DESCRIPTION:** Report from Laura Gibson, Planner II, dated June 5, 2024.  
2003 Deep Creek Road, Deep Creek

**RECOMMENDATION:** THAT: Application No. LC2069D Section 20(2) – Non-Farm Use in the ALR, for Lot 1 Section 19 Township 18 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP54943, be forwarded to the Provincial Agricultural Land Commission with a recommendation of approval, this 20<sup>th</sup> day of June 2024.  
*Corporate Vote Unweighted Majority*

## SUMMARY:

The applicant has applied to use a portion of the subject property for uses related to a biochar pilot project (research trial). The uses include processing and storing feedstock (wood chips, hog fuel) for a pyrolysis unit, operating the pyrolysis unit to produce biochar, and processing (milling, bagging) the biochar in preparation for distribution to the agricultural industry and for home and garden use. The Agricultural Land Commission (ALC) has confirmed that the proposed uses are not considered a farm use. This application is an ALR Non-Farm Use (NFU) application to seek approval for the biochar pilot project. A CSRD Temporary Use Permit application will also be required if the ALC approves the NFU application.

## BACKGROUND:

ELECTORAL AREA:  
D

LEGAL DESCRIPTION:  
Lot 1 Section 19 Township 18 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP54943

PID:  
023-122-081

CIVIC ADDRESS:  
2003 Deep Creek Road, Deep Creek

SURROUNDING LAND USE PATTERN:  
North = Agriculture  
South = Agriculture  
East = Rural Holdings  
West = Agriculture

**CURRENT USE:**

Agriculture – organic cereal grain production

**PROPOSED USE:**

Processing and storing feedstock (wood chips, hog fuel) for a mobile pyrolysis unit, operating the pyrolysis unit to produce biochar, and processing (milling, bagging) the biochar in preparation for distribution. The pyrolysis unit is within a sea can which will be placed between two existing farm buildings on the subject property.

**PARCEL SIZE:**

50.93 ha (125.77 ac)

**DESIGNATION:**

[Ranchero/Deep Creek Official Community Plan Bylaw No. 750](#)

AG - Agriculture

**ZONE:**

[Ranchero/Deep Creek Zoning Bylaw No. 751](#)

AG1 - Agriculture 1

**AGRICULTURAL LAND RESERVE:**

88%

**SOIL CAPABILITY:**

60% of the property is 6:4W-4:3W (60% Class 4, 40% Class 3, limited by excess water)

40% of the property is 8:4M-2:3M (80% Class 4, 20% Class 3, limited by soil moisture deficiency)

**HISTORY:**

No history of ALR applications on the subject property or neighbouring properties.

**SITE COMMENTS:**

The existing dwelling and farm buildings are located near Deep Creek Road, around 400 m west of the watercourse known as Deep Creek (see attached "LC2069D\_Maps\_Plans\_Photos.pdf"). West of Deep Creek, the property is relatively flat. East of Deep Creek there are steep slopes which are treed. There is one dwelling and 5 farm buildings on the subject property. The farm was previously used as a dairy farm and is now used for cereal grain production. Some of the farm buildings are sitting empty and will be utilized for the proposed biochar pilot project for storage and packaging. The existing manure pit is empty and will be used for storage of the feedstock.

**BYLAW ENFORCEMENT:**

There is no bylaw enforcement related to this file.

**POLICY:**

Please see attached "LC2069D\_Excerpts\_BL750\_BL751.pdf" for all applicable Official Community Plan policies and zoning regulations related to this application.

**FINANCIAL:**

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

**KEY ISSUES/CONCEPTS:**Background

See attached "LC2069D\_Letter\_of\_Rationale\_06-04-2024.pdf" for background information on the proposed Biochar Pilot Project and benefits of biochar. See attached "LC2069D\_ALC\_Application\_2024-05-14.pdf" for a copy of the ALC NFU application.

The proposal can be broken down into three parts. The first is storage of residual forest biomass waste (logging slash in the form of hog fuel and woodchips), referred to as the "feedstock", which will be obtained from nearby Crown land. The storage will take place in existing buildings and the existing manure pit (previously used as part of the former dairy farm operation); no new construction is required. According to the applicant, it is expected that two or three truckloads of feedstock will be delivered per day for about 1 week at the start of the project. There may be another one or two times during the project that more deliveries will occur. The feed stock will be delivered on a 53 foot tractor trailer unit.

The second part of the proposal is using the mobile biochar plant (pyrolysis unit) to process the feedstock into biochar, which is a soil amendment that, when used for agriculture, reduces the need for agricultural fertilizer and water usage. The mobile pyrolysis unit is a closed, temperature controlled oven-like tube with an auger that moves the feedstock through. It is contained within a sea can. See "LC2069D\_Maps\_Plans\_Photos.pdf" for a rendering of the pyrolysis unit. The unit is oxygen-free to prevent the feedstock from combusting, so there is no open flame. The pyrolysis unit is fueled by syngas (synthesis gas) that is produced inside the reactor coming off the heated feedstock. As the biochar exits the pyrolysis unit, it is quenched with water for cooling. The water also acts as a dust inhibitor. This pyrolysis unit process will begin on Crown land and relocate to the subject property around November for the winter months. Prior to November, the activities at the farm will primarily be storage of feedstock for the winter use and packing of biochar for market readiness. When the pyrolysis unit is on the farm, the proposed hours of operation will be 7 AM to 5 PM, Monday to Thursday.

The third part of proposal is milling and bagging the biochar for distribution. The applicant has stated that the packaging equipment is operated electrically and is no louder than normal farm equipment. A skid steer will move the biochar from the storage area to the packaging equipment. The applicant has told staff they expect periodic (ideally weekly) shipping of biochar product from the farm location using a 2 ton flat deck truck and trailer. There is no outdoor storage required, the farm buildings will be utilized for all storage.

The applicant has informed staff that the timeline of the proposal will depend on its success and how well the proposed location works out. At this time, there is no specific timeframe in mind.

Analysis

The subject property is designated Agriculture in the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750) and zoned Agriculture in the Ranchero/Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751). The proposed use is not a typical agricultural use and therefore requires the ALC Non-Farm Use (NFU) application. An approved Temporary Use Permit from the CSRD Board will also be required if the NFU application is approved by the ALC. If the ALC considered the proposed biochar plant a farm use as defined by the ALC, neither this ALC application nor a TUP would be required. The proposal cannot be considered a home occupation because the area to be used for the biochar plant (roughly 800 m<sup>2</sup>) exceeds what is permitted for a home occupation in Bylaw No. 751 (300 m<sup>2</sup>).

An objective of the Agricultural designation in Bylaw No. 750 is to protect agricultural land from activities which may diminish agricultural value and potential (see attached "LC2069D\_Excerpts\_BL750\_BL751.pdf"). The subject property was formerly used as a dairy farm and is now used for cereal crops which requires less buildings. The existing farm buildings proposed to be used for the biochar plant are sitting empty there is no further development that will take away from land used for the cereal crops; therefore, the proposed biochar plant should not diminish the agricultural potential of the property. There is no further development that will take away from land used for the crops.

Another policy in Bylaw No. 750 is that subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agritourism operations and uses which will not affect the long-term agricultural capability of the land. The biochar plant would be considered a use that will not affect the long-term agricultural capability of the land. At any point, the feedstock, biochar and the pyrolysis plant could be moved off the property with no impact left behind.

The proposed biochar plant, while not a direct agricultural use, is not all that different from other agricultural uses. However, while the agricultural buildings are being utilized for the biochar plant they will not be available for another agricultural use. According to the applicant, the pyrolysis unit will not produce any more noise than typical farm equipment and does not produce odour or smoke. The pyrolysis unit is a drum about 2 feet wide in diameter and 12 feet long and will have an auger inside driven by an electric motor. It is a contained process which is fueled by the syngas (synthesis gas) that is produced inside the reactor coming off the heated feedstock. The storage of the feedstock is not much different from storing wood shavings for animal bedding. The biochar produced is similar to fertilizers already being used on farms. Processing and packaging an agricultural product that is produced on the farm it would be considered a farm use. The main difference is that the feedstock is coming from a different property (Crown land).

The feedstock will be delivered in a large tractor trailer truck. If the farm were still a dairy operation there would also be large tractor trailer trucks picking up milk every other day. Distribution of the packaged biochar will be by a 2 ton flat deck truck and trailer. The property owner has stated that if the farm were still being utilized as an active dairy farm, there would be trucks for feed supplies, trucks delivering bedding for the animals, and trucks to haul away manure from the barns, and other various service providers at various frequencies.

The applicant has stated that there will be 2-3 people involved in operating the pyrolysis unit, and another 2 people sorting and packaging biochar. This is not much different than staffing for other farming/agricultural operations.

The nearest dwelling to the proposed biochar plant is located across the road, approximately 60 m away. North and south of that dwelling, also across the road from the subject property and approximately 220 m from the proposed biochar plant location are two more dwellings. The storage and packaging related to the proposed biochar plant will take place in existing farm buildings that are located on the subject property near Deep Creek Road. The pyrolysis unit is within a sea can and will be situated between two existing buildings, out of sight from the road, when it is on the subject property in the winter months. In the spring, summer and fall the unit will be located on the Crown land and the biochar will be transported to the farm for packaging. It is not expected that the biochar plant will cause any more disturbance to the nearby property owners than other farming operations may. There should also be no negative impact to the nearby farms, which are used for forage production.

#### Rationale for Recommendation

The applicant has made an application to the ALC for Non-Farm Use to request approval for a biochar plant research trial, which will include processing and storing feedstock (wood chips, hog fuel) for the pyrolysis unit and processing (milling, bagging) the biochar that is produced in preparation for distribution. The timeframe of the proposal will depend on the success of the trial and how well the subject location works out. Development Services staff are recommending approval of the application for the following reasons:

- Although not directly a farm use, the proposal is not unlike similar storage, processing, and distribution uses that may occur on farmland and the proposal will produce a product that can be used for agricultural purposes,
- It is not expected that the proposed biochar plant will have any negative impacts to the agricultural potential of the subject property, and
- It is not expected that the proposed biochar plant will have any negative impacts to neighbouring properties that would be different from other permitted farming activities.

**IMPLEMENTATION:**

If the ALC approves this Non-Farm Use application, the owners will need to apply and seek Board approval for a Temporary Use Permit (TUP) for the proposed use. Staff have explained the TUP application and review process to the applicant.

**COMMUNICATIONS:**

The recommendation of the Board, staff report, and supporting documents will be forwarded to the ALC for consideration during its review of the application.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

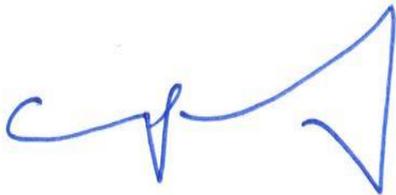
**BOARD'S OPTIONS:**

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

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_LC2069D.docx
Attachments:	- LC269D_ALC_Application_2024-05-14.pdf - LC269D_Letter_of_Rationale_06-04-2024.pdf - LC2069D_BL750_BL751_Excerpts.pdf - LC2069D_Maps_Plans_Photos.pdf
Final Approval Date:	Jun 6, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham

**No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham**

John MacLean



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 100778  
**Application Type:** Non-Farm Uses within the ALR  
**Status:** Submitted to L/FNG  
**Applicant:** Reimer  
**Local/First Nation Government:** Columbia Shuswap Regional District

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT 1 SECTION 19 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP54943  
**Approx. Map Area** 50.94 ha  
**PID** 023-122-081  
**Purchase Date** Sep 22, 2022  
**Farm Classification** Yes  
**Civic Address** 2003 Deep Creek Rd. Salmon Arm Rural  
**Certificate Of Title** Reimer property title deep creek.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Kevin Reimer	No Data	2503088110	kevin@reimersfarm mservice.com	Not Applicable

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

**Will one of the landowners or government contacts added previously be the primary contact?** Yes

<b>Type</b>	Land Owner
<b>First Name</b>	Kevin
<b>Last Name</b>	Reimer
<b>Organization (If Applicable)</b>	No Data
<b>Phone</b>	2503088110
<b>Email</b>	kevin@reimersfarmsservice.com

## 4. Government

**Local or First Nation Government:** Columbia Shuswap Regional District

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** The fields in this parcel are currently used as active farmland in organic cearial grain production. However the farm is no longer operating as a dairy, therefore, the farm buildings (barns, machine sheds, bedding bunkers, manure pits etc.) are no longer being used except for equipment storage. It is these structures located in the farm yard that we would like to use to operate an operational research trial as part of a biochar (soil amendment) production process.

**Describe all agricultural** No agricultural Improvements.

**improvements made to the parcel(s).**

**Describe all other uses that currently take place on the parcel(s).**

1500 ft<sup>2</sup> house. Work shop for equipment maintenance.

## Choose and describe neighbouring land uses

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Forage production
<b>East</b>	Other	Forest Land
<b>South</b>	Agricultural / Farm	Forage production
<b>West</b>	Other	Forest Land

## 6. Proposal

**How many hectares are proposed for non-farm use?**

1 ha

**What is the purpose of the proposal?**

We would like to use this property to process/store feed-stock (chips, hog fuel) for a mobile biochar plant research trial, as well as to process biochar produced (milling, bagging) in preparation for distribution to the agricultural industry, and home and garden use. The biochar will be produced from residual forest biomass waste (logging slash) to provide a valuable soil amendment that will reduce agricultural fertilizer and water usage, improve soil organic matter content, improve cation exchange capacity, filter surface and soil water, reduce leaching of soil nutrients, reduce GHG emissions caused by slash burning, capture and store legacy atmospheric carbon (carbon sequestration), and boost crop production for farmers. All of these environmental benefits will aid in climate change mitigation and reduce farming costs, hence potential food costs for consumers. Although this fits under the category of non-farm use, it is very much about producing farm use products. The process uses traditional farm equipment both for the biochar production process and the application of biochar to farm fields. The only non-farm equipment that will be utilized in this process is the pyrolizer (reactor) used to convert wood chips into biochar (charcoal).

**Could this proposal be accommodated on lands outside of the ALR?**

This proposal could be accommodated outside of the ALR with the construction of storage buildings and bunkers. However farm structures are perfectly designed for this type of application...since it is using farm structures and equipment for farm applications. Also, the cost of erecting structures would be prohibitive for a research trial. Furthermore, this use of farm building structures makes good use of existing structures that are either sitting dormant or being used for non-farm uses.

**Does the proposal support agriculture in the short or long term?**

This proposal absolutely supports agriculture in the short and long term. It could help less productive farm land become more productive, improve the productivity of currently productive farm land, reduce fertilizer and irrigation costs, reduce water usage, filter run-off water from farms and boost crop production. Additionally it will help mitigate the extreme weather events (including drought) challenging farmers at this time, by conserving water.

**Proposal Map / Site Plan**

Deep Creek Farm Map.jpg

**Do you need to import any fill to construct or conduct the proposed Non-farm use?**

No

## 7. Optional Documents

Type	Description	File Name
Other files that are related	Title Search Print	Reimer title-1840249.pdf

### Deep Creek Biomass Recovery Project

Utilization of forest slash for the creation of biochar to be used as agricultural soil amendment for water and nutrient retention to increase crop yield, filter fertilizer run off etc. while avoiding slash burning GHG emissions and sequestering atmospheric carbon.

This location offers covered storage for the feedstock and biochar allowing for winter operation, local manure for charging and site security.

By SilvaChar



Received by CSRD June 3, 2024

## SilvaChar Environmental Inc. Biochar Pilot Project

Deep Creek, Salmon Arm, BC 2024

The biochar pilot project proposed by SilvaChar Environmental Inc. will take place in the Deep Creek area south of Salmon Arm. The salvage of residual logging debris will take place on Tolko's Forest License at 12 km on the Deep Creek FSR. On this site we will grind the road-side logging slash piles that ordinarily would be burned during the fall slash burning season, into hog fuel (large chips). This will be an effort to demonstrate and pilot the utilization of waste forest biomass and reduce GHG emissions. It will also reduce the likelihood of slash burning escapes causing wildfires. The ground biomass (hog fuel) will be piled on a landing next to the slash piles and become feed stock for a mobile pyrolysis unit. The pyrolysis unit will be housed in a 20ft seacan on-site placed on a landing in the vicinity of the slash piles. We will be using a small loader to in-feed the pyrolysis unit from the hog fuel feed-stock piles. The pyrolysis plant is a closed, temperature controlled "oven" like tube with an auger that moves the feed stock through. The unit is oxygen free to prevent the feed stock from combusting, so there is no open flame. We in-feed the hog fuel biomass, and biochar exits the other end in a continuous process. As the biochar exits the pyrolysis unit it is quenched with water for cooling and it will be contained in a steel container later to be dumped into a steel dump trailer for transportation to the processing and packaging farm site at valley bottom.

At valley bottom (2003 Deep Creek Road), we will be using non active dairy farm buildings (equipment Quonset, concrete shavings bunkers, manure bunker) for storing additional feed stock for winter operations, and will receive the biochar produced on the Tolko cut blocks for processing (size reduction and sorting) and packaging into 1.5m<sup>3</sup> super sacks or small retail size buckets. We will then move the packaged biochar to customers (farmers and retailers) as a soil amendment.

As a soil amendment, biochar has multiple environmental benefits including:

- It will prevent GHG emissions normally produced from open slash burning.
- It will capture and store atmospheric CO<sub>2</sub> thru plant uptake in photosynthesis combined with a thermo-mechanical reactor (pyrolysis) to produce biochar, an inert charcoal like material. By adding the biochar to agricultural / horticultural soils, it will be locked up for centuries thus **sequestering atmospheric carbon** and thereby mitigating catastrophic weather events associated with climate change.
- It will filter surface run-off and ground water from agricultural fields thus help prevent stream and lake pollutions, including blue-green algae blooms.
- It will retain rain and farm irrigation water thus reduce the amount of irrigation water required by farmers, thereby reducing farm production costs and fresh water demand.
- It will retain and prevent leaching of agricultural fertilizers making more them available for crops, thus reduce farm fertilizer costs and reduce leaching into streams and lakes.
- It will boost farm crop productivity by reducing nutrient leaching and making water and nutrients more available to crops, thus reduce over-all farming and food production costs.
- By reducing farm production costs and boosting productivity, there should be a trickle-down effect that reduces food costs to consumers.
- Biochar is proven to significantly reduce livestock manure odors.

- Furthermore, biochar is starting to be used in concrete and asphalt production as well as other building supplies which will further serve to increase the amount of carbon sequestration happening globally.

The production of biochar as a soil amendment for agriculture, using already established farm structures and machinery, is a productive way to make use of dormant farm investments. The feed stock is similar to bedding material used for animal bedding (wood chips vs shavings). The biochar produced is similar to fertilizers already being used on farms and will only increase the efficacy of fertilizers and water. This entire process will provide significant benefits to both the forest and agricultural industries as well as provide multiple environmental and socio-economic benefits to society.

Prepared by Terry Smith, RPF  
CEO  
Silvachar Environmental Inc.  
250 832 7360

## **Relevant Excerpts from Rancho/Deep Creek Official Community Plan Bylaw No. 750 and Rancho/Deep Creek Zoning Bylaw No. 751**

(See [Rancho/Deep Creek Official Community Plan Bylaw No. 750](#) and [Rancho/Deep Creek Zoning Bylaw No. 751](#) for all policies and zoning regulations)

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### Rancho/Deep Creek Official Community Plan Bylaw No. 750

#### 3.2 GENERAL PLANNING POLICIES

5. Agricultural uses are supported in all designations within the ALR. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.

#### 3.5 AGRICULTURE (AG)

##### OBJECTIVES

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
2. Encourage suitable agritourism opportunities and value-added agriculture.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage farmers in the Plan Area to follow the measures described in the Farm Practices Guidelines as outlined by the Ministry of Agriculture.

##### POLICIES

1. Lands within the Agriculture designation are shown as "AG" on Schedule 'B'.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.
3. One secondary dwelling unit may be considered in the Agriculture designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.
5. The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agritourism operations, and uses which will not affect the long-term agricultural capability of the land.
6. Recognize the existing Canoe Creek Golf Course in the current zoning bylaw.

#### SECTION 5 – NATURAL RESOURCE MANAGEMENT

##### 5.1 AGRICULTURE

Existing productive farming areas and most of the undeveloped lands, with some agricultural capability within Rancho/Deep Creek plan area, are designated Agriculture. Lands within the Agricultural Land Reserve (ALR), shown on Schedule 'C', are subject to the Agricultural Land Commission Act. The mandate of the Provincial Agricultural Land Commission (ALC) is to preserve agricultural land and encourage farming. Non-agricultural development, including subdivision or non-farm use of these lands is not permitted without ALC approval. Therefore, lands designated in the ALR should be retained for agricultural purposes.

While regulations governing the ALR largely ensure that the land base is protected, problems may still develop at the interface between urbanizing areas and agricultural communities. The Farm Practices Protection (Right to Farm) Act ensures that bona fide agricultural operations, operating under normal farm practices, cannot be limited through zoning bylaws. This OCP supports agriculture and provides for buffer lands (designated Rural Holdings and Medium Holdings) to enhance land use compatibility in the Plan Area.

GOAL To protect agricultural land both within and outside the ALR for agricultural based activities.

#### OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.
4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with respect to irrigation.
5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

#### POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.
2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.
3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.

4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.
5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.
6. In the case of new developments adjacent to Agriculture lands, the CSRD strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment.

### Ranchero/Deep Creek Zoning Bylaw No. 751

#### 2.0 Definitions

AGRICULTURE is the use of land, buildings or structures for conducting a farm operation as defined by the Farm Practices Protection (Right to Farm) Act (FPPA);

#### 3.18 Agricultural Land Reserve Land

.1 In addition to the regulations established in this Bylaw, all lands within the Agricultural Land Reserve are also subject to the provisions of the Agricultural Land Commission Act, regulations and orders of the Agricultural Land Commission (thereby not permitting the subdivision of land or the development of non-farm uses unless approved by the Agricultural Land Commission).

.2 Screening vegetation, fencing and building setbacks on the non ALR side of the residential/ALR interface shall be provided in accordance with the "Landscaped Buffer Specifications" prepared by the Agricultural Land Commission in 1993. Buffering requirements shall be considered as a condition of subdivision approval.

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## 4.6 **AG1**      **Agriculture 1 Zone**

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### .1 Intent

To accommodate agricultural uses and agri-tourism on large parcels which are primarily located in the Agricultural Land Reserve. All uses on ALR land are subject to the ALC Act policies and regulations.

### .2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the AG1 zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *agriculture*
- (b) *cannabis production facility* (only permitted in the ALR)
- (c) *forestry*
- (d) *single detached dwelling*

### .3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the AG1 zone as *secondary uses*, except as stated in Part 3: General Regulations:

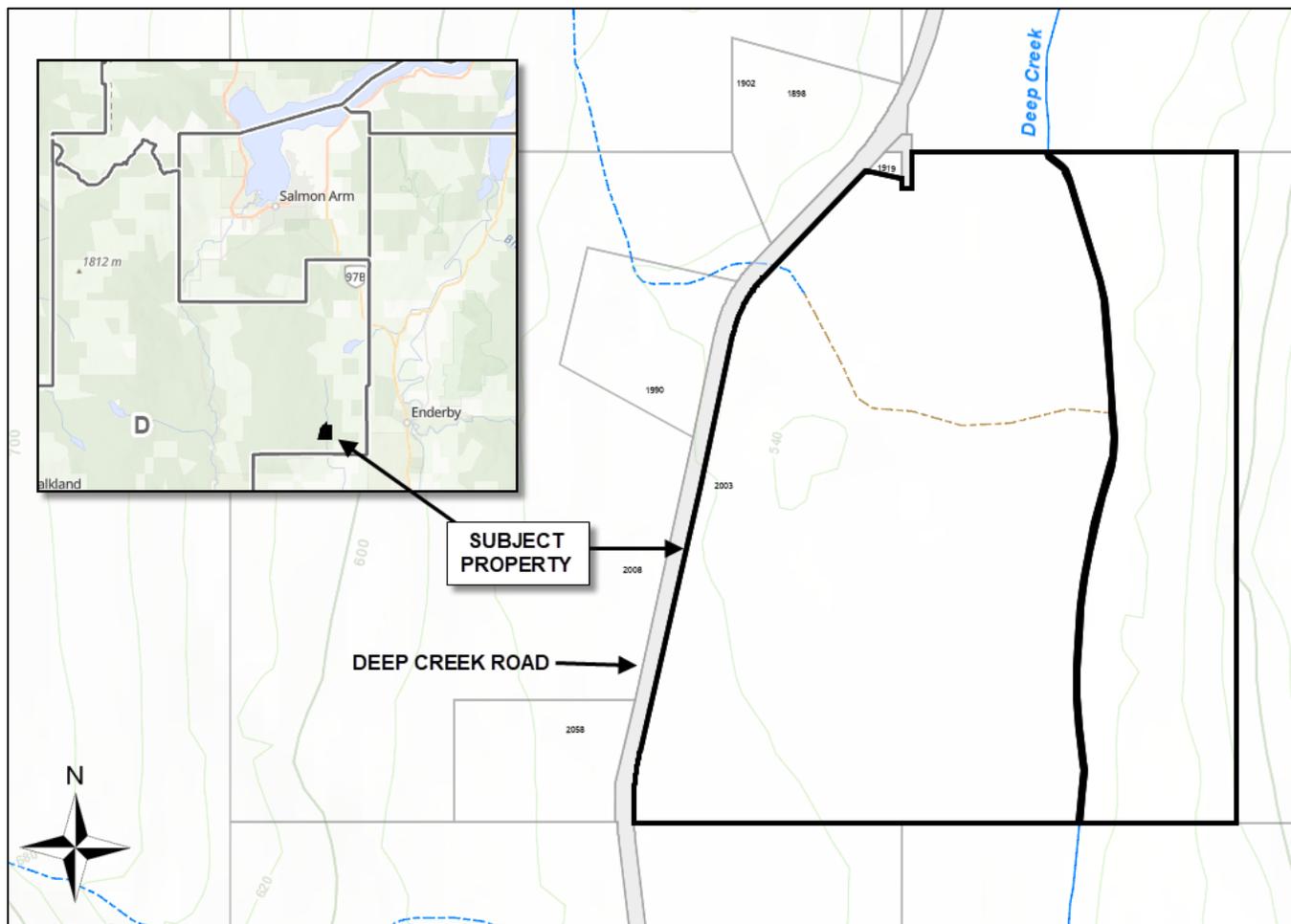
- (a) *accessory use*
- (b) *agri-tourism*
- (c) *bed and breakfast*
- (d) *childcare facility, in-home*
- (e) *guest ranch*
- (f) *home occupation*
- (g) *secondary dwelling unit*

### .4 Regulations

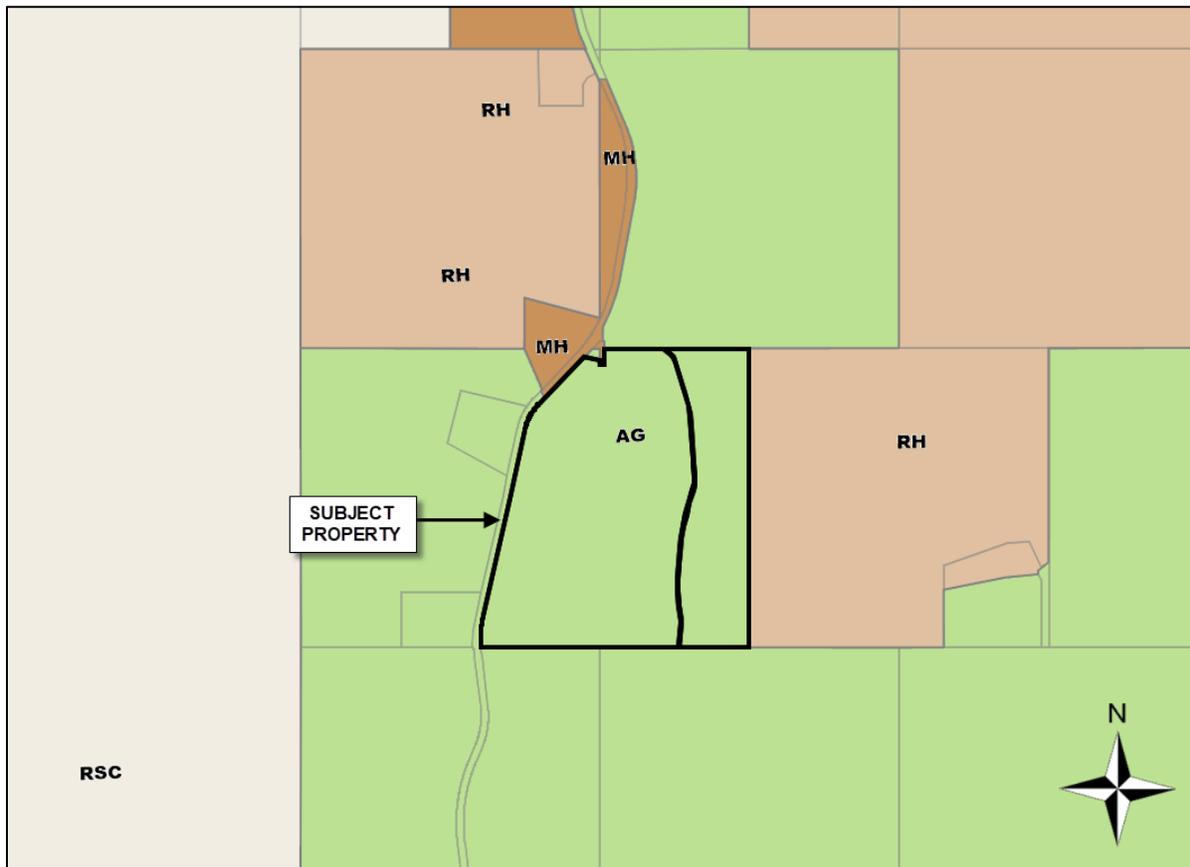
On a *parcel zoned* AG1, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel size</i> created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i> and <i>ALC Regulations</i> )	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ <i>principal buildings and structures</i></li> <li>▪ <i>accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m</li> <li>▪ 10 m</li> </ul>
(g) Maximum <i>habitable floor space</i> of <i>secondary dwelling unit</i>	90 m <sup>2</sup>
(h) Maximum <i>gross floor area</i> of a <i>home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	▪ 5 m

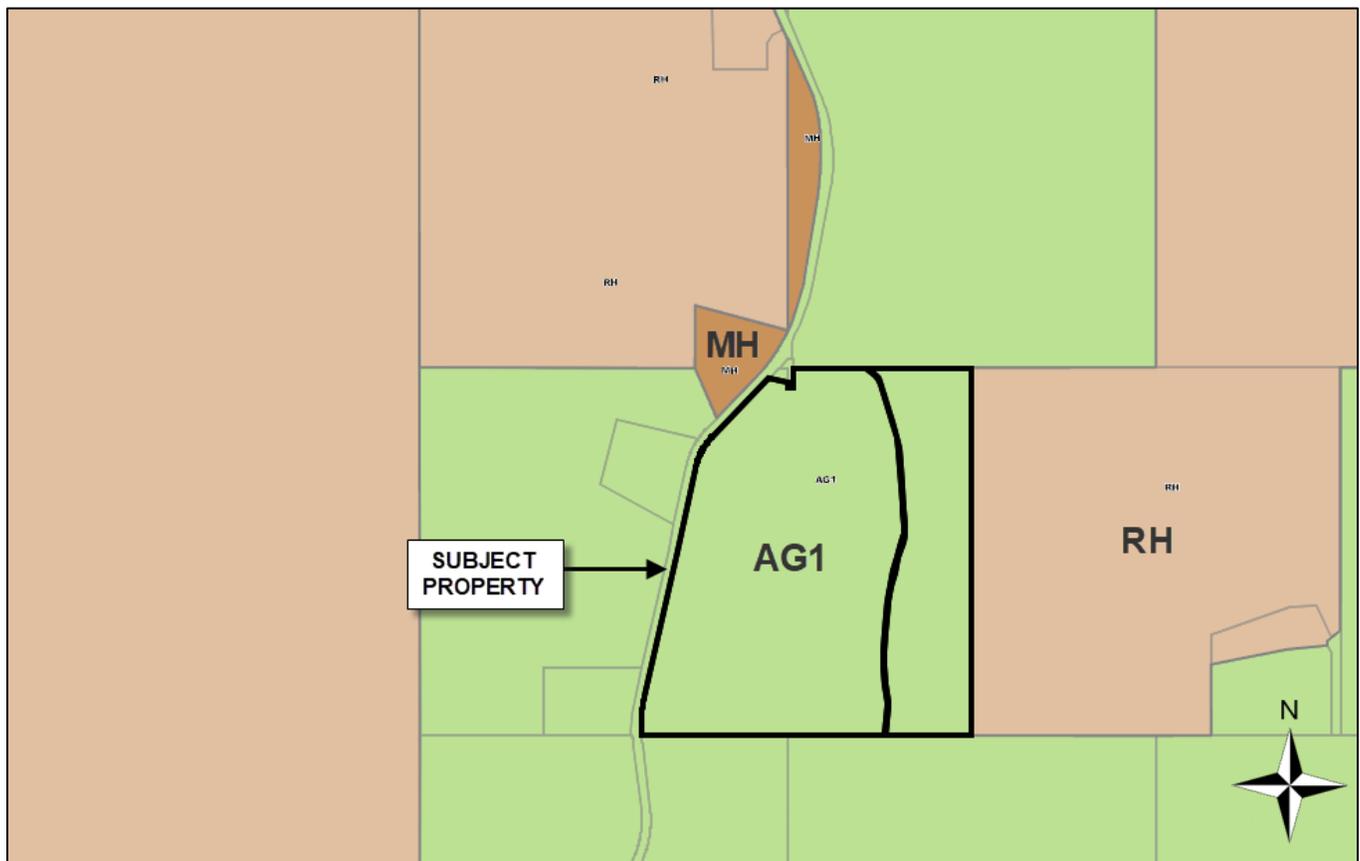
### Location



Ranchero/Deep Creek Official Community Plan Bylaw No. 750



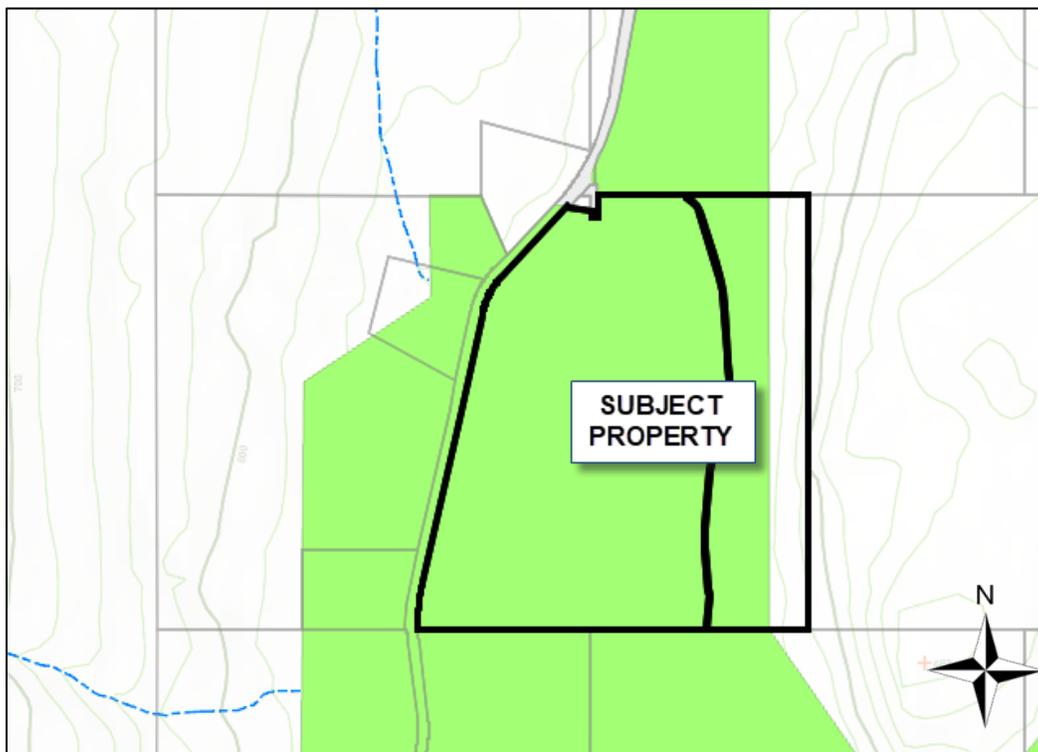
Ranchero/Deep Creek Zoning Bylaw No. 751



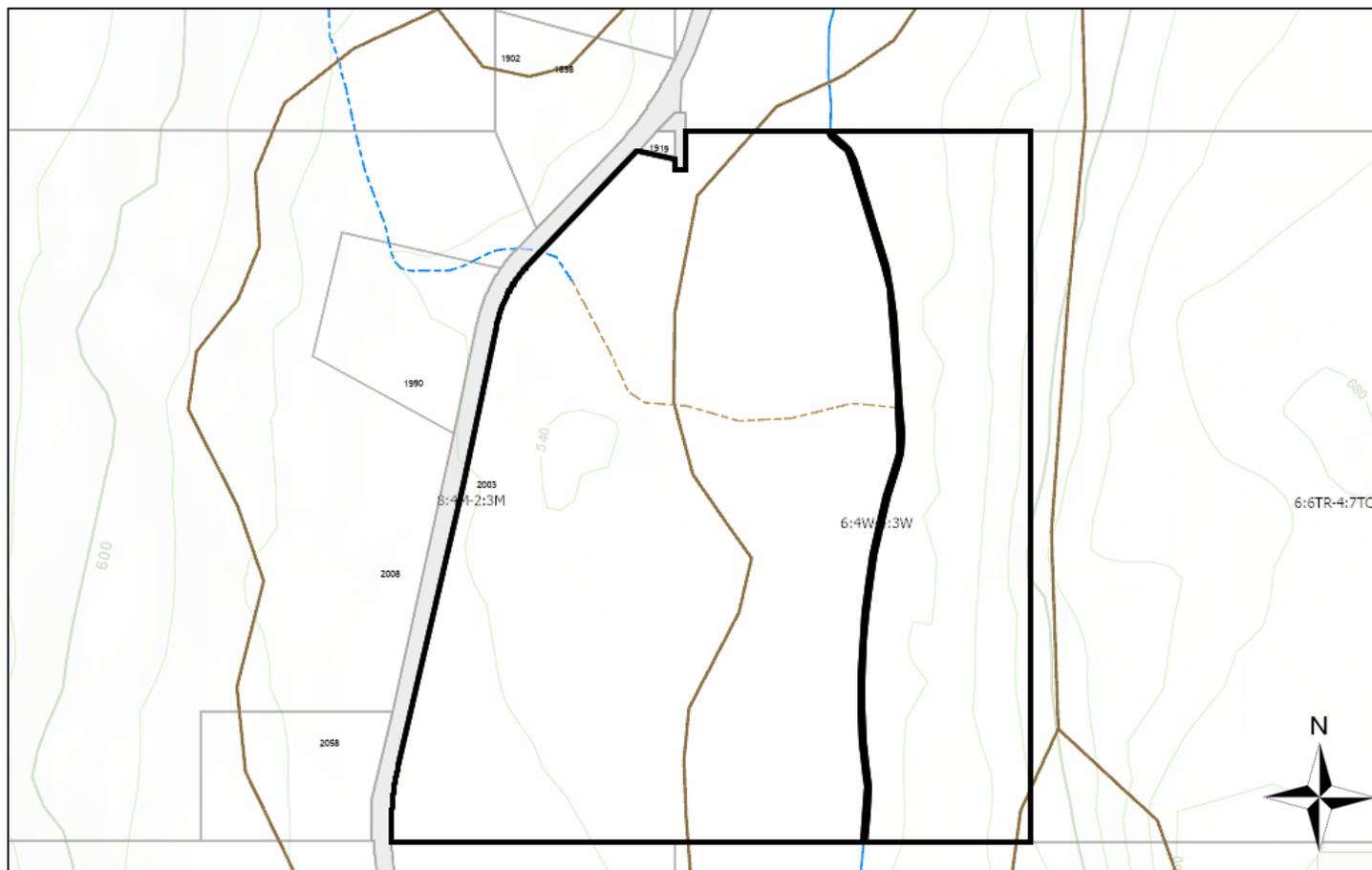
### Site Plan from Applicant



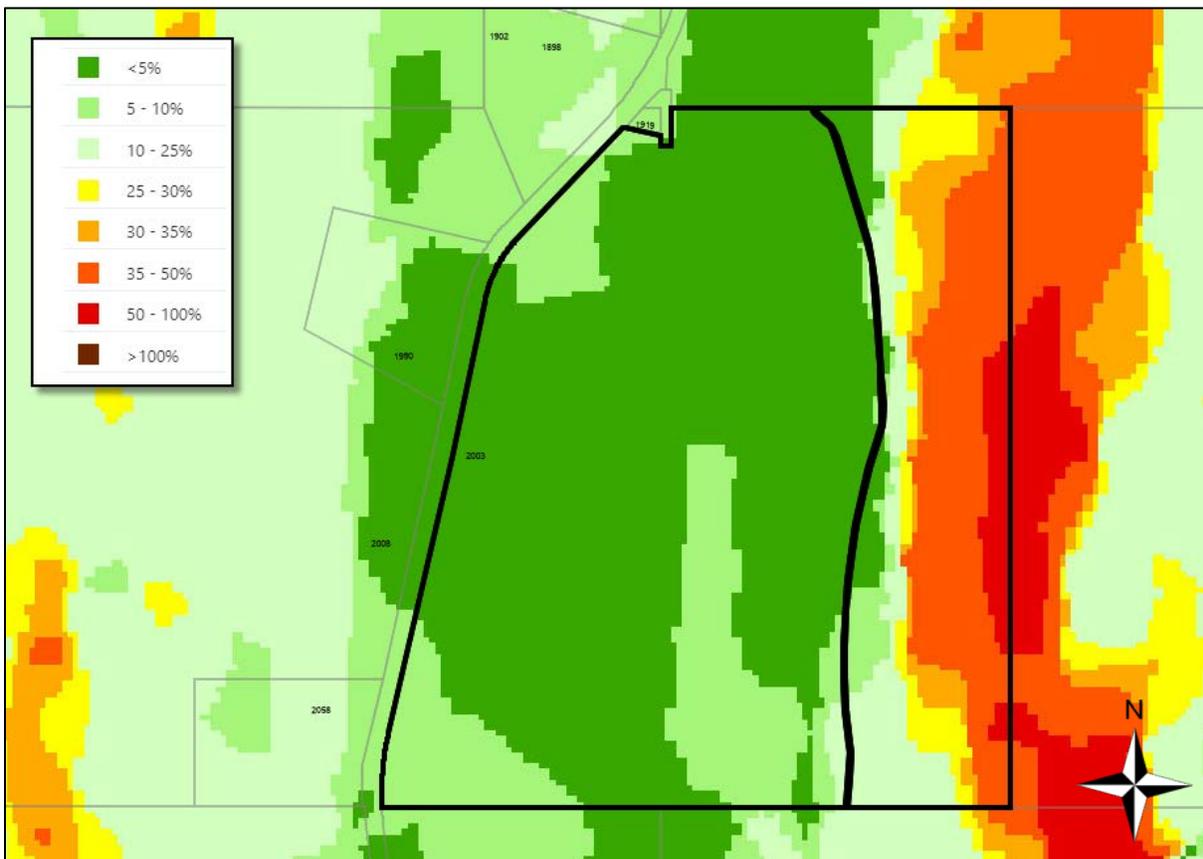
### ALR



### Soils



### Slopes



2023 Orthophotos



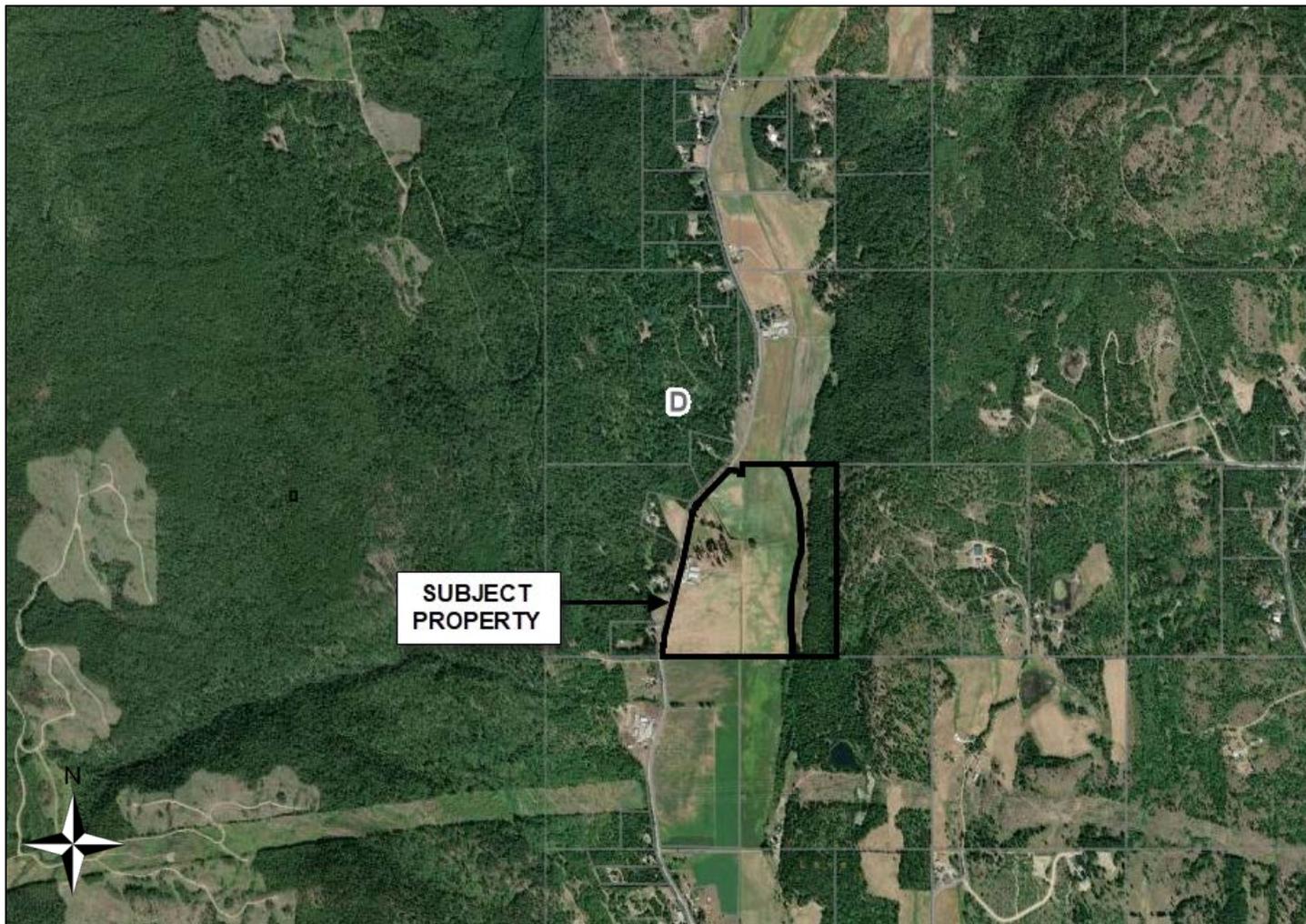
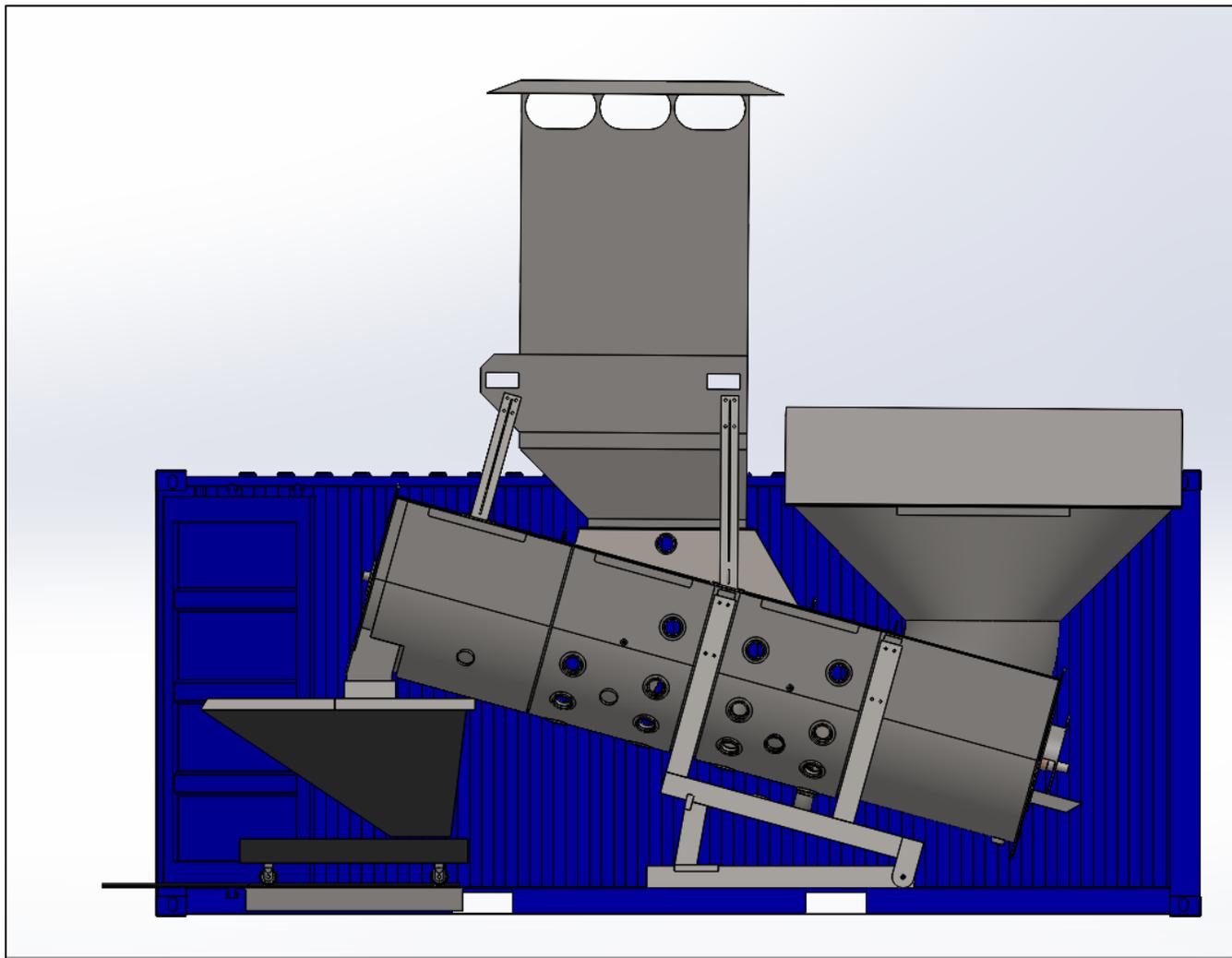
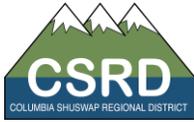


Photo from Applicant

Pyrolysis Unit





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Development Permit No. 830-437

**DESCRIPTION:** Report from Laura Gibson, Planner II, dated May 29, 2024.  
3871 Squilax-Anglemont Road, Scotch Creek

**RECOMMENDATION:** THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-437, for Lot 2 Section 34 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP44660 be issued, this 20<sup>th</sup> day of June, 2024, for a new office building.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject property is located at 3871 Squilax-Anglemont Road in Scotch Creek. The property is zoned C1 - Commercial-1 in Scotch Creek/Lee Creek Zoning Bylaw No. 825 and designated VC – Village Centre in the Electoral Area F Official Community Plan Bylaw No. 830. The principal building was destroyed in the Bush Creek East Wildfire in Summer 2023 and the owner is proposing to rebuild. The new building will be used for office space. New development in the Village Center designation requires a Village Center Development Permit to address the form and character of the proposed development.

## BACKGROUND:

**ELECTORAL AREA:**  
F (Scotch Creek)

**LEGAL DESCRIPTION:**  
Lot 2 Section 24 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP44660

**PID:**  
017-129-729

**CIVIC ADDRESS:**  
3871 Squilax-Anglemont Road, Scotch Creek

**SURROUNDING LAND USE PATTERN:**  
North = Commercial (also lost building to wildfire)  
South = Commercial (retail)  
East = Agriculture  
West = Squilax-Anglemont Road

**CURRENT USE:**  
One building used for personal services

**PROPOSED USE:**

New office building

**PARCEL SIZE:**

0.2 Ha (0.5 ac)

**DESIGNATION:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

VC – Village Center

**ZONE:**

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

C1 – Commercial-1

**SITE COMMENTS:**

The subject property is accessed from Squilax-Anglemont Road. The existing paved parking area is between the street and the proposed building. The existing building used for personal services is located in the southwest corner of the property. The existing septic system is located at the rear of the property. The new building is proposed to be in the same location as the building that was lost to the wildfire due to the paved parking area and septic system locations.

**BYLAW ENFORCEMENT:**

No, there is no bylaw enforcement related to this file.

**POLICY:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

13.5 Village Centre (VC) Development Permit Area (Scotch Creek)

13.5.2 Guidelines

- (a) New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.
- (b) The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.
- (c) Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations.
- (d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.
- (e) Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units.
- (f) Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.
- (g) Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.

(h) Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.

(i) Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment.

(j) Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.

(k) Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

### [Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

#### 5.13 C1 – Commercial 1 Zone

##### (1) Principal Uses

(h) Office

(j) Personal Services

##### (3) Regulations

(c) Maximum parcel coverage 40%

(g) Maximum height for principal buildings and structures 11.5 m

(h) Minimum setback from:

Front parcel boundary	4.5 m
Interior side parcel boundary	2.5 m
Rear parcel boundary	3.0 m

#### **FINANCIAL:**

There are no financial implications to the CSRD with regard to this application.

#### **KEY ISSUES/CONCEPTS:**

##### Background

The subject property is located at 3871 Squilax-Anglemont Road in Scotch Creek. The larger building on the property was previously an office building used for Century 21 Real Estate. That building was lost to the wildfire in Summer 2023 and the owner is proposing to rebuild a new office building of a similar style. An existing smaller building used for personal services was not damaged by the wildfire. Due to the location of the existing personal service building, paved parking area and septic system, the owner is proposing to rebuild in the same location as the previous building, see attached "DP830-437\_Maps\_Plans\_Photos.pdf".

##### Village Centre DPA (Form and Character)

The general purpose of the Form and Character DPA guidelines are to manage the appearance of proposed development, particularly from roads and public spaces on adjacent properties. Conditions of

a Form and Character DP can help elevate the look of what may otherwise be developed to improve views from the perimeter of properties. The Village Centre of Scotch Creek contains a range of land uses including retail, business and personal services, community and health-related services, institutional uses, recreation, arts and cultural activities, and residential.

### Analysis

Information provided by the agent has been used to address the guidelines of the Village Center (VC) DPA. The first guideline is that new development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged. The layout of this proposed development creates an L shape as opposed to a strip mall. Prior to the wildfire, the neighbouring property to the north and this property previously had 4 buildings total which created a U shape, open to the street, but it is not confirmed at this time what the neighbouring property rebuild will look like.

The primary pedestrian entrance will be from the parking area and the full length of the front of the building will be a covered veranda. The agent has noted in their application that the veranda will also offer space for benches and vegetation in pots and planters.

There will be no rear access to the building for deliveries due to the constraints of the lot (existing septic behind the building), but a designated stopping area for deliveries will be situated in the front parking area. As an office building, there should not be a need for deliveries from large trucks on a regular basis.

The proposed building materials will be non-combustible hardie board siding and the roof will be asphalt shingles. The hardie board siding will be the colour "mountain sage" and the shingles will be brown (see "DP840-437\_Maps\_Plans\_Photos.pdf"). The building soffits and fascia will be white aluminum.

There is no residential space proposed in the new building.

A guideline in the VC DPA is that front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Landscaping the property is challenging as the property has existing pavement covering most of it. There is a 2 m by 11.5 m area south of the property access that can be landscaped. Staff are recommending this area be planted with a minimum of 2 trees and 6 shrubs. There are also grass ditches adjacent to the property which are not as suitable to require landscaping on as the land belongs to the Ministry of Transportation and Infrastructure. The applicant has proposed cedar planters along the edge of the parking area north of the property access where there is only pavement existing (see "DP830-437\_Maps\_Plans\_Photos.pdf" for a sketch of the proposal). The planters are proposed to be two feet wide and 2 feet deep. Staff recommend the planters cover a minimum of 40% of the 8.5 m frontage to the north of the property access. Ideally, staff would prefer that all the landscaping be fully in the ground and not in planters as planters may be more difficult to maintain. Plants which are planted directly in the ground are less susceptible to winter kill and less susceptible to drying out in hot and dry weather. It also may be easier to supply irrigation to plants which are planted directly in the ground as opposed to the planters. The planters may require hand watering to ensure survival throughout the summer months. However, staff acknowledge the obstacle of the subject property already being paved and the planters are better than no plants at all between the parking area and the street north of the property access. To provide a better chance that plants in the planters survive, the permit requires that the planters be planted with native species because they may be hardier during the more extreme seasonal weather. Installation and maintenance of the landscaping and of the planters will be a condition of the DP. Planning staff can assist the property owner with selection of native plant species.

Another guideline of the VC DPA is that design of signage and lighting should be integrated with the building facade and with any canopies or awnings. There is an existing freestanding sign on the subject property (see "DP830-437\_Maps\_Plans\_Photos.pdf"), which is typical for this type of commercial development. There may be additional signage on the facade of the building, though none is currently proposed.

Conditions of the DP will include that any new signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape, security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property and the landscaping and planters identified on the planting plan shall be installed and planted by the time of final building inspection and shall be maintained moving forward. Staff have discussed these conditions the agent for the application, and they have confirmed the property owner is agreeable.

#### Rationale for Recommendation:

Development Services staff are recommending that the Board consider issuance of this Village Centre DP No. 830-437 for the following reasons:

- The proposed development is consistent with the Village Center DPA guidelines,
- The proposed development reflects a professional appearance,
- The proposed landscaping south of the property access will provide a landscape buffer between the parking area and Squilax-Anglemont Road and while the planters north of the property access are not an adequate buffer, they are an improvement to what currently exists.

Conditions of the Village Centre DP will include:

- a) Any new signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape;
- b) Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property; and
- c) The landscaping and planters identified on the Planting Plan shall be installed and maintained with native plant species. The planting shall be completed prior to final building inspection.

#### **IMPLEMENTATION:**

If DP830-437 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title and the building permit will be able to be issued for the new building.

#### **COMMUNICATIONS:**

As per Development Service Procedures Bylaw No. 4001-2, as amended, notices are no longer required to be mailed to property owners within 100 m of the subject property for Form and Character Development Permits. Bylaw No. 4001-2 also does not require a Development Notice Sign to be posted or newspaper ads for Development Permits.

#### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

#### **BOARD'S OPTIONS:**

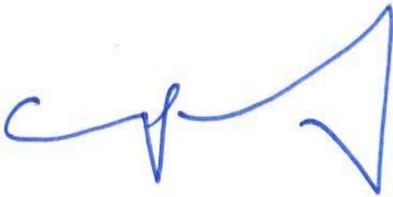
1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*

3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_DP830-437.docx
Attachments:	- DP830-437_Redacted.pdf - DP830-437_Maps_Plans_Photos.pdf
Final Approval Date:	Jun 3, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

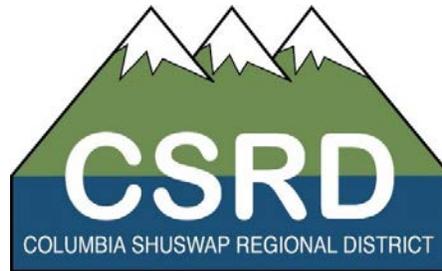
Gerald Christie



Jennifer Sham



John MacLean



### **DEVELOPMENT PERMIT NO. 830-437**

OWNERS: 0760621 B.C. Ltd., Inc. No. BC0760621  
 8811 103 Street  
 Fort St. John, BC  
 V1J 5R3

1. This Village Centre Development 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 2 Section 34 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP44660 (PID: 017-129-729), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 13.5 of the "Electoral Area F Official Community Plan Bylaw No. 830, as amended," for a new office building, and is issued based on the Site Plan attached hereto as Schedule B, and the Building Elevations attached hereto as Schedule D.
4. Any new signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape,
5. Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property.
6. The landscaping and planters identified on the Planting Plan attached hereto as Schedule C shall be installed and maintained with native plant species. The planting shall be completed prior to final building inspection.
7. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.

8. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
9. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
10. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_ day of \_\_\_\_\_, 2024.

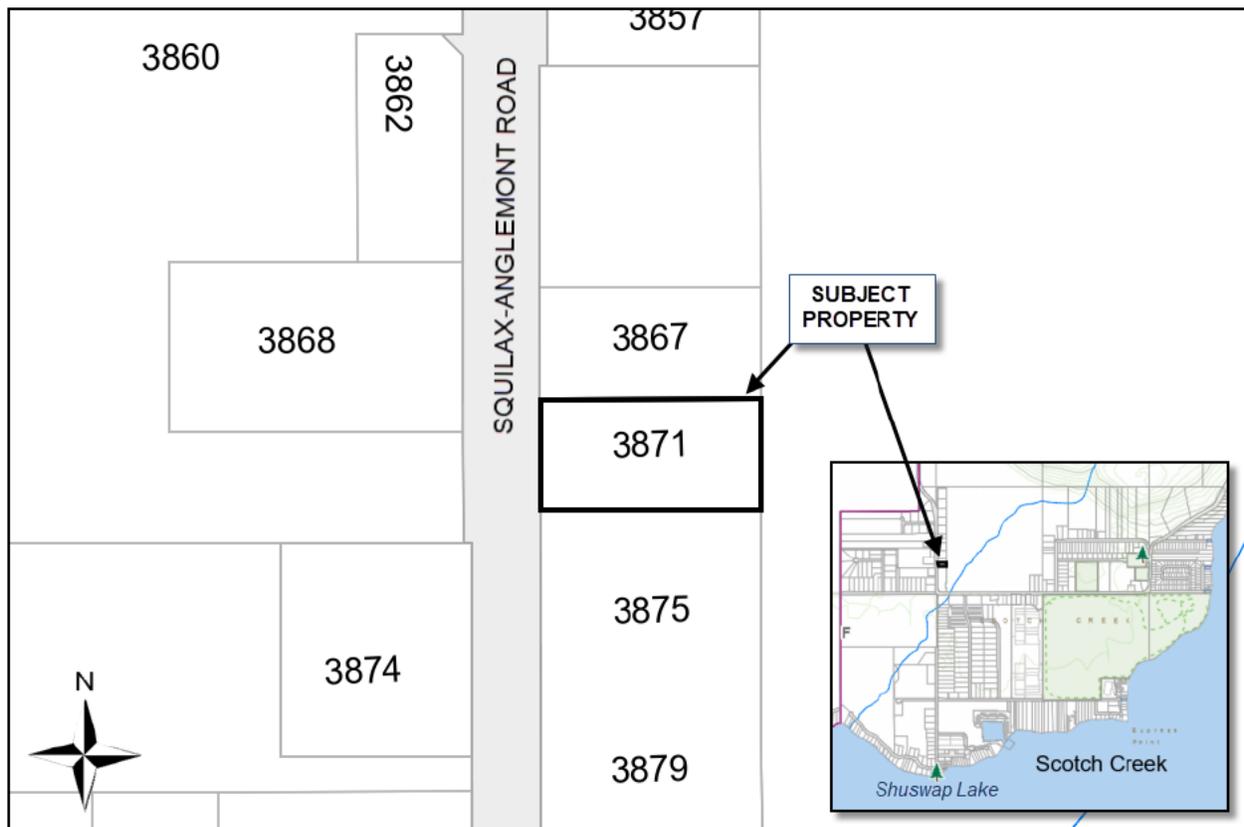
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CORPORATE OFFICER

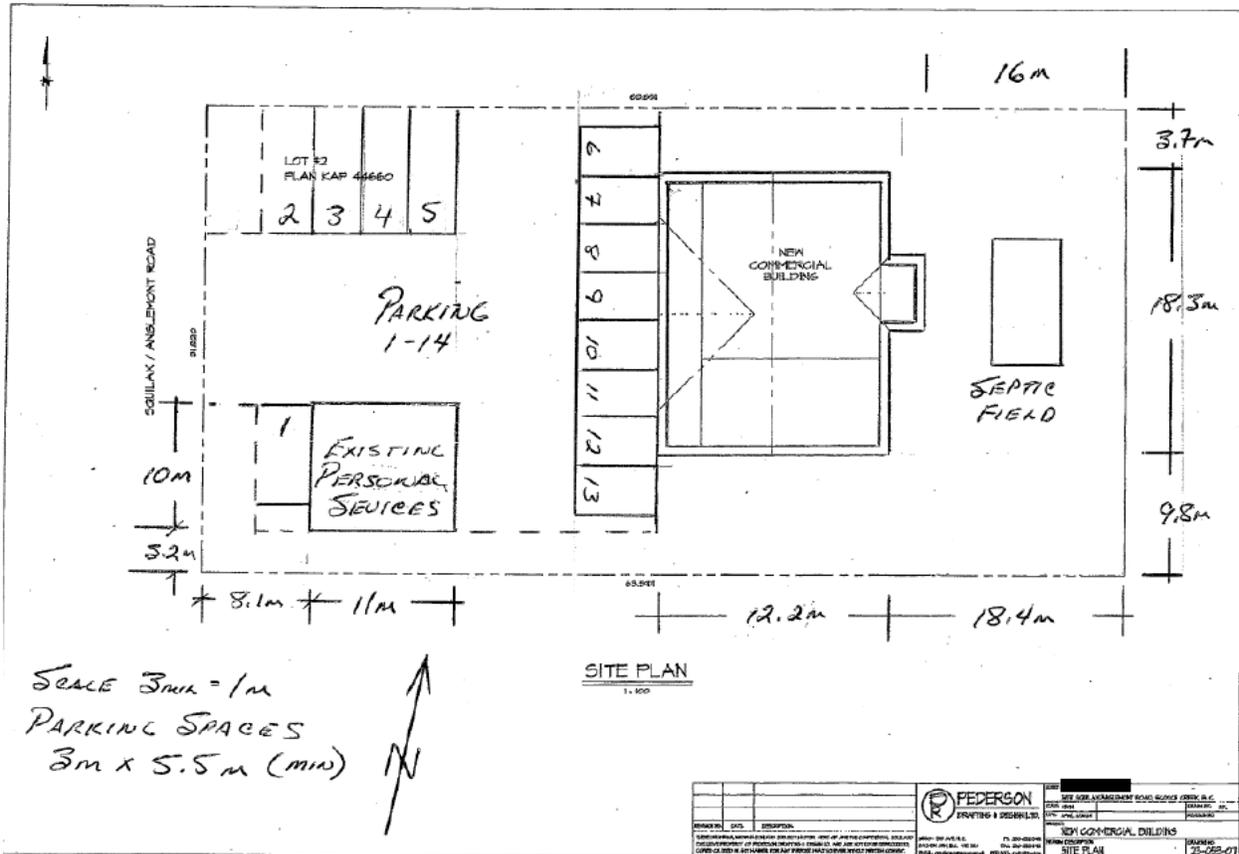
**PLEASE NOTE:**

- 1) Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.**
- 2) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.**

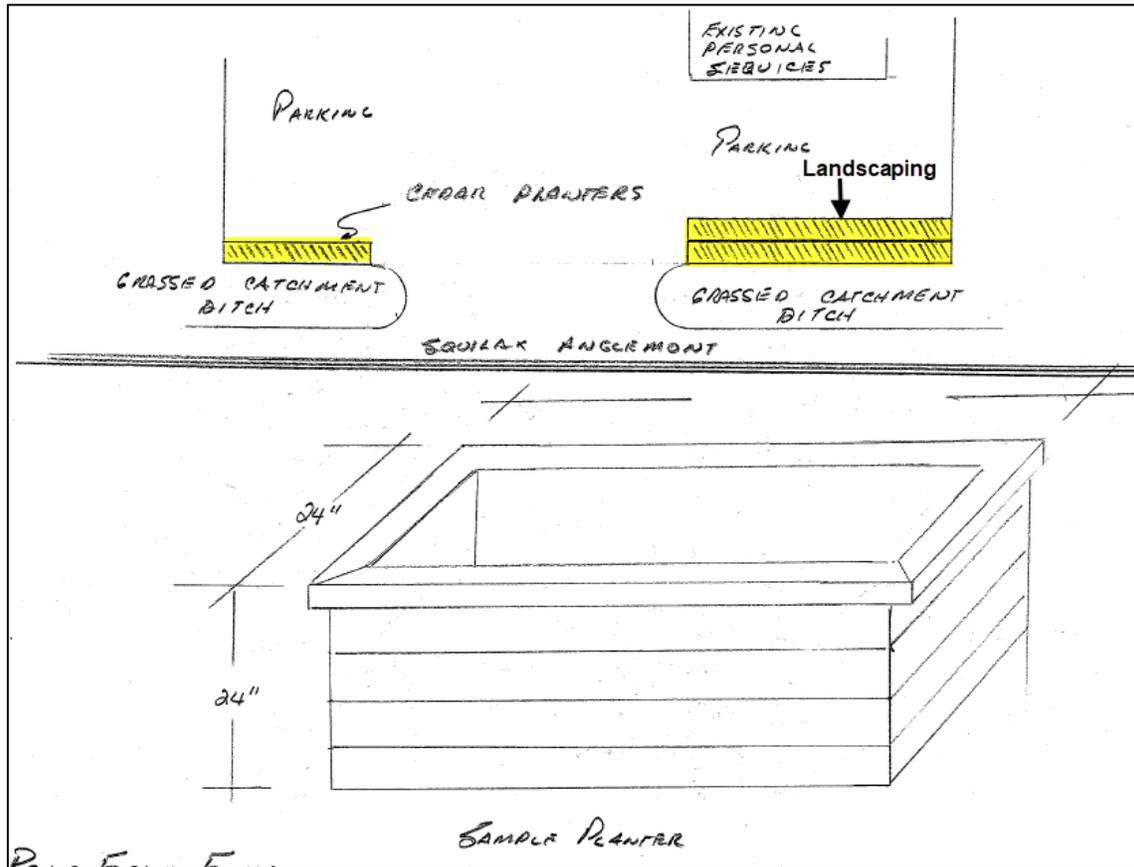
### Schedule A Location Map



**Schedule B**  
Site Plan



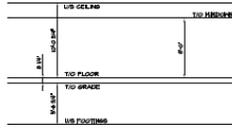
### Schedule B Planting Plan



### Schedule D Building Elevations

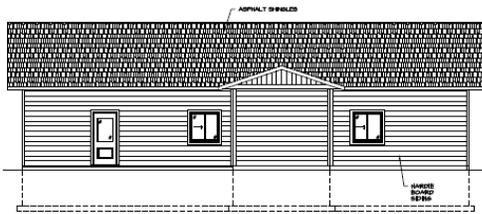


WEST ELEVATION

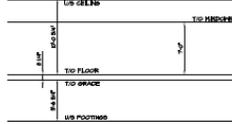


SOUTH ELEVATION

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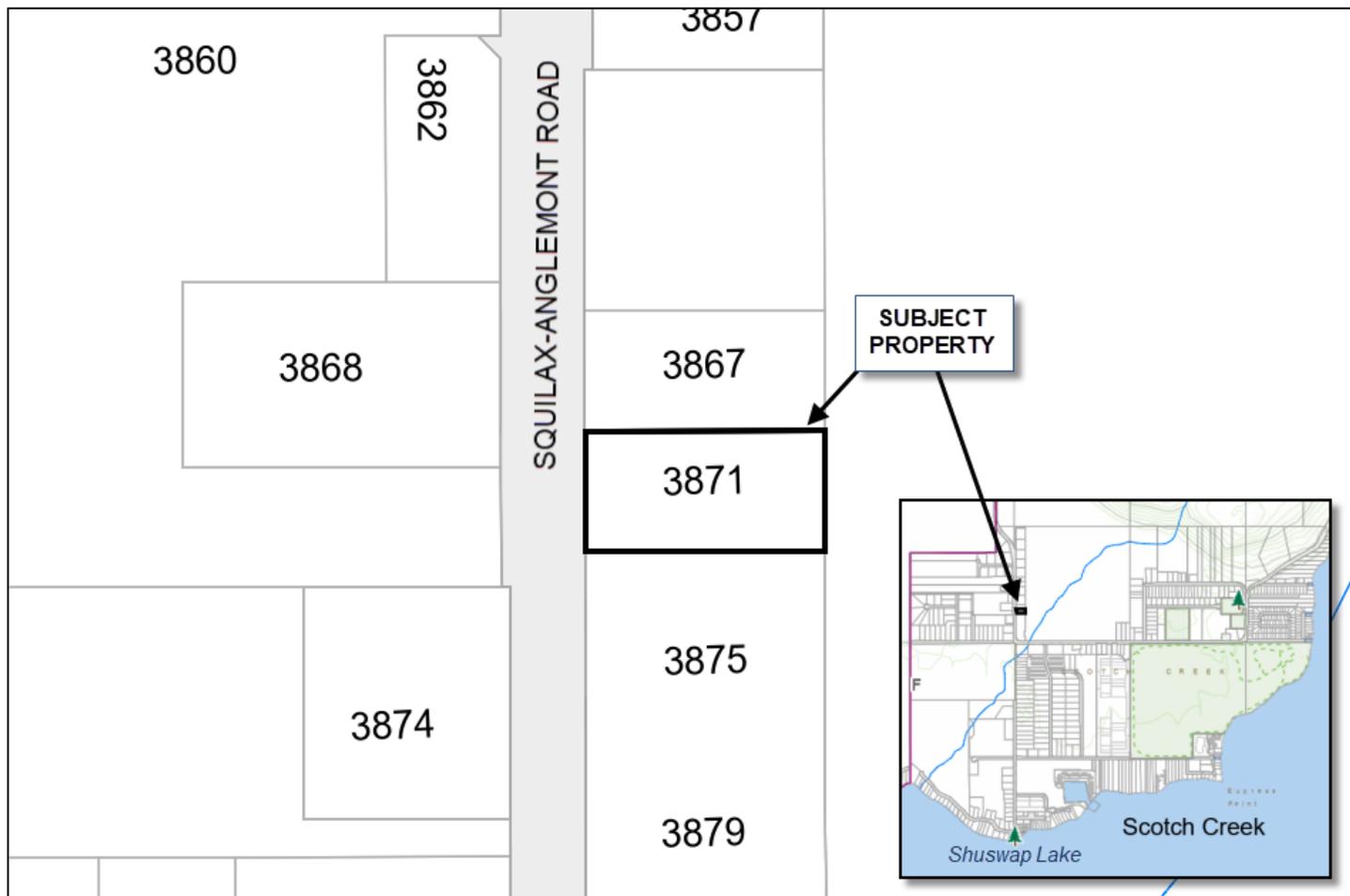


EAST ELEVATION

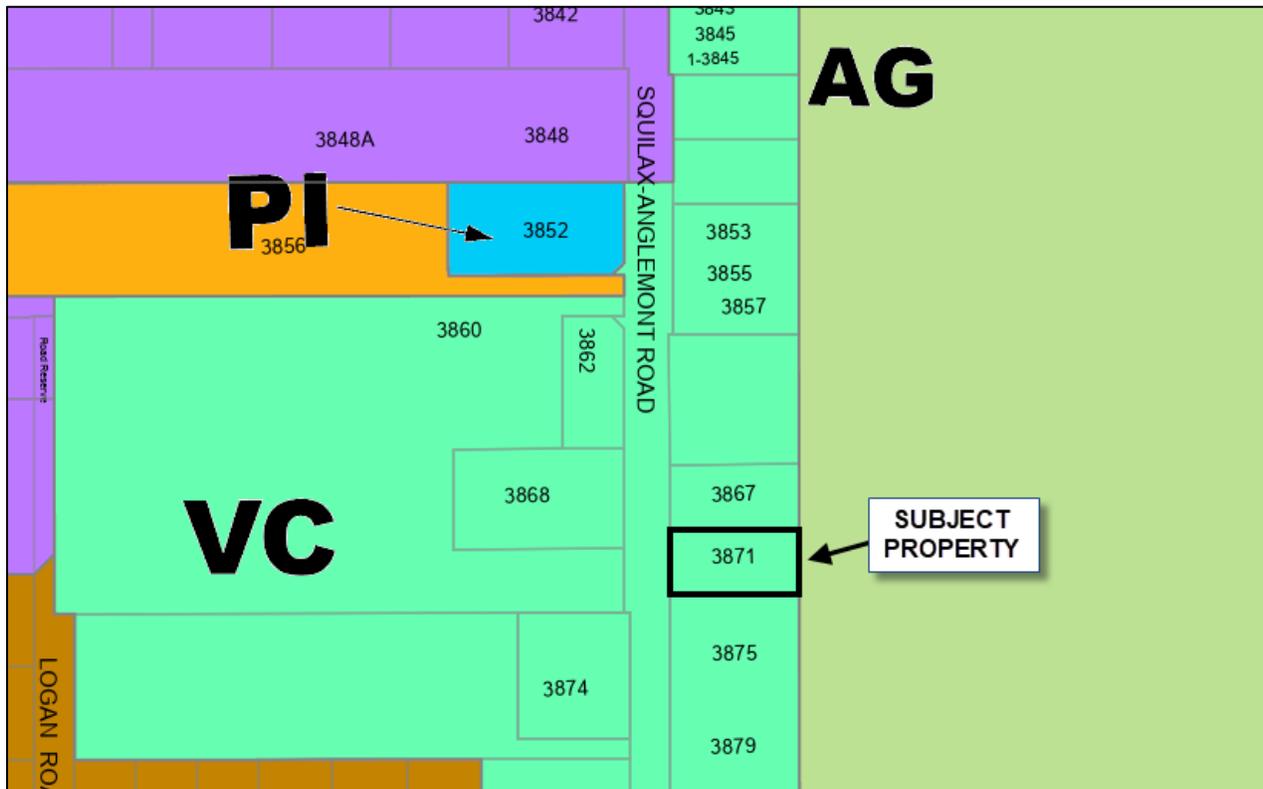


NORTH ELEVATION

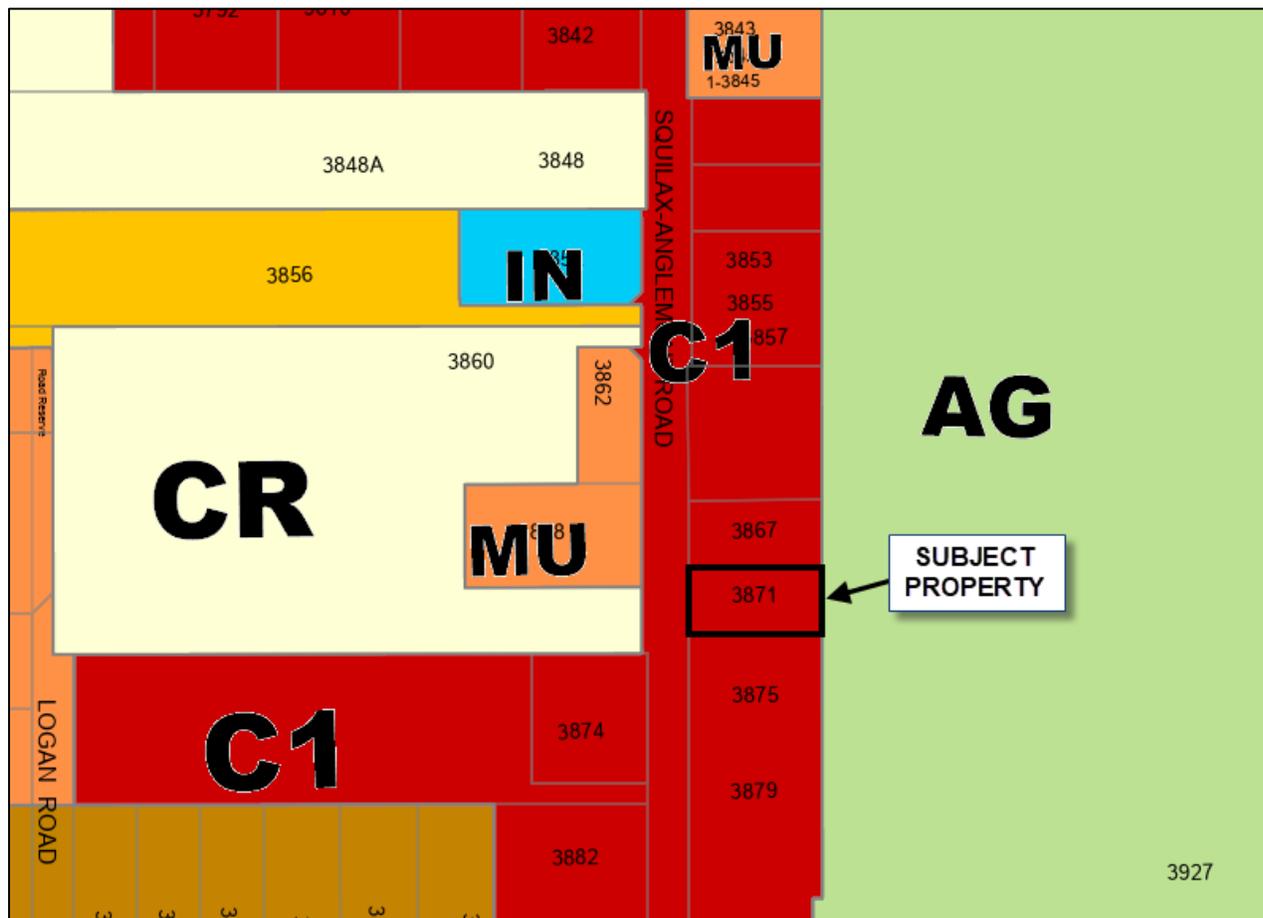
Location



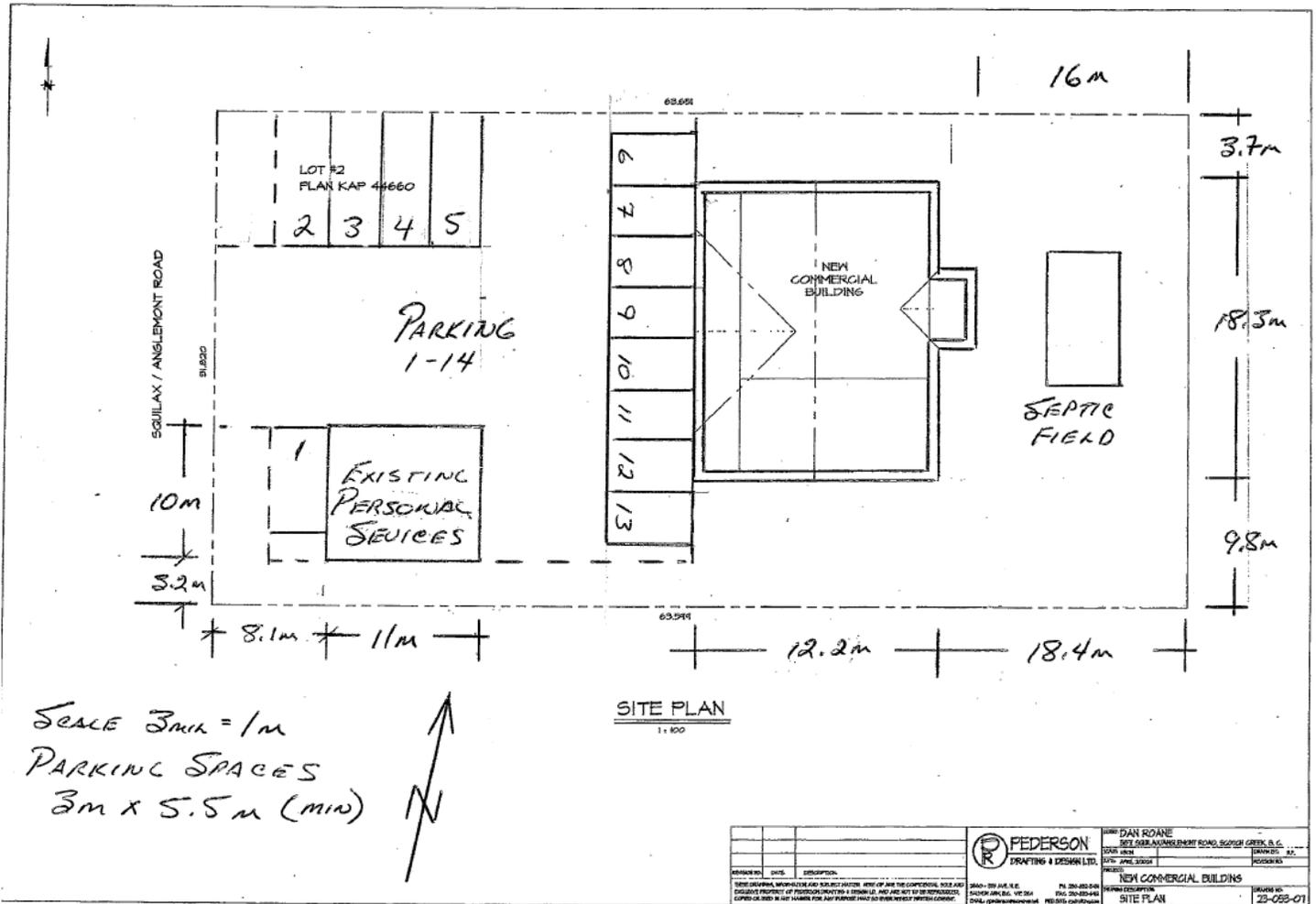
Electoral Area F Official Community Plan Bylaw No. 830



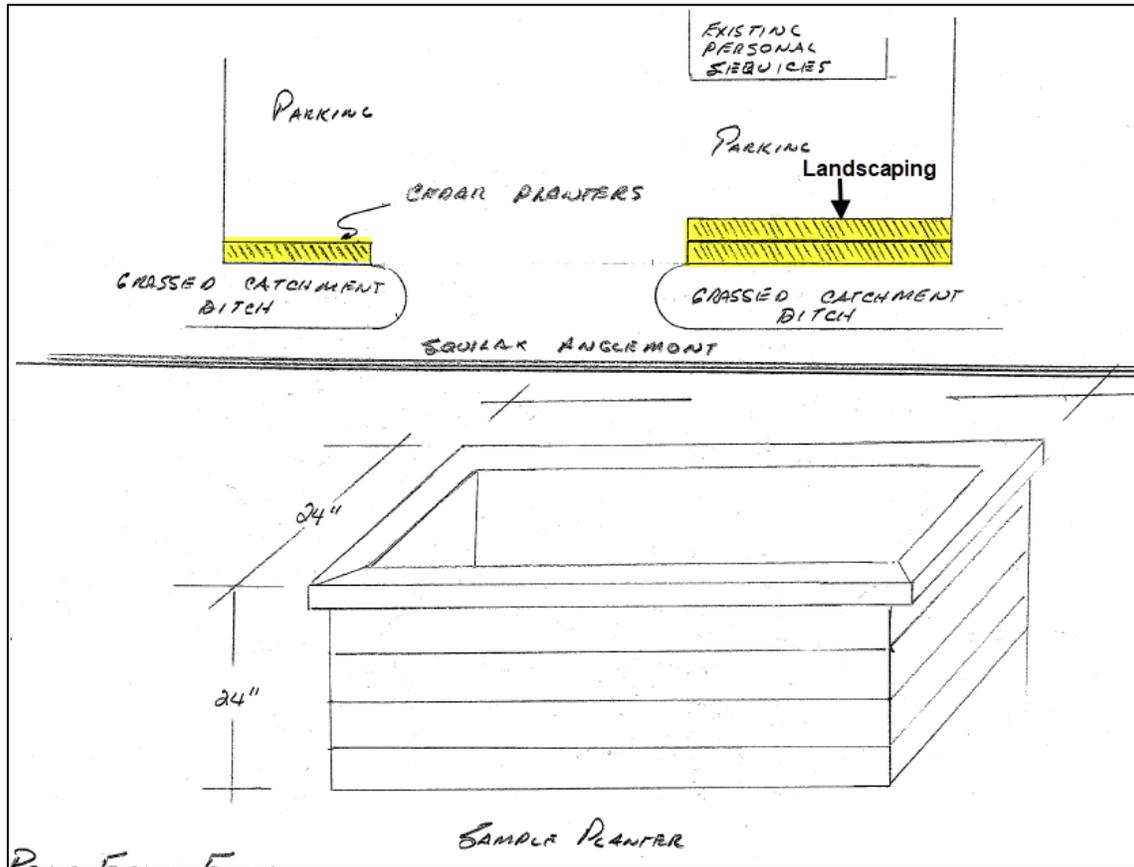
Scotch Creek/Lee Creek Zoning Bylaw No. 825



Site Plan



### Planting Plan



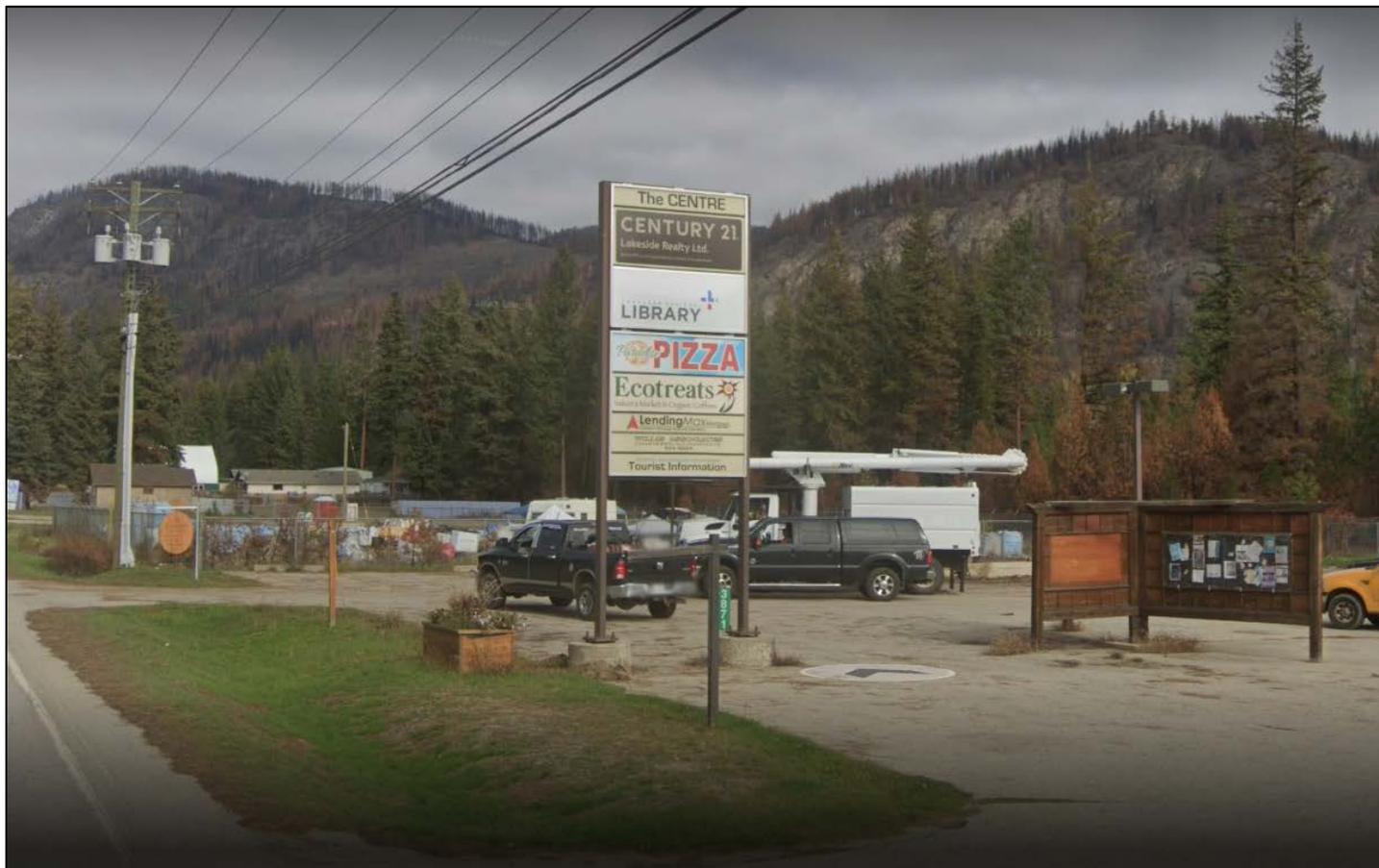
June 2023 Orthophoto (Pre-wildfire)



October 2023 Orthophoto (Post-wildfire)



Existing Signage (Google Street View Oct 2023)



Google Street View (Pre-wildfire)



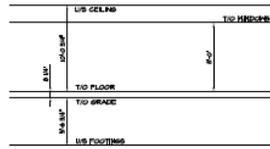
Google Street View (Post-wildfire)



### Building Elevations

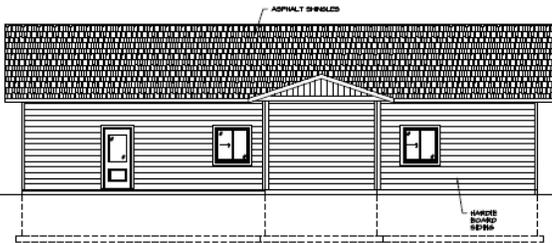


WEST ELEVATION

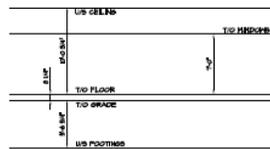


SOUTH ELEVATION

THIS DRAWING IS 3/16" = 1'-0"



EAST ELEVATION



NORTH ELEVATION

### Building Materials

Hardie Board Siding (Non-combustible)



MOUNTAIN SAGE

Asphalt shingles - Brown





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Development Permit No. 830-443

**DESCRIPTION:** Report from Laura Gibson, Planner II, dated May 29, 2024.  
1329 Cardy Drive, Scotch Creek

**RECOMMENDATION:** THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-443, for Lot A Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan EPP82051, be issued, this 20<sup>th</sup> day of June 2024, for a new building for storage, office space and an owner/operator dwelling.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject property is located at 1329 Cardy Drive in Scotch Creek and is designated ID – Industrial in the Electoral Area F Official Community Plan Bylaw No. 830 and zoned MU – Mixed Use in Scotch Creek/Lee Creek Zoning Bylaw No. 825. The property lost a building used for an office, owner/operator dwelling, workshop, and storage to the Bush Creek East Wildfire in Summer 2023 and the owner is proposing to rebuild it. The new building will also be used for an office, owner/operator dwelling, workshop, and storage to replace what was lost to the fire. New development in the Industrial designation requires an Industrial Development Permit to address the form and character of the proposal.

## BACKGROUND:

**ELECTORAL AREA:**  
F (Scotch Creek)

**LEGAL DESCRIPTION:**  
Lot A Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan EPP82051

**PID:**  
030-461-928

**CIVIC ADDRESS:**  
1329 Cardy Drive, Scotch Creek

**SURROUNDING LAND USE PATTERN:**  
North = Industrial  
South = Neighbourhood Residential (currently has RVs)  
East = Cardy Drive  
West = Village Centre (currently vacant)

**CURRENT USE:**

Commercial storage

**PROPOSED USE:**

New building for storage, office space and an owner/operator dwelling

**PARCEL SIZE:**

0.85 Ha (2.11 ac)

**DESIGNATION:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

ID – Industrial

**ZONE:**

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

MU – Mixed Use

**SITE COMMENTS:**

To provide security there is a chain link fence along all property lines and a chain link gate at the access to the property along Cardy Drive. There are 5 buildings currently existing on the property and the new building will be the 6<sup>th</sup>. The property also contains sea cans for storage and has outdoor storage of boats and RVs.

**BYLAW ENFORCEMENT:**

No, there is no bylaw enforcement related to this file.

**POLICY:**

[Electoral Area F Official Community Plan Bylaw No. 830](#)

**13.8 Industrial (ID) Development Permit Area (Scotch Creek)**

13.8.1 Area This DPA applies to the areas shown on Schedule F.

**13.8.2 Guidelines**

(a) Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use.

(b) Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back a minimum distance from the street, to avoid the creation of wide barriers.

(c) Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street.

(d) Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape.

(e) Green roofs and other sustainable practices are encouraged."

## Scotch Creek/Lee Creek Zoning Bylaw No. 825

### 1.0 Definitions

ACCESSORY BUILDING is a detached structure, not used for human habitation; that is subordinate to, customarily incidental to, and exclusively devoted to the use with which it relates;

ACCESSORY USE is the use of land, buildings and structures that is subordinate to, customarily incidental to, and exclusively devoted to the principal use or single family dwelling with which it relates. An accessory use does not include human habitation;

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy but does not include a recreational vehicle or park model;

DWELLING UNIT is the use of one or more habitable rooms in a building that constitute a single self-contained unit with a separate entrance, and used together for living and sleeping purposes for not more than one family, and containing a bathroom with a toilet, wash basin, and a bath or shower and only one room which due to its design, plumbing, equipment and furnishings may be used primarily as a kitchen. This use does not include a tourist cabin, a tourist suite, or a sleeping unit in a hotel or motel;

OWNER/OPERATOR DWELLING is a dwelling unit, which may be a single family dwelling, for the occupancy of the owner, operator, caretaker or security personnel of a non-residential use.

### 5.12 Mixed Use Zone

#### (1) Principal Uses

- (a) Day care
- (b) Fuel storage
- (c) Mini storage
- (d) Office
- (e) Outdoor sales
- (f) Personal services
- (g) Plant nursery and services
- (h) Recreation services
- (i) Single family dwelling
- (j) Standalone residential campsite

#### (2) Secondary Uses

- (a) Accessory use
- (b) Bed and breakfast
- (c) Guest suite
- (d) Home business
- (e) Owner/operator dwelling
- (f) Residential campsite

### **FINANCIAL:**

There are no financial implications associated with this application.

### **KEY ISSUES/CONCEPTS:**

#### Background

The subject property is designated ID – Industrial in the Electoral Area F Official Community Plan Bylaw No. 830 and zoned MU – Mixed Use in Scotch Creek/Lee Creek Zoning Bylaw No. 825. The property is developed as North Shuswap Storage Resort which has been in operation since 2003. There are five buildings currently existing on the property. The main building was lost to the Bush Creek East Wildfire in Summer 2023 and the owners are proposing to rebuild it. The new building will be used for office space, storage, and an owner/operator dwelling.

The subject property was issued Industrial Form and Character DP830-145 for another accessory building on the property in 2015. There were no conditions of that DP relating to form and character. Another Industrial Form and Character DP, No. 830-372, was issued in April 2022 for another accessory building. A condition of that DP included that grey privacy slats were to be installed and maintained along the chain link fence fronting Cardy Drive. The property owners did not move forward with construction of the building which DP830-372 was issued for and did not complete the related privacy slat screening.

### Analysis

The general purpose of the Form and Character DPA guidelines are to manage the appearance of proposed development, particularly from roads and public spaces on adjacent properties. Conditions of a Form and Character DP can help elevate the look of what may otherwise be developed to improve views from the perimeter of properties. This often includes screening storage areas from the street view, including privacy slats in chain link fences and/or landscape buffers and minimizing light pollution to neighbouring properties.

The proposed building will have a dark metal roof and light grey metal wall cladding with a charcoal coloured trim. The attached deck will also be charcoal coloured and the posts in the storage area will have safety yellow concrete column supports.

The perimeter of the property has an existing chain link fence. There is one large tree and 5 cedar hedges near the property entrance. No further landscaping is proposed. A condition of the DP will be to maintain the existing landscaping. Staff are not recommending further landscaping as the property will be screened from street view by the chain link fence and proposed privacy slats.

The required parking is six spaces (two for the dwelling unit, three for the mini storage use, and one for the office space). The applicants have included 6 parking spaces on their site plan near the property entrance. The landscaping and privacy slats in the fence will provide a buffer between the parking space and the road.

There is existing metal screening along the rear property boundary (see "DP830-443\_Maps\_Plans\_Photos.pdf"), and the south property boundary is neighbored by a property which has cedar trees along the property boundary providing screening. The north property boundary is adjacent to another Industrial property (Jade Mountain Propane) and the subject property has two building along the property boundary which provides screening. A condition of this DP will be to install the grey privacy slats in the chain link fencing along Cardy Drive to screen the outdoor storage from the road. This is consistent with three other form and character DPs that have recently been issued for Industrial and Village Centre properties (two along Kenwood Gate for storage and manufacturing uses, and one along Squilax-Anglemont Road for Home Hardware). The grey slats will add privacy, security and reflect a professional image for the property and screen the outdoor storage from the residential properties on the west side of Cardy Road. A further condition of the Industrial DP will be that security lighting be directed toward the ground to minimize light pollution and glare originating from the property.

The owner/operator dwelling will be on the upper floor of the new building. The floor plan is shown in the attached "DP830-443\_Maps\_Plans\_Photos.pdf".

#### Development Permit

A Hazardous Lands Development Permit (Flooding and Debris Flow Potential) is required for the proposed building because the property is located in the Scotch Creek Active Fan. An application and report prepared by a Qualified Professional has been submitted to staff. The Hazardous Lands DP is a technical DP which may be issued by the General Manager of Development Services and is being processed concurrently with the Industrial DP application.

#### Building Permit

An application has been made for a Building Permit for the proposed building. The Building Permit cannot be issued until the Development Permits have been approved.

#### Rationale for Recommendation:

Development Services staff are recommending that the Board consider issuance of Industrial DP No. 830-443 for the following reasons:

- The proposed development is consistent with the Industrial DPA guidelines, and
- The proposed development reflects a professional appearance,
- The proposed privacy slats will screen the view of the outdoor storage from the street,
- Maintaining the existing screening along the rear parcel line will screen views of the outdoor storage on the subject property from Squilax-Anglemont Road.

Conditions of the Industrial DP will include:

- Grey privacy slats are to be installed and maintained along the chain link fence along Cardy Drive, including the gate,
- Signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape,
- Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property, and
- The existing landscaping as shown on the Site Plan shall be maintained.

#### **IMPLEMENTATION:**

If DP830-443 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title and the building permit will be able to be issued.

#### **COMMUNICATIONS:**

As per Development Service Procedures Bylaw No. 4001-2, as amended, notices are no longer required to be mailed to property owners within 100 m of the subject property for Development Permits. Bylaw No. 4001-2 also does not require a Development Notice Sign to be posted or newspaper ads for development permits.

#### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

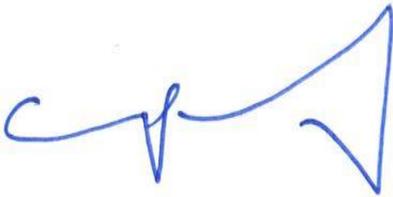
#### **BOARD'S OPTIONS:**

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

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_DP830-443.docx
Attachments:	- DP830-443.pdf - DP830-443_Maps_Plans_Photos.pdf
Final Approval Date:	Jun 3, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

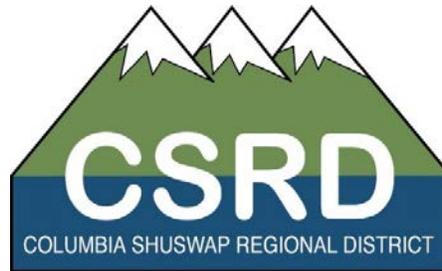
Gerald Christie



Jennifer Sham



John MacLean



### **DEVELOPMENT PERMIT NO. 830-443**

OWNER: 4M Holdings Inc., Inc. No. BC0876478  
 2182 Crosshill Dr.  
 Kamloops, BC  
 V1S 0C6

1. This Industrial Development 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 A Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan EPP82051 (PID: 030-461-928), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 13.8 of the "Electoral Area F Official Community Plan Bylaw No. 830, as amended," for the form and character of Industrial development including a new building for storage, office space and an owner/operator dwelling, and is issued based on the Site Plan attached hereto as Schedule B and the building elevation drawings attached hereto as Schedule C.
4. Grey privacy slats are to be installed and maintained along the chain link fence along Cardy Drive, including the gate, as shown on the Site Plan attached hereto as Schedule B and the photos attached hereto as Schedule D. The privacy slats shall be installed by the time of final building inspection for the new building.
5. The metal screening on the chain link fence along rear (west) parcel line shall be maintained, as shown in the photos attached hereto as Schedule D.
6. Signage should be integrated into the overall site and building and be legible without being intrusive into the visible landscape.
7. Security lighting shall be directed toward the ground in order to minimize light pollution and glare originating from the property.

8. Existing landscaping, as shown on the Site Plan attached hereto as Schedule B, shall be maintained.
9. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
10. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
12. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_ day of \_\_\_\_\_, 2024.

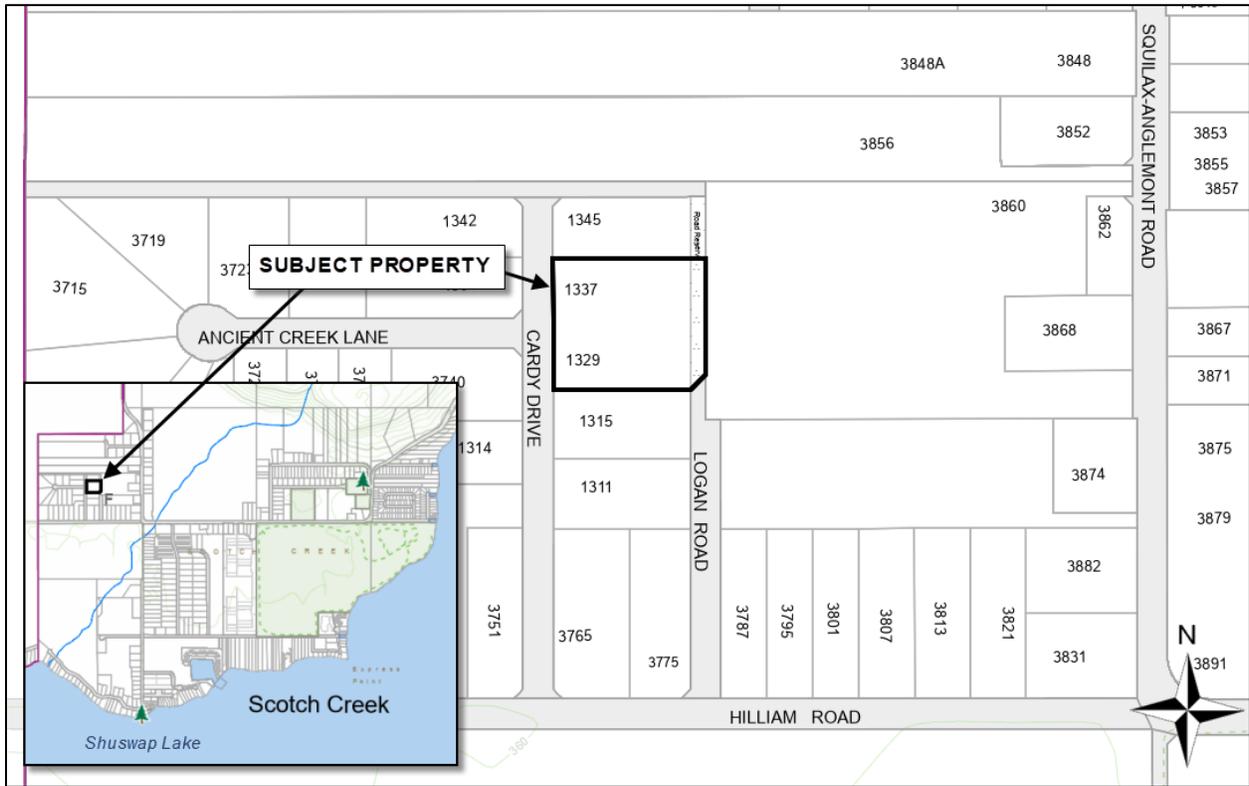
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CORPORATE OFFICER

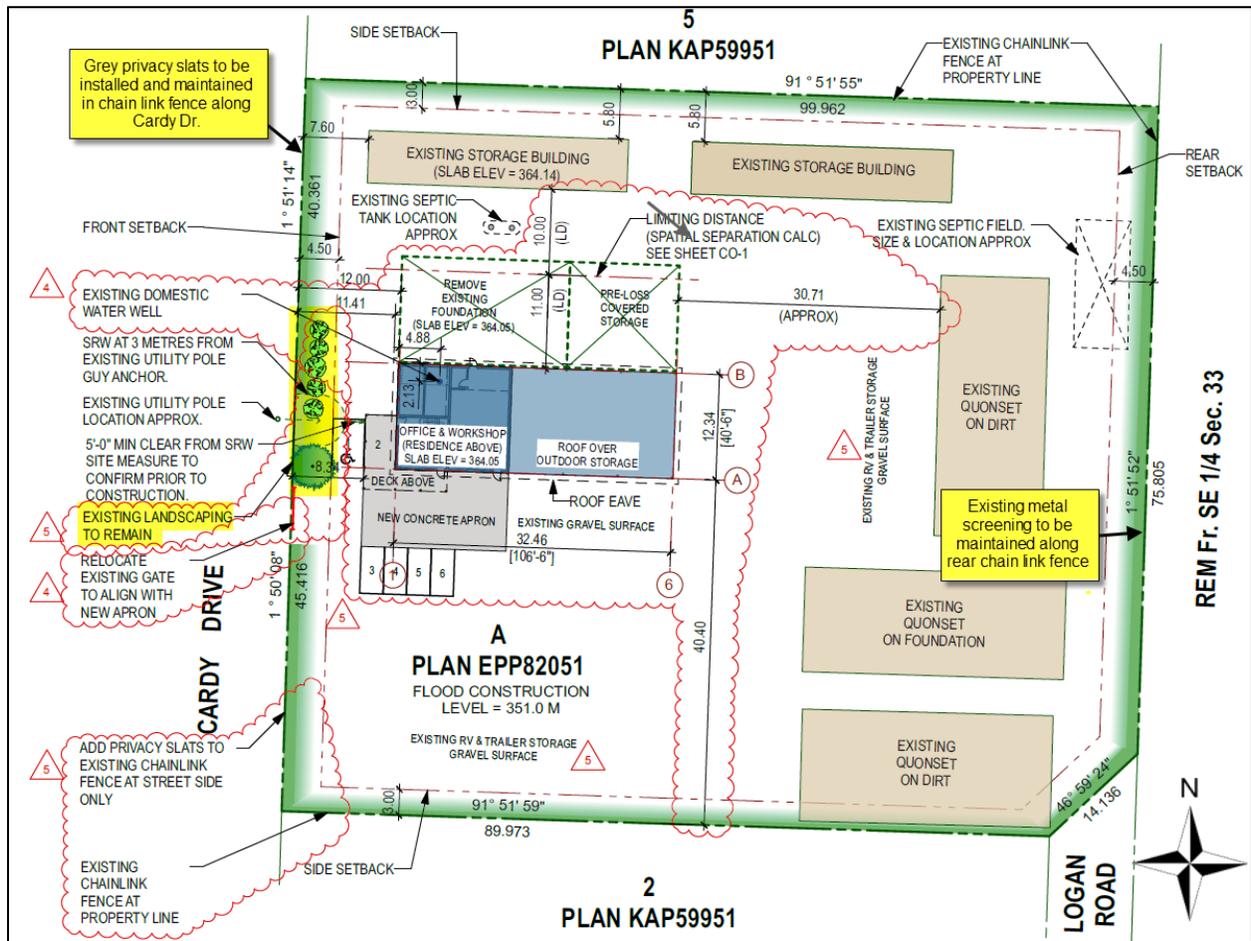
**PLEASE NOTE:**

- 1) Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.
- 2) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.

### Schedule A Location Map



### Schedule B Site Plan

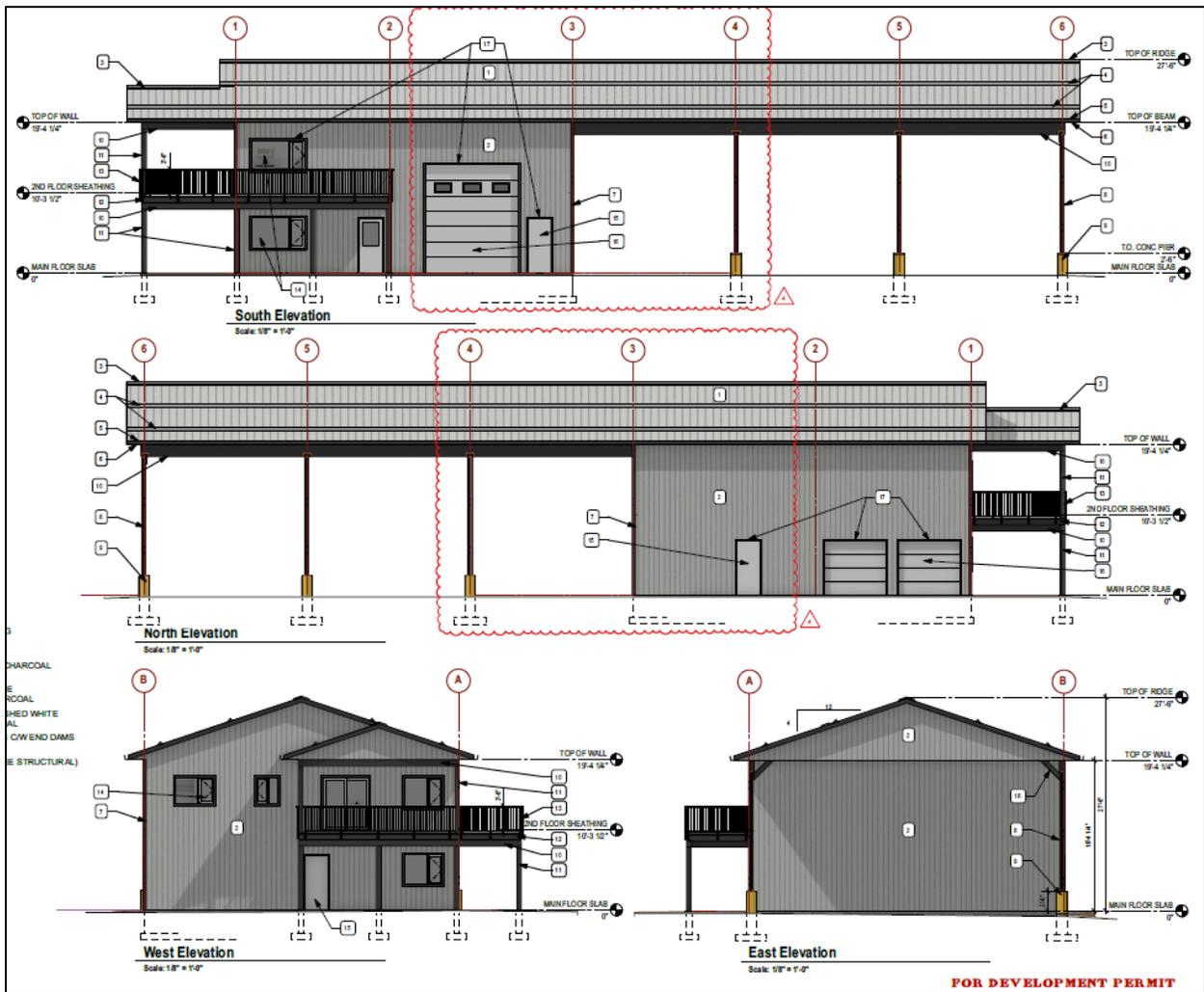


Grey privacy slats to be installed and maintained in chain link fence along Cardy Dr.

Existing metal screening to be maintained along rear chain link fence

REIM Fr. SE 1/4 Sec. 33

### Schedule C Building Elevation Drawings



**Schedule D**  
Required Screening

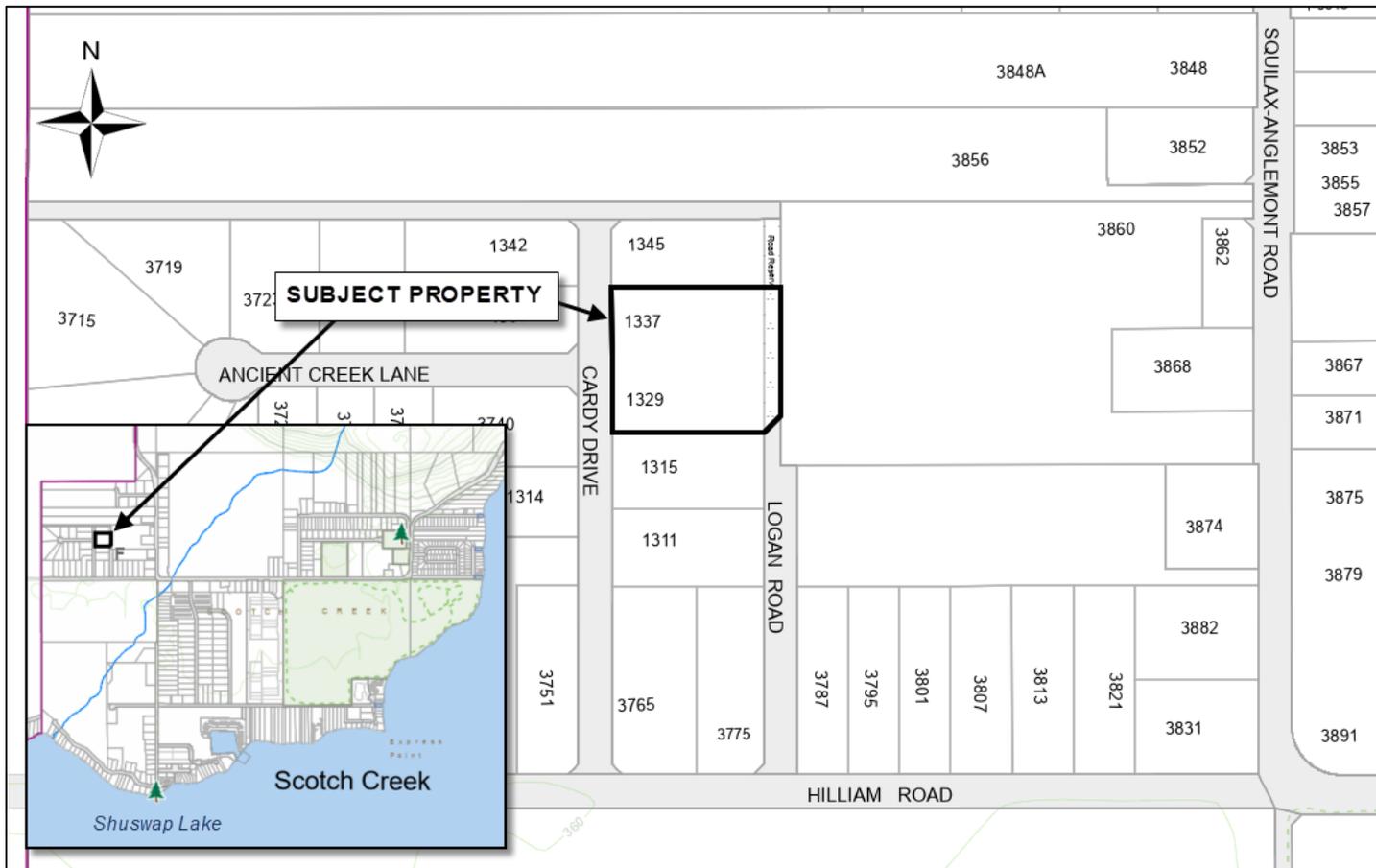
Existing Screening Along Rear (West) Chain Link Fence to be Maintained



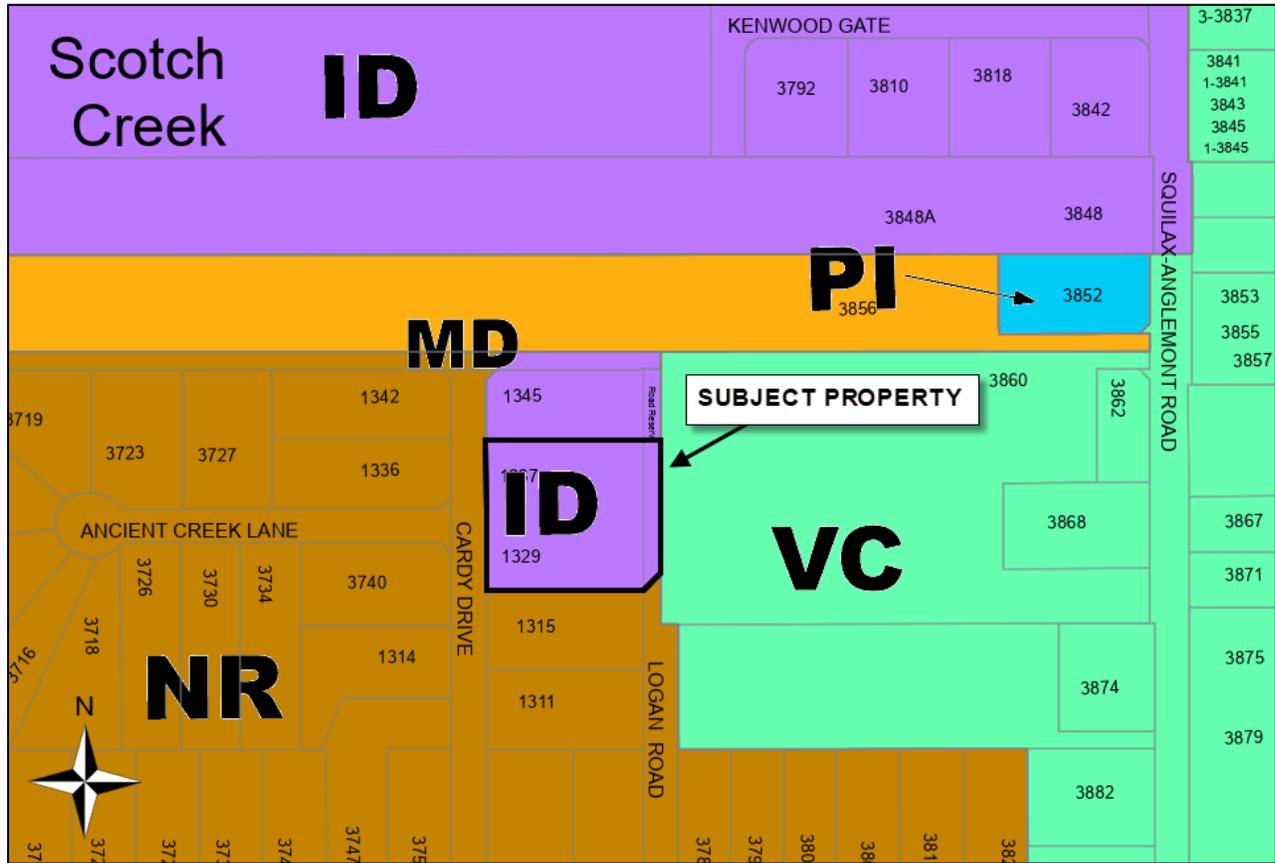
Example of Privacy Slats to be installed along Cardy Drive



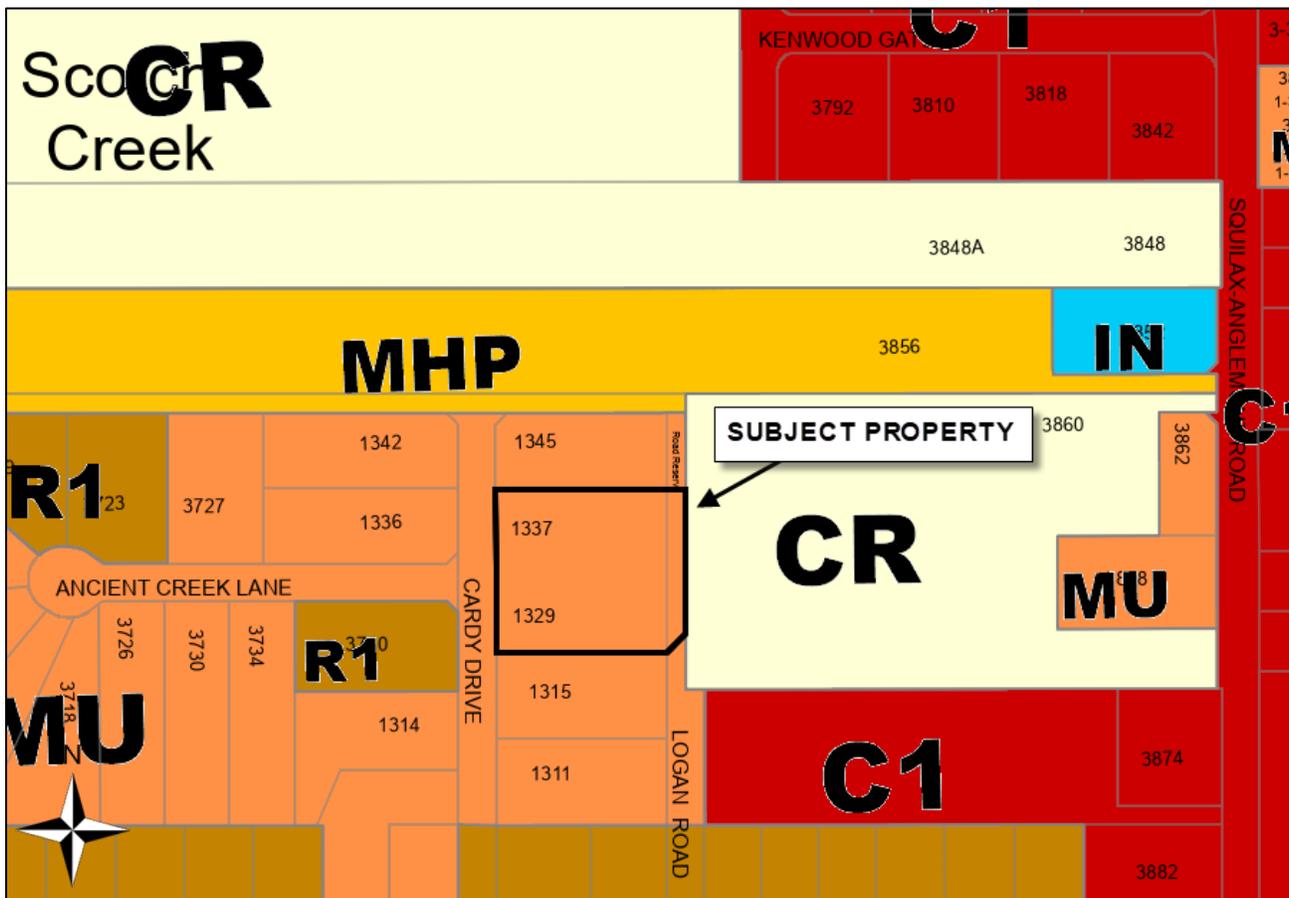
### Location



Electoral Area F Official Community Plan Bylaw No. 830



Scotch Creek/Lee Creek Zoning Bylaw No. 825





June 2023 Orthophoto (Pre-wildfire)



October 2023 Orthophoto (Post-wildfire)



Google Street View 2024



Google Street View 2012



### Old Building and New Building Rendering



**Building Prior to Fire**

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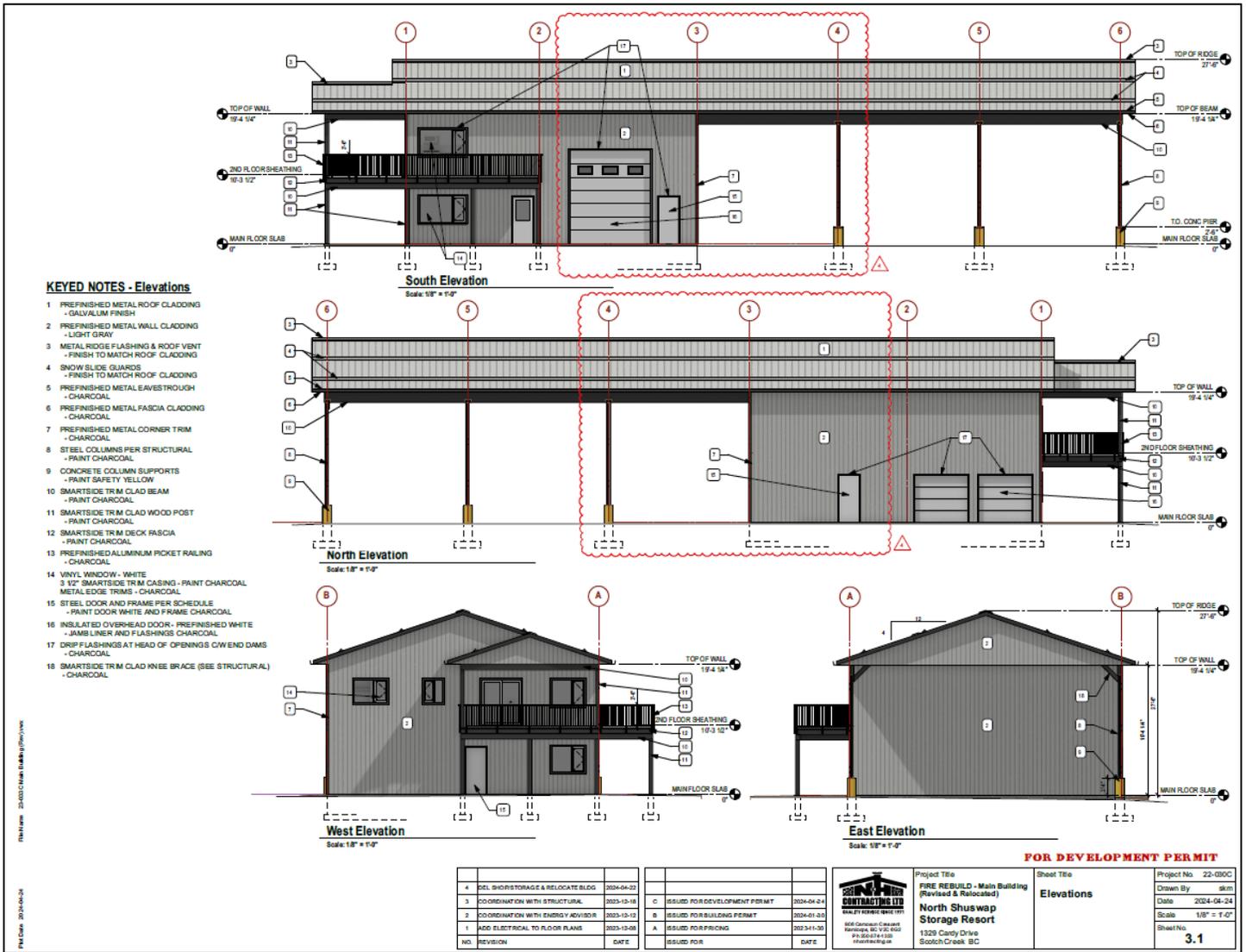


**Rendering of Proposed Rebuild**

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### Elevation Drawings



**KEYED NOTES - Elevations**

- 1 PREFINISHED METAL ROOF CLADDING - GALVALUM FINISH
- 2 PREFINISHED METAL WALL CLADDING - LIGHT GRAY
- 3 METAL RIDGE FLASHING & ROOF VENT - FINISH TO MATCH ROOF CLADDING
- 4 SNOW SLIDE GUARDS - FINISH TO MATCH ROOF CLADDING
- 5 PREFINISHED METAL EAVES TROUGH - CHARCOAL
- 6 PREFINISHED METAL FASCIA CLADDING - CHARCOAL
- 7 PREFINISHED METAL CORNER TRIM - CHARCOAL
- 8 STEEL COLUMNS PER STRUCTURAL - PAINT CHARCOAL
- 9 CONCRETE COLUMN SUPPORTS - PAINT SAFETY YELLOW
- 10 SMARTSIDE TRIM CLAD BEAM - PAINT CHARCOAL
- 11 SMARTSIDE TRIM CLAD WOOD POST - PAINT CHARCOAL
- 12 SMARTSIDE TRIM DECK FASCIA - PAINT CHARCOAL
- 13 PREFINISHED ALUMINUM PICKET RAILING - CHARCOAL
- 14 VINYL WINDOW - WHITE  
3 1/2" SMARTSIDE TRIM CASING - PAINT CHARCOAL  
METAL EDGE TRIMS - CHARCOAL
- 15 STEEL DOOR AND FRAME PER SCHEDULE - PAINT DOOR WHITE AND FRAME CHARCOAL
- 16 INSULATED OVERHEAD DOOR - PREFINISHED WHITE - JAMB LINER AND FLASHINGS CHARCOAL
- 17 DRIP FLASHINGS AT HEAD OF OPENINGS CW END DAMS - CHARCOAL
- 18 SMARTSIDE TRIM CLAD KNEE BRACE (SEE STRUCTURAL) - CHARCOAL

**FOR DEVELOPMENT PERMIT**

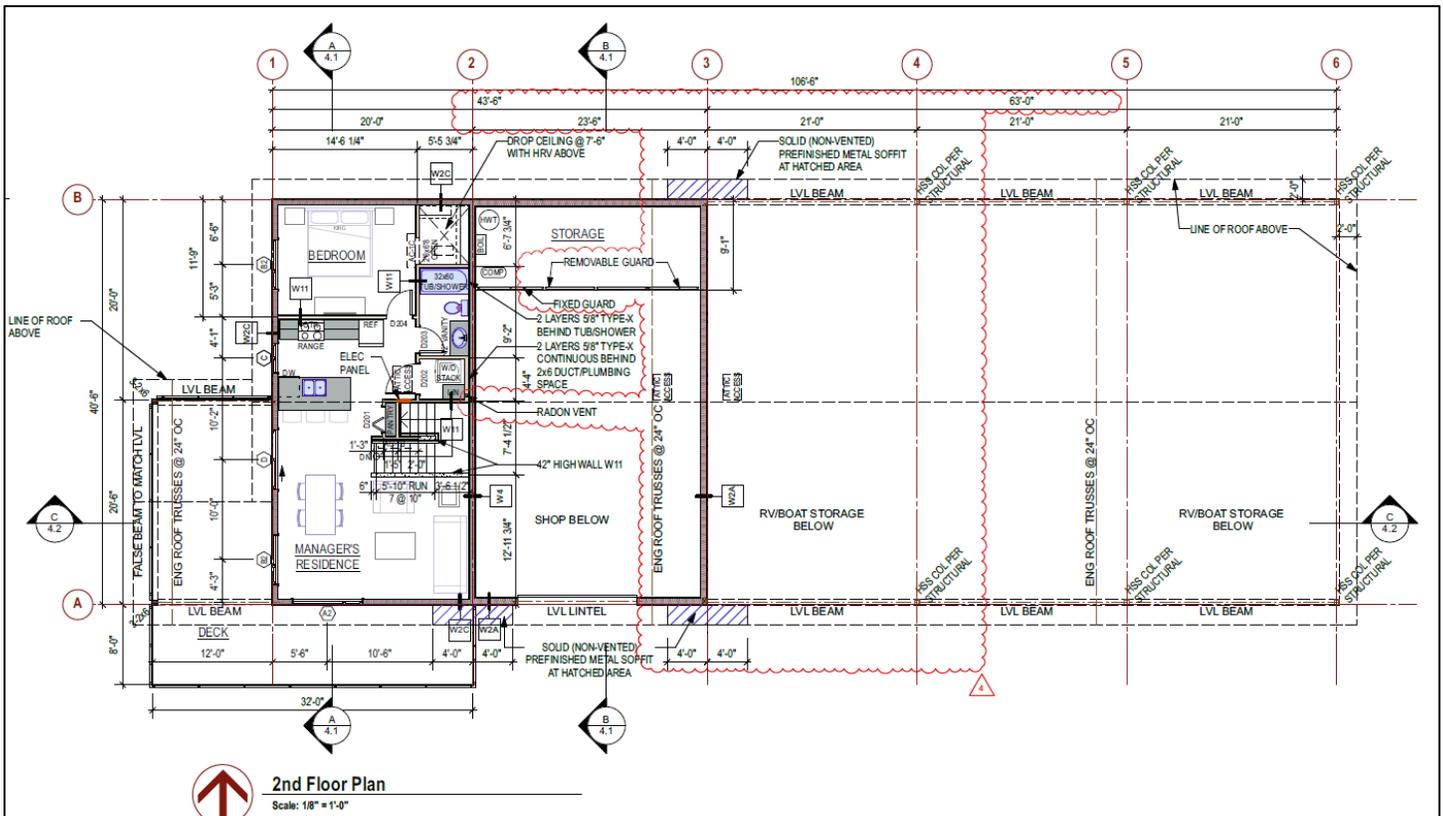
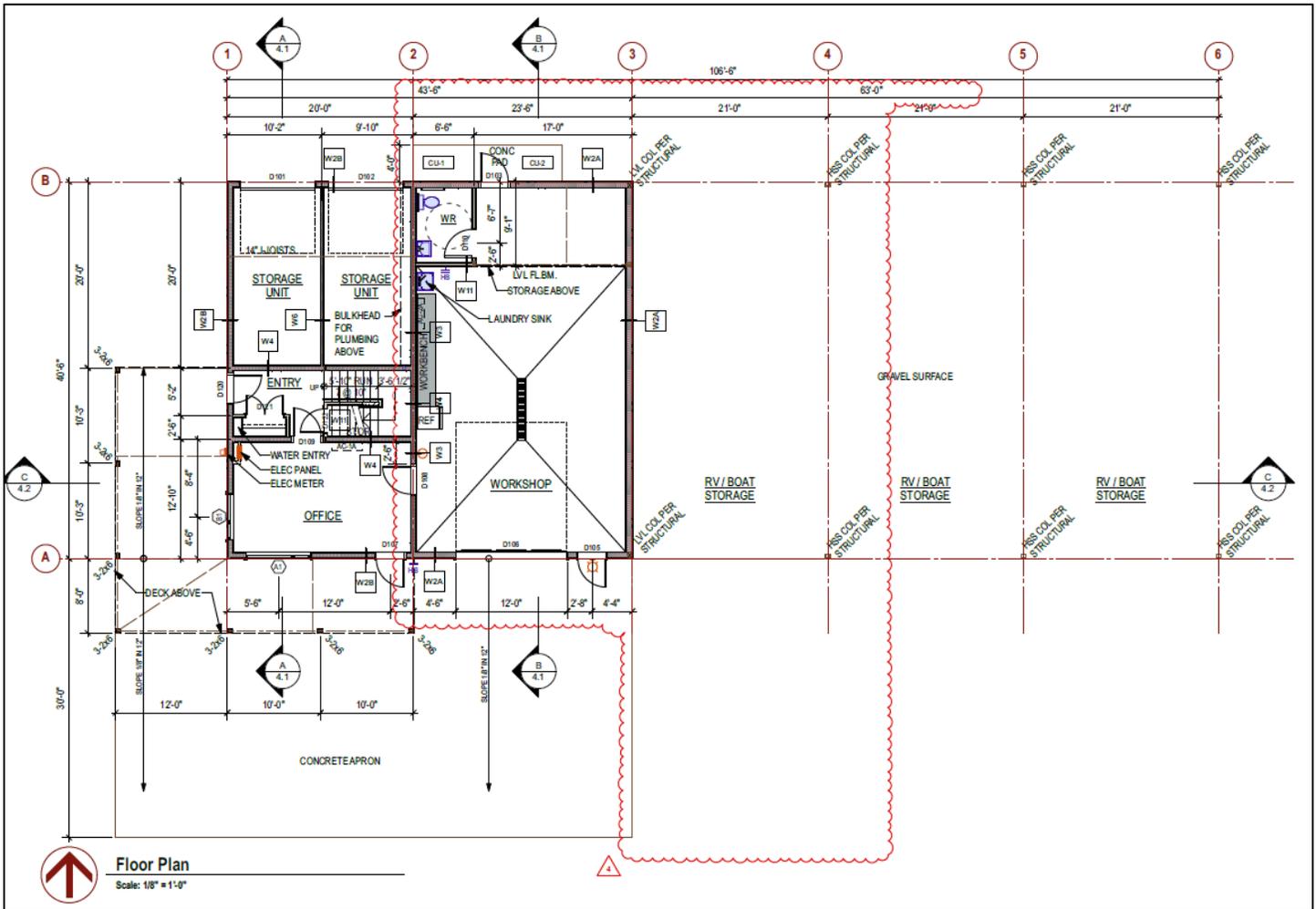
4	DEL SHOR STORAGE & RELOCATE BLDG	2024-04-22	C	ISSUED FOR DEVELOPMENT PERMIT	2024-04-24
3	COORDINATION WITH STRUCTURAL	2023-12-18	B	ISSUED FOR BUILDING PERMIT	2024-01-30
2	COORDINATION WITH ENERGY ADVISOR	2023-12-12	A	ISSUED FOR PRICING	2023-11-29
1	ADD ELECTRICAL TO FLOOR PLANS	2023-12-08		ISSUED FOR	
NO.	REVISION	DATE			

**CONTRACTOR**  
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Project Title	Project No.
North Shuswap Storage Resort	22-0300
Sheet Title	Drawn By
Elevations	slm
	Date
	2024-04-24
	Scale
	1/8" = 1'-0"
	Sheet No.
	3.1

File Name: 22-0300 Main Elevations (Rev).dwg  
 Plot Date: 2024-04-24

Floor Plans



**Existing Screening Along Rear Chain Link Fence (Photo from Applicant)**

**To be maintained along rear (west) parcel line**



**Example of Proposed Privacy Slats for Front Fence (fronting Cardy Dr)**



**Existing Hedges Provide Screening on Property to South**  
**(October 2023 Orthoimagery, Post-wildfire)**



**Jade Mountain Propane is North of Subject Property – No Screening Recommended**  
**(October 2023 Orthoimagery, Post-wildfire)**





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area B: Development Permit No. 850-60

**DESCRIPTION:** Report from Christine LeFloch, Planner III, dated May 31, 2024.  
3210 Trans-Canada Highway, West Revelstoke

**RECOMMENDATION:** THAT: In accordance with Section 490 of the Local Government Act, Development Permit No. 850-60 for The South Half of Legal Subdivision 11, Section 30, Township 23, Range 2, West of the 6<sup>th</sup> Meridian, Kootenay District, Except (1) Part Lying South of Plan R265 (2) Part included in Plan 15058 and (3) Plan R265, which includes the following variance:

- a) Section 3.2(2)(a)(ii) of Bylaw No. 851, area of a free-standing sign in a Commercial zone is varied from 8.4 m<sup>2</sup> to 15 m<sup>2</sup> for one free-standing sign;

be authorized for issuance this 20<sup>th</sup> day of June, 2024.

*Stakeholder Vote Unweighted (LGA Part 14), Majority*

## SUMMARY:

The owner of the subject property would like to construct a new 446 m<sup>2</sup> (4800 ft<sup>2</sup>) commercial building which will be used for a snowmobile touring company for storage of snowmobiles and a rental desk, along with offices and meeting space. The property is zoned and designated Highway Commercial, and a Commercial Development Permit is required to address the form and character of the proposed development.

## BACKGROUND:

ELECTORAL AREA:  
B

## LEGAL DESCRIPTION:

The South Half of Legal Subdivision 11, Section 30, Township 23, Range 2, West of the 6<sup>th</sup> Meridian, Kootenay District, Except (1) Part Lying South of Plan R265 (2) Part included in Plan 15058 and (3) Plan R265

PID: 016-622-278

## CIVIC ADDRESS:

3210 Trans-Canada Highway, West Revelstoke

## SURROUNDING LAND USE PATTERN:

North = Rural and Resource, Boulder Mountain Crown land

South = Trans-Canada Highway, Small Holdings, Highway Commercial

East = Crown land, Rural and Resource

West = Highway Commercial, Small Holdings

**CURRENT USE:**

One 624 m<sup>2</sup> (6720 ft<sup>2</sup>) shop for snowmobile storage, repair and rental, two tourist cabins, one single family dwelling.

**PROPOSED USE:**

Add one 446 m<sup>2</sup> (4800 ft<sup>2</sup>) pre-engineered 1-storey building with offices, storage and mezzanine to provide additional space to be used by a snowmobile tour operator.

**PARCEL SIZE:**

3.64 ha (9.03 ac)

**DESIGNATION:**

[Electoral Area B Official Community Plan Bylaw No. 850](#)

HC – Highway Commercial

**ZONE:**

[Electoral Area B Zoning Bylaw No. 851](#)

HC – Highway Commercial

**AGRICULTURAL LAND RESERVE:**

0%

**SITE COMMENTS:**

The subject property is located in West Revelstoke at the base of Boulder Mountain. The property has varied terrain with two level areas at the southern end of the property, and steeper slopes on the western and northern portions of the property where it backs onto the mountain. There is a mapped Steep Creek Hazard Area (Low Risk) covering the western portion of the property. The creek associated with this hazard area was assessed by a Qualified Environmental Professional in the spring of 2024 and it was determined that while there is a shallow topographically confined draw along the eastern edge of the property, there is an absence of any type of stream channel with signs of historic water flow. As there is no water flow to a watercourse that supports fish it was determined that the RAPR does not apply. See "DP850-60\_RAPR\_Letter\_April2024.pdf", attached.

The property is developed with a single-family dwelling, shed and two tourist cabins on the western side of the property, and a snowmobile repair, maintenance and rental shop on the eastern side of the property.

**BYLAW ENFORCEMENT:**

A bylaw enforcement file was opened in 2015 related to the use of the property as a petting zoo. The property is no longer being used for this purpose.

**POLICY:**

[Electoral Area B Official Community Plan Bylaw No. 850](#)

5.4 Commercial Development Permit Area

[Electoral Area B Zoning Bylaw No. 851](#)

1.0 Definitions

3.24 Signage

## 5.12 Highway Commercial Zone

### **FINANCIAL:**

There are no financial implications associated with this application.

### **KEY ISSUES/CONCEPTS:**

A Development Permit is required to address the form and character of commercial development on the subject property for which a new 446 m<sup>2</sup> (4800 ft<sup>2</sup>) building is proposed to be constructed. The building will be used for by a snowmobile touring business and will replace a previous building which collapsed on December 31, 2022.

#### Official Community Plan

Section 2.1 of the Electoral Area B Official Community Plan Bylaw No. 850 (OCP) notes that the West Trans-Canada Highway area contains a mix of commercial, industrial, and residential uses. There is support for the long-term viability of this area, but significant new development is not encouraged because of the lack of servicing and distance from the City of Revelstoke core commercial area. Section 5.2 includes the objective to provide for commercial activities servicing the needs of local communities and the traveling public, and to recognize unique recreation and resort opportunities subject to detailed project reviews among the list of objectives for commercial lands in Electoral Area B. General commercial policies note that the minimum parcel size shall be 1 ha and parcels shall be serviced by an approved water system and approved sewer system subject to relevant regulations and approvals. A discussion on water and sewer requirements is included below.

#### Commercial Development Permit

The Commercial Development Permit is a type of form and character development permit. The guidelines for form and character development permits are intended to ensure that the appearance of a proposed development from roads and public spaces on adjacent properties meets a specified level of aesthetic. See attached "DP850-60\_Excerpts\_BL850\_BL851.pdf" for development permit guidelines, OCP policies and zoning regulations applicable to this development.

The applicant has prepared a site plan and provided renderings of the proposed new building to demonstrate how the development will meet the development permit area guidelines. There are several guidelines such as landscaping, parking, waste collection, signage, lighting, safety and building design that are applicable to this proposal.

#### *Landscaping*

The development permit guidelines indicate that landscaping shall be provided along property lines that are next to public areas, along the base of buildings that are seen from public areas, and between parking areas and public roads. The south side of the property fronts onto the Trans-Canada Highway. The west and north sides abut private properties, while the east side abuts Crown Land.

There is an easement road running along the western boundary and parts of the northern boundary of the property. There is also an unconstructed road right of way between the subject property and the neighbouring parcel to the west that is treed. The easement road continues along part of the eastern boundary with the rest of the boundary vegetated. The southern property boundary does not have trees but has natural grasses and low vegetation. The applicant has indicated that they use the area along the southern property line abutting the highway for snow storage during the winter. As such it would

be impractical to plant this area with additional landscaping as any trees or shrubs would be destroyed by snow plowing activities.

Instead, they proposed to add landscaping with shrubs and trees to a different area of the property near the proposed new building that is steeply sloped and not practical for parking. The other boundaries of the property either have a road or mature vegetation and it is recommended that where it exists this vegetation be retained as per the guidelines. The area in front of the building will include a paved walkway and five planter boxes which can be moved during winter to allow for snow removal. The proposed landscaping is shown on the site plan included in the attached "DP850-60\_Maps\_Plans\_Photos.pdf". The trees, shrubs and planter boxes will need to be maintained to ensure survival and replanted as needed.

#### *Parking, Vehicular Traffic & Waste Collection Area*

The rental shop is required to have one parking space for each 20 m<sup>2</sup> of floor area. For the proposed 446 m<sup>2</sup> building this equates to 22 parking spaces. The ortho imagery indicates there is over 3000 m<sup>2</sup> of area on the parcel which could accommodate the required parking for the proposed development. Three parking areas have been indicated on the site plan along with a large overflow parking area. Staff do not have any concerns regarding parking for this development.

There are three accesses to the subject property. One driveway near the western end of the property accesses the single detached dwelling and tourist cabins. Access to the rental shop is off the Trans-Canada Highway near the centre of the property's frontage. There is also a private road that is registered as an easement on title providing access from the eastern edge of the property across the subject property to the property to the north. A Commercial Access Permit was issued by the Ministry of Transportation and Infrastructure in 2014 for the business and continues to be in effect. See "DP850-60\_Commercial\_Access\_Permit\_2014.pdf" attached.

Waste collection (garbage and recycling) is currently located near the existing building. This bin will be shared with the new commercial building. The guidelines indicate that outdoor waste collection areas shall be bear proof, and screened by fencing, hedging or landscaping. This is included as a condition of the permit.

#### *Signage and Lighting*

The guidelines indicate that signage and lighting will be managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway. Lighting for the property is proposed to be located on the face of the new building and will provide lighting to the parking area and walkways. The lighting will be similar to what is on the existing building, which are flush mounted, black and white, square shaped light fixtures. Staff are satisfied that the proposed lighting will be consistent with the guidelines.

There are two existing free-standing signs along the frontage of the property. One of them has been there since the late 1990's and the other one was added a few years ago. Only one free-standing sign is permitted per Section 3.24 of Zoning Bylaw No. 851. (See discussion on signage in the analysis section for further details on the free-standing signs.) A fascia sign will be placed between the windows on the front face of the new building. This sign will be circular in shape. The Development Permit includes conditions regarding signage, specifically that only one free-standing sign is permitted for the property, and sign design is to match the overall design of the development. It will also include a deadline of July 30, 2024 for removal of the extra sign and will also include a condition that the lighting be downward facing to reduce light pollution on the landscape.

#### *Safety*

The lighting noted above along with the use of bear proof waste bin add to the safety of the site.

### *Building Design*

The guidelines state that buildings shall create visual interest and encourage the use of strong detailing in windows and doors, no large expanses of blank wall, and localized lighting. The proposed building will be steel construction in grey and white complimented by black trim. The entry way will be covered with a post and beam roof structure. There are no large expanses of blank wall and lighting will be localized as outlined below.

### Zoning

The subject property is zoned HC – Highway Commercial in Electoral Area B Zoning Bylaw No. 851. Retail, equipment rentals, and service station are a permitted use in this zone. Service station includes vehicle repair and servicing. Staff interpret this to include repair and servicing of snowmobiles. The proposed storage area is for the use of a snowmobile touring company that will be operating out of the new building. Single family dwelling and tourist cabins are also a permitted use in this zone. The tourist cabins are pre-existing and not the subject of this development permit, so this report does not include details of those buildings.

The required setback from all property boundaries for uses and structures in the Highway Commercial Zone is 5 m. the site plan indicates that all existing buildings are located well beyond this setback and the proposed new building will also be located in compliance with setbacks.

### Servicing

The proposed building includes washroom and laundry facilities. It will be serviced by an existing well and a new septic system will be installed by Elite Septic & Excavation. A Permit to Construct for the septic system will be required as part of a building permit application.

### Building Permits

Building permits are required for all construction in Electoral Area B.

### Riparian Areas Regulation

As noted above, mapping indicates that an unnamed watercourse crosses the subject property. The applicant hired Jeremy Ayotte, R.P. Bio. To do a RAPR assessment of the watercourse in the spring of 2024. It was determined that while there is a shallow topographically confined draw along the eastern edge of the property, there is an absence of any type of stream channel with signs of historic water flow. As there is no water flow to a watercourse that supports fish it was determined that the RAPR does not apply. See "DP850-60\_RAPR\_Letter\_April2024.pdf", attached.

### Analysis

#### *Landscaping*

The landscaping guidelines indicate that the area in front of buildings should be landscaped. The applicant is proposing to place five planters that are 2.5 feet wide by 4 feet long in front of the building. The rationale is that these planters can be moved during the winter to allow for snow removal and access to the front entrance and the walkway that goes around the building. Ideally staff would prefer that all landscaping be fully in-ground and not in planters as they may be more challenging to maintain. Plants which are planted directly in the ground are less susceptible to winter kill or drying out during hot weather. It may also be easier to supply irrigation to plants which are planted directly in the ground. Planters may require hand watering to ensure survival through the summer months. However, staff acknowledge that the business on the subject property is busiest during the winter months and snow management is necessary to ensure access to the buildings and adequate parking. To provide a better

chance that plants in the planters survive, the permit requires that native species be used in the planters because they may be hardier during the more extreme seasonal weather. Installation and maintenance of the planters will be a condition of the DP. Planning staff can assist the property owner with selection of native species.

The landscaped area on the slope between the old and new buildings will be planted with trees and shrubs which will include 12 Hicks Yew, 12 low Juniper and one Norway Maple. This will add some additional vegetation to a part of the property that will not be impacted by snow plowing activities. It is noted that while the property does front a public highway, traffic moves much faster than in a typical commercial area and landscaping along the highway frontage is less noticeable at highway speeds. Staff are satisfied that the proposed landscaping satisfies the intent of the DP guidelines for this highway commercial property.

### *Signage*

There are two existing free-standing signs advertising the business on the subject property. The applicant indicated that one of the signs has been there since the late 1990's, while the other sign is newer and does not comply with the zoning bylaw. Both signs have more or less the same information on them. The signage regulations for commercial properties included in Bylaw No. 851 permit one free-standing sign with a maximum sign area that is not greater than the square root of (the total wall area x 2). This is interpreted as the total front facing wall area of each building. For the proposed development the total front facing wall area of both the existing building and proposed new building is 4104 ft<sup>2</sup>, so the formula gives us:

$$\sqrt{(4104 \text{ ft}^2 \times 2 = 8208 \text{ ft}^2)} = 90.6 \text{ ft}^2 \text{ (8.4 m}^2\text{)}$$

The existing signs have a total area of 198 ft<sup>2</sup> (18.4 m<sup>2</sup>) which is more than double the allowable area. If the older sign is removed, the sign area would be reduced to 15 m<sup>2</sup>. A variance to the total allowable sign area for free-standing signs is still required. Staff are supportive of the variance subject to removal of the older sign as it will improve the aesthetics of the property from the highway by eliminating unnecessary signage. Subject to Board approval, the development permit will state that only one free-standing sign is permitted for the development. The applicant is agreeable to this condition and advised that he will remove the second sign. The permit includes deadline of July 30, 2024 for sign removal.

### *No Build Area*

There is a Restrictive Covenant (R27648) on title in favour of the Province (Ministry of Environment) with the also CSRD named, registered in 1982 identifying a no build area along with Reference Plan NEP15060 which shows the area of the property covered by the no build area (see "DP850-60\_Maps\_Plans\_Photos.pdf"). It is noted that hazard mapping completed by BGC Engineering in 2020 identifies a steep creek hazard area that covers part of the no build area on the west side of the property. The hazard area is rated as low. Further, it is noted that a RAPR assessment completed by Jeremy Ayotte, R.P. Bio., determined that there is no visible channel on the parcel and that RAPR is not applicable. Even if RAPR does not apply, the hazard may still exist based on conditions further up the mountain. Electoral Area B does not have a Hazardous Lands Development Permit Area.

According to the site plan provided, the proposed new building will be located outside of the no build area. It is unclear whether the existing cabins and single-family dwelling on the property may be located within the no build area. These buildings were constructed prior to the establishment of building inspection service in Electoral Area B. The Chief Building Official has indicated that a Building Location Certificate by a BC Land Surveyor will be required to confirm setbacks and building elevations for the new building and must show that the building is located outside of the no build covenant area. The Chief Building Official also advised that a Section 56 indemnification covenant will be required at the building permit stage.

*General Comments*

Guidelines and zoning regulations related to building design, parking, vehicular traffic, waste collection and safety have been discussed in their respective sections noted above and can adequately be addressed for the subject property. Therefore, no further analysis is required. Staff are satisfied that the proposed development is in general accordance with the guidelines for the Commercial Development Permit Area.

Rationale for Recommendation:

A Commercial Development Permit is required to permit development of the subject property to include a new 446 m<sup>2</sup> (4800 ft<sup>2</sup>) building to be used for a snowmobile touring business. Staff are recommending that Development Permit No. 850-60 be issued for the subject property for the following reasons:

- The proposed new building and development is in general accordance with the Commercial Development Permit guidelines for building design, parking, vehicular traffic, waste collection, and safety, and meets the zoning regulations for the Highway Commercial Zone;
- The proposed landscaping on the slope between the existing building and the proposed new building along with the planters in front of the new building will improve the aesthetics of the property during the snow free season and will not impede snow removal during the winter season;
- Aesthetics for the proposed development will be further improved by removal of one of the two existing free-standing signs; and staff are supportive of a variance to the area of the one free-standing sign that will remain subject to removal of the second sign; and
- The steep creek hazard area and covenanted no-build area will be addressed through the building permit process.

**IMPLEMENTATION:**

If Development Permit No. 850-60 is approved, staff will send notice of the permit for registration at the Land Title Office and the development permit will be issued. Once all building requirements are addressed the Building Official will be able to issue the building permit for construction of the new building.

**COMMUNICATIONS:**

Adjacent property owners were sent notifications with regard to the proposed development permit because it includes a proposed variance to the signage regulations as per Development Services Procedures Bylaw No. 4001. The deadline for comments on the proposed variance is 4:00 PM on Tuesday, June 18, 2024. Any comments received regarding the variance will be attached to the late Board agenda.

The application was referred to the following agencies and CSRD Departments. Comments are noted.

CSRD Environment and Utility Services – No concerns.

CSRD Community and Protective Services – No concerns.

Ministry of Transportation and Infrastructure – The owners have a Commercial Access Permit for this business. Statutory Approval is not required for this building.

Building Services Department

- 1) Building Bylaw No.660 shall apply and building permits are REQUIRED.
- 2) Adherence to current BC Building Code is REQUIRED.

- 3) Utility Covenants, ROW's and/or Easements present on property. Owner to verify details.
- 4) Complete CSRD Potable Water Declaration is required.
- 5) BCLS Building Location Certificate will be required to confirm setbacks and building elevations and MUST show the building is located outside the No Build Covenant Area as outlined in Restrictive Covenant R27648 and accompanying Plan No. 15058, 15059 and 15060 deposited within the Land Titles Office.
- 6) Spatial Separation between all buildings needs to be achieved under Part 9 of the 2024 BC Building Code. Applicant should be fully aware of BCBC spatial separation major restrictions impacting the proposal for placement and project design.
- 7) Geotechnical Engineering: Letter of Assurance (Schedules B & C-B) are required for the buildings and structures to confirm bearing capacities of soils, roof drainage systems, site and foundation drainage systems and all structural considerations of soils.
- 8) Structural Engineering: Letter of Assurance (Schedules B & C-B) and sealed drawings are required to confirm structural capacity of structural components for buildings/structures constructed with high snow loads, tall walls and the proposed snowmobile racks.
- 9) Mechanical Engineering will be required to confirm compliance to Part 6 of the 2024 BCBC
- 10) Compliance to National Energy Code for Buildings (NECB) is required for this project.
- 11) RSS (Existing): Interior Health Record of Sewage System shall be provided to the CSRD prior to altering any existing buildings or structures. "ROWP" will have to review and approve the existing sewage system.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

**BOARD'S OPTIONS:**

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

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_DP850-60.docx
Attachments:	<ul style="list-style-type: none"> <li>- DP850-60_Permit.pdf</li> <li>- DP850-60_Applicant_Letter_2024-06-05.pdf</li> <li>- DP850-60_Commercial_Access_Permit_2014.pdf</li> <li>- DP850-60_Restrictive_Covenant_R27648.pdf</li> <li>- DP850-60_RAPR_Letter_April2024_redacted.pdf</li> <li>- DP850-60_Excerpts_BL850_BL851.pdf</li> <li>- DP850-60_Maps_Plans_Photos.pdf</li> </ul>
Final Approval Date:	Jun 9, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

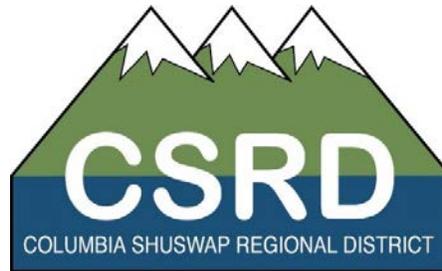
Gerald Christie



Jennifer Sham

**No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham**

John MacLean

**DEVELOPMENT PERMIT NO. 850-60**

OWNERS: Full Speed Rentals and Marina Ltd.  
Inc. No. BC 0813779  
P.O. Box 2479  
REVELSTOKE BC  
VOE 2S0

1. This Commercial Development 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:  
  

THE SOUTH HALF OF LEGAL SUBDIVISION 11 SECTION 30 TOWNSHIP 23 RANGE 2 WEST OF THE 6<sup>TH</sup> MERIDIAN KOOTENAY DISTRICT, EXCEPT (1) PART LYING SOUTH OF PLAN R265 (2) PART INCLUDED IN PLAN 15058 AND (3) PLAN R265 (PID: 016-622-278), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 5.4 of the "Electoral Area B Official Community Plan Bylaw No. 850, as amended," for the form and character of commercial development including the construction of one 445 m<sup>2</sup> (4800 ft<sup>2</sup>) building; and is issued based on the Site Plan attached hereto as Schedule B, Landscaping Plan attached hereto as Schedule C, Building Design drawings attached hereto as Schedule D, and Signage details attached hereto as Schedule E.
4. The garbage bin for the development shall be fenced for the dual purpose of screening and addressing potential bear management issues.
5. Natural vegetation along the road frontage is to be maintained within the 5 m setback area from the property boundary. Landscaping including 12 Hicks Yew, 12 low Juniper and 1 Norway Maple is to be provided on the sloped area between the existing building and new building. Five 2.5-foot by 4-foot planter boxes are to be placed in front of the

new building and planted with native species to be maintained by the owner. These areas have been noted on Schedule B and further detailed on Schedule C.

6. All lighting must utilize downward facing fixtures in order to reduce light pollution in the rural environment.
7. Signage for the development may include:
  - a. One free-standing sign located adjacent to the Trans-Canada Highway; and
  - b. One fascia sign on the face of the new building.
  - c. Sign design is to match the overall design of the development.
  - d. Signage may include external lighting.
  - e. The additional sign located adjacent to the Trans-Canada Highway must be removed by July 31, 2024.
8. The signage regulations in Section 3.24(2)(a)(ii) of Electoral Area B Zoning Bylaw No. 851 are hereby varied to allow a total sign area of 15 m<sup>2</sup> for the free-standing sign.
9. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
10. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
12. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_ day of \_\_\_\_\_ 2024.

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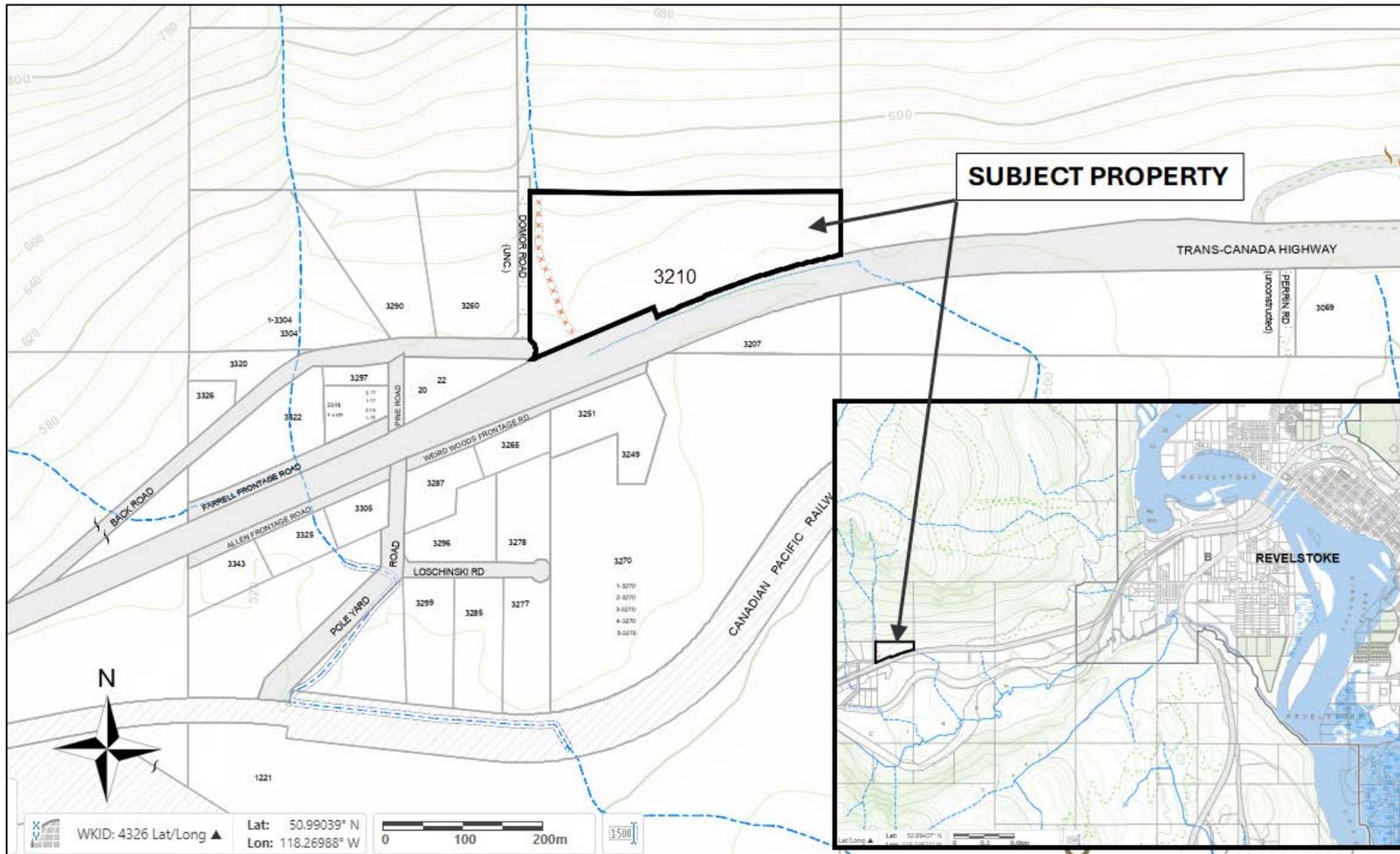
CORPORATE OFFICER

**PLEASE NOTE:**

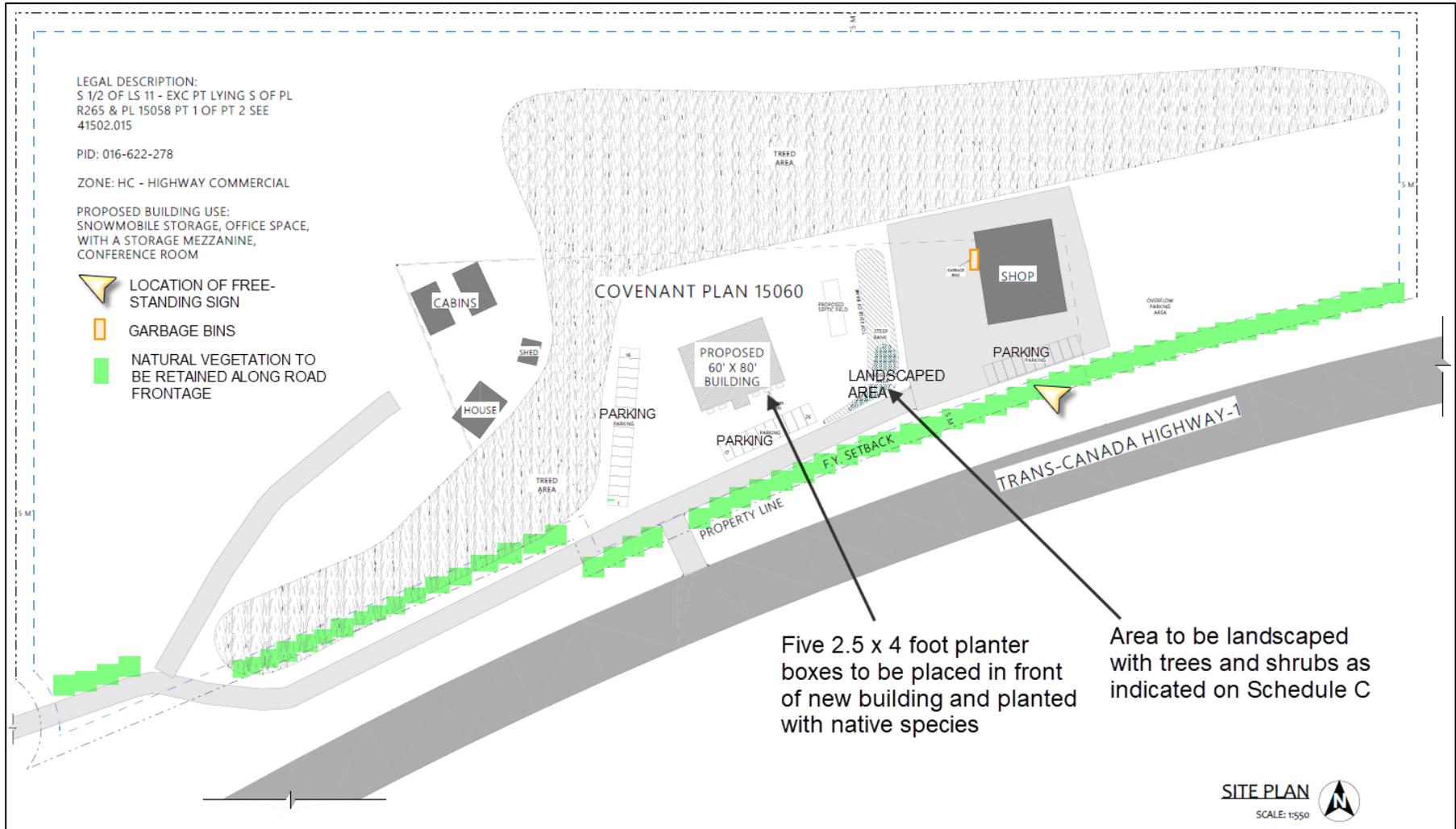
**Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.**

### Schedule A Location Map

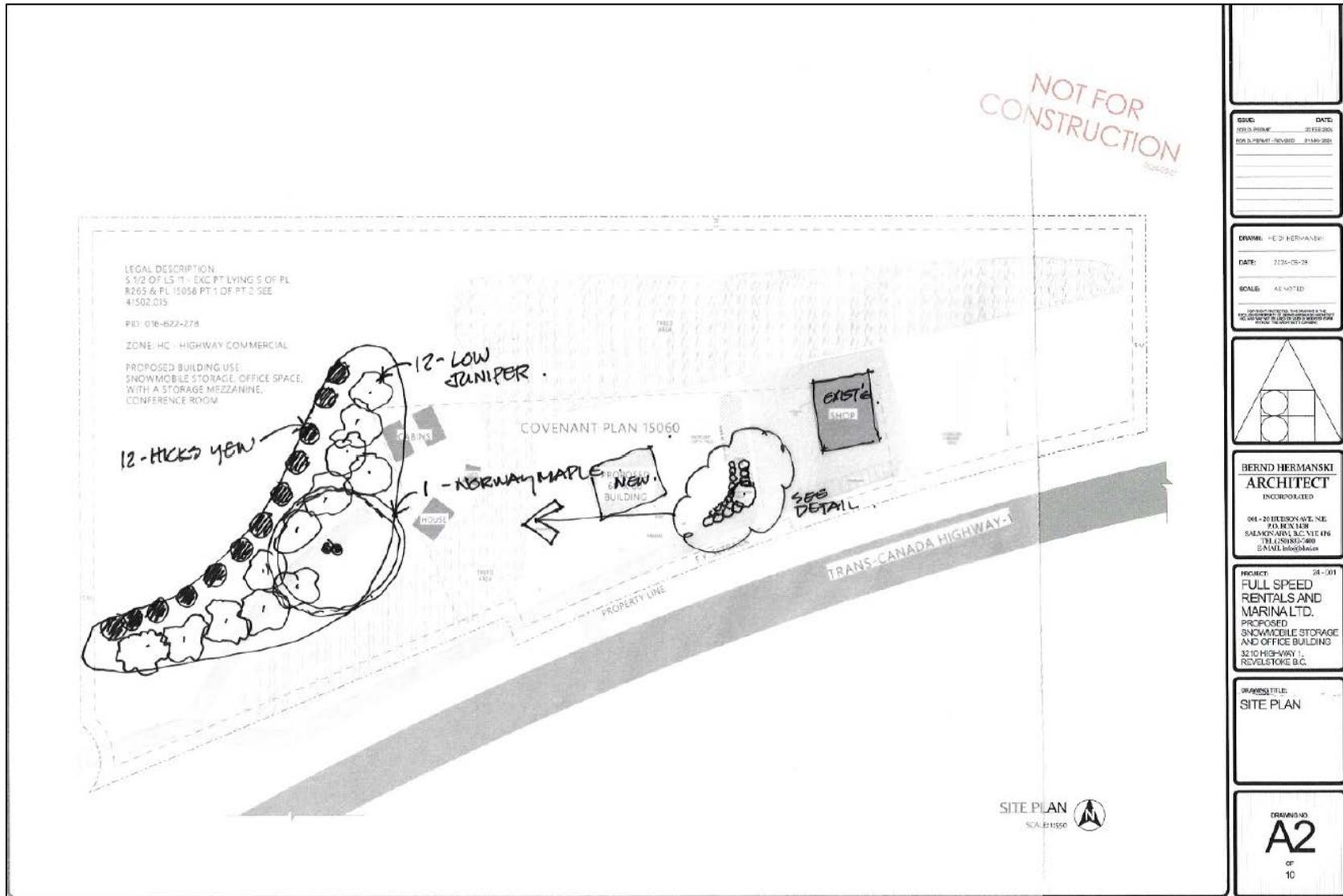
### 3210 Trans-Canada Highway



### Schedule B Site Plan

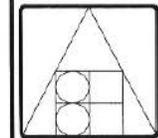


### Schedule C Landscaping Plan



ISSUE:	DATE:
1013 - ISSUE:	22 FEB 2024
1013 - REVISION:	21 MAR 2024

DRAWN: BERND HERMANSKI
DATE: 2024-05-24
SCALE: AS NOTED



**BERND HERMANSKI  
ARCHITECT**  
INCORPORATED

901 - 20 HILSON AVE, NE  
PO BOX 1438  
SHEWAN AVENUE, S.C. V1E 1H6  
TEL: (250) 652-4600  
EMAIL: info@bh.ca

PROJECT: 24-01  
**FULL SPEED  
RENTALS AND  
MARINA LTD.**  
PROPOSED  
SNOWMOBILE STORAGE  
AND OFFICE BUILDING  
3210 HIGHWAY 1,  
REVELSTOKE B.C.

DRAWING TITLE:  
**SITE PLAN**

DRAWING NO.  
**A2**  
OF  
10

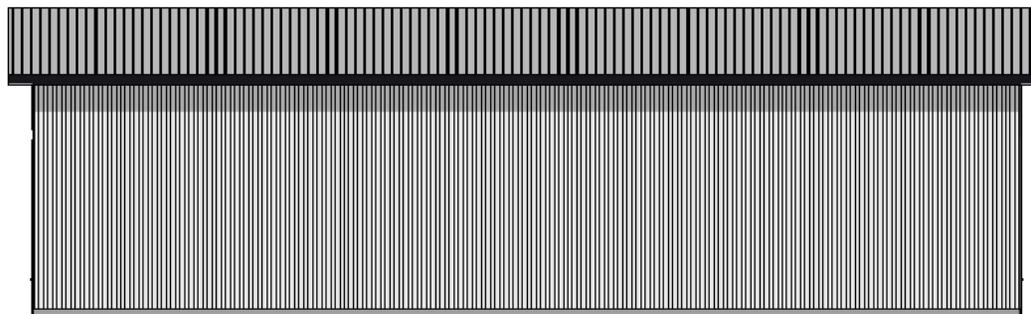
**Schedule D**  
Building Design Drawings

**NOT FOR CONSTRUCTION**  
2024-05-21



MATERIALS	
①	WHITE CORRUGATED METAL
②	CHARCOAL CORRUGATED METAL
③	NATURAL FINISH TIMBER CANOPY
④	BLACK WINDOW FRAMES
⑤	BLACK METAL FASCIA
⑥	BLACK DOOR FRAME

⑬ SOUTH ELEVATION  
SCALE: 1/4" = 1'

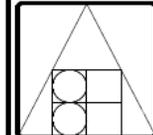


⑭ NORTH ELEVATION  
SCALE: 1/4" = 1'



ISSUE:	DATE:
FIELD COMMENT:	27 FEB 2024
FIELD COMMENT:	21 MAR 2024

DESIGNED:	HEIDI HERMANSKI
DATE:	2024-05-28
SCALE:	AS NOTED
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**BERND HERMANSKI**  
**ARCHITECT**  
INCORPORATED

881 - 28 HUDSON AVE. N.E.  
PO. BOX 1451  
SALMON ARM, B.C. V1E 4P6  
TEL: (250) 853-7400  
E-MAIL: info@bhal.ca

PROJECT: 24 - 001  
**FULL SPEED RENTALS AND MARINA LTD.**  
PROPOSED SNOWMOBILE STORAGE AND OFFICE BUILDING  
3210 HIGHWAY 1, REVELSTOKE B.C.

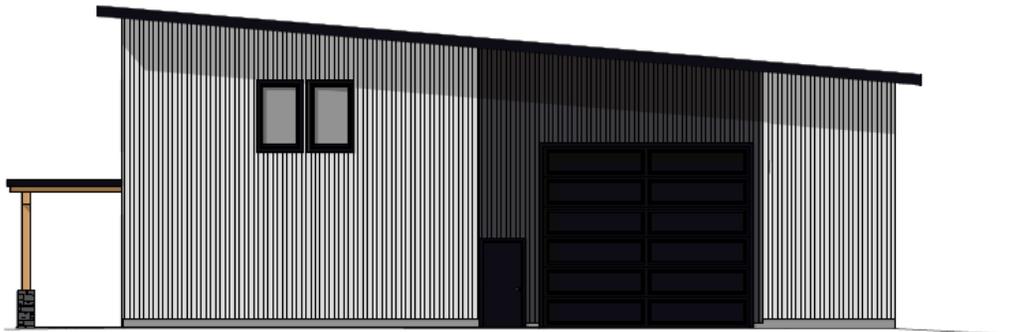
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**ELEVATIONS**

DRAWING NO.  
**A7**  
OF  
10

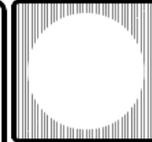
NOT FOR  
CONSTRUCTION  
2024-05-21



WEST ELEVATION  
SCALE: 1/4" = 1'

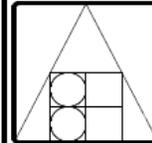


EAST ELEVATION  
SCALE: 1/4" = 1'



DATE:	DATE:
2024-05-21	27 FEB 2024
2024-05-21	24 MAY 2024

DRAWN: HEIDI HERMANSKI	
DATE:	2024-05-28
SCALE:	AS NOTED
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**ARCHITECT**  
INCORPORATED

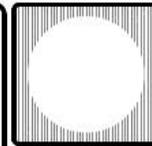
881 - 28 HILDON AVE. N.E.  
P.O. BOX 1428  
SALMON ARM, B.C. V1E 4P6  
TEL: (250) 832-7468  
E-MAIL: info@bhal.ca

PROJECT: 24-001  
**FULL SPEED**  
**RENTALS AND**  
**MARINA LTD.**  
PROPOSED  
SNOWMOBILE STORAGE  
AND OFFICE BUILDING  
3210 HIGHWAY 1,  
REVELSTOKE B.C.

DRAWING TITLE:  
**ELEVATIONS**

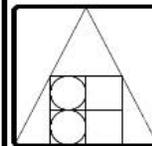
DRAWING NO.  
**A8**  
OF  
10

NOT FOR CONSTRUCTION  
2024-05-21



ISSUE:	DATE:
FOR D. EXEMPT	17 FEB 2024
FOR D. EXEMPT - REVISED	21 MAY 2024

DRAWN: HEIDI HERMANSKI	
DATE:	2024-05-28
SCALE:	AS NOTED
<small>CONSTRUCTION OF THIS DRAWING IS THE PROPERTY OF BERND HERMANSKI ARCHITECT INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT PERMISSION IN WRITING.</small>	



**BERND HERMANSKI**  
**ARCHITECT**  
INCORPORATED

811 - 28 HUDSON AVE. N.E.  
P.O. BOX 5438  
SALMON ARM, B.C. V1E 4P6  
TEL (250) 432-7400  
E-MAIL info@bhal.ca

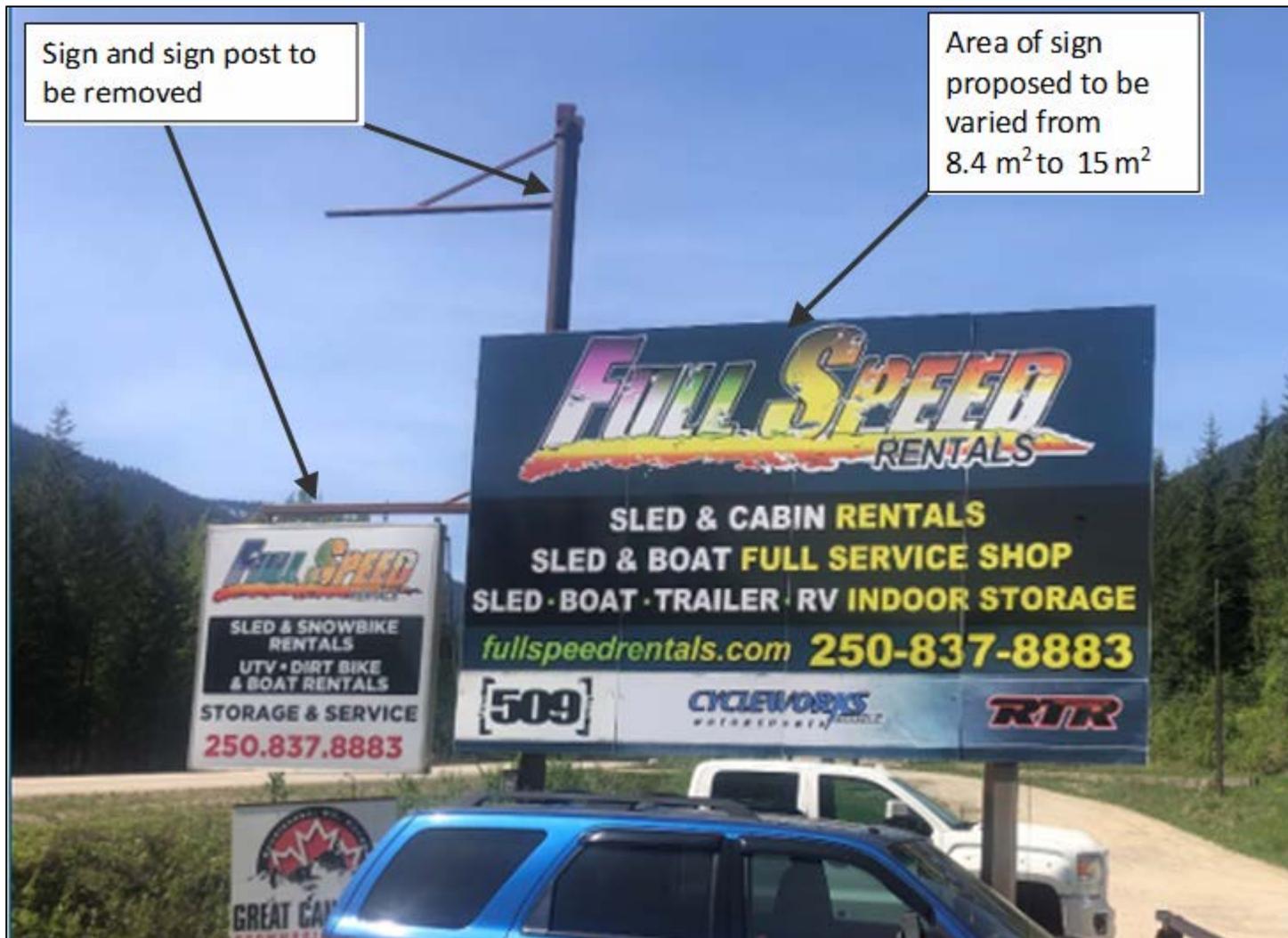
PROJECT: 24-001  
**FULL SPEED RENTALS AND MARINA LTD.**  
PROPOSED SNOWMOBILE STORAGE AND OFFICE BUILDING  
3210 HIGHWAY 1, REVELSTOKE B.C.

DRAWING TITLE:  
**PERSPECTIVES**

DRAWING NO.  
**A10**  
OF  
10

### Schedule E

#### Signage





BERND HERMANSKI  
ARCHITECT INC.

TEL 250.832.7400 EMAIL [info@bhai.ca](mailto:info@bhai.ca)

June 5, 2024

Christine LeFloch,  
Planning Department,  
CSRD

***Re: Full Speed Rental, 3210 T.C. Highway West, Revelstoke, BC, Development Permit Application for new building***

Dear Christine,

Further to our recent correspondence regarding this application, here is a brief description of the proposed new building that the owner would like to construct and the proposed use to which it will be put.

For many years the site has contained primarily a light industrial building of approximately 7,000 square feet which has been used and will continue to be used to store and maintain snowmobiles, for administration offices, and as a reception and staging area for customers of the snowmobile rental business which is Full Speed Rental.

With the recent acquisition of Great Canadian Snowmobile Tours the owners now want to build a second building of 4,800 sq. ft. to house snowmobile storage, administration offices, and reception area functions for that new, but largely similar, business venture. Snowmobile repair for both businesses will be done in the existing shop.

The new building will be a pre-engineered steel building shell package, which, given its visibility to Highway 1 and also the CSRD DP guidelines, we are proposing to make look more aesthetically pleasing through the use of varying colours of exterior cladding, a natural timber entrance canopy, and landscaping features. Landscaping will be in the form of planting beds where shown on the attached plans, as well as wood-faced planter boxes which will be seasonally movable to permit efficient snow clearing from the parking areas. There will be five such planters approximately 30" x 48" in size.

I trust this gives you a sufficient overview of the proposed project. If you require any further information, please let me know.

Thank you.

Bernd Hermanski, Architect-AIBC  
Bernd Hermanski Architect Inc.



## PERMIT TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A CONTROLLED ACCESS HIGHWAY

### PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

**BETWEEN:**

The Minister of Transportation and Infrastructure

Rocky Mountain District  
129 10th Avenue S  
Cranbrook, BC V1C 2N1  
Canada

("The Minister")

**AND:**

Full Speed Rentals & Marina Ltd., Inc.No. BC0813779  
P.O. Box 2479  
Revelstoke, British Columbia V0E 2S0  
Canada

("The Permittee")

**WHEREAS:**

**A.** The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;

**B.** The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The installation, operation, and maintenance of 1 (one) 9 (nine) metre existing Controlled/Commercial access to serve the south 1/2 of Legal Subdivision 11, Section 30, Township 23, Range 2, W6M, Kootenay District, except (1) part lying south of Plan R265 and (2) part included in Plan 15058 within the Trans Canada Highway #1 right-of-way. Additional access to be constructed within the Trans Canada Highway #1 right-of-way towards the west boundary of the property to allow access to an upper bench.

**C.** The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

1. The Minister shall designate an official ("the Designated Ministry Official") who shall act as the Minister's agent in the administration of this permit in the manner hereinafter set out.
2. The Use shall be carried out according to the reasonable satisfaction of the Designated Ministry Official.
3. The Permittee will at all times indemnify and save harmless Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of Transportation and Infrastructure, and the employees, servants, and agents of the Minister from and against all claims, demands, losses, damages, costs, liabilities, expenses, fines, fees, penalties, assessments and levies, made against or incurred, suffered or sustained by any of them, at any time or times (whether before or after the expiration or termination of this permit) where the same or any of them are sustained in any way as a result of the Use, which indemnity will survive the expiration or sooner termination of this permit.
4. The Permittee shall make diligent attempts to determine if there are other users of the right of way in the vicinity of the Permittee's location whose use may be affected. It shall be the responsibility of the Permittee to contact any such users before exercising any of the rights granted hereunder and to attempt to reach an accommodation.



5. The Minister shall take reasonable care to do as little damage or interference, as possible, to any Use authorized by this permit in the carrying out of the construction, extension, alteration improvement, repair, maintenance or operation of any work adjacent thereto, but the Minister shall not be responsible for any damage regardless.
  6. The Minister at the absolute discretion of the Minister may, at any time, cancel this permit for any reason upon giving reasonable notice; provided, however, that in the case of default by the Permittee or in the case of an emergency no notice shall be necessary. The Minister shall not be liable for any loss incurred as a result of permit cancellation.
  7. Placing of speed arresters on the access (or accesses) or in the Permittee's property without the prior consent in writing of the Designated Ministry Official shall render the permit void.
  8. The Permittee shall be responsible for replacing any survey monuments that may be disturbed or destroyed by the Use. Replacement must be by a British Columbia land surveyor at the Permittee's expense.
  9. The Permittee shall remove any mud, soil, debris, or other foreign material tracked onto the highway from the access authorized herein. Such removal shall be at the Permittee's expense and shall be done at any time the material unduly inconveniences traffic and, in any event, daily.
  10. The Permittee acknowledges that the issuance of this permit by the Minister is not a representation by the Minister that this permit is the only authority needed to carry out the Use. The Permittee shall give deference to any prior permission given for use of the right of way in the vicinity of the permit area, shall obtain any other permission required by law, and shall comply with all applicable laws regardless of their legislative origin.
  11. At the end of the term of this permit, or when the permit is cancelled or abandoned, the Permittee shall, if so requested by the Minister, remove all installations and shall leave the site as near as reasonably possible in the condition it was in before this permit was issued or such other condition as shall reasonably be required by the Designated Ministry Official. If the Permittee refuses to comply with these obligations, the Minister may perform them as required and the Permittee shall be liable to the Minister for the costs of doing so.
  12. The rights granted to the Permittee in this permit are not assignable without the consent of the Minister.
  13. As a condition of this permit, the permittee unconditionally agrees with the Ministry of Transportation and Infrastructure that the permittee is the prime contractor or will appoint a qualified prime contractor, as described in Section 118 of the Workers Compensation Act, for the purposes of the work described by this permit, at the work location described in this permit, and that the permittee or designated prime contractor will observe and perform all of the duties and obligations which fall to be discharged by the prime contractor pursuant to the Workers Compensation Act and the Occupational Health and Safety Regulation.
  14. The permittee is advised and acknowledges that the following hazards may be present at the work location and need to be considered in co-ordinating site safety: overhead hazards, particularly electrical or telecommunications lines; buried utilities, particularly electrical, telecommunication, and gas lines; traffic, danger trees, falling rocks, and sharp or infectious litter.
  15. Any works within the Ministry right-of-way that fall within the scope of "engineering" under the Engineers and Geoscientists Act will be performed by a Professional Engineer, and shall comply with this Ministry's "Engineer of Record and Field Review Guidelines". The Guidelines can be viewed on the Ministry's website at [http://www.th.gov.bc.ca/publications/Circulars/All/T\\_Circ/2009/t06-09.pdf](http://www.th.gov.bc.ca/publications/Circulars/All/T_Circ/2009/t06-09.pdf)
  16. The permittee is responsible for preventing the introduction and spread of noxious weeds on the highway right-of-way as defined by the British Columbia Weed Control Act and Weed Control Regulation.
  17. The Use shall be carried out according to the following drawings and specifications, which are attached and shall be considered to be part of this permit:
  18. (a) The rights granted under this permit shall not be exercised before August 22, 2014.  
(b) The Construction and Installations must be completed on or before November 20, 2014.
- Exceptions:
19. LOCATION:  
The layout shown on the attached drawing is a condition of this permit, and any change in layout without the prior consent in writing of the Designated Ministry Official shall render the permit void.
  20. CONSTRUCTION AND INSTALLATIONS: The access (or accesses) shall be graveled to the satisfaction of the Designated Ministry Official.
  21. The finished grade of the access (or accesses) at the ditch-line shall be 15 cm below the highway shoulder elevation.
  22. Access to be constructed at 90 degrees to the highway for a distance of 15 meters from the highway shoulder.



23. The access (or accesses) shall be constructed with minimum 500 mm culvert pipe manufactured to CSA or ASTM standards and laid at ditch invert elevation. Maintenance and periodic cleaning of this culvert is the responsibility of the Permittee.
24. The profile of the access (or accesses) shall not exceed 2% grade from the ditchline for a distance of at least 15 metres as measured away from the highway along the centerline of the access.
25. AUTHORIZED ACTIVITIES:  
- Snowmobile Rentals
- Applicant will be required to provide the District Office with any change in authorized activities which may require additional information for review and a relocation/upgrade to the access
26. OPERATION AND MAINTENANCE:  
The Permittee will ensure that the works do not, impair, impede or otherwise interfere with;
- I. public passage on the Highways;
- II. the provision of highway maintenance services by the Province, or by its servants, contractors, agents or authorized representatives of the Province in connection with the Highways; or
- III. the operation of the Highways;
27. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.
28. Permittee is responsible for ensuring that all works are contained to the highway right of way. Any works located within private property must have the owner's permission.
29. The permittee is responsible for any damage to the Highway Right of Way resulting from the permitted work.
30. The access is authorized for a Right in/Right out only at the present location. If applicant requests full movement from the access, the access will need to be relocated at owner's expense to allow for better sight distance.

This permit cancels and replaces 12-11414.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Cranbrook, British Columbia, this 22 day of August, 2014

On Behalf of the Minister

R27648

THIS INDENTURE made the 19th day of August, 1982

BETWEEN:

DEC 16 AM 8 56

DOMOR HOLDINGS LTD., (Incorporation # 57,684)  
P.O. Box 1599, Revelstoke, British Columbia,  
V0E 2S0  
(hereinafter called the "Covenantors")

OF THE FIRST PART

-AND-

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE  
OF BRITISH COLUMBIA, AS REPRESENTED BY THE  
MINISTRY OF THE ENVIRONMENT and THE REGIONAL  
DISTRICT OF COLUMBIA-SHUSWAP  
(hereinafter called the "Covanteee")

LAND TITLE ACT

Form 1

MEMORANDUM OF REGISTRATION  
Registered on application received on  
the day and at the time written hereon

OF THE SECOND PART

A. M. MARION, Registrar  
Nelson Land Title Office

RESTRICTIVE COVENANT

WHEREAS:

- A. The Covenantor is the registered owner of lands situate lying and being in the Vernon Assessment Area, Province of British Columbia, more particularly known and described as:  
The South Half of Legal Subdivisions 11 and 12, Section 30, Township 23, Range 2, West of the 6th Meridian, Kootenay District ( hereinafter called the "Covenantor's Lands ")
- B. This Restrictive Covenant is given by the Covenantor pursuant to the provisions of Section 215 of the Land Title Act, R.S.B.C., 1979, Chapter 219 and amendments thereto from time to time being in force.

Handwritten initials: "om"

Handwritten notes: "16/12/82", "NR", "P10", "P10"

Handwritten note: "2/2"

8682 TRN 10 REG 1 CLK 10-00/1982  
PAID - "BCG" NELSON "LTD" 16/12/82

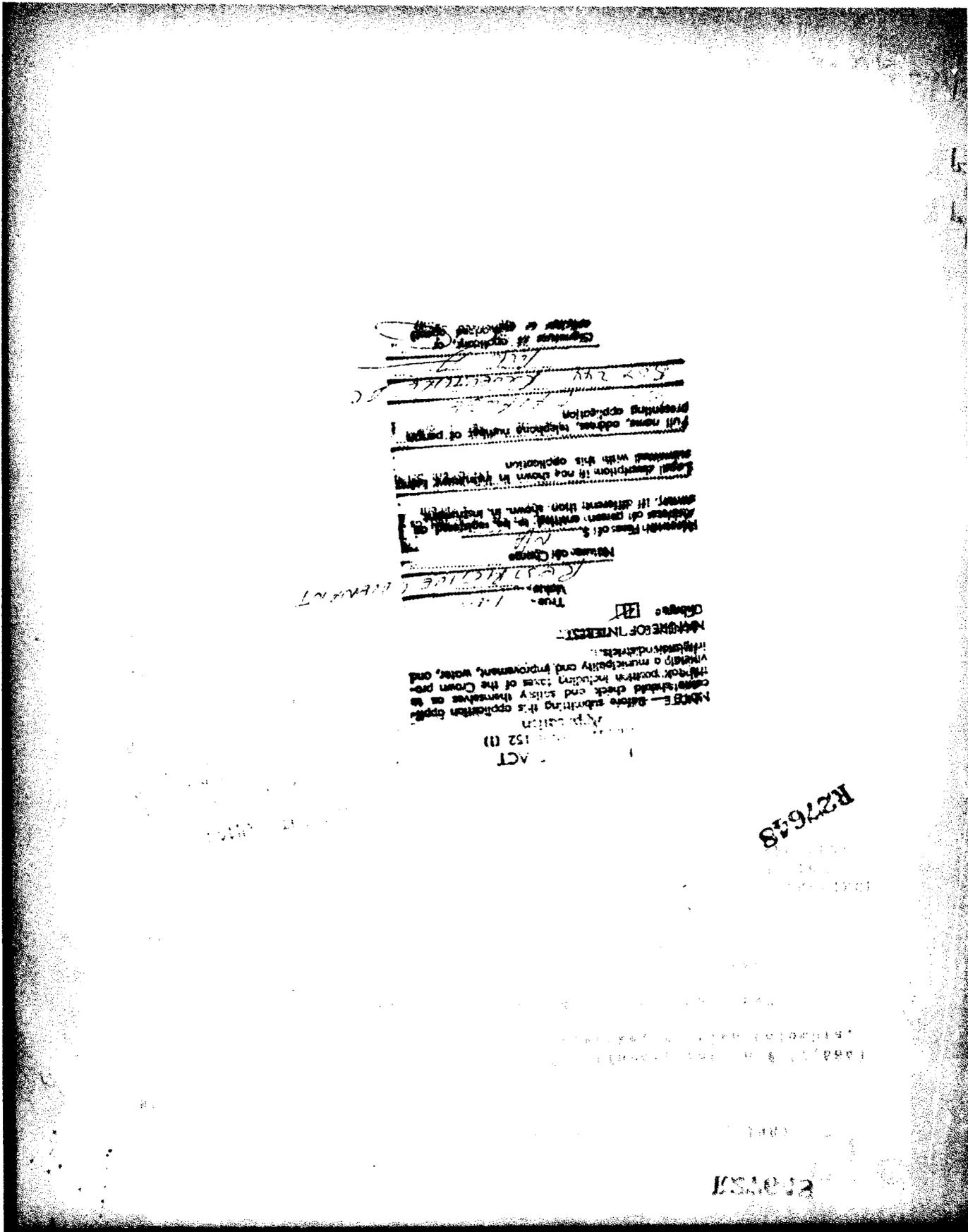
8682 TRN 10 REG 1 CLK 10-00/1982  
PAID - "BCG" NELSON "LTD" 16/12/82

8631 TRN 10 REG 1 CLK 10-00/1982  
PAID - "BCG" NELSON "LTD" 16/12/82

Status: Registered

Doc #: R27648

RCVD: 1982-12-16 RQST: 2024-03-12 13.08.14



**R27648**

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NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00) now paid by the Covenantee to the Covenantor, receipt whereof is hereby acknowledged, the Covenantor covenants and agrees with the Covenantee as follows:

1. The covenants herein contained are and shall be deemed to be covenants running with the land and shall enure to the benefit of the Covenantee and shall be binding upon the Covenantor and its successors in Title, in perpetuity, or until such time as the covenants herein contained shall be ordered released and discharged by a Court of competent jurisdiction or until such time as the Covenantee shall execute in writing and in registerable form a release and discharge of the covenants herein contained.
2. Henceforth, and so long as the covenants herein contained shall remain in force, no houses, mobile homes, commercial structures, septic tanks or sewerage systems will be constructed within that portion of Lots 1, 2 and 3, <sup>plan</sup> 15058 and the South Half of Legal Subdivision 11, Section 30, Township 23, Range 2, West of the 6th Meridian, Kootenay District, shown outlined bold black on the Explanatory Plans prepared by Russell N. Shortt, British Columbia Land Surveyor, and deposited under numbers 15059 and 15060, copies of which explanatory plans are attached.

**R27648**

Page 3

3. The Covenantor agrees to indemnify and save harmless the Province of British Columbia and the Regional District of Columbia-Shuswap in the event of any damage being caused by avalanche or rockfall to any building, improvement or other structure built, constructed or placed upon the Covenantor's Lands and to any contents thereof.
4. This Restrictive Covenant and the conditions and covenants herein contained are granted by the Covenantors on the condition that as and when the Covenantor ceases to be the registered owner of the Covenantor's Lands or any part thereof, the personal liabilities of the Covenantors under the provisions of this Agreement shall cease as to such part of the Covenantor's Lands and the Covenantee shall look to the successors in Title to such part of the Covenantor's Lands for performance of the terms, covenants and conditions herein contained.
5. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successor and assigns.



R27648

Page 4

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

THE CORPORATE SEAL OF DOMOR )  
HOLDINGS LTD. was hereunto )  
affixed in the presence of: )  
)  
)  
*[Signature]* )  
Authorized Signatory )

Approved  
September 25<sup>th</sup>, 1982  
The Royal Bank of Canada  
Per. \_\_\_\_\_  
Its Lawful Attorney

THE ROYAL BANK OF CANADA  
BY ITS LAWFUL ATTORNEYS:  
*[Signature]*  
*[Signature]*

WITNESS TO BOTH SIGNATURES.

SIGNED IN THE PRESENCE OF  
*[Signature]*  
**SUSANNA KWONG**  
351 - 8131A RYAN ROAD  
RICHMOND, B.C.  
SECRETARY



This is the instrument creating the condition or covenant entered into under S. 215 of the Land Title Act by the registered owner referred to herein and shown on the prints of the plans annexed hereto and initialled by me.

*[Signature]*  
Approving Officer for the Ministry of  
Transportation and Highways

R27648

STATUTORY DECLARATION OF ATTORNEYS AND CERTIFICATE OF ACKNOWLEDGEMENT OF TRANSFEROR

We, GARY ALLAN ALDCROFT and DAVID ARNOLD HOYRUP  
at VANCOUVER in British Columbia, severally solemnly declare that:

- 1) We are the attorneys for the Royal Bank of Canada under a power of attorney filed under the Land Title Act.
- 2) We are the persons who subscribed the name of the Royal Bank of Canada and our names in the annexed instrument as a transferor.
- 3) At the time of the execution of the instrument the power of attorney had not been revoked by or on behalf of The Royal Bank of Canada, is legally entitled to hold and dispose of land in British Columbia, and we had not received any notice or information of the bankruptcy or dissolution of The Royal Bank of Canada.
- 4) We know the contents of the instrument and subscribed the name of the Royal Bank of Canada to it voluntarily as the free act and deed of the Royal Bank of Canada.

And we make this solemn declaration conscientiously believing it to be true, and knowing that is is of the same force and effect as if made under oath.

SEVERALLY DECLARED before me  
at VANCOUVER in British Columbia  
this 23 day of September, 1982;  
AND I CERTIFY that on the said day and at the  
said place the above named attorneys who  
are personally known to me, appeared before me and  
acknowledged to me that they are the persons  
mentioned in the annexed instrument as attorneys  
of the transferor, that their names are  
subscribed to it, that they know the contents  
of the instrument and executed it voluntarily, and are  
of the age of 19 years or more.

[Signature]  
[Signature]

In testimony of which I set my hand at VANCOUVER, in British Columbia  
this 23 day of September, 1982.

[Signature: H. W. Henson]  
A Commissioner for Taking Affidavits for  
British Columbia H. W. HENSON

R27648

LAND TITLE ACT

FORM 2

( Sections 43 (a) and 44 (a) )

A F F I D A V I T O F W I T N E S S

I, SUSANNA KWONG, of VANCOUVER, in the Province of British Columbia, make oath and say:

- 1) I was present and saw this instrument duly signed and executed by GARY ALLAN ALDCROFT and DAVID ARNOLD HOYRUP, the parties to it, for the purposes named in it.
- 2) The instrument was executed at Vancouver, British Columbia.
- 3) I know the parties, who are 19 years old or more.
- 4) I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at Vancouver, in British Columbia, this 23 day of September, 1982.

\* H. W. HENSON

*[Handwritten Signature]*

\* Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

Note -- This affidavit must be sworn by a witness who is not a party to the instrument.

Status: Registered

Doc #: R27648

RCVD: 1982-12-16 RQST: 2024-03-12 13.08.14

**R27648**

LAND TITLE ACT  
Form 6  
(Section 46)

I certify that on the 10<sup>th</sup> day of ~~August~~<sup>September</sup> 1982, at Revelstoke in British Columbia, DENIS HAYASHI, personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of DOMOR HOLDINGS LTD. and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand at Revelstoke, British Columbia this 10<sup>th</sup> day of ~~August~~<sup>September</sup>, 1982.

  
Bernard C. Lavalley  
A Commissioner for Taking Affidavits within British Columbia

**Jeremy Ayotte MSc RPBio**

Phyla Biological Consulting  
168 Larch Hills, Salmon Arm BC, V1E 2Y4  
Tel. 250-804-3513  
Jeremy.Ayotte@gmail.com

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April 11, 2024

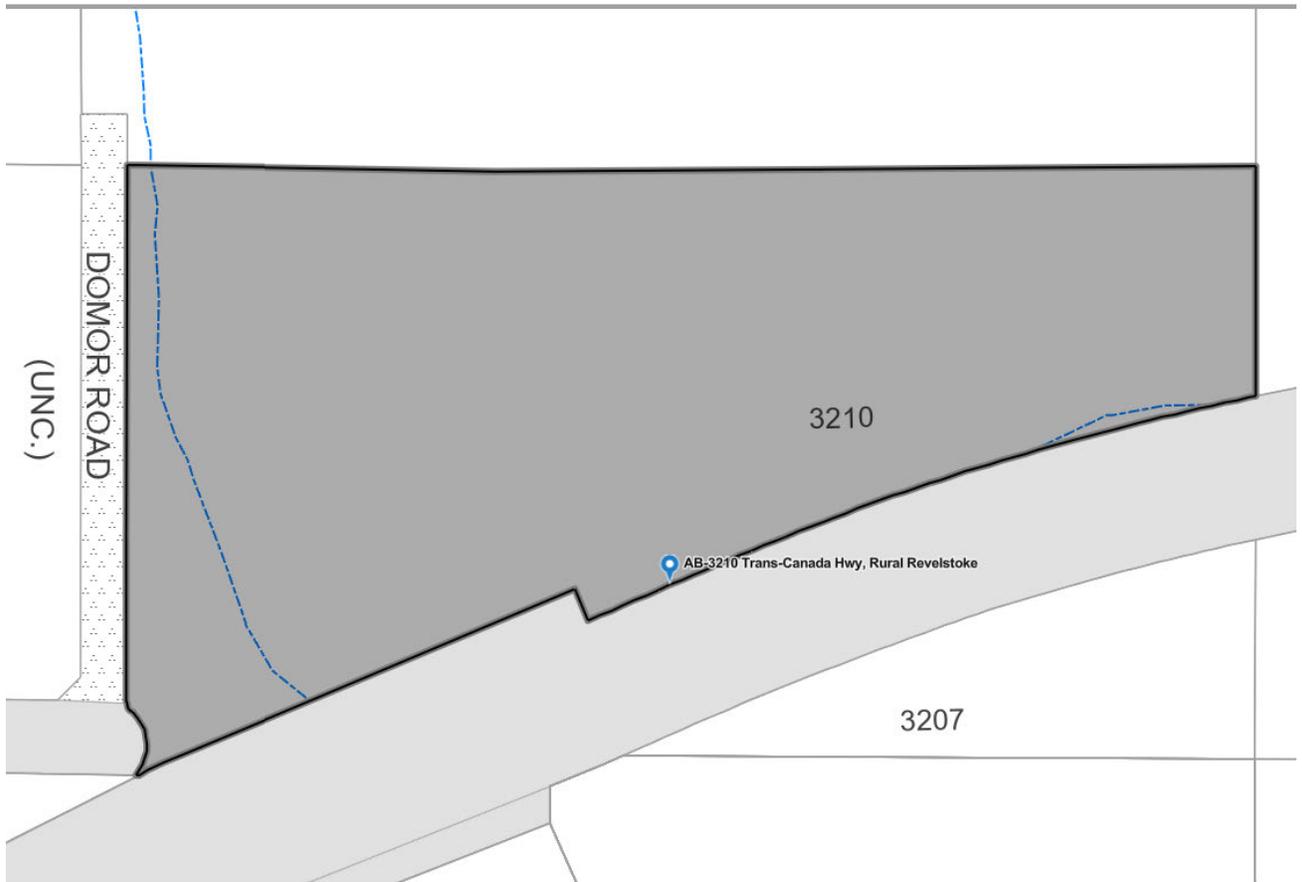
Planning Department  
Columbia Shuswap Regional District  
555 Harbourfront Dr NE  
Salmon Arm BC V1E 4P1

**Re: Confirmation of no stream channel PID 016-622-278, 3210 Hwy 1 Revelstoke BC**

---

The potential presence of a stream on the subject property (Fig. 1) was field assessed by a Qualified Environmental Professional (QEP) during the spring (April) 2024. Although there is a shallow topographically confined draw along the east edge of the subject property (within the Domor Road right-of-way), there is an absence of any type of stream channel with any signs of historic surface water flow. There are no signs of scouring or alluvial/eroded mineral soils, typical of running water in a stream channel. The area indicated by the mapped location of the stream is covered in extensive leaf litter and small woody debris throughout the lowest areas of the draw.

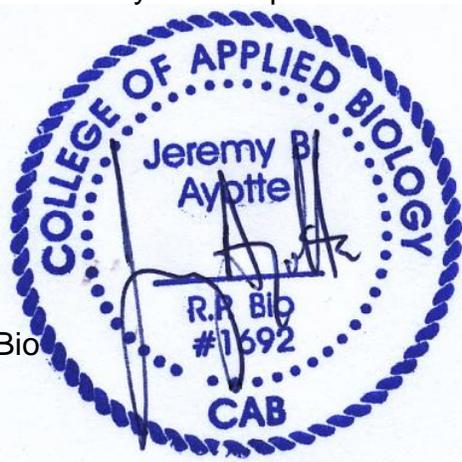
The Riparian Areas Protection Regulation (RAPR) defines a stream as a ditch, spring, or wetland connected by surface flow to a pond, lake, or river that supports fish and provides fish habitat. All evidence during this spring field inspection suggests that there is no surface water connection (year round or ephemeral) to downstream waterbodies that support fish. Without surface flow to downstream waterbodies, this topographical feature or dry draw, does not meet the RAPR definition for a stream.



**Figure 1.** Subject property with the potential stream area that was field assessed on east side.

Please contact me if you have any further questions.

Sincerely,



Jeremy Ayotte MSc RPBio

CC: [REDACTED]

## Relevant Excerpts from Electoral Area B Official Community Plan Bylaw No. 850 And Electoral Area B Zoning Bylaw No. 851

(See [Bylaw No. 850](#) and [Bylaw No. 851](#) for all policies and land use regulations)

### Electoral Area B Official Community Plan Bylaw No. 850

#### 5.4 Commercial Development Permit Area

##### Designation

- 5.4.1 The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1) (f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial development.

##### Area

- 5.4.2 Commercial Development Permit Areas include all areas designated in the OCP for commercial use.

##### Justification

- 5.4.3 The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

##### Guidelines

- 5.4.4 Landscaping shall be provided:
- a. along property lines that are next to public areas;
  - b. along the base of buildings that are seen from the public areas;
  - c. between parking areas and public roads; and
  - d. meet Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Public Undertakings, Regulation, Part 3.
- 5.4.5 Views from residential areas.
- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.

- b. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
- c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.

#### 5.4.6 Parking, vehicular traffic and waste collection areas.

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
- c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

#### 5.4.7 Existing landscaping.

- a. Integration with, or augmentation of, any existing landscaping is encouraged.
- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

#### 5.4.8 Standards.

- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.

### Safety

- 5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.
- 5.4.10 There may be a need to screen storage yards or noxious land uses.
- 5.4.11 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

### Building Design

- 5.4.12 Buildings shall create visual interest, using:
  - strong detailing in windows and doors,

- no large expanses of blank wall, and
- localized lighting.

## Exemptions

- 5.4.13 A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:
- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.
  - b. The construction, alternations or additions of building are:
    - additions up to 200 m<sup>2</sup> in areas where the addition results in less than a 10% increase in floor area; or
    - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
    - the construction or alterations in accessory buildings or structures are not in excess of 40 m<sup>2</sup> where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
  - c. Development applications for residential developments within a Resort Commercial designation (e.g. Mica Creek).

## Electoral Area B Zoning Bylaw No. 851

### 1.0 DEFINITIONS

FREE STANDING SIGN is a *sign* which is supported independent of a *building*;

LANDSCAPE SCREEN is an opaque barrier formed by a row of shrubs, trees, by a wooden fence or masonry wall or by a combination of these

OFFICE is the *use* of land, *buildings* and structures for the purpose of carrying out an occupation or professional activity but does not include retail sales, industrial *uses*, public assembly, or *personal service use*;

PARKING AREA is one or more off-street *parking spaces* and includes circulation ways;

PARKING SPACE is an off-street space for the parking of one vehicle exclusive of *parking area* circulation ways, driveways, ramps or obstructions;

RENTAL SHOP is the *use* of land, *buildings* and structures for the rental and sale of tools, equipment, party supplies, bicycles, scooters, mopeds, and other merchandise but not including automobiles, motorcycles, *park models*, *recreational vehicles*, construction vehicles, farm machinery, boats, *personal water craft* or *manufactured homes*;

RESIDENTIAL USE is the *use* of land, *buildings*, structures and stationary vessels for sleeping, eating and other activities generally associated with habitation for more than 14 consecutive days;

RETAIL STORE is the *use* of land, *buildings* and structures for the retailing and display of merchandise inside a *building*, but does not include a *restaurant*, or motor *vehicle repair* facility of any kind, or *service station*;

SETBACK is the required minimum horizontal distance between any portion of a *building* or structure that is above finished ground level and each of the respective *parcel* boundaries;

SIGN is an identification, description, illustration, contrivance, or device visible from a public place which is intended to direct attention to a product, service, place, activity, person, institution, business, or solicitation;

TOURIST CABIN is the *use* of land for a detached *building* or *park model* used exclusively for tourist accommodation for the *temporary* accommodation for the traveling public.

USE is purpose or function to which land, *buildings* and structures are put to and if not in *use*, then the *purpose* they are designed or intended to be put to;

VEHICLE REPAIR is the *use* of land, *buildings* and structures for the repair of automobiles, boats, or other vehicles but does not include *vehicle wrecking* or the sale of vehicles.

### 3.24 SIGNAGE

#### (1) General Regulations:

##### (a) Permitted Signs:

- (i) Subject to the provisions of this *Bylaw*, *signs* shall be permitted to be located on a *parcel* of land only if they advertise a product, service, place, activity, person, institution, or business located on the same *parcel*.
- (ii) Notwithstanding the provisions of subsection (1)(a)i. above and subject to the regulations contained elsewhere in this *Bylaw*, the following *signs* shall be permitted to be located on any *parcel* of land:
  - *bed and breakfast signs*
  - *construction signs*
  - *community signs*
  - *directional signs*
  - *government signs*
  - *home occupation signs*
  - *vacation rental signs*
  - *"neighbourhood watch" signs*
  - *political signs*
  - *real estate signs*
  - *seasonal and holiday signs*
  - *special event signs*

##### (b) Prohibited Signs:

Notwithstanding the provisions of subsection 1.a. above, the location of the following *signs* on any *parcel* of land is expressly prohibited:

- *animated signs*
- *billboards*
- *inflatable signs*
- *flashing signs*
- *off premise signs (third party signs)*
- *portable/temporary signs*
- *roof signs*

##### (c) Design Standards:

- (i) All signage shall be professionally prepared;
- (ii) All *signs* affixed to the exterior of a *building* shall be architecturally compatible with the style, composition, materials, colours and details of the buildings, as well as with other *signs* used on the *building* or its vicinity;
- (iii) All *signs* should be mounted so that the method of installation is hidden – including all services to the *sign*;
- (iv) All *signs* shall meet BC Building Code standards as required;
- (v) All *signs* shall be visible, legible and readable and located with consideration to street appearance, traffic and pedestrian safety, and in accordance to general regulations as set within this section; and

(vi) All *signs* should not project into areas used by the public.

(d) Sign Area:

The *sign* area shall be not greater than:

- (i) 0.5 m<sup>2</sup> for *home occupation* and *vacation rental signs* or
- (ii) 1 m<sup>2</sup> for *directional signs* and for *real estate signs* located in a residential zone or
- (iii) 3 m<sup>2</sup> for *real estate signs* located in other than a residential zone.

(e) Height of Signs:

The height of *free standing signs* shall not exceed 2 m.

(f) Number of Signs:

There shall be no more than one (1) *home occupation, vacation rental* or *real estate sign* located on a *parcel* of land.

(g) Setbacks:

- (i) The setback of free standing *signs* (any part of any part of) from all property lines shall be not less than 1 m;
- (ii) *Signs* shall not be placed in an area where an easement or covenant restrict such structures; and
- (iii) Notwithstanding the setback requirements of Subsection (1)(f)i. above, no free standing *sign* shall be permitted to be located within a distance of 6 m from:
  - a lot corner adjacent to the intersection of two public highways; and
  - a lot corner adjacent to a public highway and common to two lots.

(h) Maintenance:

- (i) All *signs* shall be properly maintained and any *sign* located on a property which becomes vacant and unoccupied for a period of six months, and any *sign* which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned, and shall be removed by the owner of the land within thirty (30) days of receipt of a written notification by the Manager of Development Services or delegate.
- (ii) Any *sign* that is in an unsafe condition, the Manager of Development Services or delegate, may by written notice require the *sign* be repaired or removed within ten (10) days from the date of the letter.

(2) Specific Regulations – Public Institutional, Commercial and Industrial Zones:

(a) Sign Area:

The maximum *sign* area shall be not greater than:

- (i) the square root of (the total wall area x 10) - for wall *signs* and projecting *signs*; or
- (ii) the square root of (the total wall area x 2) - for free standing *signs*.
- (iii) 3 m<sup>2</sup> for free standing *signs*.

(b) Height of Signs:

The height of free standing *signs* shall not exceed 5 m.

(c) Illumination:

Internal and external illumination of *signs* shall be permitted provided that the light source does not cause undue glare to adjacent properties or persons travelling on adjacent public highways or in any way obstruct or interfere with the function of a traffic signal light or *sign*.

- (d) Number of Signs:  
The maximum number of free-standing *signs* permitted on a *parcel* of land zoned public institutional, commercial or industrial shall be one (1).
- (e) Landscaping:  
Free standing *signs* shall be placed in and co-ordinated with the landscaped areas of the *parcel*.

## 5.12 HIGHWAY COMMERCIAL – HC

### Principal Uses

BL851-13

- (1) The *uses* stated in this subsection and no others are permitted in the Highway Commercial zone as principal *uses*, except as stated in Part 3: General Regulations:
  - (a) *amusement establishment*
  - (b) *campground*
  - (c) *convenience store*
  - (d) *day care*
  - (e) *hotel*
  - (f) *general trade contracting office and works yard*
  - (g) *lodge*
  - (h) *mini storage*
  - (i) *motel*
  - (j) *office*
  - (k) *owner/operator dwelling*
  - (l) *outdoor sales*
  - (m) *personal service*
  - (n) *plant nursery and services*
  - (o) *pub*
  - (p) *public assembly facility*
  - (q) *recycling drop-off facility*
  - (r) *rental shop*
  - (s) *restaurant*
  - (t) *retail store*
  - (u) *service station*
  - (v) *single family dwelling*
  - (w) *tourist cabin*
  - (x) *wholesale establishment*

### Secondary Uses

BL851-13

- (2) The *use* stated in this subsection and no others are permitted in the Highway Commercial zone as a *secondary use*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *home occupation*
- (c) *secondary dwelling unit*
- (d) *staff accommodation*

### **Regulations**

- (3) On a *parcel* zoned Highway Commercial, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(a) Minimum <i>parcel</i> size created by <i>subdivision</i> <ul style="list-style-type: none"> <li>▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i></li> <li>▪ in all other cases</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0.4 ha</li> <li>▪ 1 ha</li> </ul>
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum density of <i>tourist cabins</i> per <i>parcel</i> <ul style="list-style-type: none"> <li>▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i></li> <li>▪ in all other cases</li> </ul>	<ul style="list-style-type: none"> <li>▪ 40 per hectare</li> <li>▪ 6 per hectare</li> </ul>
(e) Maximum number of <i>single family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i> )	one
(f) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i> )	one
(g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	shall not exceed 100 m <sup>2</sup> or 60% of the <i>gross floor area</i> of the <i>single family</i>
(h) Maximum <i>gross floor area</i> of a <i>home occupation</i>	shall not exceed 100 m <sup>2</sup> or 60% of the <i>gross floor area</i> of the <i>single family</i>
(i) Combined maximum number of <i>camping spaces</i> and <i>hotel/motel/lodge</i> units per <i>parcel</i>	50
(j) Maximum number of <i>sleeping spaces</i> for staff accommodation per <i>parcel</i>	10
(k) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ principal <i>buildings</i> and structures</li> <li>▪ <i>accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m</li> <li>▪ 10 m</li> </ul>

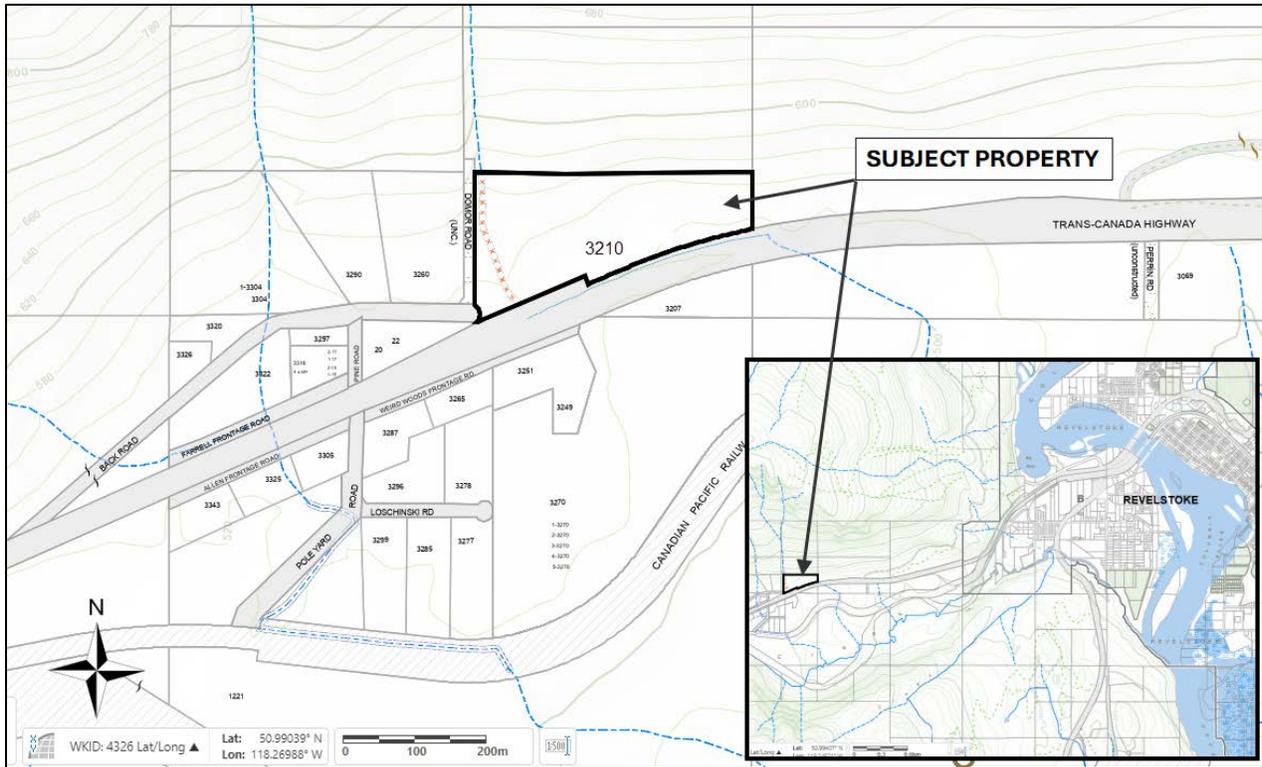
(l) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>exterior side parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> </ul>
(m) Outdoor sales, plant nursery and services and outdoor display area	shall be sited in conformance with the minimum <i>setback</i> regulations

### **Screening**

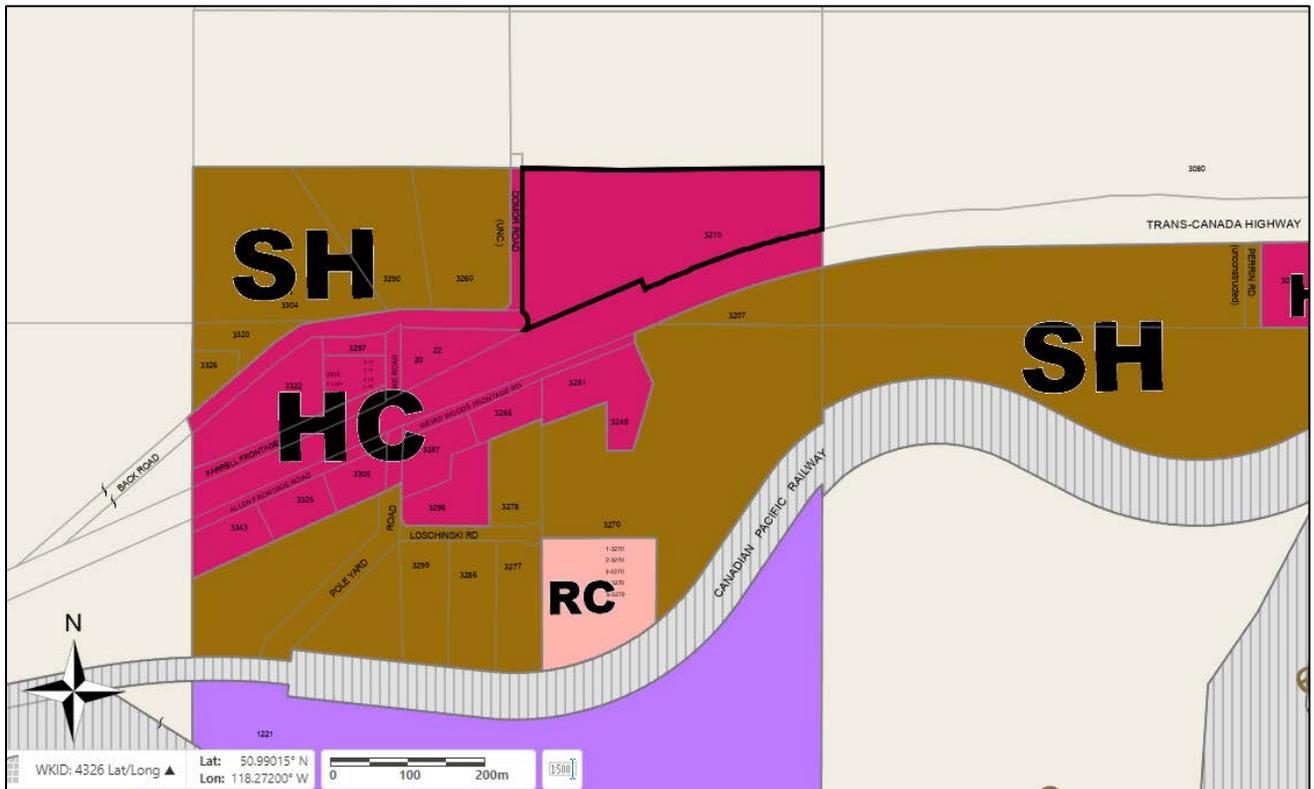
- (1) All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.

DP850-60 Maps Plans Photos

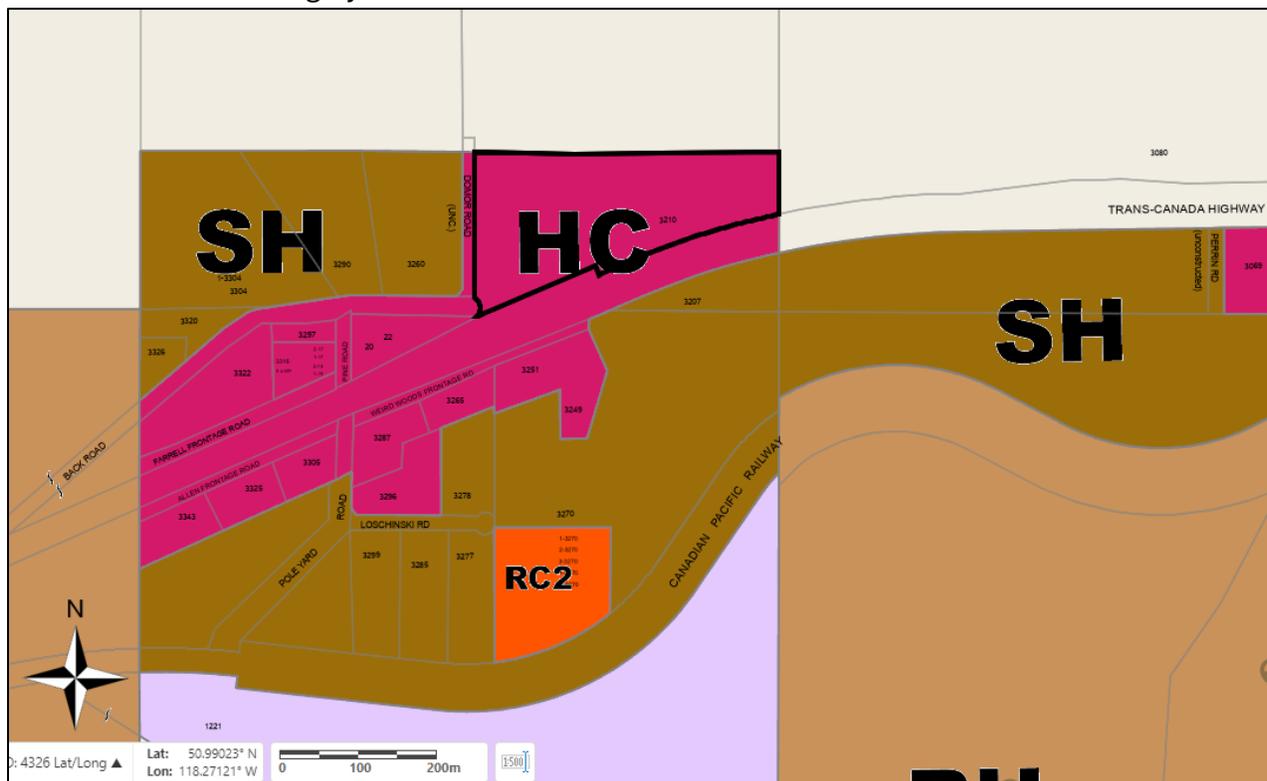
Location – 3210 Trans-Canada Highway



Electoral Area B Official Community Plan Bylaw No. 850



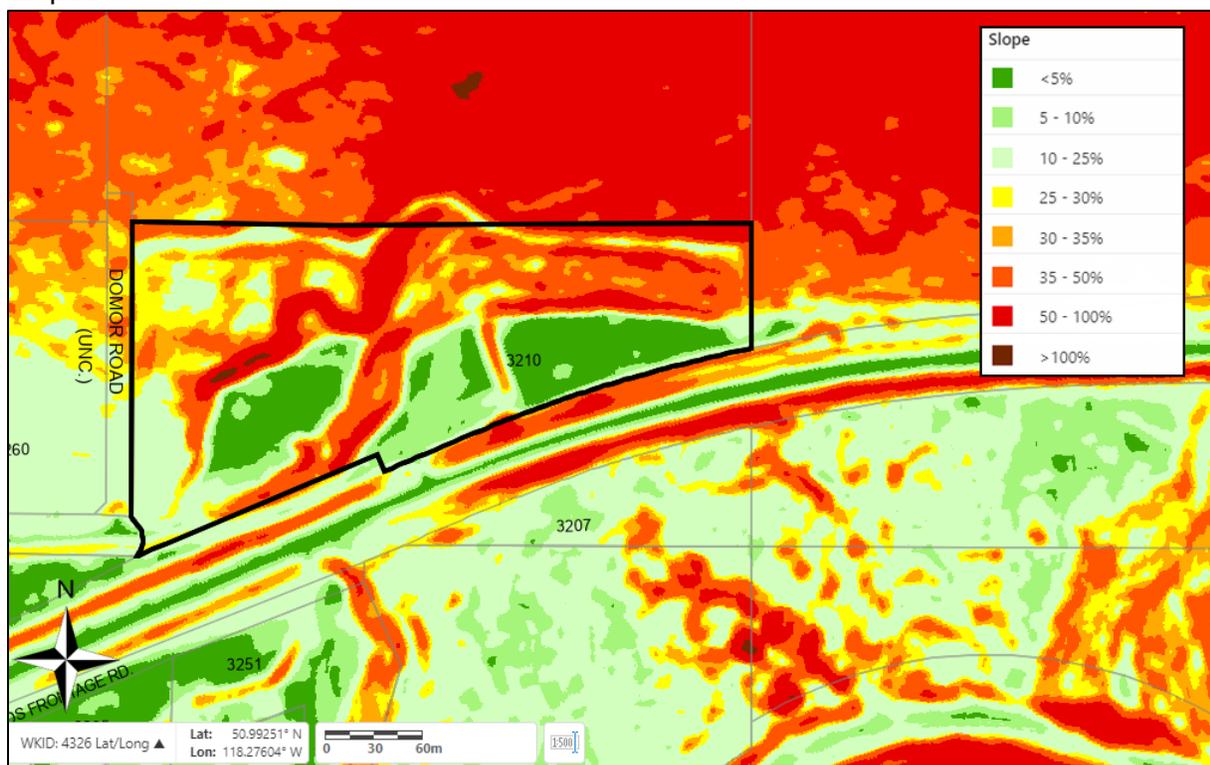
Electoral Area B Zoning Bylaw No. 851



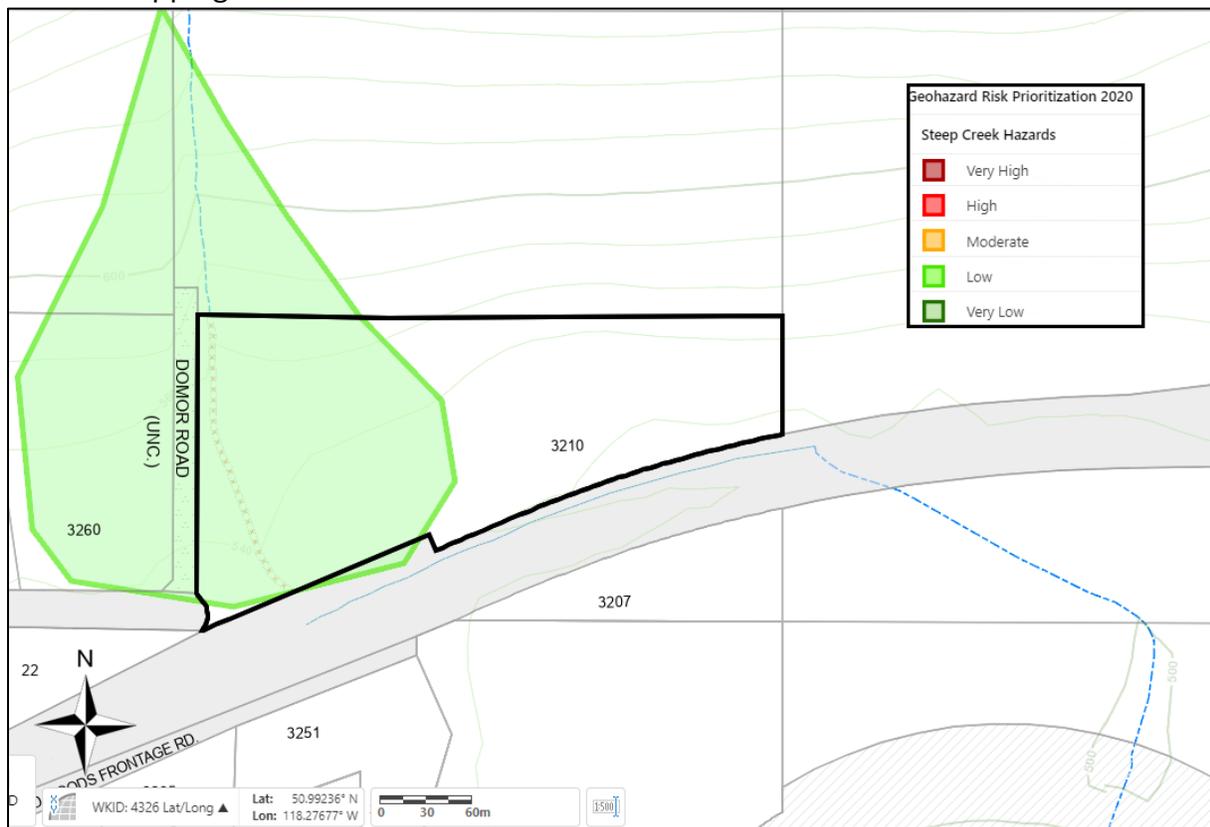
Orthophoto



### Slopes

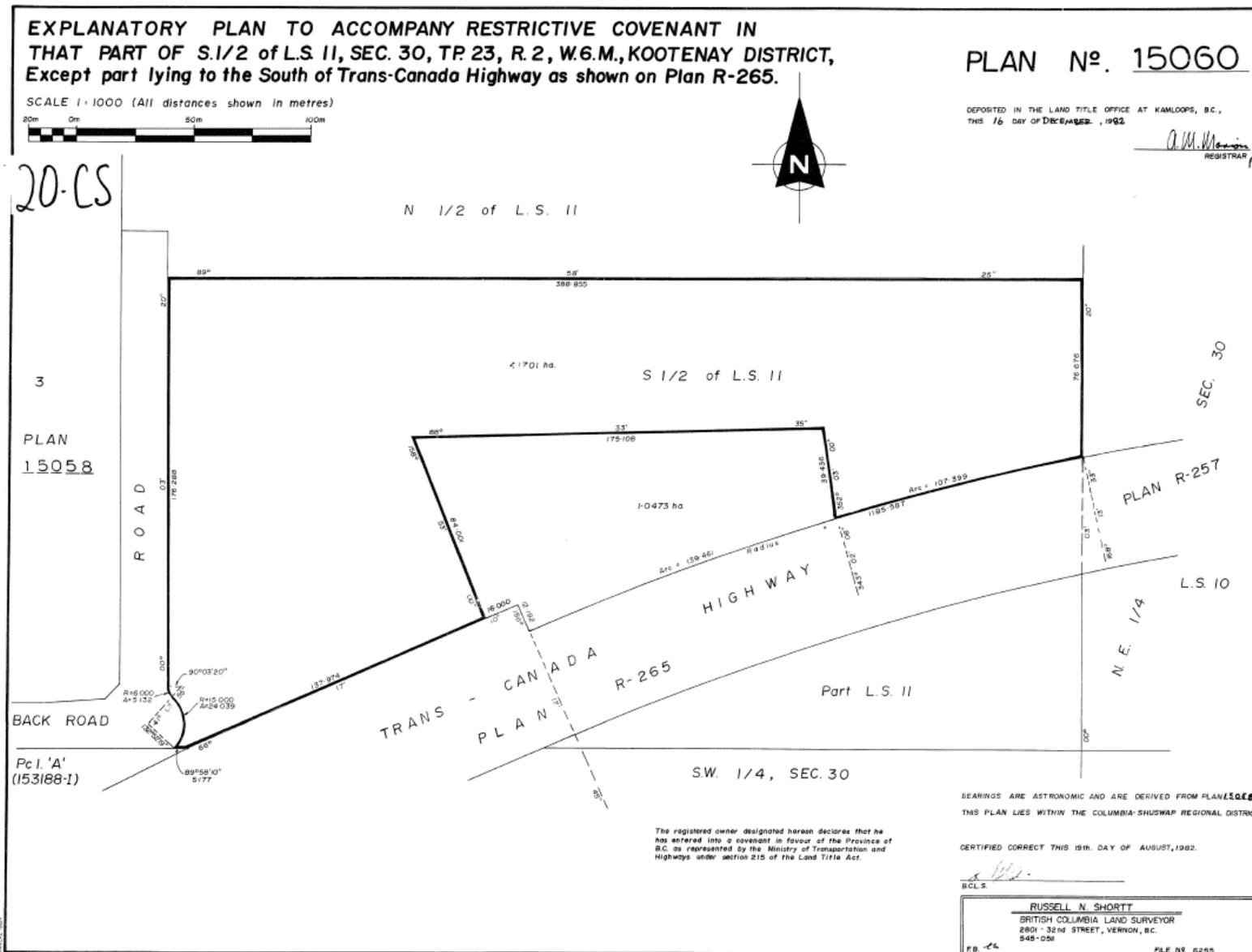


### Hazard Mapping



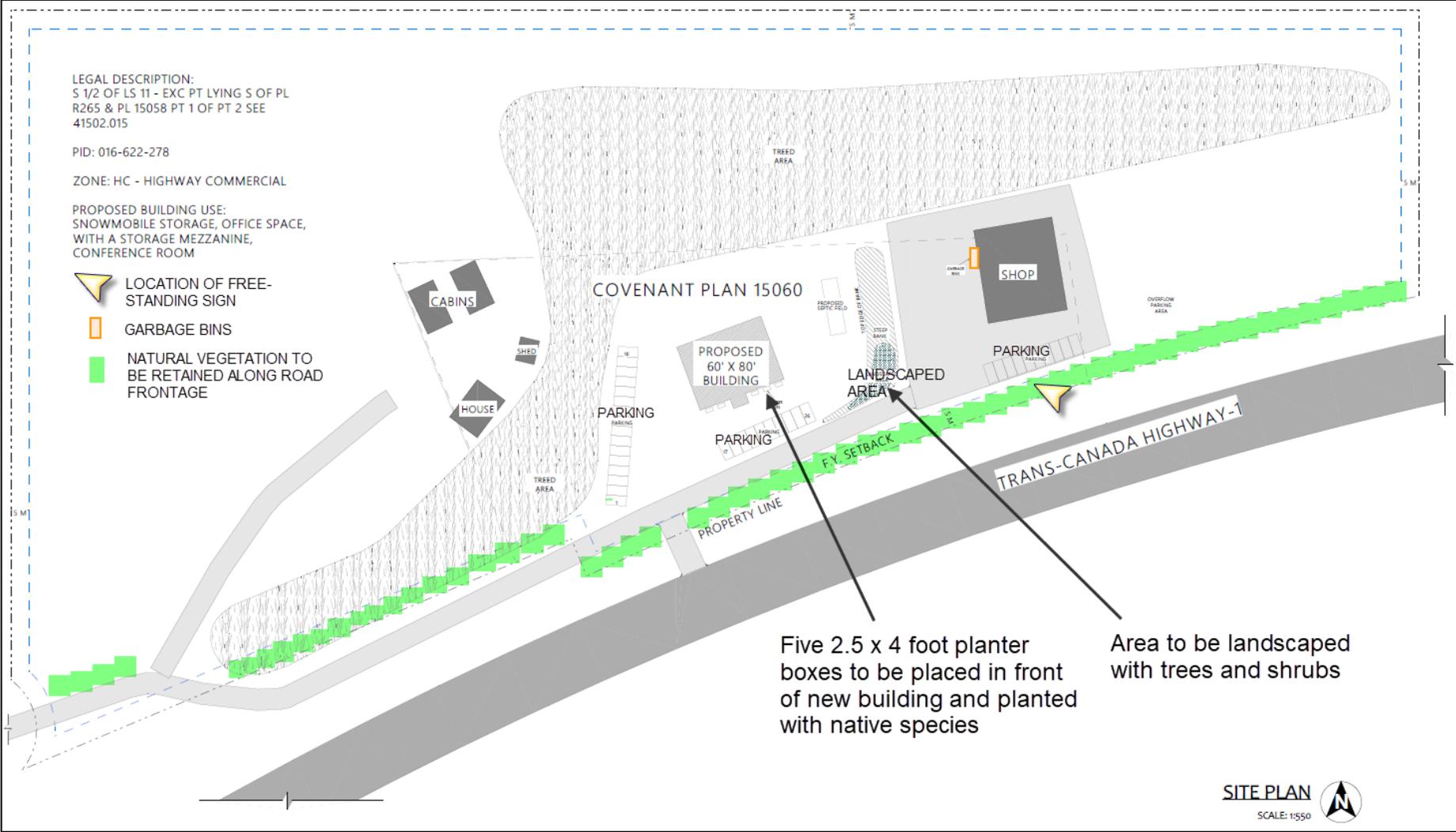
DP850-60 Maps Plans Photos

No Build Area – Reference Plan NEP15060 to Restrictive Covenant R27648



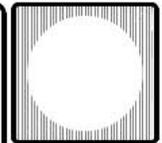
DP850-60 Maps Plans Photos

Site Plan



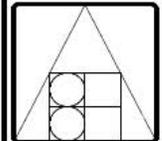
DP850-60 Maps Plans Photos

Proposed New Building



ISSUE:	DATE:
ISSUED PERMIT:	21 FEB 2024
ISSUED PERMIT REVISED:	21 MAR 2024

DESIGNER:	HEIDI HERMANSKI
DATE:	2024-05-28
SCALE:	AS NOTED



**BERND HERMANSKI**  
**ARCHITECT**  
INCORPORATED  
881 - 38 HUDSON AVE. N.E.  
P.O. BOX 1438  
SALMON ARM, B.C. V1E 4P6  
TEL: (250) 832-7460  
E-MAIL: info@bha.ca

PROJECT: 24 - 001  
**FULL SPEED**  
**RENTALS AND**  
**MARINA LTD.**  
PROPOSED  
SNOWMOBILE STORAGE  
AND OFFICE BUILDING  
32710 HIGHWAY 1,  
REVELSTOKE B.C.

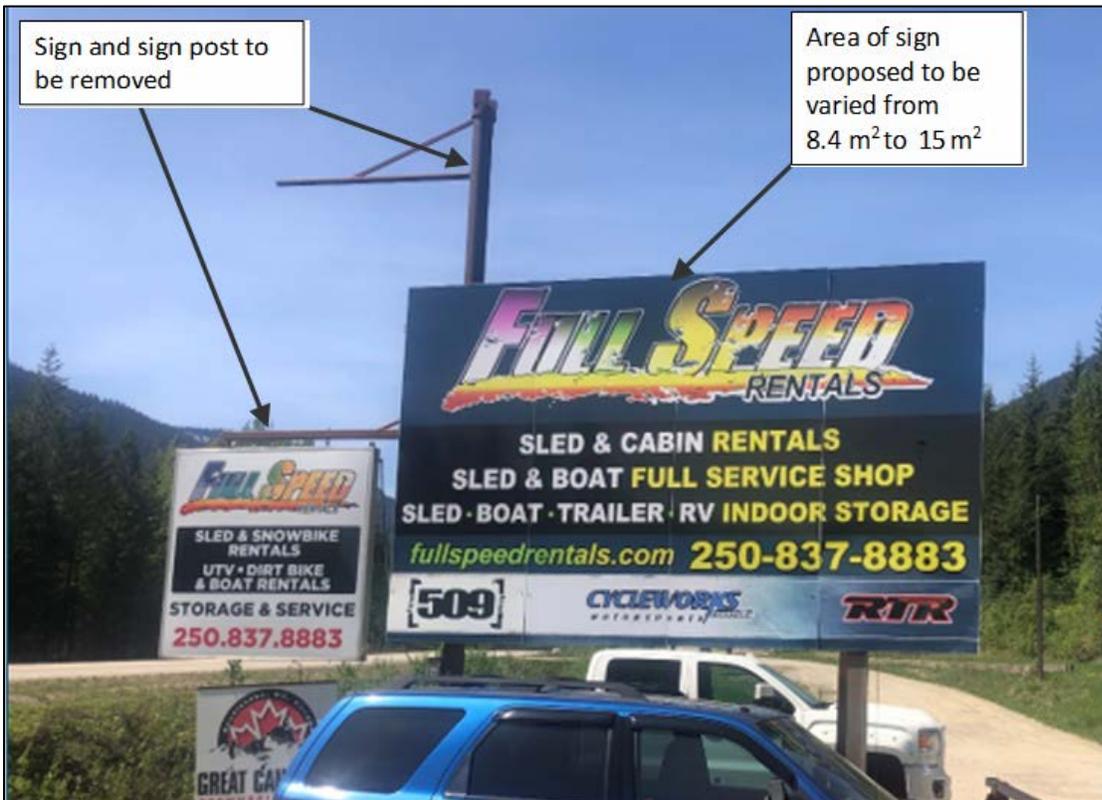
DRAWING TITLE:  
**PERSPECTIVES**

DRAWING NO.  
**A10**  
OF  
10

Existing Building and Signage



Signage





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area A: Development Variance Permit No. 680-07A

**DESCRIPTION:** Report from Ken Gobeil dated June 4, 2024.  
No Address, Campbell Rd, Nicholson

**RECOMMENDATION:** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-07A for Lot 3 Section 35 Township 25 Range 21 West of the 5<sup>th</sup> Meridian Kootenay District Plan NEP87559 (PID: 027-658-058) to vary Schedule A Subdivision Servicing Bylaw No. 680 to permit a five-lot subdivision of which four of the five lots north of Campbell Road being less than 1 ha and not less than 0.5 ha served by an independent on-site water system and an on-site sewage disposal systems more particularly shown on the plan of subdivision dated September 13, 2023 by Munroe Hunsicker ROWP, Ministry of Transportation and Infrastructure Subdivision File No. 2023-03584, be denied this 20<sup>th</sup> day of June 2024.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The owner of PID 027-658-058 has applied to subdivide their property into five lots. All lots would be serviced by an independent on-site water system and an on-site sewage disposal system. Four of the five lots are less than 1 ha and the remainder lot is 18.7 ha. The Subdivision Servicing Bylaw No. 680 (Bylaw No. 680) requires lots which are serviced by independent on-site water systems and on-site sewage disposal systems to be a minimum of 1 ha. This variance application is to permit four new lots to be under 1 ha when serviced by independent on-site water systems and on-site sewage disposal systems.

## BACKGROUND:

ELECTORAL AREA:  
A

LEGAL DESCRIPTION:  
Lot 3 Section 35 Township 25 Range 21 West of the 5th Meridian Kootenay District Plan NEP87559

PID:  
027-658-058

CIVIC ADDRESS:  
N/A

SURROUNDING LAND USE PATTERN:  
North = Crown Land  
South = rural residential  
East = residential, rural residential  
West = residential, vacant, forested

**CURRENT USE:**

Vacant

**PROPOSED USE:**

Residential Subdivision

**PARCEL SIZE:**

21.57 ha (54.11 acres)

**PROPOSED PARCEL SIZE:**

Lot 5 = 0.53 ha

Lot 6 = 0.67 ha

Lot 7 = 0.80 ha

Lot 8 = 0.83 ha

Remainder = 18.7 ha

**CURRENT DESIGNATION :**

NA

**PROPOSED DESIGNATION:**

NA

**CURRENT ZONING:**

NA

**PROPOSED ZONING:**

NA

**AGRICULTURAL LAND RESERVE:**

0%

**SITE COMMENTS:**

The subject property is bisected by Campbell Rd with approximately 2.83 ha of the property north of Campbell Rd and 18.73 ha south of Campbell Rd. The portion of property north of Campbell Rd is cleared of trees. The steepest portions of the property are nearest to the road.

**BYLAW ENFORCEMENT:**

There is no bylaw enforcement related to this file.

**POLICY:**

See "DVP680-07A\_Excerpts\_BL680.pdf" attached for excerpts of relevant policies and regulations from the [Subdivision Servicing Bylaw No. 680](#) applicable to this application:

- Part 2 – Interpretation.
- Part 7 – Sanitary Sewage Disposal.
- Part 9 – Assessment and Demonstration of Potable Water.
- Schedule A – Levels of Service.

**FINANCIAL:**

There are no financial implications associated with this application.

## **KEY ISSUES/CONCEPTS:**

### Subdivision History

The owner noted that this subdivision is Phase 3 of a proposed development known as "Copper Springs Community Association".

- Phase 1 was a two-lot subdivision was completed in 2005. Phase 1 created 1850 Campbell Rd and 1810 Campbell Rd.
- Phase 2 was another two-lot subdivision completed in 2008. Phase 2 created 1816 Campbell Rd and 1838 Campbell Rd.

In these two subdivisions, lot sizes range between 0.43 ha and 0.57 ha, and the proposed lots in Phase 3 subdivision are consistent with those lot sizes. The owner noted that the first two phases were successful, and they would like to continue with subdividing similar lot sizes that are less than 1 ha.

The owner has indicated to staff that there will be future phases. However, the owner has noted there is no formal concept for full build out of the subject property and future phases have not been identified. Staff note that because each subdivision phase is submitted as a separate application, they are reviewed independently and a concept for the full subdivision is not required. However, a concept plan would be helpful to know how one phase of subdivision would affect future potential subdivisions.

### Minimum Parcel Size

Typically, the appropriate density in different neighbourhoods in a community or areas in an electoral area are established through the policies in an Official Community Plan. The policies are then used to establish the minimum parcel size is established in each zone in a Zoning Bylaw. Generally, lots less than 1 ha (urban type lot sizes) are supported in central locations in communities and where the lots are serviced by community water systems and community sewer systems or have the potential to serviced by these types of systems in the future. In official community plans and zoning bylaws it is noted that where there is no connection to community water systems or community sewer systems the minimum lot size is 1 ha for new lots created by subdivision in established communities.

The lot sizes then increase and get exceedingly larger as the locations become more semi-rural, rural and resource focused. Semi-rural lots are a minimum of 1 ha, while rural minimum lot sizes can range from 2 ha and up 60 ha for parcels zoned agricultural or resource. The subject property is several kilometres away from an established community (Nicholson or Parson) and if it were in an area with an official community plan or zoning bylaw, the minimum density or lot size would be over 1 ha.

Where there is no official community plan or zoning bylaw to establish minimum lot sizes, the minimum lot size of subdivision is regulated by Schedule A of the Subdivision Servicing Bylaw. The Subdivision Servicing Bylaw applies to all Electoral Areas in the CSRD and is a technical servicing bylaw, not a land use bylaw. Schedule A of the Subdivision Servicing Bylaw establishes a 1 ha minimum lot size for new lots created by subdivision which will be served by an independent on-site water system and an on-site sewage disposal system. See "DVP680-07A\_Excerpts\_BL680.pdf" attached for definitions and Schedule A of the Subdivision Servicing Bylaw.

### Interior Health Authority Role in Subdivision

When the first two phases were subdivided, subdivisions were regulated and processed differently than they are today. Specifically, the Interior Health Authority had more direct involvement in subdivision review, and a Public Health Inspector would review all proposed subdivisions for suitable areas for

sewage disposal and provide feedback about the appropriate lot sizes and lot layout for each subdivision to the Provincial Approving Officer. Where zoning bylaws were in effect and minimum lot sizes were established, that minimum lot size was recognized by the health inspector.

Since then, the Interior Health Authority changed their approach in subdivision review and now rely on local governments to have a more direct role in reviewing subdivisions for sewer suitability. Beginning in 2006, the Interior Health Authority stepped away from on-site inspections and moved to a professional reliance model. These professionals include Registered Onsite Wastewater Practitioners (ROWP) and professional engineers with experience in sewage systems (described in the Sewerage System Regulation of the Public Health Act). The ROWP or engineer make the determination whether each lot in a proposed subdivision could have a suitable area for sewage disposal.

With implementing the professional reliance model, the Interior Health Authority also recommended local governments use a 1 ha minimum lot size for new parcels created by subdivision which were intended to utilize an independent on-site water systems and an on-site sewage disposal system. This 1 ha minimum parcel size is considered to be a long-term sustainable practice as it ensures adequate area for a septic system, back up septic field area, and minimum separation to drinking water sources. The minimum 1 ha lot size also provides enough land for future property owners to locate buildings and impervious surfaces (such as driveways and cement patios) without negatively impacting the sustainability of independent on-site water systems and an on-site sewage disposal systems.

The first two subdivisions of this property were reviewed under Subdivision Servicing Bylaw No. 592 which did not include considerations to on-site sewage disposal systems in a proposed subdivision or a minimum lot size as the Interior Health Authority was directly involved in subdivision review at the time. The CSRD replaced Subdivision Servicing Bylaw No. 592 with Subdivision Servicing Bylaw No. 641 to address the increased responsibilities for the CSRD in subdivision review. Subdivision Servicing Bylaw No. 641 was adopted on February 16, 2012.

In Subdivision Servicing Bylaw No. 641, a 1 ha minimum lot size was established for lots created by subdivision which would be served by independent on-site water systems and on-site sewage disposal systems. On February 17, 2022 Subdivision Servicing Bylaw No. 641 was replaced by Subdivision Servicing Bylaw No. 680. Subdivision Servicing Bylaw No. 680 also included the 1 ha minimum lot size.

Both Subdivision Servicing Bylaw No. 641 and Subdivision Servicing Bylaw No. 680 were reviewed and supported by the Interior Health Authority.

The 1 ha minimum lot size for subdivision has also been recognized as the best practice in CSRD Liquid Waste Management Plans. This minimum lot size is intended to reduce risks of impacts to the environment and aquifers caused by a high concentration of sewage disposal systems. Staff note that Electoral Area A does not have a liquid waste management plan.

#### Current Application

The owner has submitted a five-lot subdivision plan with four of the five lots under 1 ha (ranging from 0.53-0.83 ha). The subdivision would create four lots on the northern side of Campbell Rd and leave the portion of the property south of Campbell Rd as an 18.7 ha Remainder Lot for future subdivision.

Schedule A of Subdivision Servicing Bylaw No. 680 requires all lots that are proposed to be serviced by an independent onsite water system and an onsite sewage disposal system to be a minimum of 1 ha in size.

Staff informed the owner that the proposed subdivision did not comply with the subdivision servicing bylaw and asked if the owner wanted to revise their application before the initial subdivision comments letter was issued because the proposed lots do not comply with the 1 ha minimum lot size noted in

Schedule A of the bylaw. Staff discussed potential alternatives with the owner (this included increasing lot size to be minimum of 1 ha, developing a community water system and a community sewer system to service lots less than 1 ha, and the possibility of building strata development). Staff also explained the option for the owner to apply for a Development Variance Permit (DVP) and seek Board approval for lots less than 1 ha. Staff explained the application and review process and confirmed that staff could not support this type of Development Variance Permit and would recommend that the Board deny the application. The owner chose to continue with the subdivision as proposed and submitted a Development Variance Permit application.

#### Reporting Requirements of the Subdivision Servicing Bylaw No. 680

The Subdivision Servicing Bylaw establishes the technical requirements for proposed subdivisions in the CSRD. For this subdivision, there are two professional reports required. A professional report regarding the sewage disposal and an assessment and demonstration of potable water. See "DVP680-07A\_Excerpts\_BL680.pdf" for a copy of relevant excerpts from Subdivision Servicing Bylaw No. 680.

Part 7 of Bylaw No. 680 requires the owner to submit documentation from an Authorized Person (as defined in the Sewerage System Regulation pursuant to the Public Health Act) confirming that each proposed lot is capable of supporting a primary and reserve Type 1 trench disposal system for a 4 - bedroom home (minimum 1,600 liters/day) which meets Regulatory and Standard Practice requirements.

As part of the Development Variance Permit Application the owner has submitted an On-site Sewerage System Feasibility Report for the proposed subdivision dated September 13, 2023 by Munroe Hunsicker ROWP (Registered On-site Wastewater Practitioner). The report reviews the proposed subdivision and concludes that there is sufficient space for a sewage disposal system with a primary and reserve field for each lot. A copy of the report is attached (see "DVP680-07A\_Sewerage\_Feasibility\_2023-09-13.pdf" attached). The On-site Sewerage System Feasibility Report dated September 13, 2023 by Munroe Hunsicker ROWP meets the reporting requirements of Part 7 of the Subdivision Servicing Bylaw No. 680.

Part 9 of the Subdivision Servicing Bylaw requires an independent water source capable of providing 2,000 litres per day for each lot. The owner must submit a report from a qualified professional (a professional report from a professional engineer or geoscientist under the provisions of the Engineers and Geoscientists Act) confirming the following:

- Each well has a sustainable yield of 2000 litres per day.
- The operation of each well at the desired rate (minimum 2,000 L/day) will not reduce the amount of available water for any well, within 250 m of the tested Well, or result in changes to the water balance of the aquifer.
  - The qualified professional must consider the cumulative impacts that could result in long-term environmental changes and/or reduced yield on a regional scale.
- Provide written confirmation that the water will meet the Canadian Drinking Water Guidelines and provide a water system design that includes treatment and disinfection system components.

The subject property has two existing wells, one on each side of Campbell Rd. The owner has not provided any documentation regarding the status of these existing wells or on the water availability for the subdivision or Development Variance Permit application. The owner noted that if the development variance permit application is approved, they will schedule a well driller to drill wells on the proposed lots and arrange for the qualified professional to complete the required report.

Staff note a common challenge for property owners with proposed subdivisions in some areas of Electoral Area A is confirming the required water supply for each proposed lot. Many subdivision applications become inactive or are withdrawn because of the lack of available water, or high costs associated with drilling multiple wells attempting to find water. Staff further note that the subject property is not in an area with a known aquifer in the CSRD *Mapping for Areas of Groundwater Concern*, meaning it is not known if the required water supply is available for each lot.

#### Interior Health Authority Position on Residential Density in Rural Areas

In 2023, the BC provincial government gave Royal Assent to Bill 44 Provincial Housing Statutes (Residential Development) Amendment Act, 2023 on November 30, 2023. This Bill includes extensive updates to the Local Government Act which sets out requirements for local governments with regard to housing needs reports, Official Community Plans and zoning regulations related to small scale multi-unit housing. As part of the CSRD response to this Bill, Planning staff drafted amendments to all zoning bylaws and sent a referral to the Interior Health Authority to comment on the increases in residential density in rural areas. The Interior Health Authority provided extensive comments and with recommendations and rationale for those recommendations.

Although the subject property is not within an area with an official community plan or zoning bylaw, these comments are applicable as they consider increases to density of dwelling units per hectare with independent on-site water systems and on-site sewage disposal systems. Further details on Bill 44, the bylaw amendments and a copy of Interior Health Authority's comments can be found in in [Section 17.3 of the February 2024 Board Agenda](#). The Interior Health Authority comments are also attached to this report with relevant passages highlighted for reference see "DVP680-07A\_Interior\_Health\_Authority\_Residential\_Density\_2023-10-25.pdf."

Interior Health Authority Comments relevant to this application:

*Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. In rural settings, due to typically longer travel distances and onsite servicing, the location of housing has an effect on a community's ability to achieve sustainability and climate change goals. Quality in rural settings includes considering water and wastewater servicing. Disease causing micro-organisms and environmental chemical contaminants, such as nitrates and phosphates, from onsite sewerage sources can/do cause negative impacts to the environment and health. As development density increases the likely cumulative impact of wastewater from onsite systems increases. Healthy housing in rural settings in large part is about balancing the density of development.*

*We advocate the most appropriate location for increasing development density is toward areas, which are serviced by community water and/or wastewater systems, or for which there are plans or visioning for community services. As density increases community systems become most appropriate for servicing, and to be feasible they need to reach adequate economies of scale. Guiding development toward clusters of development (settlement areas) will help to achieve necessary economies of scale. In addition, when housing is located near daily destinations and amenities (e.g. schools, workplaces and food retail/commercial areas) transportation costs are less, and less greenhouse gas is emitted for daily travel.*

...

*These minimum parcel sizes do not go against the BC Sewerage System Regulation [B.C. Reg. 326/2004] (SSR) or the BC Sewerage System Standard Practice Manual. One hectare (2.5 acres) minimum parcel size is used as a guideline minimum size. For most scenarios this amount of land, regardless of site constraints (e.g. amount of sewage generated, slopes, surface water,*

*etc), is likely sufficient to maintain appropriate distances between sewage and water sources. This protects health and allows simpler, more affordable onsite sewerage systems to be constructed well into the future. The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the immediate needs of the development (amount of wastewater generated by proposed house, business, etc) needs to be considered (i.e. there is no legislated requirement to ensure there is land suitable for a back-up dispersal area in the future). It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. As parcel size goes down and/or density goes up there is greater potential for negative environmental health impacts from overdeveloping a lot (or multiple lots in a rural neighbourhood). Since 2006 when the 1 -hectare minimum parcel size guideline came into practice, managing/ensuring the self-sufficiency of rural parcels has been less resource intensive because less technical review is required because 1-hectare is usually sufficient space.*

#### Interior Health Authority Referral Response

Staff referred this development variance permit application to the Interior Health Authority. Interior Health Authority do not recommend this application be approved and noted the following concerns:

*Interior Health Authority noted 1 ha should be used as a minimum lot size for new lots created by subdivision as a minimum for self-sufficiency because the potential physical constraints of a property, make it challenging and expensive to serve smaller lots when considering the placement of buildings, and impervious surfaces (such as driveways) on a lot less than 1 ha.*

Interior Health Authority did not receive a copy of the Sewerage Feasibility Report in their referral (see "DVP680-07A\_Sewerage\_Feasibility\_2023-09-13.pdf", attached). However, they did receive a copy of relevant maps and plans (see "DVP680-07A\_Maps\_Plans\_Photos.pdf" attached) which included the site plan prepared in that report. Interior Health Authority noted there are topographical restraints to the proposed lots north of Campbell Rd. The proposed septic field locations are separated by a steep slope from the building sites (see "DVP680-07A\_Maps\_Plans\_Photos.pdf", attached) making servicing more difficult and expensive than if 1 ha lots were subdivided. Interior Health Authority notes that these constraints suggest a 1 ha minimum lot size is reasonable.

Interior Health Authority also noted that new residential development in rural areas should be directed to settlement areas which have community amenities. Locating smaller lots to established settlements supports economies of scale on community water and community sewer servicing. Whereas larger lots can fit less complex, and less costly sewage disposal systems.

See "DVP680-07A\_Interior Health Authority Referral Response\_2024-06-03.pdf" attached for a complete copy of the referral response from the Interior Health Authority.

#### Analysis

While the owner was able to subdivide four lots less 1 ha prior to 2012, best practices regarding water and sewer have evolved over time. Additional development of lots less than 1 ha with independent on-site water systems and on-site sewage disposal systems is not a sustainable form of development and this is reflected in the Subdivision Servicing Bylaw (which is applicable to all electoral areas) and each of the Official Community Plans, Zoning Bylaws and Liquid Waste Management Plans in the CSRD.

While the Sewerage Feasibility Report submitted by the applicant confirms that each lot in the proposed subdivision has sufficient space for a primary and reserve field for Type 1 systems on each lot (see

"DVP680-07A\_Sewage\_Feasibility\_2023-09-13.pdf" attached) the concerns regarding density of smaller lots less than 1 ha in a concentrated area are not addressed.

The proposed subdivision would create four lots under 1 ha in a concentrated area, these concentrated small lots would increase the likelihood of contamination of the aquifer. Not only would this affect the proposed future property owners if the development variance permit were approved and the subdivision was completed, but it could also affect the potable water sources on adjacent properties.

The subject property (21.57 ha) is large enough where a small community water system and small community sewer system may be feasible to service a subdivision of lots less than 1 ha. However, the technical review would need to be completed early in the process (before the first subdivision) to ensure that areas best suited for the community water system (i.e. well or water treatment building) and community sewer system (treatment building and sewage dispersal fields) are preserved. In areas with zoning bylaws and official community plans, these areas would be defined and preserved as part of the bylaw amendment process and technical reports are provided to the CSRD for review and are publicly available for review. Staff asked the owner about the potential for community water and community sewer systems. However, the owner noted community water and community sewer systems are too expensive and would prefer to subdivide lots with independent on-site water systems and on-site sewage disposal systems.

In the event the aquifer is contaminated by failing on-site sewage disposal systems, the local area does not have the density of lots in close proximity to make a future community water system and a community sewer system financially viable and residents may be left with unsafe water indefinitely.

#### Other Development Variance Permits for Parcels less than 1 ha

Development variance permits are not precedent setting and the issuance of one permit does not entitle a property owner to a future permit. However, staff have reviewed other development variance permit applications which were to reduce the minimum lot size for lots served by independent on-site water systems and on-site sewage disposal systems to be less than 1 ha. While there have been a few applications supported by staff, they were under specific circumstances:

- There were physical restrictions of the subject property where the 1 ha minimum lot size could not be achieved.
  - Example: Development Variance Permit No. 641-19F was a boundary adjustment where both lots were less than 1 ha and no new lots were created.
- The proposed subdivision would separate an existing home site from a farm (also known as home site severance).
  - Example: Development Variance Permit No. 641-24C was a subdivision of an existing dwelling and yard site that was on a portion of a property outside of the Agricultural Land Reserve. The portion outside of the ALR was less than 1 ha and in order to achieve the 1 ha minimum lot size, the subdivision would need to be approved by the Agricultural Land Commission.
- In all examples of development variance permits for lots less than 1 ha, the subdivisions were a for one or two lots in a one-time subdivision and not part of a phased subdivision development. The largest subdivision was three lots (two new lots under 1 ha and one remainder over 1 ha).

The subject property in this application is vacant, it is not in the Agricultural Land Reserve, and there are no physical restraints which would require any lots to be less than 1 ha. The property is large enough that it could be subdivided to create five lots all over 1 ha. Staff also note, that at five lots (four new lots less than 1 ha) would be the most lots permitted in a development variance permit since the 1 ha minimum lot size was established in Subdivision Servicing Bylaw No. 641 in 2012.

As noted above, the owner plans to further subdivide the 18.7 ha proposed remainder lot of the subject property in the future. However, staff are not aware of the concept for future subdivision. If this development variance permit application is approved, there may be future applications for further subdivision of lots less than 1 ha with independent on-site water systems and on-site sewage disposal systems. The more lots created that are of less than 1 ha using on-site sewage disposal systems in one concentrated area increases the risks of contaminants from sewage disposal systems reaching an aquifer.

#### Rationale for Recommendation

The owner of PID: 027-658-058 is applying to vary the servicing requirements of Schedule A of Subdivision Servicing Bylaw No. 680 to create four lots less than 1 ha served by independent on-site water systems and on-site sewage disposal systems. Staff are recommending the Board deny this development variance permit for the following reasons:

- The minimum 1 ha lot size of the Subdivision Servicing Bylaw was established for the long-term sustainable use of a new parcel with independent on-site water systems and on-site sewage disposal systems.
- Parcels less than 1 ha utilizing on-site water systems and on-site sewage disposal systems increase the potential for contaminated water sources that result in negative health impacts.
- The subject property is large enough to be subdivided into five lots that are at least 1 ha and meet the servicing standards of the Subdivision Servicing Bylaw No. 680.
- The application is not supported by the Interior Health Authority.

#### **IMPLEMENTATION:**

If the Board approves the staff recommendation and chooses not to approve the proposed variance, the owner will be notified, and staff will work with the owners to submit a revised subdivision plan that conforms to the Subdivision Servicing Bylaw.

#### **COMMUNICATIONS:**

Letters were sent to all owners of properties within 100 m and tenants in occupation advising of this application for a development variance permit in accordance with the Local Government Act requirements on June 7, 2024. Written submissions are accepted until 4:00PM on June 18, 2024 (the Tuesday prior to the Board Meeting). Written submissions received regarding this application will be attached to the late 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:	2024-06-20_Board_DS_DVP680-07A.docx
Attachments:	<ul style="list-style-type: none"> <li>- DVP680-07A_Permit.pdf</li> <li>- DVP680-07A_Excerpts_BL680.pdf</li> <li>- DVP680-07A_Sewerage_Feasibility_2023-09-13.pdf</li> <li>- DVP680-07A_Interior_Health_Authority_Referral_Response_2024-06-03.pdf</li> <li>- DVP680-07A_Interior_Health_Authority_Residential_Density_2023-10-25.pdf</li> <li>- DVP680-07A_Maps_Plans_Photos.pdf</li> </ul>
Final Approval Date:	Jun 12, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

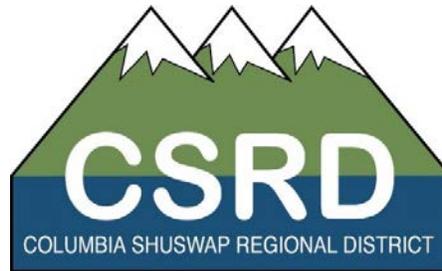
Gerald Christie



Jennifer Sham



John MacLean



**DEVELOPMENT VARIANCE PERMIT NO. 680-07A**

OWNERS: Mountain Shadows Developments Ltd.  
PO Box 1846  
Golden BC  
V0A 1H0

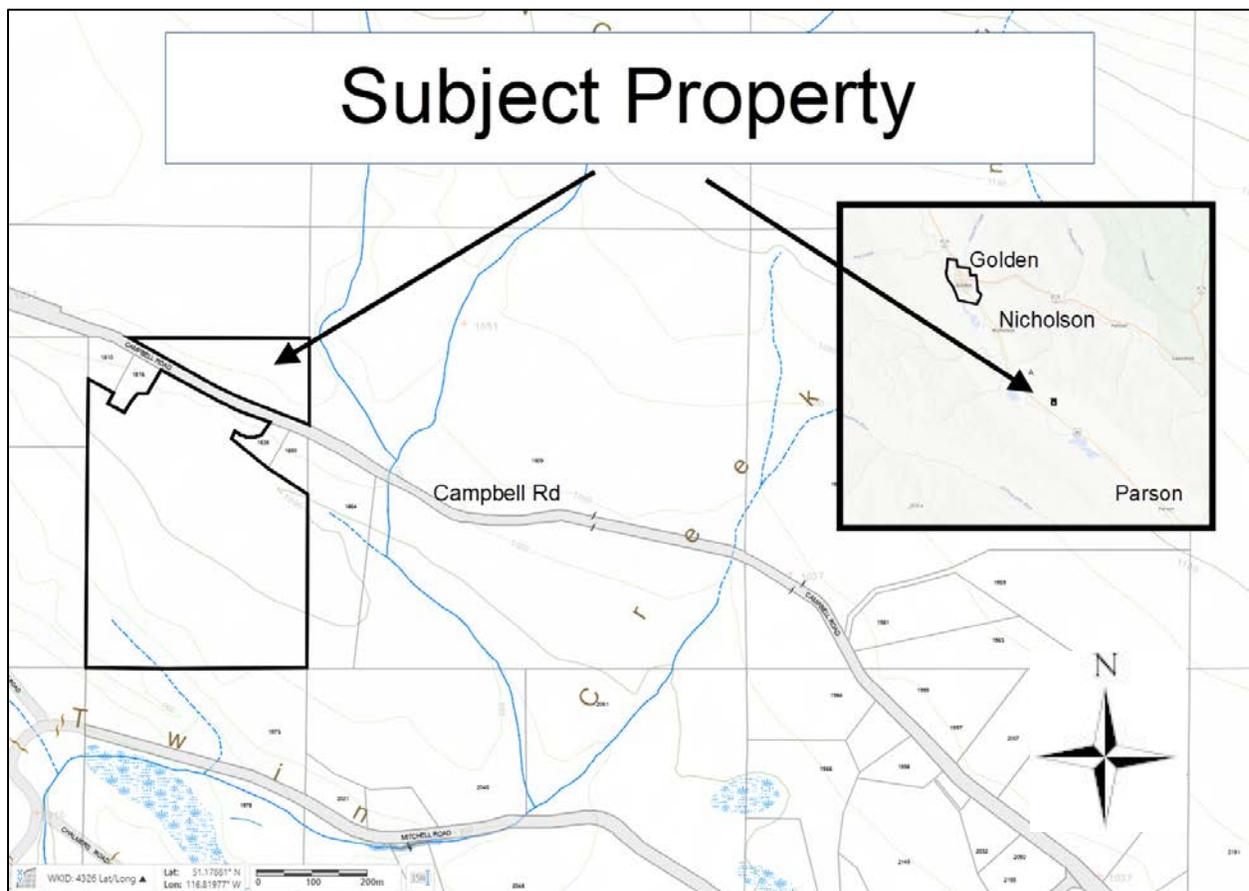
1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Lot 3 Section 35 Township 25 Range 21 West of the 5<sup>th</sup> Meridian Kootenay District Plan NEP87559 (PID 027-658-058), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. Schedule A of the Subdivision Servicing Bylaw No. 680, is hereby varied by permitting a five-lot subdivision of which four of the five lots north of Campbell Rd being less than 1 ha and not less than 0.5 ha served by an independent on-site water system and an on-site sewage disposal system as more particularly shown on the plan of subdivision dated September 13, 2023 by Munroe Hunsicker ROWP, Ministry of Transportation and Infrastructure Subdivision File No. 2023-03584 attached hereto as Schedule B;
4. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
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.

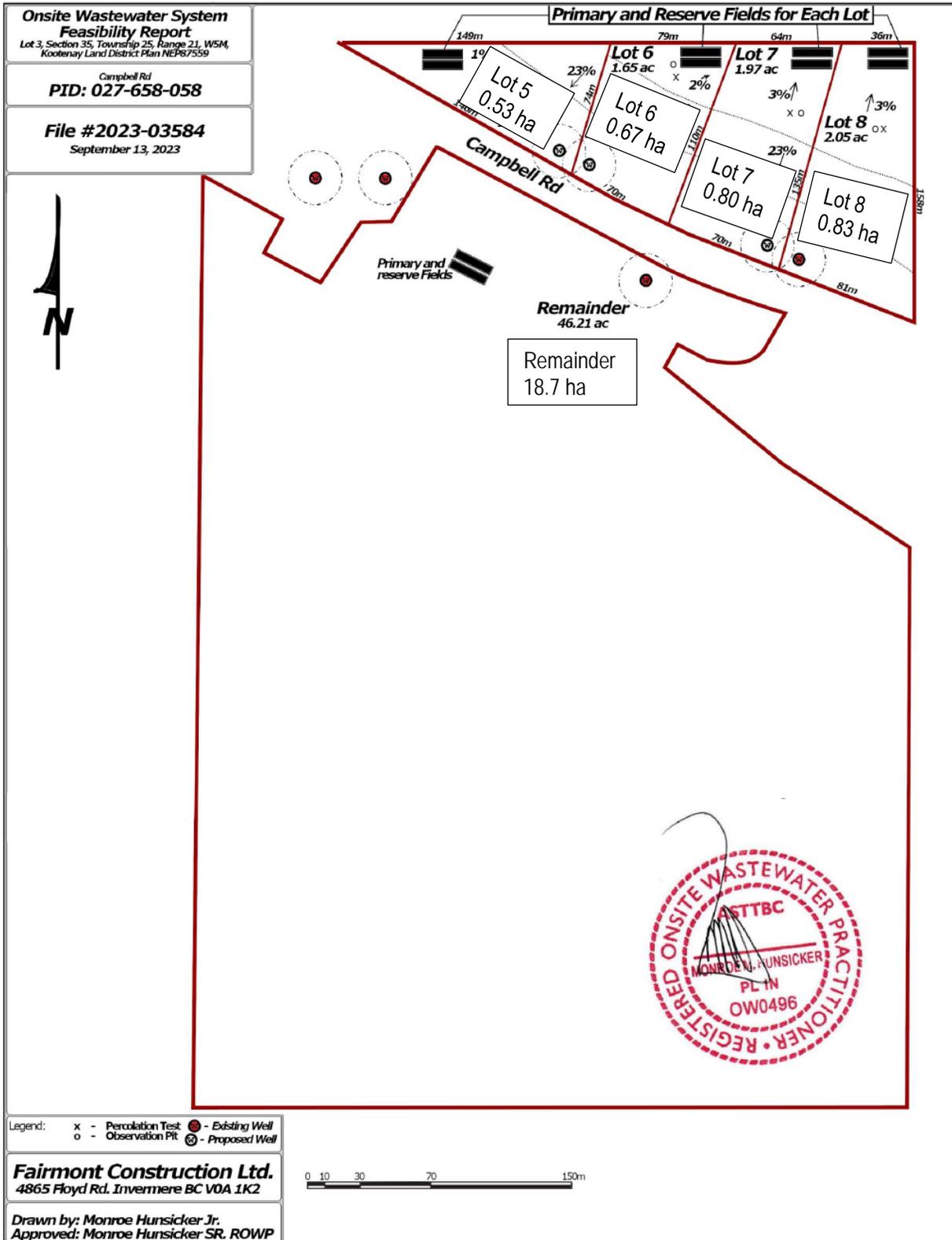
**Schedule A**  
Location Map



### Schedule B

### Plan of Subdivision

Ministry of Transportation and Infrastructure Subdivision No. 2023-03584



## Subdivision Servicing Bylaw No. 680 Excerpts

The following excerpts from the [Subdivision Servicing Bylaw No. 680](#) are applicable to this application.

## Part 2. Interpretation

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### 2.1 Definitions

The following words and phrases wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

2,000 LITRES/DAY means the equivalent of 439.94 imperial gallons/day or 528.34 US gallons/day.

#### C

COMMUNITY SEWER SYSTEM means a system of works owned, operated, and maintained by the *Regional District*, Strata Corporation, Improvement District, Utility or Corporation (Private or Public) and which is established and operated under the Public Health Act and regulations, or Environmental Management Act and regulations or any other provincial legislation that may apply, for the collection, treatment and disposal of sanitary sewage, which serves more than one *Parcel*, or *Dwelling Unit*.

COMMUNITY WATER SYSTEM means a *Water Supply System* owned, operated, and maintained by the *Regional District*, a *Water Supply System* operated by a water utility holding a certificate of Public Convenience and Necessity under the Water Sustainability Act; or a *Water Supply System* operated by a strata corporation, in accordance with the Strata Properties Act.

#### I

INDEPENDENT ON-SITE WATER SYSTEM means a *Domestic Water System* that serves up to 2 *Dwelling Units* located on the same *parcel*.

#### O

ON-SITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two *Dwelling Units* located on the same *parcel*, approved pursuant to the Public Health Act.

#### Q

QUALIFIED PROFESSIONAL means a person who is registered or duly licensed as a Professional Engineer or a professional geoscientist under the provisions of the Engineers and Geoscientists Act.

## Part 7. Sanitary Sewage Disposal

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### General Requirements

## Subdivision Servicing Bylaw No. 680 Excerpts

- 7.1 Proof must be supplied by the Owner to the Regional District that an adequate sanitary sewage disposal method for each *Parcel* can be provided. The Regional District reserves the right to forward any documentation received to the jurisdiction having authority over the proposed sanitary sewage disposal system, whether it be an On-site Disposal system or a Community Sewer System.

**On-site Disposal**

## 7.2 Vacant Lots

Where Schedule A permits *On-Site Sewage Disposal*, the *Owner* must submit to the *Regional District* documentation from an Authorized Person, as defined in the Sewerage System Regulation pursuant to the Public Health Act confirming that each proposed lot is capable of supporting a primary and reserve Type 1 trench disposal system for a 4-bedroom home (minimum 1,600 liters/day) which meets Regulatory and Standard Practice requirements. Such documentation to support assessment must include a site assessment and site map showing proposed developments with water sources and their setbacks to the proposed *On-site Sewage Disposal* system location.

## 7.3 Lots with Existing Dwellings

Where a lot contains a pre-existing residential *dwelling unit* serviced by an existing *On-site Sewage Disposal* system, the *Owner* must provide documentation that the *On-site Sewage Disposal* system has either:

- a) a Record of Sewerage System that has been accepted by the Interior Health Authority within the past 15 years for the existing *dwelling unit*; or,
- b) been inspected by an Authorized Person, who confirms that the existing *On-site Sewage Disposal* system is performing in accordance with the *On-site Sewage Disposal* requirements of the Sewerage System Regulation of the Public Health Act, and has capacity to service the existing *dwelling unit*; or
- c) been inspected by an Authorized Person, who provides a report indicating any deficiencies and/or maintenance required to the existing *On-site Sewage Disposal* system in order to ensure performance in accordance with the *On-site Sewage Disposal* requirements of the Sewerage System Regulation of the Public Health Act, along with a follow up letter indicating that the required maintenance has been completed; or
- d) The CSRD may also accept documentation from an Authorized Person, as defined in the Sewerage System Regulation pursuant to the Public Health Act confirming that each proposed lot with an existing *On-site Sewage Disposal* system is capable of supporting a reserve Type 1 trench disposal system for a 4 bedroom home (minimum 1,600 liters/day) which meets Regulatory and Standard Practice requirements.

- 7.4 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, Environmental and Utility Services*, or his designate, at his discretion will determine if a system is available for a connection, in accordance with Subsections 5.1 and 5.3.

## Exemptions

7.5 Sections 7.2-7.4 do not apply:

- (a) to subdivisions proposing one or more lots having an area of 4 ha or greater; or
- (b) to boundary adjustment subdivisions where each of the proposed *Parcels* contains a pre-existing residential *dwelling unit* that is serviced with an existing *On-site Sewage Disposal* system, and has a lot area of 2 ha or greater, provided that all components of the *On-site Sewage Disposal* system are located on the same proposed *Parcel* as the pre-existing residential *dwelling unit*.
- (c) to a *Parcel* being created:
  - i. to provide *highway* access by common lot;
  - ii. for installation of Public Utilities and related structures and equipment;
  - iii. for use as a surface parking lot, provided that a covenant in favour of the Regional District restricting the use to that purpose is registered against the land under Section 219 of the *Land Title Act*;
- (d) to a *Parcel* being created solely for use as an unserviced park.

## Community Sewer System

- 7.6 If a proposed subdivision requires installation of a new *Community Sewer System*, the *Owner's Engineer* is required to design the system in accordance with Sewage Collection, Treatment and Effluent Disposal Design Guidelines and Standards, as approved by the Manager, Environmental and Utility Services, in accordance with Section 6.2(c) of this bylaw, *MMCD* standards, the Public Health Act and regulations, or Environmental Management Act and the Municipal Wastewater Regulation (BC Reg 87/2012) or any other provincial legislation that may apply, for the collection, treatment and disposal of sanitary sewage, and good engineering practice.
- 7.7 If a proposed subdivision proposes connection to an existing *Community Sewer System*, the requirements of Part 5 apply.

## Discharge Restrictions

- 7.8 *Community Sewer Systems* shall not discharge effluent directly to a watercourse, except as approved by the Ministry of Environment, or as supported in an Electoral Area Liquid Waste Management Plan.

## Part 9. Assessment and Demonstration of Potable Water (for Independent On-site Water System)

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### Application and Exemptions

- BL680-01 9.1** Sections 9.2 through 9.19 do not apply:
- a) to a *Parcel* being created:
    - iv. to provide *highway* access by common lot;
    - v. for installation of Public Utilities and related structures and equipment;
    - vi. for use as a surface parking lot, provided that a covenant in favour of the Regional District restricting the use to that purpose is registered against the land under Section 219 of the *Land Title Act*;
  - b) to a *Parcel* being created solely for use as an unserviced park; or
  - BL680-01** c) to a *Parcel* being created that contains a pre-existing residential *dwelling unit* that is connected to and using a water source, provided that the owner has submitted documentation in the form of a statutory declaration accompanied by a surveyed site plan indicating that:
    - i. the water source meets current setback requirements, established by an enactment, from sources of contamination, and
    - ii. the water source is either:
      - A. located on the same *Parcel* as the pre-existing residential *dwelling unit*; or
      - B. located on Crown land along with all water system components, which have been approved or permitted by the Provincial authority.
      - BL680-01** C. and in the case of a surface water source, has been licensed by the Provincial authority for domestic use in a volume meeting the requirements of this bylaw.
  - d) to a vacant *Parcel* that is part of a boundary adjustment, provided that the vacant *Parcel* was created by subdivision after January 16, 2014.

### Independent On-site Water System

- 9.2** Where no *Community Water System* is available, and the proposed *Parcels* comply with Schedule A Levels of Service requirements, all new *Parcels* created by subdivision must be provided with an *Independent On-site Water System*.
- 9.3** The water source for an *Independent On-site Water System* must be:
- BL680-01** a) surface water from an intake in a water source that either has an existing license for domestic use issued by the Provincial Authority or is included on the List of Eligible Sources of the Ministry of Forests, Lands and Natural Resource Operations (or applicable Ministry at the time of application) that is current prior to issuance of final comments for the subdivision, or as provided in Schedule B attached to this bylaw;

## Subdivision Servicing Bylaw No. 680 Excerpts

- b) *Groundwater* from a Drilled Well; or,
  - c) *Groundwater* from a Shallow Well.
- 9.4** All Wells other than those identified in Section 9.1 c) and d) and related components of the *Independent On-site Water System* using *Groundwater* sources must:
- a) be on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required.
- 9.5** All components, including the intake, for an *Independent On-site Water System* using surface water sources must be:
- a) located on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required; or
  - b) located within easements that are a minimum of 6.0 m in width, provided that the delivery system from the surface water source to the *Dwelling Unit* is only for a single residential *Dwelling Unit*; or
  - c) installed under the applicable road or railway right of way to the *Parcel* boundary, if the *Parcel* is located across a road or railway line from the surface water source.
- 9.6** A person must not proceed to develop any water source or construct any water system until documentation for all information required under subsections 9.11 through 9.12 has been received and approved by the *Manager, Environmental and Utility Services* or his designate.
- 9.7** If the *Owner* is required under this bylaw to engage a *Qualified Professional*, a person must not commence any work, study or analysis related to the proposed development of an *Independent On-site Water System* without the involvement of a *Qualified Professional*.
- 9.8** Each *Independent On-site Water System* must be capable of providing, year round, at least 2,000 litres of *Potable Water* per day for each *Parcel* that includes, or can be reasonably expected in future to include, a residential *Dwelling Unit*, per each *Dwelling Unit*.
- 9.9** Each *Independent On-site Water System* must meet each of the water quantity and water quality requirements for the relevant subdivision type set out in Table 1.
- 9.10** For each existing and proposed *Independent On-site Water System* and especially where testing of the *Independent On-site Water System* indicates that treatment is required, the *Owner* must enter into a covenant under Section 219 of the Land Title Act in favour of the *Regional District*, in accordance with subsection 9.20, acknowledging that the quality and quantity of all water sources change over time and where treatment is required, to ensure suitable treatment systems are installed and maintained so that each *Dwelling Unit* is provided with *Potable Water*, and must register the covenant against the property title concurrently with the deposit of the plan of subdivision.

**Documentation Requirements**

## Subdivision Servicing Bylaw No. 680 Excerpts

- 9.11** The *Owner*, where proposing to develop an *Independent On-site Water System*, shall submit to the *Regional District* the following information:
- a) agent contact information if the *Owner* has hired an agent to develop an *Independent On-site Water System* on the *Owner's* behalf;
  - b) general information about the proposed subdivision or current phase of subdivision, as well as information about any plan for future phases of subdivision;
  - c) information about water supplies and sewage systems and any other potential sources of contamination (including, but not limited to underground storage tanks, car wrecks, manure piles, dead animal pits, privies, holding tanks, *highways*, and on-site sewerage systems, whether or not permitted or currently lawful) and plans showing these situated within 30 meters of the land being subdivided that could affect either the quantity or quality of water available to the subdivision;
  - d) information regarding the proposed water source for the subdivision or current phase of subdivision; and
  - e) plans showing, proposed water sources for the subdivision, and proposed subdivision layout.
- 9.12** All documentation submitted to the *Regional District* in connection with subsection 9.11, above must reflect conditions prevailing at the time of application for the subdivision.
- 9.13** The *Regional District* reserves the right to require information on a larger area than 30.0 meters, as specified in paragraph (c) of subsection 9.11, above, at the discretion of the *Manager, Environmental and Utility Services*, or his designate. If the *Manager, Environmental and Utility Services*, or his designate considers that soil conditions, aquifer sensitivity and potential sources of contamination warrant further consideration, the *Manager, Environmental and Utility Services*, or his designate may require further or additional information, including about an area beyond that specified in paragraph (c) of subsection 9.11 of up to 60 meters.

**Professional-Directed Approach (Qualified Professional)**

- BL680-01 9.14** The *Owner* shall engage a *Qualified Professional* to manage all aspects of developing an *Independent On-site Water System* on each proposed lot (this approach is referred to as the "Professional Directed Approach") if any of the following conditions apply:
- a) the proposed subdivision will result in three or more *Parcels*;
  - b) any of the proposed *Parcels* are less than 2 hectares in area;
  - c) the proposed subdivision is not located within an area indicated as being within a known aquifer, as identified on the *Mapping for Areas of Groundwater Concern* or Provincial aquifer mapping;
- BL680-01**

## Subdivision Servicing Bylaw No. 680 Excerpts

- d) the proposed subdivision is located within an area of concern for *Groundwater* issues as identified on the *Mapping for Areas of Groundwater Concern* that is current at the time of subdivision application;
- e) any proposed *Groundwater* source is within 30.0 m of any other existing groundwater source or source of potential contamination;
- d) the proposed water source is surface water;
- e) the source of water is a *Well Pit*;
- h) the proposed water source is a *Shallow Well* that the *Owner* intends to install without hiring a *Qualified Well Driller* or a *Qualified Pump Installer*;
- i) prior to commencing construction or testing, the *Qualified Well Driller* or *Qualified Pump Installer* engaged to provide a *Well* expects that drawdown interference, or water quality issues are likely to occur based on their personal knowledge of the area the *Well* is proposed; or
- j) the *Regional District* has requested a review of the information provided, as required in 9.12 above, by a *Qualified Professional*, and that professional recommends a professional-directed approach.

BL680-01

**Owner-Directed Approach**

- 9.15** If conditions described in subsection 9.14 do not apply, the *Owner* may direct the development of an *Independent On-site Water System* without engaging a *Qualified Professional* (this approach is referred to as the "Owner-Directed Approach") by hiring either a *Qualified Well Driller* or a *Qualified Pump Installer*. Having been retained by the *Owner* for this purpose, the *Qualified Well Driller* or *Qualified Pump Installer* must submit a copy of all *Well* reports together with the water quality analysis, indicating a *Potable Water* source, as required in the Water Sustainability Act to the *Comptroller* of Water Rights and to the *Manager, Environmental and Utility Services*, or his designate.
- 9.16** Notwithstanding Section 9.15, the *Regional District* may require the *Owner* to engage, at the *Owner's* cost, a *Qualified Professional* at any point during the testing and development of an *Independent On-site Water System* if any of the conditions described in Section 9.14 become apparent in the course of the procedures set out in this *Bylaw*.
- 9.17** If a *Qualified Professional's* involvement is required, the *Qualified Professional* retained to undertake the project shall provide written confirmation to the *Regional District* that:
- a) they have suitable training and experience in the discipline of Engineering or Geosciences including documentation that their registration with the Association of Professional Engineers and Geoscientists of BC is in a relevant area;
  - b) they are a member in good standing of the Association of Professional Engineers and Geoscientists of BC; and

## Subdivision Servicing Bylaw No. 680 Excerpts

c) they are familiar with this bylaw and in particular, without limitation, the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources; and will perform their work in accordance with the procedures set out in the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources.

**9.18** If the *Owner* appoints a substitute *Qualified Professional* during the process of developing the required *Independent On-site Water System*, the substitute *Qualified Professional* must immediately provide to the *Regional District* the written confirmation required by Section 9.17.

**9.19** If a *Qualified Professional* is required, the *Qualified Professional* must supervise all components of developing the *Independent On-site Water System* and the *Owner* must not commence any work, study or analysis related to the water system without the involvement of the *Qualified Professional*.

**Table 1: Requirements for Independent On-site Water System**

Subdivision Type	Groundwater Sources			Proof of Water Quality	Covenant
	Source Yield	Proof of Water Quantity	Drawdown Interference		
		Well Recovery			
Subdivisions qualifying for the <i>Owner-Directed Approach</i> as per Section 9.15.	A <i>Qualified Well Driller</i> or <i>Qualified Pump Installer</i> has performed a <i>Well</i> test and determined that the <i>Well</i> yield is 2,000 <i>liters/day</i> .	To be indicated on required <i>Well</i> logs.	N/A	A <i>Qualified Well Driller</i> or <i>Qualified Pump Installer</i> has sampled the <i>Well</i> water and submitted a sample to an accredited water testing laboratory for analysis of water quality which has then provided written confirmation that the water will be <i>Potable Water</i> as defined in this bylaw.	A covenant as per Section 9.20 has been placed on the property.

**Table 1: Requirements for Independent On-site Water System (cont'd)**

## Subdivision Servicing Bylaw No. 680 Excerpts

**Groundwater Sources**

<b>Subdivision Type</b>	<b>Source Yield</b>	<b>Well Recovery</b>	<b>Drawdown Interference</b>	<b>Proof of Water Quality</b>	<b>Covenant</b>
Subdivisions requiring a Professional-Directed Approach as per Section 9.14	A <i>Qualified Professional</i> has submitted written confirmation that the sustainable <i>Well</i> yield is at least <i>2,000 liters/day</i> .	A <i>Qualified Professional</i> has submitted written confirmation that <i>Well</i> recovery is adequate to support the intended use of the <i>Well</i> (minimum <i>2,000 L/day</i> ).	A <i>Qualified Professional</i> has submitted written confirmation that the operation of the proposed <i>Well</i> at the desired rate (minimum <i>2,000 L/day</i> ) will not: reduce the amount of available Water for any <i>Well</i> , within 250 m of the tested <i>Well</i> ; or result in changes to the water balance of the aquifer, considering cumulative impacts that could result in long-term environmental changes and/or reduced yield on a regional scale.	A <i>Qualified Professional</i> has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be <i>Potable Water</i> as defined in this bylaw when the recommended system is properly installed and operated.	A covenant as per Section 9.20 has been placed on the property

**Table 1: Requirements for Independent On-site Water Systems (cont'd)**

Surface Water Sources (only those included on the List of Eligible Sources)

Subdivision Type	Water Quantity	Water Quality	Covenant on Title
All types of subdivision.	The <i>Owner</i> submits an undertaking from a solicitor that a suitably worded Section 219 covenant will be registered on title, at the <i>Owners</i> cost, that any lots created with a surface water source will not be used for residential purposes until the <i>owner</i> has provided a copy of an issued license to the <i>Regional District</i> .	A <i>Qualified Professional</i> has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be <i>Potable Water</i> as defined in this bylaw when the recommended system is properly installed and operated.	A covenant as per Section 9.20 has been placed on the property.

**Section 219 Covenant**

**9.20** An *Owner* is required to enter into a covenant under this Part pursuant to Section 219 of the *Land Title Act*, for all existing and proposed *Independent On-site Water Systems*. The covenant must be registered in the Land Title Office against the title to the land subject to the proposed subdivision. The covenant shall include an acknowledgement that the quality and quantity of a water source may change over time. The covenant may include such prohibitions, restrictions and requirements as a condition of subdivision, use, building, or, in relation to a *parcel*, transfer, as required by the *Manager, Environmental and Utility Services*, or his designate; provisions for conditions for reimbursement by the *Owner* for any expenses that may be incurred by the *Regional District* as a result of any breach of the covenant; and without limitation, any or all of the following conditions:

- (a) proper installation and maintenance of a pump by a *Qualified Pump Installer*;
- (b) submission of a *Well* report and water quality analysis by a *Qualified Pump Installer* to the *Manager, Environmental and Utility Services*, or his designate and to the *Comptroller of Water Rights*;
- (c) construction and maintenance of any and all water system infrastructure in a safe and sanitary manner and in compliance with applicable enactments of the *Regional District, Province of British Columbia, and Canada*;

## Subdivision Servicing Bylaw No. 680 Excerpts

- (d) installation and maintenance of effective cross-connection control;
- (e) completion of system disinfection prior to use and as may be necessary or recommended for safety and sanitation;
- (f) installation of a water system and any components of a water system as may be recommended by the *Qualified Professional*, to ensure that the water supplied through the system and its components is *Potable Water*;
- (g) confirmation through water quality testing that the water is *Potable Water*;
- (h) a water licence for surface water sources;
- (i) irrigation conditions, restrictions and requirements; and
- (j) obligations of the *Owner* to ensure ongoing monitoring, maintenance, inspection, repair and replacement of water systems and components so that the water supplied is *Potable Water*.

## Schedule A - Levels of Service

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- BL680-01 A.1** All properties to be subdivided proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System are to be a minimum of 1.0 Ha. in size, unless a smaller *parcel* size is permitted in Zoning regulations.

### A.2 Level of Service Table

The minimum level of servicing required is on-site sewage disposal and independent on-site water system unless a property is subject to an Official Community Plan (OCP), in which case the following applies:

OCP Designation	Water Requirement	Sewer Requirement
Village Centre	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Primary Settlement	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Secondary Settlement	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Town Centre Commercial	<i>Community Water System</i> '	<i>Community Sewer System</i>
Commercial Designations	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Industrial Designations	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Comprehensive Development Designations	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Medium Density Residential	<i>Community Water System</i>	<i>Community Sewer System</i>
Resort	<i>Community Water 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 in accordance with the Sewerage System Regulation pursuant to the Public Health Act, and an *Independent On-site Water System* may be utilized only where there is no *Community Water System*.

# On-site Sewerage System Feasibility Report for Subdivision

Lot 3, Section 35, Township 25, Range 21, W5M, Kootenay Land District Plan  
NEP87559  
PID: 027-658-058  
Campbell Rd



Lot 6/7/8 upper plateau view.

Prepared by Monroe Hunsicker ROWP  
Fairmont Construction Limited  
4865 Floyd Road  
Invermere, BC V0A 1K2

## On-Site Wastewater System Feasibility Report

Date: September 13, 2023

**FILE #2023-03584**

**Campbell Rd**

In regard to the proposed subdivision of *Lot 3, Section 35, Township 25, Range 21, W5M, Kootenay Land District Plan NEP87559* for File #2023-03584 please accept this summary of the collected information to demonstrate suitable area for conventional on-site sewage disposal system(s) on proposed Lot(s) 5, 6, 7, 8, and Remainder of the above-mentioned property to satisfy the conditions for those parcels of the five lot subdivision.

Please note that soils analysis and calculations are based on the Ministry of Health “Sewerage System Standard Practice Manual”, Version 3 dated September 2014. The daily effluent discharge calculations for each proposed lot is based on a 4-bedroom house using a Type 1 System with slopes under 15% as per the Interior Health Subdivision Guidelines dated November 2022. For the purpose of this report, the proposed subdivision has been labeled on the attached drawings as Lot 5, Lot 6, Lot 7, Lot 8, and Remainder.



## Lot 5



Typical soil structure observed on all lots

### Soil Conditions

Soil conditions on **Lot 5** are Sandy Loam, Beige in color. Shrub roots reach down to 20cm. The soil on lot 5 is granular and friable. The soil, drainage and vertical separation are adequate for a type 1 onsite sewerage system.

### Percolation Results

**Lot 5** is 1.31 acres with a 3% slope at the proposed dispersal areas. The soil percolation is 10 minutes per inch in both percolation tests.

### Methodology and Calculations

The area of **Lot 5** is 1.31 acres. The identified dispersal areas (see attached sketch) have a calculated ground Hydraulic loading rate of  $27 L$  per square meters per day for both lots. Minimum AIS is  $59m^2$ . **Lot 5** has an average percolation rate of 10 minutes per inch. The minimum linear loading rate is  $70L/D/m$  based on slope and percolation rate. The minimum length of field is therefore calculated to be  $23m$ . The dispersal field layout of **Lot 5** consists of a  $5m \times 23m$  area for both the Primary field and Reserve field. **The final AIS for each of the Primary and Reserve fields on Lot 5 is  $69m^2$ .**

### Water table

**Lot 5** has a water table of  $>60$  ft (1828cm). There are no other observed restrictive layers.



## Lot 6



Soil sample lot 6

### Soil Conditions

Soil conditions on **Lot 6** is Loamy Sand with gravel, brown in color with slight red tone. Shrub and tree roots reach down to 30cm. The soil on **lot 6** is single grain and friable. The soil, drainage and vertical separation are adequate for a type 1 onsite sewerage system.

### Percolation Results

**Lot 6** is 1.65 acres with a 2% slope at the proposed dispersal areas. The soil percolation is 8 minutes per inch in both percolation tests.

### Methodology and Calculations

The area of **Lot 6** is 1.65 acres. The identified dispersal areas (see attached sketch) have a calculated ground Hydraulic loading rate of  $27 L$  per square meters per day for both lots. Minimum AIS is  $59m^2$ . **Lot 6** has an average percolation rate of 8 minutes per inch. The minimum linear loading rate is  $70L/D/m$  based on slope and percolation rate. The minimum length of field is therefore calculated to be  $23m$ . The dispersal field layout of **Lot 6** consists of a  $5m \times 23m$  area for both the Primary field and Reserve field. **The final AIS for each of the Primary and Reserve fields on Lot 6 is  $69m^2$ .**

### Water table

**Lot 6** has a water table of  $>70$  ft (2133cm). There are no other observed restrictive layers.



## Lot 7



Lot 7 upper section

### Soil Conditions

Soil conditions on **Lot 7** are Sandy Loam, brown in color. Shrub and tree roots reach down to 25cm. The soil on **Lot 7** is Single Grain and friable. The soil, drainage and vertical separation are adequate for a type 1 onsite sewerage system.

### Percolation Results

**Lot 7** is 1.97 acres with a 3% slope at the proposed dispersal areas. The soil percolation is 10 minutes per inch in both percolation tests.

### Methodology and Calculations

The area of **Lot 7** is 1.97 acres. The identified dispersal areas (see attached sketch) have a calculated ground Hydraulic loading rate of 27 L per square meters per day for both lots. Minimum AIS is 69m<sup>2</sup>. **Lot 7** has an average percolation rate of 10 minutes per inch. The minimum linear loading rate is 70L/D/m based on slope and percolation rate. The minimum length of field is therefore calculated to be 23m. The dispersal field layout of **Lot 7** consists of a 5m x 23m area for both the Primary field and Reserve field. **The final AIS for each of the Primary and Reserve fields on Lot 7 is 69m<sup>2</sup>.**

### Water table

**Lot 7** has a water table of >70 ft (2133cm). There are no other observed restrictive layers.



## Lot 8



Lot 8 upper section

### Soil Conditions

Soil conditions on **Lot 8** are Sandy Loam, brown in color, lighter brown starting at 70cm depth. Shrub roots reach down to 25cm. The soil on lot 8 is Granular and friable. The soil, drainage and vertical separation are adequate for a type 1 onsite sewerage system.

### Percolation Results

**Lot 8** is 2.03 acres with a 3% slope at the proposed dispersal areas. The soil percolation is 10 minutes per inch in both percolation tests.

### Methodology and Calculations

The area of **Lot 8** is 2.03 acres. The identified dispersal areas (see attached sketch) have a calculated ground Hydraulic loading rate of  $\frac{27 L}{m^2}$  per square meters per day for both lots. Minimum AIS is  $59m^2$ . **Lot 8** has an average percolation rate of 10 minutes per inch. The minimum linear loading rate is  $\frac{70L}{D/m}$  based on slope and percolation rate. The minimum length of field is therefore calculated to be 23m. The dispersal field layout of **Lot 8** consists of a  $5m \times 23m$  area for both the Primary field and Reserve field. **The final AIS for each of the Primary and Reserve fields on Lot 8 is  $69m^2$ .**

### Water table

**Lot 8** has a water table of >70 ft (2133cm). There are no other observed restrictive layers.



## Remainder



### Soil Conditions

Soil conditions on **Remainder** are fine sand, light brown in color. Shrub and tree roots reach down to 30cm. The soil on Remainder is granular and friable, slightly hard at 110cm depth. The soil, drainage and vertical separation are adequate for a type 1 onsite sewerage system.

### Percolation Results

**Remainder** is 46.21 acres with a 1% slope at the proposed dispersal areas. The soil percolation is 8 minutes per inch in both percolation tests.

### Methodology and Calculations

The area of **Remainder** is 46.21 acres. The identified dispersal areas (see attached sketch) have a calculated ground Hydraulic loading rate of 27L per square meters per day for both lots. Minimum AIS is 59m<sup>2</sup>. **Remainder** has an average percolation rate of 8 minutes per inch. The minimum linear loading rate is 70L/D/m based on slope and percolation rate. The minimum length of field is therefore calculated to be 23m. The dispersal field layout of **Remainder** consists of a 5m x 23m area for both the Primary field and Reserve field. **The final AIS for each of the Primary and Reserve fields on Remainder is 69m<sup>2</sup>.**

### Water table

**Remainder** has a water table of >60 ft (1828cm).



## Conclusion

As the Authorized Person for this site evaluation, I confirm that the proposed parcels have adequate area with less than 15% slope for two (2) suitable dispersal areas for each proposed lot which are acceptable for subdivision, that when used for on-site sewerage disposal will not create a health hazard and meets the requirements of the Ministry of Health “Sewerage System Standard Practice Manual” dated September 2014 and the Interior Health Subdivision Guidelines dated November 2022.

Should you have any questions, please contact the undersigned.

Signed,



Monroe Hunsicker, ROWP-OW0496  
Fairmont Construction Limited  
4865 Floyd Road  
Invermere, BC V0A 1K2  
250-347-6361 [fairco@shaw.ca](mailto:fairco@shaw.ca)

**Onsite Wastewater System Feasibility Report**

Lot 3, Section 35, Township 25, Range 21, W5M,  
Kootenay Land District Plan NEP87559

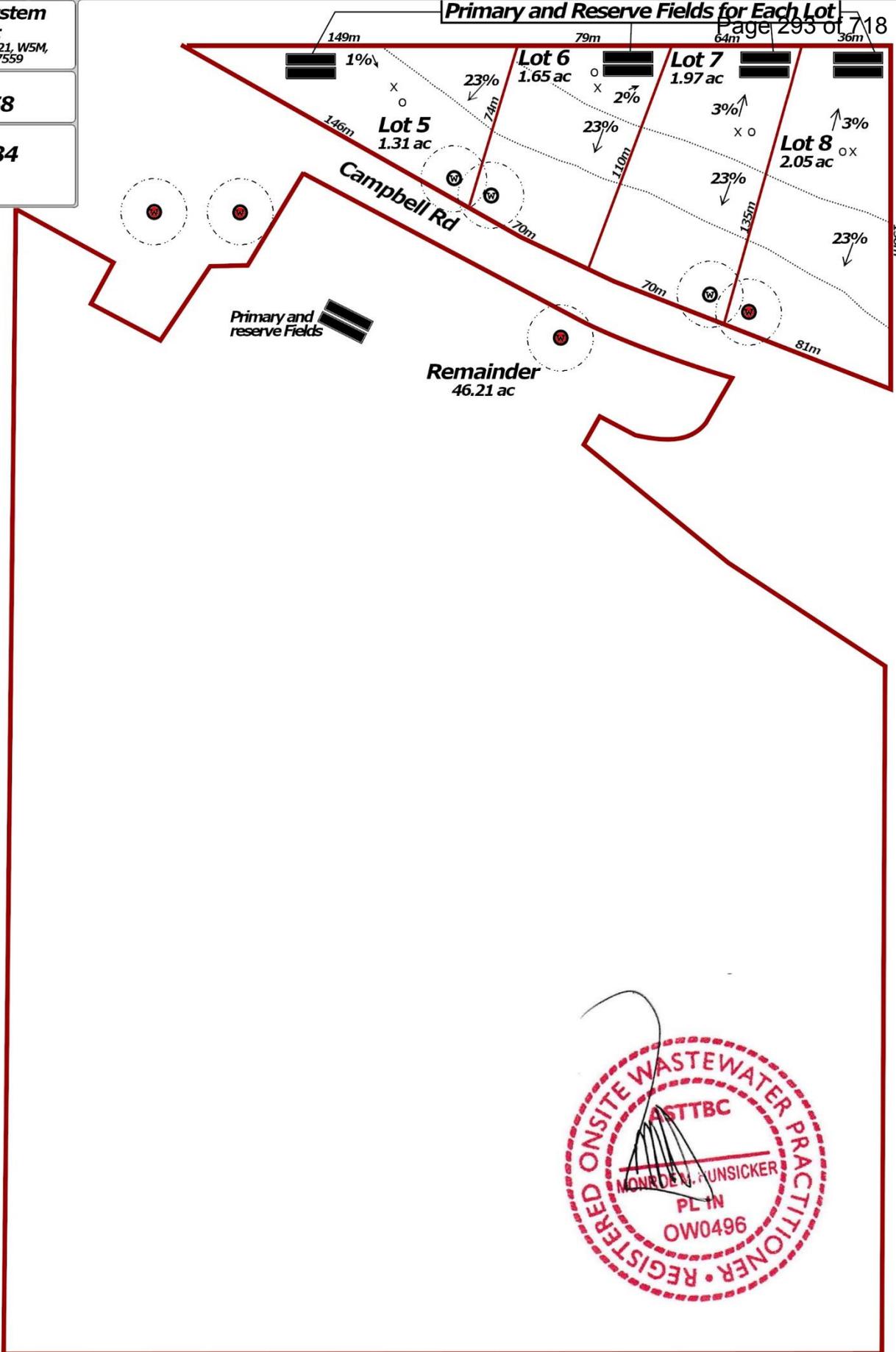
**Primary and Reserve Fields for Each Lot**

Campbell Rd

**PID: 027-658-058**

**File #2023-03584**

September 13, 2023



Legend: x - Percolation Test    o - Observation Pit    W - Existing Well    W - Proposed Well

**Fairmont Construction Ltd.**  
4865 Floyd Rd. Invermere BC V0A 1K2



Drawn by: Monroe Hunsicker Jr.  
Approved: Monroe Hunsicker SR. ROWP

**Ken Gobeil**

---

**From:** Ely, Anita [IH] <Anita.Ely@interiorhealth.ca>  
**Sent:** June 3, 2024 6:14 PM  
**To:** Ken Gobeil  
**Subject:** IH Response: Development Variance Permit Referral - DVP680-07A  
**Attachments:** DVP680-07A\_Maps\_Plans\_Photos.pdf

Hello Ken,

Thank you for the opportunity to provide comments on this referral. My apologies that it has taken me so long to respond.

My understanding is this is an application to vary the Subdivision and Development Services bylaw requirement of 1-hectare minimum parcel size for onsite sewerage and drinking water servicing with the intention to subsequently submit a subdivision application. Currently the subdivision proposal is to create four lots ranging in size from 0.6 – 0.9 ha plus a large remainder (18.7 ha) serviced by onsite drinking water and sewerage. I recommend not approving this variance and maintaining the 1-hectare minimum parcel size.

From a public health perspective we are interested in what a proposed property can support from a long-term sustainable, self-sufficiency standpoint for sewerage disposal and drinking water taking into account the other potential uses as a parcel is fully developed (e.g. building site, services, driveway, right-of-ways, workshop, etc.). One-hectare is the guideline minimum parcel size used to achieve sustainable, self-sufficient parcels well into the future. Depending on the degree to which site conditions (slope, surface and ground water and soil type, etc.) constrain the suitability of the land for onsite sewerage systems 1-hectare may be more or less than the amount of land needed. The more site constraints the more challenging and expensive it is to service the parcel.

It is also important to consider the location of any new residential development in the broader rural community setting. Maintaining 1-ha minimum parcel size in rural areas supports guiding density toward settlement areas which have community amenities and utilities and protecting larger parcels for resource and agriculture. Having residential development located in closer proximity to daily destinations supports economies of scale, achieving community greenhouse gas emission reduction targets, physical health of community members and decreased risk of exposure to wildfire. Larger parcels tend to require less complex, costly sewerage systems, which contributes to lower cost for housing.

It appears significant portions of the land on each proposed parcel has slopes large enough to not be suitable for onsite sewerage systems; although, the two proposed layouts provided depict considerably different percent slopes across all proposed parcels. The proposed septic fields for three lots are distant, upslope from the proposed building sites and appear to be difficult to access. These site constraints suggest 1-hectare (or even larger) is a reasonable minimum size. This is the reason that I recommend not approving the development variance permit (DVP) application. If the Board is considering approving this DVP, I recommend requiring a more thorough site assessment.

Note, if the DVP were to be approved, a subdivision application submitted and *if* a subdivision referral were sent to us (IH) for review, we would request the Authorized Person provide the information listed in the IH [Subdivision Report Criteria](#). We would base our recommendation to the Subdivision Approving Officer on each parcels' ability to have a primary and secondary dispersal field for minimum of 1600 litres per day of effluent in a Type 1 system. This is our minimum standard. Our position is that if a proposed parcel can't achieve this then it should not be created, and that larger parcels are more sustainable and self-sufficient. It is prudent to plan toward larger rather than smaller parcels.

Thank you,

**Anita Ely** (she, her, hers)

Specialist Environmental Health Officer  
Healthy Community Development

Salmon Arm Health Centre  
851 16<sup>th</sup> St NE, Box 627, Salmon Arm, BC V1E 4N7

**c:** 250-253-3679

**e:** [anita.ely@interiorhealth.ca](mailto:anita.ely@interiorhealth.ca)



[www.interiorhealth.ca](http://www.interiorhealth.ca)

Interior Health



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**Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.**

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## Interior Health

October 25, 2023

Ken Gobeil, Senior Planner and Christine LeFloch, Planner III  
Columbia Shuswap Regional District  
555 Harbourfront Drive NE, PO Box 978  
Salmon Arm, BC, V1E 4P1

Sent via email: [plan@csrd.bc.ca](mailto:plan@csrd.bc.ca)

Dear Ken Gobeil and Christine LeFloch:

**Re: Electoral Areas B, C, D, E, F, G Secondary Dwelling Units and Accessory Building Projects**

Thank you for the opportunity to provide comments on the Secondary Dwelling Units and Accessory Building Projects. I understand there are numerous proposed changes to nine zoning bylaws and three Official Community Plans in order to increase the opportunities for secondary dwelling units in all residential zones across most of the CSRD region. The intent is to increase the diversity of the housing stock and number/proportion of affordable dwelling units, which have been identified as needs in recent housing needs assessments. However, we know that in order to provide healthy housing options at a community level, consideration must also be given to protection from environmental hazards and location within the community. The location of housing, in particular, has a ripple effect on many other aspects of health and wellbeing in the community. We wholeheartedly support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. As such, I recommend directing infill development toward settlement areas with community utility servicing (or potential for) and creating policies and processes that ensure self-sufficiency of parcels with onsite servicing.

**Balancing Aspects of Healthy Housing:**

Housing is a key determinant of health. The research compiled by the BC Centre for Disease Control in the [Healthy Built Environment Linkages Toolkit](#) shows housing has a significant influence on our physical and mental health, social well-being, and indirectly influences our ability to achieve what we need to live a healthy life. **Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. In rural settings, due to typically longer travel distances and onsite servicing, the location of housing has an effect on a**

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community's ability to achieve sustainability and climate change goals. Quality in rural settings includes considering water and wastewater servicing. Disease causing micro-organisms and environmental chemical contaminants, such as nitrates and phosphates, from onsite sewerage sources can/do cause negative impacts to the environment and health. As development density increases the likely cumulative impact of wastewater from onsite systems increases. Healthy housing in rural settings in large part is about balancing the density of development.

We advocate the most appropriate location for increasing development density is toward areas, which are serviced by community water and/or wastewater systems, or for which there are plans or visioning for community services. As density increases community systems become most appropriate for servicing, and to be feasible they need to reach adequate economies of scale. Guiding development toward clusters of development (settlement areas) will help to achieve necessary economies of scale. In addition, when housing is located near daily destinations and amenities (e.g. schools, workplaces and food retail/commercial areas) transportation costs are less, and less greenhouse gas is emitted for daily travel.

The CSRD Electoral Area F (North Shuswap) OCP is a good healthy planning practice example of a rural OCP because it includes a vision of sustainability and clustering development:

“Along the shoreline of Shuswap Lake rural landscapes will predominate, separated by village-like settlements.”

In addition:

“The long-term sustainability of Shuswap Lake is vital... we are fully committed to making choices that protect the quality of the Lake...”

Directing (infill) development toward village-like settlements enables many community goals to be achieved. For example, it minimizes greenhouse gas emissions. Objective 3 in section 2.3 Climate Change suggests to “consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.” Less people would live in wildfire and flood interface areas, which are safety concerns. Section 11.1 General Land Use in the Managing Growth chapter summarizes this well:

“By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.”

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This statement is followed-through with objective 2: “direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.” I strongly recommend following healthy public policies, such as these Area F sustainability and clustering development policies.

### Wastewater Servicing:

My understanding is the changes to the Zoning bylaw would allow the following secondary dwelling units (SDU) for various parcel sizes with onsite water and wastewater servicing.

Parcel Size with Onsite Servicing	Secondary Dwelling Regulation
<0.4 ha	1 attached <u>or</u> 1 detached SDU
>0.4 ha	1 attached <u>and</u> 1 detached SDU
>20 ha	1 attached SDU per single detached dwelling

These minimum parcel sizes do not go against the BC *Sewerage System Regulation* [B.C. Reg. 326/2004] (SSR) or the BC Sewerage System Standard Practice Manual. One hectare (2.5 acres) minimum parcel size is used as a *guideline* minimum size. For most scenarios this amount of land, regardless of site constraints (e.g. amount of sewage generated, slopes, surface water, etc), is likely sufficient to maintain appropriate distances between sewage and water sources. This protects health and allows simpler, more affordable onsite sewerage systems to be constructed well into the future. The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the *immediate needs* of the development (amount of wastewater generated by proposed house, business, etc) needs to be considered (i.e. there is no legislated requirement to ensure there is land suitable for a back-up dispersal area in the future). It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. As parcel size goes down and/or density goes up there is greater potential for negative environmental health impacts from over-developing a lot (or multiple lots in a rural neighbourhood). Since 2006 when the 1-hectare minimum parcel size guideline came into practice, managing/ensuring the self-sufficiency of rural parcels has been less resource intensive because less technical review is required because 1-hectare is usually sufficient space.

Also of note when considering possible impacts from infill of rural parcels is that for several decades technical reviews of residential subdivision proposals have used the estimated amount of daily sewage produced by a 4-bedroom, single family residence as a standard. Adding a

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secondary and/or accessory dwelling(s) may (likely?) increase the daily amount of sewage produced to more than a 4-bedroom house, and decrease the amount of land available for a back-up sewage dispersal field (e.g. footprint of accessory dwelling and parking). Meaning, more sewage added to the system than for which it was designed, which would increase the likelihood it would malfunction and cause an immediate health hazard, and fewer options on the parcel for a replacement system to correct a health hazard.

We support achieving the right balance between reducing barriers for diverse housing units and protecting environmental health from sewage contamination. As parcel size decreases and density increases more technical review and administrative oversight is needed to ensure long-term sustainability of onsite sewerage servicing. **As such, I recommend with respect to sewage servicing the following:**

- Guide infill development more toward areas with existing or planned community drinking water and/or sewer systems, particularly those owned and operated by CSRD (good governance);
- Create policy or practices that require prior to approving any proposed new development or use technical review and confirmation of self-sufficiency of the subject parcel in terms of onsite sewerage servicing (i.e. primary *and back-up* areas); especially, any parcels less than 1-hectare in size. For example, require as development permit area or building inspection criteria a compliance inspection from an Authorized Persons under SSR which identifies/confirms a back-up area.

Absolute minimum parcel size with onsite sewerage servicing is the size needed for primary and secondary (back-up) sewerage dispersal areas taking into account all uses of the property. If the land available for a back-up dispersal field is very limited then require the identified land to be protected by a covenant that would prevent it from being used for any purpose that would prevent it from being used as a sewerage dispersal field in the future (e.g. building, swimming pool, parking, driveway – anything that compacts the soil).

### **Drinking Water Servicing:**

The BC Drinking Water Protection Act (DWPA) applies to all water systems serving two or more connections. Despite this, Interior Health, by policy as a resource decision, generally does not engage owners of secondary rental suites and carriage homes with permitting. Note: we always investigate complaints. Regardless of whether the DWPA is administered for these very small

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water systems, the Health Hazards Regulation (HHR) requires landlords to provide potable water to tenants: Section 7 (2):

“A landlord must not rent a rental unit that is not connected to a water supply system unless the landlord can provide the tenant with a supply of potable water for domestic purposes.”

The DWPA defines potable water as “... water provided by a domestic water system that

- (a) meets the standards prescribed by regulation, and
- (b) is safe to drink and fit for domestic purposes without further treatment”.

It is well known that small water systems often are not able to provide safe, reliable drinking water. The burden of legislative requirements, which are based on what is needed to provide potable water, cause small water systems to be unsustainable. For more detailed information about the challenges faced by small water systems in providing potable water and meeting legislative requirements see [Section 7: Small Systems of PHO Report \(2015\)](#) (page 82 of pdf). In August 2013 the Union of BC Municipalities Small Water System (SWS) Working Group released [‘Recommendations for Addressing Key Small Water System Challenges’](#). Challenge #1 is about how different sizes and types of systems face different challenges, and the committee recommends:

“any changes [to SWS categories and regulatory requirements] should be... well thought-out... so that they do not inadvertently make the SWS situation worse by furthering the proliferation of unsustainable SWS...”

Challenge #3 states “the creation of new SWS should be based on their ability to be sustainable...” Further, this working group states:

“reducing regulatory oversight for SWS... may encourage the proliferation of new unsustainable SWS... It will be critical to ensure that when a new system is created, whether through subdivision or other means, it is created based on the principles of sustainability.”

One of the recommendations for controlling the creation of small unsustainable water systems is “encourage cooperation, amalgamation or expansion of existing systems to build economies of scale within systems as an alternative to creating new systems.”

Increasing the number of housing units per parcel serviced by onsite drinking water (e.g. well or surface water source) would also increase the number of very small potentially unsustainable

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water systems that would face challenges in providing potable water. **With this in mind I recommend with respect to drinking water servicing the following:**

- Guide infill development more toward areas with community drinking water systems, particularly those owned and operated by CSRD.
- Limit multiple dwellings on the same property to properties serviced by a water system which is providing potable water. This will help to address the issues of housing, provision of safe water, and water sustainability through economies of scale.
- Create policy or practices that require prior to approving any proposed new development or use confirmation potable water will be provided.

Lastly, I wish to inform you that we are aware the Ministry of Health is currently advocating with their provincial government agency partners, including the Ministry of Housing, to address long running challenges stemming from legislation on 'micro' water systems. We are supporting this work and advocating for clarification on the goals and objectives to ensure safe, sustainable drinking water for all citizens, including in rural settings, through our involvement on the Health Authority Drinking Water Operations Work Group (provincial level working group with reps from each health authority). We are hopeful more direction from the Province will be provided soon with regards to balancing the need for housing units with the need for safe, reliable water and achieving regulatory requirements.

In conclusion, we recognize healthy housing as a very important determinant of health outcomes. Healthy housing is about affordability, suitability, quality and location. We appreciate in rural settings the already complex issue of housing is made more complex with travel distances and onsite/small system sewage and drinking water servicing. We support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. The wording of the draft Zoning bylaw does not cause contravention of Provincial legislation with respect to sewerage and drinking water. Listed above are recommendations to mitigate potential health hazards for infill development serviced by onsite systems. Our main recommendation is to guide infill development toward areas that have, or plan to have, community water and/or wastewater systems, especially those owned and operated by CSRD or member municipalities.

Should you have any questions please don't hesitate to call me at 250-253-3679 or email me at [anita.ely@interiorhealth.ca](mailto:anita.ely@interiorhealth.ca).

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Sincerely,

A handwritten signature in black ink that reads 'A. Ely'.

Anita Ely, BSc, BTech, CPHI(C)  
 Specialist Environmental Health Officer  
 Healthy Communities, Healthy Families

AE/ae

**Resources:**

BC Centre for Disease Control. Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2018. <http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit> .

Drinking Water Protection Act [SBC 2001] Chapter 9. [Drinking Water Protection Act \(gov.bc.ca\)](http://www.gov.bc.ca/drinking-water-protection-act). (See 'water supply system' definition).

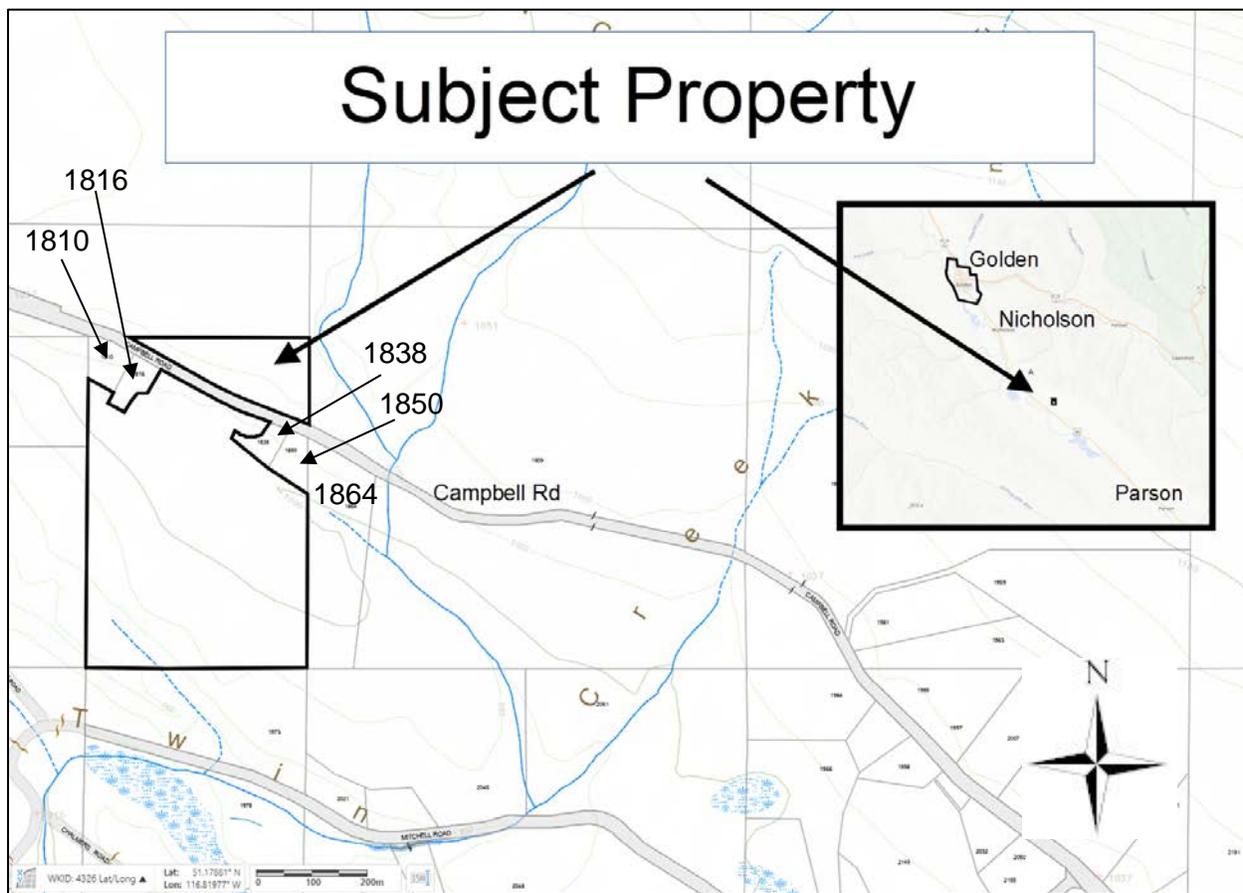
Health Hazards Regulation [B.C. Reg. 216/2011]. [Health Hazards Regulation \(gov.bc.ca\)](http://www.gov.bc.ca/health-hazards-regulation) (See Section 7).

Office of the Provincial Health Officer. Progress on the Action Plan for Safe Drinking Water in British Columbia 2015. [pho-drinkingwater2015-web.pdf \(gov.bc.ca\)](http://www.gov.bc.ca/pho-drinkingwater2015-web.pdf). (See Section 7: Small Systems starting page 82 of pdf).

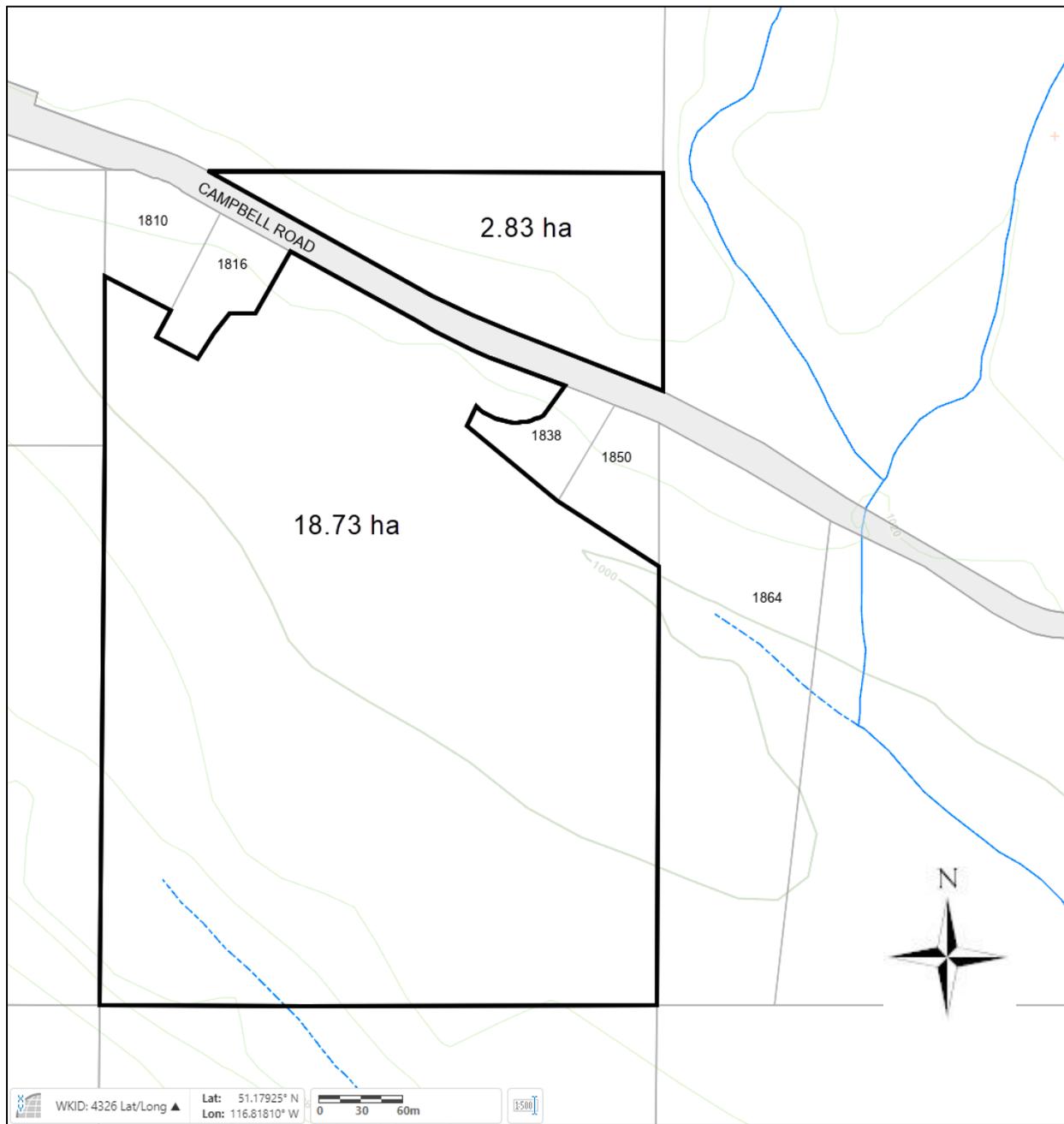
Union of BC Municipalities Small Water System Working Group. Recommendations for Addressing Key Small Water System Challenges (August 2013). [Microsoft Word - UBCM Recommendations Paper Track Changes Dec 8.doc](http://www.ubcm.ca/recommendations-paper-track-changes-dec-8.doc)

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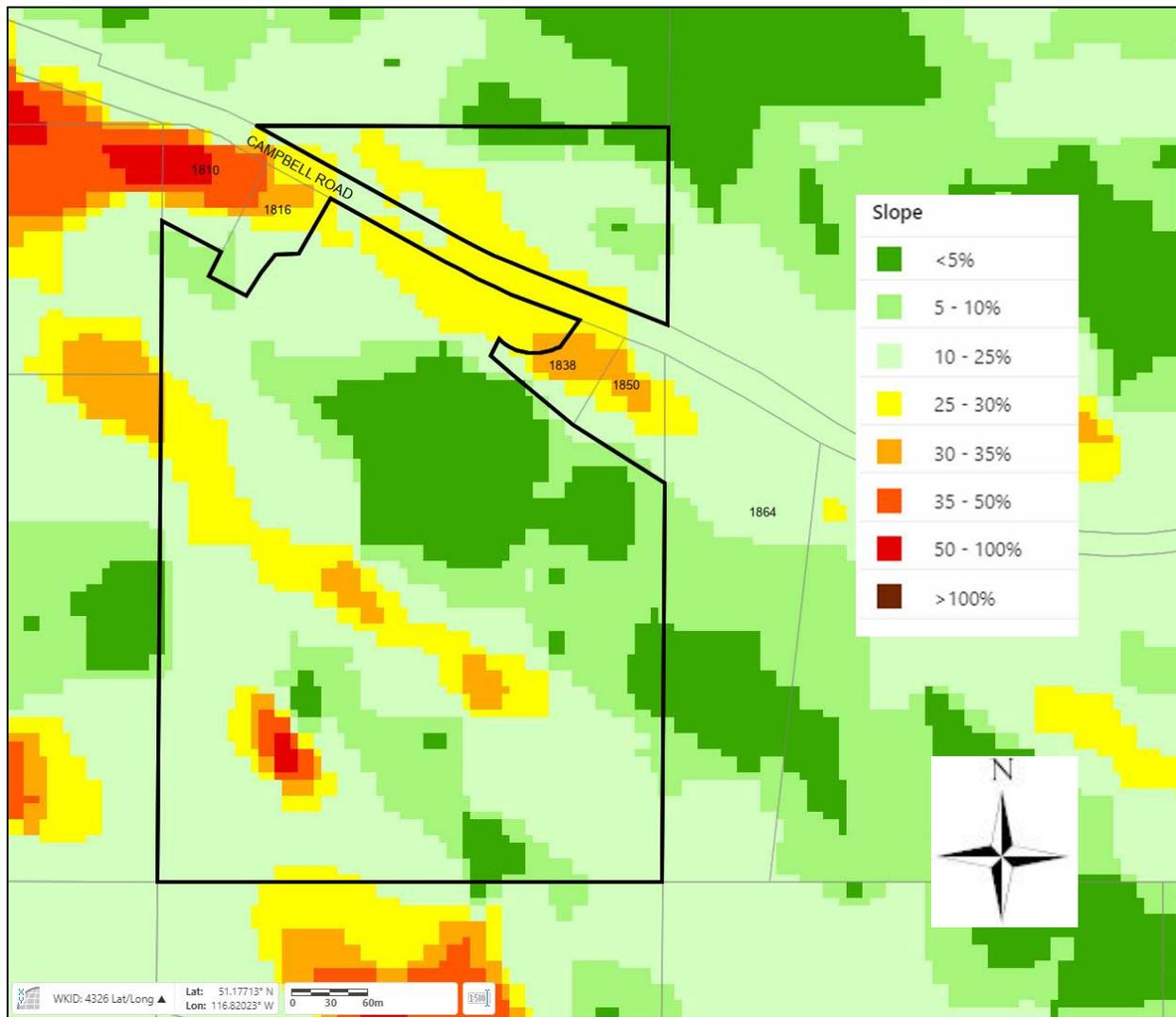
Location:



# Subject Property Size (CSRD Mapping)



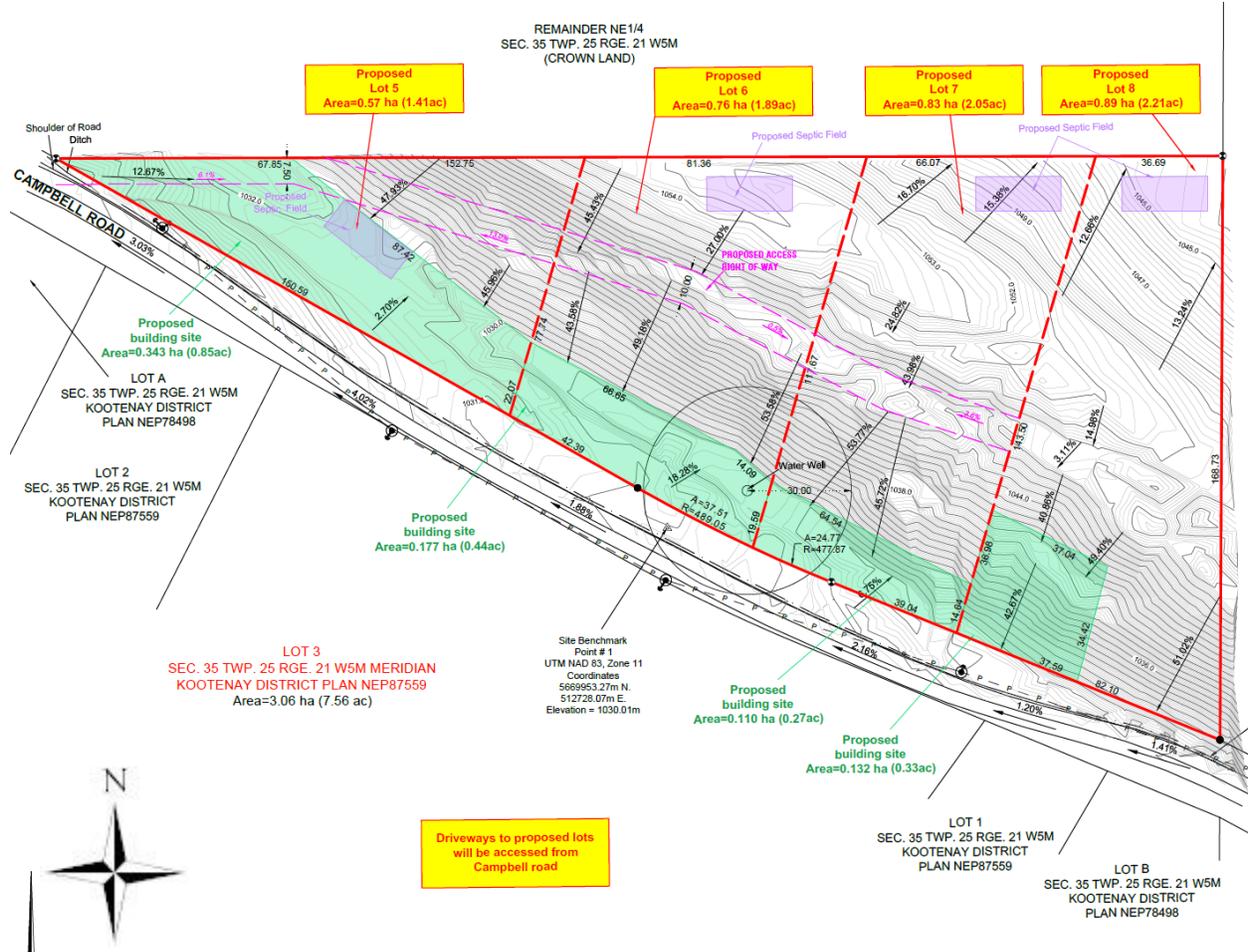
# Slope



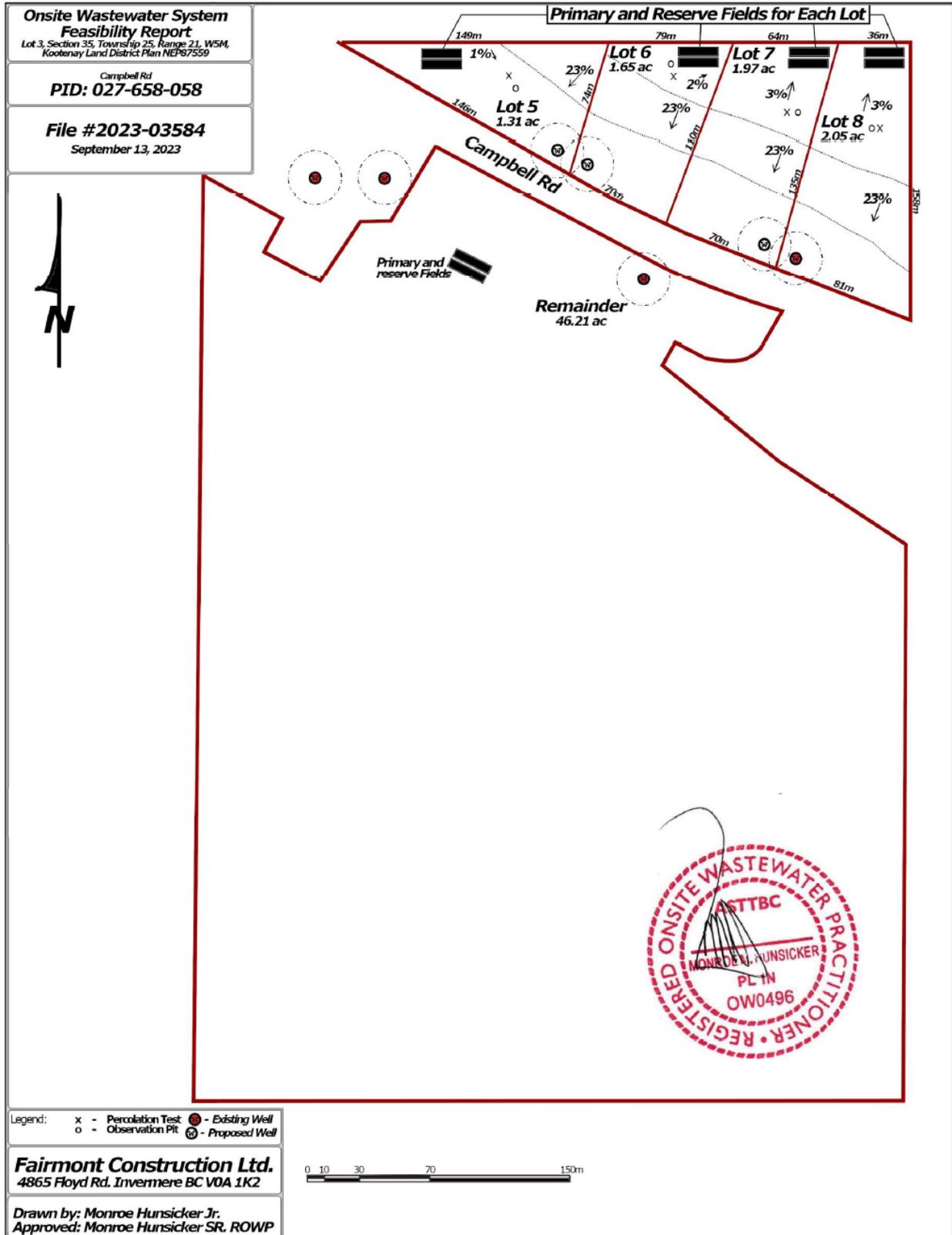
# Orhtophoto - CSRD 2023



# Proposed Subdivision



# Site Plan – Onsite Wastewater Feasibility Report



# Photos – North of Campbell Rd

## Sewerage Feasibility Report



Photo – South of Campbell Rd (Remainder Lot)

Sewerage Feasibility Report





# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area G: Development Variance Permit No. 680-08G
- DESCRIPTION:** Report from Ken Gobeil, Senior Planner, dated June 6, 2024.  
1516 Blind Bay Rd, Sorrento.
- RECOMMENDATION:** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-08A for Lot A Section 15 Township 22 Range 11 West of the 5th Meridian Kamloops Division Yale District Plan 37477 (PID 005-489-903) to vary Section 9.5 b) of Subdivision Servicing Bylaw No. 680 as follows:
1. Reduce the width of an easement for components of a delivery system from a surface water source from 6 m to 3 m, and,
  2. Increase the number of water systems that can be placed in an easement from one to two water systems,
- for components of two water delivery systems for a surface water source serving a two-lot subdivision contained in a conduit pipe that is directionally drilled under the eastern side of Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP62863 (PID 024-273-627),
- be approved this 20<sup>th</sup> day of June 2024.
- Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The owner of 1516 Blind Bay Rd is proposing to subdivide a 1 ha lot on the northeastern corner of the 7.89 ha property. The owner proposes that each lot utilize Shuswap Lake as the water source to serve the subdivision. Section 9.5 of the Subdivision Servicing Bylaw requires that components of a delivery system for a surface water source (waterlines) between a proposed lot and an off-site surface water source are located in a 6 m wide easement for each water system. Therefore, two 6 m easements would be required for this subdivision. The owner is applying for a Development Variance Permit to place the components of the two surface water systems serving both lots in a shared 3 m easement between 1516 Blind Bay Rd over 1533 Blind Bay Rd to Shuswap Lake. The components of the two water systems proposed are to be installed in a single conduit pipe that is directional drilled in the proposed easement. No open excavation is proposed on 1533 Blind Bay Rd for the installation of the water systems.

## BACKGROUND:

ELECTORAL AREA:  
G

## LEGAL DESCRIPTION:

Lot A Section 15 Township 22 Range 11 West of the 5th Meridian Kamloops Division Yale District Plan 37477 (PID 005-489-903)

## PID:

005-489-903

## CIVIC ADDRESS:

1516 Blind Bay Rd

## SURROUNDING LAND USE PATTERN:

North = residential (Lakefront residential)

South = residential (mobile home park)

East = residential

West = residential

## CURRENT USE:

Vacant

## PROPOSED USE:

Residential Subdivision

## PARCEL SIZE:

7.89 ha (19.5 acres)

## PROPOSED PARCEL SIZE:

Lot 1 = 1.086 ha

Remainder = 6.818 ha

## CURRENT DESIGNATION :

[Electoral Area C \(and G\) Official Community Plan Bylaw No. 725](#)

RR2 – Rural Residential 2

## PROPOSED DESIGNATION:

NA

## CURRENT ZONING:

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

RR2 – Rural Residential (0.5 ha)

## PROPOSED ZONING:

NA

## AGRICULTURAL LAND RESERVE:

0%

## SITE COMMENTS:

The subject property (1516 Blind Bay Rd) is situated between the Trans-Canada Highway to the south and Blind Bay Rd to the north; however, road access is from Blind Bay Rd. The property has a ridge on the northern side of the property but is otherwise has relatively gentle slopes. The property is currently vacant and treed.

There is a waterline that provides the Deer Ridge Mobile Home Park (1510 Trans Canada Hwy) with water from Shuswap Lake running along the eastern edge of the property.

1533 Blind Bay Rd is a 0.17 ha property directly north of proposed Lot 1 on the subject property. There is approximately 29 m of frontage to Blind Bay Rd, and the portion of the lot fronting Blind Bay Rd

(southern portion) is fully developed with a single detached dwelling, asphalt driveway and a carport. The northern portion of the property (fronting Shuswap Lake) is grass.

#### BYLAW ENFORCEMENT

There is no bylaw enforcement related to this file.

#### POLICY:

See "DVP680-08G\_Excerpts\_BL680.pdf" attached for excerpts of relevant policies and regulations from the [Subdivision Servicing Bylaw No. 680](#) applicable to this application:

- Part 2 – Interpretation.
- Part 9 – Assessment and Demonstration of Potable Water.
- Schedule A – Levels of Service.

#### FINANCIAL:

There are no financial implications associated with this application.

#### KEY ISSUES/CONCEPTS:

The owner is proposing a 1 lot subdivision. Subdivision and development are regulated by official community plans, zoning bylaws and the subdivision servicing bylaw. The proposed subdivision complies with the [Electoral Area C \(and G\) Official Community Plan Bylaw No. 725](#) and the [South Shuswap Zoning Bylaw No. 701](#)

#### Subdivision Servicing Bylaw No. 680

The subdivision servicing bylaw establishes the technical requirements for proposed subdivisions. For this subdivision this includes, access driveways, building sites, sewage disposal capability and the assessment and demonstration of potable water.

Part 9 of Bylaw No. 680 contains the detailed requirements for the demonstration and assessment of on-site water systems for subdivision. Portions of Part 9 of Bylaw No. 680 applicable to this subdivision are generally described as follows:

- All proposed parcels must have an independent water supply.
- The water supply must be capable of supplying 2,000 litres per day (or 500 gallons), 365 days per year.
- A report from a qualified professional confirming water quality and that the water can meet or be treated to meet the Canadian Drinking Water Guidelines.
- Parcels may utilize an off-site surface water supply. However, all components of that water system between the off-site water supply and the proposed parcel (e.g. waterlines) must be contained in a 6.0 m wide easement. Each waterline is required to have its own 6.0 m wide easement.

#### Easements

An easement is a legal agreement between a property owner and one or more parties to use a portion of land for a specific purpose. The property owner still owns the land but has given another party the right to use the property for a specific purpose. This agreement is registered against the title of the subject property and would remain in perpetuity (or until all parties agree to release the easement), meaning property owners could change over time, and the agreement would still be valid. The most

common example is for shared driveways, where the easement authorizes travelling through one property to access another.

For this application, the easement would be used to authorize the placement of components of two water systems (waterlines) on 1533 Blind Bay Rd and give the owners of the proposed subdivision the rights to replace, repair, monitor and maintain the water systems within the easement area.

Easements are civil legal agreements and separate from a local government's authority. When easements are necessary for a subdivision, the CSRD confirms that the easement has been registered to ensure that the proposed new lots and future property owners have the necessary rights to use their property as intended and portions of other properties necessary for that defined purpose. However, the specific terms and conditions of an easement are negotiated between the affected parties. The CSRD is not named in those easements and is not involved in the enforcement of an easement.

### Proposed Subdivision

The owners of 1516 Blind Bay Rd are proposing to subdivide an approximately 1 ha lot and have a 6.8 ha remainder (see "DVP680-08G\_Maps\_Plans\_Photos.pdf" attached). When the application was first submitted, the owner inquired about connecting to the CSRD Sorrento Water System as the subject property is adjacent to the Sorrento Water System Service Area, and a cost estimate was completed for connecting to the system. After working with the Utility Services Department and reviewing the potential costs, the owner determined that it was too expensive to connect the two proposed lots in the subdivision to the Sorrento Water Service and the owner decided to pursue independent on-site water sources for each of the two proposed lots in the subdivision.

The owner investigated the options of groundwater from a drilled well or having a surface water source (Shuswap Lake). The owner decided the preferred option was that both lots be served by a surface water source (Shuswap Lake) because they felt that it could be cheaper than groundwater wells, the quality of water from the lake would be better than groundwater, and that the lake will have the water supply required (2,000 litres per day) where a groundwater source may not. The owner of the subject property (1516 Blind Bay Rd) has authorization from the owner of a lakefront property immediately north of the subject property (1533 Blind Bay Rd) for placing components of the two water systems (waterlines) in a 3 m easement along the eastern edge of the property between Blind Bay Rd and Shuswap Lake. The applicant said that waterlines would be installed by directionally drilling a 6 or 8 inch (15-20 cm) wide conduit under the surface of 1533 Blind Bay Rd into Shuswap Lake for two, 2 inch (5 cm) waterlines (one for each water system) placed inside the conduit.

The Subdivision Servicing Bylaw requires there to be a separate 6 m wide easement for each water system which would be a total width of 12 m for the two easements. However, the agreement between the owner of 1516 Blind Bay Rd and 1533 Blind Bay Rd is for the components of the water systems (waterlines) serving both lots to be in a single conduit in a 3 m easement shared by both lots in the proposed subdivision. The owners have also drafted an easement document for the placement of the waterlines and reference plan for the easement has been prepared by a BC Land Surveyor (BCLS). This easement would be registered on 1533 Blind Bay Rd in favour of 1516 Blind Bay Rd with the reference plan identifying the location of the easement for property owners (see "DVP680-08G\_Owner\_Rationale\_Redacted.pdf" and "DVP680-08G\_Maps\_Plans\_Photos.pdf" attached).

### 1533 Blind Bay Rd

1533 Blind Bay Rd is a fully developed lakefront residential property with a single detached dwelling and one accessory building (carport) see "DVP680-08G\_Maps\_Plans\_Photos.pdf" attached. The portion fronting of the property fronting Blind Bay Rd is fully developed with a single detached dwelling on the western side of the property and an asphalt driveway and carport on the eastern side. The proposed

water systems and 3.0 m wide easement would run along the eastern property line of 1533 Blind Bay Rd. The components of the water systems and easement would be under the existing asphalt driveway and carport (see "DVP680-08G\_Maps\_Plans\_Photos.pdf" attached). The owner of 1516 Blind Bay Rd and 1533 Blind Bay Rd have agreed that there would be no open excavation on 1533 Blind Bay Rd and that the waterline would be directionally drilled under the driveway and carport so there would be no disruption for the owner of 1533 Blind Bay Rd to use their driveway or carport.

In the future, repair or replacement of a waterline would be done by pulling a waterline through the conduit. Pipes can also be re-lined or, if there is condition is not salvageable, a new conduit can be installed by directionally drilling another hole. This can all be done without interrupting the use of 1533 Blind Bay Rd.

### Analysis

Surface water for residential (domestic) purposes to serve a subdivision does not need to come directly from a water source on the subject property, and components of the water system can be in an easement through one or more other private properties. The 6 m width of easements in Part 9 of the Subdivision Servicing Bylaw was intended by staff to ensure there is enough room for open excavation. This includes space for construction equipment (excavator), piling dirt and fill, a space to store water lines during construction, and space for people to work. Requiring individual easements for each waterline was intended to ensure a water system could be accessed without interrupting another water system if there were two adjacent waterlines. These regulations were intended to provide the most convenience to future property owners of a subdivision to access and repair their waterlines in the future.

The Subdivision Servicing Bylaw was primarily written for rural properties (over 1 ha) where waterlines and 6 m easements can be on a property and accessed with very little impact to the placement of buildings, driveways, or other features on a property. The lakeshore parcels in the Sorrento area near the subject property area are all developed urban sized lots (under 1 ha), and two 6 m wide corridors to Shuswap lake without being encumbered with building and structures may be difficult to achieve on the smaller developed lots.

While a single easement for two water systems may not be ideal conditions in a rural area, the proposed plan for surface water systems sharing an easement may be suitable in urban locations where alternative options may not be possible. A single easement and conduit will provide a safe route for waterlines, in an area where space is limited, and in the event components of the water system need to be replaced, it can be done using space in the existing conduit, or a new conduit can be directionally drilled within the proposed easement. The owner of 1516 Blind Bay Rd notes that waterlines can be removed and replaced without any excavation occurring on 1533 Blind Bay Rd, and additional conduits can be directionally drilled in the easement area if it is needed in the future (see "DVP680-08G\_Owner\_Rationale\_Redacted.pdf" attached).

Directional drilling has been an option available for underground utilities and components of water systems for many years. Drilling may be more expensive than open excavation, however, it is very common, and directional drilling can be done for several hundred metres. When components of a water system need to cross a road, they must be drilled under the road surface to not disturb traffic as the Ministry of Transportation and Infrastructure does not authorize open excavation and trenching through roads. Components of a water system are also directionally drilled underground to avoid environmentally sensitive riparian and foreshore areas. 1533 Blind Bay Rd is less than 60 m and the drilling required for these water systems can be done by local drilling companies.

Staff note that the Ministry of Transportation and Infrastructure have issued a permit for the crossing the Blind Bay Rd right of way for the placement of conduit and waterlines to serve this subdivision.

The Subdivision Servicing Bylaw does not stipulate the conditions of an easement for an easement and therefore the agreement that there are no surface disruptions on 1533 Blind Bay Rd is acceptable in a subdivision review. The CSRD will not be named in this easement and it will be up to the future property owners (of the two lots in the proposed subdivision and of 1533 Blind Bay Rd) to enforce the conditions of the easement. This easement will also serve to inform all future property owners (of all three properties) of the location of the waterlines and obligations to directionally drill through 1533 Blind Bay Rd.

As there is no surface excavation contemplated for the initial installation of the water systems or required for any future works, and the location of drilling can be precise, the easement width can be narrower than 6 m. In this application, the owner notes that a conduit pipe would be installed, and smaller waterlines would be placed within that conduit. In the event there is an issue with a waterline it can be replaced within the existing conduit without interfering with the other waterline. The conduit can be relined if there are any potential issues with the pipe's condition over time. It was also noted that another conduit can be installed and directionally drilled within the easement area (see DVP680-08G\_Owner\_Rationale\_Redacted.pdf" attached). Future property owners will be aware of the stipulation that no surface disturbances are permitted in the easement registered on 1533 Blind Bay Rd in favour of 1516 Blind Bay Rd.

When asked about whether a groundwater source (well) was considered, the owner of 1516 Blind Bay Rd noted that the costs for drilling to the lake would be the same as drilling a well on the property. However, when drilling a well there can be risks with not finding sufficient quantity of water on the first attempt, which could make drilling additional water wells more expensive overall, and the quality of water found in the aquifer may be poor when compared to Shuswap Lake. The owner stated that Shuswap Lake has guaranteed sufficient water, and it can be easily treated to meet the Canadian Drinking Water Guidelines.

The owner of 1516 Blind Bay Rd has not applied for water licenses or obtained a water quality analysis as required in Part 9 of the Subdivision Servicing Bylaw. However, they have noted that if the Development Variance Permit application is approved, they will complete these items.

#### Rationale for Recommendation

The owner of 1516 Blind Bay Rd, Sorrento is applying to vary the servicing requirements for new lots created by subdivision per Part 9 of Subdivision Servicing Bylaw No. 680 to permit components of two water systems serving two proposed lots share a 3 m wide easement on 1533 Blind Bay Rd for access to Shuswap Lake. Staff are recommending the Board approve the Development Variance Permit for the following reasons:

1. The proposed conduit for the waterlines will ensure that future property owners can access and replace their waterlines if needed.
2. The proposed conduit will ensure that individual waterlines can be replaced without interfering with the other waterline in the conduit.
3. Drilling is precise and multiple waterlines can be placed within a shared 3 m easement.
4. Individual 6 m easements are not necessary when open excavation is not required.
5. Directional drilling for waterlines will have a smaller environmental impact than open trenches.
6. The conduit pipe and water systems will be directionally drilled and there is to be no open excavation for the installation of the conduit pipe or water systems on 1533 Blind Bay Rd (Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP62863, PID 024-273-627).

**IMPLEMENTATION:**

If the Board chooses to approve the proposed variance, the applicant will be notified and will need to complete the other requirements of Bylaw No. 680 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 on June 7, 2024. Written submissions are accepted until 4:00 PM on June 18, 2024 (Tuesday prior to the Board Meeting). Written submissions received regarding this application will be attached to the late agenda.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

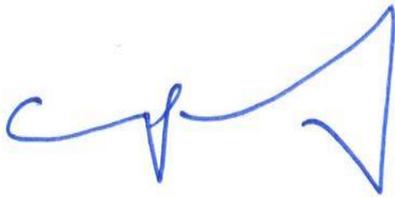
**BOARD'S OPTIONS:**

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:	2024-06-20_Board_DS_DVP680-08G.docx
Attachments:	<ul style="list-style-type: none"> <li>- DVP680-08G_Permit.pdf</li> <li>- DVP680-08G_Owner_Rationale_Redacted.pdf</li> <li>- DVP680-08G_Excerpts_BL680.pdf</li> <li>- DVP680-08G_Maps_Plans_Photos.pdf</li> </ul>
Final Approval Date:	Jun 12, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

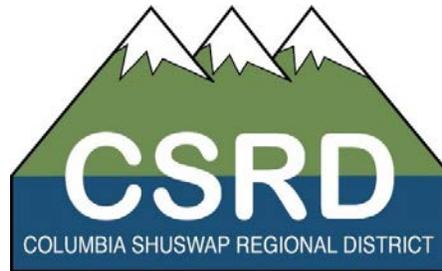
Gerald Christie



Jennifer Sham



John MacLean



## DEVELOPMENT VARIANCE PERMIT NO. 680-08G

OWNERS: 1291631 B.C. Ltd.  
529 Keith Rd  
Kelowna BC  
V1W 1K2

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 A Section 15 Township 22 Range 11 West of the 5<sup>th</sup> Meridian Kamloops Division Yale District Plan 37477 (PID 005-489-903), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

3. Section 9.5 b) of the Subdivision Servicing Bylaw No. 680, is hereby varied as follows:
  - a. Reducing the width of an easement for components of a delivery system from a surface water source from 6 m to 3 m, and
  - b. Increasing the number of water systems that can be placed in an easement from one to two water systems.

For components of two water delivery systems for a surface water source serving a two-lot subdivision. The components of the water delivery systems for each lot are to be contained in a conduit pipe that is directionally drilled under the eastern side of Lot 1 Section 15 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP62863 (PID 024-273-627). As more particularly shown on the plan of subdivision dated October 2021 by CTQ Consultants, Ministry of Transportation and Infrastructure Subdivision File No. 2021-06676G attached hereto as Schedule B;

4. The easement for the water delivery systems for each lot through the eastern side of Lot 1 Section 15 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP62863 (PID 024-273-627) as shown in Easement Reference Plan EPP133175 is attached hereto as Schedule C.

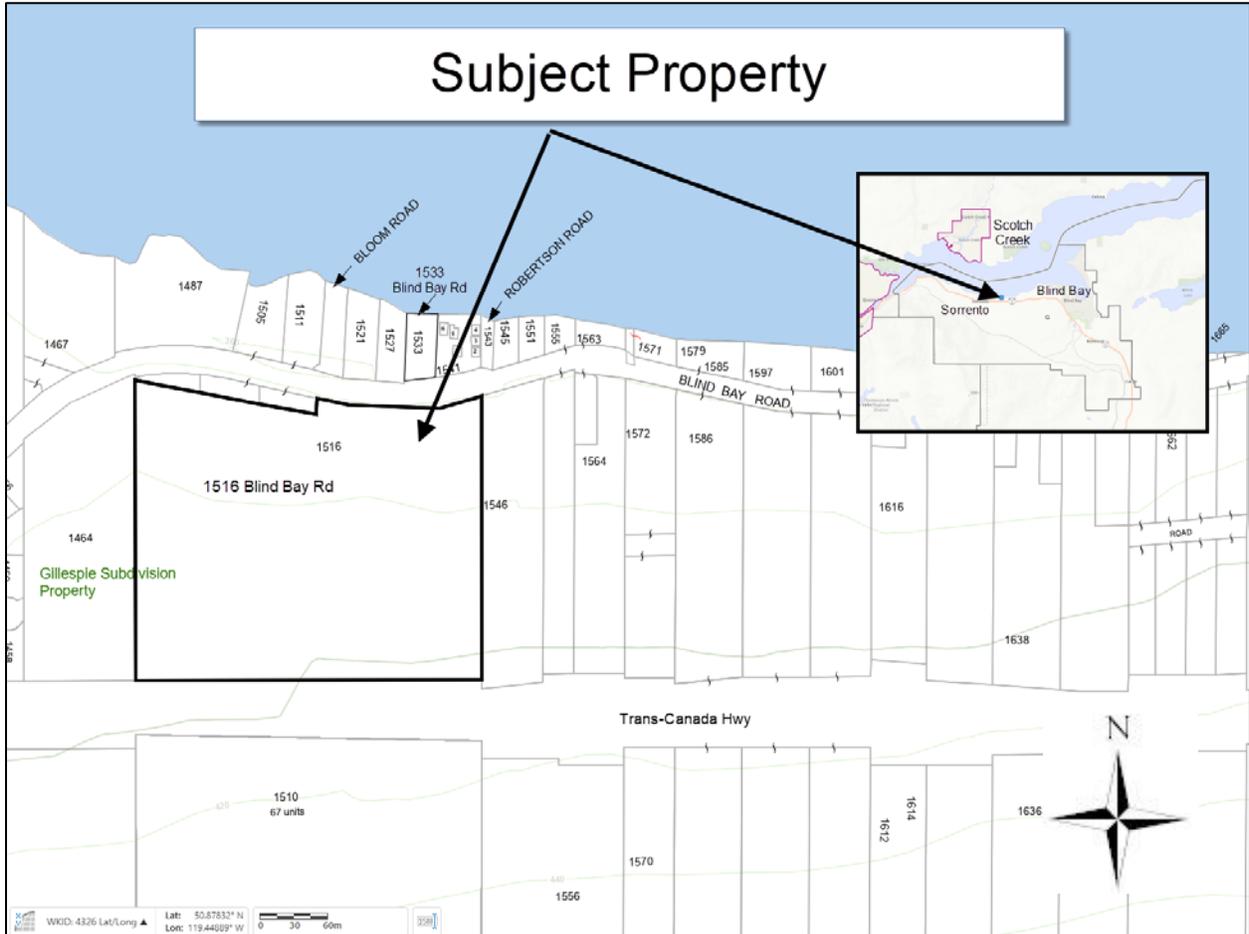
5. There is to be no open excavation on Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP62863 (PID 024-273-627) for the installation of the conduit pipe or water delivery systems.
  
6. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
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



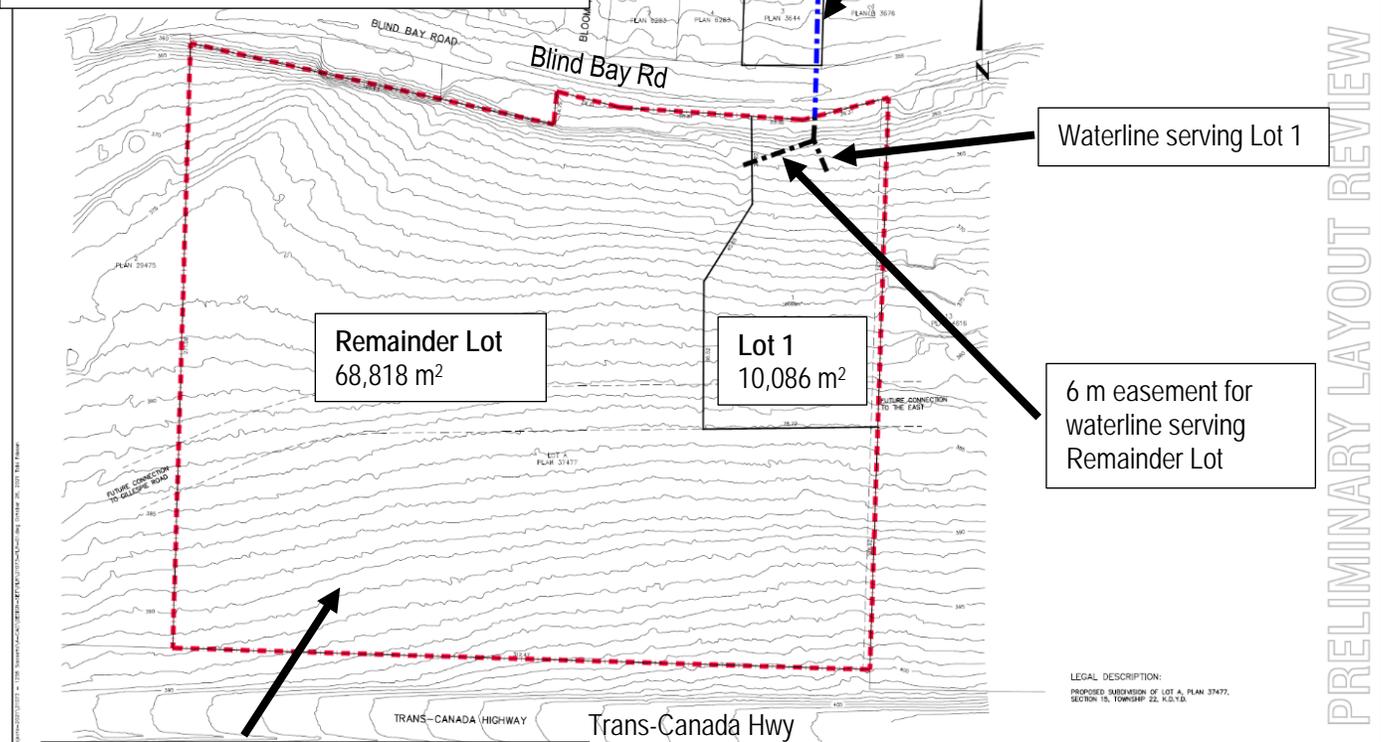
**Schedule B**  
 Plan of Subdivision  
 Ministry of Transportation and Infrastructure Subdivision No. 2021-06676G

**Easement Property:** 1533 Blind Bay Rd

- Lot 1 Section 15 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP62863
- (PID: 024-273-627)

**Proposed Variance (blue):**  
 3 m easement for waterlines serving Lot 1 and Remainder Lot.

- Both waterlines to be placed in a conduit pipe.
- Waterlines and conduit to be directionally drilled through Easement Property. No open excavation.



**Subject Property:** 1516 Blind Bay Rd

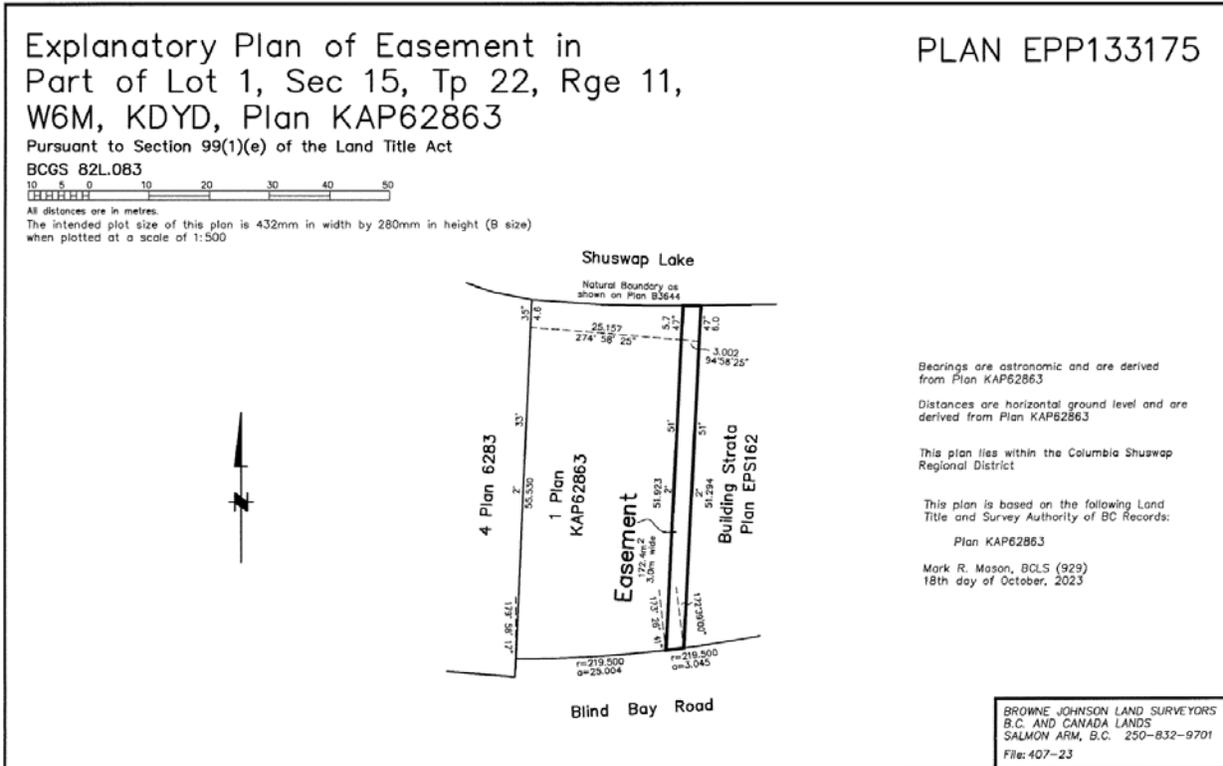
- Lot A Section 15 Township 22 Range 11 West of the 5<sup>th</sup> Meridian Kamloops Division Yale District Plan 37477
- (PID: 005-489-903)

PRELIMINARY LAYOUT REVIEW

LEGAL DESCRIPTION:  
 PROPOSED SUBDIVISION OF LOT A, PLAN 37477,  
 SECTION 15, TOWNSHIP 22, R.12-10.

Drawn	TF	DATE OF PLAN SHEET	2021-10-01	21073
Checked	TF	DATE OF SITE PLAN	2021-10-01	
Approved				
Date	OCTOBER 2021	SORRENTO PROPERTY PRELIMINARY LAYOUT REVIEW SITE PLAN		District MUNICIPAL
Scale	1:1500	Drawing No.	PLR-01	Rev. No. 0

### Schedule C Easement Plan



October 17, 2023

Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
PO Box 978  
Salmon Arm, B.C.  
V1E 4P1

Attention: Mr. Ken Gobeil, Senior Planner, Development Services

Subject: Development Variance Permit Application for 1516 Blind Bay Road

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Please find enclosed an application for a Development Variance Permit (DVP).

The purpose of the DVP application is to seek a variance to Section 9.5(b) of Part 9 of Subdivision Servicing Bylaw No. 680. The requested DVP would allow the subject property (1516 Blind Bay Road) to utilize a 3 m easement across 1533 Blind Bay Road to install a 6-8" HDPE conduit under Blind Bay Road and 1533 Blind Bay road into Shuswap Lake. The conduit would hold two active 2" water lines to provide two water supply line to 1516 Blind Bay Road and one or two spare 2" lines for redundancy. The entire length of the conduit would be installed by directional drilling. The two active water lines would be deemed adequate water supply to support the subdivision of 1516 Blind Bay Road as per CSRD File 2021-06676C.

The current bylaw provisions under section 9.5(b) require a 6 m easement for each water service when it is being provided across another property and that only each service is for a single residential Dwelling Unit.

The rationale for this request is as follows:

- The use of directional drilling, for the entire length of pipe line, from 1516 Blind Bay Road, across Blind Bay Road, across 1533 Blind Bay Road and into Shuswap Lake is the least disruptive method of installing a pipeline. Indeed, environmental best practice would be to require this method of installation through the environmentally sensitive area (Riparian Management Area) adjacent to Shuswap Lake.
- Directional drilling allows for the installation of a larger pipe, in this case either 6" or 8" diameter, with no impact to the surface lands. This larger pipe then becomes a conduit to install the smaller 2" diameter water lines that would supply the water from the lake. In this case, we also propose installing one or two additional 2" pipes that could be used in the case there is ever an issue with one of the active water lines, thus providing a high level of redundancy.
- The directional drilling contractor has indicated that this is a common technique to provide multiple water lines within one limited corridor. In this case, a 3 m easement has been negotiated with the owner of 1533 Blind Bay Road which provides more than adequate room the for the driller to complete the task at hand.
- The terms of the easement are such that no open exaction shall be permitted for the installation or in the case of any repairs in the future. With the larger conduit pipe installed, any of the 2" inch lines can be removed and replaced without any excavation occurring.

- In the very unlikely case that the larger conduit would need to be replaced, the terms of the easement agreement will be that the entire installation would have to be directionally drilled again. The driller has confirmed that the installation could be repeated multiple times without breaching the 3 m easement.
- Once the conduit and water supply lines reach 1516 Blind Bay Road, one would be used for Proposed Lot 1 of the propose subdivision and the other would be contained within a 6 m, bylaw compliant easement, to Proposed Lot 2.

In summary, the proposed water delivery system is a low impact solution that is redundant by design and the reduced easement width will not create any issue for long term maintenance.

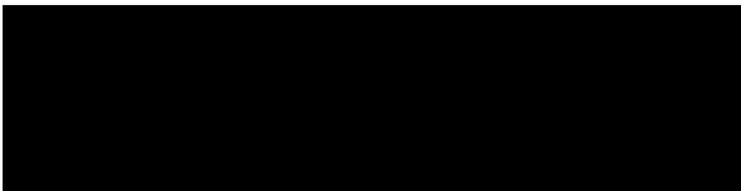
In support of the requested variance, the following has been included:

1. Letter of authorization from the owner of 1533 Blind Bay Road
2. Sketch plan of proposed alignment of water line construction
3. MoTI Crossing permit for the underground crossing of Blind Bay Road
4. Cheque in the amount of \$800 to cover the application fee
5. State of Title for both 1516 Blind Bay Road and 1533 Blind Bay Road

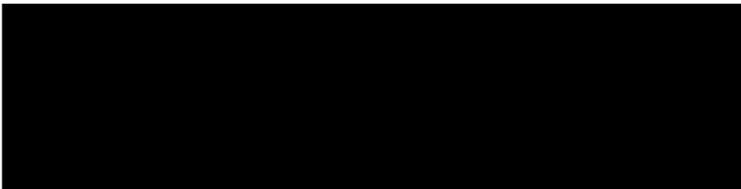
I have applied for the water licenses under tracking number 100425796 through Front Counter BC.

Should you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,



Owner, 1291631 BC Ltd.



## Subdivision Servicing Bylaw No. 680

The following excerpts from the [Subdivision Servicing Bylaw No. 680](#) are applicable to this application:

### Part 2. Interpretation

#### 2.1 Definitions

INDEPENDENT ON-SITE WATER SYSTEM means a *Domestic Water System* that serves up to 2 *Dwelling Units* located on the same *parcel*.

LIST OF ELIGIBLE SOURCES means a document submitted to the Regional District from time to time and attached to and included with this bylaw as Schedule B, provided by the Comptroller of Water Rights, the Regional Water Manager, or the Assistant Regional Water Manager of the Ministry of Environment that identifies surface water sources in the Regional District that are considered by the Ministry of Natural Resource Operations to be capable of providing sustainable domestic water supplies.

QUALIFIED PROFESSIONAL means a person who is registered or duly licensed as a Professional Engineer or a professional geoscientist under the provisions of the Engineers and Geoscientists Act.

## Part 9. Assessment and Demonstration of Potable Water (for Independent On-site Water System)

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### Application and Exemptions

- BL680-01** 9.1 Sections 9.2 through 9.19 do not apply:
- a) to a *Parcel* being created:
    - i. to provide *highway* access by common lot;
    - ii. for installation of Public Utilities and related structures and equipment;
    - iii. for use as a surface parking lot, provided that a covenant in favour of the Regional District restricting the use to that purpose is registered against the land under Section 219 of the *Land Title Act*;
  - b) to a *Parcel* being created solely for use as an unserviced park; or
  - BL680-01** c) to a *Parcel* being created that contains a pre-existing residential *dwelling unit* that is connected to and using a water source, provided that the owner has submitted documentation in the form of a statutory declaration accompanied by a surveyed site plan indicating that:
    - i. the water source meets current setback requirements, established by an enactment, from sources of contamination, and
    - ii. the water source is either:
      - BL680-01** A. located on the same *Parcel* as the pre-existing residential *dwelling unit*; or
      - B. located on Crown land along with all water system components, which have been approved or permitted by the Provincial authority.
      - C. and in the case of a surface water source, has been licensed by the Provincial authority for domestic use in a volume meeting the requirements of this bylaw.
  - d) to a vacant *Parcel* that is part of a boundary adjustment, provided that the vacant *Parcel* was created by subdivision after January 16, 2014.

### Independent On-site Water System

- 9.2** Where no *Community Water System* is available, and the proposed *Parcels* comply with Schedule A Levels of Service requirements, all new *Parcels* created by subdivision must be provided with an *Independent On-site Water System*.

**9.3** The water source for an *Independent On-site Water System* must be:

**BL680-01**

- a) surface water from an intake in a water source that either has an existing license for domestic use issued by the Provincial Authority or is included on the List of Eligible Sources of the Ministry of Forests, Lands and Natural Resource Operations (or applicable Ministry at the time of application) that is current prior to issuance of final comments for the subdivision, or as provided in Schedule B attached to this bylaw;
- b) *Groundwater* from a Drilled *Well*; or,
- c) *Groundwater* from a Shallow *Well*.

**9.4** All *Wells* other than those identified in Section 9.1 c) and d) and related components of the *Independent On-site Water System* using *Groundwater* sources must:

- a) be on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required.

**9.5** All components, including the intake, for an *Independent On-site Water System* using surface water sources must be:

- a) located on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required; or
- b) located within easements that are a minimum of 6.0 m in width, provided that the delivery system from the surface water source to the *Dwelling Unit* is only for a single residential *Dwelling Unit*; or
- c) installed under the applicable road or railway right of way to the *Parcel* boundary, if the *Parcel* is located across a road or railway line from the surface water source.

**9.6** A person must not proceed to develop any water source or construct any water system until documentation for all information required under subsections 9.11 through 9.12 has been received and approved by the *Manager, Environmental and Utility Services* or his designate.

**9.7** If the *Owner* is required under this bylaw to engage a *Qualified Professional*, a person must not commence any work, study or analysis related to the

proposed development of an *Independent On-site Water System* without the involvement of a *Qualified Professional*.

- 9.8** Each *Independent On-site Water System* must be capable of providing, year round, at least *2,000 litres* of *Potable Water* per day for each *Parcel* that includes, or can be reasonably expected in future to include, a residential *Dwelling Unit*, per each *Dwelling Unit*.
- 9.9** Each *Independent On-site Water System* must meet each of the water quantity and water quality requirements for the relevant subdivision type set out in Table 1.
- 9.10** For each existing and proposed *Independent On-site Water System* and especially where testing of the *Independent On-site Water System* indicates that treatment is required, the *Owner* must enter into a covenant under Section 219 of the Land Title Act in favour of the *Regional District*, in accordance with subsection 9.20, acknowledging that the quality and quantity of all water sources change over time and where treatment is required, to ensure suitable treatment systems are installed and maintained so that each *Dwelling Unit* is provided with *Potable Water*, and must register the covenant against the property title concurrently with the deposit of the plan of subdivision.

### **Documentation Requirements**

- 9.11** The *Owner*, where proposing to develop an *Independent On-site Water System*, shall submit to the *Regional District* the following information:
- a) agent contact information if the *Owner* has hired an agent to develop an *Independent On-site Water System* on the *Owner's* behalf;
  - b) general information about the proposed subdivision or current phase of subdivision, as well as information about any plan for future phases of subdivision;
  - c) information about water supplies and sewage systems and any other potential sources of contamination (including, but not limited to underground storage tanks, car wrecks, manure piles, dead animal pits, privies, holding tanks, *highways*, and on-site sewerage systems, whether or not permitted or currently lawful) and plans showing these situated within 30 meters of the land being subdivided that could affect either the quantity or quality of water available to the subdivision;

- d) information regarding the proposed water source for the subdivision or current phase of subdivision; and
  - e) plans showing, proposed water sources for the subdivision, and proposed subdivision layout.
- 9.12** All documentation submitted to the *Regional District* in connection with subsection 9.11, above must reflect conditions prevailing at the time of application for the subdivision.
- 9.13** The *Regional District* reserves the right to require information on a larger area than 30.0 meters, as specified in paragraph (c) of subsection 9.11, above, at the discretion of the *Manager, Environmental and Utility Services*, or his designate. If the *Manager, Environmental and Utility Services*, or his designate considers that soil conditions, aquifer sensitivity and potential sources of contamination warrant further consideration, the *Manager, Environmental and Utility Services*, or his designate may require further or additional information, including about an area beyond that specified in paragraph (c) of subsection 9.11 of up to 60 meters.

#### **Professional-Directed Approach (*Qualified Professional*)**

**BL680-01**

**9.14** The *Owner* shall engage a *Qualified Professional* to manage all aspects of developing an *Independent On-site Water System* on each proposed lot (this approach is referred to as the "Professional Directed Approach") if any of the following conditions apply:

- a) the proposed subdivision will result in three or more *Parcels*;
- b) any of the proposed *Parcels* are less than 2 hectares in area;

**BL680-01**

- c) the proposed subdivision is not located within an area indicated as being within a known aquifer, as identified on the *Mapping for Areas of Groundwater Concern* or Provincial aquifer mapping;
- d) the proposed subdivision is located within an area of concern for *Groundwater* issues as identified on the *Mapping for Areas of Groundwater Concern* that is current at the time of subdivision application;
- e) any proposed *Groundwater* source is within 30.0 m of any other existing groundwater source or source of potential contamination;
- d) the proposed water source is surface water;

- e) the source of water is a *Well Pit*;
- h) the proposed water source is a *Shallow Well* that the *Owner* intends to install without hiring a *Qualified Well Driller* or a *Qualified Pump Installer*;
- i) prior to commencing construction or testing, the *Qualified Well Driller* or *Qualified Pump Installer* engaged to provide a *Well* expects that drawdown interference, or water quality issues are likely to occur based on their personal knowledge of the area the *Well* is proposed; or
- j) the *Regional District* has requested a review of the information provided, as required in 9.12 above, by a Qualified Professional, and that professional recommends a professional-directed approach.

BL680-01

### **Owner-Directed Approach**

- 9.15** If conditions described in subsection 9.14 do not apply, the *Owner* may direct the development of an *Independent On-site Water System* without engaging a *Qualified Professional* (this approach is referred to as the "*Owner-Directed Approach*") by hiring either a *Qualified Well Driller* or a *Qualified Pump Installer*. Having been retained by the *Owner* for this purpose, the *Qualified Well Driller* or *Qualified Pump Installer* must submit a copy of all *Well* reports together with the water quality analysis, indicating a *Potable Water* source, as required in the Water Sustainability Act to the *Comptroller* of Water Rights and to the *Manager, Environmental and Utility Services*, or his designate.
- 9.16** Notwithstanding Section 9.15, the *Regional District* may require the *Owner* to engage, at the *Owner's* cost, a *Qualified Professional* at any point during the testing and development of an *Independent On-site Water System* if any of the conditions described in Section 9.14 become apparent in the course of the procedures set out in this *Bylaw*.
- 9.17** If a *Qualified Professional's* involvement is required, the *Qualified Professional* retained to undertake the project shall provide written confirmation to the *Regional District* that:
- a) they have suitable training and experience in the discipline of Engineering or Geosciences including documentation that their registration with the Association of Professional Engineers and Geoscientists of BC is in a relevant area;

- b) they are a member in good standing of the Association of Professional Engineers and Geoscientists of BC; and
  - c) they are familiar with this bylaw and in particular, without limitation, the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources; and will perform their work in accordance with the procedures set out in the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources.
- 9.18** If the *Owner* appoints a substitute *Qualified Professional* during the process of developing the required *Independent On-site Water System*, the substitute *Qualified Professional* must immediately provide to the *Regional District* the written confirmation required by Section 9.17.
- 9.19** If a *Qualified Professional* is required, the *Qualified Professional* must supervise all components of developing the *Independent On-site Water System* and the *Owner* must not commence any work, study or analysis related to the water system without the involvement of the *Qualified Professional*.

**Table 1: Requirements for Independent On-site Water System****Groundwater Sources**

<b>Subdivision Type</b>	<b>Proof of Water Quantity Source Yield</b>	<b>Well Recovery</b>	<b>Drawdown Interference</b>	<b>Proof of Water Quality</b>	<b>of Covenant</b>
Subdivisions qualifying for the <i>Owner-Directed Approach</i> as per Section 9.15.	A <i>Qualified Well Driller</i> or <i>Qualified Pump Installer</i> has performed a <i>Well</i> test and determined that the <i>Well</i> yield is <i>2,000 liters/day</i> .	To be indicated on required <i>Well</i> logs.	N/A	A <i>Qualified Well Driller</i> or <i>Qualified Pump Installer</i> has sampled the <i>Well</i> water and submitted a sample to an accredited water testing laboratory for analysis of water quality which has then provided written confirmation that the water will be <i>Potable Water</i> as defined in this bylaw.	A covenant as per Section 9.20 has been placed on the property.

Table 1: Requirements for Independent On-site Water System (cont'd)

Groundwater Sources					
Subdivision Type	Proof of Water Quantity			Proof of Water Quality	Covenant
	Source Yield	Well Recovery	Drawdown Interference		
Subdivisions requiring a Professional-Directed Approach as per Section 9.14	A <i>Qualified Professional</i> has submitted written confirmation that the sustainable <i>Well</i> yield is at least <i>2,000 liters/day</i> .	A <i>Qualified Professional</i> has submitted written confirmation that <i>Well</i> recovery is adequate to support the intended use of the <i>Well</i> (minimum <i>2,000 L/day</i> ).	A <i>Qualified Professional</i> has submitted written confirmation that the operation of the proposed <i>Well</i> at the desired rate (minimum <i>2,000 L/day</i> ) will not: reduce the amount of available Water for any <i>Well</i> , within 250 m of the tested <i>Well</i> ; or result in changes to the water balance of the aquifer, considering cumulative impacts that could result in long-term environmental changes and/or reduced yield on a regional scale.	A <i>Qualified Professional</i> has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be <i>Potable Water</i> as defined in this bylaw when the recommended system is properly installed and operated.	A covenant as per Section 9.20 has been placed on the property

**Table 1: Requirements for Independent On-site Water Systems (cont'd)**

Surface Water Sources (only those included on the List of Eligible Sources)

Subdivision Type	Water Quantity	Water Quality	Covenant on Title
All types of subdivision.	The <i>Owner</i> submits an undertaking from a solicitor that a suitably worded Section 219 covenant will be registered on title, at the <i>Owners</i> cost, that any lots created with a surface water source will not be used for residential purposes until the <i>owner</i> has provided a copy of an issued license to the <i>Regional District</i> .	A <i>Qualified Professional</i> has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be <i>Potable Water</i> as defined in this bylaw when the recommended system is properly installed and operated.	A covenant as per Section 9.20 has been placed on the property.

### Section 219 Covenant

**9.20** An *Owner* is required to enter into a covenant under this Part pursuant to Section 219 of the *Land Title Act*, for all existing and proposed *Independent On-site Water Systems*. The covenant must be registered in the Land Title Office against the title to the land subject to the proposed subdivision. The covenant shall include an acknowledgement that the quality and quantity of a water source may change over time. The covenant may include such prohibitions, restrictions and requirements as a condition of subdivision, use, building, or, in relation to a *parcel*, transfer, as required by the *Manager, Environmental and Utility Services*, or his designate; provisions for conditions for reimbursement by the *Owner* for any expenses that may be incurred by

the *Regional District* as a result of any breach of the covenant; and without limitation, any or all of the following conditions:

- (a) proper installation and maintenance of a pump by a *Qualified Pump Installer*;
- (b) submission of a *Well* report and water quality analysis by a *Qualified Pump Installer* to the *Manager, Environmental and Utility Services*, or his designate and to the *Comptroller* of Water Rights;
- (c) construction and maintenance of any and all water system infrastructure in a safe and sanitary manner and in compliance with applicable enactments of the *Regional District*, Province of British Columbia, and Canada;
- (d) installation and maintenance of effective cross-connection control;
- (e) completion of system disinfection prior to use and as may be necessary or recommended for safety and sanitation;
- (f) installation of a water system and any components of a water system as may be recommended by the *Qualified Professional*, to ensure that the water supplied through the system and its components is *Potable Water*;
- (g) confirmation through water quality testing that the water is *Potable Water*;
- (h) a water licence for surface water sources;
- (i) irrigation conditions, restrictions and requirements; and
- (j) obligations of the *Owner* to ensure ongoing monitoring, maintenance, inspection, repair and replacement of water systems and components so that the water supplied is *Potable Water*.

## Schedule A - Levels of Service

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BL680-01

**A.1** All properties to be subdivided proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System are to be a minimum of 1.0 Ha. in size, unless a smaller *parcel* size is permitted in Zoning regulations.

### A.2 Level of Service Table

The minimum level of servicing required is on-site sewage disposal and independent on-site water system unless a property is subject to an Official Community Plan (OCP), in which case the following applies:

OCP Designation	Water Requirement	Sewer Requirement
Village Centre	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Primary Settlement	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Secondary Settlement	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Town Centre Commercial	<i>Community Water System</i> '	<i>Community Sewer System</i>
Commercial Designations	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Industrial Designations	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Comprehensive Development Designations	<i>Community Water System</i> '	<i>Community Sewer System</i> *
Medium Density Residential	<i>Community Water System</i>	<i>Community Sewer System</i>
Resort	<i>Community Water 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 in accordance with the Sewerage System Regulation pursuant to the Public Health Act, and an *Independent On-site Water System* may be utilized only where there is no *Community Water System*.

## Schedule B - List of Eligible Sources

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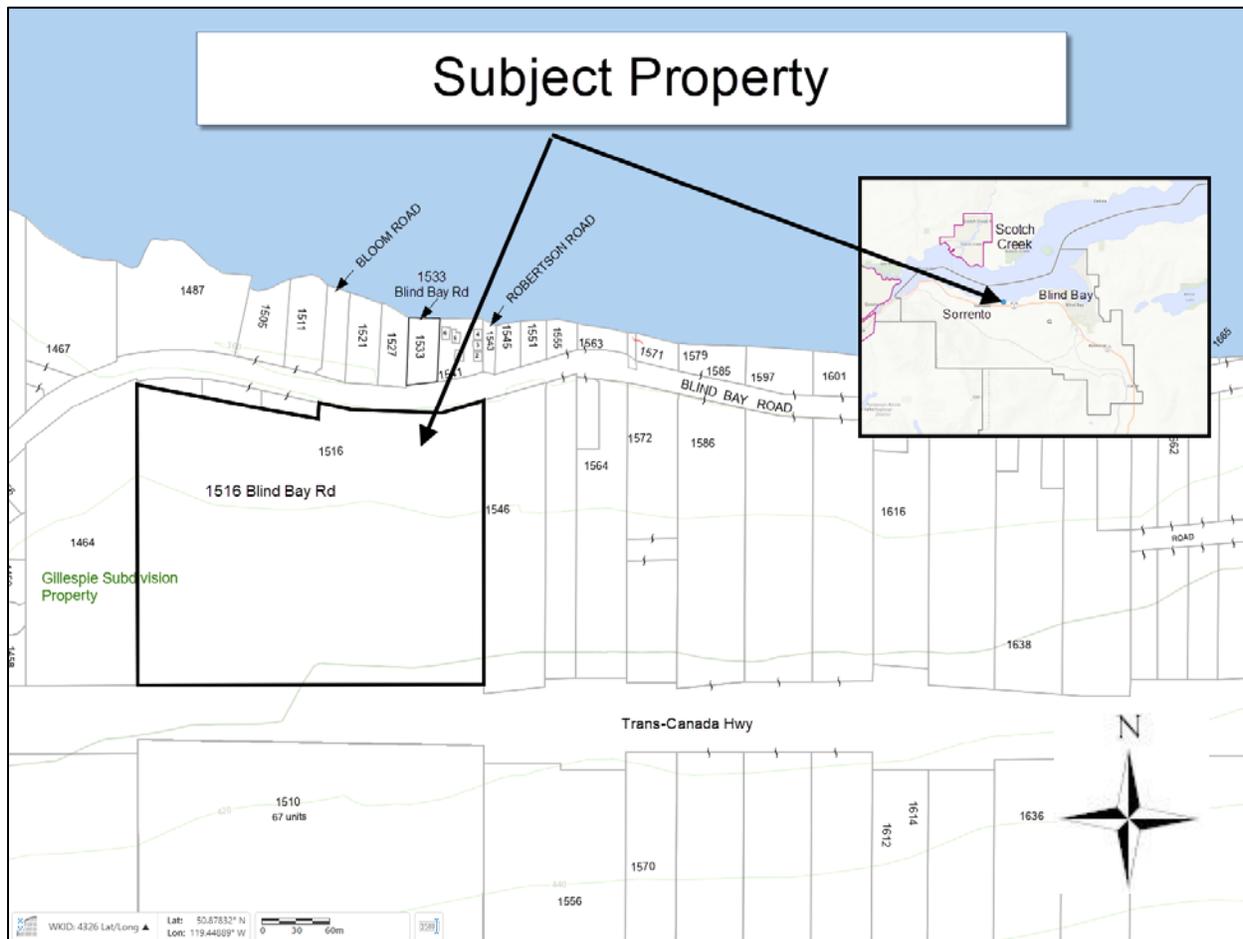
The following eligible sources for surface water was produced by the Water Stewardship Division and provided to the CSRD in a memorandum dated October 21, 2011. It is re-produced here for the purpose of Subdivision Servicing Bylaw No. 648.

For consideration by CSRD in application of their bylaws regarding single residence domestic purpose water use, the Kootenay and Thompson Regions of Water Stewardship Division provides the following list of eligible sources.

- |     |                             |     |                         |
|-----|-----------------------------|-----|-------------------------|
| 1.  | Adams Lake                  | 28. | Revelstoke Lake         |
| 2.  | Upper Adams River           |     | ReservoirKinbasket Lake |
| 3.  | Scotch Creek                |     | Reservoir River         |
| 4.  | Fransen Creek               | 29. | Blaeberry River         |
| 5.  | Seymour River               | 30. | Kicking Horse River     |
| 6.  | Shuswap Lake                | 31. | Trout Lake              |
| 7.  | Little Shuswap Lake         | 32. | Wells Creek             |
| 8.  | Eagle River                 | 33. | Tonkawatla Creek        |
| 9.  | Owlhead Creek               |     |                         |
| 10. | Yard Creek                  |     |                         |
| 11. | Malakwa Creek               |     |                         |
| 12. | Loftus Creek                |     |                         |
| 13. | Legerwood Creek             |     |                         |
| 14. | Willis Lake                 |     |                         |
| 15. | Craigellachie (Gorge) Creek |     |                         |
| 16. | Perry River                 |     |                         |
| 17. | Griffin Lake                |     |                         |
| 18. | Three Valley Lake           |     |                         |
| 19. | South Pass Creek            |     |                         |
| 20. | Victor Lake                 |     |                         |
| 21. | Victor Creek                |     |                         |
| 22. | Clanwilliam Lake            |     |                         |
| 23. | Ratchford River             |     |                         |
| 24. | Wiseman Creek               |     |                         |
| 25. | Columbia River              |     |                         |
| 26. | Upper Arrow Lake Reservoir  |     |                         |
| 27. | Jordan River                |     |                         |

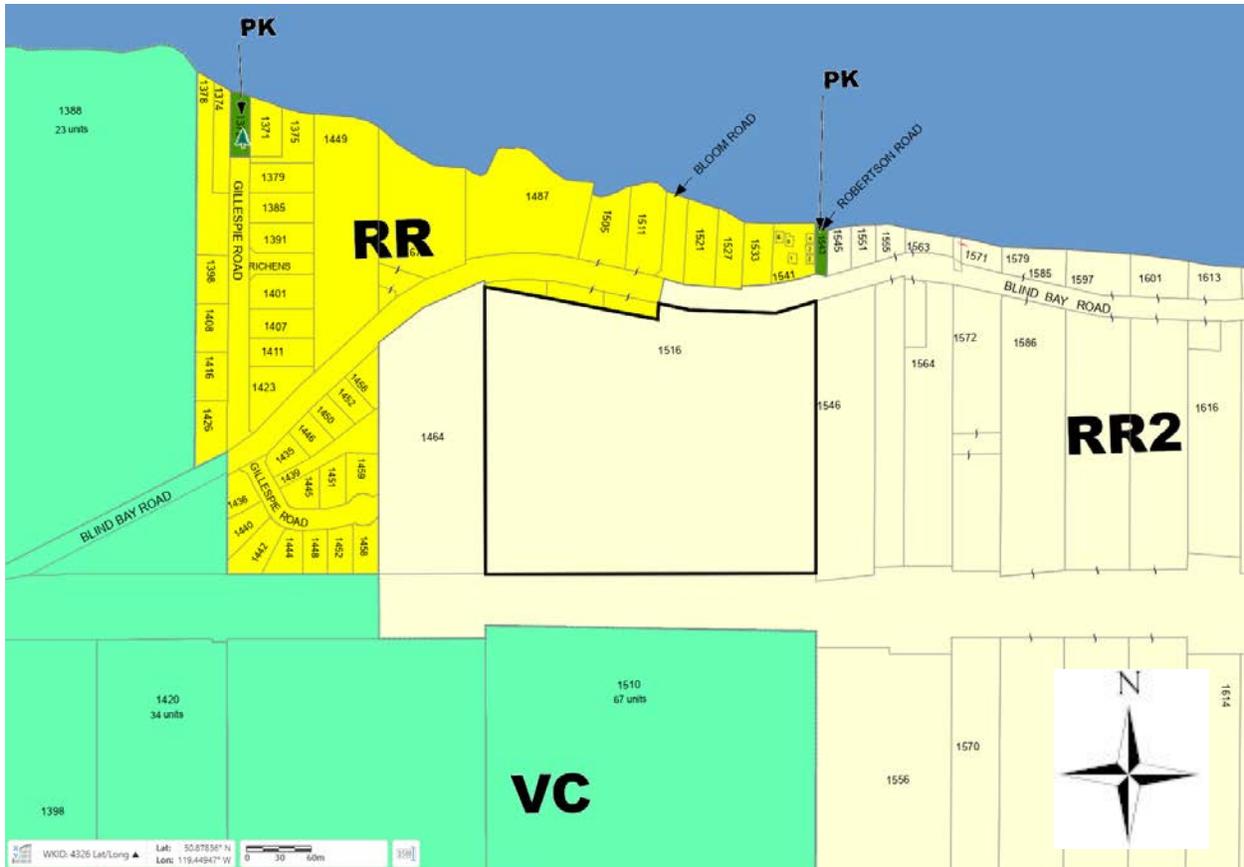


Location:



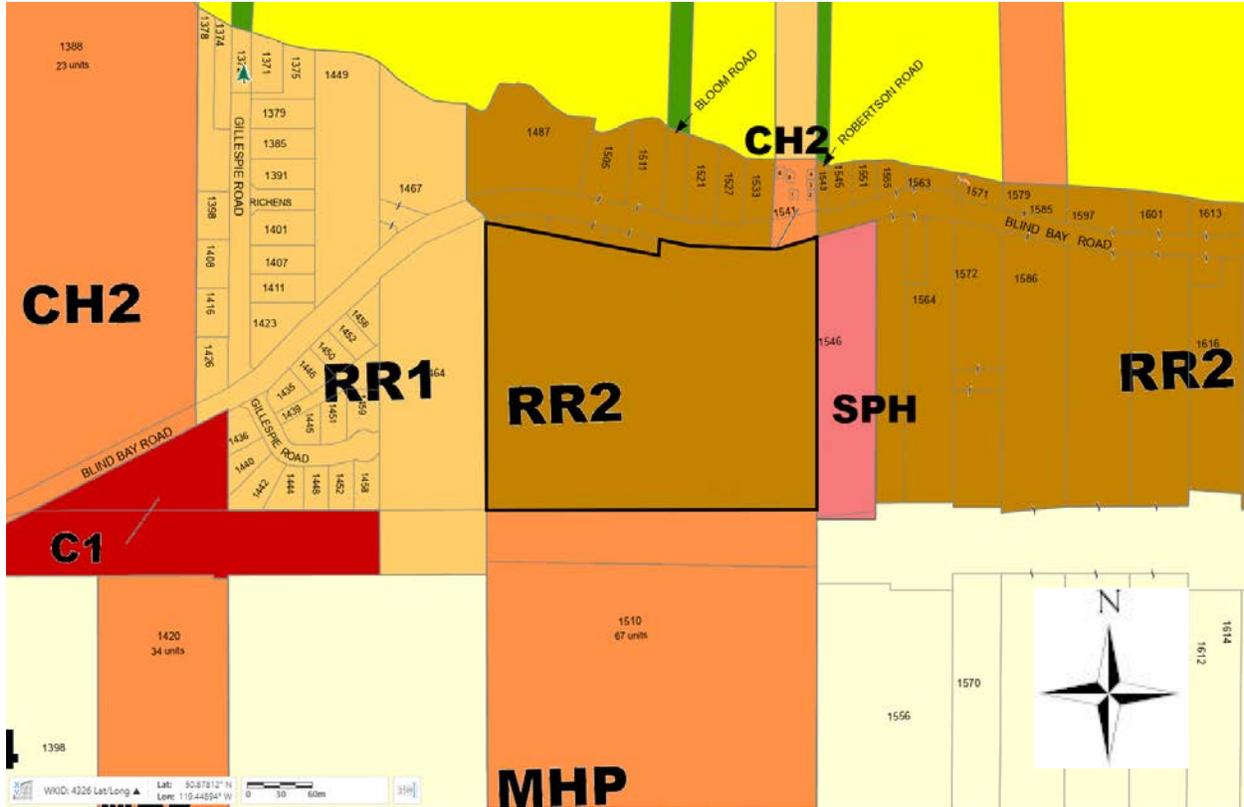
# Electoral Area C Official Community Plan Bylaw No. 725

## RR2 – Rural Residential 2

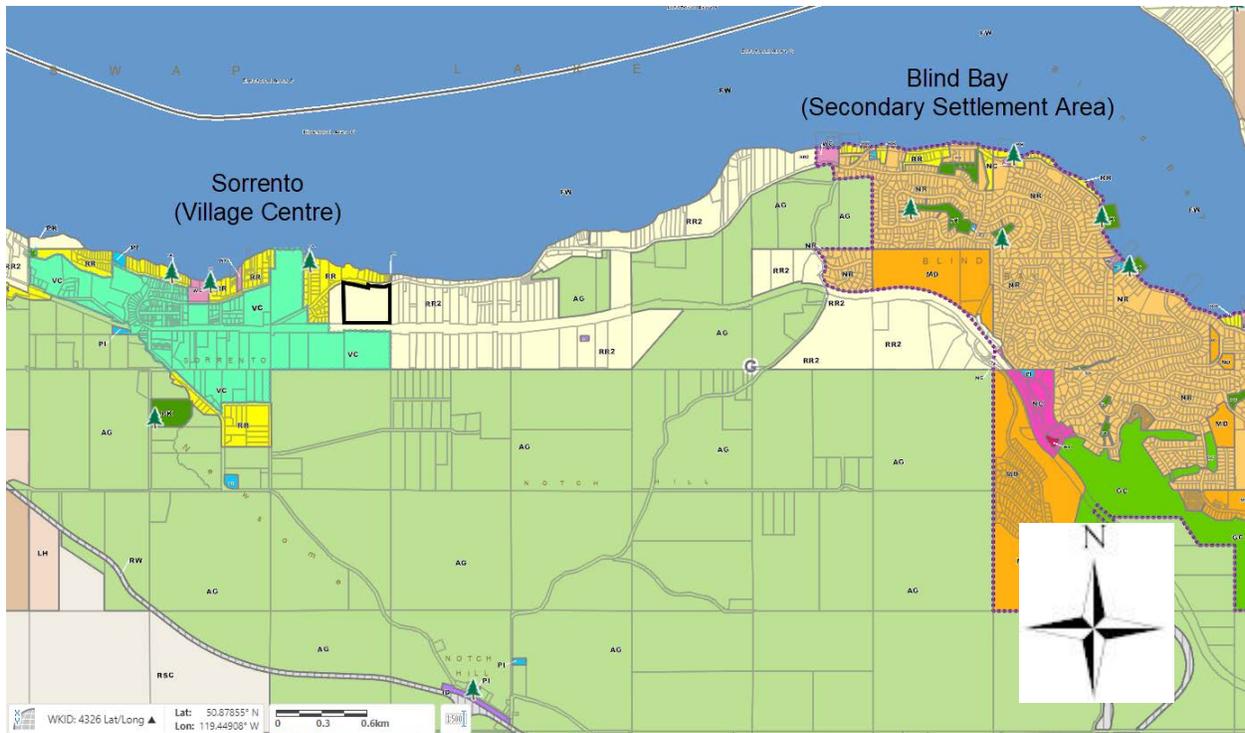


# South Shuswap Zoning Bylaw No. 701

## RR2 – Rural Residential 2



# Electoral Area C Official Community Plan Bylaw No. 701 Settlement Areas



**Development Permit No. 680-08G**

Plan of Subdivision

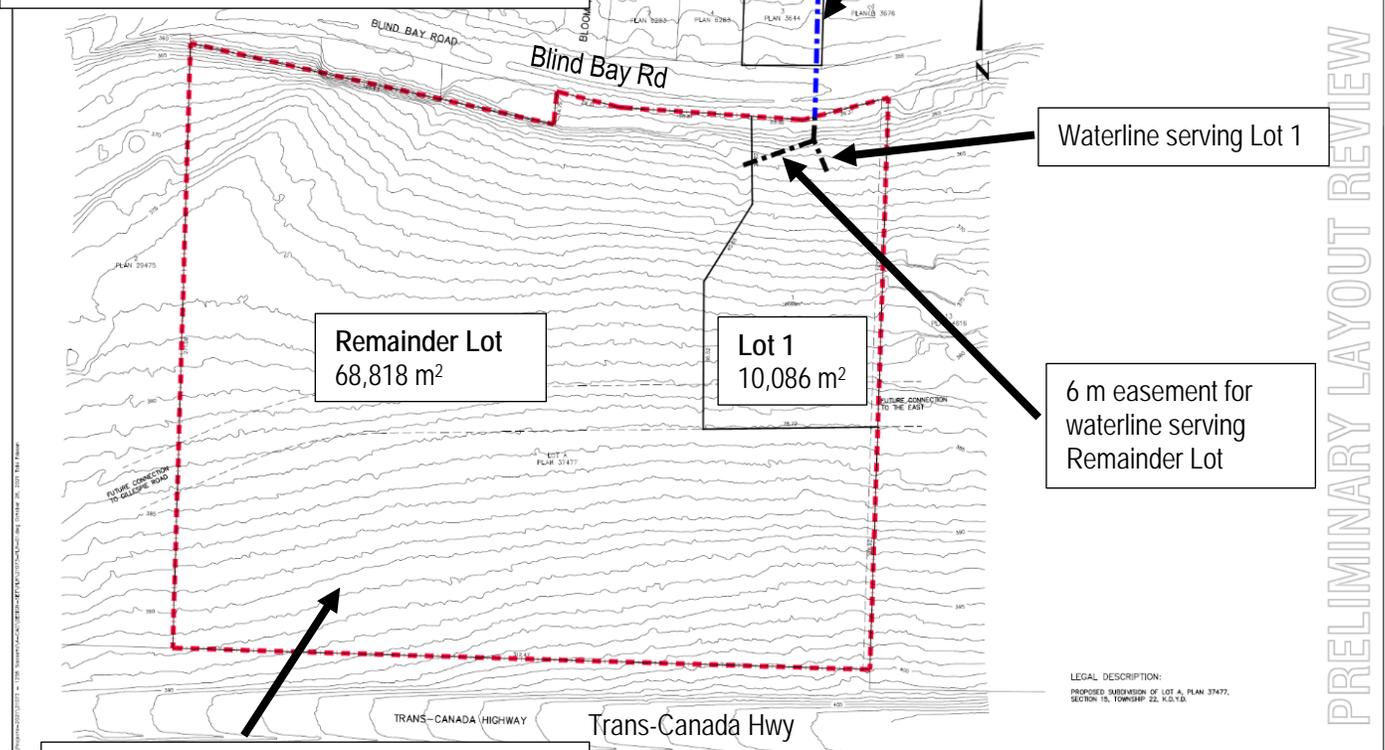
Ministry of Transportation and Infrastructure Subdivision No. 2021-06676G

**Easement Property:** 1533 Blind Bay Rd

- Lot 1 Section 15 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP62863
- (PID: 024-273-627)

**Proposed Variance (blue):**  
3 m easement for waterlines serving Lot 1 and Remainder Lot.

- Both waterlines to be placed in a conduit pipe.
- Waterlines and conduit to be directionally drilled through Easement Property. No open excavation.



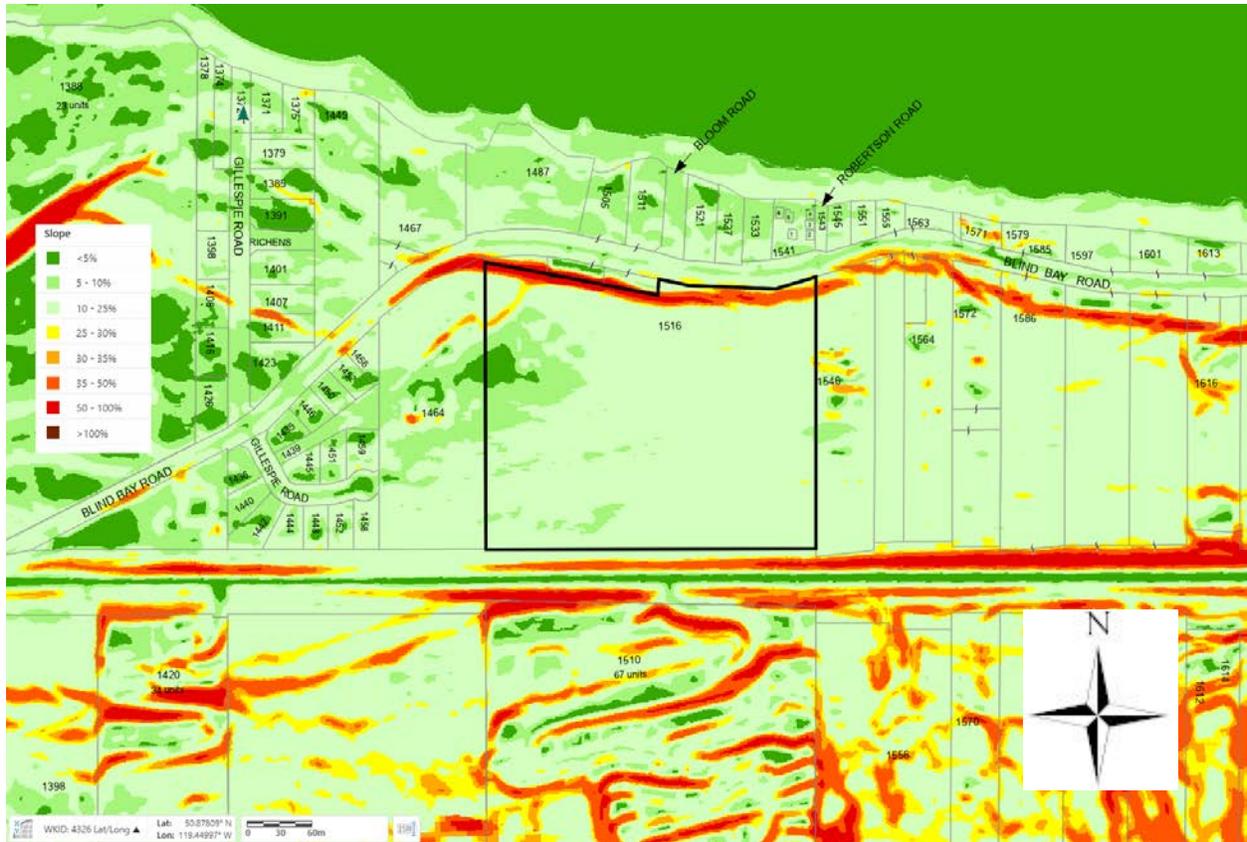
**Subject Property:** 1516 Blind Bay Rd

- Lot A Section 15 Township 22 Range 11 West of the 5<sup>th</sup> Meridian Kamloops Division Yale District Plan 37477
- (PID: 005-489-903)

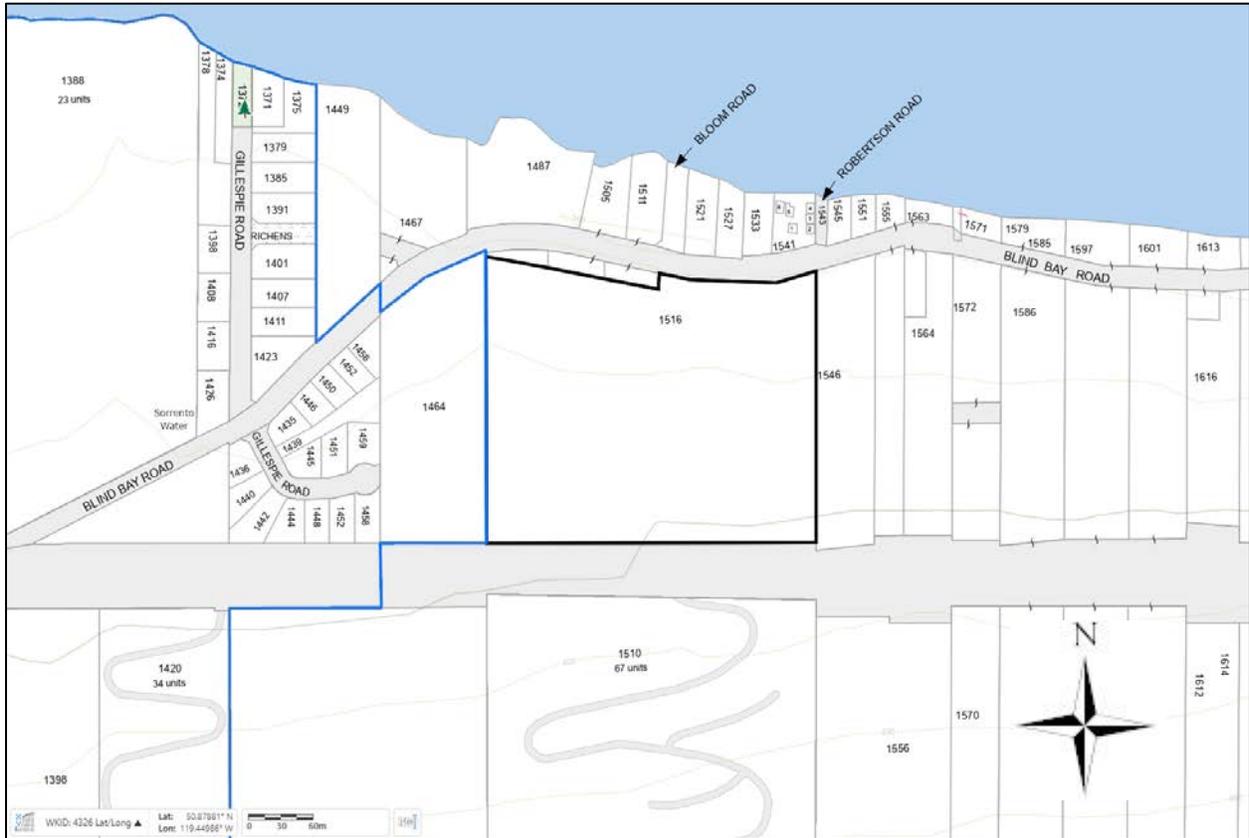
PRELIMINARY LAYOUT REVIEW

LEGAL DESCRIPTION: PROPOSED SUBDIVISION OF LOT A, PLAN 37477, SECTION 15, TOWNSHIP 22, R.12-10.		21073	
DRAWN: TF CHECK: TF APPROVED: DATE: OCTOBER 2021 SCALE: 1:1500	100 FT. PAUL STREET SUITE 100, ST-J SORRENTO PROPERTY PRELIMINARY LAYOUT REVIEW SITE PLAN	TEL: 250-919-0201 WWW.CTIO.CA	DIVISION: MUNICIPAL DRAWING No.: PLR-01 REV: 0

# Slope



# Sorrento Water System Service Area



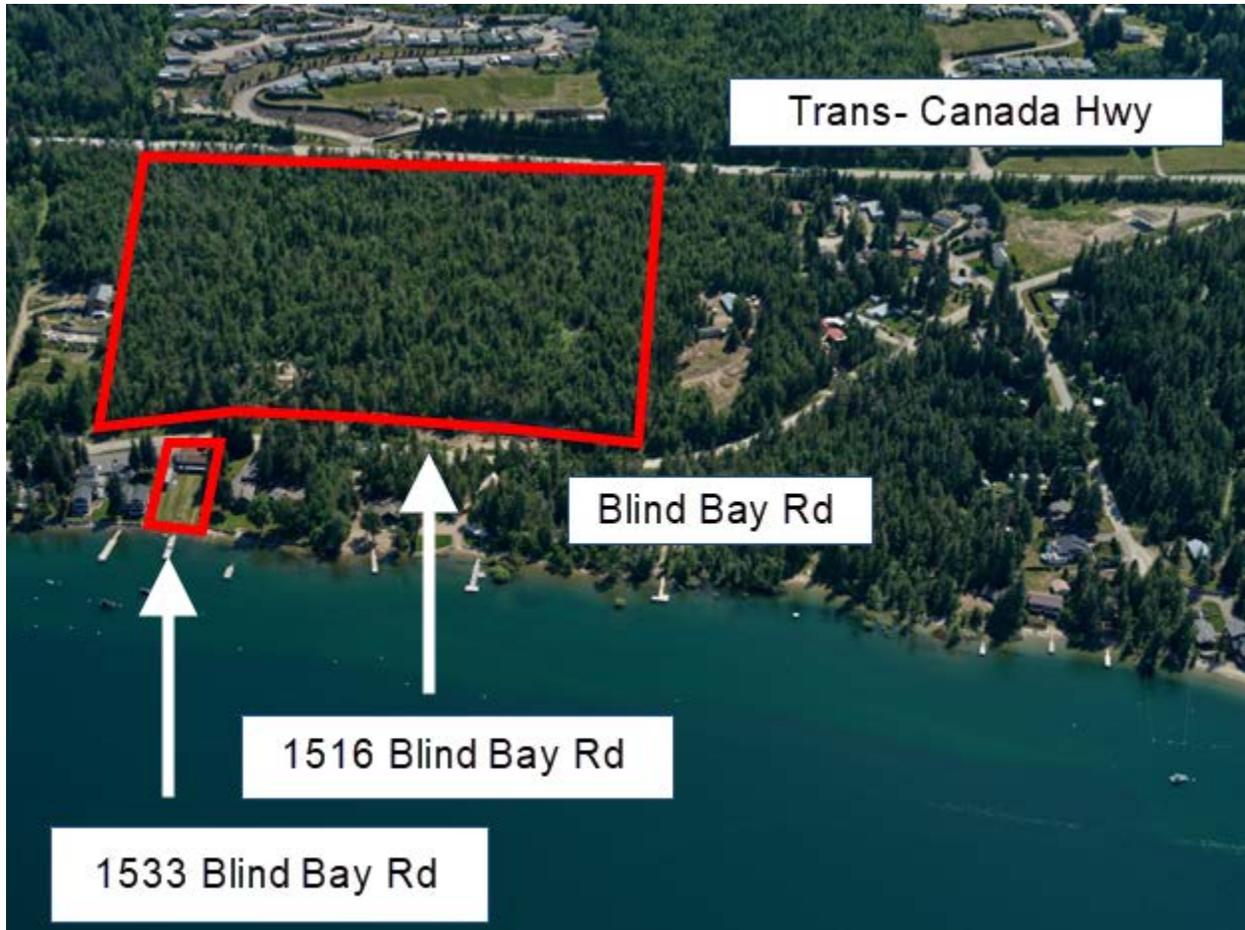
# Orhtophoto - CSRD 2023



# Orthophoto 2023 – 1533 Blind Bay Rd (Proposed Easement)



# CSRD Oblique Photo 2023

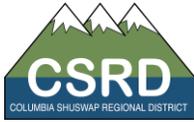


# Google Steetview – 1533 Eagle Bay Rd



# Google Steetview – 1533 Eagle Bay Rd Inset Map





# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51

**DESCRIPTION:** Report from Laura Gibson, Planner II, dated May 2, 2024. Kenwood Gate, Scotch Creek

**RECOMMENDATION:** THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" be read a second time, as amended, this 16<sup>th</sup> day of May, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The Kenwood Gate area, located at the west entrance to Scotch Creek, is designated Industrial in the Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830). The properties are zoned C1 – Commercial 1 and CR – Country Residential in the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825). Most of the properties in the subject area have industrial uses occurring on them that are not permitted in Bylaw No. 825. There are currently two active and two expired Temporary Use Permits in the area for industrial uses. Several of the buildings in the area were lost to the Bush Creek East Wildfire in 2023 and the property owners are in the process of rebuilding. Staff originally proposed to rezone 11 properties to a new I2 - Light Industrial zone which better reflects the intent of the Industrial designation in Bylaw No. 830 and the current uses that are occurring on the properties.

The Board gave first reading of the bylaw at the March 21, 2024, Board meeting but the Board directed staff to amend the bylaw for consideration of second reading. This included removing the properties along Squilax-Anglemont Road from the proposed amendment so that there are no Industrial zoned properties along Squilax-Anglemont Road. The Board also directed staff to consider increasing the permitted density when there is a connection to a community sewer system, increasing permitted height for accessory buildings, and increasing permitted parcel coverage. The proposed bylaw amendment is now for 9 properties and will bring all current or proposed uses of the subject properties into compliance with Zoning Bylaw No. 825.

## BACKGROUND:

See Item No. 17.2 on the [March 21, 2024 Board Meeting Agenda](#) for the First Reading Board Report of Bylaw No. 825-51.

## POLICY:

See [BL825-51 BL830 BL825 Excerpts.pdf](#) for relevant excerpts from Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) and Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830).

**FINANCIAL:**

If this bylaw amendment is adopted, individual property owners will not need to pay application fees for Temporary Use Permit or bylaw amendment applications to seek approval for industrial uses on the subject properties. Planning staff time to review and process applications for individual properties will be reduced, along with bylaw enforcement staff time.

**KEY ISSUES/CONCEPTS:**Background

The Board gave first reading of Bylaw No. 825-51, waived the public hearing, and directed staff to use the simple consultation process and send referrals to relevant agencies and First Nations at their March 21, 2024, meeting.

Amendments

At first reading, the Board directed staff to amend the bylaw prior to consideration of second reading. This included removing the properties along Squilax-Anglemont Road from the proposed amendment (for 3848 Squilax-Anglemont Road, only the 1 ha portion fronting Squilax-Anglemont Road) so that there are no Industrial zoned properties along Squilax-Anglemont Road. The Board also directed staff to consider increasing the permitted density when there is a connection to a community sewer system, increasing permitted height for accessory buildings, and increasing permitted parcel coverage.

The map amendment portion of BL825-51 has been updated to remove 3838 Squilax-Anglemont Road, 3842 Squilax-Anglemont Road, and the east 1 ha portion of 3848 Squilax-Anglemont Road.

In the text amendments, the special regulations that were included in the bylaw amendment at first reading for 3838 Squilax-Anglemont Road and 3848 Squilax-Anglemont Road have been removed as they are no longer necessary. Both these properties will continue to be zoned C1 – Commercial 1 and this zone permits a single family dwelling.

Staff have increased the density of accessory upper floor dwelling units from 4 to 6 units per ha where there is a connection to a community sewer system and a community water system. This density is consistent with the C3 – Commercial 3 zone in Bylaw No. 825. On the smaller properties in the Kenwood Gate area (which are 0.39-0.5 ha) this will allow up to 2 or 3 accessory upper floor dwelling units. On the larger properties in the Kenwood Gate area (which are 2.74-5.26 ha), this will allow for up to 16-31 accessory upper floor dwelling units. The other Commercial zones in Bylaw No. 825 (C1 and C2) only allow for 1 dwelling unit, however, they also permit tourist cabins and campsites at a density of 6 per ha where there is a connection to a community water and community sewer system. Staff do not feel it is appropriate to increase the density in the new industrial zone beyond what is permitted for the commercial zones in the same bylaw. An industrial area may not be the most suitable for a higher density of residential dwelling units, however, if community servicing becomes available, the increased permitted density will give property owners the option to build more dwelling units and increase the housing supply for the local area. Without a connection to a community sewer system and community water system, a maximum of one upper floor dwelling unit is permitted. Connections are not currently available to these properties.

Regarding the height of accessory buildings, staff have amended the regulations table to have one maximum height of 12.5 m for all buildings (as opposed to having a separate maximum building height of 12.5 m for principal buildings and 10 m for accessory buildings). It is reasonable for accessory building to be as tall as principal buildings on Industrial properties.

Maximum parcel coverage was proposed as 50% for the new Industrial zone at first reading. An increase to parcel coverage is not recommended by staff as the subject properties must account for parking and loading areas, on site sewage disposal, and groundwater wells in addition to the building footprint. Prior to the wildfire, the parcel coverages on the developed subject properties ranged from 8% to 31%. For comparison, a sample of properties in the Salmon Arm Industrial area (which are connected to community water but have onsite sewage disposal) revealed that most parcels have a parcel coverage 20-40%. In rare cases where a property owner in the Kenwood Gate area needed to exceed 50% parcel coverage, an application for a Development Variance Permit is an option. The processing of the development variance permit would allow for staff to review the specific property and proposal and if there are any negative implications of increasing the maximum parcel coverage and the property owner may be able to provide information or mitigation to address negative implications.

Staff have also added the use accessory retail store to the list of permitted secondary uses in the new I2 – Light Industrial zone. This will allow for retail space as an accessory use to a principal industrial use. Some industrial businesses have associated merchandise for sale. A retail store will not be permitted without a principal industrial use on the property. Retail store is defined in Bylaw No. 825 as:

RETAIL STORE is the use of land, buildings and structures for the retailing and display of merchandise inside a building, but does not include a restaurant, or motor vehicle repair facility of any kind, or service station.

The updated Bylaw No. 825-51 is attached as "BL825-51\_Second\_amended.pdf".

#### Referrals

Referral responses received by the CSRD are summarized below. Full referral responses are attached as "BL825-51\_Referral\_Responses.pdf".

<b>Agency/First Nation</b>	<b>Referral Response</b>
CSRD Community and Protective Services	No comments
CSRD Environmental Utility Services	No objections.
Interior Health Authority	Interests unaffected by bylaw
Ministry of Transportation and Infrastructure	No objections
Ministry of Forests: Archaeology Branch	There is a high potential for previously unrecorded archaeological sites to exist on the properties. Arch sites are protected by the Hertiage Conservation Act which applies even when the sites are previous unrecorded/undisturbed. Strongly recommends engaging an eligible consulting archaeologist prior to any land altering activities. If any archaeological material is encountered during development, all activities must stop immediately and the Archaeology Branch must be contacted for direction.
Adams Lake Indian Band	Supports Skwlāx te Secwepemcúlcw on any decisions associated with this application.  *ALIB requested that the full referral response documents not be publicly available in staff reports

Little Shuswap Lake Band / Skw'lax te Secwepemcúłecw	Due to the proximity to areas of high potential for archaeology, and that the provided polygon is in close proximity to an archaeological site and multiple areas of cultural heritage significance, Skwlāx may require that a PFR, CHOA and possibly an AIA be performed by a qualified archaeologist before any land altering activities occur on these properties.  Subsequent correspondence confirmed that Skwlāx is requesting a PFR.
Neskonlith Indian Band	No response
Okanogan Indian Band	No response
Shuswap Band	No apparent significant impacts to indigenous rights, including title at this time.
Simpcw First Nation	No response
Splatsin First Nation	No response

Regarding the noted concerns for potential archaeological sites, staff note that this proposed bylaw amendment is not addressing specific development on properties. Individual property owners will be notified if their property has an overlap with an area of archaeological potential and advised of their responsibilities under the *Heritage Conservation Act* when they apply for Development Permits and Building Permits.

There were no other concerns raised from agencies and First Nations regarding the proposed amendments.

#### Analysis

The Board feedback at first reading was considered and incorporated into the amended bylaw for consideration of second reading. Staff removed the properties along Squilax-Anglemont Road from the amendment, increased permitted height of buildings and increased permitted density where there is community servicing. Staff have not increased the maximum permitted parcel coverage more than 50% as it is not considered appropriate or necessary for this area. Individual property owners may choose to apply for a Development Variance Permit if they want to seek approval for a greater parcel coverage and through that process the property owner would need to address any specific staff concerns related to the increase in parcel coverage.

There were no concerns raised from agencies and First Nations that required any further to amendments to Bylaw No. 825-51.

#### Rationale for Recommendation:

Staff continue to support Bylaw No. 825-51 and recommend the bylaw be considered for second reading, as amended, for the following reasons:

- The new I2 – Light Industrial zone is consistent with the policies of the Industrial designation in OCP Bylaw No. 830;
- The I2 zoning should eliminate the need for Temporary Use Permit and individual zoning bylaw amendment applications for property owners who are using their properties for industrial uses or are considering doing so in the future;

- The site specific regulation for the property which lost the single family dwelling to the Bush Creek East Wildfire will allow the property owners to rebuild a single family dwelling;
- The proposed rezoning will bring all subject properties into compliance with Scotch Creek/Lee Creek Zoning Bylaw No. 825, with the exception of 3783/3791 Kenwood Gate, which will be brought into compliance when they rebuild their single family dwelling;
- Not rezoning the parcels along Squilax-Anglemont Road will help keep the entrance to the community looking less Industrial.

**IMPLEMENTATION:**

The public hearing was waived for this bylaw amendment at the March 21, 2024, Board meeting. If the Board gives second reading as amended to Bylaw No. 825-51, the Board will consider the bylaw for third reading at a future Board meeting after the communication noted below is completed. Adoption of the bylaw could be considered at the same meeting.

**COMMUNICATIONS:**

Prior to first reading Planning staff communicated with the property owners. See first reading staff report for more information.

Following first reading of Bylaw No. 825-51, referrals were sent to relevant agencies and First Nations. See "BL825-51\_Referral\_Responses.pdf" for comments received from referral agencies and First Nations.

A second letter with attachments was also sent to the subject property owners, including those properties which were included at first reading and are not included for consideration of second reading, advising them that the bylaw was given first reading and of the Board's recommended changes prior to consideration of second reading as amended (see attached "BL825-51\_Letter\_2024-04-10.pdf"). Staff did not hear back from any of the subject property owners following the second letter being sent out.

Prior to third reading, a notice will be sent to the subject property owners and property owners within 100 m advising of the deadline for public submissions (4 PM on the Tuesday prior to the Board meeting that the bylaw is considered for third reading). A third ad will be also placed in the Salmon Arm Observer advising of the deadline for written public submissions. Staff will discuss any public submissions that are received in the Board report for consideration of third reading of this bylaw amendment. Adoption of the bylaw amendment may occur at the same meeting as third reading, which is anticipated to be considered at the June 20, 2024, Board meeting.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

**BOARD'S OPTIONS:**

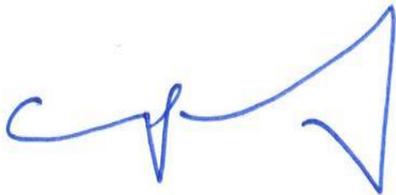
1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*

4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-05-16_Board_DS_BL825-51_Second_Amended.docx
Attachments:	<ul style="list-style-type: none"> <li>- BL825-51_Second_amended.pdf</li> <li>- BL825-51_CSRD_Letter_2024-04-10.pdf</li> <li>- BL825-51_Referral_Responses.pdf</li> <li>- BL825-51_Maps_Plans_Photos_2024-05-18.pdf</li> </ul>
Final Approval Date:	May 9, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Crystal Robichaud**

Gerald Christie



Jennifer Sham

**No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham**

John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-51

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825" is hereby amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is hereby amended by:

- i. TABLE OF CONTENTS is hereby amended by adding a new section "Light Industrial (I2)";
- ii. SECTION 1 DEFINITIONS is amended by adding, in alphabetical order, the terms 'manufacturing' and 'outdoor storage'

MANUFACTURING is the use of land, buildings or structures for the purpose of assembling, producing, inspecting, finishing, altering, servicing, repairing of any goods, substance, article, or materials. This use may include an administrative office and warehousing;

OUTDOOR STORAGE is the storage of equipment, goods, or materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or use of shipping containers and includes storage of vehicles and boats.

- iii. PART 5: ZONES, Table 2 ZONE TITLES AND ZONE SYMBOLS is hereby amended by adding "Light Industrial" to COLUMN 1 ZONE TITLE after "Comprehensive Development 3" and by adding "I2" to COLUMN 2 ZONE SYMBOL after "CDF3".
- iv. Schedule A, Zoning Bylaw Text, is further amended by adding a new section, Section 5.24, as follows:

**5.24**

**Light Industrial**

**I2**

**Principal Uses**

- 5.24 (1)** The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:

- (a) *fuel storage*;

- (b) general trade contracting office and works yard;
- (c) indoor storage
- (d) *manufacturing*
- (e) *mini storage*
- (f) outdoor sales
- (g) *outdoor storage*
- (h) *plant nursery and services*
- (i) *recycling drop-off facility*
- (j) rental and repair of tools, small equipment
- (k) *vehicle repair*
- (l) welding and mechanical repair shop

### **Secondary Uses**

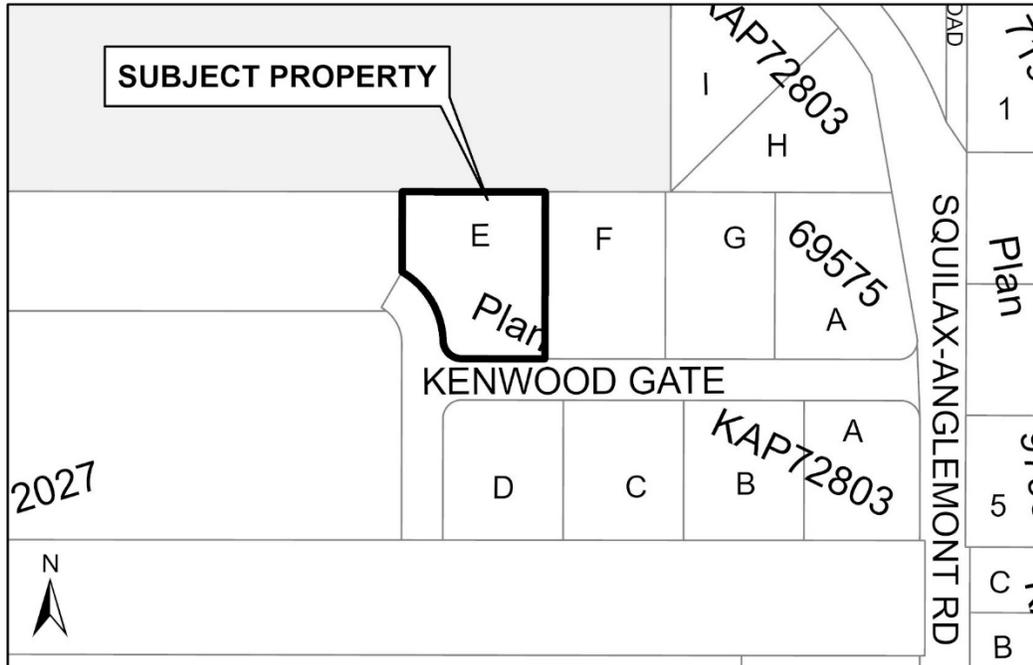
- (2) The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:
- (a) *accessory upper floor dwelling unit*
  - (b) *accessory use*
  - (c) *accessory retail store*

### **Regulations**

- (3) On a parcel zoned Light Industrial, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations established in this subsection, except as stated in Part 3: General Regulations and Part 4 Parking and Loading Regulations.

<b>COLUMN 1 MATTER TO BE REGULATED</b>	<b>COLUMN 2 REGULATIONS</b>
(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> <li>▪ where a parcel is serviced by an existing <i>community sewer system</i></li> <li>▪ in all other cases</li> </ul>	0.5 ha (1.24 ac.) 1.0 ha (2.47 ac.)
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum number of <i>dwelling units</i> <ul style="list-style-type: none"> <li>▪ where a parcel is serviced by an existing <i>community sewer system</i> and <i>community water system</i></li> <li>▪ in all other cases</li> </ul>	6 per hectare (4 per 2.47 ac.) one
(d) Maximum <i>height</i> for <i>buildings</i> and structures	12.5 m (41.01 ft.)
(e) Minimum setback from: <ul style="list-style-type: none"> <li>• <i>Front and exterior side parcel boundary</i></li> <li>▪ All other <i>parcel</i> boundaries</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.5 m (14.76 ft)</li> <li>▪ 2.5 m (8.2ft)</li> </ul>

- (4) In this subsection, lands are described by legal description and by map and in the event of any discrepancy between the legal description of the lands and the map, the map governs.
- (a) In addition to the uses listed in subsection (1), the principal uses on Lot E Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP72803, as shown on the map below, shall include one *single detached dwelling*.



**B. MAP AMENDMENT**

1. Schedule B, Zoning Maps, which forms part of the "Scotch Creek/Lee Creek Zoning Bylaw No. 825" is hereby amended as follows:

- i) Rezoning Lots B, C, D, E, F, and G Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan KAP72803, from C1 – Commercial 1 to I2 – Light Industrial;
- ii) Rezoning Lot 1 Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 8429 Except Plans KAP69575 and KAP72803 from CR – Country Residential to I2 – Light Industrial;
- iii) Rezoning Lot 1 Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 12027 Except Plans KAP69575 and KAP72803 from CR – Country Residential to I2 – Light Industrial;
- iv) Rezoning the west 3.05 ha of Lot 2 Section 33 Township 22 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 12027 from CR – Country Residential to I2 – Light Industrial.

which is more particularly shown outlined in bold on Schedule 1 attached hereto.

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51."

READ a first time this 21<sup>st</sup> day of March, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 825-51 as read a third time.

CERTIFIED a true copy of Bylaw No. 825-51 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer





# COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csr-d.bc.ca

April 10, 2024

1177077 BC LTD  
 6176 SQUILAX-ANGLEMONT RD  
 MAGNA BAY BC V0E 1M7

Dear 1177077 BC LTD,

## Re: Kenwood Gate Area Zoning Bylaw Amendment Update

You are receiving this letter as a follow up to the letter sent out on January 30, 2024, regarding the proposed rezoning of properties in the Kenwood Gate area from Commercial 1 and Country Residential to a new Light Industrial zone in the Scotch Creek/Lee Creek Zoning Bylaw No. 825.

The Board gave first reading of the proposed bylaw amendment at the March 21, 2024, Board meeting, however, direction was provided to staff by the Board to make changes to the bylaw amendment for prior to consideration of second reading. The full Board report and its attachments are attached to this letter.

Not all properties which were originally proposed to be rezoned will be included in the zoning bylaw amendment moving forward. The subject properties that currently continue to be proposed for rezoning to Light Industrial are listed below. An updated map is attached for reference.

- The west 3.05 ha portion of 3848 Squilax-Anglemont Road
- 3818, 3810, 3792, 3783/3791, 3797, and 3815 Kenwood Gate
- Two unaddressed properties
  - L 1 SEC 33 TP 22 R 11 W6M KDYD PL 12027 EXC PLS KAP69575 & KAP72803
  - L 1 SEC 33 TP 22 R 11 W6M KDYD PL 8429 EXC PLS KAP69575 & KAP72803

At the direction of the Board, the following properties will not be zoned and will not be included at second reading of the proposed bylaw amendment: 3838 Squilax-Anglemont Road, 3842 Squilax-Anglemont Road, and the east 1-ha portion of 3848 Squilax-Anglemont Road (fronting Squilax-Anglemont Road). Those properties will keep their current zoning.

The proposed new I2 – Light Industrial zone, including the permitted uses, regulations, and a map, are included in the attached Board report for reference. The Board gave direction to staff to consider updating the regulations table, including increasing maximum height of accessory buildings, maximum parcel coverage, and the density of dwelling units when a parcel is serviced by a community water and community sewer system.

The bylaw is tentatively proposed to go back to the Board for consideration of second reading at the May 16, 2024, Board meeting. The updated proposed bylaw amendment will be available to review on the Board Agenda, which will be posted Friday, May 10, 2024, on the Agendas & Minutes page of the CSRD website. If you wish to comment on the proposed bylaw amendment prior to second reading, written submissions will be received by the CSRD up until Tuesday, May 14, 2024, at 4 PM. Written

#### ELECTORAL AREAS

A GOLDEN-COLUMBIA  
 B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN  
 D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA  
 F NORTH SHUSWAP-SEYMOUR ARM  
 G BLIND BAY-SORRENTO-NOTCH HILL

#### MUNICIPALITIES

GOLDEN  
 REVELSTOKE  
 SALMON ARM  
 SICAMOUS

submissions are also accepted up until third reading of the bylaw. A notice will be sent out to you and other property owners within 100 m of the subject properties prior to third reading of the bylaw being considered advising of the deadline for written submissions.

Please contact Laura Gibson, Planner II, at 250-833-5920 or [lgibson@csrd.bc.ca](mailto:lgibson@csrd.bc.ca) if you have any questions or if you would like to have a quick phone call to discuss the proposed amendments.

Yours Truly,

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Per:



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Corey Paiement  
Manager, Planning Services

Enclosures:

Letter from January 30, 2024  
BL825-51 First Reading Board Package  
Map of Subject Properties for Second Reading

Links:

Electoral Area F Official Community Plan Bylaw No. 830

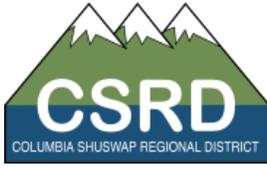
<https://www.csrd.bc.ca/Archive.aspx?ADID=219>

Scotch Creek/Lee Creek Zoning Bylaw No. 825

<https://www.csrd.bc.ca/Archive.aspx?ADID=360>

CSRD Agendas & Minutes Page

<https://www.csrd.bc.ca/249/Agendas-Minutes>



# COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrld.bc.ca

January 30, 2024

0760621 BC LTD  
 4278 ALLAN RD  
 SCOTCH CREEK BC V0E 1M5

Dear 0760621 BC LTD,

## Re: Kenwood Gate Area Zoning Bylaw Amendment

You are receiving this letter because you are an owner of a property in an area of Scotch Creek with an Industrial designation in the Electoral Area F Official Community Plan (OCP) Bylaw No. 830 ("Bylaw No. 830"). The OCP contains objectives for different designations. For the Industrial designation, the intent of the land use is to provide for a range of light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair (see attached Industrial designation from Bylaw No. 830). Properties in the Industrial designation are also within the Industrial Development Permit Area. New development requires an Industrial Development Permit to be issued prior to issuance of a Building Permit to address the form and character of the property.

Zoning bylaws regulate land use and implement the objectives of the OCP, including listing the specific uses allowed in each zone and regulations such as setbacks and maximum height. Your property, though designated Industrial, is zoned either C1 – Commercial 1, CR – Country Residential, or MU – Mixed Use in the Scotch Creek/Lee Creek Zoning Bylaw No. 825 ("Bylaw No. 825"). The C1, CR, and MU zones do not permit most uses occurring on properties at or near Kenwood Gate. The zoning for your property can be viewed in the attached maps, and excerpts of the permitted uses in the C1, CR, and MU zones are also attached. The definitions of permitted uses can be found in Part 1 of Bylaw No. 825, pages 4-15.

As part of the rebuilding process following the Bush Creek East Wildfire, CSRD staff are considering rezoning the Industrial-designated properties along and near Kenwood Gate from C1, CR and MU to a new Industrial zone that better reflects the intent of the Industrial designation and the current uses of the properties. This will reduce or eliminate the need for properties in this area to seek other approvals to allow for uses not permitted by the C1, CR, and MU zones (i.e. Temporary Use Permits (TUPs) or zoning bylaw amendments for individual properties).

There are currently two active TUPs in the Kenwood Gate area, one for mini storage and outdoor storage and one for a roads/highway maintenance yard. One TUP in the area for indoor storage has expired and has not yet been renewed. Another TUP for manufacturing has also expired and not been renewed. If the Kenwood Gate area is rezoned, these TUPs will not need to be renewed as those uses are proposed to be incorporated into the new zone. Temporary Use Permits are also limited in that they only allow an otherwise unpermitted use for up to 3 years and can only be renewed one time for another 3 years. After a TUP has been renewed once, if the unpermitted use is proposed to continue, rezoning is required. One zoning bylaw amendment application has been submitted to seek approval for manufacturing, a use not currently permitted by the C1 zone.

#### ELECTORAL AREAS

A GOLDEN-COLUMBIA  
 B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN  
 D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA  
 F NORTH SHUSWAP-SEYMOUR ARM  
 G BLIND BAY-SORRENTO-NOTCH HILL

#### MUNICIPALITIES

GOLDEN  
 REVELSTOKE  
 SALMON ARM  
 SICAMOUS

Please contact Laura Gibson, Planner II, at 250-833-5920 or [lgibson@csrd.bc.ca](mailto:lgibson@csrd.bc.ca) to discuss the proposed Industrial zone and to share the current uses and any future plans of your property. It would be appreciated if you could please reach out no later than February 23, 2024, as we are planning to have the proposed zoning bylaw amendment be considered by the CSRD Board for first reading at the March 21, 2024, Board meeting.

Yours Truly,

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Per:



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Corey Paiement  
Manager, Planning Services

Enclosures:

Bylaw No. 825 C1 zone  
Bylaw No. 825 CR zone  
Bylaw No. 825 MU zone  
Bylaw No. 830 Industrial Designation  
Maps and Photos

Links:

Electoral Area F Official Community Plan Bylaw No. 830  
<https://www.csrd.bc.ca/Archive.aspx?ADID=219>

Scotch Creek/Lee Creek Zoning Bylaw No. 825  
<https://www.csrd.bc.ca/Archive.aspx?ADID=360>

**5.13****COMMERCIAL – 1****(C1)****Principal Uses**

5.13 (1) The *uses* stated in this subsection and no others are permitted in the *Commercial - 1* zone as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *Amusement establishment*
- (b) *Campground*
- (c) *Convenience store*
- (d) *Day care*
- (e) *Marina*
- (f) *Mini storage*
- (g) *Motel*
- (h) *Office*
- (i) *Outdoor sales*
- (j) *Personal services*
- (k) *Plant nursery and services*
- (l) *Pub*
- (m) *Public assembly facility*
- (n) *Recycling drop-off facility*
- (o) *Rental shop*
- (p) *Restaurant*
- (q) *Retail store*
- (r) *Service station*
- (s) *Single family dwelling*
- (t) *Tourist cabin*
- (u) *Library*

**Secondary Uses**

(2) The use stated in this subsection and no others are permitted in the *Commercial - 1* zone as a secondary use, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Owner/operator dwelling*

**Regulations**

(3) On a parcel zoned *Commercial - 1*, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

	<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
	(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> <li>▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i></li> <li>▪ in all other cases</li> </ul>	0.4 ha (1.0 ac.) 1.0 ha (2.47 ac.)
	(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
	(c) Maximum <i>parcel coverage</i>	40%
BL825-24	(d) Maximum density of <i>tourist cabins</i> or <i>camping spaces</i> per <i>parcel</i> <ul style="list-style-type: none"> <li>▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i></li> <li>▪ in all other cases</li> </ul>	40 per hectare (40 per 2.47 ac.) 6 per hectare (6 per 2.47 ac.)
BL825-24	(e) Maximum number of <i>motel sleeping units</i> per <i>parcel</i> <ul style="list-style-type: none"> <li>▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i></li> <li>▪ in all other cases</li> </ul>	40 per hectare (40 per 2.47 ac.) 4 per hectare (4 per 2.47 ac.)
	(f) Maximum number of <i>dwelling units</i> per <i>parcel</i>	one
BL825-12	(g) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ Principal <i>buildings</i> and structures</li> <li>▪ <i>Accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m (37.73 ft.)</li> <li>▪ 10 m (32.81 ft.)</li> </ul>
	(h) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>exterior side parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 2.5 m (8.20 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 3.0 m (9.84 ft.)</li> </ul>
	(i) <i>Outdoor sales, plant nursery and services, and outdoor storage and display area</i>	shall be sited in conformance with the minimum <i>setback</i> regulations

## 5.6

## COUNTRY RESIDENTIAL

## (CR)

**Principal Uses**

5.6 (1) The *uses* stated in this subsection and no others are permitted in the Country Residential zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Single family dwelling*
- (b) *Standalone residential campsite*

**Secondary Uses**

(2) The *uses* stated in this subsection and no others are permitted in the Country Residential zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Guest accommodation*
- (d) *Home business*
- (e) *Residential campsite*

**Regulations**

(3) On a *parcel* zoned Country Residential, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

	<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
	(a) Minimum <i>parcel</i> size created by subdivision	2.0 ha (4.94 ac.)
BL825-41	(b) Minimum <i>parcel</i> width created by subdivision	20 m (65.62 ft.)
	(c) Maximum <i>parcel</i> coverage	30%
	(d) Maximum number of <i>single family dwellings</i> per <i>parcel</i>	one
BL825-12	(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ Principal <i>buildings</i> and structures</li> <li>▪ <i>Accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m (37.73 ft.)</li> <li>▪ 10 m (32.81 ft.)</li> </ul>
	(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel</i> boundary</li> <li>▪ <i>side parcel</i> boundary</li> <li>▪ <i>interior side parcel</i> boundary for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>)</li> <li>▪ <i>rear parcel</i> boundary</li> <li>▪ <i>rear parcel</i> boundary for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 3.0 m (9.84 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 3.0 m (9.84 ft.)</li> </ul>
	(g) Maximum <i>gross floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> <li>▪ 75 m<sup>2</sup> (807.32 sq. ft.)</li> </ul>

## 5.12

## MIXED USE

## (MU)

**Principal Uses**

5.12 (1) The *uses* stated in this subsection and no others are permitted in the Mixed Use zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Day care*
- (b) *Fuel storage*
- (c) *Mini storage*
- (d) *Office*
- (e) *Outdoor sales*
- (f) *Personal services*
- (g) *Plant nursery and services*
- (h) *Recreation services*
- (i) *Single family dwelling*
- (j) *Standalone residential campsite*

**Secondary Uses**

(2) The *uses* stated in this subsection and no others are permitted in the Mixed Use zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Guest suite*
- (d) *Home business*
- (e) *Owner/operator dwelling*
- (f) *Residential campsite*

**Regulations**

- (2) On a *parcel* zoned Mixed Use, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <i>Owner/operator dwelling</i>	Only permitted as a <i>secondary use</i> to <i>day care, office, outdoor sales, personal service, plant nursery and services, recreation services, or mini storage</i>
(b) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> <li>▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i></li> <li>▪ in all other cases</li> </ul>	0.4 ha (1.0 ac.) 1.0 ha (2.47 ac.)
(c) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(d) Maximum <i>parcel coverage</i>	40%
(e) Maximum number of <i>dwelling units</i> per <i>parcel</i>	one

BL825-12

(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ Principal <i>buildings</i> and structures</li> <li>▪ <i>Accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m (37.73 ft.)</li> <li>▪ 10 m (32.81 ft.)</li> </ul>
(g) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>exterior side parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 3.0 m (9.84 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> </ul>
(h) <i>Outdoor sales, plant nursery and services</i> , and outdoor storage and display area	shall be sited in conformance with the minimum <i>setback</i> regulations

## **12.7 Industrial (ID)**

### *Objective 1*

The intent of this land use is to provide for a range of light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. These activities will also help in providing viable year-round employment opportunities.

### *Policy 1*

Permitted uses include light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. Commercial uses are also permitted within this land use, as are residential uses as part of a mixed-use building.

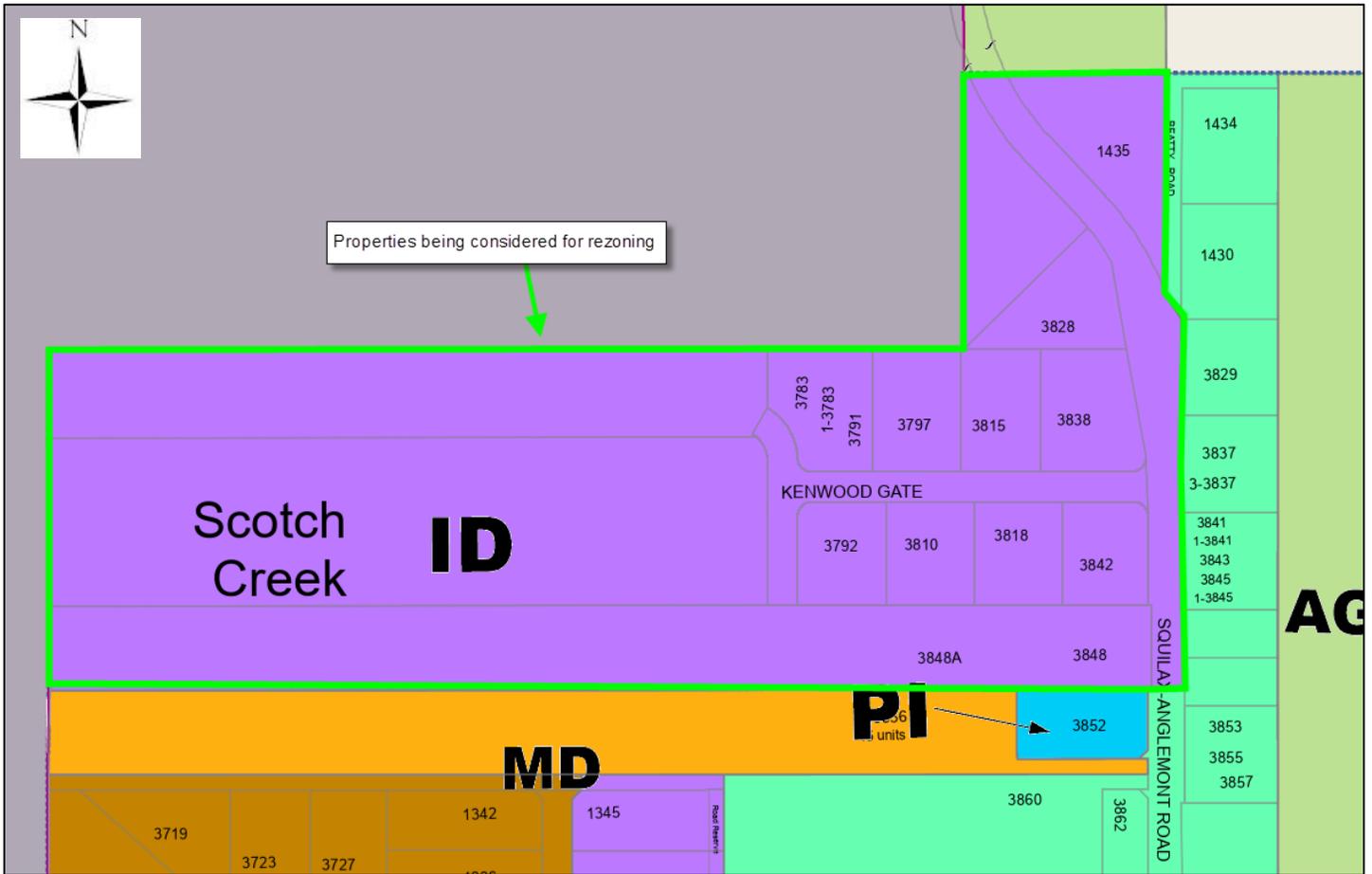
### *Policy 2*

A maximum building height of three storeys is permitted.

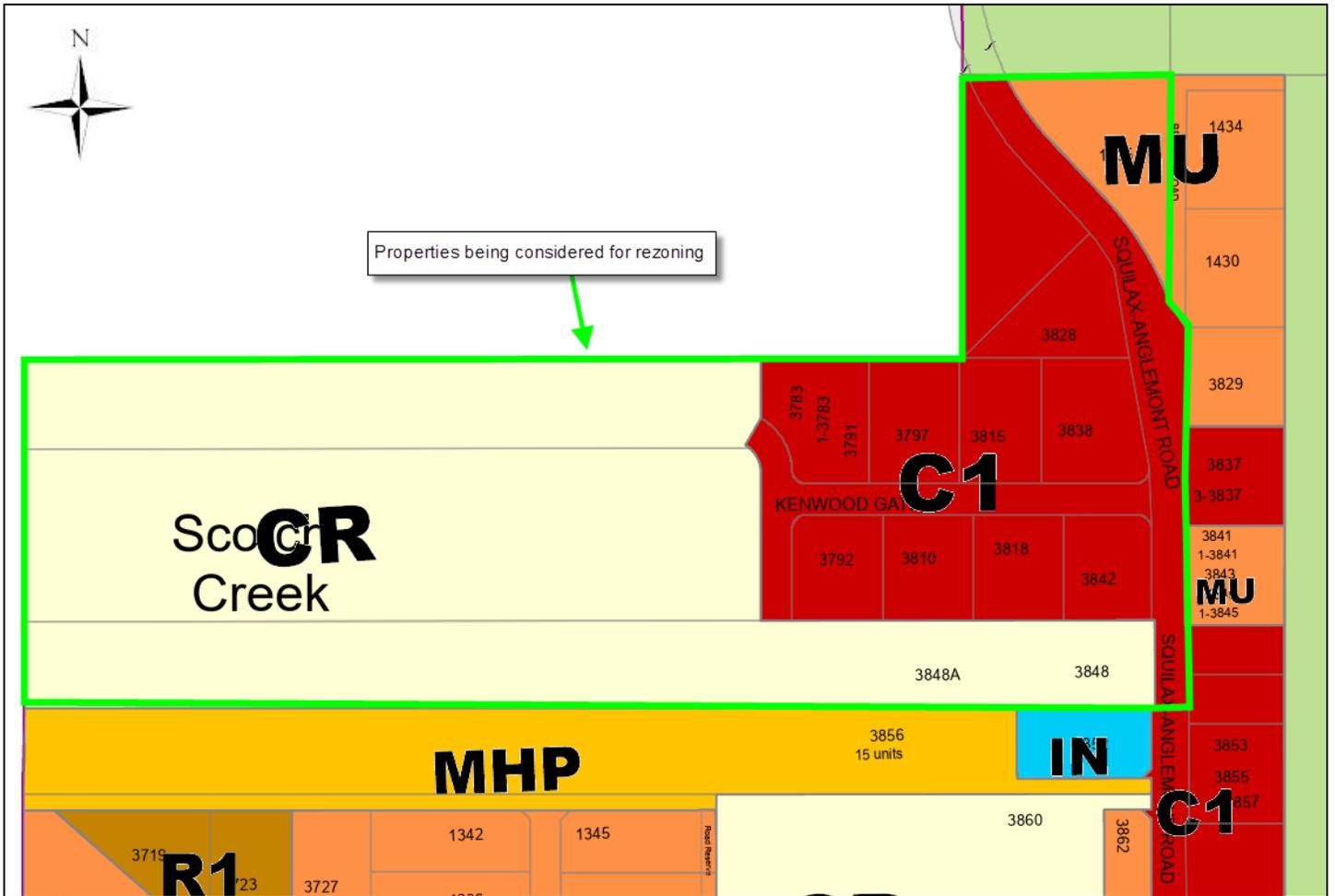
### *Policy 3*

All parcels designated as Industrial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

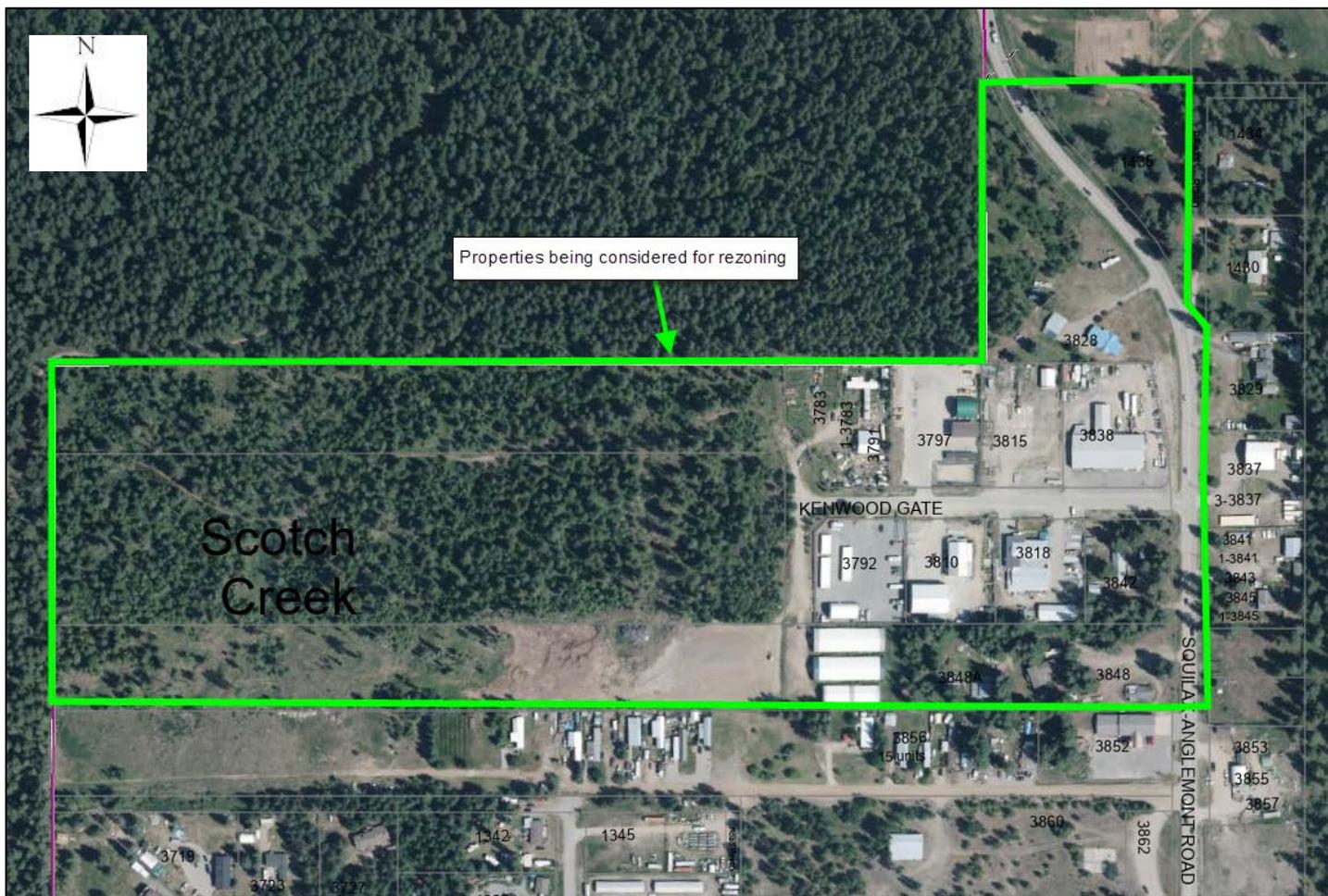
Electoral Area F Official Community Plan Bylaw No. 830



Scotch Creek/Lee Creek Zoning Bylaw No. 825 – Current Zoning



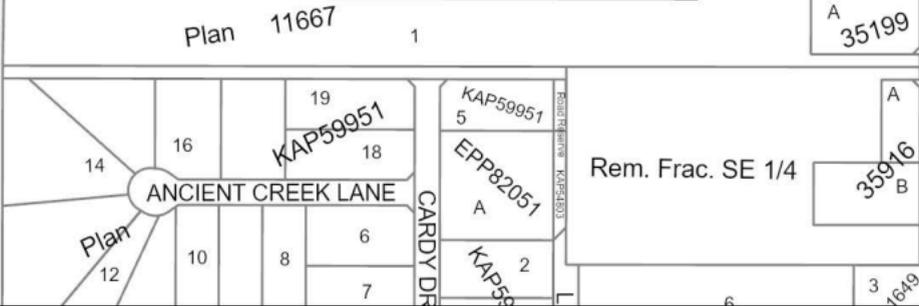
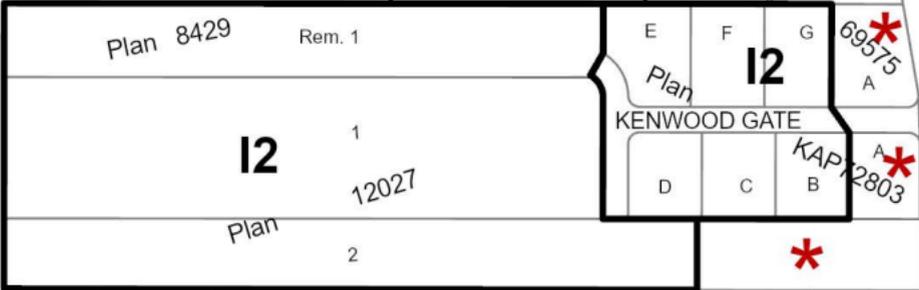
2023 Orthophoto





From C1 – Commercial 1 to I2 - Light Industrial

From CR - Country Residential to I2 - Light Industrial



\* Removed after first reading

**From:** [Derek Sutherland](#)  
**To:** [Laura Gibson](#); [Ben Van Nostrand](#)  
**Cc:** [Stephanie Hodge](#)  
**Subject:** RE: Bylaw No. 825-51 CSRD Referral Request  
**Date:** Tuesday, April 23, 2024 10:09:46 AM  
**Attachments:** [image008.png](#)  
[image009.png](#)

No comments.

**Derek Sutherland, MA**

General Manager, Community and Protective Services

**Columbia Shuswap Regional District**

**D:** 250.833.5945 | **TF:** 1.888.248.2773 | **C:** 250.253.0047

**E:** [dsutherland@csrd.bc.ca](mailto:dsutherland@csrd.bc.ca) | **W:** [www.csrd.bc.ca](http://www.csrd.bc.ca)



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---

**From:** Laura Gibson <[LGibson@csrd.bc.ca](mailto:LGibson@csrd.bc.ca)>  
**Sent:** Tuesday, April 23, 2024 8:56 AM  
**To:** Derek Sutherland <[DSutherland@csrd.bc.ca](mailto:DSutherland@csrd.bc.ca)>; Ben Van Nostrand <[bvannostrand@csrd.bc.ca](mailto:bvannostrand@csrd.bc.ca)>  
**Cc:** Stephanie Hodge <[SHodge@csrd.bc.ca](mailto:SHodge@csrd.bc.ca)>  
**Subject:** RE: Bylaw No. 825-51 CSRD Referral Request

Good morning!

A friendly reminder that any comments for this bylaw amendment are due. Please let me know if you have any comments or questions about the proposed amendment.

Thanks!

**Laura Gibson BSc**

Planner II, Planning Services

---

**From:** Stephanie Hodge <[SHodge@csrd.bc.ca](mailto:SHodge@csrd.bc.ca)>  
**Sent:** Friday, March 22, 2024 1:40 PM  
**To:** Derek Sutherland <[DSutherland@csrd.bc.ca](mailto:DSutherland@csrd.bc.ca)>; Ben Van Nostrand <[bvannostrand@csrd.bc.ca](mailto:bvannostrand@csrd.bc.ca)>  
**Cc:** Laura Gibson <[LGibson@csrd.bc.ca](mailto:LGibson@csrd.bc.ca)>  
**Subject:** Bylaw No. 825-51 CSRD Referral Request

BL825-51  
 PL20240000004

Good morning,

Re: Referral request BL825-51

You are requested to comment on the attached Bylaw Amendment. We would appreciate your response no later than **April 22, 2024**. If a response is not received by this date, it will be assumed that your department does not wish to provide comments.

This link [BL825-51](#) will direct you to the CSRD March 21, 2024 Board Agenda, see Item 17.2 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51

The following links will lead you to the documents on the Board Agenda.

17.2 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51

1. [1.2024-03-21 Board\\_DS\\_BL825-51\\_First.pdf](#)
2. [2.BL825-51\\_First.pdf](#)
3. [3.BL825-51 Letter 2024-01-30.pdf](#)
4. [4.BL825-51 Property Owner Submissions First redacted.pdf](#)
5. [5.BL825-51 Summary Table 2024-03-21.pdf](#)
6. [6.BL825-51 BL830 BL825 Excerpts.pdf](#)
7. [7.BL825-51 Maps Plans Photos.pdf](#)

I've also attached a .kml if you require it.

Kind regards,

**Stephanie Hodge**

Clerical Assistant, Development Services

**Columbia Shuswap Regional District**

**D:** 250.833.5976 | **TF:** 1.888.248.2773

**E:** [shodge@csrd.bc.ca](mailto:shodge@csrd.bc.ca) | **W:** [www.csrd.bc.ca](http://www.csrd.bc.ca)

-



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### COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1

**Staff Contact:** Laura Gibson  
[plan@csrd.bc.ca](mailto:plan@csrd.bc.ca) | [lgibson@csrd.bc.ca](mailto:lgibson@csrd.bc.ca)

**FILE:** BL825-51  
**CV:** PL2024-004  
**DATE:** April 11, 2024

## REFERRAL RESPONSE

### RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

No objections

### RESPONSE TEXT:

Signed By: \_\_\_\_\_ 

Title: General Manager, Environmental and Utility Services

Date: April 23, 2024

Agency: Columbia Shuswap Regional District



## COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1

**Staff Contact:** Laura Gibson  
[plan@csrd.bc.ca](mailto:plan@csrd.bc.ca) | [lgibson@csrd.bc.ca](mailto:lgibson@csrd.bc.ca)

**FILE:** BL825-51

**CV:** PL2024-004

**DATE:** April 11, 2024

## REFERRAL RESPONSE

### RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

No objections

### RESPONSE TEXT:

Signed By: Janelle Rimell

Title Environmental Health Officer

Date: April 24, 2024

Agency IHA



Your File #: BL825-51
eDAS File #: 2024-01576
Date: Apr/04/2024

Columbia Shuswap Regional District
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Re: Proposed Bylaw 825 for 11 of the properties along Kenwood Gate

The Ministry of Transportation and Infrastructure has received and reviewed your referral of March 22, 2024, to rezone 11 of the properties along Kenwood Gate to I2 – Light Industrial. The affected properties do not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact Jake Lee at (778) 824-0109.

Yours truly,

[Handwritten signature of Jake Lee]

Jake Lee
Assistant Development Technician

Table with 1 column and 2 rows. Row 1: Local District Address. Row 2: Salmon Arm Area Office, Bag 100 Stn Main, 850C 16th Street NE, Salmon Arm, BC V1E 4S4, Canada, Phone: (250) 712-3660 Fax: (250) 833-3380

**From:** [Cooper, Diana FOR:FX](#)  
**To:** [Stephanie.Hodge](#)  
**Subject:** RE: Bylaw No. 825-51 CSRD Referral Request  
**Date:** Friday, April 19, 2024 7:47:06 AM  
**Attachments:** [image006.png](#)  
[image009.png](#)  
[image010.png](#)  
[image002.png](#)  
[image003.png](#)

Hello Stephanie,

Thank you for your referral regarding a bylaw amendment for the following properties:

LOT 1 SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 8429 EXCEPT PLANS KAP69575 AND KAP72803, PID 009817751;

LOT 1 SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12027 EXCEPT PLANS KAP69575 AND KAP72803, PID 009370161;

LOT 2 SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12027, PID 009389351;

LOT E SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP72803, PID 025598449;

LOT F SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP72803, PID 025598457;

LOT G SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP72803, PID 025598465;

LOT D SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP72803, PID 025598431;

LOT C SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP72803, PID 025598422; and

LOT B SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP72803, PID 025598414.

Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the properties listed in your referral.

#### Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, an archaeological site is recorded within 50 m of the subject property, and there is high potential for unrecorded portions of the archaeological site to extend onto one or more of the subject properties. I have included the site record for **EfQu-18** for your reference.

#### Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land altering activities on the properties, no action is required at this time.

#### Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the properties.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

#### How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website ([www.bcapa.ca](http://www.bcapa.ca)) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

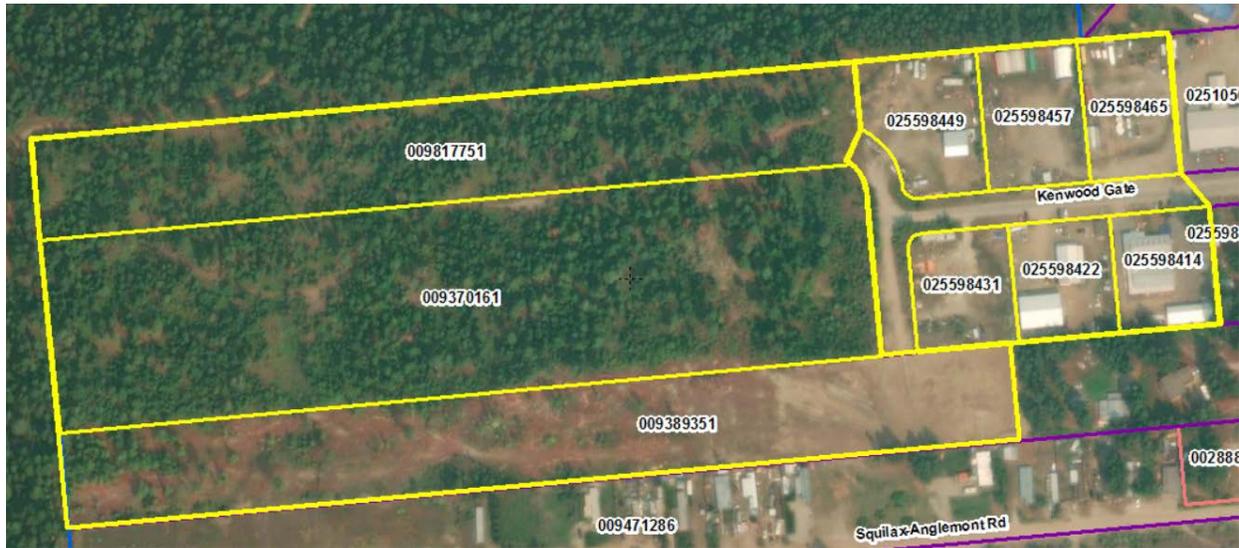
#### Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Kind regards,

*Diana*



Please note that subject lot boundaries (yellow) and archaeology sites (red) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. If you are experiencing difficulties viewing the layers in the above screenshot, please contact us.



**Diana Cooper**  
 Archaeologist/Archaeological Information Specialist  
 Archaeology Branch | Ministry of Forests  
 Phone: (250) 953-3343 | Email: [diana.cooper@gov.bc.ca](mailto:diana.cooper@gov.bc.ca) | Website [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology)

**From:** Stephanie Hodge <SHodge@csrd.bc.ca>

**Sent:** Friday, March 22, 2024 1:44 PM  
**To:** Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>  
**Cc:** Laura Gibson <LGibson@csrd.bc.ca>  
**Subject:** Bylaw No. 825-51 CSRD Referral Request

You don't often get email from [shodge@csrd.bc.ca](mailto:shodge@csrd.bc.ca). [Learn why this is important](#)

**EXTERNAL:** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

BL825-51  
 PL20240000004

Good morning,

Re: Referral request BL825-51

You are requested to comment on the attached Bylaw Amendment. We would appreciate your response no later than **April 22, 2024**. If a response is not received by this date, it will be assumed that your department does not wish to provide comments.

This link [BL825-51](#) will direct you to the CSRD March 21, 2024 Board Agenda, see Item 17.2 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51

The following links will lead you to the documents on the Board Agenda.

17.2 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51

1. [2024-03-21 Board\\_DS BL825-51 First.pdf](#)
2. [BL825-51 First.pdf](#)
3. [BL825-51 Letter 2024-01-30.pdf](#)
4. [BL825-51 Property Owner Submissions First redacted.pdf](#)
5. [BL825-51 Summary Table 2024-03-21.pdf](#)
6. [BL825-51 BL830 BL825 Excerpts.pdf](#)
7. [BL825-51 Maps Plans Photos.pdf](#)

I've also attached a .kml if you require it.

Kind regards,

**Stephanie Hodge**

Clerical Assistant, Development Services

**Columbia Shuswap Regional District**

D: 250.833.5976 | TF: 1.888.248.2773

E: [shodge@csrd.bc.ca](mailto:shodge@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)

-



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**From:** [Kwusen Support](#) on behalf of [NationsConnect](#)  
**To:** [Stephanie Hodge](#)  
**Subject:** NationsConnect: Cultural Heritage Feedback regarding PL20240000004  
**Date:** Thursday, April 11, 2024 2:54:12 PM

---

A new conversation has been started and you were indicated as a person to notify.

**Subject:** Cultural Heritage Feedback

Weytk,

To begin with, the provided polygon overlaps with Scotch Creek Reserve. Please provide a more accurate polygon.

**Body:** Due to the proximity to areas of high potential for archaeology, and that the provided polygon is in close proximity to an archaeological site and multiple areas of cultural heritage significance, Skwlax may require that a PFR, CHOA and possibly an AIA be performed by a qualified archaeologist before any land altering activities occur on these properties.

I will email my colleagues, Nola Markey and Jacqueline Chojko-Bolec and cc Laura Gibson, attaching the provided Archaeology Letter (CSR/BC Arch Branch) and await their recommendations.

Kukstemc

Celia Nord, Archaeologist

[View message and reply via NationsConnect](#)

**From:** [Corey Paiement](#)  
**To:** [Jacqueline Chojko-Bolec](#); [Cammeo Goodyear](#)  
**Cc:** [Gerald Christie](#); [Laura Gibson](#); [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca); [ArchPermitApp@gov.bc.ca](mailto:ArchPermitApp@gov.bc.ca); [Brent Davidson](#); [Nola Markey](#); [Celia Nord](#)  
**Subject:** RE: Archaeology Recommendations and Requirements RE: Scotch Creek/Kenwood Gate (BL825-51 - PL20240000004) c/o CSRD  
**Date:** Thursday, May 2, 2024 10:11:40 AM  
**Attachments:** [bl825-51.kml](#)  
[Skwlax\\_Heritage\\_Permit\\_Application\\_Fillable\\_2024.pdf](#)  
[image004.png](#)  
[image005.png](#)  
[image008.png](#)

Good Morning Jacqueline, Cammeo and others:

Thank you for your email providing additional information and explanation.

This email string has been included in the referral responses received for BL825-51. Referral responses will be included in the staff report when the CSRD Board of Directors considers second reading of this bylaw at the May 17, 2024 Board meeting.

The proposed BL825-51 zoning Bylaw amendment would allow some new land uses on these properties. There is no development proposed at this time. The timing of future development would be determined by the property owner. Development may require a development permit and/or building permit to be issued by the CSRD prior to proceeding. As part of the CSRD's review of a permit application, the property owner is provided the archaeology information noted in my previous email. This archaeology information is also shared when we respond to an inquiry about a property.

We will also attach this email string in the CSRD database to the properties subject to BL825-51 so other CSRD planning and building staff are aware of your comments when answering inquiries and reviewing future permit applications.

Respectfully,

**Corey Paiement** MURP RPP MCIP  
 Manager Planning Services  
 Development Services  
**Columbia Shuswap Regional District**  
 D: 250.833.5931 | TF: 1.888.248.2773  
 E: [cpaiement@csrd.bc.ca](mailto:cpaiement@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



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**From:** Jacqueline Chojko-Bolec <[jchojko-bolec@lslb.ca](mailto:jchojko-bolec@lslb.ca)>  
**Sent:** Monday, April 29, 2024 2:59 PM  
**To:** Corey Paiement <[CPaiement@csrd.bc.ca](mailto:CPaiement@csrd.bc.ca)>; Cammeo Goodyear <[cgoodyear@lslb.ca](mailto:cgoodyear@lslb.ca)>  
**Cc:** Gerald Christie <[gchristie@csrd.bc.ca](mailto:gchristie@csrd.bc.ca)>; Laura Gibson <[LGibson@csrd.bc.ca](mailto:LGibson@csrd.bc.ca)>; [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca); [ArchPermitApp@gov.bc.ca](mailto:ArchPermitApp@gov.bc.ca); Brent Davidson <[bdavidson@alib.ca](mailto:bdavidson@alib.ca)>; Nola Markey <[nmarkey@lslb.ca](mailto:nmarkey@lslb.ca)>; Celia Nord <[celia.nord2018@gmail.com](mailto:celia.nord2018@gmail.com)>  
**Subject:** Archaeology Recommendations and Requirements RE: Scotch Creek/Kenwood Gate (BL825-51 - PL20240000004) c/o CSRD

Hi Corey and Cammeo et al,

Corey, thank you for the note re the NationsConnect referral for proposed development of Scotch Creek/Kenwood Gate BL825-51 - PL20240000004 (spatial file attached):

I have included Skwlax te Secwepemcúfecw's Territorial Resource Stewardship Manager, Cammeo Goodyear, in this correspondence to facilitate further response and conditions for support of this development. Cammeo, the subject property is bound to the north and west by Scotch Creek Reserve No.4: <https://lslb.knowledgekeeper.ca/consultation/columbia-shuswap-regional-district-csrd/projects/bl825-51-pl20240000004#comment-3995>

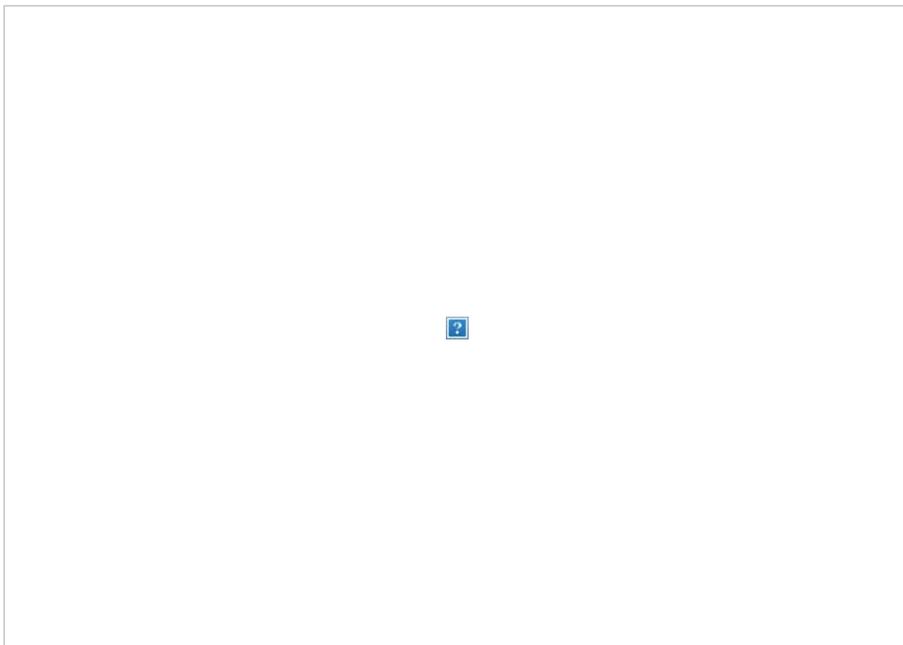
Thank you as well, Corey, for adhering to the Province's guidelines on behalf of the landowner by engaging Skwlax's in-house team of eligible Cultural Resource Management (CRM) professionals and consultants. I have included the Archaeology Branch at the Ministry of Forests in this correspondence as record that this proposed development has been reviewed, management recommendations have been made, and that there are yet unaddressed First Nations concerns. Skwlax would be appreciative if the CSRD would please forward this correspondence to the landowner to keep them similarly informed.

Skwlax's response to your previous email is two-fold as we, (1) provide the results of a courtesy initial background review with appropriate recommendations aligning with the Province's archaeology expectations and guidelines, and (2) provide Skwlax's requirements for supporting land-altering development in areas of high potential for unrecorded archaeology sites within Secwepemcúfecw.

#### **(1) Provincial Expectations for Responsible Development**

Skwlax's CRM professionals have conducted a complimentary initial background review of the archaeological potential for this property. Please find a summary of our preliminary findings below:

- The subject property is within 30 m of protected archaeological site #EfQu-18. Provincial expectations specify, “Professional consulting archaeologists are expected to apply their expertise to further assess and refine the presence of archaeological potential as suggested by the 50 m buffer” Source: [raad3\\_help.pdf \(gov.bc.ca\)](#).
- Significant portions of the subject property fall within the Arcas 1997 potential model (see Provincial map below),
- Skwlax archaeological personnel have conducted and participated in recent assessments for developments on the Scotch Creek Delta that have led to a significant increase in the recording or expansion of archaeological sites in this region,
- **It is highly recommended an eligible CRM professional create an appropriate management plan for this proposed development, which Skwlax CRM professionals anticipate will adversely impact unrecorded archaeological sites adjacent to their reserve lands.** A management plan can be determined via a desktop Archaeological Overview Assessment (AOA) and accompanying Preliminary Field Reconnaissance (PFR, or site visit) to establish if further pre-construction investigation is warranted under a *Heritage Conservation Act* permit.



## **(2) Skwlax te Secwepemcúfecw Requirements for Development Support – Archaeology Component**

Based on the results of the initial background review, Skwlax CRM professionals anticipate this proposed development will adversely impact Skwlax Cultural Heritage Values, including unrecorded archaeological sites, adjacent to their reserve lands.

- **Skwlax requires an eligible CRM professional create an appropriate management plan for this proposed development.** A management plan can be determined via a desktop AOA and accompanying PFR to establish if further pre-construction investigation is warranted under a *Heritage Conservation Act* permit.
- Skwlax can provide a management plan and detailed potential assessment with a Service Agreement in place for an AOA-PFR (contact: Nola Markey, Cultural Heritage Protection Dept Manager, [nmarkey@slsb.ca](mailto:nmarkey@slsb.ca), 250-819-6895),
- If the proponent chooses to engage a third-party archaeology consulting company to conduct the AOA-PFR, the following conditions will apply:
  - The third-party archaeology consulting company is required to be in good standing with Skwlax,
  - The consulting company is required to apply for a Skwlax Heritage Permit to conduct assessments within Secwepemcúfecw (pdf. attached), and,
  - A Skwlax representative is required to participate on the field crew.

Put plainly, in cases such as this development where ground-altering work is proposed – regardless of the level of previous disturbance – both the Province and Skwlax call for a high-level management plan to ensure potential impacts to unrecorded sites are mitigated to provincial standards. Historically, not having a high-level plan in place causes time delays and additional costs to the proponent where arch sites are expected by professional opinion to be unearthened.

Thank you for your part in protecting the Secwépmc and Indigenous cultures of British Columbia. The contents of this email are also provided in NationsConnect.

With respect,



**J. Chojko-Bolec**, B.A., Cert.CRM  
 Project Coordinator/Archaeologist  
 TRS Cultural Heritage Protection Dept  
 T: 250-679-3203 Ext 165  
 M:604.855.2312  
 E: [jchojko-bolec@slsb.ca](mailto:jchojko-bolec@slsb.ca)  
 1886 Little Shuswap Lake Rd

Chase, BC | V0E 1M0  
[www.lslb.ca](http://www.lslb.ca)

*Gratefully living in unceded Secwepemcúlecw*

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---

**From:** Corey Paiement <[CPaiement@csrd.bc.ca](mailto:CPaiement@csrd.bc.ca)>  
**Sent:** Friday, April 26, 2024 1:27 PM  
**To:** Celia Nord <[cnord@lslb.ca](mailto:cnord@lslb.ca)>; Nola Markey <[nmarkey@lslb.ca](mailto:nmarkey@lslb.ca)>; [murphy.phoebeelizabeth@gmail.com](mailto:murphy.phoebeelizabeth@gmail.com); Jacqueline Chojko-Bolec <[jchojko-bolec@lslb.ca](mailto:jchojko-bolec@lslb.ca)>  
**Cc:** Gerald Christie <[gchristie@csrd.bc.ca](mailto:gchristie@csrd.bc.ca)>; Laura Gibson <[LGibson@csrd.bc.ca](mailto:LGibson@csrd.bc.ca)>  
**Subject:** Scotch Creek/Kenwood Gate (BL825-51)

Some people who received this message don't often get email from [cpaiement@csrd.bc.ca](mailto:cpaiement@csrd.bc.ca). [Learn why this is important](#)

Hello Celia, Nola, Pheobe, and Jacqueline:

Laura has provided me with your email requesting PFRs for BL701-110 and BL825-51.

To keep things organized/separate for our CSRD files, this response is for BL825-51/PL2024000004.

The CSRD respects and is sensitive to the need to protect archaeological values as noted in the *Heritage Conservation Act* (HCA). We can appreciate that Skw'lax te Secwepemcúlecw has concerns about development of these properties with regard to overlap with areas of archaeological potential and close proximity to known archaeological sites. The provincial Archaeology Branch is responsible for the administration of the HCA and the Branch supports local governments to integrate archaeological resource management into their planning and application review processes; however, local governments have no authority of duty to enforce any of the requirements under the HCA as only the minister and delegated provincial ministries are authorized to administer the HCA. Although the HCA does not impose any express obligations on a local government such as notifying property owners of the potential for an archaeological site, the CSRD has taken the step to provide HCA and Archeology Branch information to landowners about their legal responsibilities as part of the planning application and building permit processes including that the owner is responsible for obtaining any necessary HCA approvals and permits required to develop the property.

For this proposed bylaw amendment, where Provincial records indicate there is overlap with areas of high potential for archeology sites on the subject properties, the CSRD is the applicant but is not the owner of any of the subject properties. The individual property owners will be notified of the high potential for archaeological sites and their responsibilities under the HCA at the time of their future development permit and/or building permit applications.

I appreciate you providing feedback about the proposed bylaw amendment.

Please contact me if you have any questions.

Respectfully,

**Corey Paiement** MURP RPP MCIP  
 Manager Planning Services  
 Development Services  
**Columbia Shuswap Regional District**  
 D: 250.833.5931 | TF: 1.888.248.2773  
 E: [cpaiement@csrd.bc.ca](mailto:cpaiement@csrd.bc.ca) | W: [www.csrd.bc.ca](http://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.

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**From:** Celia Nord <[cnord@lslb.ca](mailto:cnord@lslb.ca)>  
**Sent:** Tuesday, April 23, 2024 9:15 AM  
**To:** Laura Gibson <[LGibson@csrd.bc.ca](mailto:LGibson@csrd.bc.ca)>  
**Cc:** Nola Markey <[nmarkey@lslb.ca](mailto:nmarkey@lslb.ca)>; [murphy.phoebeelizabeth@gmail.com](mailto:murphy.phoebeelizabeth@gmail.com); Jacqueline Chojko-Bolec <[jchojko-bolec@lslb.ca](mailto:jchojko-bolec@lslb.ca)>  
**Subject:** Scotch Creek/Kenwood Gate and Sorrento Daycare

Weytk, Laura

I am cc'ing my archaeology colleagues, Nola Markey, Phoebe Murphy and Jacqueline Chojko-Bolec in this email regarding both the Scotch Creek/Kenwood Gate property (PL2024000004) and the Sorrento Daycare ( PL20230000377).

Scotch Creek/Kenwood NationsConnect (for internal reference):

PFR required

<https://slb.knowledgekeeper.ca/consultation/columbia-shuswap-regional-district-csrd/projects/bl825-51-pl2024000004#comment-3995>

Sorrento Daycare NationsConnect (for internal reference):

PFR required

<https://slb.knowledgekeeper.ca/consultation/columbia-shuswap-regional-district-csrd/projects/bl701-110-pl20230000377>

I will leave it to you and the archaeology team listed above, to schedule visits and determine fee schedules.

Kukstemc

Celia Nord, Archaeologist

[EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you know the message is safe.



# Shuswap Band

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**Project Name:**

PL2024000004

**FN Consultation ID:**

BL825-51

**Consulting Org Contact:**

Stephanie Hodge

**Consulting Organization:**[Columbia Shuswap Regional District \(CSRD\)](#)**Date Received:**

Friday, March 22, 2024

March 26, 2024

Weyt-k (Hello),

Shuswap Band is in receipt of the project information for: -PL2024000004.

The proposed project is located within Shuswap Band's Caretaker Area, within the greater Secwépemcúlecw (Secwepemc Traditional Territory). As land users and stewards, Shuswap Band members continue to exercise their Section 35 Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering, and fishing, along with rights associated with spiritual and cultural traditions that are practiced in accordance with Secwepemc customs, laws, and governance structures. Secwepemc share an obligation of caretaker responsibility (stewardship) which is to act mindfully, learning from and caring for surrounding ecosystems for the health and survival of future generations, as is their Indigenous right (UNDRIP, Bill 41, Bill C15) Secwepemc culture hinges on the belief that the land responds positively to care and respect, and that tmicw (the air, lands, and resources) is interconnected at a watershed level. It is therefore critical for Shuswap Band to be actively engaged and consulted on all developments occurring within their Caretaker Area.

*Based on our initial review, the nature of the proposed activity, its location, the current information available to our office at this time, we do not see any apparent significant impacts to our indigenous rights, including title at this time. However, we may at future date want to revisit consultation on this matter should new information become available.*

Further, the watersheds in this area are significant to Shuswap Band's cultural heritage, as an area of ancestral land use, and presently significant as an area needing restoration and protection. Currently, Shuswap Band members collect medicines and berries in the surrounding area, fish the area waters, and camp nearby. While the area and its vitality has been impacted by industry developments, Shuswap Band has been actively involved in research and other initiatives which aim to restore this region to an ecologically and culturally thriving place.

Wherever possible, Shuswap Band recommends the reuse of existing infrastructure so as to avoid unnecessary ground disturbance and additional cumulative impacts to the region. It is Shuswap Bands expectation that all disturbed areas be reclaimed as soon as possible with the areas being monitored and treated for invasive plants to aid the ecosystem in its healing.

The province is responsible for ensuring adequate consultation and where appropriate, accommodation to address potential impacts of proposed developments on asserted Aboriginal rights including title. It is Shuswap Band expectation that continued consultation on projects and on matters that may affect our long-term traditional land use, occupancy and access, including potential cumulative impacts between proposed activity and other previous or future developments within the

project footprint and in adjacent areas (watershed, habitat type, aquifer, viewscape, etc).

Kukwstsetsemc (Thank you).

Referrals Coordinator

*"Our people are our strength. Our children are our future."*

cc: Barb Cote - Chief, Shuswap Band

Mark Thomas - Councilor, Shuswap Band

Richard Martin - Councilor, Shuswap Band

Manon Moreau - Director, Territorial Stewardship, Shuswap Band

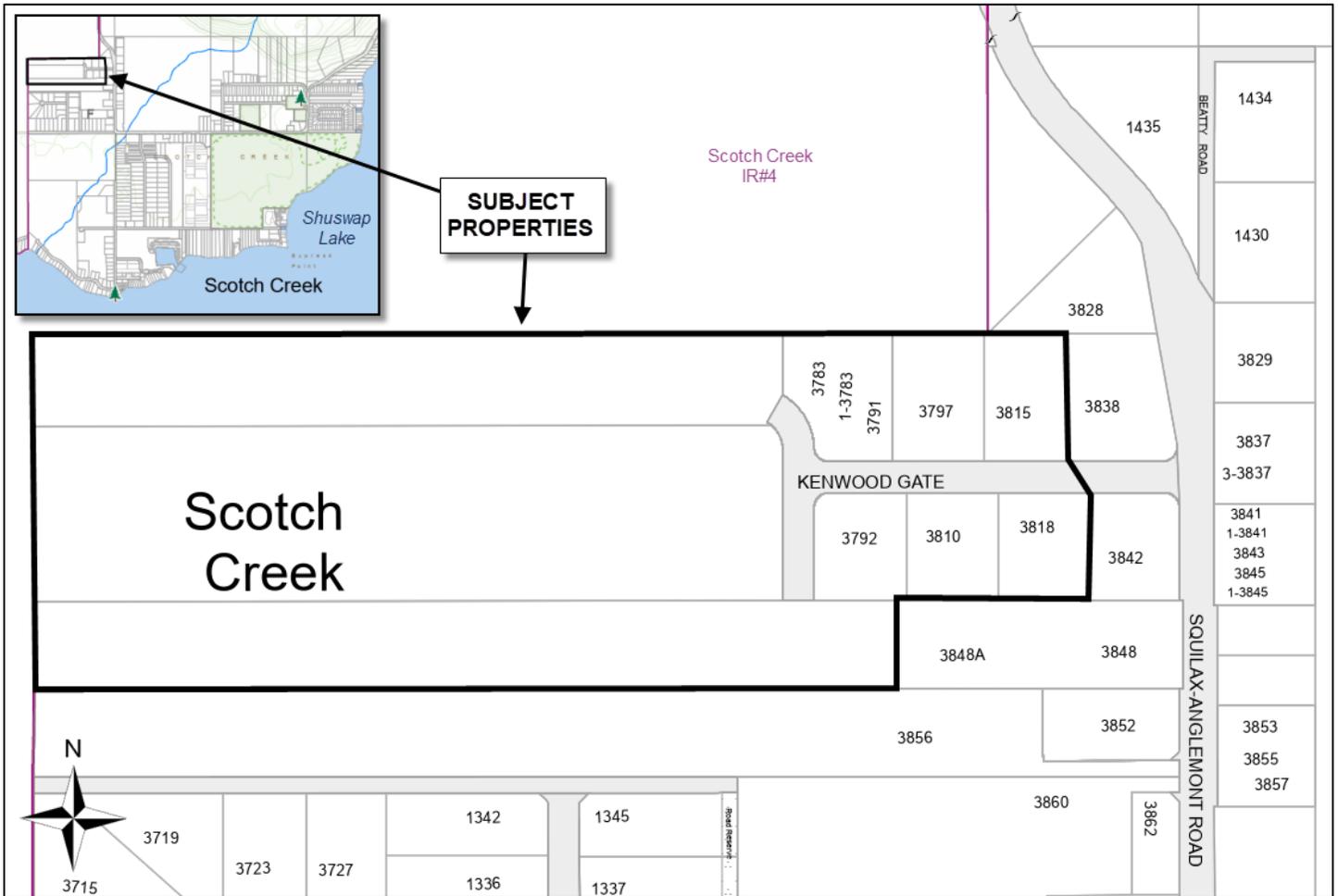
Travis Yeats - Referrals Coordinator, Shuswap Band

Joshua Martin - Guardian Manager, Shuswap Band

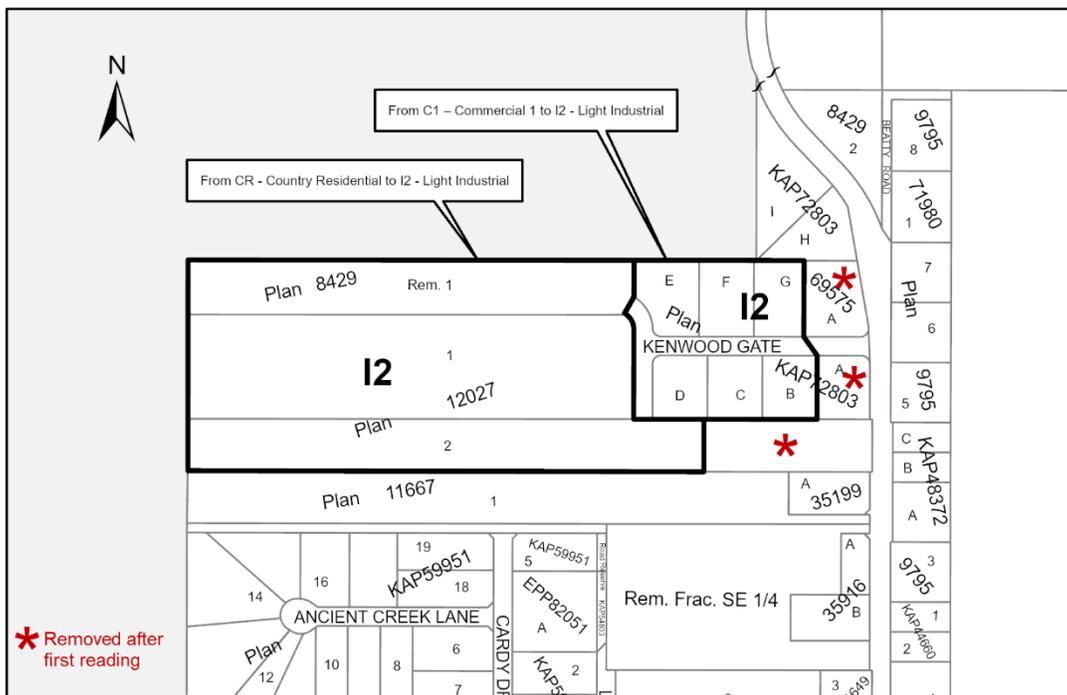
Enola Eugene - Culture, Shuswap Band

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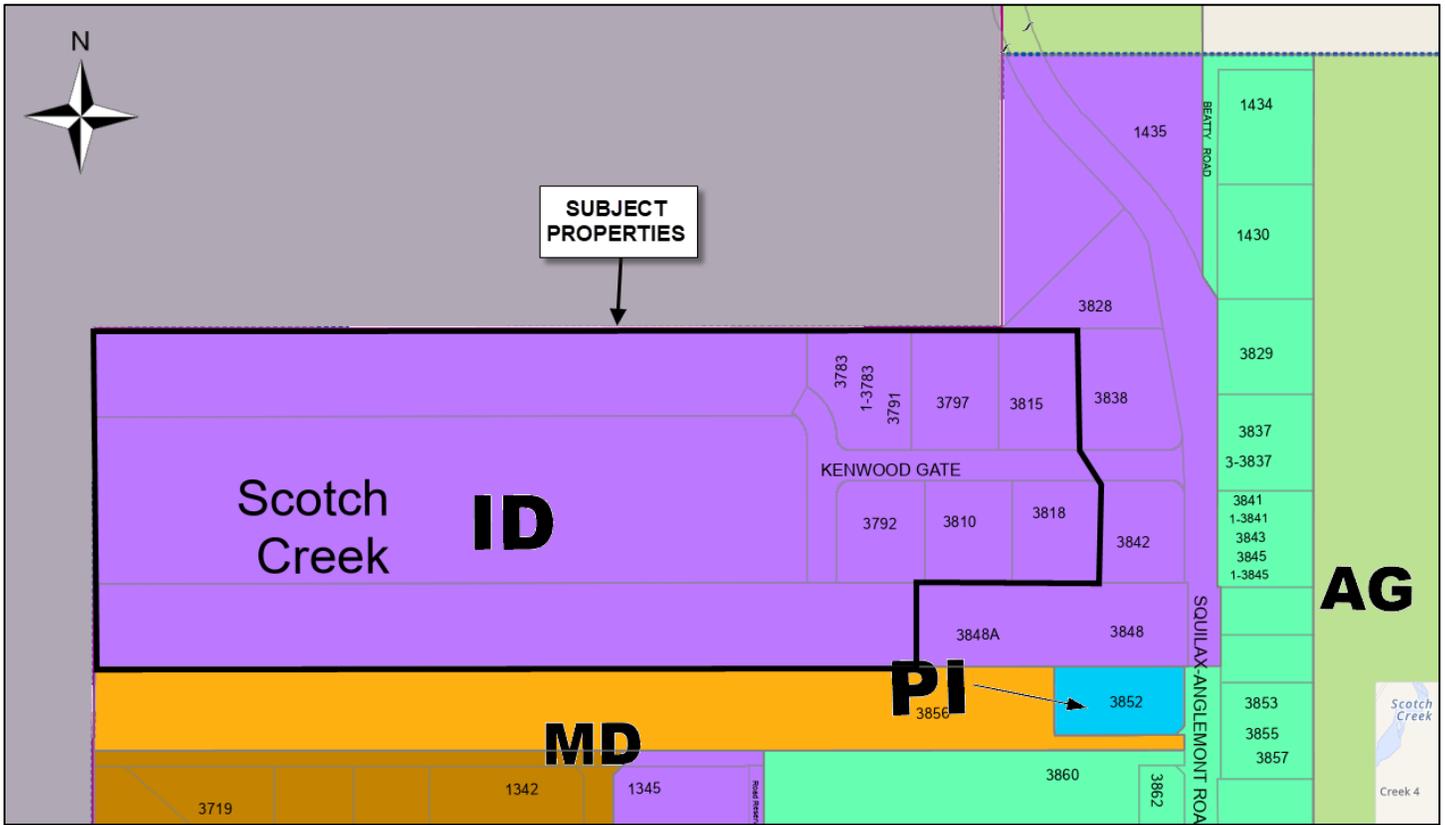
Location



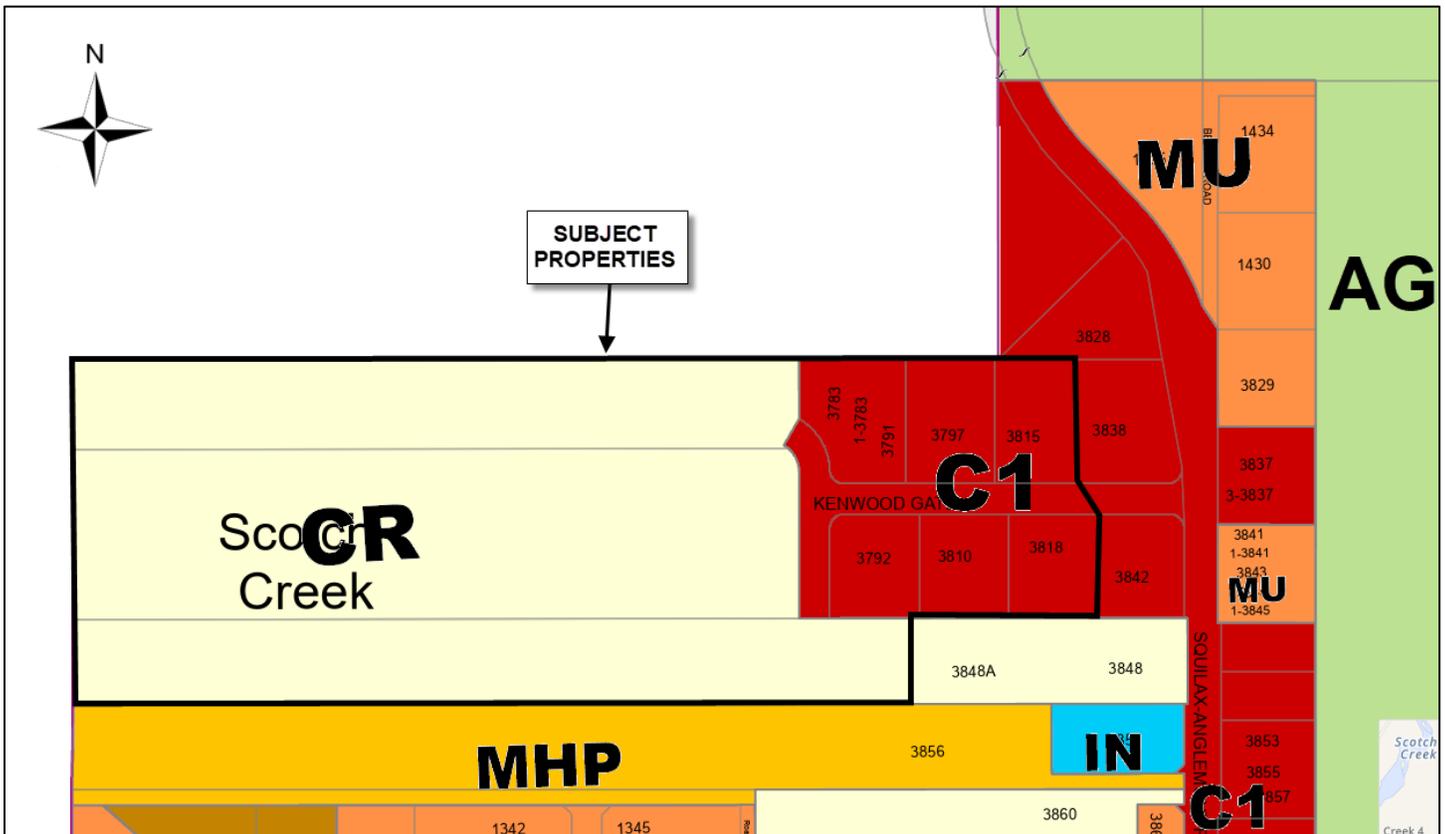
Properties No Longer Included in Proposed Bylaw Amendment



### Electoral Area F Official Community Plan Bylaw No. 830



### Scotch Creek/Lee Creek Zoning Bylaw No. 825



June 2023 Orthophoto



October 2023 Orthophoto



Electoral Area F:  
Scotch Creek/Lee Creek Zoning  
Amendment Bylaw No. 825-51



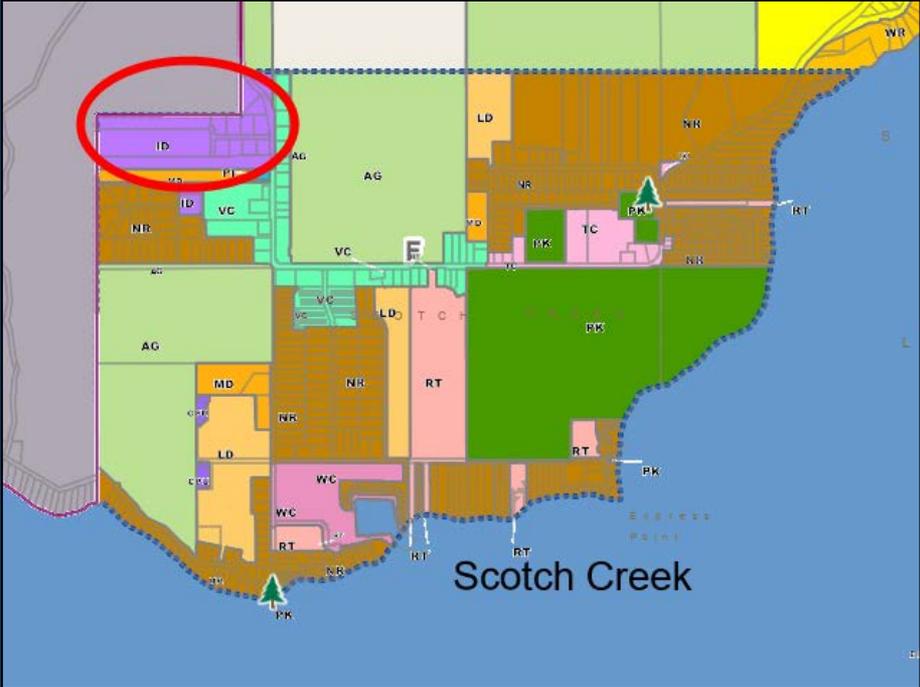
Development Services

# Revised Proposal

To rezone 9 properties from Commercial 1 and Country Residential to a new Light Industrial zone (I2)



Kenwood Gate, looking west



OCP Bylaw No. 830 – Industrial designated area circled in red





<b>COLUMN 1 MATTER TO BE REGULATED</b>	<b>COLUMN 2 REGULATIONS</b>
<p>(a) Minimum <i>parcel</i> size created by subdivision</p> <ul style="list-style-type: none"> <li>▪ where a parcel is serviced by an existing <i>community sewer system</i></li> <li>▪ in all other cases</li> </ul>	<p>0.5 ha (1.24 ac.) 1.0 ha (2.47 ac.)</p>
<p>(b) Maximum <i>parcel coverage</i></p>	<p>50%</p>
<p>(c) Maximum number of <i>dwelling units</i></p> <ul style="list-style-type: none"> <li>▪ where a parcel is serviced by an existing <i>community sewer system</i> and <i>community water system</i></li> <li>▪ in all other cases</li> </ul>	<p>6 per hectare (4 per 2.47 ac.) one</p>
<p>(d) Maximum <i>height</i> for <i>buildings</i> and structures</p>	<p>12.5 m (41.01 ft.)</p>
<p>(e) Minimum setback from:</p> <ul style="list-style-type: none"> <li>• <i>Front and exterior side parcel boundary</i></li> <li>▪ All other <i>parcel</i> boundaries</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.5 m (14.76 ft)</li> <li>▪ 2.5 m (8.2ft)</li> </ul>

# I2 Zone Permitted Uses

5.24

Light Industrial

Page 403 of 718

I2

## Principal Uses

5.24 (1) The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:

- (a) *fuel storage*;
- (b) general trade contracting office and works yard;
- (c) indoor storage
- (d) *manufacturing*
- (e) *mini storage*
- (f) outdoor sales
- (g) *outdoor storage*
- (h) *plant nursery and services*
- (i) *recycling drop-off facility*
- (j) rental and repair of tools, small equipment
- (k) *vehicle repair*
- (l) welding and mechanical repair shop

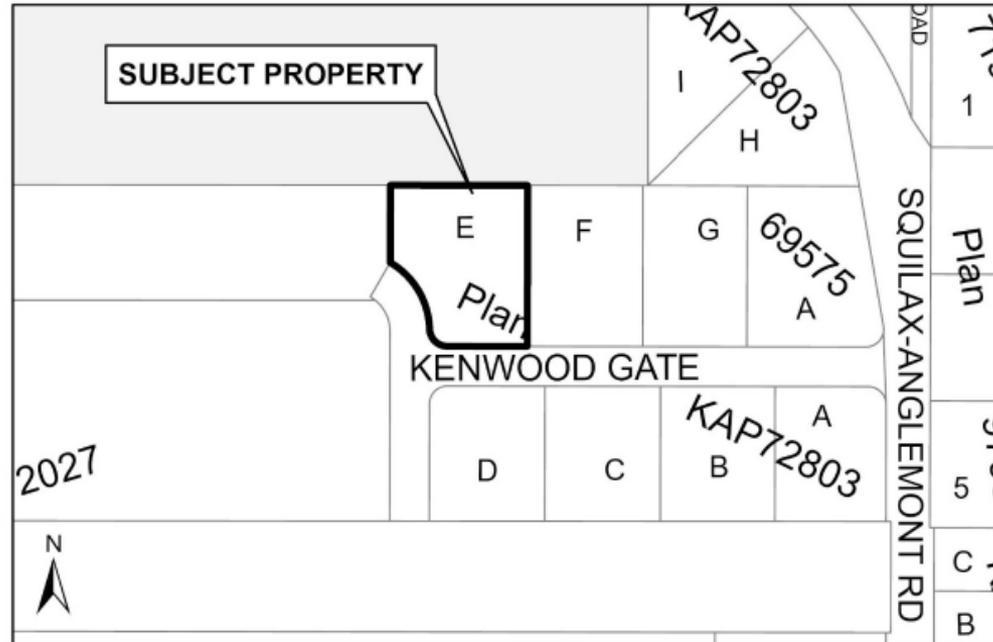
## Secondary Uses

(2) The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:

- (a) *accessory upper floor dwelling unit*
- (b) *accessory use*
- (c) *accessory retail store*

# I2 Zone Site Specific Regulation

- (4) In this subsection, lands are described by legal description and by map and in the event of any discrepancy between the legal description of the lands and the map, the map governs.
  
- (a) In addition to the uses listed in subsection (1), the principal uses on Lot E Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan KAP72803, as shown on the map below, shall include one *single detached dwelling*.



# Referral Comments

CSRD Community and Protective Services	No comments
CSRD Environmental Utility Services	No objections.
Interior Health Authority	Interests unaffected by bylaw
Ministry of Transportation and Infrastructure	No objections
Ministry of Forests: Archaeology Branch	There is a high potential for previously unrecorded archaeological sites to exist on the properties. Arch sites are protected by the Heritage Conservation Act which applies even when the sites are previous unrecorded/undisturbed. Strongly recommends engaging an eligible consulting archaeologist prior to any land altering activities. If any archaeological material is encountered during development, all activities must stop immediately, and the Archaeology Branch must be contacted for direction.

# Referral Comments Continued

Adams Lake Indian Band	Supports Skwlāx te Secwepemcú'ecw on any decisions associated with this application.
Little Shuswap Lake Band / Skw'lax te Secwepemcú'ecw	<p>Due to the proximity to areas of high potential for archaeology, and that the provided polygon is in close proximity to an archaeological site and multiple areas of cultural heritage significance, Skwlāx may require that a PFR, CHOA and possibly an AIA be performed by a qualified archaeologist before any land altering activities occur on these properties.</p> <p>Subsequent correspondence confirmed that Skwlāx is requesting a PFR.</p>
Neskonlith Indian Band	No response
Okanogan Indian Band	No response
Shuswap Band	No apparent significant impacts to indigenous rights, including title at this time.
Simpcw First Nation	No response
Splatsin First Nation	No response

**RECOMMENDATION:**

THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" be read a second time, as amended, this 16<sup>th</sup> day of May, 2024.



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Areas C, F, G: Secondary Dwelling Units Project Official Community Plan Amendments
- DESCRIPTION:** Report from Christine LeFloch, Planner III, dated May 9, 2024.
- RECOMMENDATION #1:** THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22" be read a third time, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24" be read a third time, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22" be adopted, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #4:** THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24" be adopted, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

Staff are proposing amendments to two Official Community Plans (OCP) as part of the Secondary Dwelling Units Project which is intended to increase opportunities for secondary dwelling units in Electoral Areas B, C, D, E, F, and G of the CSR D. The necessary zoning amendments to 9 zoning bylaws are on schedule and recommended for adoption at the June 20, 2024 Board Meeting. OCP amendments are also required to ensure that areas that are not covered by a zoning bylaw but are subject to an OCP with policies that include maximum density provisions have an opportunity to construct secondary dwelling units like the areas that have a zoning bylaw. These OCP amendments were given first and second reading at the April 18, 2024 Board Meeting. A public hearing was held on May 8, 2024 to hear representations from the public regarding the proposed OCP amendments. Notes from the public hearing are attached to this Board Report. It is now appropriate for the Board to consider the OCP amendment bylaws for third reading and adoption.

## BACKGROUND:

Please see "[2023-03-16 Board DS Secondary Dwelling Units Phase 1 First.pdf](#)" for details about the Secondary Dwelling Units project as a whole and the amendments proposed when the project was first introduced in 2023 with Phase 1.

Please see [Item No. 17.4 in the April 18, 2024 Board Agenda](#) for the Board Report and all attachments regarding the proposed amendments to the nine CSR D zoning bylaws including details on the current SDU zoning regulations, results of the consultation process, and information on new Provincial Housing Statutes.

Please see [Item No. 17.3 in the April 18, 2024 Board Agenda](#) for the Board Report and all attachments regarding the proposed amendments to the Electoral Area C Official Community Plan Bylaw No. 725 and Electoral Area F Official Community Plan Bylaw No. 830 related to the Secondary Dwelling Units project.

**POLICY:**

Bill 44 – [Provincial Housing Statutes \(Residential Development\) Amendment Act 2023](#)

[Electoral Area C Official Community Plan Bylaw No. 725 \(also applies to Area G\)](#)

[Electoral Area F Official Community Plan Bylaw No. 830](#)

**FINANCIAL:**

Considerable staff time has been devoted by Planning staff to the SDU and Accessory Buildings amendments projects. These projects were initiated by the Planning Department in 2022 with the goal of updating the nine CSRD zoning bylaws and these two OCP bylaws to permit more opportunities for property owners to construct secondary dwelling units to assist in alleviating some of the affordable housing challenges.

CSRD Financial Services and Environmental and Utility Services have reviewed the proposed OCP amendments and confirmed that they are in accordance with the CSRD's Financial Plan and Waste Management Plan as required by Section 477 of the Local Government Act.

**KEY ISSUES/CONCEPTS:**

A public hearing was held on May 8, 2024 in the CSRD Boardroom to hear representations from the public regarding the proposed OCP amendment bylaws. One member of the public was in attendance remotely via Zoom. The meeting was chaired by Electoral Area F Director Jay Simpson.

There were no public submissions or comments received. Notes from the public hearing are attached to the Board agenda.

**IMPLEMENTATION:**

If the Board supports the staff recommendations and gives third reading to the amending bylaws and then adopts them, staff will consolidate both bylaws accordingly to include the amendments.

**Guides to Secondary Dwelling Units and Accessory Buildings**

Comprehensive Guides to SDUs and Accessory Buildings in the CSRD have been developed and will be available following adoption of these bylaw amendments. These guides will be available to staff, building and development industry professionals, and the public to assist with implementation of the new SDU and accessory building regulations. The guides will outline the building application process, including the preliminary considerations and site planning that will need to be undertaken by applicants to ensure that they have enough parcel area to accommodate the proposed SDU and/or accessory building, sewage disposal system and back up field area, required setbacks and parcel coverage. In some cases, other requirements such as the Riparian Areas Protection Regulations, steep slopes, or other considerations will further reduce the area that may be used for development; and a development permit may be required prior to issuance of a building permit. The guides include sample site plans and drawings to assist in communicating the requirements.

**COMMUNICATIONS:**

The public hearing was advertised in the Salmon Arm Observer on April 26 and May 3, 2024. A notice was also posted to the CSRD website and social media channels advising of the upcoming public hearing.

If the amending bylaws are adopted by the Board, a press release will be prepared to advise the public of the completion of the project, and the CSRD Connect project hub will be updated to advise that the bylaws have been adopted. A link to the new guide to SDUs will be included on the project hub page. Staff will also send notice the Province advising them that the bylaw amendments required pursuant to Bill 44 have been completed for the CSRD.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

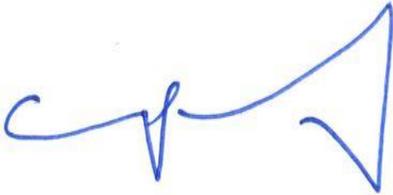
**BOARD'S OPTIONS:**

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_Secondary_Dwelling_Units_OCPs_Third_Adopt.docx
Attachments:	- BL725-22_Third_Adopt.pdf - BL830-24_Third_Adopt.pdf - BL725-22_BL830-24_Public_Hearing_Notes.pdf - SDU_Project_OCPs_Maps_Plans.pdf
Final Approval Date:	Jun 4, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham



John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT****ELECTORAL AREA C OFFICIAL COMMUNITY PLAN AMENDMENT**  
**BYLAW NO. 725-22**

A bylaw to amend the "Electoral Area C Official Community Plan Bylaw No. 725"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 725;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 725;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Official Community Plan Text, which forms part of the "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

- i) Amending Section 3.4.1.5 Residential Policies as follows:

“.5 Secondary dwelling units (attached or detached) are supported in association with a single detached dwelling provided they are compatible with surrounding residential uses. The following additional conditions will apply to secondary dwelling units:

- a) The maximum floor area of a secondary dwelling unit is 140 m<sup>2</sup>;
- b) Secondary dwelling units must have a door direct to the outdoors without passing through any part of the single detached dwelling;
- c) Off-street parking spaces shall be provided for all secondary dwelling units;
- d) Secondary dwelling units shall remain under the same legal title as the principal single detached dwelling and not be stratified;
- e) Secondary dwelling units shall be provided with adequate sewage disposal and potable water servicing meeting the requirements of applicable Provincial legislation and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required;
- f) For properties smaller than 1 ha applicants shall identify a backup septic field area on the parcel and register a Section 219 covenant on title to protect this area from development as a condition of issuance of a building permit;
- g) The following densities apply to secondary dwelling units:

Parcel Size	Level of Service	# of SDUs Permitted
Any	Community Sewer System	1 attached* <u>and</u> 1 detached SDU
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling

\*Attached SDU is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.

\*\* This table applies where there is no zoning, and a proposed development requires the issuance of a Development Permit. For areas with zoning the zoning bylaw will specify the number of SDUs permitted.

- h) Additional conditions related to secondary dwelling units will be included in the zoning bylaw.”
- ii) Amending Section 3.10.1 Agriculture (AG) to add the following policy:
- “.5 Secondary dwelling units are supported on land designated AG in accordance with the provisions of the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation* and the zoning bylaw.”
- iii) Amending Section 4.3.2.2 Housing for Families as follows:
- “.2 Permit secondary dwelling units in association with a single detached dwelling subject to regulations set out in the zoning bylaw.”
- iv) Amending Section 4.4.2.1 Housing for Seasonal Workers as follows:
- “.1 Encourage new detached homes to be built with a secondary dwelling unit, or to be “suite ready” as a potential source of rental housing for seasonal workers.”

2. This bylaw may be cited as Electoral Area C Official Community Plan Amendment Bylaw No. 725-22”

READ a first time this 18<sup>th</sup> day of April, 2024.

READ a second time this 18<sup>th</sup> day of April, 2024.

PUBLIC HEARING held this 8<sup>th</sup> day of May, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 725-22 as read a third time.

CERTIFIED a true copy of Bylaw No. 725-22 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN AMENDMENT  
BYLAW NO. 830-24

A bylaw to amend the "Electoral Area 'F' Official Community Plan No. 830"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 830;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 830;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Electoral Area 'F' Official Community Plan Bylaw No. 830" is hereby amended as follows:

A. TEXT AMENDMENT

- i. Schedule A Official Community Plan Bylaw Text is hereby amended as follows:

- A. Section 6.3 Policy 2 'Housing for Families' is amended by deleting it in its entirety and replacing it with the following:

*"Policy 2*

The CSRD supports secondary dwelling units as a strategy to provide additional dwelling units within the existing fabric of the community. A secondary dwelling unit can act as a "mortgage helper" for the owners, as well as provide long term rental housing within the community. Additional conditions related to secondary dwelling units will be included in the zoning bylaw."

- B. Section 11.3 'Agriculture (AG)' is amended by adding an additional policy immediately following *Policy 8*:

*"Policy*

Secondary dwelling units are supported on land designated AG in accordance with the provisions of the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation* and the zoning bylaw." 9

- C. Section 11.5 Residential introduction is amended to read as follows:  
"This section includes policies related to density – as required by the Local Government Act. Density has an impact on planning for servicing and infrastructure. For the purposes of this Plan, unless otherwise noted, density refers to net density, a figure arrived at after deducting land for roads, parks and other set-asides. Density in this context includes

secondary dwelling units in association with a single detached dwelling in all Residential land use designations, except Recreational Residential.”

- D. Section 11.5 Residential is further amended by deleting Policy 4 and replacing it with the following:

*"Policy 4*

Secondary dwelling units are appropriate in association with single detached dwellings provided they are compatible with surrounding residential uses and meet Provincial sewer and water regulations. Additional conditions related to secondary dwelling units are outlined in Section 12.15 and will be included in the applicable zoning bylaw."

- E. Section 12.15 'Secondary Suites' is deleted and replaced with the following:

"12.15 Secondary Dwelling Units

Secondary dwelling units (attached or detached) are supported in association with a single detached dwelling provided they are compatible with surrounding residential uses. The following additional conditions will apply to secondary dwelling units:

- a) The maximum floor area of a secondary dwelling unit is 140 m<sup>2</sup>;
- b) Secondary dwelling units must have a door direct to the outdoors without passing through any part of the single detached dwelling;
- c) Off-street parking spaces shall be provided for all secondary dwelling units;
- d) Secondary dwelling units shall remain under the same legal title as the principal single detached dwelling and not be stratified;
- e) Secondary dwelling units shall be provided with adequate sewage disposal and potable water servicing meeting the requirements of applicable Provincial legislation and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required;
- f) For properties smaller than 1 ha applicants shall identify a back up septic field area on the parcel and register a Section 219 covenant on title to protect this area from development as a condition of issuance of a building permit;
- g) The following densities apply to secondary dwelling units:

Parcel Size	Level of Service	# of SDUs Permitted
Any	Community Sewer System	1 attached* and 1 detached SDU

< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling

\*Attached SDU is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.

\*\* This table applies where there is no zoning, and a proposed development requires issuance of a Development Permit. For areas with zoning the zoning bylaw will specify the number of SDUs permitted.

- h) Additional conditions related to secondary dwelling units will be included in the zoning bylaw.”

2. This bylaw may be cited as "Electoral Area 'F' Official Community Plan Amendment Bylaw No. 830-24"

READ a first time this \_\_\_\_\_ 16<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2023.

READ a second time, as amended this \_\_\_\_\_ 18<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ April \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ 8<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ May \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 830-24 as read a third time.

CERTIFIED a true copy of Bylaw No. 830-24 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**PUBLIC HEARING NOTES**Bylaw No. 725-22 and Bylaw No. 830-24

Notes of the Public hearing held on Wednesday May 8<sup>th</sup>, 2024 at 6:00 PM at the CSRD Office, 555 Harbourfront Dr. NE, Salmon Arm, BC, regarding Electoral Area C OCP Amendment Bylaw No. 725-22 and Electoral Area F OCP Amendment Bylaw No. 830-24.

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PRESENT: Chair Jay Simpson – Electoral Area F Director  
Christine LeFloch– Planner III, Planning Services  
Hayley Johnson - Planner I, Planning Services  
Brad Payne - IT/ GIS Manager

0 members of the public- 1 in zoom- 1 Member total

Chair Simpson called the Public Hearing to order at 6:00 pm. The Chair acknowledged that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secwepemc, Sylix, Sinixt and Ktunaxa Nations. The Chair noted that the public hearing is being held both in person and electronically then gave instructions on how to get technical assistance during the meeting. The Chair introduced the CSRD staff present at the public hearing. Then the Chair stated that this public hearing is convened pursuant to Section 464 of the Local Government Act to allow the public to make representations regarding the two proposed bylaws (BL725-22 and BL830-24).

Following instructions for the public hearing, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Electoral Area 'C' Official Community Plan and Electoral Area 'F' Official Community Plan Bylaw Amendments.

The Planner also noted the hearing has been called under Section 464 and the application is expected to be submitted to the Board for consideration at its June 20, 2024 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted ads for the Public Hearing were placed in the Shuswap Market News on April 26<sup>th</sup> and May 3<sup>rd</sup>, 2024. The Planner noted that property owners within 100 m of the subject property were mailed notification of this public hearing.

The Planner provided background information regarding the proposed bylaw amendments and reviewed the purpose of the bylaws and explained the public consultation process that was done as part of the larger project to permit secondary dwelling units throughout the CSRD.

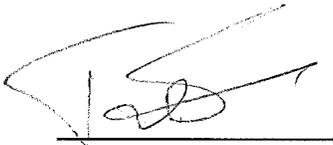
The Chair explained participation on how the members of the public can make comments both actually in attendance at the hearing as well as who is attending via zoom. The Chair opened the floor for comments and explains how to do so using Zoom or written submissions using the public planning email inbox.

No comments.

Hearing no more representations or questions about proposed Bylaw No. 725-22 and Bylaw No. 830-24, the Chair called three times for further submissions before declaring the public hearing closed at 6:12 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

A handwritten signature in black ink, appearing to be 'Simpson', written over a horizontal line.

Director Simpson

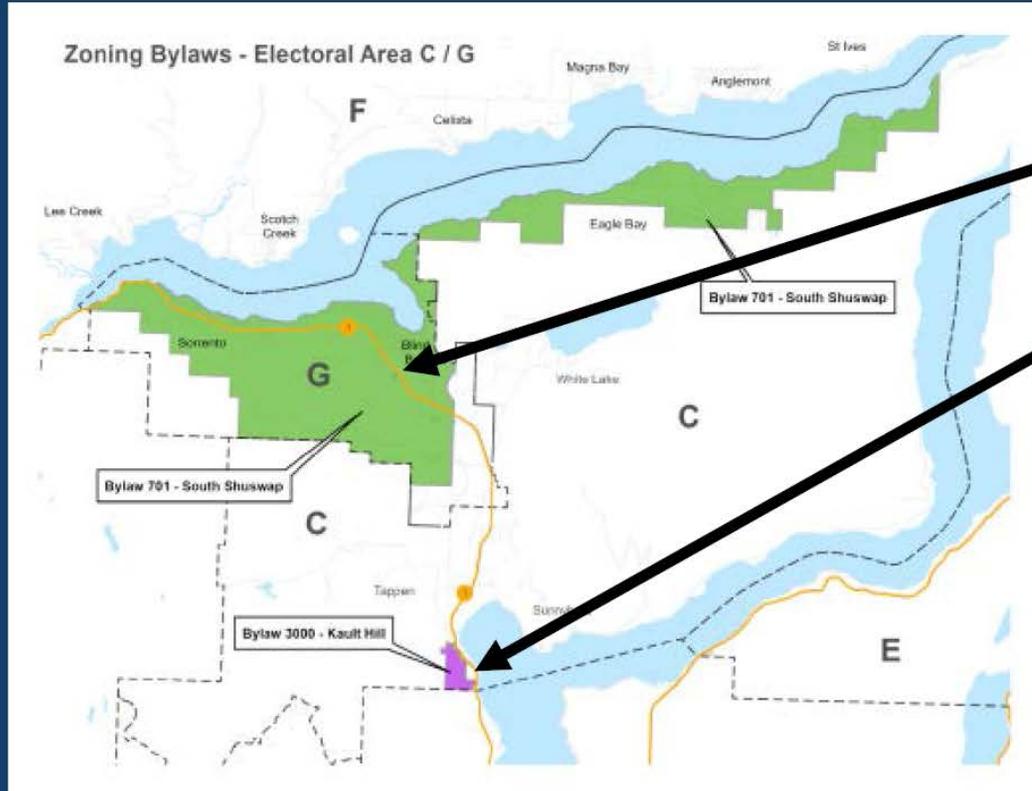
Public Hearing Chair

A handwritten signature in black ink, appearing to be 'Christine LeFloch', written over a horizontal line.

Christine LeFloch

Planner III

# Electoral Areas C & G Zoning and Land Use Bylaws

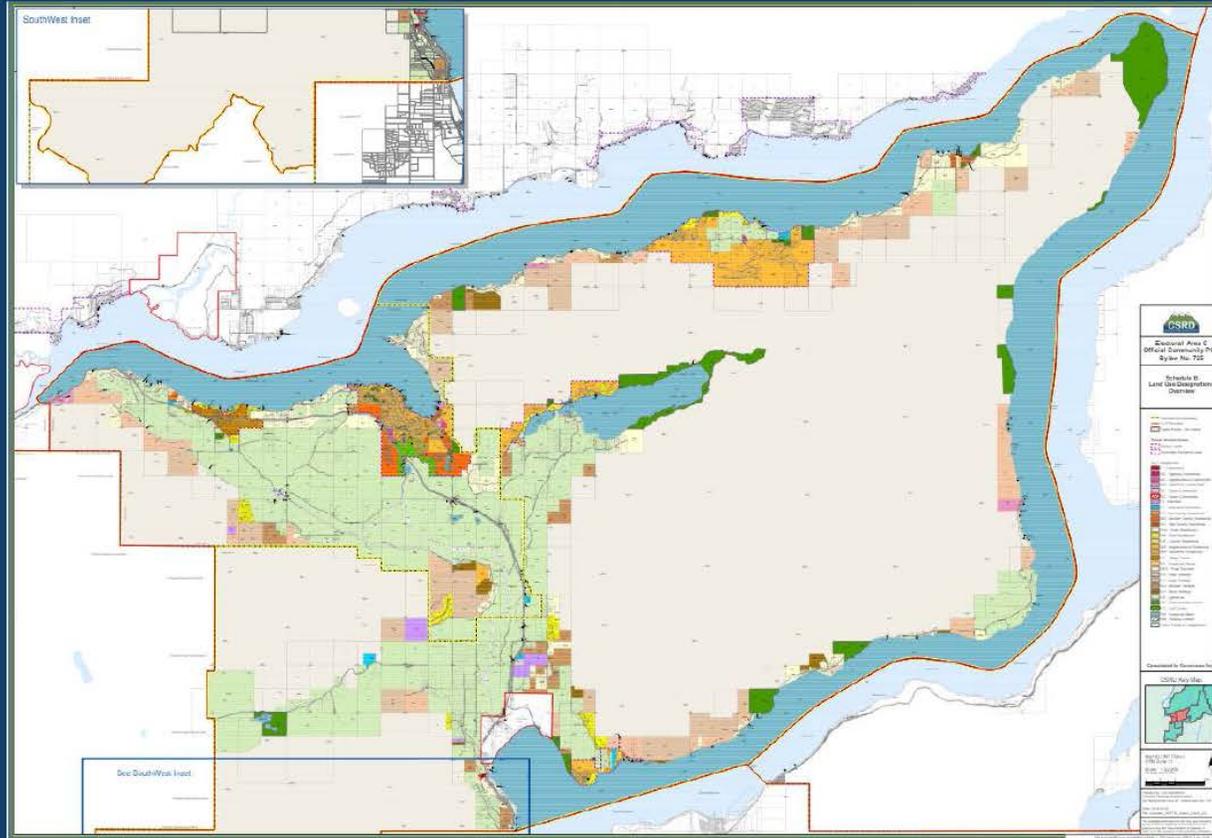


South Shuswap Amendment  
Bylaw No. 701-103

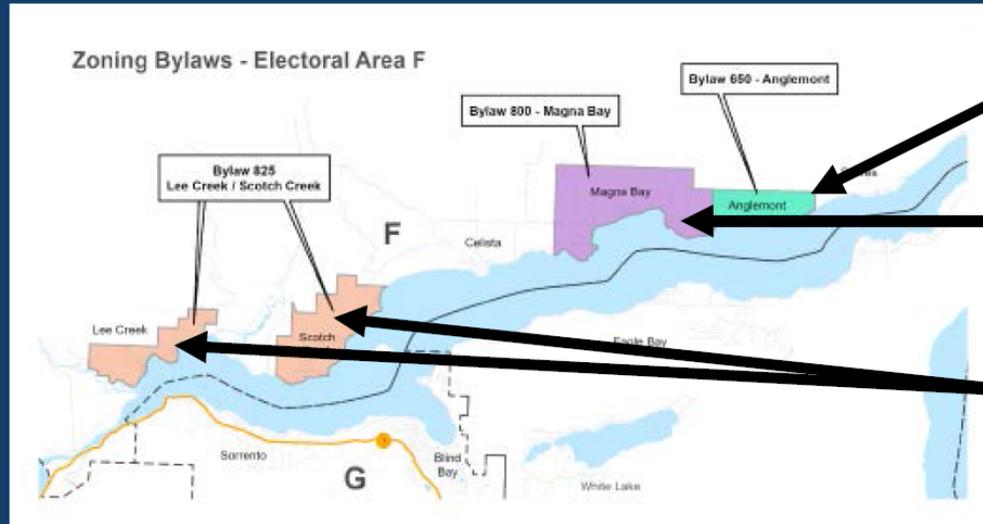
Kault Hill Rural Land Use  
Amendment Bylaw No. 3007



# Electoral Area C Official Community Plan Bylaw No. 725



# Electoral Area F Zoning Bylaws



Anglemont Zoning Amendment  
Bylaw No. 650-19

Magna Bay Zoning Amendment  
Bylaw No. 800-35

Scotch Creek/Lee Creek Zoning  
Amendment Bylaw No. 825-49









# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Areas B, C, D, E, F, G: Secondary Dwelling Units Project
- DESCRIPTION:** Report from Christine LeFloch, Planner III, dated May 27, 2024.  
Secondary Dwelling Units Project – Zoning Bylaw Amendments
- RECOMMENDATION #1:** THAT: “Anglemont Zoning Amendment Bylaw No. 650-19” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #2:** THAT: “South Shuswap Zoning Amendment Bylaw No. 701-103” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #3:** THAT: “Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-05” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #4:** THAT: “Magna Bay Zoning Amendment Bylaw No. 800-35” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #5:** THAT: “Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 800-49” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #6:** THAT: “Electoral Area E Zoning Amendment Bylaw No. 841-04” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #7:** THAT: “Electoral Area B Zoning Amendment Bylaw No.851-28” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #8:** THAT: “Salmon Valley Land Use Amendment Bylaw No. 2566” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #9:** THAT: “Kault Hill Land Use Amendment Bylaw No. 3007” be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*

## SUMMARY:

Staff are proposing amendments to all nine CSR D zoning and land use bylaws in order to allow options for secondary dwelling units on all rural and residential properties. These bylaw amendments are being completed in conjunction with amendments to the nine zoning and land use bylaws to create consistent

floor area definitions and maximum building height and floor area regulations for accessory buildings which will allow detached secondary dwelling units to be located in an accessory building.

At the April 18, 2024 Board meeting, these bylaws were brought to the Board for third reading. The Board approved the recommended readings for each bylaw amendment. Staff then sent the amending bylaws to the Ministry of Transportation and Infrastructure (MOTI) for consideration of statutory approval. Statutory approval is required where a zoning bylaw applies to lands located within 800 m of a controlled access highway. MOTI has granted statutory approval to six of the amending bylaws covering lands lying within 800 m of a controlled access highway. This includes Bylaw Nos. 701-103, 751-05, 841-04, 851-28, 2566, and 3007. The three zoning bylaws covering the North Shuswap (Bylaw Nos. 650-19, 800-35, and 825-49) do not require statutory approval as the lands are not located within 800 m of a controlled access highway. The Board can now consider the amending bylaws for adoption.

### **BACKGROUND:**

See [Item No. 17.1 in the March 16, 2023 Board Agenda](#) for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 1.

See [Item No. 17.2 in the March 16, 2023 Board Agenda](#) for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 1.

See [Item No. 17.3 in the February 15, 2024 Board Agenda](#) for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 2.

See [Item No. 17.4 in the February 15, 2024 Board Agenda](#) for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 2.

See [Item No. 17.4 In the April 18, 2024 Board Agenda](#) for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 3.

See [Item No. 17.5 In the April 18, 2024 Board Agenda](#) for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 3.

### **POLICY:**

Bill 44 – [Provincial Housing Statutes \(Residential Development\) Amendment Act 2023](#)

- [Anglemont Zoning Bylaw No. 650](#)
- [South Shuswap Zoning Bylaw No. 701](#)
- [Ranchero/Deep Creek Zoning Bylaw No. 751](#)
- [Magna Bay Zoning Bylaw No. 800](#)
- [Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)
- [Electoral Area E Zoning Bylaw No. 841](#)
- [Electoral Area B Zoning Bylaw No. 851](#)
- [Salmon Valley Land Use Bylaw No. 2500](#)
- [Kault Hill Land Use Bylaw No. 3000](#)

### **FINANCIAL:**

Considerable staff time has been devoted by Planning staff to the SDU and Accessory Buildings amendments projects. These two projects were initiated by the Planning Department in 2022 with the goal of updating the nine CSRD zoning bylaws to permit more opportunities for property owners to construct secondary dwelling units to assist in alleviating affordable housing challenges.

For water systems owned and operated by the CSRD, the Environmental and Utilities Service staff have noted that Water Rates and Regulation Bylaw No. 5819 will require updates to address new water user fees for secondary dwelling units.

**KEY ISSUES/CONCEPTS:**

These bylaw amendments cover a large area, and much of it is located within 800 m of a controlled access highway. Therefore, statutory approval of the Ministry of Transportation and Infrastructure is required for six of the nine bylaws prior to Board consideration of these bylaws for adoption. Following third reading the bylaws including lands located within 800 m of a controlled access highway were sent to the Okanagan Shuswap District and Rocky Mountain District of the MOTI for statutory approval, which has now been granted. The final step in the process is for the Board to adopt the nine zoning bylaw amendments. Following bylaw adoption, the CSRD is required to provide notification to the Province that the amendments required to bring all zoning bylaws into compliance with Bill 44 have been completed.

**IMPLEMENTATION:**

If the Board adopts the amending bylaws staff will consolidate the bylaws to include the amendments.

Guides to Secondary Dwelling Units and Accessory Buildings

Comprehensive Guides to SDUs and Accessory Buildings in the CSRD have been developed and will be available following adoption of these bylaw amendments. These guides will be available to staff, building and development industry professionals, and the public to assist with implementation of the new SDU and accessory building regulations. The guides will outline the building application process, including the preliminary considerations and site planning that will need to be undertaken by applicants to ensure that they have enough parcel area to accommodate the proposed SDU and/or accessory building, sewage disposal system and back up field area, required setbacks and parcel coverage. In some cases, other requirements such as the Riparian Areas Protection Regulations, steep slopes, or other considerations will further reduce the area that may be used for development; and a development permit may be required prior to issuance of a building permit. The guides include sample site plans and drawings to assist in communicating the requirements.

**COMMUNICATIONS:**

A press release will be prepared to advise the public of the completion of the project and the CSRD Connect project hub will be updated to indicate that the bylaws have been adopted. A link to the new guide to SDUs will be included on the project hub page. Staff will also send notice to the Province advising them that the bylaw amendments required pursuant to Bill 44 have been completed for the CSRD.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

**BOARD'S OPTIONS:**

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*



**Report Approval Details**

Document Title:	2024-06-20_Board_DS_Secondary_Dwelling_Units_Project_Adopt.docx
Attachments:	<ul style="list-style-type: none"> <li>- BL650-19_Adopt.pdf</li> <li>- BL701-103_Adopt.pdf</li> <li>- BL751-05_Adopt.pdf</li> <li>- BL800-35_Adopt.pdf</li> <li>- BL825-49_Adopt.pdf</li> <li>- BL841-04_Adopt.pdf</li> <li>- BL851-28_Adopt.pdf</li> <li>- BL2566_Adopt.pdf</li> <li>- BL3007_Adopt.pdf</li> <li>- SDU_Project_Maps_Plans_Photos.pdf</li> </ul>
Final Approval Date:	Jun 4, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham

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

John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

## ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-19

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A - Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "*single family dwelling*" used throughout the bylaw shall be replaced with "*single detached dwelling*".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "*multiple dwelling*".
- c. Part 1 Definitions shall be amended by:
  - Deleting the following definitions: BASEMENT SUITE, GUEST ACCOMMODATION, GUEST COTTAGE, FAMILY, MULTIPLE FAMILY DWELLING, and SINGLE FAMILY DWELLING.
  - Adding the following definitions in alphabetical order:
    - i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
    - ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - iii. MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
    - iv. ON-SITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two Dwelling Units located on the same parcel, approved pursuant to the Public Health Act.
    - v. SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

- vi. SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
  - vii. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
  - viii. VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- Amending the following definitions:
    - i. COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;
    - ii. DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*;
- d. Part 3 General Regulations - Sections 3.9 Basement Suite and 3.10 Guest Accommodation shall be deleted; the following text shall be added as Section 3.9, and the remainder of Part 3 renumbered accordingly:

### "3.9 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

**.4** Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

- e. Part 4 Off Street Parking and Off-Street Loading Regulations shall be amended as follows:

- Section 4.3 – to state that "The maximum slope of 8 percent does not apply to a *single detached dwelling, duplex dwelling, or secondary dwelling unit*".
- Section 4.6(a) – to state that "in the case of a *single detached dwelling, duplex dwelling and secondary dwelling unit*..
- Table 1 – delete Guest Accommodation and associated regulation, and add the following after Row House Dwelling:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1-bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
--------------------------------------	---	--

- f. Part 5 Zones shall be amended as follows:

#### RURAL LARGE LOT ZONE – RR60

- Section 5.3.1(b) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.3.2 by adding the following row to the Regulations table:

<b>(j)</b>	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
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- Section 5.3.2(d) by amending Column 2 as follows:

<b>(d)</b>	Maximum number of <i>single detached dwellings per parcel</i>	<ul style="list-style-type: none"> <li>• On <i>parcels</i> less than 8 ha (19.76 ac), 1</li> <li>• On <i>parcels</i> 8 ha (19.76 ac) or greater, 2</li> </ul>
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#### RURAL SMALL LOT ZONE - RR-4

- Section 5.4.1(b) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.4.2 by adding the following row to the Regulations table:

<b>(j)</b>	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
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#### COUNTRY RESIDENTIAL ZONE - CR

- Section 5.5.1 by adding "(e) *Secondary dwelling unit*"
- Section 5.5.2 by adding the following row to the Regulations table:

<b>(k)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
---	---

## RESIDENTIAL ZONE – RS-1

- Section 5.6.1(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.6.2 by adding the following row to the Regulations table:

<b>(l)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
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## RESIDENTIAL SUMMER HOME ZONE – RS-5

- Section 5.7.1(d) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.7.2 by adding the following row to the Regulations table:

<b>(k)</b> Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9
---	---

2. This bylaw may be cited as "Anglemont Zoning Amendment Bylaw No. 650-19."

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time, as amended this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER  
Certified true copy of Bylaw No. 650-19  
as read a third time.

\_\_\_\_\_  
CHAIR  
Certified true copy of Bylaw No. 650-19  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**SOUTH SHUSWAP ZONING AMENDMENT**  
**BYLAW NO. 701-103**

A bylaw to amend the "South Shuswap Zoning Bylaw No. 701"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 701;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "South Shuswap Zoning Bylaw No. 701", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

i) Schedule A, Zoning Bylaw Text is hereby amended by:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- c. All instances of "cottage" used throughout the bylaw, including special regulations shall be replaced with "secondary dwelling unit". \*This includes the "Explanation of South Shuswap Zoning Bylaw No. 701 Special Regulations" even though it is not part of the bylaw.
- d. Part 1 Definitions shall be amended by:
  - i. Deleting the following definitions: cottage, family, multiple family dwelling, and single-family dwelling.
  - ii. Adding the following definitions:
    - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;
    - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
    - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *townhouse*;
    - ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on

which the sewage is generated, but does not include a privy or an outhouse;

- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes, multiple-dwellings, townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*;
- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
- VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales;

iii. Amending the following definitions:

- COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;
- DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household;

e. Part 2 Administration – Section 2.0 Statement of Intent shall be amended to read as follows:

This Zoning Bylaw was drafted in accordance with South Shuswap Official Community Plan Bylaw No. 700 which intended that all single detached dwellings and cottages existing at the date of adoption of that plan (March 16, 1995) be conforming uses. Special regulations within this bylaw recognize these uses. Bylaw No. 701-103 amended this bylaw to allow one or more secondary dwelling units in most zones. Where special regulations previously permitted one or more cottages on a parcel, these regulations have been amended to permit them as secondary dwelling units. Where a special regulation permits a higher number of single detached dwellings than permitted in the applicable zone, secondary dwelling units are not permitted unless already recognized in the special regulation.

- f. Part 3 General Regulations - the following text shall be added as Section 3.22 and the Table of Contents shall be updated accordingly:

### 3.22 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Maximum Number of Residential Buildings
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	<i>On-site Sewage Disposal</i>	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	<i>On-site Sewage Disposal</i>	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	<i>On-site Sewage Disposal</i>	1 attached* <u>or</u> 1 detached SDU per <i>single detached dwelling</i>	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;

- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.

.3 Notwithstanding 3.22.1 and 3.22.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

.4 Where there is a special regulation permitting additional dwelling units on a parcel, the provisions of Part 2 Administration – Section 2.0 Statement of Intent apply.

g. Schedule B - Parking Provisions shall be amended as follows:

- Table 1 – add the following after School, Secondary:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
--------------------------------------	---	--

h. AR1 - AGRICULTURE ZONE (20 ha) - Section 5.1 is amended by replacing “.5 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.5 *secondary dwelling unit*”.

i. Section 5.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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j. AR2 – AGRICULTURE ZONE (4 ha) – Section 6.1 is amended by replacing “.4 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.4 *secondary dwelling unit*”.

k. Section 6.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

l. RR1 – RURAL RESIDENTIAL ZONE (4000 m<sup>2</sup>) – Section 7.1 is amended by replacing “.2 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.2 *secondary dwelling unit*”.

m. Section 7.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

- n. RR2 – RURAL RESIDENTIAL ZONE (5000 m<sup>2</sup>) – Section 8.1 is amended by replacing “.3 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.3 *secondary dwelling unit*”.

- o. Section 8.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

- p. RR3 – RURAL RESIDENTIAL ZONE (1 ha) – Section 9.1 is amended by replacing “.4 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.4 *secondary dwelling unit*”.

- q. Section 9.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
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- r. RR4 – RURAL RESIDENTIAL ZONE (2 ha) – Section 10.1 is amended by replacing “.4 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>” with “.4 *secondary dwelling unit*”.

- s. Section 10.2 is amended by replacing .3 in the table with:

.3 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

- t. R1 – LOW DENSITY RESIDENTIAL ZONE – Section 11.1 is amended by adding “.5 *secondary dwelling unit*” following “.4 accessory use”.

- u. Section 11.2 is amended by adding a new row to the table following .8 as follows:

.9 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

- v. LH – LARGE HOLDING ZONE – Section 15.1 is amended by replacing “.4 cottage, permitted only if there are less than two (2) single family dwellings on the property” with “.4 *secondary dwelling unit*”.

- w. Section 15.2 is amended by replacing .2 in the table with:

.2 Maximum number of secondary dwelling units per parcel	Subject to Section 3.22 of this bylaw
--	---------------------------------------

- x. Section 15.4 - Number of Guest Cottages in Notch Hill – Balmoral Area shall be deleted.

2. This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-103".

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 1<sup>st</sup> day of May, 2024.



for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 701-103 as read a third time.

CERTIFIED a true copy of Bylaw No. 701-103 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-05

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 751 cited as "Ranchero/Deep Creek Zoning Bylaw No. 751" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

Part 1 Definitions shall be amended by:

a. Amending the following definitions:

- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, duplexes, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

b. Adding the following definitions:

- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

2. Part 3 General Regulations shall be amended by:

a. Section 3.16 Secondary Dwelling Unit shall be deleted and replaced with the following:

**"3.16 Secondary Dwelling Unit**

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential

				<b>Buildings Permitted</b>
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2 A secondary dwelling unit must:**

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

- .3 Notwithstanding 3.16.1 and 3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

3. Part 4 Zones shall be amended as follows:

RH RURAL HOLDINGS ZONE by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by amending Section 4.5.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.5.4(g) and replacing with "Deleted."

AG1 AGRICULTURE 1 ZONE - by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by amending Section 4.6.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.6.4(g) and replacing with "Deleted."

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by amending Section 4.7.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.7.4(g) and replacing with "Deleted."

RR1 RURAL RESIDENTIAL 1 ZONE - by amending Section 4.8.4(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
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- by deleting Section 4.8.4(g) and replacing with "Deleted."

VR VACATION RENTAL ZONE - by amending Section 4.11.4(f) as follows:

(f) Maximum number of secondary dwelling units per parcel	Subject to Section 3.16 of this bylaw
---	---------------------------------------

- by deleting Section 4.11.4(g) and replacing with "Deleted."

4. Part 5 - Parking and Loading Regulations shall be amended as follows:

- Section 5.2 – by deleting "*guest accommodation*" and replacing with "Deleted.";
- Section 5.5(2) – by deleting "*guest accommodation*" and replacing with "Deleted.";
- Table 1 – amend "secondary dwelling unit", and associated regulations as follows:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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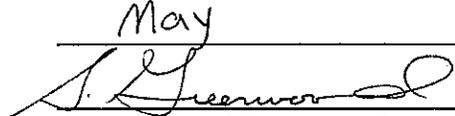
2. This bylaw may be cited as "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-05".

READ a first time this \_\_\_\_\_ 15<sup>th</sup> day of \_\_\_\_\_ February \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ 15<sup>th</sup> day of \_\_\_\_\_ February \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ 18<sup>th</sup> day of \_\_\_\_\_ April \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 10<sup>th</sup> day of May, 2024.

  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 751-05 as read a third time.

CERTIFIED a true copy of Bylaw No. 751-05 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

## MAGNA BAY ZONING AMENDMENT BYLAW NO. 800-35

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Magna Bay Zoning Bylaw No. 800", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

a. All instances of "*single family dwelling*" used throughout the bylaw shall be replaced with "*single detached dwelling*".

2. Part 1 Definitions shall be amended by:

a. Deleting the following definitions: BASEMENT SUITE, FAMILY, GUEST ACCOMMODATION, GUEST COTTAGE, and SINGLE FAMILY DWELLING.

b. Adding the following definitions in alphabetical order:

- i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
- ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
- iii. MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *row house dwelling*;
- iv. SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
- v. SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
- vi. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *bylaw*, one (1)

*secondary dwelling unit*. For the purposes of this *bylaw*, a *manufactured home* is considered a *single detached dwelling*;

- vii. VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

c. Amending the following definitions:

- i. DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household;

3. Part 3 General Regulations - Sections 3.10 Basement Suite and 3.13 Guest Accommodation shall be deleted and replaced with "Deleted." The following text shall be added as Section 3.10:

### "3.10 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2 A secondary dwelling unit must:**

- (a) have a *floor area* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3 Notwithstanding 3.9.1 and 3.9.2, secondary dwelling units on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.**

**.4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one dwelling unit on a parcel, a secondary dwelling unit is not permitted."**

**4. Part 4 Off Street Parking and Off Street Loading Regulations shall be amended as follows:**

- a. Table 1 – delete *Guest Accommodation* and associated regulation, and add the following after Retail Store:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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**5. Part 5 Zones shall be amended as follows:**

**AGRICULTURE ZONE - A**

- Section 5.2(1) by adding "(k) *Secondary dwelling unit*"; and
- Section 5.2(2) by adding the following row to the Regulations table:

<b>(g)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

- Section 5.2(2)(d) Column 2 shall be amended as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

#### RURAL ZONE - R

- Section 5.3(1)(e) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.3(2) by adding the following row to the Regulations table:

<b>(g)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

- Section 5.3(2)(d) Column 2 shall be amended as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

#### COUNTRY RESIDENTIAL ZONE - CR

- Section 5.4(1)(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.4(2) by adding the following row to the Regulations table:

<b>(h)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

#### RESIDENTIAL ZONE - RS

- Section 5.5(1)(c) by replacing "*Guest accommodation*" and associated regulations with "*Secondary dwelling unit*"; and
- Section 5.5(2) by adding the following row to the Regulations table:

<b>(h)</b> Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>• Shall be in accordance with Section 3.10</li> </ul>
--	--

- Section 5.5(3)(b) shall be amended to read as follows:
  - Despite Part 3 General Regulations, Section 3.10.2(a), the maximum *floor area, net* of the *secondary dwelling unit* on Lot E, Section 13, Township 23, Range 10, W6M, KDYD, Plan 29668 is 140.63 m<sup>2</sup>.
  - Bullet (ii) to be deleted. Map to remain as is.

2. This bylaw may be cited as "Magna Bay Zoning Amendment Bylaw No. 800-35"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended, this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 800-35  
as read a third time.

CERTIFIED true copy of Bylaw No. 800-35  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-49

#### A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 825 cited as " Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

#### A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".

2. Part 1 Definitions shall be amended by:

- a. Deleting the following definitions: family, and single-family dwelling.

- b. Adding the following definitions in alphabetical order:

- HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;
- KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
- MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *row house dwelling*;
- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*;
- SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*;
- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1)

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*secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*;

c. Amending the following definitions:

- DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *tourist cabin*, a *tourist suite*, or a *sleeping unit* in a hotel or *motel*;
- GUEST ACCOMMODATION is the use of a *guest cottage* or *guest suite* on the same *parcel* as a *single detached dwelling*, for temporary rent-free accommodation on a non-commercial basis by guests of the residents of the *single detached dwelling*;
- VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

3. Part 3 General Regulations shall be amended by:

a. Adding the following text as Section 3.19:

### "3.19 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

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1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

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- .4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

4. Part 4 Parking and Loading Regulations shall be amended as follows:

- a. Section 4.2 – shall be amended to read: "The maximum slope of 8 percent does not apply to a *single detached dwelling, duplex dwelling, guest accommodation, or secondary dwelling unit*";
- b. Section 4.5(2) – shall be amended to read: "Excepting the parking space for a *single detached dwelling, secondary dwelling unit, and guest accommodation*, a parking space and a loading space must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles."
- c. Table 1 – delete "*secondary suite*", and associated regulations, and add the following after "*Retail Store, Rental Shop*":

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or one (1) bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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5. Part 5 Zones shall be amended as follows:

AGRICULTURE ZONE (A)

- Section 5.3.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.3.3 by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
-----	--	--

- Section 5.3(3)(e) by amending Column 2 as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

RURAL – 1 ZONE (RU1)

- Section 5.4.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.4.3 by adding the following row to the Regulations table:

BL825-49

(g)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
-----	--	--

- Section 5.4(3)(d) by amending Column 2 as follows:
  - On parcels less than 8 ha (19.76 ac); 1
  - On parcels equal to or greater than 8 ha (19.76 ac); 2

## RURAL – 2 ZONE (RU2)

- Section 5.5.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.5.3 by adding the following row to the Regulations table:

(g)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
-----	--	--

## COUNTRY RESIDENTIAL ZONE (CR)

- Section 5.6.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.6.3 by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
-----	--	--

## RESIDENTIAL – 1 ZONE (R1)

- Section 5.7.2(c) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.7.3 by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.19
-----	--	--

- Section 5.7(4)(x) by deleting in its entirety and replace with the word "Deleted";
- Section 5.7(4)(y) by replacing "*guest cottage*" and "*guest accommodation*" with "*secondary dwelling unit*";
- Section 5.7(4)(ff) by deleting in its entirety and replacing with the word "Deleted".

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## RESIDENTIAL – 2 ZONE (R2)

- Section 5.8(1) by renumbering the section starting from (a);
- Section 5.8(2) by renumbering the section starting from (a);

## MULTI-RESIDENTIAL ZONE (MR)

- Section 5.10(2)(b) by replacing "*Guest accommodation*" with "*Secondary dwelling unit*"; and
- Section 5.10(3) by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	1 per <i>single detached dwelling</i>
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## MIXED USE ONE (MU)

- Section 5.12(2)(c) by replacing "*Guest suite*" with "*Secondary dwelling unit, attached*"; and
- Section 5.12(2)(2) by adding the following row to the Regulations table:

(i)	Maximum number of <i>secondary dwelling units, attached</i> per <i>parcel</i>	1 per <i>single detached dwelling</i>
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## COMMERCIAL – 3 (C3)

- Section 5.15(2)(b) by replacing "*Guest suite*" with "*Secondary dwelling unit, attached*"; and
- Section 5.15(3) by adding the following row to the Regulations table:

(h)	Maximum number of <i>secondary dwelling units, attached</i> per <i>parcel</i>	Shall be in accordance with Section 3.19
-----	---	--

BL825-49

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-49".

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 825-49  
as read a third time.

CERTIFIED a true copy of Bylaw No. 825-49  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-04

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

a. Section 3 General Regulations shall be amended by:

Section 3.15. Secondary Dwelling Unit, shall be replaced with the following:

**“3.15 Secondary Dwelling Unit**

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

## BYLAW NO. 841-04

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

**.4** Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

BYLAW NO. 841-04

b. Section 4 Zones shall be amended as follows:

RSC RURAL AND RESOURCE ZONE - by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by deleting Section 4.5.4(g) and replacing with "Deleted."

AG1 AGRICULTURE ZONE – by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
--	---

- by deleting Section 4.6.4(g) and replacing with "Deleted."
- by deleting Section 4.6.4(i) and replacing with "Deleted."

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	<ul style="list-style-type: none"> <li>On parcels less than 8 ha (19.76 ac); 1</li> <li>On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
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- by deleting Section 4.7.4(g) and replacing with "Deleted."

RR1 RURAL RESIDENTIAL 1 ZONE – by deleting Section 4.8.4(h) and replacing with "Deleted."

VC VILLAGE CENTRE ZONE – by amending Section 4.12.3 by adding "(c) *Secondary dwelling unit*";

- by amending Section 4.12.4(g) by replacing with the following:

(g) Maximum number of secondary dwelling units per parcel	Shall be in accordance with Section 3.15 of this bylaw
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VR VACATION RENTAL ZONE – by deleting Section 4.14.4(i) and replacing with "Deleted."

c. Section 5 - Parking and Loading Regulations shall be amended as follows:

- Table 4 – amend the following after "*Retail Store, Rental Shop*":

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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BYLAW NO. 841-04

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-04."

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 1<sup>st</sup> day of May, 2024.



for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 841-04 as read a third time.

CERTIFIED a true copy of Bylaw No. 841-04 as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT****ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-28**A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. " Electoral Area B Zoning Bylaw No. 851", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- c. All instances of "guest accommodation" throughout the bylaw shall be deleted and the relevant sections renumbered accordingly.

2. Part 1 Definitions shall be amended by:

- Deleting the following definitions: guest accommodation, family, multiple family dwelling, and single-family dwelling.
- Adding the following definitions:
  - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
  - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
  - MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
  - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

## BYLAW NO. 851-28

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*.
- Amending the following definitions:
  - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *camping unit*, *park model*, *tourist cabin*, or a *sleeping unit* in a *hotel*, *lodge* or *motel*;
  - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

## 3. Part 3 General Regulations shall be amended by:

- a. Section 3.7 Provisions for a Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 shall be deleted.
- b. Section 3.15 Secondary Dwelling Unit shall be deleted and replaced with the following:

**“3.15 Secondary Dwelling Unit**

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	<i>Community Sewer System**</i>	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

## BYLAW NO. 851-28

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

\*\*\*The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

**.3** Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

BYLAW NO. 851-28

.4 Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

4. Part 4 - Parking and Loading Regulations shall be amended as follows:

- Section 4.2 – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Section 4.5(2) – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Table 1 – delete “*guest cottage*”, and associated regulations, and add the following after “*Retail Store, Rental Shop*”:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
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5. Part 5 Zones shall be amended as follows:

RURAL AND RESOURCE ZONE - RSC by amending Section 5.3(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
---	---

- by amending Section 5.3(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.3(3)(h) and replacing with “Deleted”;

RURAL HOLDINGS ZONE - RH by amending Section 5.4(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> <li>• On parcels less than 8 ha (19.76 ac); 1</li> <li>• On parcels equal to or greater than 8 ha (19.76 ac); 2</li> </ul>
---	---

- by amending Section 5.4(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

## BYLAW NO. 851-28

- by deleting Section 5.4(3)(g) and replacing with “Deleted”;

SMALL HOLDINGS ZONE - SH by amending Section 5.5(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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- by deleting Section 5.5(3)(g);
- by deleting Section 5.5(4)(a) and replacing with “Deleted”;

RURAL RESIDENTIAL 2 ZONE - RR2 by amending Section 5.6(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.6(3)(g) and replacing with “Deleted”;

RURAL RESIDENTIAL 1 ZONE - RR1 by amending Section 5.7(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.7(3)(g) and replacing with “Deleted”;

RESIDENTIAL 3 ZONE - RS3 by amending Section 5.8(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.8(3)(g) and replacing with “Deleted”;
- by amending Section 5.9(3)(d) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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COMPREHENSIVE DEVELOPMENT B1 ZONE (Mt. McPherson Rd) CDB1 - (Development Area 1)

- by deleting Section 5.9(3)(f) and replacing with “Deleted”;

COMPREHENSIVE DEVELOPMENT B2 ZONE (Shelter Bay) - CDB2 by amending Section 5.10 as follows:

Development Area 1, Secondary Uses by adding “(e) secondary dwelling unit”; and  
 Development Area 1, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 1, Regulations table by adding a new row as follows:

## BYLAW NO. 851-28

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 2, Secondary Uses by adding “(d) secondary dwelling unit”; and  
 Development Area 2, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 2, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 3, Secondary Uses by adding “(c) secondary dwelling unit”; and  
 Development Area 3, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 3, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
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Development Area 5, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
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Development Area 5, Regulations table by deleting Subsection (g) and replacing with “Deleted”.

Development Area 6, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
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Development Area 6, Regulations table by deleting Subsection (g) and replacing with “Deleted”;

- by amending Section 5.12(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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HIGHWAY COMMERCIAL ZONE - HC by amending Section 5.12(3)(f) as follows;

(f) Maximum number of	Subject to Section 3.15 of this bylaw
-----------------------	---------------------------------------

## BYLAW NO. 851-28

secondary dwelling units per parcel	
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- by deleting Section 5.12(3)(g), and replacing with “Deleted”;

NEIGHBOURHOOD COMMERCIAL ZONE - NC by amending Section 5.13(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.13(3)(f) and replacing with “Deleted”;

RESORT COMMERCIAL 1 ZONE - RC1 by amending Section 5.14(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.14(3)(g) and replacing with “Deleted”;

RESORT COMMERCIAL 2 ZONE - RC2 by amending Section 5.15(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.15(3)(f) and replacing with “Deleted”;

VACATION RENTAL ZONE - VR by amending Section 5.16(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
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GENERAL INDUSTRIAL ZONE - ID1 - by amending Section 5.17(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.17(3)(f) and replacing with “Deleted”.

BYLAW NO. 851-28

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-28"

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 24 day of May, 2024.

  
\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 851-28  
as read a third time.

CERTIFIED a true copy of Bylaw No. 851-28  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

Bylaw 2566

**COLUMBIA SHUSWAP REGIONAL DISTRICT****SALMON VALLEY LAND USE AMENDMENT BYLAW No. 2566****A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

**A. TEXT AMENDMENTS**

- a. Zoning Bylaw Text is hereby amended by:

- i. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- ii. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- iii. All instances of "two-family dwelling" used throughout the bylaw shall be replaced with "duplex".

- b. Section 2.2 General Regulations is hereby amended by adding the following section:

**"2.2.19 Secondary Dwelling Unit**

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

<b>Parcel Size</b>	<b>Level of Service</b>	<b>SDU Regulation</b>	<b>Total Dwelling Units Permitted</b>	<b>Number of Residential Buildings</b>
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

## Bylaw 2566

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* and 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* or 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

.2 A *secondary dwelling unit* must:

- a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- g) not be used as a *bed and breakfast*; and,
- h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.

.3 Notwithstanding 2.2.19.1 and 2.2.19.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR."

c. Section 2.4 - 'R RURAL ZONE' is amended by:

- adding the following text in Section 2.4.1, immediately after .14:  
".15 secondary dwelling unit."; and
- adding the following text to the columns in Section 2.4.2:

## Bylaw 2566

“.7 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

d. Section 2.5 - 'RH RURAL HOLDINGS ZONE' is amended by:

- adding the following text in Section 2.5.1, immediately after .8:  
“.9 secondary dwelling unit.”; and
- adding the following text to the table in Section 2.5.2, immediately after .1:  
“.2 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

e. Section 2.6 - 'RR RURAL RESIDENTIAL ZONE' is amended by:

- replacing .2 guest cottage in Section 2.6.1 with:  
“.2 secondary dwelling unit.”; and
- replacing the text of .2 from the columns in Section 2.6.2, with the following text:  
“.2 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

f. Section 2.7 - 'RS SINGLE AND TWO FAMILY RESIDENTIAL ZONE' is amended by:

- adding the following text in Section 2.7.1, immediately after .4:  
“.5 secondary dwelling unit.”; and
- adding the following text in Section 2.7.2, immediately after .6:  
“.7 maximum number of secondary dwelling units: in accordance with Section 2.2.19”

g. Section 3.1 - 'INTERPRETATION' is amended by the following:

- deleting the following definitions: agricultural dwelling, guest cottage, family, multiple family dwelling, single-family dwelling, two-family dwelling.
- adding the following definitions:

“domestic water system” has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.

## Bylaw 2566

“duplex” means any building consisting of two *dwelling units* each of which is occupied as a permanent home or residence of not more than one *household*.

“household” means people living together in one (1) *dwelling unit* using a common *kitchen*;

“kitchen” means facilities used or designed to be used for the cooking or preparation of food;

“multiple-dwelling” is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *townhouse*;

“secondary dwelling unit” is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, *townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

“secondary dwelling unit, attached” is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*

“single detached dwelling” means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;

“vacation rental” is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

- amending the following definitions:

replacing the existing definition for “on-site sewage disposal” with:

“on-site sewage disposal system” is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a *privy* or an *outhouse*;

amending the definition for “accessory *dwelling*” as follows:

“accessory *dwelling*” means a *dwelling* with its own separate entrance, that is contained within the principal non-residential building on a parcel zoned for commercial use.

- h. Schedule B – Off-Street Parking and Loading Requirements is amended by adding “secondary dwelling unit” to Column 1 of Table B-1 in alphabetical order; and by adding to Column 2 of Table B-1 “1 parking space for a studio or one-bedroom unit or 2 parking spaces for a two or more bedroom unit”.

Bylaw 2566

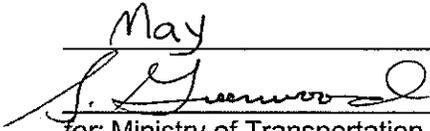
2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2566:

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 10<sup>th</sup> day of May, 2024.

  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 2566  
as read a third time.

CERTIFIED a true copy of Bylaw No. 2566  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

KAULT HILL RURAL LAND USE AMENDMENT BYLAW NO. 3007

A bylaw to amend "Kault Hill Rural Land Use Bylaw No. 3000"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:

a. TEXT AMENDMENTS

1. Schedule A, Rural Land Use Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "cottage" used throughout the bylaw shall be replaced with "secondary dwelling unit".
- c. Part 1 Definitions shall be amended by:
  - i. Deleting the following definitions: "cottage", "family", and "single-family dwelling".
  - ii. Adding the following definitions:
    - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.
    - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
    - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
    - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
    - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

Bylaw No. 3007

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*;
  - VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- iii. Amending the following definitions:
- COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals.
  - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household.
  - ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse.
- d. Part 3 General Regulations shall be amended by adding the following after Section 2.3.15 Home Business:

### “2.3.16 Secondary Dwelling Unit

- .1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted	Number of Residential Buildings
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

Bylaw No. 3007

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

\*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

\*\*For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

**.2** A *secondary dwelling unit* must:

- (a) have a *floor area, net* no greater than 140 m<sup>2</sup>;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.

**.3** Notwithstanding 2.3.16.1 and 2.3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

**.4** Notwithstanding the provisions of Section 2.3.16, where a special regulation within a zone permits more than one *dwelling unit* on a *parcel*, a *secondary dwelling unit* is not permitted.”

Bylaw No. 3007

e. Part 2.4 – Off-Street Parking Spaces and Off-Street Loading Spaces shall be amended as follows:

- Table 2 – delete “cottage” and associated regulations, and add the following after “Retail Store”:

Secondary dwelling unit (SDU)	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
-------------------------------	---	--

f. Zones shall be amended as follows:

- R RURAL ZONE - Section 2.6(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “Secondary dwelling unit”;
- by amending Section 2.6(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
---	---

- SH SMALL HOLDING ZONE - Section 2.7(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “Secondary dwelling unit”;
- by amending Section 2.7(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
---	---

- RR RURAL RESIDENTIAL ZONE – Section 2.8(1) by adding “(d) Secondary dwelling unit”;
- by amending Section 2.8(2) by adding the following row to Table 5:

(f) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
---	---

- PUBLIC ASSEMBLY ZONE - Section 2.9(1)(c) by replacing “Cottage on a parcel one (1) hectare or larger in area” with “Secondary dwelling unit”;
- by amending Section 2.9(2)(c) as follows:

(c) Maximum number of secondary dwelling units per parcel	Subject to Section 2.3.16 of this bylaw
---	---

Bylaw No. 3007

2. This Bylaw may be cited as "Kault Hill Rural Land Use Amendment Bylaw No. 3007."

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 1<sup>st</sup> day of May, 2024.

*Knights*

for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 3007  
as read a third time.

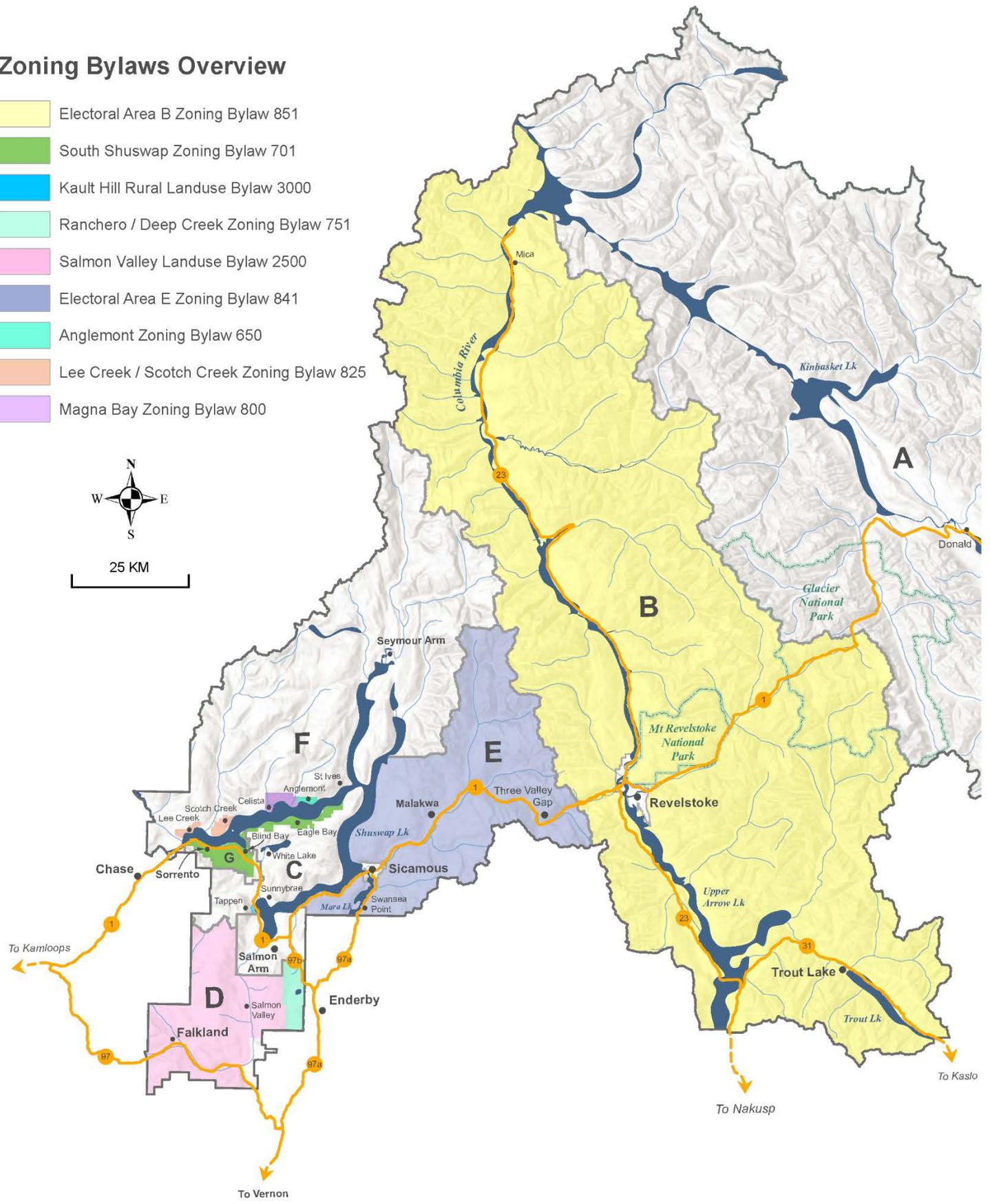
CERTIFIED true copy of Bylaw No. 3007  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

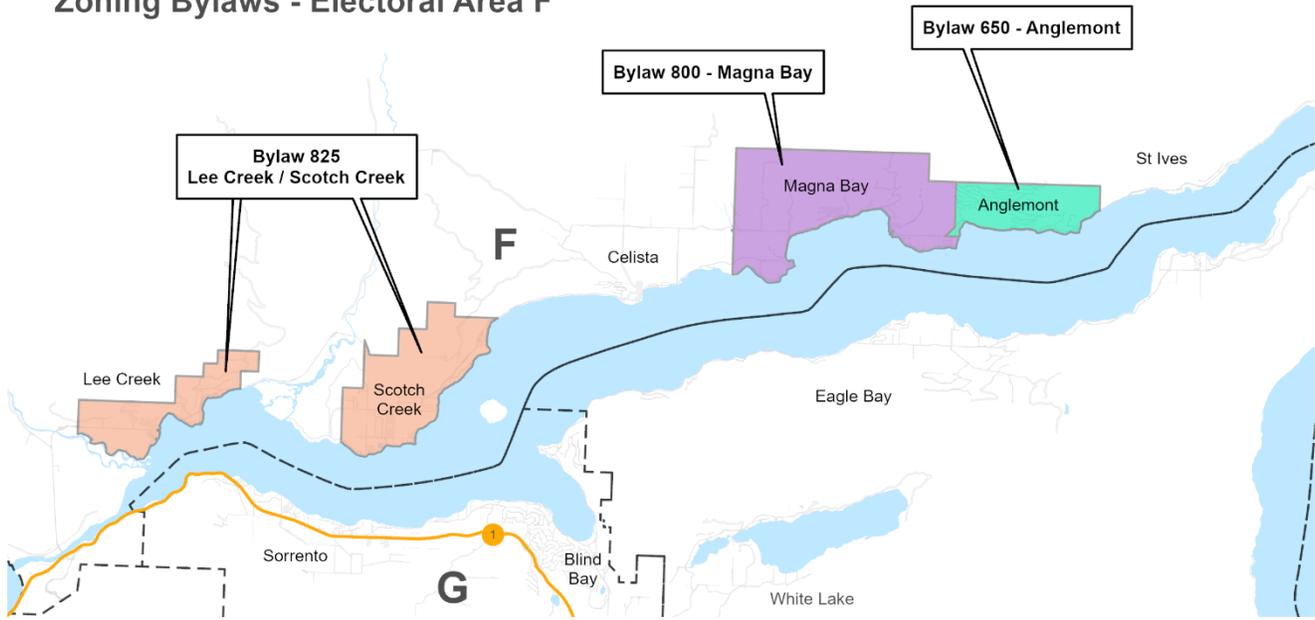
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CORPORATE OFFICER

# Zoning Bylaws Overview

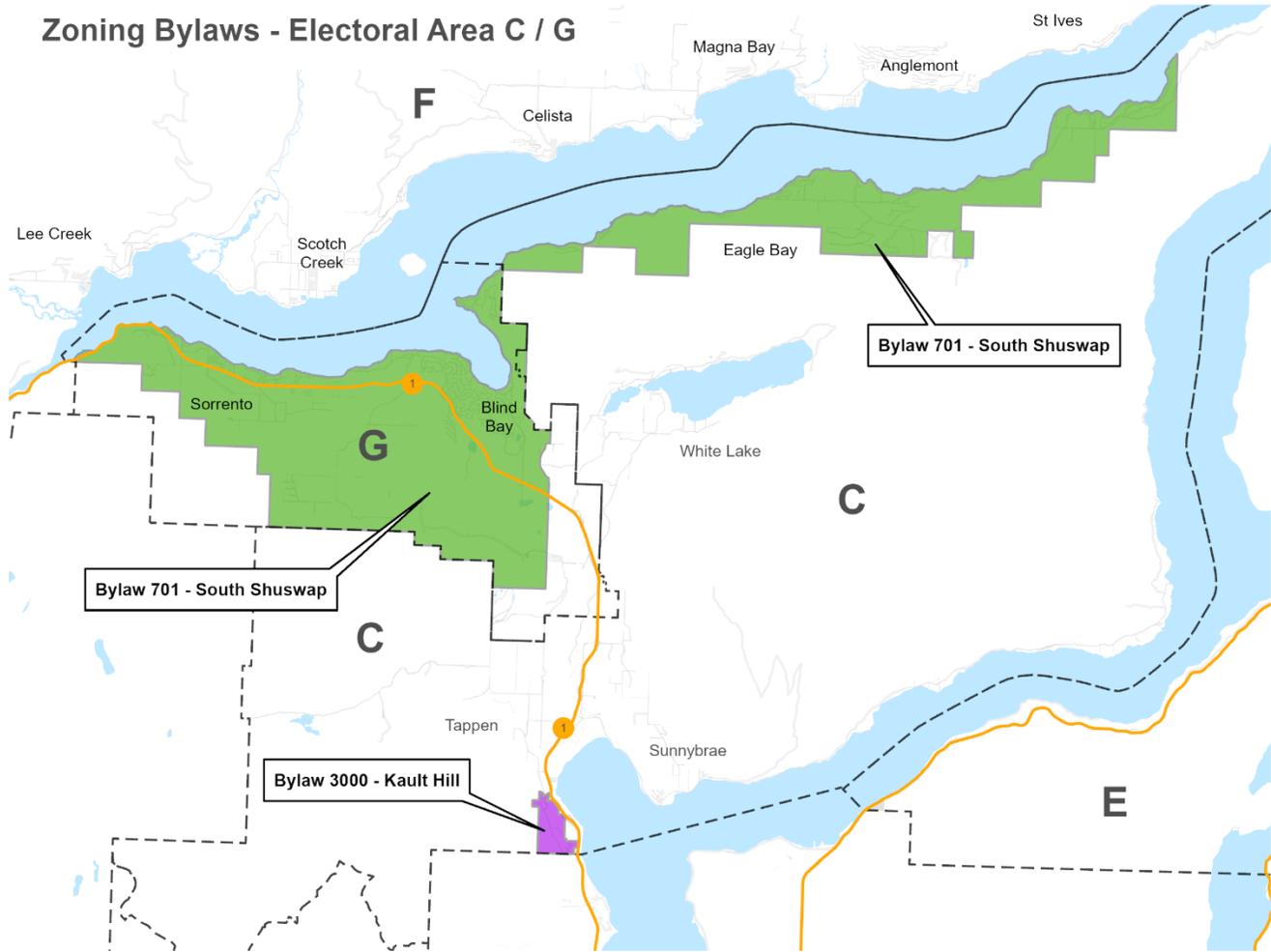
- Electoral Area B Zoning Bylaw 851
- South Shuswap Zoning Bylaw 701
- Kault Hill Rural Landuse Bylaw 3000
- Ranchero / Deep Creek Zoning Bylaw 751
- Salmon Valley Landuse Bylaw 2500
- Electoral Area E Zoning Bylaw 841
- Anglemont Zoning Bylaw 650
- Lee Creek / Scotch Creek Zoning Bylaw 825
- Magna Bay Zoning Bylaw 800

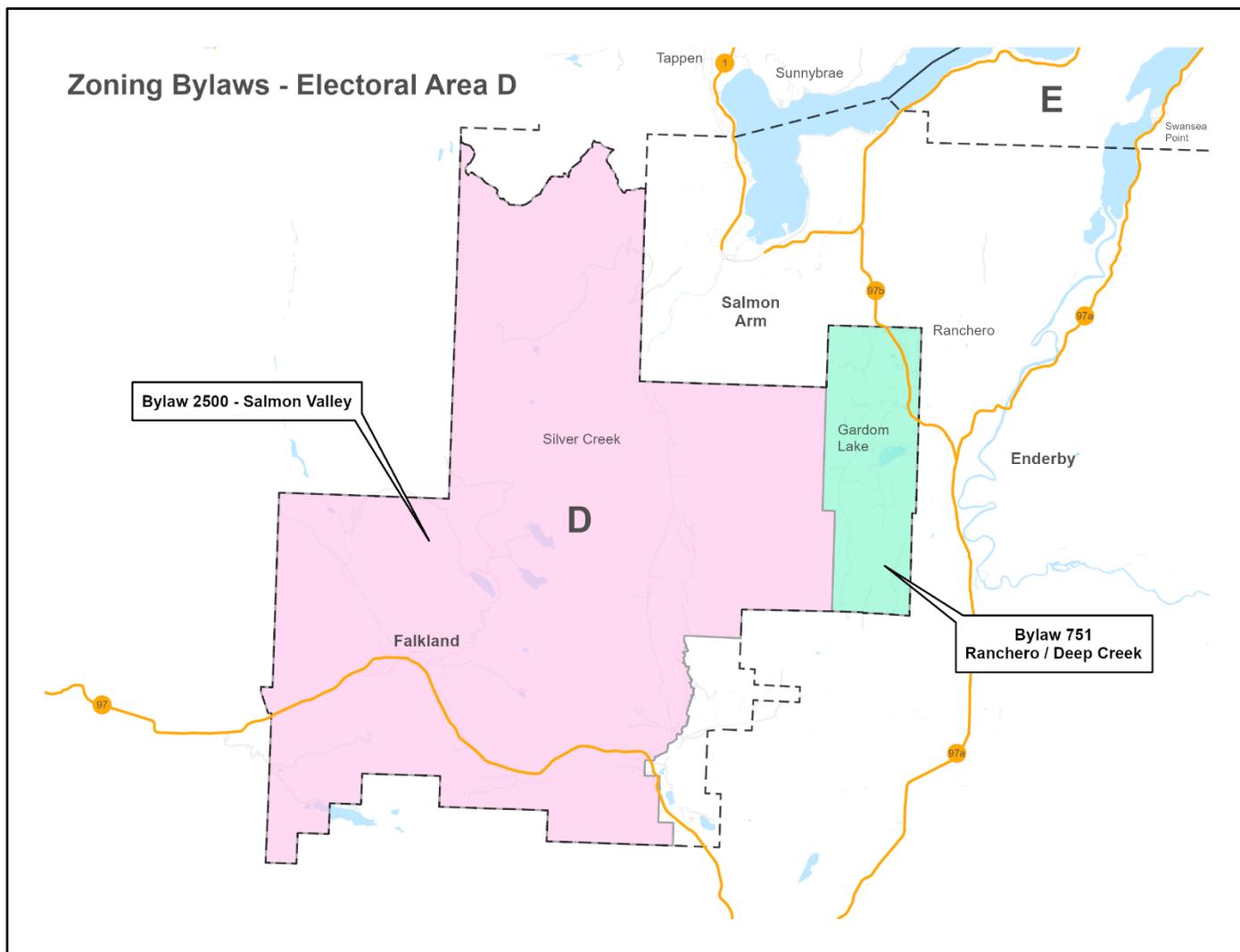


### Zoning Bylaws - Electoral Area F



### Zoning Bylaws - Electoral Area C / G







Attached SDU in a walk out basement (basement suite)



SDU in a partial basement (basement suite)



SDU attached to main floor of a primary dwelling



Detached SDU (garden suite)

### Examples of Secondary Dwelling Units (SDU)



Two styles of SDUs above detached garages



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Areas B, C, D, E, F, G: Accessory Building Project Zoning Bylaw Amendments
- DESCRIPTION:** Report from Ken Gobeil, Senior Planner, dated May 24, 2024.  
Accessory Building Project: Zoning Bylaw Amendments to floor area definitions and accessory building regulations.
- RECOMMENDATION #1:** THAT: "Anglemont Zoning Amendment Bylaw No. 650-17" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #2:** THAT: "South Shuswap Zoning Amendment Bylaw No. 701-111" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #3:** THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #4:** THAT: "Magna Bay Zoning Amendment Bylaw No. 800-34" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #5:** THAT: "Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-45" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #6:** THAT: "Electoral Area E Zoning Amendment Bylaw No. 841-09" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #7:** THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-31" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #8:** THAT: "Salmon Valley Land Use Amendment Bylaw No. 2565" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*
- RECOMMENDATION #9:** THAT: "Kault Hill Land Use Amendment Bylaw No. 3009" be adopted this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14), Majority*

**SUMMARY:**

Staff are proposing amendments to all nine zoning bylaws and land use bylaws for consistent floor area definitions and maximum building height and floor area regulations based on property size for rural and residential properties. These amendments are being completed in conjunction with amendments to the nine zoning bylaws and land use bylaws to permit secondary dwelling units, and more specifically the accessory building bylaw amendments will allow detached secondary dwelling units in an accessory building.

At the February 15, 2024 Board meeting, these nine bylaws were brought to the Board for first and second reading, or second reading as amended. The Board gave these nine amending bylaws third reading at the April 18, 2024 Board Meeting. Staff then sent the amending bylaws to the Ministry of Transportation and Infrastructure (MOTI) for consideration of statutory approval. MOTI has granted statutory approval to all zoning bylaws which have lands within 800 m of a controlled access highway. The Board may now consider the amending bylaws for adoption.

Staff note that the Electoral Area F Zoning Bylaws are not within 800 m of a controlled access highway and as such MOTI did not need to approve amending Bylaws 650-17, 800-34 and 825-45.

**BACKGROUND:**Accessory Building Bylaw Amendment Project

- See [Item No. 17.3 in the March 19, 2020 Board Agenda](#) for the Board Report and all attachments regarding the Salmon Valley Land Use Amendment Bylaw No. 2565.
- See [Item No. 17.2 in the March 16, 2023 Board Agenda](#) for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 1.
- See [Item No. 17.4 in the February 15, 2024 Board Agenda](#) for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 2
- See [Item No. 17.5 In the April 18, 2024 Board Agenda](#) for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 3.

Secondary Dwelling Unit Zoning Bylaw Amendment Project

- See [Item No. 17.1 in the March 16, 2023 Board Agenda](#) for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 1.
- See [Item No. 17.3 in the February 15, 2024 Board Agenda](#) for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 2.
- See [Item No. 17.4 In the April 18, 2024 Board Agenda](#) for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 3.

**POLICY:**

See "[Acc Bldg Bylaw Excerpts.pdf](#)" for relevant excerpts from the following zoning and land use bylaws:

- [Anglemont Zoning Bylaw No. 650](#)
- [South Shuswap Zoning Bylaw No. 701](#)
- [Ranchero/Deep Creek Zoning Bylaw No. 751](#)
- [Magna Bay Zoning Bylaw No. 800](#)
- [Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)
- [Electoral Area E Zoning Bylaw No. 841](#)
- [Electoral Area B Zoning Bylaw No. 851](#)
- [Salmon Valley Land Use Bylaw No. 2500](#)

- [Kault Hill Land Use Bylaw No. 3000](#)

**FINANCIAL:**

There are no financial implications associated with this project.

**KEY ISSUES/CONCEPTS:**

Bill 44 – Provincial Housing Statutes Amendment Act requires all local governments to amend their zoning bylaws to permit secondary dwelling units in residential zones by June 30, 2024. With the introduction of new regulations permitting secondary dwelling units, zoning and land use bylaws need to be reviewed and updated to make sure the definitions and regulations could accommodate secondary dwelling units in accessory buildings.

The proposed Accessory Building bylaw amendments also include consistent floor area definitions and maximum building height and floor area regulations based on property size for rural and residential properties for the nine zoning bylaws and land use bylaws. The new definitions and regulations provide clarity and consistency for property owners, development professionals, and for staff.

The Accessory Building project was considered by the Board at the March 16, 2023 Board Meeting and the Board gave first reading to the Electoral Area F Zoning Amendment Bylaws. Following the March 16, 2023, Board Meeting, Planning Staff sent referrals to provincial agencies, First Nations and local development professionals. Staff also used the CSRD-Connect website to inform the public of the project and give the public an opportunity to provide input through an online survey. The Board gave first reading to Salmon Valley Land Use Amendment Bylaw No. 2565 on March 19, 2020, however, that bylaw amendment was put on hold to be done in conjunction with all zoning amendments.

At the February 15, 2024, Board Meeting all nine amending bylaws were brought forward with the referral responses and online survey results. There were minor revisions proposed to the Electoral Area F Zoning Amendment Bylaw and Salmon Valley Land Use Amendment Bylaw and all other zoning and land use amendment bylaws (South Shuswap Zoning Bylaw, Kault Hill Land Use Bylaw, Electoral Area B, and E Zoning Bylaws, Rancho/Deep Creek Zoning Bylaw) were read a first and second time.

Following the February 15, 2024 Board meeting advertisements were placed in local newspapers advising the public of their final opportunity to submit written comments before consideration of third reading. No submissions were received, and the amending bylaws were given third reading at the April 18, 2024 Board Meeting.

Per Section 52 of the Transportation Act, a local government's zoning bylaw which affects lands within 800 m of a controlled access highway does not take effect on those affected properties unless it has been approved by the Ministry of Transportation and Infrastructure. Following the April 18, 2024 Board meeting, staff sent all nine amending bylaws to the ministry of Transportation and Infrastructure for statutory approval as per Section 52 of the Transportation Act.

Electoral Area F is within 800 m of the Trans-Canada Hwy, however, the areas regulated by zoning bylaws in Electoral Area F (Anglemont Zoning Bylaw No. 650, Magna Bay Zoning Bylaw No. 800, and Scotch Creek/ Lee Creek Zoning Bylaw No. 825) are not. Staff included these amending bylaws in the submission to MOTI for the ministry to use their discretion as to whether they would want to review the bylaws. MOTI confirmed that since the administrative boundaries for these bylaws are not within 800 m of a controlled access highway, they will not be endorsing Anglemont Zoning Amendment Bylaw 650-17, Magna Bay Zoning Amendment Bylaw No. 800-34, and Scotch Creek/ Lee Creek Zoning Amendment Bylaw No. 825-45.

Now that all bylaw amendments have been endorsed, and there is confirmation from the MOTI, regarding the zoning amendments in Electoral Area F the Board can consider the amending bylaws for adoption.

### Rationale For Recommendation

Staff are recommending these amendments for the following reasons:

- The definitions and regulations will provide clarity and consistency among all the zoning bylaws.
- The amendments will allow secondary dwelling units in accessory buildings and provide greater flexibility to incorporate secondary dwelling units on a property where permitted.
- The increases to maximum accessory building heights and floor areas will be consistent with the size of properties.
- The amendments will reduce the number of variance applications received and improve application processing times.
- Public feedback supported consistency between CSRD bylaws.
- While there was some negative public feedback on the height or floor area sizes for parcels under 0.4 ha, the overall feedback was generally supportive of the proposed amendments; and,
- Provincial statutes require that local governments have these amending bylaws adopted by June 30, 2024, as they relate to the opportunities for secondary dwelling units. The proposed amendments will allow for detached secondary dwelling units where permitted.

### **IMPLEMENTATION:**

If the Board adopts the amending bylaws, staff will consolidate the bylaws to include the amendments.

#### Guides to Accessory Buildings and Secondary Dwelling Units.

Comprehensive Guides to Accessory Buildings and Secondary Dwelling Units in the CSRD have been developed and will be available following adoption of these bylaw amendments. These guides will be available to staff, building and development industry professionals, and the public. The guides will outline the building application process, including the preliminary considerations and site planning that will need to be undertaken by applicants to ensure that they have enough parcel area to accommodate the proposed buildings. In some cases, other requirements such as the Riparian Areas Protection Regulation (RAPR), steep slopes, or other considerations will further reduce the area that may be used for development; and a development permit may be required prior to issuance of a building permit. The guides include drawings and diagrams to help communicate the requirements.

### **COMMUNICATIONS:**

A press release will be prepared to advise the public of the completion of the Accessory Building and Secondary Dwelling Unit projects and the CSRD Connect project hub will be updated to indicate that the bylaw amendments have been adopted. Links to the new guides to Accessory Buildings and Secondary Dwelling Units will be included on the project hub page. Staff will also send notice the Province advising them that the bylaw amendments required pursuant to Bill 44 have been completed for the CSRD.

### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

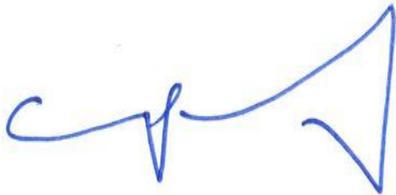
**BOARD'S OPTIONS:**

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:	2024-06-20_Board_DS_Acc_Bldg_Adopt.docx
Attachments:	<ul style="list-style-type: none"> <li>- BL650-17_Adopt.pdf</li> <li>- BL701-111_Adopt.pdf</li> <li>- BL751-08_Adopt.pdf</li> <li>- BL800-34_Adopt.pdf</li> <li>- BL825-45_Adopt.pdf</li> <li>- BL841-09_Adopt.pdf</li> <li>- BL851-31_Adopt.pdf</li> <li>- BL2565_Adopt.pdf</li> <li>- BL3009_Adopt.pdf</li> <li>- Acc_Bldg_Project_Maps_Plans_Photos_2024_02_15.pdf</li> </ul>
Final Approval Date:	Jun 4, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham



John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-17**

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Anglemont Zoning Bylaw No. 650", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building, the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings or structures of which is in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA" and replacing it with the following:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Adding the following definitions in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures

without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

ii. PART 3, GENERAL REGULATIONS, is amended by:

1. Section 3.4 'HOME BUSINESS' is amended by replacing all references to "floor area" with "*floor area, net*".
2. Section 3.6.'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
3. Section 3.7 "ACCESSORY BUILDING" is amended by deleting all text in that section and replacing it with the:

"3.7 ACCESSORY BUILDING

*An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.*"

iii. PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS is amended by replacing all references to "floor area" with "*floor area, net*" in 'TABLE 1, REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'.

iv. Part 5, Zones, is amended as follows:

1. Section 5.3 'RURAL LARGE LOT' is amended by replacing "floor area" with "*floor area, net*" in subsection 5.3.2(g).
2. Section 5.4 'RURAL SMALL LOT' is amended by:
  - a) Replacing "floor area" with "*floor area, net*" in subsection 5.4.2(g).
  - b) Deleting subsections 5.4.2(e) and (i) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> </ul> </li> <li>• In all other cases</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(i) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul> </li> </ul> On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

3. Section 5.5 'COUNTRY RESIDENTIAL' is amended by:
- a) Replacing "floor area" with "*floor area, net*" in subsection 5.5.2(h).
  - b) Deleting Sections 5.5.2(f) and (j) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> <li>○ In all other cases</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(j) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

4. Section 5.6 'RESIDENTIAL' is amended by:

- a) Replacing "floor area" with "*floor area, net*" in subsections 5.6.1(h) and 5.6.2(h).
- b) Deleting Section 5.6. (f) and (j) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> <li>○ In all other cases</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(j) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- v. Section 5.7 'RESIDENTIAL SUMMER HOME' is amended by:
1. Replacing "floor area" with "*floor area, net*" in subsection 5.7.2(h)
  2. Deleting subsections 5.7.2 (f) and (j) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ On buildings containing a dwelling unit</li> <li>○ In all other cases</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(j) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- |   |  |
|---|--|
| • On a parcel equal to or greater than 0.40 ha and less than 2.0 ha |  |
|---|--|

vi. Section 5.8 'RESIDENTIAL TOWN HOUSE' is amended by:

1. Replacing "floor area" with "*floor area, net*" in subsections 5.8.2(g) and (h)
2. Replacing "floor area" with "*floor area, gross*" in subsection 5.8.2 (i)

2. This bylaw may be cited as "Anglemont Zoning Amendment Bylaw No. 650-17"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended this 15th day of April, 2024

READ a third time this 18th day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 650-17  
as read a third time.

CERTIFIED a true copy of Bylaw No. 650-17  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 701-111

#### A bylaw to amend the "South Shuswap Zoning Bylaw No.701-111

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 701,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. Bylaw No. 701 "South Shuswap Zoning Bylaw No.701" is hereby amended as follows:

#### A. TEXT AMENDMENT

Schedule A, Zoning Bylaw text, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

1. Section 1 Definitions is amended by:
  - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:
 

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
  - b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:
 

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
  - c. Replacing "floor area" with floor area, gross" in the definition of COUNTRY GENERAL STORE.
  - d. Deleting the definition of "FLOOR AREA" and replacing it with the following in alphabetical order:
 

"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area,

gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;”

“FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;”

e. Replacing “floor area” with “*floor area, gross*” in the definition of PARK MODEL..

f. Adding the Definition of “STOREY” in alphabetical order:

“STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;”

2. Section 3 GENERAL REGULATIONS is amended by:

a. Section 3.12 Home Business is amended by replacing “floor area” with “*floor area, net*” in Section 3.12.6.

b. Section 3.13 Home Industries is amended by replacing “floor area” with “*floor area, net*” in Section 3.13.5

c. Section 3.18 Application of Floodplain Specifications is amended by replacing “floor area” with “*floor area, gross*” in Section 3.18.6.2.

3. Section 5 AR1 – AGRICULTURE ZONE (20 ha) is amended by:

a. Deleting Section 5.2.4 and replacing it with:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding the following Regulations to the Regulation Table in Section 5.2

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha</li> </ul>	

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>
<ul style="list-style-type: none"> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

4. Section 6 AR2 – AGRICULTURE ZONE (4 ha) is amended by:  
a. Deleting Section 6.2.4 and replacing it with:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding the following Regulation to the Regulation Table in Section 6.2.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

5. Section 7 RR1 - RURAL RESIDENTIAL ZONE (4000 M<sup>2</sup>) is amended by:  
a. Deleting Section 7.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
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b. Adding a new section to the Regulation Table in Section 7.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.7 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

6. Section 8 RR2 RURAL RESIDENTIAL ZONE (5000M<sup>2</sup>) is amended by:

a. Deleting Section 8.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.4 Maximum height for:</p> <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 8.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.7 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

<ul style="list-style-type: none"> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
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7. Section 9 RR3 – RURAL RESIDENTIAL ZONE (1 ha) is amended by:

a. Deleting Section 9.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 9.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul> </li> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

8. Section 10 RR4 – RURAL RESIDENTIAL ZONE (2 ha) is amended by:

a. Deleting Section 10.2.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 10.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.8 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha                             <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

c. Replacing floor area with “maximum habitable floor area” with “floor area, net” in Section 10.3.9.1

9. Section 11 R1 – LOW DENSITY RESIDENTIAL ZONE is amended by:

a. Deleting Section 11.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.3 Maximum height for:</p> <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 11.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
<p>.7 Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha                             <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

10. Section 12 R2 – MEDIUM DENSITY RESIDENTIAL ZONE is amended by:

- a. Replacing “gross floor area” with “*floor area, gross*” in Section 12.2.4  
 b. Deleting Section 12.2.5 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

11. Section 13 CH1 – CLUSTER HOUSING 1 ZONE is amended by:

- a. Deleting Section 13.2.2 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.2 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding a new section to the Regulation Table in Section 13.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

12. Section 14 CH2 – CLUSTER HOUSING 2 ZONE is amended by:

- a. Deleting Section 14.2.2 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

- b. Adding a new section to the Regulation Table in Section 14.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
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.7 Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>
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c. Deleting Section 14.3.12.4 and replacing it with “Deleted”

13. Section 15 LH – LARGE HOLDINGS ZONE is amended by:

a. Deleting Section 15.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 15.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

14. Section 16 MHP – MOBILE HOME PARK ZONE is amended by:

a. Deleting Section 16.2.5 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.5 Maximum height for: <ul style="list-style-type: none"> <li>• Single detached dwellings</li> <li>• Accessory buildings when accessory to a mobile home</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 6 m (19.69 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 16.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure: <ul style="list-style-type: none"> <li>• When accessory to a mobile home</li> <li>• All other accessory buildings or structures</li> </ul>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> (215.28 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

c.

15. Section 17 SH – SPECIAL HOUSING ZONE is amended by:

a. Deleing Section 17.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 17.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

c. Replacing “Floor Area” with “*floor area, net*” in Section 17.2.7.

16. Section 31 – CDC1 – COMPREHENSIVE DEVELOPMENT ZONE is amended by:

a. Deleting Section 32.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 32.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
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.6 Maximum floor area, gross of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>
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17. Section 33 – CDC2 – COMPREHENSIVE DEVELOPMENT 2 ZONE is amended by:

a. Deleting Section 33.2.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 33.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area</i> , gross of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

c. Deleting Section 33.4.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

d. Adding a new section to the Regulation Table in Section 33.4 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area</i> , gross of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

e. Deleting Section 33.6.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m (27.89 ft)</li> </ul>
--	--

f. Adding a new section to the Regulation Table in Section 33.6 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

g. Deleting Section 33.8.3 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.3 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

h. Adding a new section to the Regulation Table in Section 33.8 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

18. Section 34 CD3 – COMPREHENSIVE DEVELOPMENT 3 ZONE is amended by:

a. Deleting Section 34.3.4 and replacing it with the following:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal use buildings and structures</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new section to the Regulation Table in Section 34.3 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

19. Section 37 CDC6 – COMPREHENSIVE DEVELOPMENT 6 ZONE is amended by:

a. Adding a new section to the Regulation Table in Section 37.2 as follows:

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )

20. SCHEDULE B PARKING PROVISIONS is amended by replacing all references of "gross floor area" with "floor area, net".

This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-111 "

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 1<sup>st</sup>  
day of May, 2024



\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 701-111  
as read a third time.

CERTIFIED a true copy of Bylaw No. 701-111  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-08**

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Ranchero/Deep Creek Zoning Bylaw No. 751", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is amended, as follows:

i. PART 2: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of " GROSS FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"

5. Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

6. Deleting the definition of "Habitable Floor Space"

ii. PART 3: GENERAL REGULATIONS is amended by:

1. Section 3.13.6. (b) Application of Floodplains is amended by replacing all references of "floor area" with "*floor area, gross*"

2. Deleting Section 3.14 "Accessory Building" and replacing it with the following:

"Accessory Building

(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use, home occupation* or *secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"

3. Section 3.17 Home Occupation is amended by replacing all references of "gross floor area" with "*floor area, net*".

iii. Part 4, ZONES, is amended by:

1. Section 4.5 'RH Rural Holdings Zone' Zone is amended by:

1. Replacing references to "gross floor area" with "*floor area, net*;" in Section 4.5.4 (h).

2. Replacing references to "gross floor area" with "*floor area, gross*" in Section 4.5.5 (a) (iii).

2. Section 4.6.4 (h) of the 'AG1 Agriculture 1 Zone' is amended by replacing references to "gross floor area" with "*floor area, gross*;"

3. Section 4.7 MH Medium Holdings Zone is amended by:

1. Replacing references to “gross floor area” with “*floor area, gross*” in Section 4.7.4(i).
2. Deleting subsection 4.7.4 (f) and (h) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

4. Section 4.8 RR1 Rural Residential-1 Zone is amended by:

1. Replacing references to “gross floor area” with “*floor area, gross*” in Section 4.8.4(i).
2. Deleting Sections 4.8.4 (f) and (h) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> </ul>

<ul style="list-style-type: none"> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

5. Section 4.9 'RM1 Multiple-Dwelling 1 Residential Zone' is amended by:
1. Deleting "3 m" in Column 2 of Section 4.4.4 (e) and replacing it "4.5 m"
  2. Replacing "gross floor area" with "*floor area, net*" in Section 4.9.4 (h)
  3. Replacing "gross floor area" with "*floor area, gross*" in Section 4.9.4 (j).
  4. Deleting Section 4.9.4 (g) and replacing it with "deleted".
6. Section 4.10 'MHP1 Manufactured Home Park 1 Zone' is amended by
1. Deleting Sections 4.10.4.3 (h) and (i) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(h) Maximum <i>floor area, gross</i> of an accessory building</p> <p>Accessory to a mobile home</p> <p>Accessory to a single detached dwelling</p> <p>Accessory to a mobile home park</p>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>
<p>(i) Maximum height for:</p> <ul style="list-style-type: none"> <li>• Single detached dwelling</li> <li>• Accessory buildings <ul style="list-style-type: none"> <li>○ when secondary to a mobile home</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 4.5 m</li> <li>• 10 m</li> </ul>

2. Replacing "gross floor area" with "*floor area, net*" in Section 4.10.4(l).

7. Section 4.11 'VR Vacation Rental Zone' is amended by:

1. Deleting Sections 4.11.4 (e) and (h) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

8. Section 5.13 'HC Highway Commercial Zone' is amended by replacing the reference of "gross floor area" with "*floor area, gross*" in Section 4.13.4 (h).

iv. Part 5: PARKING AND LOADING REGULATIONS is amended by replacing all references to "Gross floor area" with "*floor area, net*" in 'Table 2 Required Parking Spaces and Loading Spaces'.

2. This bylaw may be cited as "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08"

READ a first time this \_\_\_\_\_ 15<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ February \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ 15<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ February \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ 18<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ April \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ 10<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ May \_\_\_\_\_, 2024

  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 751-08 as read a third time.

CERTIFIED a true copy of Bylaw No. 751-08 as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**MAGNA BAY ZONING AMENDMENT BYLAW NO. 800-34**

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Magna Bay Zoning Bylaw No. 800", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA," and replacing it with the following and placed in alphabetical order:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is

measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

5. Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

ii. PART 3, GENERAL REGULATIONS, is amended by:

1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
2. Section 3.7 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:
 

" ACCESSORY BUILDING

3.7 *An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.*"
3. Sections 3.14 'HOME BUSINESS' and Section 3.15 'HOME INDUSTRY' are amended by replacing all references of "floor area" with "*floor area, net*".

iii. PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS is amended by replacing all references to "floor area" with "floor area, net" in 'TABLE 1, REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'.

iv. Part 5, Zones, is amended by:

1. Section 5.4 'Country Residential Zone' is amended by deleting section 5.4.2(e) and (g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li>   <li>• 10 m (32.81 ft)</li> </ul>

<ul style="list-style-type: none"> <li>○ All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m (27.89 ft)</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Section 5.5 'Residential Zone' is amended by:

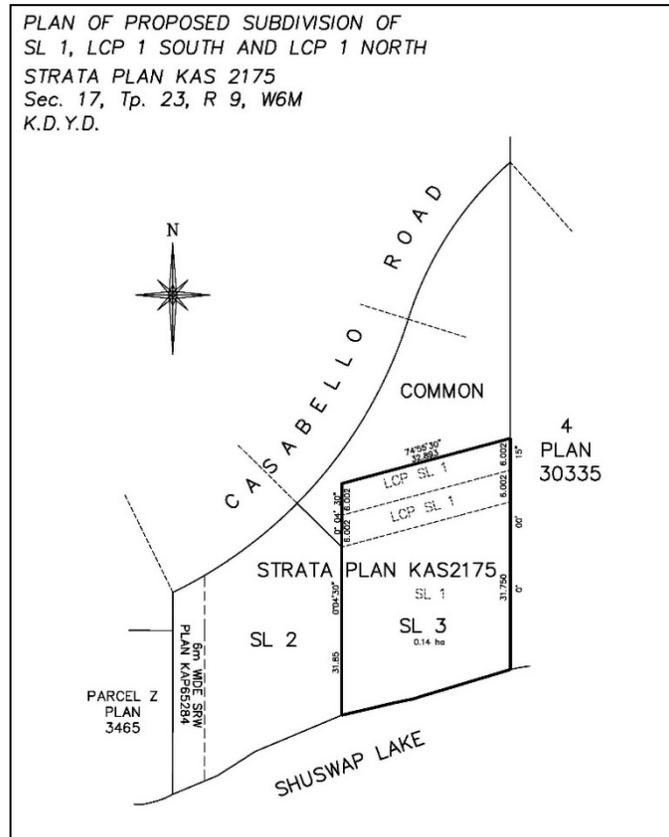
- a. deleting Sections 5.5.2(e) and (g) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(e) Maximum height for:</p> <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory Buildings <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- b. Section 5.5(4)(b)(iii) is deleted and replaced it with the following:

"(iii) Deleted

only for Strata Lot 3, Section 17, Township 23, Range 9, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAS2175, which is more particularly shown on the following map.



3. Section 5.6 'Multi-Single Family Residential Zone - MSR' is amended by:
  - a. Deleting the words "gross floor area" in Section 5.6. (f) and replacing it with "floor area, gross"
  - b. Deleting 5.6.2(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. This bylaw may be cited as "Magna Bay Zoning Amendment Bylaw No. 800-34"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended this 15th day of February, 2024.

READ a third time this 18th day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 800-34  
as read a third time.

CERTIFIED a true copy of Bylaw No. 800-34  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT****SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-45**A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

- A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:

- i. PART 1: DEFINITIONS is amended by:

1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of "GROSS FLOOR AREA" and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of

posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

5. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"
  6. Adding the definition of "STOREY" in alphabetical order:  
"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. PART 3: GENERAL REGULATIONS is amended by:
1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
  2. Deleting Section 3.7 "ACCESSORY BUILDING" and replacing it with the following:  
"ACCESSORY BUILDING  
(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use, home occupation or secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"
  3. Sections 3.11 GUEST ACCOMMODATION; and 3.12 TOURIST CABINS AND TOURIST SUITES are amended by replacing all references to "floor area" with "*floor area, net*".
  4. Section 3.13 HOME BUSINESS is amended by replacing all references to "gross floor area" with "*floor area, net*".
  5. Section 3.16 STANDALONE RESIDENTIAL CAMPSITE is amended by replacing all references to "gross floor area" with "*floor area, gross*".
- iii. Part 4: PARKING AND LOADING REGULATIONS is amended by:
1. replacing all references to "floor area" with "*floor area, net*" in 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES'.
- iv. Part 5, ZONES, is amended by:
1. Section 5.4 'RURAL-1 (RU1)' Zone is amended by replacing references to "floor area" with "*floor area, net*;" in section 5.4 (4) (b).

## 2. Section 5.5 RURAL 2 (RU2) ZONE is amended by:

## 1. Deleting Section 5.5(3)(e) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

## 2. Adding a new regulation to Section 5.5.3 immediately following Section 5.5(3) as follows:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(h) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

## 3. Section 5.6 Country Residential Zone is amended by:

## 1. Deleting Section 5.6(3)(e) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

## 2. Deleting subsection 5.6(3)(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

## 3. Deleting Section 5.6(4)(b) and replace with the following: "Deleted".

## 4. Section 5.7 Residential-1 Zone is amended by:

## 1. Deleting Sections 5.7(3) (e) and (g) and replacing them with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(g) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Replacing all references of "floor area" with "*floor area, gross*" in Section 5.7(4)(f).
3. Deleting Section 5.7(4)(g) and replacing it with the following: "Deleted "
4. Replacing all references of "floor area" with "*floor area, net*" in Sections 5.7(4) (y).
5. Replacing all references of "gross floor area" with "*floor area, gross*" in Sections 5.7(4)(ee), (gg) and (hh).
6. Deleting Section 5.7(4)(kk) and replacing it with the following: "Deleted"

5. Section 5.9 'MANUFACTURED HOME PARK' is amended by:

1. Deleting Section 5.9(3)(g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum floor area, gross of an accessory building	
Accessory to a <i>manufactured home space</i>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> (215.29 ft<sup>2</sup>)</li> </ul>
Accessory to a <i>manufactured home park</i>	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. Deleting Section (4)(a) and replacing it with the following "Deleted".

6. Section 5.10 'MULTI-RESIDENTIAL' is amended by:

1. Deleting Sections 5.10(3)(e) and (g) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(e) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(g) Maximum <i>floor area, gross</i> of an accessory building	<ul style="list-style-type: none"> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> </ul>

2. Replacing all references of "gross floor area" with "*floor area, net*" in Section 5.10(4)(c).

7. Section 5.21 'COMPREHENSIVE DEVELOPMENT 1 (CDF1)' is amended by replacing all references of "gross floor area" with "*floor area, gross*".
8. Section 5.22(2)(f) of the 'COMPREHENSIVE DEVELOPMENT 2 (CDF2)' Zone is amended by replacing all references of "floor area" with "*floor area, gross*".
9. Section 5.23(3)(H) of the 'COMPREHENSIVE DEVELOPMENT 3 (PINE GROVE) (CDF3)' Zone is amended by replacing all references of "gross floor area" with "*floor area, gross*".

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45"

READ a first time this 16<sup>th</sup> day of March, 2023.

READ a second time as amended this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 825-45  
45  
as read a third time.

CERTIFIED a true copy of Bylaw No. 825-  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-09**

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

A. TEXT AMENDMENT

Schedule A, Zoning Bylaw Text, is amended as follows:

- i. Section 2 Definitions is amended by:
  - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
  - b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
  - c. Replacing "total floor area" with "*floor area, net*" in the definition of ARTISAN STUDIO.
  - d. Replacing "floor area" with "*floor area, net*" in the definition of CONVENIENCE STORE
  - e. Deleting the definition of " FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave.

For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- f. Adding the definition of "STOREY" in alphabetical order:
- g. "STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. Section 3 General Regulations is amended by:
- a. Section 3.12 Floodplain Regulations is amended by replacing all references of "floor area" with "*floor area, gross*".
  - b. Section 3.16 Home Occupation is amended by replacing all references of "floor area" with "*floor area, net*".
- iii. Section 4 Zones is amended by:
- a. Section 4.5 RSC Rural and Resource Zone is amended by replacing "floor area" with "*floor area, net*" in Section 4.5.4 (h).
  - b. Section 4.6 AG1 Agriculture 1 Zone is amended by:
    - i. Replacing "floor area" with "*floor area, net*" in Section 4.6.4 (h).
    - ii. Replacing "floor area" with "*floor area, net*" in Section 4.6.4 (j).
  - c. Section 4.7 MH Medium Holdings Zone is amended by:
    - i. Deleting sections 4.7.4 (f) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

(h) Maximum <i>floor area, gross</i> of an accessory building	
<ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

ii. Replacing “floor area” with “*floor area, net*” in Section 4.7.4 (i).

d. Section 4.8 RR1 Rural Residential 1 Zone is amended by:

i. Deleting sections 4.8.4 (g) and (i) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum height for accessory buildings: <ul style="list-style-type: none"> <li>• Containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

(i) Maximum <i>floor area, gross</i> of an accessory building	
<ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

i. Replacing “floor area” with “*floor area, net*” in Section 4.8.4 (j).

ii. Replacing “floor area” with “*floor area, gross*” in Section 4.8.5 (a) (iv).

iii. Replacing “floor area” with “*floor area, gross*” in Section 4.8.5 (b) (i).

e. Section 4.9 RWR Remote Waterfront Residential Zone is amended by:

i. Replacing “floor area” with “*floor area, net*” in Section 4.9.4 (h)

- f. Section 4.10 RM1 Multiple-Dwelling 1 Residential Zone is amended by:
- i. Deleting sections 4.10.4 (g) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum floor area, gross of an accessory building On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul> On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(j) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
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- ii. Replacing “floor area” with “*floor area, net*” in Section 4.10.4 (h)

- g. Section 4.11 CH1 Cluster Housing 1 Zone is amended by:
- i. Deleting sections 4.11.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(h) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

ii. Replacing “floor area” with “*floor area, net*” in Section 4.11.4 (f)

h. Section 4.12 VC Village Centre Zone is amended by:

i. Deleting sections 4.12.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) Maximum <i>floor area, gross</i> of an accessory building	
<ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(h) Maximum height for:	
<ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>

ii. Replacing “floor area” with “*floor area, net*” in Sections 4.12.4 (f)

i. Section 4.13 MHP1 Manufactured Home Park 1 Zone is amended by:

- i. Replacing “floor area” with “*floor area, net*” in Section 4.13.4 (j) and (l)
- ii. Deleting “of the floor area” in the first sentence of Section 4.13.7 (a).

j. Section 4.14 VR Vacation Rental Zone is amended by:

i. Deleting Section 4.14.4 (f) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> <li>• On a parcels less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup></li> <li>• 150 m<sup>2</sup></li> <li>• 250 m<sup>2</sup></li> </ul>

(j) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m</li> <li>• 10 m</li> <li>• 8.5 m</li> </ul>
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ii. Replacing “floor area” with “*floor area, net*” in Section 4.14.4(g).

k. Section 4.16 RC2 Resort Commercial 2 Zone is amended by replacing “floor area” with “*floor area, gross*” in Section 4.16.4 (e).

l. Section 4.17 RC3 Resort Commercial 3 Zone is amended by deleting both entries of 4.17.4(g) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• Storage shed</li> <li>• Recreational Vehicle or park model deck</li> <li>• Recreational vehicle or park model shelter</li> <li>• Tourist cabin</li> </ul>	<ul style="list-style-type: none"> <li>4 m<sup>2</sup></li> <li>30 m<sup>2</sup></li> <li>60 m<sup>2</sup></li> <li>65 m<sup>2</sup></li> </ul>

m. Section 4.18 RC4 Resort Commercial 4 Zone is amended by replacing “floor area’ with “*floor area, gross*” in Section 4.18.4(f).

- n. Section 4.19 RC5 Resort Commercial 3 Zone is amended by replacing “floor area” with “*floor area, gross*” in Section 4.18.4(f).
- o. Section 4.20 Comprehensive Development E1 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, net*” in Sections 4.10.11 (e) and (f).
  - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.20.23 (e).
  - iii. Replacing “floor area” with “*floor area, gross*” in Section 4.20.29 (e).
- p. Section 4.21 CDE2 Comprehensive Development E2 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Section 4.21.8 (h).
- q. Section 4.22 CDE3 Comprehensive Development E3 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Section 4.22.4 (d).
  - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.22.7 (d).
- r. Section 4.23 CDE4 Comprehensive Development E4 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Sections 4.23.4 (e) and (f).
  - ii. Replacing “floor area” with “*floor area, gross*” in .3 Regulations Table of Development Area 4 - Campground.
- s. Section 4.24 CDE5 Comprehensive Development E5 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Section 4.24.4 (g).
  - ii. Replacing “floor area” with “*floor area, gross*” in Section 4.24.7 (f)
  - iii. Replacing “floor area” with “*floor area, gross*” in Section 4.24.10 (f).
  - iv. Replacing “floor area” with “*floor area, gross*” in Section 4.24.13 (c)
- t. Section 4.25 CDE6 Comprehensive Development E6 Zone is amended by:
  - i. Replacing “floor area” with “*floor area, gross*” in Sections 4.24.6 (c) and (d).
- iv. Section 5 Parking and Loading Regulations is amended by replacing all references of “floor area” with “*floor area, net*”.

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-09".

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 841-09  
as read a third time.

CERTIFIED a true copy of Bylaw No. 841-09  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

Approved pursuant to Section 52(3)(a) of the Transportation Act this 1<sup>st</sup>  
day of May, 2024



\_\_\_\_\_

for: Ministry of Transportation and Infrastructure

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851- 31**

A bylaw to amend the "Electoral Area B Zoning Bylaw No.851- 31

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 851,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:

A. TEXT AMENDMENTS

- i. Schedule A, Zoning Bylaw Text, Part 1.0 DEFINITIONS is hereby amended as follows:
  - a) Deleting the definition of ACCESSORY BUILDING and replacing it with the following:
 

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"
  - b) Deleting the definition of ACCESSORY USE and replacing it with the following
 

"ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;"
  - c) The definition of "CAMPGROUND" is amended by replacing "gross floor area" with "*floor area, gross*";
  - d) The definition of "CONVENIENCE STORE" is amended by replacing "floor area" with "*floor area, net*";
  - e) The definition of "GENERAL STORE" is amended by replacing "floor area" with "*floor area, net*";
  - f) Deleting the definition of "FLOOR AREA" and replacing it with the following:
 

"FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the

floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- g) Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed in alphabetical order:

"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

- h) The definition of "MANUFACTURING, FABRICATING AND PROCESSING" is amended by deleting the last sentence and replacing it with the following:

"The combined *floor area, net* devoted to administrative office shall not exceed 25% of the floor area, gross of the building(s) devoted to the industrial use on the same site".

- i) The definition of PARK MODEL is amended by replacing "gross floor area" with "*floor area, gross*".

- j) Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- ii. Schedule A, Zoning Bylaw Text, Part 3 GENERAL REGULATIONS is hereby amended as follows:

- a. Section 3.10 'APPLICATION OF FLOODPLAINS is amended by replacing "floor area" with "*floor area, gross*";
- b. Section 3.11 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:

**"3.11 ACCESSORY BUILDING**

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory

use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.";

- c. Section 3.17 'HOME OCCUPATION' is amended by replacing "floor area" with "*floor area, net*".
- iii. Schedule A, Zoning Bylaw Text, Part 4 PARKING AND LOADING REGULATIONS is hereby amended as follows:
- a. 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES' is amended by replacing all references of "floor area" with "*floor area, net*";
- b. 'TABLE 2 BICYCLE PARKING REQUIREMENTS' is amended by replacing all references of "floor area" with "*floor area, net*".
- iv. Schedule A, Zoning Bylaw Text, Part 5 Zones, is hereby amended as follows:
- a. Section 5.4 'RURAL HOLDINGS – RH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.4(3)(h).
- b. Section 5.5 SMALL HOLDINGS – SH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.5(3)(h).
- c. Section '5.6 RURAL RESIDENTIAL 2 - RR2' is amended by:
- i. Deleting sections 5.6(3)(f) and (h) and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
<p>(f) Maximum height for:</p> <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> <li>• Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> <li>• 10 m (32.81 ft)</li> </ul>
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> </ul>	

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> <li>● On a parcel greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
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ii. Replacing “gross floor area’ with “*floor area, net*’ in section 5.6(3)(i).

d. Section ‘5.7 RURAL RESIDENTIAL 1 – RR1’ is amended by:

i. Deleting sections 5.7(3)(f) and (h) and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
<p>(f) Maximum height for:</p> <ul style="list-style-type: none"> <li>● Principal building</li> <li>● Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> <li>● Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 11.5 m (37.73 ft)</li> <li>● 10 m (32.81 ft)</li> <li>● 8.5 m (27.89 ft)</li> <li>● 10 m (32.81 ft)</li> </ul>
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>● On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>● On a parcel equal to or greater than 0.4 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

ii. Replacing “gross floor area’ with “*floor area, net*’ in section 5.7(3)(i).

e. Section ‘5.8 RESIDENTIAL 3 – RS3’ is amended by:

- i. Deleting sections 5.8(4)(f) and (h) and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> <li>• Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> <li>• 10 m (32.81 ft)</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha               <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>• On a parcel greater than 0.41 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- i. Replacing “gross floor area’ with “*floor area, net*” in section 5.8(4)(i);
- ii. Replacing “floor area” with “*floor area, gross*” in section 5.8(5)(a).
- f. Section ‘5.9 COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) – CDB1’ is amended by:
- i. Deleting sections (e) and (g) of the regulation table in Development Area 1 and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(e) Maximum height for: <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> </ul>

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> <li>● Accessory building or structure on a parcel equal to or greater than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 10 m (32.81 ft)</li> <li>● 8.5 m (27.89 ft)</li> <li>● 10 m (32.81 ft)</li> </ul>
<p>(g) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>● On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>● On a parcel greater than 0.41 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

- iii. Replacing “gross floor area’ with “*floor area, net*” in section (h) of the regulation table of Development Area 1;
- iv. Replacing “gross floor area” with “*floor area, gross*” in section (d) of the regulation table of Development Area 2.

- g. Section ‘5.10 COMPREHENSIVE DEVELOPMENT B2 (SHELTER BAY) – CDB2 is amended as follows:

- i. Development Area 1 is amended by:
  1. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION		
	Residential	Commercial	Other
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	15 m
<i>Accessory buildings</i>		10 m	7 m
<ul style="list-style-type: none"> <li>● Containing a secondary dwelling unit</li> <li>● All other accessory buildings</li> </ul>	10 m 8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		200 m <sup>2</sup>	100 m <sup>2</sup>
<ul style="list-style-type: none"> <li>● Accessory buildings containing a dwelling unit</li> <li>● All other Accessory buildings and structures</li> </ul>	250 m <sup>2</sup> 150 m <sup>2</sup>		

2. Replace “Commercial Floor Area” with “Commercial *floor area, net*” in the Density Bonusing table in Development Area 1;

ii. Development Area 2 is amended by deleting section (e) and (g) of the Regulation table and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>Residential</b>	<b>Commercial</b>	<b>Other</b>
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	11 m
<i>Accessory buildings</i>		10 m	10 m
<ul style="list-style-type: none"> <li>• Containing a secondary dwelling unit</li> <li>• All other accessory buildings</li> </ul>	10 m 8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		75 m <sup>2</sup>	N/A
<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	250 m <sup>2</sup> 150 m <sup>2</sup>		

iii. Development Area 3 is amended by:

1. Replace “Development Area 2” with “Development Area 3” in the text immediately below the “Regulations” heading;
2. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>Residential</b>	<b>Other</b>
(e) Maximum height for: Principal buildings and structures	10.5 m	11 m
<i>Accessory buildings</i>		10 m
<ul style="list-style-type: none"> <li>• Containing a secondary dwelling unit</li> <li>• All other accessory buildings</li> </ul>	10 m 8.5 m	
(g) Maximum <i>floor area, gross</i> for accessory buildings		N/A
<ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	250 m <sup>2</sup> 150 m <sup>2</sup>	

iv. Development Area 4 is amended by:

1. Delete the residential column of section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION			
	Residential *		Commercial	Other
	Single Family/ VR	Townhouse		
(e) Maximum height for: Principal buildings and structures <ul style="list-style-type: none"> <li>• Accessory buildings</li> <li>• Containing a secondary dwelling unit</li> <li>• All other accessory buildings</li> </ul>	10.5 m	10.5 m	15 m	11 m
	10 m	7 m	10 m	10 m
	8.5 m			
(g) Maximum <i>floor area, gross</i> for accessory building <ul style="list-style-type: none"> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	150 m <sup>2</sup>	40 m <sup>2</sup>	60 m <sup>2</sup>	N/A
	250 m <sup>2</sup>			

- v. Development Area 5 is amended by:
  1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<ul style="list-style-type: none"> <li>• (f) Maximum height for:</li> <li>• Principal building</li> <li>• Accessory building or structure on a parcel less than 2.0 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other accessory building or structure</li> </ul> </li> </ul>	11.5 m (37.73 ft) <ul style="list-style-type: none"> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>
(h) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> </ul>	

<ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> <li>● On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
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2. Replacing “gross floor area’ with “*floor area, net*” in section (i) of the regulation table;

vi. Development Area 6 is amended by:

1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
<ul style="list-style-type: none"> <li>● (f) Maximum height for: <ul style="list-style-type: none"> <li>○ Principal building</li> <li>○ Accessory building or structure</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● 11.5 m (37.73 ft)</li> <li>● 10 m (32.81 ft)</li> </ul>
<p>(h) Maximum <i>floor area, gross</i> of an accessory building:</p> <ul style="list-style-type: none"> <li>● On a parcel less than 0.4 ha <ul style="list-style-type: none"> <li>○ Accessory buildings containing a dwelling unit</li> <li>○ All other Accessory buildings and structures</li> </ul> </li> <li>● On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>● 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>● 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

2. Replace “gross floor area’ with “*floor area, net*” in section (i) of the regulation table;

vii. Development Area 7 is amended by replacing “Total Floor Area” with “*floor area, gross*” in the regulation table;

viii. The Definitions area amended by replacing “gross floor area” with “*floor area, gross*” in the definition of ‘FLOOR AREA RATIO (FAR)’.

h. Section ‘5.11 COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) – CDB4 is amended by:

- i. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(3);
  - ii. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(6);
  - iii. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(9);
  - iv. Replace all references of “gross floor area” with “*floor area, gross*” in section 5.11(12);
  - v. Replace “gross floor area” with “*floor area, gross*” in section 5.11(18)(h);
  - vi. Delete Column 2 in Section 5.18(g) and replace it with:  
“11.0 m  
8.5 m”
  - vii. Replace “gross floor area” with “*floor area, net*” in section 5.11(18)(i);
  - viii. Replace “floor area” with “*floor area, gross*” in section 5.11(19)(xxi).
- i. Section ‘5.12 HIGHWAY COMMERCIAL – NC’ is amended as follows:
    - i. Replace “gross floor area” with “*floor area, gross*” in section 5.12(3)(h);
    - ii. Replace “floor area” with “*floor area, gross*” in section 5.12(5)(a).
  - j. Section ‘5.13 NEIGHBOURHOOD COMMERCIAL – NC’ is amended by replacing “gross floor area’ with “*floor area, net*” in section 5.13(3)(g).
  - k. Section ‘5.14 RESORT COMMERCIAL 1 – RC1’ is amended by replacing “gross floor area’ with “*floor area, net*” in section 5.14(3)(h).

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-31"

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 24  
day of May, 2024



for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

CERTIFIED a true copy of Bylaw No. 851-31  
as read a third time.

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 851-31  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CORPORATE OFFICER

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**SALMON VALLEY LAND USE AMENDMENT (CSR) BYLAW No. 2565**

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. TEXT AMENDMENTS

1. Section 2.2.4, 'Accessory Building and Structures' is amended by deleting section 2.2.4 and replacing it with the following:

"Accessory Building

(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which it relates and must only be used for an *accessory use*, *home occupation* or *secondary dwelling unit* provided these uses are permitted in the zone where the *accessory building* is located;"

2. Section 2.4 'R Rural Zone' is amended by adding the following text to the table in section 2.4.2 in numerical order:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

3. Section 2.5 'RH Rural Holdings Zone' is amended by:

1. Adding a new section to the regulation table in section 2.5.2 in numerical order:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	

	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

## 4. Section 2.6 'RR Rural Residential Zone' is amended by:

1. Deleting section 2.6.2.7 and replacing it with the following:

"

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

"

2. Adding the following text to the table in section 2.6.2, immediately after .7:

"

.8	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

"

## 5. Section 2.7 'RS Single and Two Family Residential Zone' is amended by:

1. Deleting section 2.7.2.6 and replacing it with the following:

"

.6	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

2. Adding the following text to the table in section 2.7.2, immediately after .6:

.7	Maximum <i>floor area, gross</i> of an accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )
	b. All other Accessory buildings and structures	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
	2. On a parcel greater than 0.40 ha and less than 2.0 ha	250 m <sup>2</sup> (2690.98 ft <sup>2</sup> )

6. Section 2.8 'RM Multiple Family Residential Zone' is amended by:
1. Deleting section 2.8.2.7 and replacing it with the following:

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings and structures	8.5 m (27.89 ft)

2. Adding the following text to the table in section 2.8.2, immediately after .7:

.8	Maximum <i>floor area, gross</i> of an accessory building	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
----	---	---

7. Section 2.9 'MHP Mobile Home Park Zone' is amended by:
1. Deleting the text in .4 of the table in section 2.9.2 and replacing it with the following:

.4	Maximum height for:	
	1. Principal buildings and structures	• 11.5 m (37.73 ft.)
	2. Accessory buildings	
	o Accessory to a mobile home	• 4.5 m (14.76 ft)
	o All other accessory buildings and structures	• 10 m (32.81 ft)

8. Section 2.9 'MHP Mobile Home Park Zone' is amended by adding the following text to the table in section 2.9.2 immediately after .5:

”

.6	Maximum <i>floor area, gross</i> of an accessory building	
	1. Accessory to a mobile home	• 20 m <sup>2</sup> (215.28 sq <sup>2</sup> )
	2. All other accessory buildings and structures	• 150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )

”

9. Section 2.12 RC Resort Commercial Zone is amended by all references of “floor area” with “*floor area, gross*”.
10. Section 2.16 P Public and Institutional Zone is amended by adding the following text to the list in Section 2.16.1 after .8  
 “.9 Educational Facility”
11. Section 2.17 'RHD High Density Residential Zone' is amended by:

1. Deleting section 2.17.2.7 and replacing it with the following:

“

.7	Maximum height for:	
	1. Principal buildings and structures	11.5 m (37.73 ft)
	2. Accessory buildings and structures	8.5 m (27.89 ft)

“

2. Adding the following text to the table in section 2.17.2 immediately after .7:

”

.8	Maximum <i>floor area, gross</i> of an accessory building:	150 m <sup>2</sup> (1614.59 ft <sup>2</sup> )
----	--	---

”

12. Section 3.1 'Interpretation' is amended by the following:
1. Deleting the definition of “Accessory Building” and replacing it with the following:  
 “Accessory building or structure is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;”
2. Deleting the definition of “Accessory Use” and replacing it with the following:  
 “Accessory Use is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;”

3. Deleting the Definition of "floor area" and replacing it with the following:

"Floor area, gross is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"Floor area, net is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of 'institutional use' and replacing it with the following:

"institutional use" means educational facility, club, lodge, curling club, rest home, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, or shooting range;"

5. Adding the following definitions in alphabetical order:

"Educational Facility" means a building(s) including residences, structures and grounds associated with the operation of a school, college, university or training centre;"

"Storey" is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

13. SCHEDULE B OFFSTREET PARKING AND LOADING REQUIREMENTS is amended by:

1. Deleting Section 1.5 and replacing it with the following:  
"where floor area is the basis for a unit of measurement under this schedule "*floor area, net* shall be used.
2. Replacing all references of "gross floor area" with "*floor area, net*"

B. MAP AMENDMENTS

1. Schedule A (OCP Designation Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
  - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 1.
2. Schedule C (Land Use Zoning Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
  - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 2.

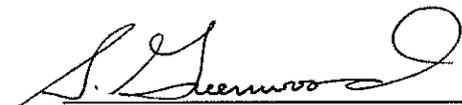
2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2565:

READ a first time this 19<sup>th</sup> day of March, 2020.

READ a second time as amended this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 10<sup>th</sup>  
day of May, 2024

  
\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

CERTIFIED a true copy of Bylaw No. 2565  
as read a third time.

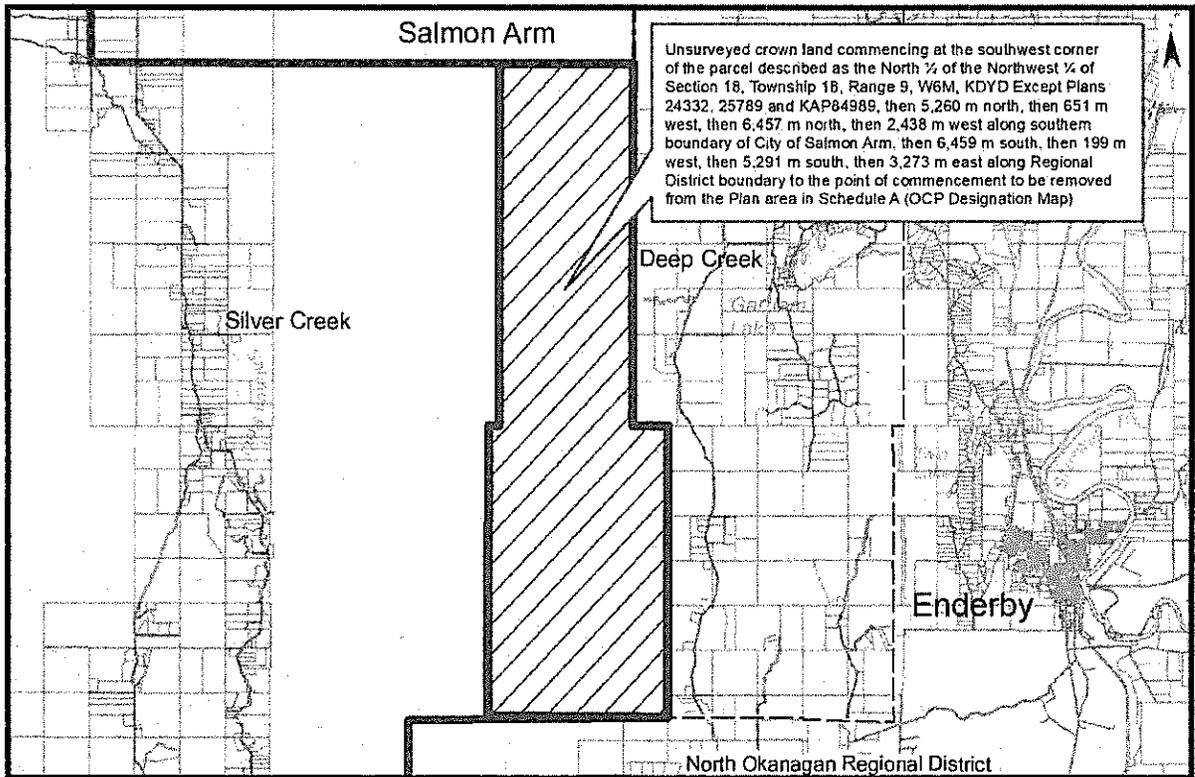
\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
CHAIR

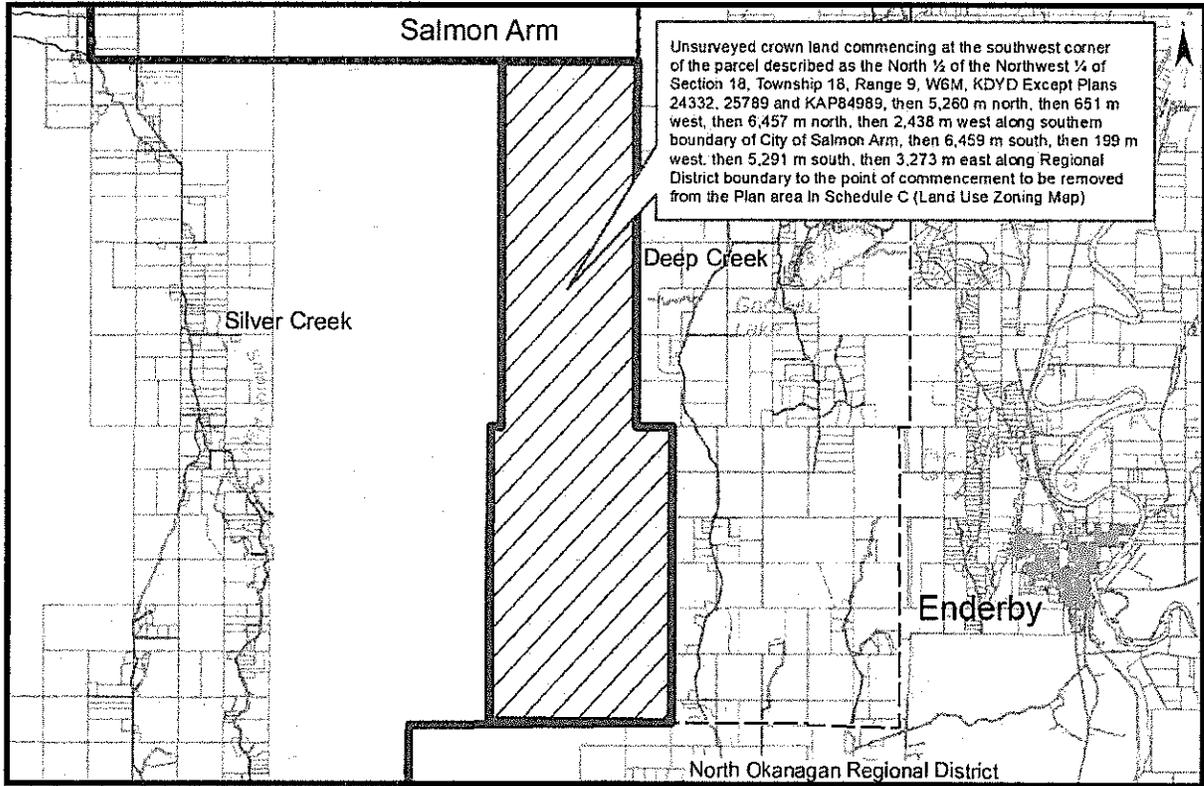
CERTIFIED a true copy of Bylaw No. 2565  
as adopted.

\_\_\_\_\_  
Corporate Officer

Schedule 1



Schedule 2



COLUMBIA SHUSWAP REGIONAL DISTRICT

KAULT HILL RURAL LAND USE AMENDMENT (CSR) BYLAW NO. 3009

A bylaw to amend the "Kault Hill Rural Land Use Bylaw No. 3000"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:

A. TEXT AMENDMENT

1. Section '2.1 Definitions' is amended by:

a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

c. Deleting the definition of "GROSS FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

“FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;”

d. Adding the definition of “STOREY” in alphabetical order:

“STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;”

2. Section 2.3.6 ‘APPLICATION OF FLOODPLAIN’ is amended by replacing “floor area” with “*floor area, gross*” in section 2.3.6 (6) (b).

3. Section 2.3.12 ‘ACCESSORY BUILDING’ is amended by deleting Section 2.3.12 and replacing it with the following:

“ACCESSORY BUILDING

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located;”

4. Section 2.3.15 ‘HOME BUSINESS’ is amended by replacing all references of “floor area” with “*floor area, net.*”

5. Section 2.4 ‘OFF STREET PARKING SPACES AND OFF STREET LOADING SPACES’ is amended by replacing all references of “floor area” with “*floor area, net*” in ‘TABLE 2 REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES’

6. Section 2.6 R RURAL ZONE is amended by:

a. Deleting section 2.6 (2) (f) and replacing it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding new regulation immediately following section 2.6(2)(f) as follows:

COLUMN 1	COLUMN 2

Bylaw No. 3009

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

7. Section 2.7 SH SMALL HOLDINGS ZONE is amended by:

a. Deleting section 2.6 (2) (f) and replace it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft)</li> <li>• 10 m (32.81 ft)</li> <li>• 8.5 m (27.89 ft)</li> </ul>

b. Adding a new regulation immediately following 2.7(2)(f):

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building: <ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

8. Section 2.8 RR RURAL RESIDENTIAL ZONE is amended by:

a. Deleting section 2.8 (2) (e) and replace it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
------------------------------	------------------------

Bylaw No. 3009

(e) Maximum height for:	
<ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new regulation in numerical order to section 2.8(2):

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	
<ul style="list-style-type: none"> <li>On a parcel less than 0.4 ha</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> <li>On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>

9. Section 2.9 PA PUBLIC ASSEMBLY ZONE is amended by:

a. Deleting section 2.9 (2) (f) and replace it with the following:

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(f) Maximum height for:	
<ul style="list-style-type: none"> <li>Principal buildings and structures</li> <li>Accessory buildings containing a dwelling unit</li> <li>All other Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>11.5 m (37.73 ft)</li> <li>10 m (32.81 ft)</li> <li>8.5 m (27.89 ft)</li> </ul>

b. Adding a new regulation in numerical order to section 2.9(2):

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	

Bylaw No. 3009

<ul style="list-style-type: none"> <li>• On a parcel less than 0.4 ha</li> <li>• Accessory buildings containing a dwelling unit</li> <li>• All other Accessory buildings and structures</li> <li>• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha</li> </ul>	<ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> <li>• 150 m<sup>2</sup> (1614.59 ft<sup>2</sup>)</li> <li>• 250 m<sup>2</sup> (2690.98 ft<sup>2</sup>)</li> </ul>
---	--

2. This Bylaw may be cited as "Kault Hill Rural Land Use Amendment (CSRD) Bylaw No. 3009."

READ a first time this 15<sup>th</sup> day of February, 2024.

READ a second time this 15<sup>th</sup> day of February, 2024.

READ a third time this 18<sup>th</sup> day of April, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this 1st day of May, 2024



for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 3009 as read a third time.

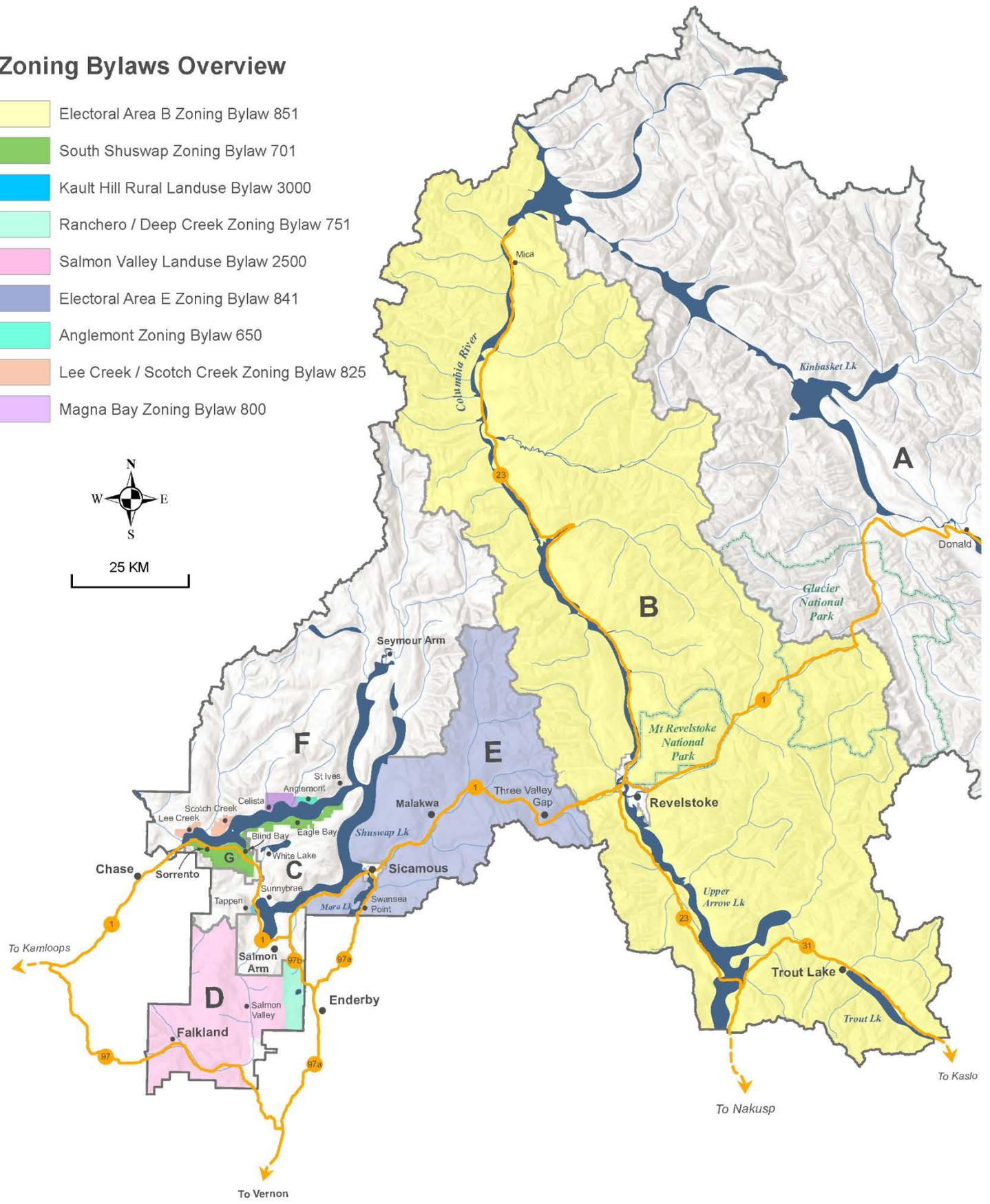
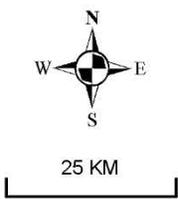
CERTIFIED a true copy of Bylaw No. 3009 as adopted.

\_\_\_\_\_  
Corporate Officer

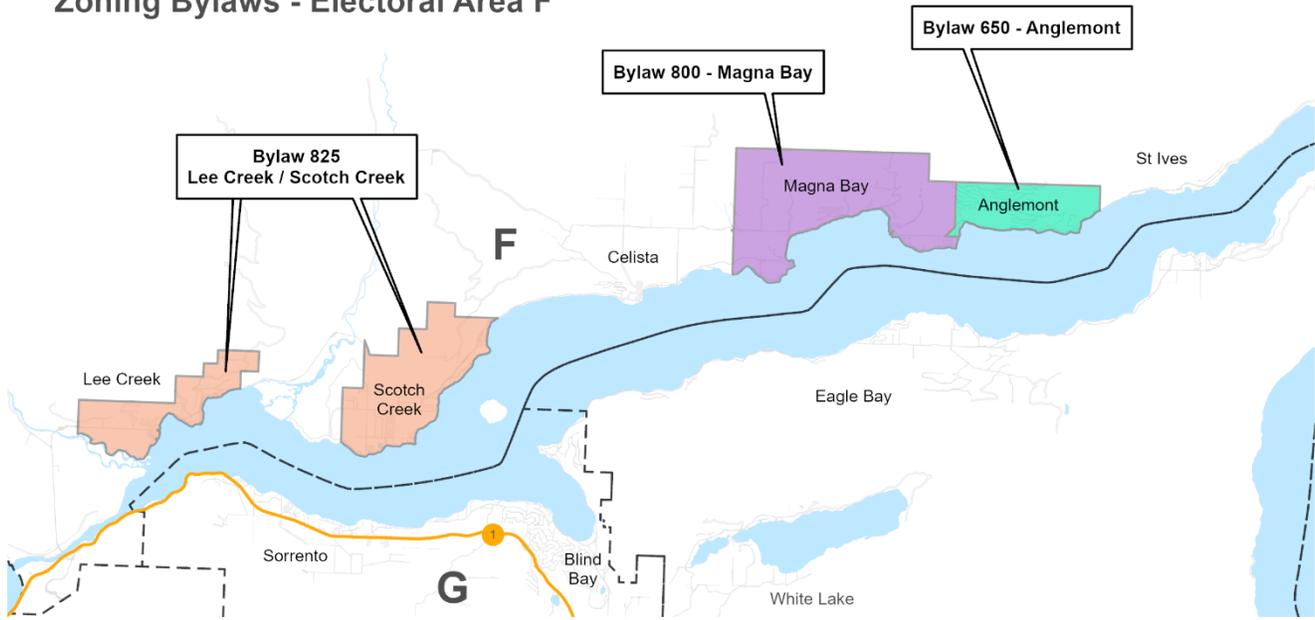
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Corporate Officer

# Zoning Bylaws Overview

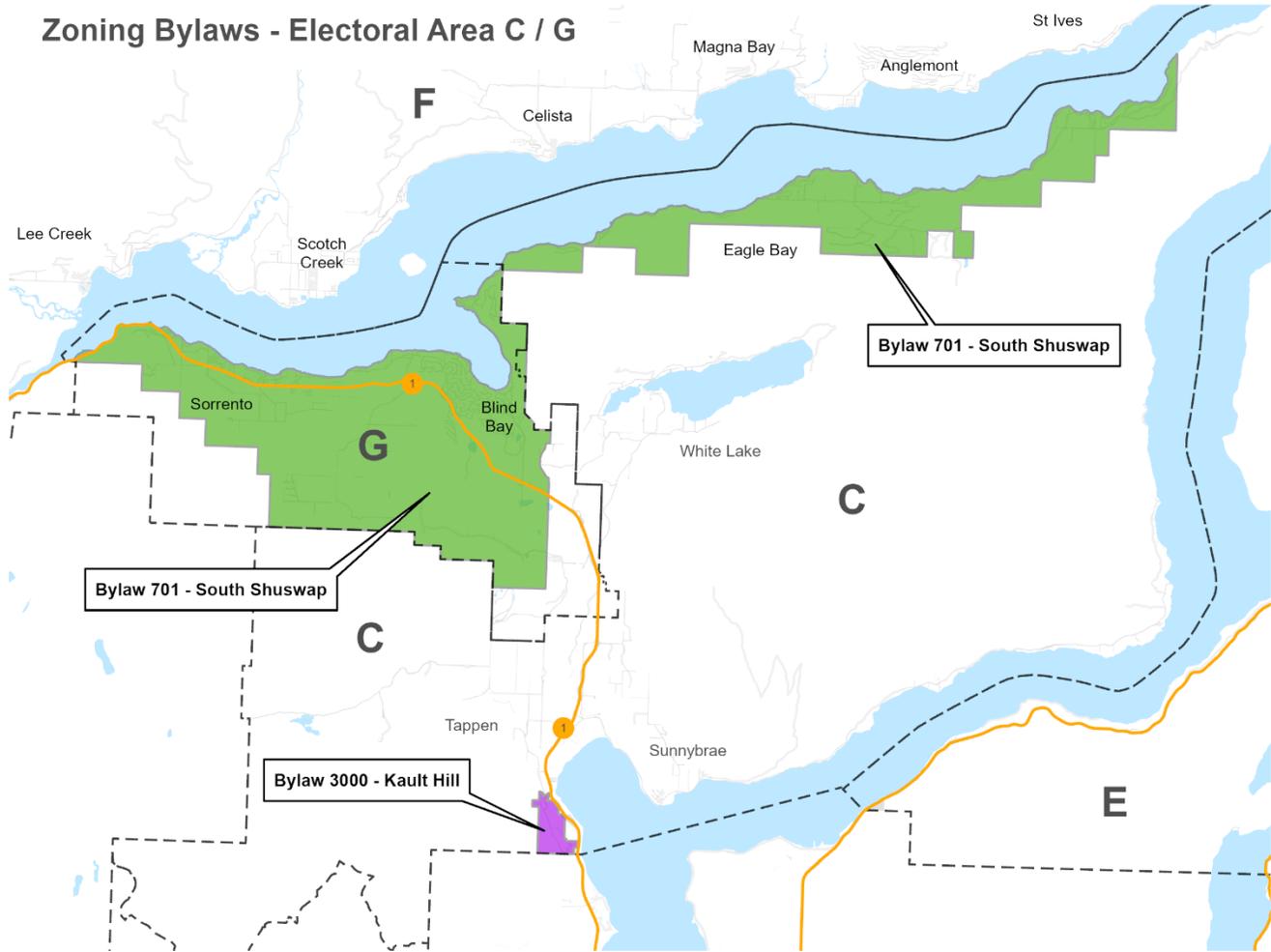
-  Electoral Area B Zoning Bylaw 851
-  South Shuswap Zoning Bylaw 701
-  Kault Hill Rural Landuse Bylaw 3000
-  Ranchero / Deep Creek Zoning Bylaw 751
-  Salmon Valley Landuse Bylaw 2500
-  Electoral Area E Zoning Bylaw 841
-  Anglemont Zoning Bylaw 650
-  Lee Creek / Scotch Creek Zoning Bylaw 825
-  Magna Bay Zoning Bylaw 800

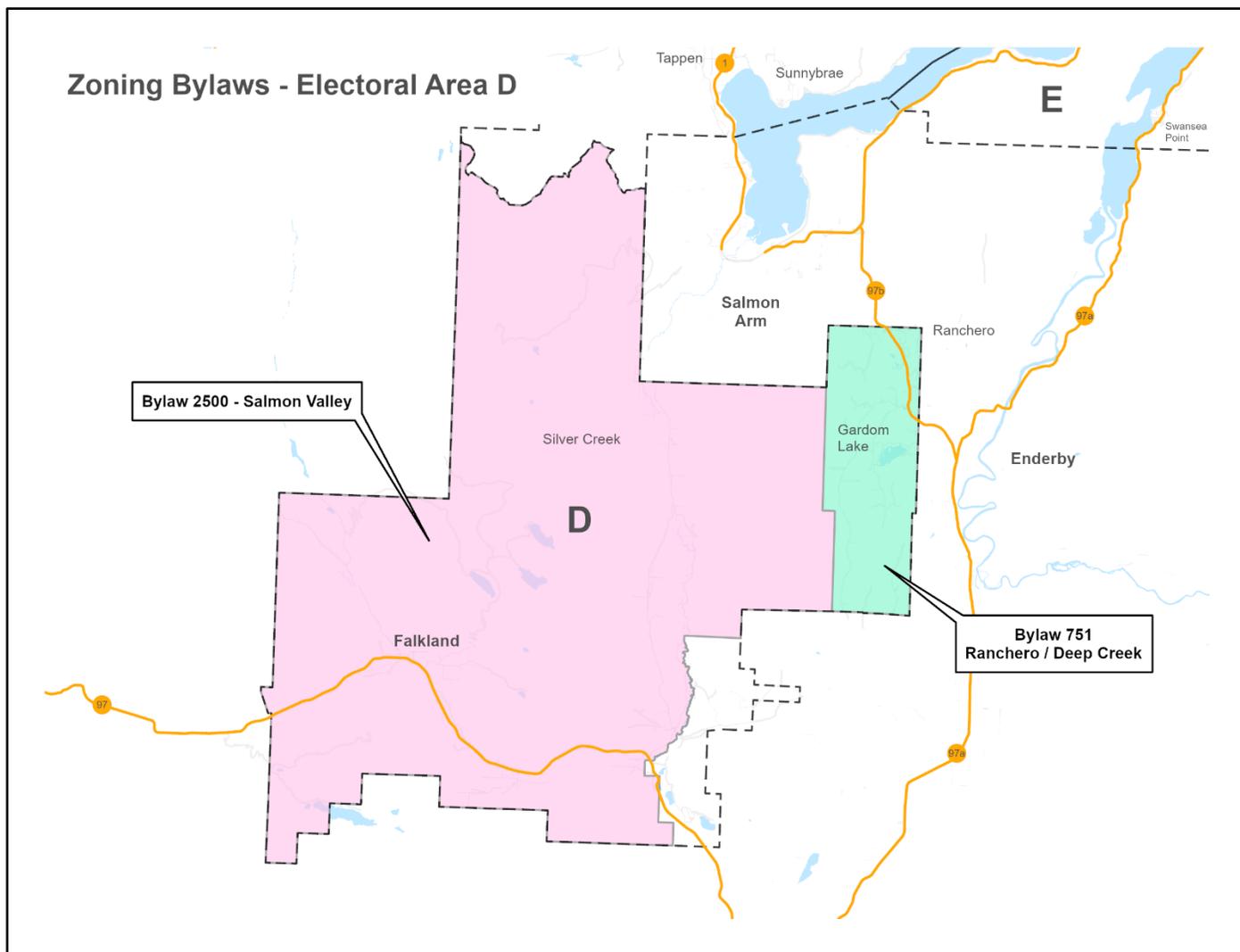


### Zoning Bylaws - Electoral Area F

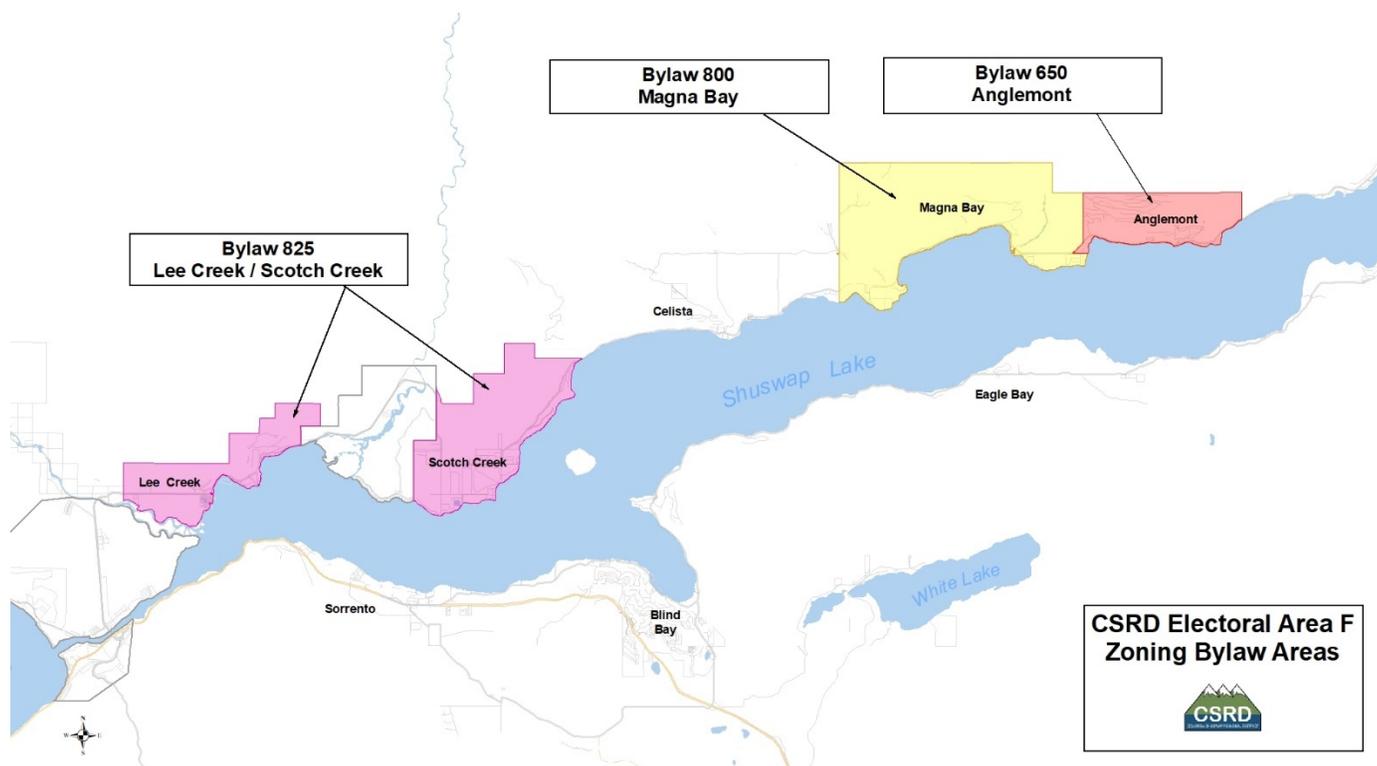


### Zoning Bylaws - Electoral Area C / G





# Electoral Area F Zoning Bylaws



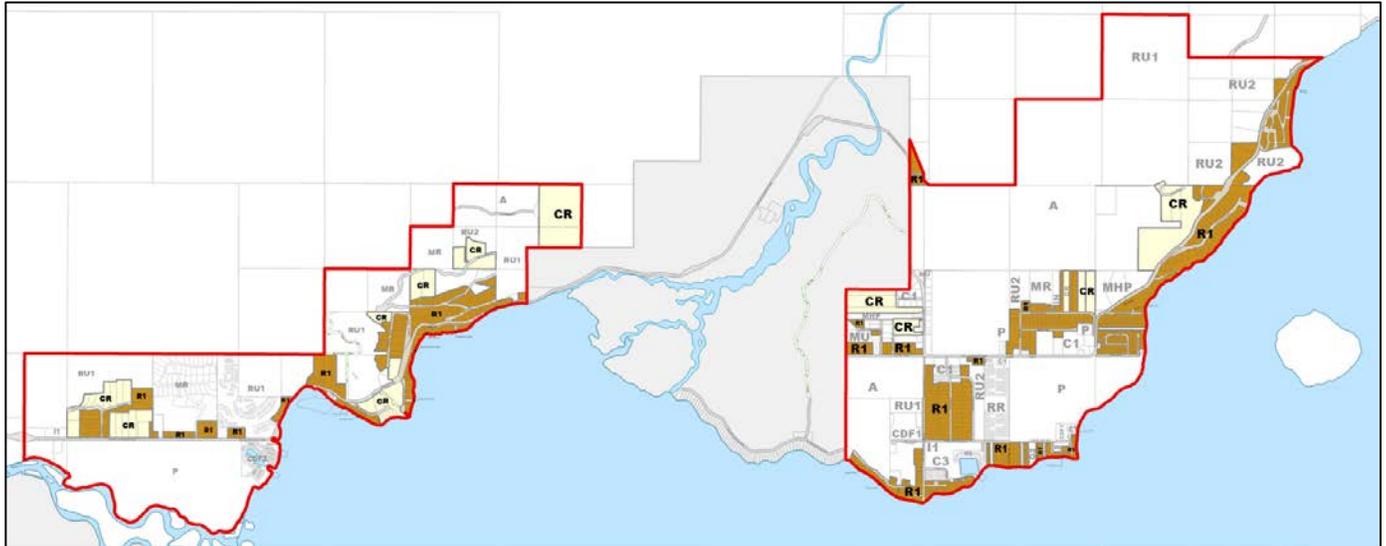


**Scotch Creek/Lee Creek Zoning Bylaw No. Bylaw 825**

- Country Residential (CR) Zone
- Residential - 1 (R1) Zone

**Lee Creek**

**Scotch Creek**

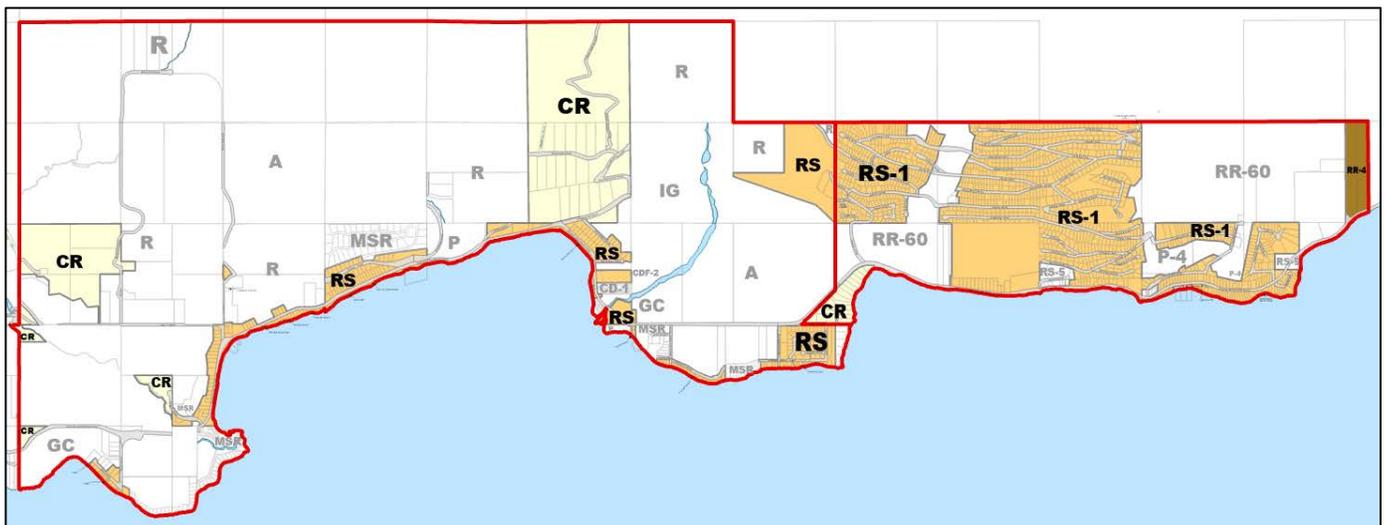


**Magna Bay Zoning Bylaw No. 800**

- Country Residential (CR) Zone
- Residential (RS) Zone

**Anglemont Zoning Bylaw No. 650**

- Rural Small Lot (RR-4) Zone
- Country Residential (CR) Zone
- Residential (RS-1) Zone



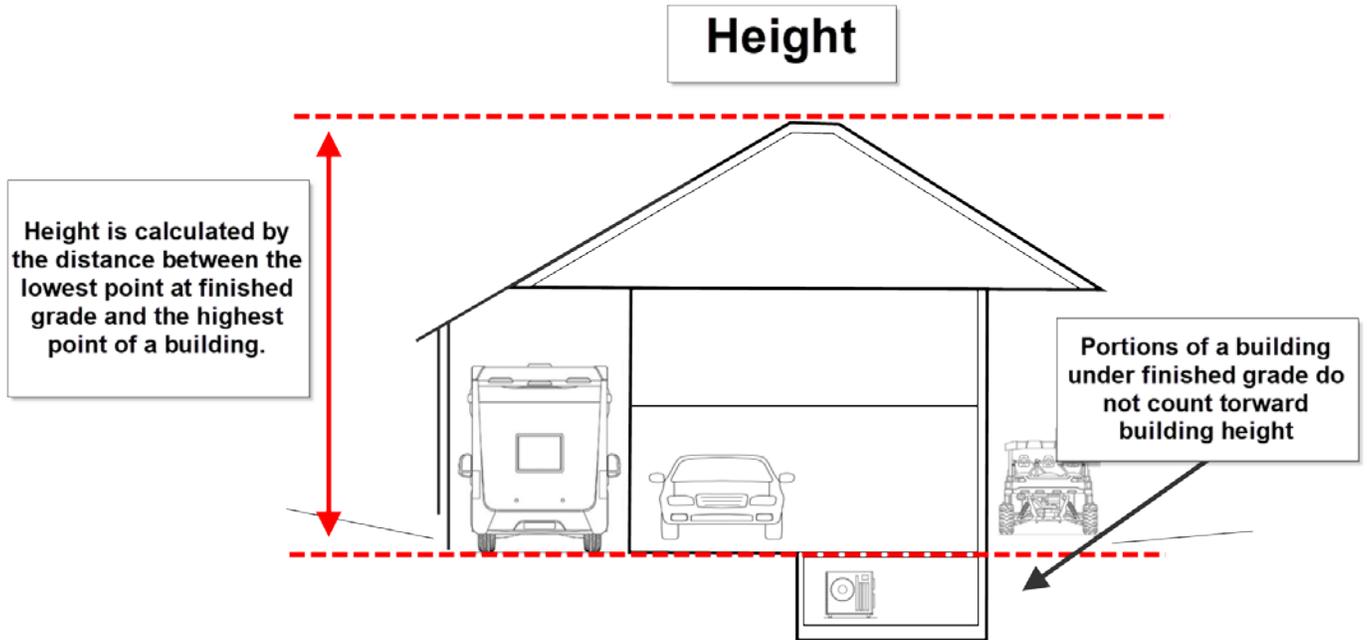
## Principal and Accessory Use Buildings or Structures

Accessory Use Buildings and Structures

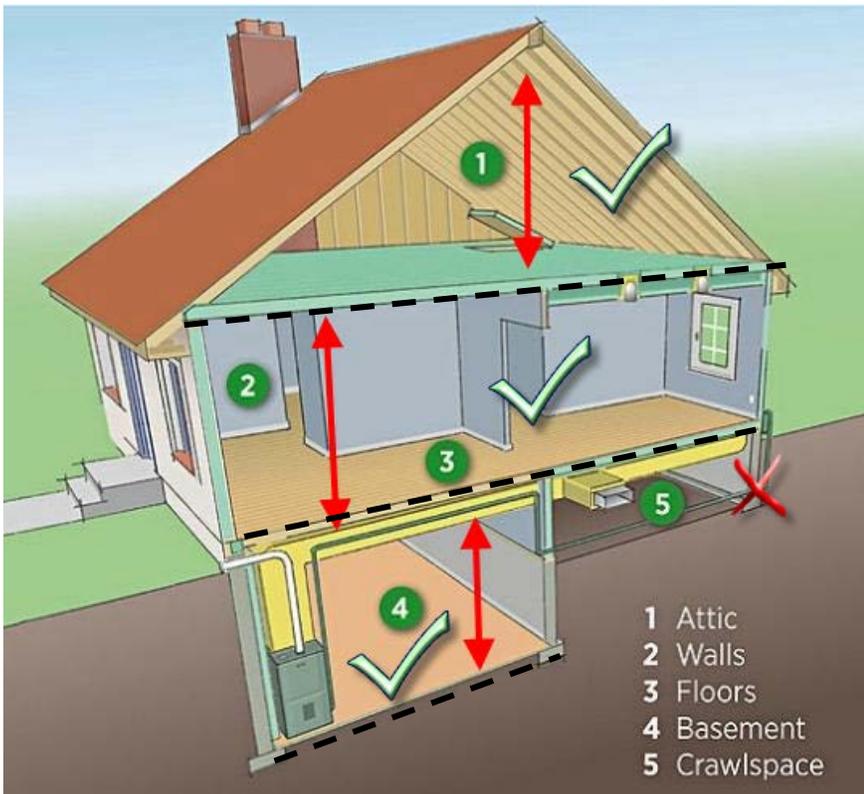


Principal Use Building (single detached dwelling)

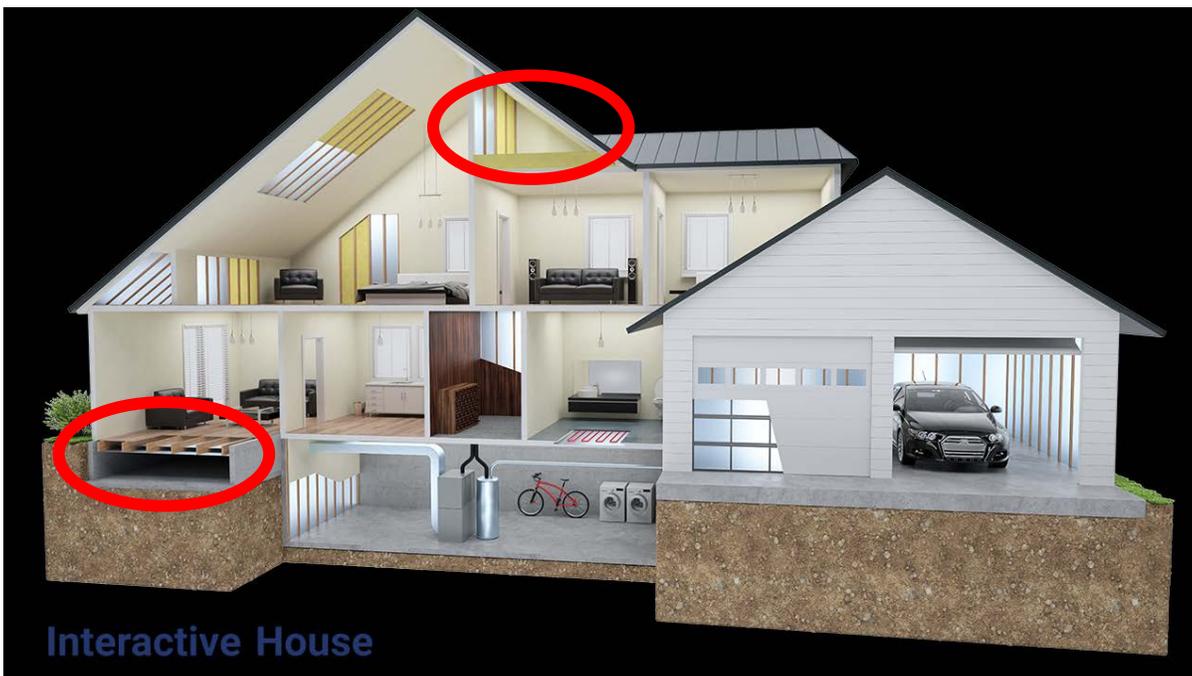
### Building Height:



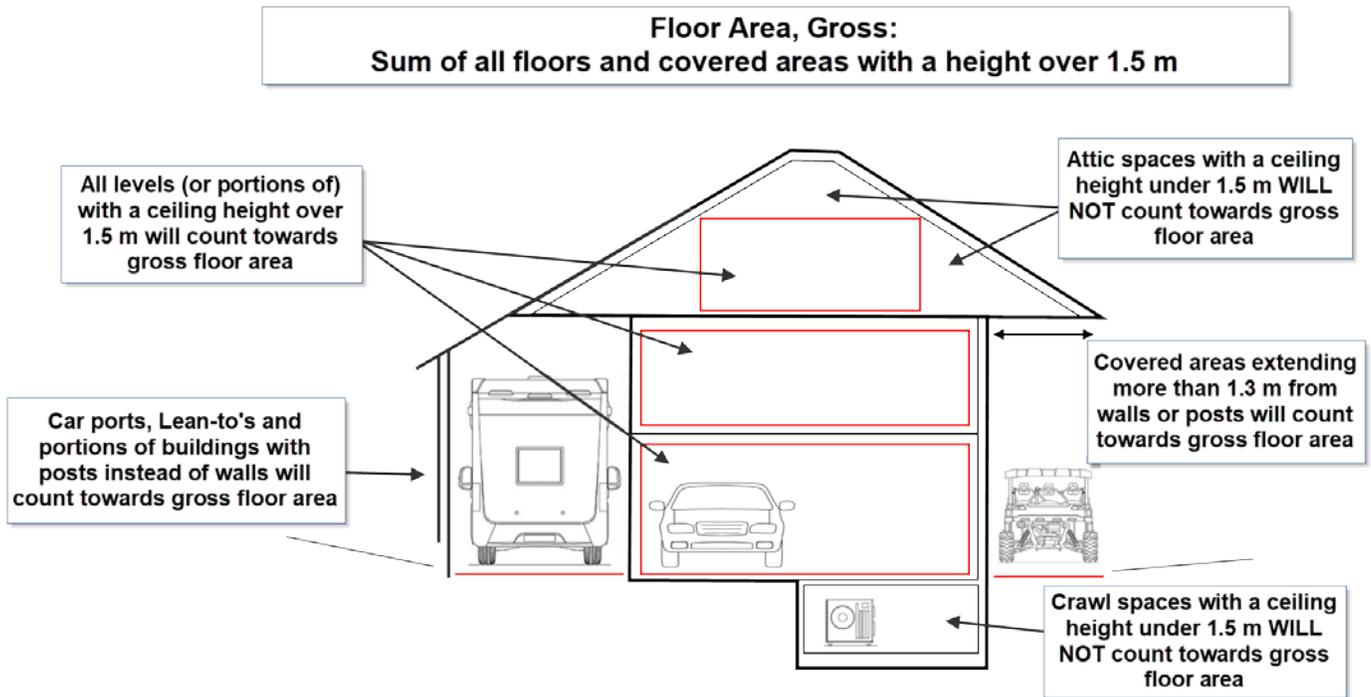
### Storey: Levels with a clearance over 1.5 m



### Not a Storey: Areas with a height under than 1.5 m



## Floor Area, Gross



**Floor Area, Gross: Measured to outside edge of posts or walls:**



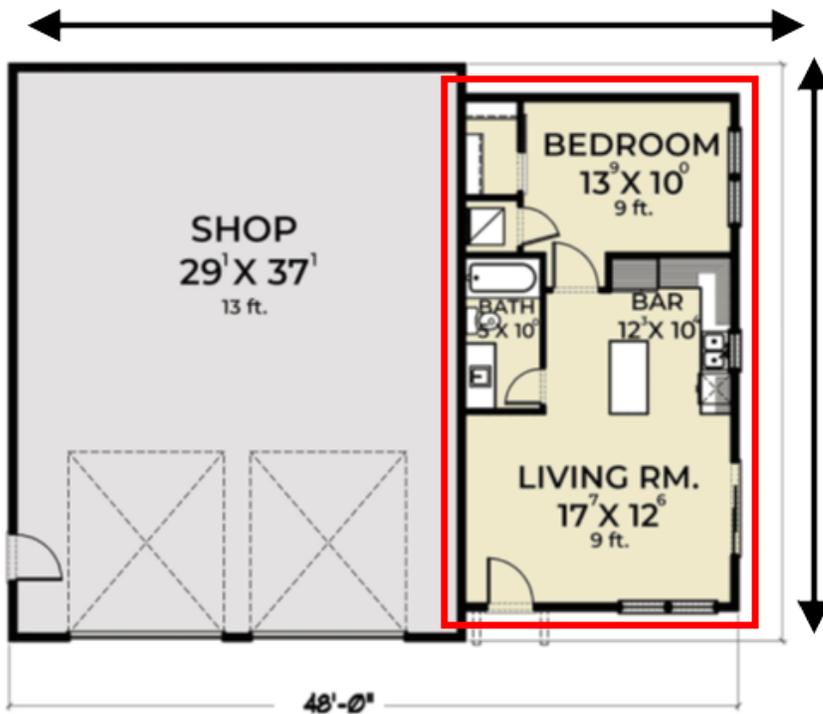
### Floor Area, Gross: Roof Extensions over 1.3 m



### Floor Area Example #1: Accessory Building with a Secondary Dwelling Unit:



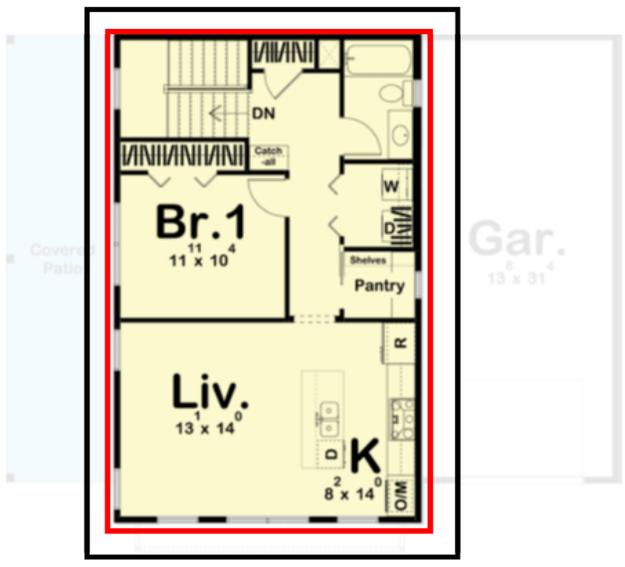
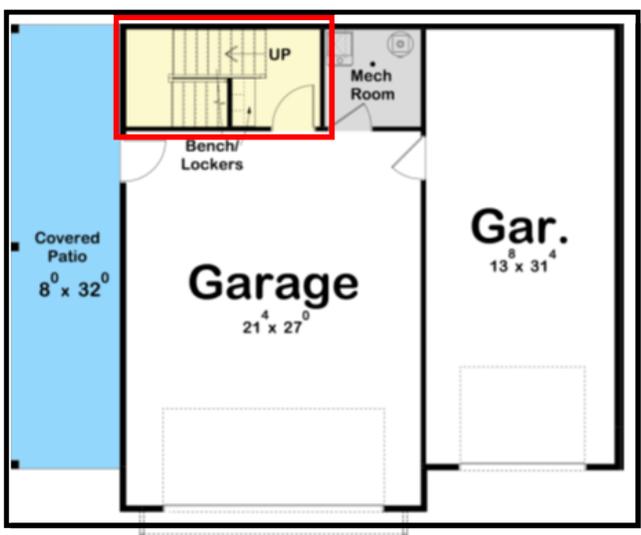
Floor Area, Gross = Total Building  
Floor Area, Net = **Secondary Dwelling Unit**



### Floor Area Example #2: Accessory Building with a Secondary Dwelling Unit:



Floor Area, Gross = Total Building  
Floor Area, Net = Secondary Dwelling Unit



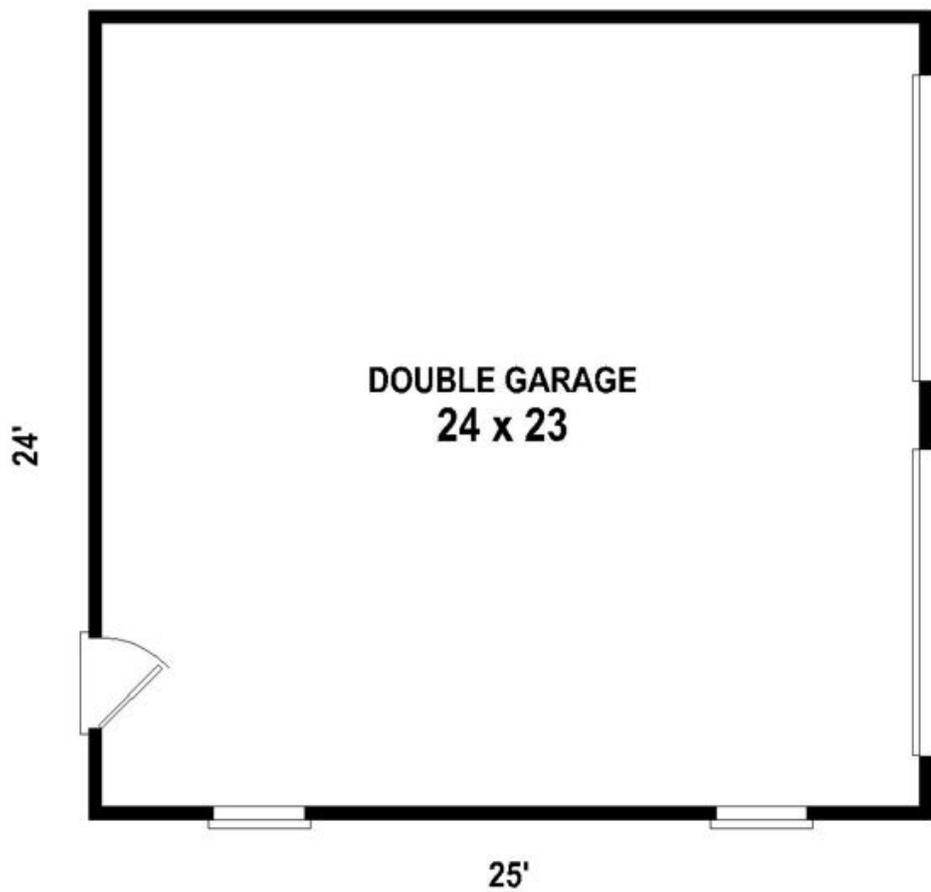
## Building Example: Single Car Carport

Average Floor Area 15 m<sup>2</sup> - 30 m<sup>2</sup>



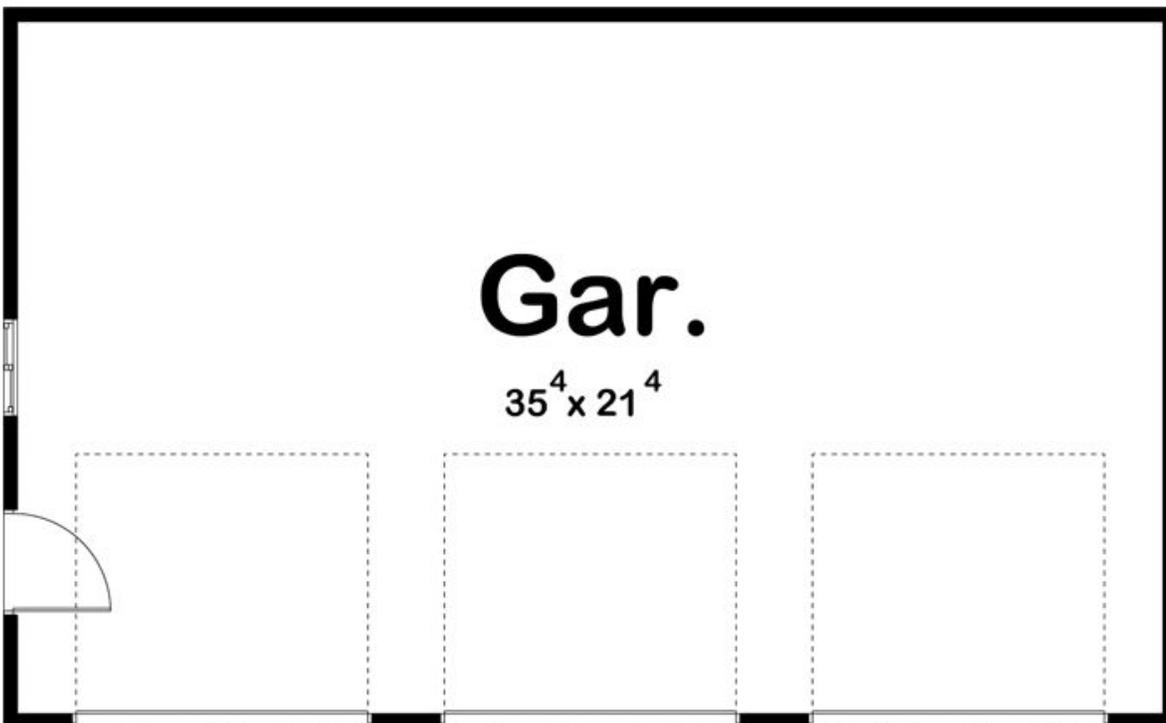
## Building Example: Two-Car Garage

Floor Area less than 55 m<sup>2</sup>



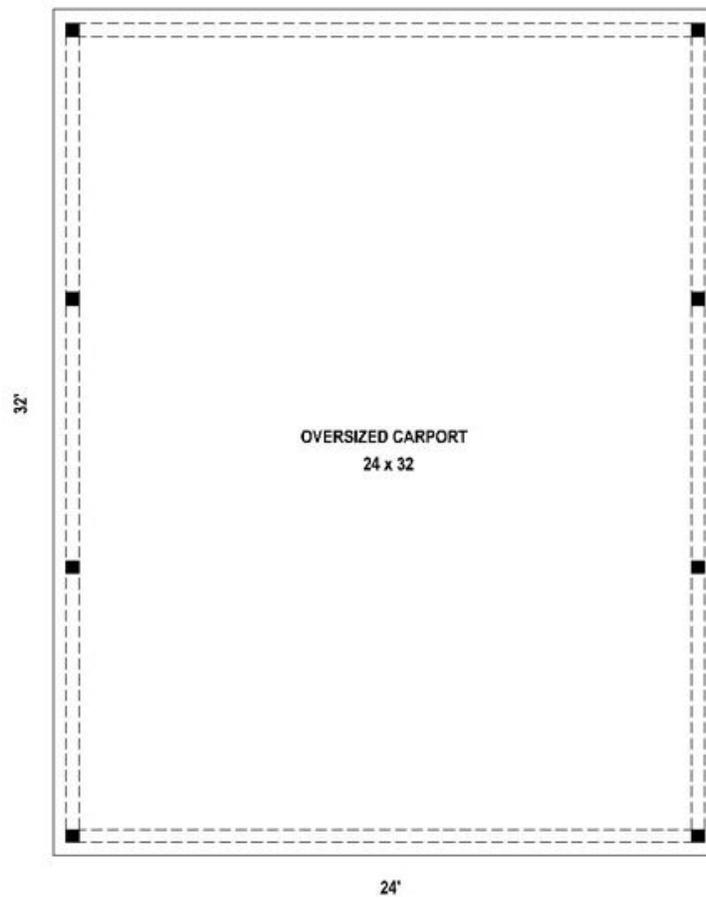
## Building Example: Three-Car Garage

Floor Area less than 75 m<sup>2</sup>



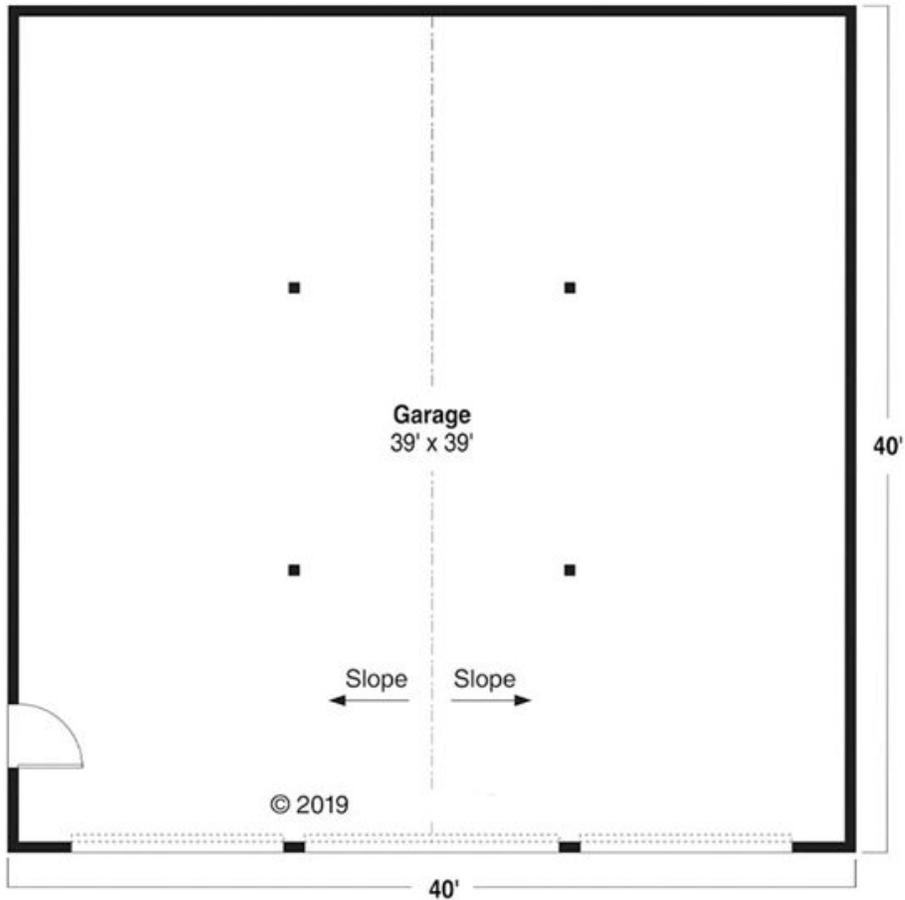
## Building Example: Three-Car Carport

Floor Area less than 75 m<sup>2</sup>



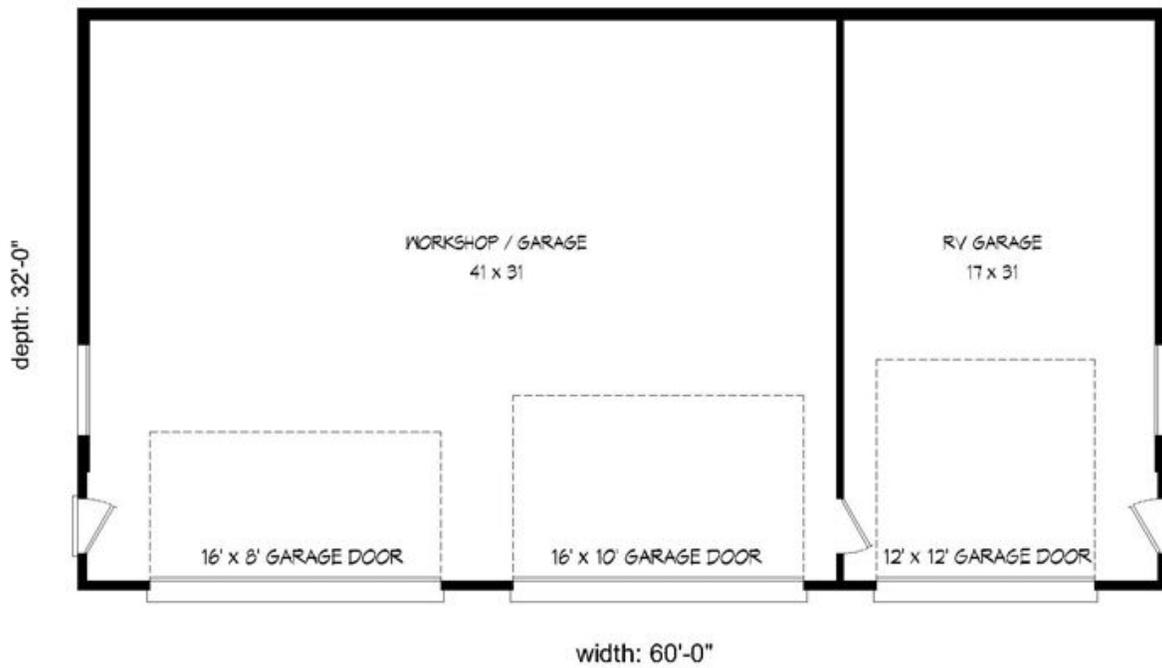
### Building Example: Multi-car garage

Floor Area less than 150 m<sup>2</sup>



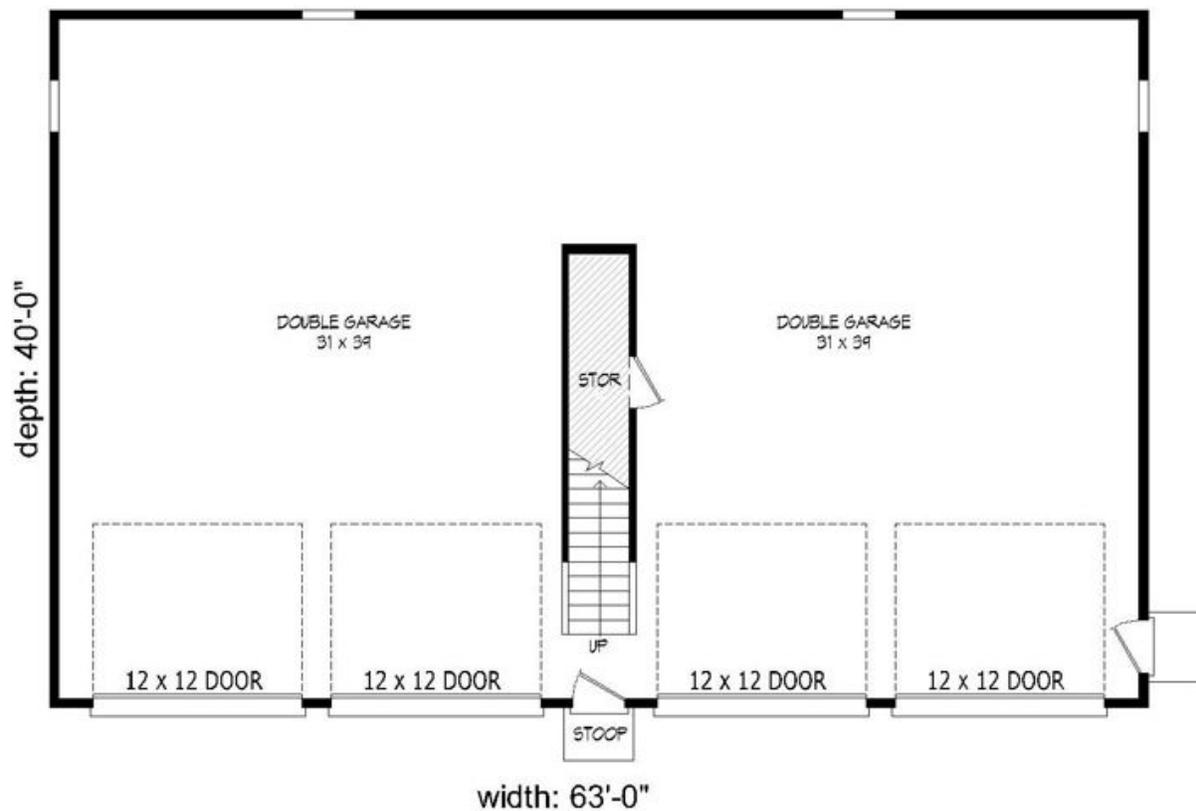
## Building Example: Multi-car Garage /Workshop

Floor Area less than 250 m<sup>2</sup>



## Building Example: Storage Building with Second Storey Above

Floor Area greater than 250 m<sup>2</sup> (bottom level is approximately 235 m<sup>2</sup>)





# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-18 and Electoral Area B Zoning Amendment Bylaw No. 851-25
- DESCRIPTION:** Report from Christine LeFloch, Planner III, dated May 31, 2024.  
20 Hwy 31, Galena Bay
- RECOMMENDATION #1:** THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered "Electoral Area B Official Community Plan Amendment Bylaw No. 850-18" in conjunction with the Columbia Shuswap Regional District's Financial Plan and Waste Management Plan.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: "Electoral Area B Official Community Plan Amendment Bylaw No. 850-18" be read a second time, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-25" be read a second time, as amended, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #4:** THAT: a public hearing to hear representations regarding "Electoral Area B Official Community Plan Amendment Bylaw No. 850-18" and "Electoral Area B Zoning Amendment Bylaw No. 851-25" be held in the Board Room at the CSRD Office;  
AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;  
AND FURTHER THAT: the holding of the public hearing be delegated to Director David Brooks-Hill, as Director of Electoral Area B being that in which the land concerned is located, or Alternate Director Michael Brooks-Hill, if Director Brooks-Hill is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The applicant would like to develop a portion of the subject property as a service station and also have the ability to establish additional local service-related businesses on the property in the future. Since first reading, the applicant has also added helipad and helicopter refueling as proposed uses for the property. The Board gave first reading to Bylaw No. 850-18 and Bylaw No. 851-25 which propose to amend the Official Community Plan (OCP) designation and zoning for the property from SH Small

Holdings to HC Highway Commercial to enable this proposal to move forward. Prior to consideration of second reading the applicant was required to submit a feasibility assessment of groundwater availability on the parcel, and a sewage disposal report to support the proposed commercial uses, along with a wildfire risk assessment. These reports have been submitted and it is therefore appropriate for the Board to consider the amending bylaws for second reading, as amended, and referral to a public hearing.

**BACKGROUND:**

Please see Item [16.2 in the March 17, 2022 Board Agenda](#) for the Board Report and all attachments regarding the proposed amendments at first reading.

**POLICY:**

Please see "[BL850-18 BL851-25 Excerpts BL850 BL851.pdf](#)" for all applicable Official Community Plan policies and zoning regulations related to this application.

**FINANCIAL:**

In accordance with Section 477 of the Local Government Act, the Financial Services and Environmental and Utility Services Departments have reviewed the proposed OCP amendment and confirmed that it is consistent with the CSRD's Financial Plan and Waste Management Plan.

**KEY ISSUES/CONCEPTS:**

The amending bylaws applicable to this application were read a first time at the March 17, 2022 Board meeting.

At the May 2023 Board meeting the Board reviewed an application to the Agricultural Land Commission (ALC) requesting a non-farm use to permit commercial use including a lodge and local services on the portion of the property located in the Agricultural Land Reserve (ALR). This application was sent to the ALC with a recommendation of approval but was denied by the ALC and is no longer being considered.

The applicant is now proposing to add a helipad and helicopter refueling station to the development proposal. These uses would be sited at the north end of the property with access off Highway 23 South as shown on the revised site plan. The applicants indicated that they have been approached by several heliski operators who would like to use the property as a staging ground and refueling site. They see the helipad as being of further use to the forestry industry, particularly during wildfire season and for medical emergencies. As there are limited locations in the area for helicopters to land, this property being adjacent to the 2 highways would allow for emergency vehicle access to a heliport in the event of a medical emergency directly connecting the East side of Upper Arrow Lake to major hospitals in the Okanagan Valley. The applicants envision the average usage during the ski season would be one pick up per day mid-morning and 1-3 landings for refueling mid-day. During the shoulder and summer seasons they expect use of the helipad to be much lighter. See attached "[BL850-18\\_BL851-25\\_Applicant\\_Letter\\_2024-06-06.pdf](#)".

Helipad is not a permitted use in the Highway Commercial Zone. A special regulation for the subject property is required specifying that a helipad and refueling station are permitted uses for the subject property only. An analysis of this proposed use for the property is provided below.

Prior to consideration of second reading the applicant was asked to submit reports outlining water servicing and sewage disposal for the proposed development, along with a wildfire risk assessment for the subject property. These reports are attached to this Board agenda item and are summarized below.

#### *Water Servicing*

A report dated April 15, 2024 prepared by Hydrogeologists Dylan Riley and Marta Green, P. Geo. and Process Engineer Keith Kohut, P. Eng. of Associated Environmental Consultants Ltd. providing an analysis of water quantity and quality for the proposed development has been submitted. The report confirms that a groundwater well has been drilled on the property and it provides a more than adequate volume of water for the uses currently proposed for this development.

The report also provides an overview of water quality test results for water samples taken from the well. Results indicate that the level of uranium in the well water exceeds the Canadian Drinking Water Guidelines. However, as the water is to be used for toilets and handwashing in the proposed public washroom facility and for dust control on the property, and not for food preparation or human consumption treatment is not recommended at this time. The owners will be applying for a Sanitary Use Only permit for the water supply system. If in the future, the water is proposed to be used for human consumption or food preparation then treatment will be required to make the water potable. The authors recommend that the system's location of non-potable water discharge and non-potable water piping are identified with markings that are permanent, distinct, and easily recognized. Due to the proposed use of the property for a fuel station the author also recommends that the owners consider the location of the well when developing fuel management and stormwater management plans. Further recommendations include performing regular general well and pump maintenance along with annual water quality sampling for E. coli.

#### *Sewage Disposal*

A report dated November 29, 2023 prepared by Rodric Van Woerkom, Registered On-site Wastewater Practitioner of It Happens Septic Design has been submitted in support of this application. The report notes that a Type 1 system is not suitable for the soils on this property. A pressurized Type 2 system for potential design as an onsite wastewater system to serve the proposed uses on the property is recommended. A primary field area and general location for a back up field have been identified. These are generally noted on the drawing provided on Page 11 of the report attached as "BL850-18\_BL851-25\_Wastewater\_Report\_redacted.pdf".

#### *Wildfire Assessment*

A report dated August 24, 2022 prepared by Nadine Overwater, Registered Professional Forester of Nakimu Ventures Inc. has been submitted in support of this application. Nakimu Ventures website indicates that their services include wildfire risk reduction prescription development and FireSmart assessment and treatments. The report identifies a moderate wildfire risk rating based on the fact that the property has been cleared of trees and still has some slash piles. The author indicates that with the proposed development, including paved and graveled surfaces, it is expected that the risk rating will be reduced to low. The report recommends that the slash pile hazard be abated as soon as field conditions permit. The applicant has advised that the slash piles were taken care of and are no longer on the property. This should further reduce the wildfire risk as noted by Nakimu.

#### *Referrals*

The application was referred to a number of agencies and First Nations for comments. These are outlined in the Communications section below. Ministry of Transportation and Infrastructure (MOTI) noted that a Commercial Access Permit is required for this proposed development, and statutory approval will be required prior to adoption of the zoning amendment bylaw. The applicant is advised to contact MOTI to apply for the Commercial Access Permit.

The Agricultural Land Commission recommended a 15 m building setback from the ALR boundary and that an 8 m vegetative buffer be retained between the ALR and non-ALR portions of the property as per their Guide to Edge Planning in the ALR. The non-ALR portion of the property has been cleared of vegetation. However, there are no agricultural uses currently occurring or proposed for this property at this time. To ensure future potential for agricultural use of the property is protected, this buffer could be implemented at the time of Commercial Development Permit issuance. To limit the impact of the proposed commercial uses on the ALR portion of the property it is recommended that the 15 m setback be implemented. It has been included in the special regulation for the subject property.

It is noted that the Okanagan Indian Band requested a Preliminary Field Review of the property be completed with OKIB participation by having a cultural heritage monitor onsite. The applicant has opted not to do a Preliminary Field Review at this time. They have been advised of their responsibilities as a property owner under the Heritage Conservation Act. There were no other significant issues raised through the referral process.

### Analysis

The applicant is proposing to add a helipad and helicopter refueling station to the development plan for the subject property. There are no buildings proposed for this use. The subject property is located at the junction of Highway 23 South and Highway 31 and could serve as a functional staging area for heliski operators to pick up and drop off passengers, for medical emergencies requiring a helicopter and for forestry activities in the area. The property is not located near a residential area, the closest being Galena Bay which is 5 km away. As the property will also be used for a cardlock fuel station, an additional fuel tank and pump for helicopter refueling is a natural extension of this use. Staff are supportive of the proposal.

As helipad is not a permitted use in the Highway Commercial Zone it will need to be added as a special regulation for the subject property. It is noted that the definition for "helipad" currently in Bylaw 851 is part of the CDB4 Zone and is specific to that zone only. The definition specifically excludes fueling, repair and maintenance of helicopters. This use is included as part of the definition for "heliport" which allows for considerably more than the applicant is proposing including helicopter storage, maintenance, repair, and refueling along with the pickup and discharge of passengers or cargo. At first reading it was recommended that a special regulation be used to limit the uses on the subject property to only those being proposed at that time, including owner/operator dwelling, restaurant, retail store, service station and accessory use. Bylaw No. 851-25 is proposed to be amended at second reading to add helipad which may include a refueling station as site-specific uses for the subject property only. It is also proposed to add the definition for "helipad" to the definitions applicable to the entire bylaw.

### Rationale for Recommendation

The applicant is proposing to amend their application to include a helipad with refueling station and has submitted the reports requested in support of their proposal at first reading. Staff are recommending that the Board read Bylaw No. 850-18 a second time and read Bylaw No. 851-25 a second time as amended for the following reasons:

- The proposal for the subject property meets the OCP policies for redesignation to Highway Commercial;
- The Highway Commercial zone is appropriate for the subject property due to its location at the junction of two provincial highways and near the Shelter Bay ferry terminal;
- The subject property is considered to be a suitable location for the proposed helipad due its location not near any residential areas;
- Redesignation to Highway Commercial will require that the owners apply for and be issued a Commercial Development Permit prior to the alteration of land for site preparation and

construction of the service station, which will address the form, character, appearance, parking, and landscaping of these areas, and will allow the CSRD to ensure adequate buffering between the commercial use, the ALR and the adjacent properties is maintained; and

- Reading the bylaws a second time as amended and delegation of a public hearing will provide interested members of the public an opportunity to provide their comments on the proposed development.

### **IMPLEMENTATION:**

If the Board endorses the staff recommendations staff will arrange for a public hearing to be held and undertake the communications related to advertising a public hearing as outlined below. Policy P-25 Public Hearings indicates that public hearings will be organized to provide for in person attendance and remote participation by way of electronic attendance via Zoom or telephone. Public hearings are to be held in the Boardroom of the CSRD Office in Salmon Arm unless there are unique circumstances that necessitate holding the public hearing at an alternative location. In this case, there has not been much interest expressed through inquiries regarding the proposed development from the local community, and there are not many residents living in close proximity to the proposed development. As such, it is recommended that the public hearing be held at the CSRD Office to save time for Planning and IT staff arranging and attending a public hearing in the community, with the closest venue in Revelstoke. Interested parties will be able to participate remotely via Zoom if they are unable to attend in person. The public hearing chairperson can also attend via Zoom.

### **COMMUNICATIONS:**

#### Notice of Development Sign

Notice of Development Signs were placed on the subject property on April 12, 2022 on Highway 23 and on Highway 31 by the applicant and photos of the sign on the property were provided to staff.

#### Public Hearing

If the Board gives both Bylaw Nos. 850-18 and 851-25 second reading and delegates a public hearing, staff will make arrangements for the public hearing, including: placing ads in local newspapers, posting the ad on the CSRD website and social media, and sending notices to all property owners of land located within 100 m of the subject property. The public hearing package will be made available on the CSRD website at least 10 days in advance of the public hearing.

#### Referrals

Bylaw Nos. 850-18 and 851-25 were referred to the following agencies and First Nations. Responses are briefly noted. Full referral comments are attached to the Board agenda as "BL850-18\_BL851-25\_Agency\_First\_Nations\_Referral\_Responses.pdf". Staff note that the Area B Advisory Planning Commission was not holding meetings at the time of referral of this application due to COVID-19.

<b>AGENCY/FIRST NATION</b>	<b>RESPONSE</b>
CSRD Financial Services	The proposed OCP bylaw has been reviewed as per S. 477 of the Local Government Act and are consistent with the CSRD's current Financial Plan.

CSRD Environmental and Utility Services	The proposed bylaw has been reviewed as per S. 477 of the Local Government Act and is consistent with the CSRD's current Waste Management Plan.
Ministry of Forests – Archaeology Branch	According to Provincial records there are no known archaeological sites recorded on the subject property. Data is not available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area. The Archaeology Branch does not identify a need for archaeological study or permits at the time of this request.
Ministry of Transportation & Infrastructure	No objections to the proposal in principle. A commercial access permit application with design drawings is required for review and approval. Zoning amendment will require statutory approval of MOTI.
Interior Health Authority	No concerns regarding the OCP and zoning amendments. A holding tank permit is required for the proposed washroom if a septic system is not being installed right away. A construction permit is also required prior to construction, alteration, or extension of a water system. Prior to construction of a food service establishment, the applicant requires Interior Health approval.
Agricultural Land Commission	Recommended that the applicant consider the setback and buffering requirements outlined in the ALC's Guide to Edge Planning including a 15 m commercial building setback from the ALR boundary, and an associated 8 m vegetated buffer to reduce the potential for urban/agricultural conflicts.
Okanagan Indian Band	Requested payment for their preliminary office review. Noted that the applicant is to have a Preliminary Field Review completed with OKIB participation by having a cultural heritage monitor on site.

Skw'lax te Secwepemc	Project area is within an area of traditional territory shared with other Secwepemc bands. Recommend a Chance Find Policy. Defer to any Secwepemc Band(s) whose title and governing authorities are directly affected.
Penticton Indian Band	Proposed activity is located within Okanagan Nation Territory. PIB is deferring further consultation and engagement to the Okanagan Indian Band.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

**BOARD'S OPTIONS:**

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_BL850-18_BL851-25_Second.docx
Attachments:	<ul style="list-style-type: none"> <li>- BL850-18_Second.pdf</li> <li>- BL851-25_Second_Amended.pdf</li> <li>- BL850-18_BL851-25_Water_Servicing_Report-redacted.pdf</li> <li>- BL850-18_BL851-25_Wildfire_Risk_Assessment_redacted.pdf</li> <li>- BL850-18_BL851-25_Wastewater_Report_redacted.pdf</li> <li>- BL850-18_BL851-25_Agency_First_Nations_Referral_Responses.pdf</li> <li>- BL850-18_BL851-25_Applicant_Letter_2024-06-06.pdf</li> <li>- BL850-18_BL851-25_Maps_Plans_Photos_2024-06-20.pdf</li> </ul>
Final Approval Date:	Jun 9, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham

**No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham**

John MacLean

**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**ELECTORAL AREA B OFFICIAL COMMUNITY PLAN AMENDMENT**

**BYLAW NO. 850-18**

A bylaw to amend the "Electoral Area B Official Community Plan Bylaw No. 850"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 850;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 850;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Electoral Area B Official Community Plan Bylaw No. 850", as amended, is hereby further amended as follows:

A. MAP AMENDMENT

1. Schedule B (Overview Maps B1 – B5) which forms part of the "Electoral Area 'B' Official Community Plan Bylaw No. 850" is hereby amended by:

Redesignating the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from SH – Small Holding to HC – Highway Commercial.

2. Schedule D (Land Use Designation Maps) which forms part of the "Electoral Area 'B' Official Community Plan Bylaw No. 850" is hereby amended by:

Redesignating the portion of the property legally described as Block A of District Lot 7044, Kootenay District, Except That Part in Plan 9151, which is more particularly shown outlined in bold on Schedule 2 attached hereto and forming part of this bylaw, from SH – Small Holding to HC – Highway Commercial.

2. This Bylaw may be cited as "Electoral Area B Official Community Plan Amendment Bylaw No. 850-18"

READ a first time this 17<sup>th</sup> day of March, 2022.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 850-18  
as read a third time.

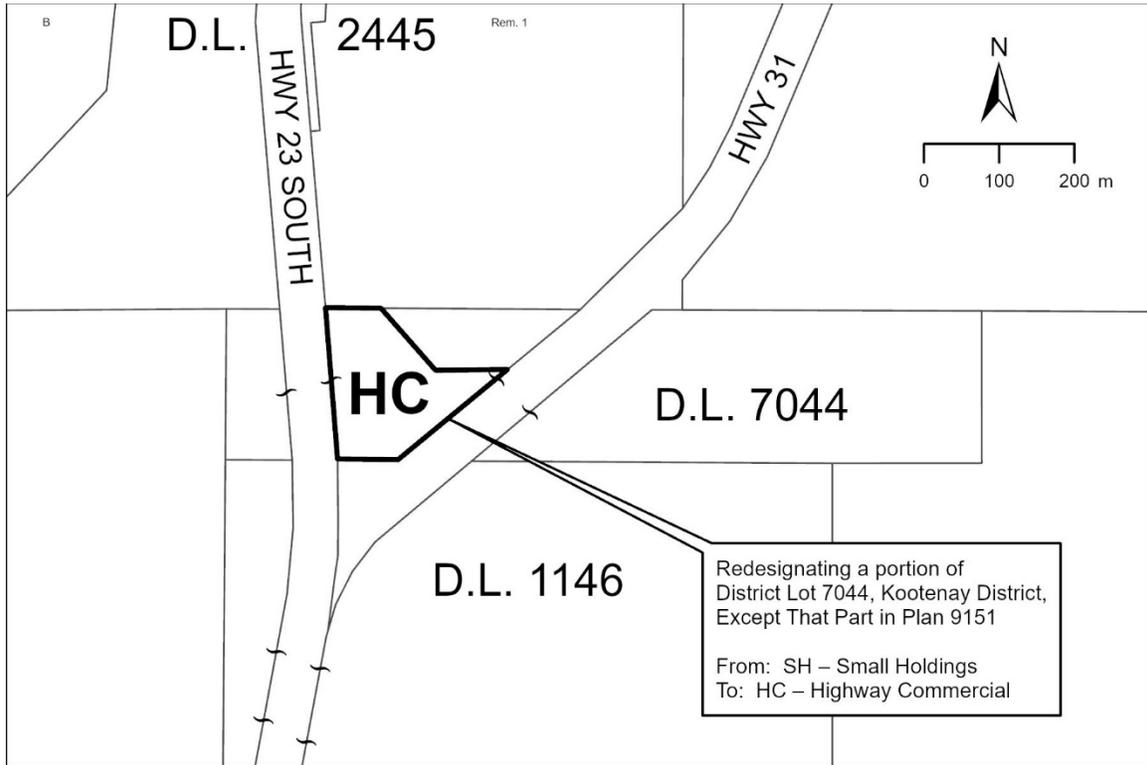
CERTIFIED true copy of Bylaw No. 850-18  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

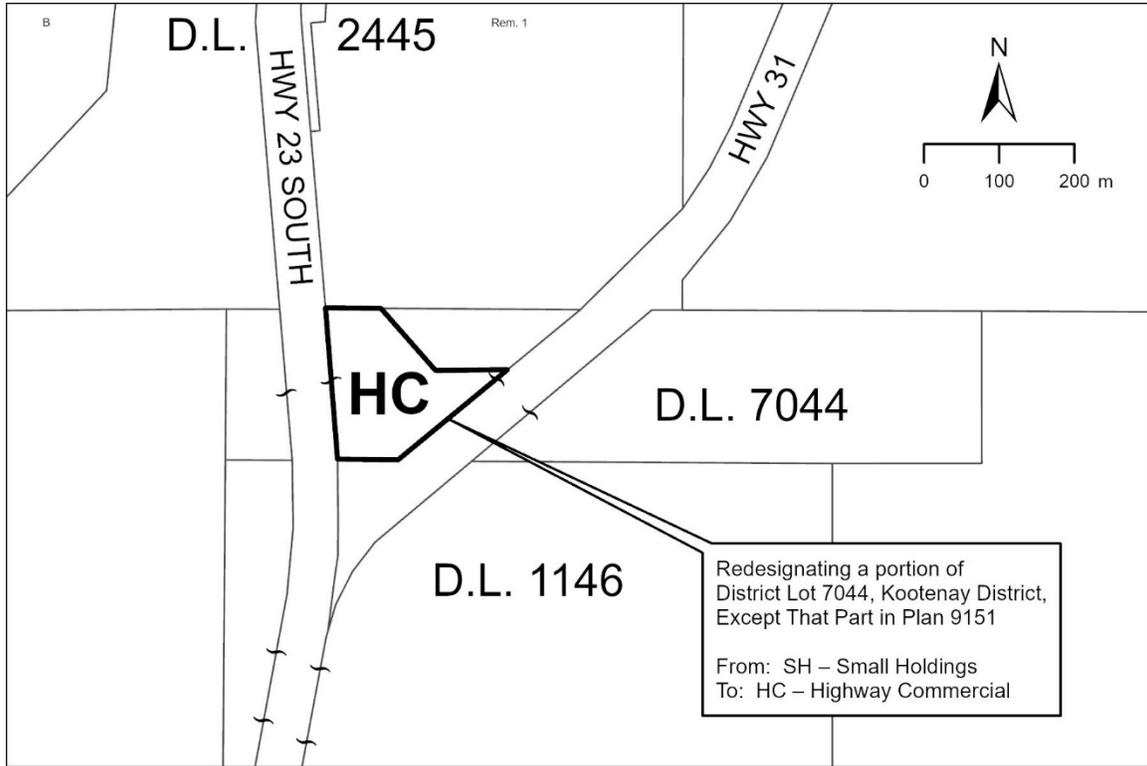
**SCHEDULE 1**

**ELECTORAL AREA B OFFICIAL COMMUNITY PLAN AMENDMENT  
BYLAW NO. 850-18**



**SCHEDULE 2**

**ELECTORAL AREA B OFFICIAL COMMUNITY PLAN AMENDMENT  
BYLAW NO. 850-18**



**COLUMBIA SHUSWAP REGIONAL DISTRICT**

**ELECTORAL AREA B ZONING AMENDMENT**

**BYLAW NO. 851-25**

A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. " Electoral Area B Zoning Bylaw No. 851", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

Schedule A, Electoral Area B Zoning Bylaw No. 851 Text is hereby further amended by:

i) Amending the following definition in Part 1 Definitions:

RESTAURANT means the *use* of land, *buildings* and structures as an establishment for the preparation and serving of prepared, ready to eat food, to be consumed on or off the premises. *Restaurant* includes a drive-in *restaurant*, take out *restaurant*, and *mobile food vending*.

ii) Adding the following definitions to Part 1 Definitions in alphabetical order:

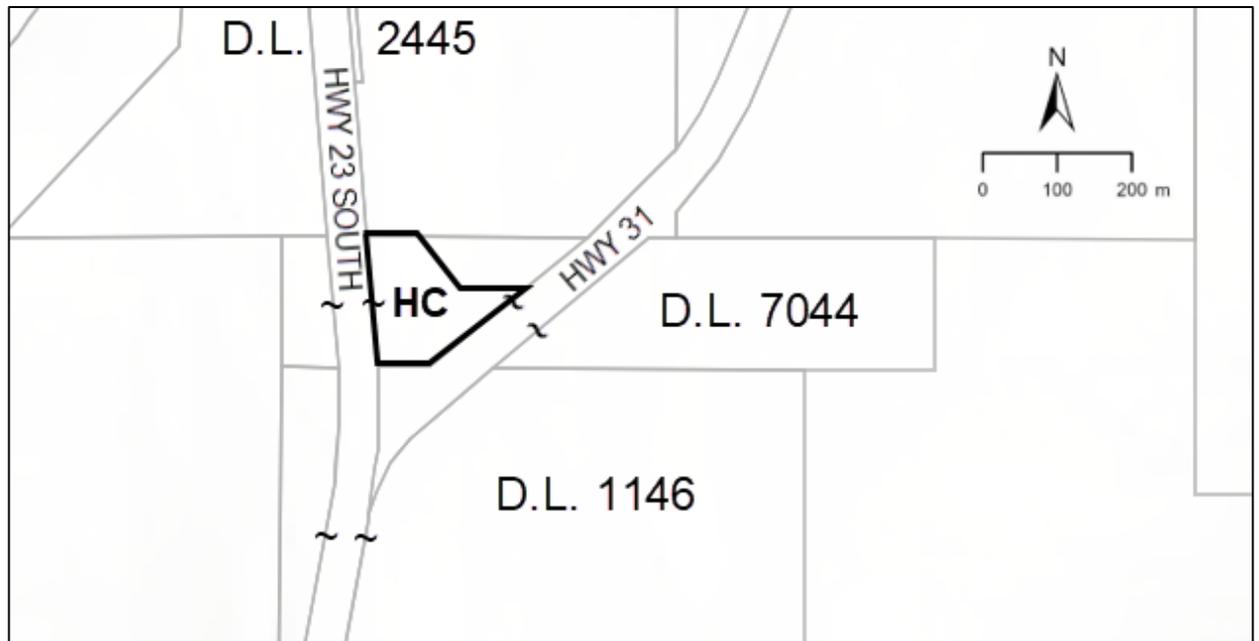
HELIPAD is an area designated for use as a helicopter landing and take-off area for the purpose of picking up and discharging passengers or cargo and helicopter parking, and does not include facilities for fueling, maintenance, or repair of helicopters.

MOBILE FOOD VENDING means the preparation and sale of food and beverage items from a vehicle, trailer or cart.

iii) Adding the following special regulations following Section 512(5)(a):

(b) Notwithstanding subsection 5.12(1), the following are the only permitted uses for the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151 zoned Highway Commercial as shown on the map below: *owner/operator dwelling, restaurant, retail store, service station and accessory use*.

(c) Notwithstanding subsection 5.12(1), a *helipad*, which may include a refueling station is an additional permitted use for the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151 zoned Highway Commercial as shown on the map below.



- (d) Notwithstanding subsection 5.12(3)(l), all commercial buildings to be constructed on the portion of the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151 zoned Highway Commercial must be setback a minimum of 15 m from the ALR boundary.

#### B. MAP AMENDMENTS

- i) Schedule B, Zoning Overview Maps and Schedule C, Zoning Mapsheets are hereby further amended by:

Rezoning the property legally described as District Lot 7044, Kootenay District, Except That Part in Plan 9151, which part is more particularly shown on Schedule 1 attached hereto and forming part of this bylaw from, SH – Small Holdings to HC – Highway Commercial.

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-25"

READ a first time this \_\_\_\_\_ 17<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 2022.

READ a second time, as amended this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
for: Ministry of Transportation and Infrastructure

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 851-25  
as read a third time.

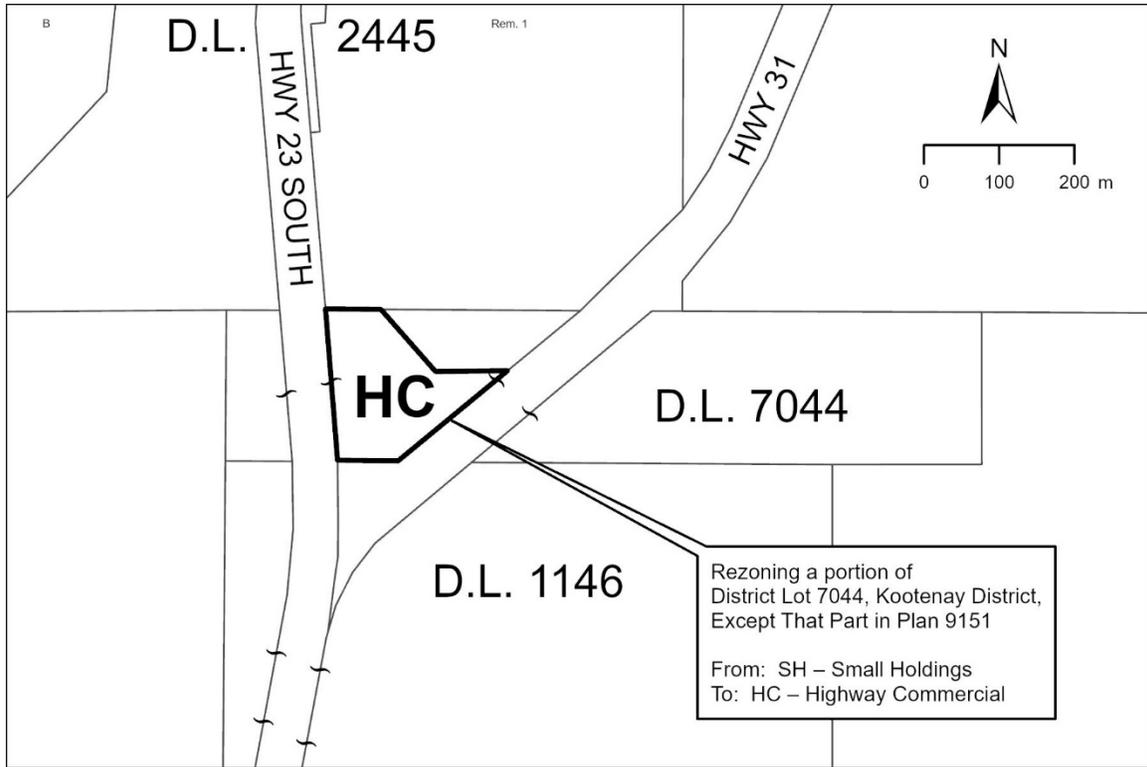
CERTIFIED a true copy of Bylaw No. 851-25  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**SCHEDULE 1**

**ELECTORAL AREA B ZONING AMENDMENT  
BYLAW NO. 851-25**



# REPORT

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## 1262538 BC Ltd.

### Galena Bay Cardlock Proof of Water Quantity and Quality



APRIL 2024

PROJECT #2023-8433

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# 1 INTRODUCTION AND OBJECTIVES

1262538 BC Ltd. retained Associated Environmental Consultants Inc. (Associated) to complete a hydrogeological assessment of a newly drilled well with well tag number (WTN) 127224 related to water supply in support of a development application at 20 Highway 31, Galena Bay, BC, in Electoral Area B of the Columbia-Shuswap Regional District (CSRD), Legal Description DISTRICT LOT 7044 KOOTENAY DISTRICT EXCEPT THAT PART IN PLAN 9151, PID 011-740-671 (the Property). Appendix A shows the plan view map of the Property.

Associated understands that 1262538 BC Ltd. (co-owned by [REDACTED] and [REDACTED]) proposes to develop a fuel station (the Facility) at the Property. The Property is 15.9 ha (39.2 acres), of which roughly 7 acres are to be developed. The Facility will include a 4 fuel-pump card lock station, a prefabricated washroom building (6 m by 2.4 m) with two stalls, and an outdoor seating area with room to accommodate temporary food trucks. The Facility will be serviced by WTN 127224. The coordinates of WTN 127224 are 438882 m E and 5607145 m N in Zone 11U. The site plan of the Property showing the well and the proposed development is included in Appendix A.

The objective of this assessment is to satisfy two regulatory requirements from provincial and local government agencies:

1. CSRD requirement as part of rezoning for proof of water quantity and quality. As an independent on-site water system, WTN 127224's water must be proven to be capable of providing sufficient quantity and quality for the proposed development.
2. Interior Health (IH) requirement for proof of water quality for sanitary use, as per Section 3.1 of the *Drinking Water Protection Regulation* (BC Reg. 237/2018) (DWPR).

## 1.1 CSRD's Proof of Water Quality and Quantity Requirements

CSRD provided the following guidance to Associated regarding the requirements for the hydrogeological study and report:

- The well must provide sufficient groundwater at the site to support the proposed commercial development (water demand is discussed in Section 2).
- The report must confirm that operating the well at the desired rate (Section 2.2) will not reduce the amount of water available for any well within 250 m of the well or result in changes to the water balance of the aquifer, considering the cumulative impacts that could result in long-term environmental changes and/or reduced yield on a regional scale.
- Proof of the well's water quality is a requirement for IH, but it is of interest to the CSRD where applicable. See Section 1.2 for details on the IH's requirements.
- Submission of proof of groundwater availability must be provided to the approving officer (CSRD) before development approval, in the form of a report by a hydrogeologist or professional engineer.

## 1.2 Interior Health's Requirements

Water at the Facility will be used for sanitary purposes only (i.e., hand washing and toilet flushing, not for food preparation or human consumption). As such, a Sanitation Use Only permit can be issued under the DWPR. Section 3.1 of the DWPR states that a water supply system can be exempt from providing potable water if:

- The system does not provide water for human consumption or food preparation purposes.

1262538 BC Ltd.

- The system is not connected to a water supply system that provides water for human consumption or food preparation purposes.
- The water supplier ensures that the location of non-potable water discharge and non-potable piping are identified by markings that are permanent, distinct, and easily recognized.

In order to issue a Sanitation Use Only permit, IH requires the following information (R. Birtles, personal communication, 2024):

- A water sample collected and analyzed for IH's Parameter List for New Drinking Water Sources,<sup>1</sup> and compared to Guidelines for Canadian Drinking Water (GCDWQ) (Health Canada 2022) and Recreational Water Quality (GCRWQ) (Health Canada 2012). Additionally, ensure the well meets Section 3.1 of the DWPR. The drinking water guidelines are for general comparison and background knowledge only, though will be discussed in Section 5.2.1 in the context of what water quality parameters conform or exceed the GCDWQ guidelines for potable water. The GCRWQ apply for Sanitation Use Only permits, as follows: the water must be less than the geometric mean of 200 CFU/100 mL *Escherichia coli* and have no more than 400 CFU/100 mL *E. coli* at any point.
- Completion of the request for a new drinking water source evaluation and supporting documents<sup>2</sup> related to a source protection review forms, including:
  - New drinking water source guideline
  - Evaluation criteria for the new drinking water sources guideline
  - BC Drinking Water Source-to-Tap Screening Tool chart in Section B.1
- A screening for groundwater at risk of containing pathogens (GARP) following the BC Ministry of Health's GARP Determination Guideline (MOH 2017).

## 2 FACILITY WATER DEMAND ESTIMATES

Associated evaluated publicly available information to estimate the facility water demands. The proposed development at the Facility includes a two-stall washroom building, fuel pumps, helicopter pad and a food truck laydown area. Associated assumed that no water services are required for fuel pumps or the food truck laydown area. There will be an exterior yard hydrant near the helicopter pad for dust suppression purposes. Additionally, since the intention is to pursue a Sanitation Use Only permit no allowance was made for drinking water or water bottle refill station at this time. The estimated water usage per fixture is indicated in **Table 2-1**.

Table 2-1 Water Usage Per Fixture

Fixture	Demand	Unit Water Use
Toilet (WC)	10 L/use	10 L /capita
Handwashing Sink <sup>1</sup>	5L/min, 90 s /use	7.5 L / capita
Yard Hydrant	20L/min, 60 min/use	1200 L / day

Notes: 1. It was assumed that the average handwashing duration was 90 seconds, and an additional factor of 20% was added to the overall total.  
2. It was assumed that the yard hydrant would operate a maximum of 60 minutes a day. It could be used for irrigation, dust suppression, cleaning etc.

<sup>1</sup> Available at: <https://www.interiorhealth.ca/sites/default/files/PDFS/parameters-new-drinking-water-sources.pdf>. Accessed August 8, 2023.

<sup>2</sup> Available at: <https://www.interiorhealth.ca/information-for/businesses/drinking-water-providers-and-operators>. Accessed August 8, 2023.

Tourism data for the Kootenay Rockies (Castlegar), Revelstoke, and the Upper Arrow Lake Ferry, as seen in **Table 2-2**, was reviewed to determine a design population. These three data sources were used to estimate the number of people using the Facility per day. The estimated percentage of people stopping at the site was based on proximity (i.e. Revelstoke is closer than Castlegar). The municipality of Nakusp would be the ideal source of data, but no published tourism data could be found to use as a benchmark.

**Table 2-2 Design Population Basis**

Source	Parameter	Population
2013 Upper Arrow Lake Ferry (BC Transportation and Infrastructure 2013)	Annual Ferry Passengers	292,892
	Average Ferry Passengers per day	814
	Facility visitors per day (15%)	122
2022/23 Tourism Data Revelstoke (Statista 2023)	Annual Tourists	775,000
	Daily Average	2,153
	Facility visitors per day (5%)	108
2022/23 Tourism Data Kootenays (Castlegar) – Summer (Kootenay Rockies Tourism 2023) <sup>1</sup>	Q2/Q3 Tourists	2,191,100
	Daily Average	12,173
	Facility visitors per day (1%)	122
2022/23 Tourism Data Kootenays (Castlegar) – Winter (Kootenay Rockies Tourism 2023) <sup>1</sup>	Q1/Q4 Tourists	1,007,200
	Daily Average	5,596
	Facility visitors per day (1%)	56

Note:

- Information from the "Tourism Data for Kootenays" data source was more robust than from "Tourism Data Revelstoke" and included not only individuals who stayed in the area and participated in recreation, but also those who stopped and used rest areas or gas stations. Therefore, a smaller percentage was applied to their data.

Based on this data, the summer design population is conservatively estimated at 122 people, and a winter design population is estimated at 56 people. There is a large seasonal variation, with a bias toward the summer months of June to August, however the region is also a tourism destination in the winter months for activities such as Nordic skiing, snowmobiling and snowshoeing. The seasonal average water demands (ADD) for the Facility are presented in **Table 2-3**. The average water demands were calculated on a per capita basis, using the fixture flows presented in **Table 2-1** and the estimated design populations.

**Table 2-3 Average Water Demands**

Season	Design Population	Average Daily Demand (L/day)	Average Daily Demand (L/s)	Average Daily Demand (USgpm)
Summer	122	3,518	0.041	0.645

Season	Design Population	Average Daily Demand (L/day)	Average Daily Demand (L/s)	Average Daily Demand (USgpm)
Winter	56	2,264	0.026	0.415

The maximum daily demand (MDD) is the largest volume of water that may need to be delivered on a given day. The MDD is calculated by applying a maximum day factor (MDF) to the ADD values. The Design Guidelines for Drinking Water Systems in British Columbia (Ministry of Health 2023) indicate for the design population an MDF of 4.9 should be used. The seasonal MDD values are presented in Table 2-4.

Table 2-4 Maximum Water Demands

Season	Design Population	Maximum Daily Demand (L/day)	Maximum Daily Demand (L/s)	Maximum Daily Demand (USgpm)
Summer	122	17,238	0.200	3.162
Winter	56	11,094	0.128	2.035

Throughout the day, there will be peaks and lows as demand varies. Peak hour factors (PHF) and night minimum factors (NMF) (Ministry of Health 2023) are used to ensure that the well pump can operate in each scenario. The peak hour and night minimum values are calculated by dividing the ADD values by 24 and applying the appropriate factor, 7.4 and 0.1, in this case respectively. The seasonal values are presented in Table 2-5 and Table 2-6, respectively.

Table 2-5 Peak Hour Demands

Season	Peak Hour Demand (L/hour)	Peak Hour Demand (L/s)	Peak Hour Demand (USgpm)
Summer	1,085	0.301	4.776
Winter	698	0.194	3.074

Note:

1. A peak hour factor (PHF) of 7.4 was used (Ministry of Health 2023)

Table 2-6 Night Minimums

Season	Night Minimum (L/hour)	Night Minimum (L/s)	Night Minimum (USgpm)
Summer	15	0.0041	0.065
Winter	9	0.0026	0.042

Note:

1. A night minimum hour factor of 0.1 was used (Ministry of Health 2023)

Overall, a maximum daily demand of 17,238 L/day, or 0.200 L/s or 3.162 USgpm is used throughout this report as the estimated water demand for the Facility.

### 3 HYDROGEOLOGY SCOPE OF WORK

To meet the project objectives, the scope of work included the following:

- For proof of water quantity (CSR requirements):
  - Review of available geological information for the local area.
  - Oversee a pumping test on well WTN 127224.
  - Interpret the test results to estimate the sustainable yield on a year-round basis, including assessing interference effects and seasonal fluctuation in water levels.
- For proof of water quality (IH requirements):
  - Collect water samples from WTN 127224 and evaluate the results against Section 3.1 of the DWPR and the GCDWQ and GCRWQ.
  - Complete a GARP screening to generally understand risk to the well from pathogens for IH to consider as part of their review before they can issue a Sanitation Use Only permit.
  - Review source protection of the well to confirm no major drinking water hazards are present, using the forms provided by IH (listed in Section 1.2) as a guide.
- Prepare a report (this document), outlining the methods and results of the hydrogeological assessment, to be submitted to the CSR.

### 4 HYDROGEOLOGY METHODS

#### 4.1 Proof of Water Quantity

##### 4.1.1 Site Physiography

To get an understanding of the density of wells in the area and the aquifer properties, Associated reviewed the available climate, hydrology, geology, well, and aquifer information for the local area. For climate data, Associated used Environment and Climate Change Canada's climate normals for the area (Section 5.1.1) (ECCC 2024) and ClimateData (2024) to understand the potential future climate scenarios for the area (Section 5.1.1). For hydrology, Associated used the British Columbia Freshwater Atlas (MOE 2024). For geology, Associated used bedrock mapping from the Geological Survey British Columbia (GSBC) (2019) for bedrock data and mapping by Fulton et al. (1970) for surficial deposit data. Lastly, Associated used the Ministry of Environment's GWELLS (2024) database for information on the well, neighbouring wells near the Property, and the aquifer(s) in the area of the Property.

##### 4.1.2 Pumping Test

Associated designed and supervised a constant-rate pumping test on WTN 127224 on August 15, 2023. As per Associated's discussion with the CSR, the independent on-site water system (i.e., the well) needs to be capable of meeting the proposed Facility's water needs, which are of 0.200 L/s (3.162 USgpm), or 17,238 L, of water per day in summer.

For the pumping test on WTN 127224, Kellen Corley of Lakeside Wells supplied and operated a submersible Grundfos 10 SQE15-330 pump, under Associated's direction. Before conducting the constant-rate test, Mr. Corley performed a step-rate test on July 5, 2023 at 0.13 L/s (2.0 USGPM), 0.25 L/s (4.0 USGPM), and 0.38 L/s (6.0 USGPM). Note that the step-rate test rates were based on the assessed pumping rate in the driller's log (Appendix B) of 0.25 L/s (4.0 USGPM). Based on the step-rate test results, Associated directed Mr. Corley to perform the constant-rate test at 0.25

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L/s (4.0 USgpm) for 26 hours. Discharge rates were controlled using a gate-valve, measured manually using a calibrated bucket and stopwatch. Groundwater was discharged using a 1-inch garden hose approximately 30 m downgradient onto a gentle slope running downward, away from the well to a ditch running southwest adjacent to Highway 31. Groundwater levels were monitored using an electronic Solinst water meter tape during pumping and after pump shut-off (recovery) at schedules set by Associated. Additionally, a Van Essen water level data logger was deployed in the well to measure groundwater levels.

The data from the pumping test were interpreted following the methods outlined in the Guidelines for Evaluating Long-Term Well Capacity for a Certificate of Public Convenience and Necessity (CPCN) (FLNRD 2022). This method extrapolates pumping water levels to 100 days and calculates a sustainable pumping rate based on this drawdown, multiplied by the available drawdown. The sustainable pumping rate is then reduced by a safety factor, often 30%, which is reserved for (1) water displacement caused by the housing of the submersible pump, (2) seasonal and drought water levels that may occur, and (3) accommodating any future drop in well efficiency during operation.

### 4.1.3 Well Recovery

In general, for a well to be considered sustainable, the groundwater level should recover to within 90% of the static water level within 24 hours of the start of the test (i.e., within the same day) to simulate standard domestic water use (Todd et al. 2020). For WTN 127224, roughly 23,621 L of water was pumped in a 26-hour period during the well's pumping test. This is the equivalent to 21,804 L of water pumped in a 24-hour period or about 1.26 days' worth, assuming 1 day's water requirements are 17,238 L. Thus, the groundwater level in the well would need to recover to 90% within 1.26 days for the pumping rate or daily water volume use to be considered sustainable. If the well were not to recover to >90%, it is possible that groundwater would be extracted at a greater rate than the rate at the aquifer recharges (i.e., aquifer mining).

Testing data with respect to recovery rate can be interpreted in the following ways (Todd et al. 2020):

- If the pump is operated for 24 hours every day (i.e., no recovery at all, just continuous pumping), determine the projected drawdown after 100 days, when aquifers in the area are typically expected to be recharged and groundwater levels rebound.
- If the pump is designed to allow for shorter-duration, higher-yield pumping to obtain the daily required volume, assess the associated recovery rates and then calculate a cumulative effect of reducing groundwater level versus the available drawdown over 100 days.

For this study, Associated used the second scenario to determine sufficient water quantity, as WTN 127224 has a greater yield (driller-rated pumping rate at 0.25 L/s [4 USgpm]) than the minimum yield of 0.200 L/s needed to produce 17,238 L in a 24-hour period.

During the test, once pumping had ceased, the groundwater level in the well was monitored manually at 30-second intervals for the first 5 minutes, at 1-minute intervals for the next 5 minutes, at 2-minute intervals for the next 10 minutes, and then at 5-minute intervals for the remaining hour. Due to the quick recovery, manual monitoring was ended after 120 minutes, once the well's recovery reached 90%, and was considered complete. The data logger was left in the well for 5 additional days to identify potential regional changes in the aquifer's water levels.

### 4.1.4 Well Interference

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To determine whether the proposed water source (WTN 127224) would have potential adverse effects on neighbouring wells, Associated planned to monitor all wells within 250 m (as per Subdivision Servicing Technical Schedules, Part D – Pump Test Monitoring for Adjacent Wells [CSRD 2022]). No wells exist within a 250 m radius WTN 127224. The closest registered well is WIPN 79612, approximately 3.6 km to the north. Therefore, no neighbouring wells were monitored during WTN 127224's aquifer test.

## 4.2 Proof of Water Quality

To meet the water quality requirements (Section 1.1), Associated collected water samples and their field parameters (pH, electrical conductivity, dissolved oxygen, oxidation–reduction potential, temperature, and turbidity) from WTN 127224, as per the British Columbia Field Sampling Manual (MOE 2021), near the end of the pumping test on August 15, 2023. Samples were submitted to CARO Analytical Services in Kelowna, BC, using chain-of-custody procedures.

### 4.2.1 Comparison to Guidelines

#### 4.2.1.1 *Escherichia coli*

The water supply system for the Facility is for sanitary use only (i.e., hand washing and toilet flushing only, not for food preparation or human consumption) and is therefore exempt from potability requirements, as per Section 3.1 of the DWPR. As per IH (R. Birtles, personal communication 2024), the water needs to be sampled at least once per year and the results need to meet the GCRWQ for *E. coli* as presented in Table 4-1.

Table 4-1 Water Quality Parameters Analyzed for Sanitation Use Only

Parameter	Permitted Allowable Concentration
<i>Escherichia coli</i>	400 CFU/100 mL
<i>Escherichia coli</i> (geometric mean)	<200 CFU/100 mL

CFU – colony forming unit

#### 4.2.1.2 Other Parameters

Associated understands that IH will review the water quality samples as part of their Sanitation Use Only permit issuance process. To support this, Associated collected a water quality sample for analysis of IH's Parameter List for New Drinking Water Sources (Table 4-2) and submitted to CARO Analytical in a cooler on ice.

Table 4-2 Water Quality Parameters Analyzed at WTN 127224

Water Quality Parameters		
alkalinity	hardness	total dissolved solids
chloride	Langelier index	turbidity
colour	pH	<i>Escherichia coli</i>
conductivity	nitrate	total coliforms
cyanide (total)	nitrite	metals (total)
fluoride	sulphate	

The analytical results were compared to the GCDWQ guidelines (Health Canada 2022) for comparison purposes only, which are designated as a maximum allowable concentration (MAC), an aesthetic objective (AO), or operational guidance. The MAC guidelines are based on health risk and determined based on the known health effects associated with the substance. The AO guidelines apply to those variables that adversely affect taste or intended typical water uses (e.g., staining of laundry) but do not pose a health hazard. The operational guidance guidelines apply to parameters that may interfere with water treatment processes.

#### 4.2.2 Screening for Groundwater at Risk of Pathogens

To check whether the groundwater is at risk of containing pathogens, Associated completed a GARP screening following the Ministry of Health's GARP guidance for Stage 1 assessment (MOH 2017). The hazard screening portion of Stage 1 involves reviewing the well location, construction, and aquifer properties.

#### 4.2.3 Source Protection Review

For this, Associated visited the site, reviewed air photos, and interviewed the property owner (██████████) to look for potential land uses that could be considered a drinking water hazard. A drinking water hazard is defined as an agent of harm (events, conditions, actions, inactions) that has the potential to impact the safety or availability of the water supply (MHLS 2010).

## 5 HYDROGEOLOGY RESULTS

### 5.1 Proof of Water Quantity

#### 5.1.1 Site Physiography

The site is located at the junction of Highways 23 and 31 in Galena, BC. The Property is gently sloped, with a broad, gentle ridge running northeast to southwest, where the Facility is to be developed. Overall, the Property sits on hilly terrain that moderately to steeply slopes downward to the Columbia River valley to the west. At the proposed Facility site, the land has been predominantly cleared of mature coniferous tree and is soil covered. The Property is predominantly surrounded by mature coniferous forested areas.

Associated used the British Columbia Freshwater Atlas (2024) to understand the hydrologic features present at and around the Property. Hyham Creek flows to the south and wraps around to southwest part of the Property. Hyham Creek is a second-order stream that is 0.12 km from the proposed Facility at its closest point and flows into the Columbia River. Elevations on the property range from about 566 m above sea level, at the top of a local hill on the Property just north of the Facility, to 537 m at the junction of Highway 23 and 31 to the south of the Facility. Waterbodies near the property include the Columbia River about 0.55 km west of the property and the above-mentioned Hyham Creek. Note that there are no waterbodies on the property.

Climate normal data are available for 1971–2000 (most recent available) from the Nakusp station (station ID 1145300), located at 442964 m E and 5566733m N in Zone 11, at an elevation of 457 m above sea level. Daily average temperatures range from –3.0°C in January to 18.3°C in July, with an average annual temperature of 7.4°C (ECCC 2024). The average annual precipitation is 842.0 mm; the highest amount of precipitation occurs in December, at 103.9 mm, and the lowest occurs in April, at 51.1 mm. The 3-month period with the highest amount of precipitation is from November to January (293.7 mm, falling mostly as snow), and the lowest amount of precipitation occurs from March through May (165.3 mm, falling mostly as rain) (ECCC 2024).

The climate has been changing due to anthropogenic release of carbon into the atmosphere, and looking forward, it will likely continue to change. Under a high-emissions (conservative, worst-case) scenario, annual average temperatures are projected to rise to 8.9°C for the 2021–2050 period, 10.6°C for the 2051–2080 period, and 12.2°C for the last 30 years of this century (2070–2100) (ClimateData 2024). Under a high-emissions scenario, the average annual precipitation is projected to be 10% higher for the 2051–2080 period and 14% higher for the last 30 years of this century (ClimateData 2024). Note that these values relate to the 10 km by 6 km grid cell the Property lies within; they do not necessarily reflect an exact point, particularly in areas with varying microclimates. Overall, climate change is expected to bring increased temperatures and precipitation to the general area of the site. Connecting these climate projections to groundwater recharge, however, is challenging because the shift to more precipitation as rain could increase groundwater recharge (compared to precipitation as snow), but this could be offset by the increase in water demand that would result from the predicted longer and drier summers.

#### 5.1.1.1 Geology

WTN 127224 is located within an unnamed igneous assembly of Cretaceous aged (145 Ma to 66 Ma) granite, granodiorite, and monzonite bedrock; the area is part of the Omineca Belt and is a post-accretionary terrane (GSBC 2019). The driller's logs for WTN 127224 describe hard light-coloured bedrock below 17 m (55 feet) depth (Appendix B). This observation is in line with the Geological Survey of British Columbia's mapped lithologies of granite, granodiorite, and monzonite (GSBC 2019).

The overburden, or surficial geology, at the Property near the water supply wells is not provincially mapped. However, Fulton et al. (1970) mapped the area as consisting of undifferentiated drift till without distinguishing features and a veneer lacustrine deposit composed of silts, clays, and fine-grained sands. The driller's log for WTN 127224 shows "clay with rocks" for 1.5 m below ground surface (m bgs) to 12.2 m bgs. This log correlates well with the description in Fulton et al. (1970) of undifferentiated drift till and fits reasonably well with the description of lacustrine deposits.

#### 5.1.1.2 Aquifers and Wells

WTN 127224 is not located in a provincially mapped aquifer, and there are no provincially mapped aquifers within 25 km of the well (GWELLS 2024). However, the well is completed in a bedrock aquifer, likely of fractured granite, granodiorite, or monzonite (GSBC 2019), and is likely capable of producing water at the driller's recommended pumping rate of 0.25 L/s (4 USgpm). It is possible the aquifer is hydraulically connected to surface water, such as the Columbia River; however, as discussed in Section 5.1.2, it is unlikely to be hydraulically connected to the nearby Hyham Creek.

Below is a summary of WTN 127224, according to the driller's logs:

- Consolidated (bedrock) aquifer, perforated 101.6 mm (4-inch) diameter PVC liner perforated from 15.2 m bgs (50 ft. bgs) to 91.4 m bgs (300 ft. bgs);
- Depth to bedrock is 16.8 m bgs;
- Water-bearing fractures at 61.0 m bgs (negligible) and 86.9 m bgs (significant);
- Total depth is 93.0 m bgs;
- Well diameter is 0.1524 m (6 inches);
- Water level is 6.31 m below top of casing (m btoc);

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The nearest registered neighbouring well is WTN 79612, approximately 3.6 km to the north. It is completed in bedrock and has a driller's rating of 0.25 L/s (4 USgpm). Additional well data are presented in Table 5-1. The exact location of the well is not known; GWELLS (2024) simply shows the well in the middle of its land parcel.

Table 5-1 Nearest Registered Well to WTN 127224

Well ID	Easting (m) Zone 11	Northing (m) Zone 11	Well Depth (m bgs)	Static Water Level (m btoc)	Distance from WTN 127224	Aquifer Type
WTN 79612	440054	5610516	78	58	3.6 km	Bedrock

m bgs – meters below ground surface; m btoc – meters below top of casing; WTN – Well Tag Number

### 5.1.2 Pumping Test

Table 5-2 outlines the specifications and results of the pumping test on WTN 127224. Raw pumping test data, figures showing water levels in pumping wells and observations wells, and drawdown data extrapolated to 100 days are provided in Figure C-1 and Table C-1 (pumping test and recovery test), in Appendix C. Based on the CPCN method, including applying a 30% factor of safety (FOS) to account for seasonal variability in water levels, the sustainable pumping rate calculated is 2.38 L/s (37.8 USgpm), or  $5.44 \times 10^4$  L/day.

Regarding seasonal variation, Associated reviewed two wells within the Provincial Groundwater Observation Well Network (PGOWN). OBS WELL 279 is the closest well to the Property at 47 km north. It is a confined sand and gravel aquifer (Provincial Aquifer #803) in Revelstoke, BC (417084 m E and 5649200 m N, zone 11). Although this well is not a bedrock well, it is in the same valley and will have a similar climate to the Property's well. OBS WELL 279 showed a maximum fluctuation of 2.72 m over its total monitoring period from January 1982 to August 2010. The closest non-mountainous bedrock well to the Property is OBS WELL 311 located at 343234 m E and 5576559 m N, zone 11 just north of Vernon, BC and 100 km southwest of the Property's well. OBS WELL 311 is a bedrock well completed in Provincially mapped Aquifer #351 and has a maximum water level fluctuation of 2.47 m over its recorded history from October 1991 to October 2023. To be conservative, Associated used the higher of the two PGOWN wells' fluctuations, 2.72 m. This represents 3.4 % of the available drawdown to WTN 127224, and would change the sustainable well yield by 0.08 L/s or 3.4 %. This change is an order of magnitude smaller than the 30% factor of safety to account for seasonal variability in water levels and therefore a larger FOS does not need to be considered.

This long-term sustainable yield pumping rate (2.38 L/s) is potentially an overestimate because the well was not stressed enough during pumping; however, the purpose of the pumping test is to demonstrate that the well can produce 17,238 L/day throughout the year, which the pumping test and recovery test program have proven, based on the following evidence:

- More than 21,804 L in a 24-hour period (1.26 days' worth of water) was pumped, and the well recovered to 90% of its initial static water level within 1.8 hours and to 100% within 16.3 hours of the cessation of pumping.
- No boundary conditions were reached during the pumping test.
- A sustainable well yield (including 30 % FOS) of 2.38 L/s (37.8 USgpm), or  $3.14 \times 10^5$  L/day, was calculated.
- Seasonal variation in groundwater levels at PGOWN wells #279 was 2.72 m and 2.47 m at #311.

Table 5-2 Long-Term Sustainable Yield Calculation for WTN 127224

Parameter	Value
Pumping rate (L/s)	0.25
Test duration (hours)	26
Depth of pump intake (m btoc)	91.44
Depth to top of uppermost major water-bearing fracture (m btoc)	87.36
Static water level (m btoc)	6.32
Depth of well (m btoc)	93.0
<b>Recovery</b>	
Length of recovery (min)	110
Recovery after 24 hours (%)	100
<b>CPCN Inputs</b>	
Pumping rate (L/s)	0.25
Available drawdown (m) <sup>1</sup>	81.05
Drawdown at 100 days (m) <sup>2</sup>	6.0
<b>CPCN Outputs</b>	
Volume of water removed (L)	23,621
100-day specific capacity (L/s/m of drawdown) <sup>3</sup>	0.042
Calculated sustainable well yield <i>before</i> applying a 30% sustainable factor and other factors (L/d) <sup>4</sup>	294,000
Calculated sustainable well yield (L/d) <i>after</i> applying a 30% safety factor and additional drawdown by pumping neighbouring wells <sup>4</sup>	205,000
<b>Sustainable well yield meets Facility's summer demand of 17,238 L/day?</b>	<b>Yes</b>

<sup>1</sup> Available drawdown is calculated as the difference between the static water level and the uppermost major water-bearing fracture (87.36 m btoc). <sup>2</sup> The extrapolation of the drawdown time-series plot out to 100 days. <sup>3</sup> The 100-day specific capacity is calculated as the pumping rate divided by the drawdown at 100 days. <sup>4</sup> Sustainable well yield is calculated as the available drawdown multiplied by the 100-day specific capacity. CPCN – certificate of public convenience and necessity; m btoc – m below top of casing.

Based on the results of the testing program as outlined above, WTN 127224 can deliver at least 17,238 L/day year-round to meet the domestic needs of the proposed Facility, which still accounts for seasonal fluctuation in water levels. As such, the summer peak hour demand can be supplied by the well and aquifer capacity.

### 5.1.3 Well Recovery

Well recovery was monitored for 120 minutes after the cessation of pumping. The well recovered to 90% at 0.08 days (110 minutes), which was determined using manual measurements and data logger data. Manual measurements ceased at 120 minutes; however, the data logger remained in the well and measured 100% recovery at 0.68 days (980 minutes). For a well to be considered recovered within a 24-hour period, the well needs to produce a sufficient volume (17,238 L in this case) and then recover at least 90% of the hydraulic head loss used to produce that volume within a 24-hour period. During the pumping test, 21,804 L, or 1.26 days' worth, of groundwater was pumped in a 24-hour period, and the well recovered to 100% in 0.68 days. Pumping 17,238 L from WTN127224 at a rate of 0.25 L/s (4.0 USgpm) would take 0.79 days (1,138 minutes). Even if the well took 0.08 days to recover to 90% from 1.26 days' worth of pumping, the total time to pump the required volume and have the well recover to 90% is still far less than 1 day or 24-hour period. Therefore, it is reasonable to conclude that WTN 127224's recovery is sufficient and that the well can deliver at least 17,238 L/day year-round to the proposed Facility.

### 5.1.4 Well Interference

Because there are no registered wells within 500 m (nearest well is about 3.6 km) of WTN127224 and within the same aquifer (GWELLS 2024), no other wells were monitored during the pumping. Therefore, well interference related to the pumping of the WTN 127224 does not apply.

## 5.2 Proof of Water Quality

*E.coli* was analyzed as part of the Sanitation Use Only investigation are listed in Table 4-1 and were compared to the GCDWQ and GCRWQ. All groundwater parameters met the guidance for the Sanitation Use Only operating permit.

### 5.2.1 Comparison to Other Guidelines

To facilitate the potential additional development of the Property's proposed water supply system to provide water for human consumption, the groundwater quality parameters analyzed as part of the potability investigation are listed in Table 4-2 and were compared to the GCDWQ MAC and AO guidelines (Health Canada 2022) and the GCRWQ.

All sampled groundwater quality parameters except for uranium were within the applicable guidelines (Table 5-3). The water quality summary table is included in Appendix D and laboratory reports are included in Appendix E.

Table 5-3 Parameters that Exceeded the GCDWQ MAC or AO at WTN 127224

Parameter	Guideline Value	Guideline Type	WTN 127224
Uranium	0.02 mg/L	MAC	0.046

AO – Aesthetic Objective; GCDWQ – Guidelines for Canadian Drinking Water Quality; MAC – Maximum Allowable Concentration; WTN – Well Tag Number

The health-based MAC for uranium is based on potential kidney damage (non-carcinogenic) caused by regular, long-term exposure to elevated uranium levels. According to the GCDWQ Guideline Technical Document: Uranium (Health Canada, 2019), human intake of uranium in water sources is primarily via ingestion. Uranium penetration through intact skin in humans has not been well documented (ATSDR, 2013) and dermal exposure is not anticipated to be significant during showering, bathing, or handwashing at uranium levels typically reported in Canadian drinking water supplies.

## 5.2.2 Screening for Groundwater at Risk of Pathogens

The Ministry of Health's GARP Determination Field Form was completed (Appendix F), and only one of the 13 criteria (D2: Is situated in an unconfined, unconsolidated, or fractured bedrock aquifer that is highly vulnerable) was identified as being "present and requiring further assessment." The well is in a provincially unmapped bedrock aquifer, and the 16.8 m of overburden is described as clay with rocks, boulders, and gravel. The overburden likely represents a leaky confining layer, which likely leaves the aquifer vulnerable to contaminants from potential leaks or spills from the currently planned Facility infrastructure migrating to the well. As a result, if WTN 127224 is intended to be used for potable water in the future, it will be considered to be at risk of containing viral pathogens. Since the current development is planned for sanitation use only, no treatment processes were developed. In the future, if the development changes to allow for potable use, Associated recommends installing treatment to meet provincial drinking water objectives for a GARP-viruses only well.

## 5.2.3 Source Protection Review

Associated completed a site visit and desktop review for potential drinking water hazards and noted the following:

- The nearest road (Highway 31) is approximately 40 m and downgradient from the well and therefore represents a low risk of contaminating the well.
- Currently, there is no septic tank/field on the Property, but one will be installed as part of the proposed Facility. It should be located on the west side of the Property such that the groundwater gradient flows away from the well to ensure the septic field is a low risk of contaminating the well.
- Storage tanks for the fuel station, washroom, and utilities, and other potential infrastructure for the proposed Facility should also be located such that grading or barriers will prevent potential leaks from infiltrating into the ground and flowing toward the well. Note that the current site plans and the current natural grading of the land show a low-risk potential that spills or leaks from these infrastructure components could flow and infiltrate toward the well; therefore, contamination from these potential sources is unlikely (Appendix A). The driller's well log (Appendix B) shows an overburden of clay with rocks, boulders, and gravel, and likely represents a leaky confining layer that could allow contaminants to migrate downward to the top of bedrock (at 16.8 m bgs) and possibly contaminate the well if spills or leaks occurs upgradient of the well.
- No other potential sources of contamination, such as underground or aboveground storage tanks, manure piles, or septic tanks/fields exist within 30 m the well. The well meets the criteria outlined in the *Groundwater Protection Regulation* and *Health Hazard Regulation* (see Appendix F and 5.2.2 for additional details regarding the GARP screening). Notably:
  - The well is:
    - More than 30 m from a contamination source
    - More than 6 m from a dwelling
    - More than 120 m from a cemetery or similar sources of contamination
  - The well has a surface seal.
  - The well has a vermin-proof well cap.
  - The area immediately around the well is graded to reduce ponding and promote overland water flow away from the well.
  - The well meets the *Groundwater Protection Regulation*, Parts 3 and 7.

Additionally, and as per IH's recommendation (R. Birtles, personal communication 2024), Associated completed the BC Drinking Water Source-to-Tap Screening Tool's chart in Section B.1 (2004) (Appendix G). The results indicate the only potential non-conformance to the tool is that the well does not currently have a groundwater protection plan as outlined in the Well Protection Toolkit published by the Ministry of Environment<sup>3</sup> (see Associated's recommendations in Section 6).

## 6 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this hydrogeological assessment, Associated provides the following conclusions:

- With respect to water quantity, WTN 127224 is sufficient in its current configuration in supplying an adequate daily volume of water to the Facility year-round as per guidance from the CSRD (C. LeFloch, personal communication 2023).
- The calculation of sustainable yield for WTN 127224 accounted for fluctuations in the well's groundwater levels due to seasonal fluctuations, climate change, and drawdown in neighbouring wells (well interference). Note that the nearest registered well is approximately 3.6 km north of WTN 127224.
- Water quality for WTN 127224 met the GCDWQ, with the following exceptions:
  - Uranium exceeded the MAC as listed in the GCDWQ. This exceedance is a health concern and would require treatment to make the water potable. However, according to Interior Health, since the water use is for sanitation purposes only, not for human consumption or food preparation, this exceedance does not apply to the current development plans.
- The well is considered at risk to viral pathogens. The Ministry of Health requires at least one method of treatment to inactivate or remove viruses. However, this determination also does not apply because the water use is for sanitation purposes only, not for human consumption or food preparation.
- Several potential drinking water hazards were identified, specifically related to the proposed fuel station cardlock (see recommendations).

Based on the results of this hydrogeological assessment, Associated provides the following recommendations:

- With respect to water quantity for WTN 127224, Associated recommends performing general well and pump maintenance to allow the well to continue to supply an adequate daily volume of water throughout its operational life.
- As per Section 3.1 of the DWPR, the proposed Facility must ensure that its water supply system does not provide water for human consumption or food preparation purposes, that the system is not connected to a water supply system that provides water for human consumption or food preparation purposes, and that the system's location of non-potable water discharge and non-potable water piping are identified by markings that are permanent, distinct, and easily recognized.
- Perform annual water quality sampling for *E. coli*. Note that levels of *E. coli* must not exceed 400 CFU/100 mL, and the geometric mean of all samples must not exceed 200 CFU/100 mL. Submit the results to your drinking water officer.
- Talk to your drinking water officer about the benefits of a well protection plan. Sections 5.2.2, 5.2.3 and Appendix F discuss GARP and source protection elements, the potential contaminants present at site, and the potential pathways along which these contaminants could migrate to reach the well's intake. At a minimum,

<sup>3</sup> Available at: [https://www.env.gov.bc.ca/wsd/plan\\_protect\\_sustain/groundwater/wells/well\\_protection/acrobat.html](https://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells/well_protection/acrobat.html)

Associated recommends that you discuss with your fuel supplier and take into consideration the location of the well when developing your fuel management and stormwater management plans (ideally, any fuel-laden stormwater is separated from the rest of the stormwater management system and is contained and hauled off site for discharge instead of being released back to the environment through a stormwater system). An emergency response plan is also recommended.

- If additional future development of the Facility, beyond the currently planned development, requires the well's water to be potable, the water must be treated to meet the drinking water treatment objectives for GARP-viruses only wells (e.g., treatment must include at least one disinfection process). Also, treatment for uranium would be required to meet potability standards as defined by the GCDWQ. Associated has not included treatment process information for GARP or uranium, as this development is for a Sanitary Use Only permit.

1262538 BC Ltd.

## CLOSURE

This report was prepared for 1262538 BC Ltd. to provide a hydrogeological assessment of WTN 127224 in support of an application to develop a Facility on the Property with the Legal Description: DISTRICT LOT 7044 KOOTENAY DISTRICT EXCEPT THAT PART IN PLAN 9151, PID 011-740-671 in Galena, BC, in the Columbia-Shuswap Regional District.

The services provided by Associated Environmental Consultants Inc. in the preparation of this report were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,

Associated Environmental Consultants Inc.



Dylan Riley, MSc., G.I.T.  
Hydrogeologist



Keith Kohut, P.Eng.  
Process Engineer  
Scope of services: process engineering  
Associated Engineering (BC) Ltd. Permit to Practice  
#1000163



Marta Green, P.Ge. 2024-04-15  
Senior Hydrogeologist  
Scope of services: hydrogeology, water quality  
Associated Environmental EGBC  
Permit to Practice #1001754

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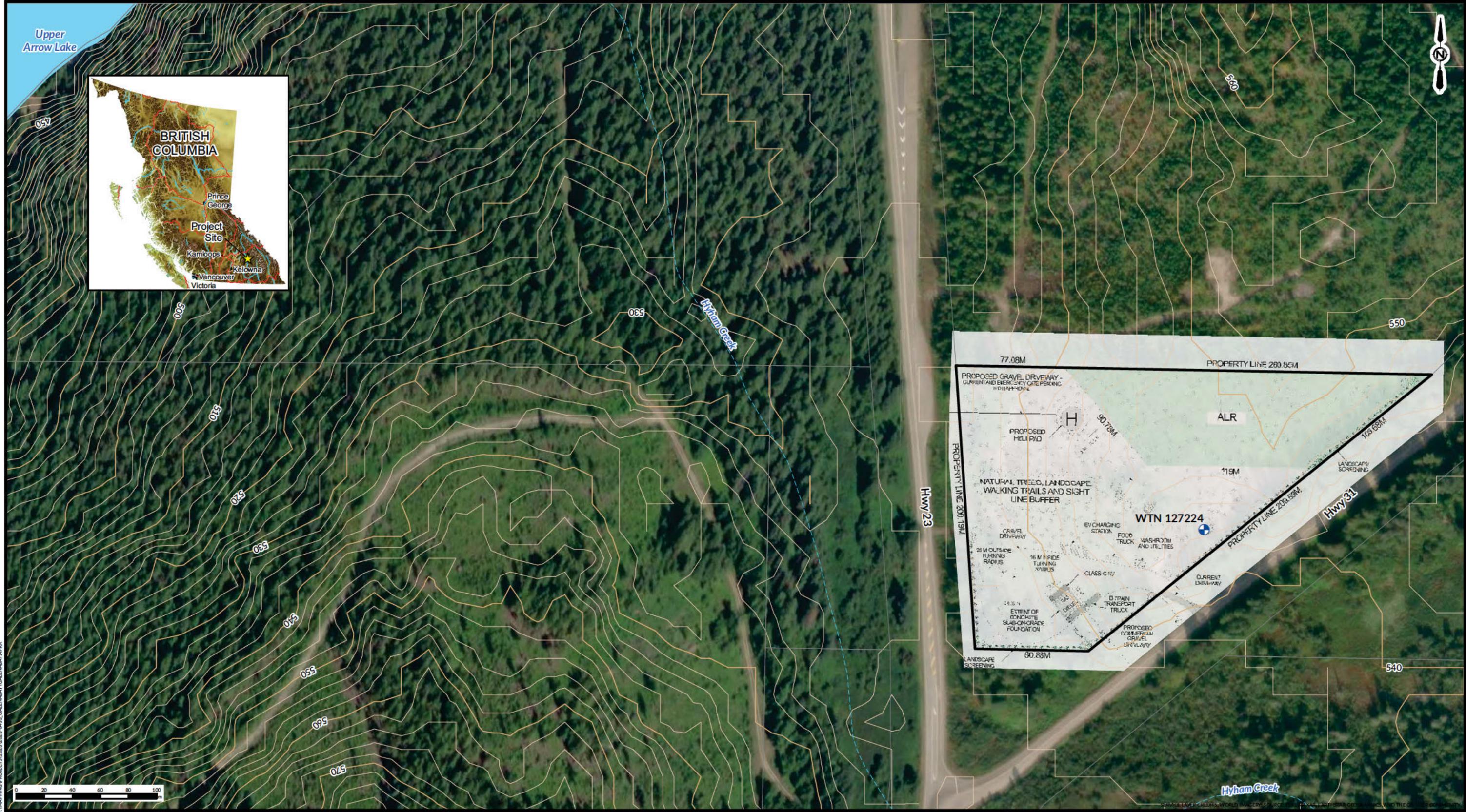
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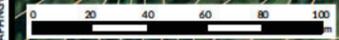
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## APPENDIX A – SITE PLAN





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- LEGEND**
- Groundwater Well - WTN 127224
  - Stream - indefinite
  - Intermediate Contour
  - Index Contour
  - Lake / River
  - Subject Property

AE PROJECT NO. 2023-8433  
 SCALE 1:2,500  
 COORD. SYSTEM NAD 1983 UTM ZONE 11N  
 DATE 2024-01-18  
 REV 00  
 DRAWN BY BDJ  
 CHECKED BY DR

**APPENDIX A: SITE PLAN**

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[Redacted]

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GALENA BAY GAS STATION

1262538 BC Ltd.

## APPENDIX B – WTN 127224 WELL LOG





## Groundwater Wells and Aquifers

### Well Summary

Well Tag Number: 127224  
 Well Identification Plate Number: 64152  
 Owner Name: Michael Forest  
 Intended Water Use: Commercial and Industrial  
 Artesian Condition: No

Well Status: New  
 Well Class: Water Supply  
 Well Subclass: Not Applicable  
 Aquifer Number:  
 Technical Report: N/A

Observation Well Number:  
 Observation Well Status:  
 Environmental Monitoring System (EMS) ID:  
 Alternative specs submitted: No

### Licensing Information

Licensed Status: Unlicensed

Licence Number:

### Location Information

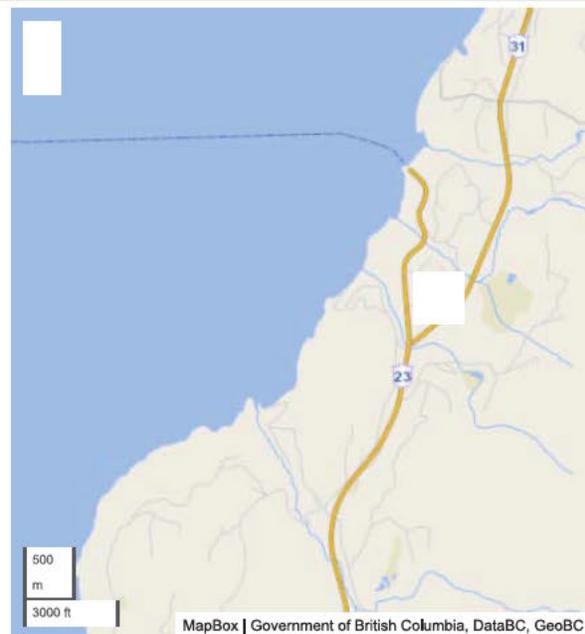
Street Address:

Town/City:

Legal Description:

Lot	
Plan	
District Lot	
Block	
Section	
Township	
Range	
Land District	
Property Identification Description (PID)	011740671

Description of Well Location: corner lot of Highway 23 and 31



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 50.61299

Longitude: -117.86385

UTM Easting: 438882

UTM Northing: 5607145

Zone: 11

Coordinate Acquisition Code: (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

### Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Construction report	2022-11-02	2022-11-04	Corley Drilling Ltd.	December 21st 2022 at 5:12 PM

### Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2022-11-02	2022-11-04				

### Well Completion Data

Total Depth Drilled: 305 ft bgl  
 Finished Well Depth: 305 ft bgl  
 Final Casing Stick Up: 18 inches  
 Depth to Bedrock: 55 feet bgl  
 Ground elevation: 1727 feet

Estimated Well Yield: 4 USgpm  
 Well Cap: vented  
 Well Disinfected Status: Disinfected  
 Drilling Method: Air Rotary  
 Method of determining elevation: GPS

Static Water Level (BTOC): 42 feet btoc  
 Artesian Flow:  
 Artesian Pressure (head):  
 Artesian Pressure (PSI):  
 Orientation of Well: VERTICAL

## Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	5	top soil	dirty	Dry	brown	Soft		
5	40	clay with rocks	dirty	Dry	brown	Medium		
40	43	boulder	hard	Dry	white	Very Hard		
43	55	gravel boulders	cemented	Dry	grey	Medium		
55	305	bedrock	light-coloured	Moist	white	Hard		

Notes from Peter Corely (Driller)  
 First sign of water at 200' bgs -  
 0.25 USgpm  
 Main water bearing fracture at 285'  
 bgs - 3.75 USgpm.

## Casing Details

From (ft bgl)	To (ft bgl)	Casing Type	Casing Material	Diameter (in)	Wall Thickness (in)	Drive Shoe
0	20	Steel Removed	Steel	8	250	
0	55	Production casing	Steel	6	0.219	Installed

## Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay  
 Surface Seal Installation Method: Poured  
 Surface Seal Thickness: 1 inches  
 Surface Seal Depth: 18 feet

Backfill Material Above Surface Seal:  
 Backfill Depth:

## Liner Details

Liner Material: PVC	Liner Thickness: 0.25 inches	Liner perforations
Liner Diameter: 4 inches	Liner to: 305 (ft bgl)	From (ft bgl)
Liner from: 10 (ft bgl)		To (ft bgl)
		50
		300

## Screen Details

Intake Method:	Installed Screens
Type:	From (ft bgl)
Material:	To (ft bgl)
Opening:	Diameter (in)
Bottom:	Assembly Type
	Slot Size
	There are no records to show

## Well Development

Developed by: Air lifting  
 Development Total Duration: 1 hours

## Well Yield

Estimation Method: Air Lifting  
 Static Water Level Before Test: 42 ft (btoc)  
 Hydrofracturing Performed: No

Estimation Rate: 4 USgpm  
 Drawdown:  
 Increase in Yield Due to Hydrofracturing:

Estimation Duration: 1 hours

## Well Decommission Information

Reason for Decommission:  
 Sealant Material:  
 Decommission Details:

Method of Decommission:  
 Backfill Material:

## Comments

No comments submitted

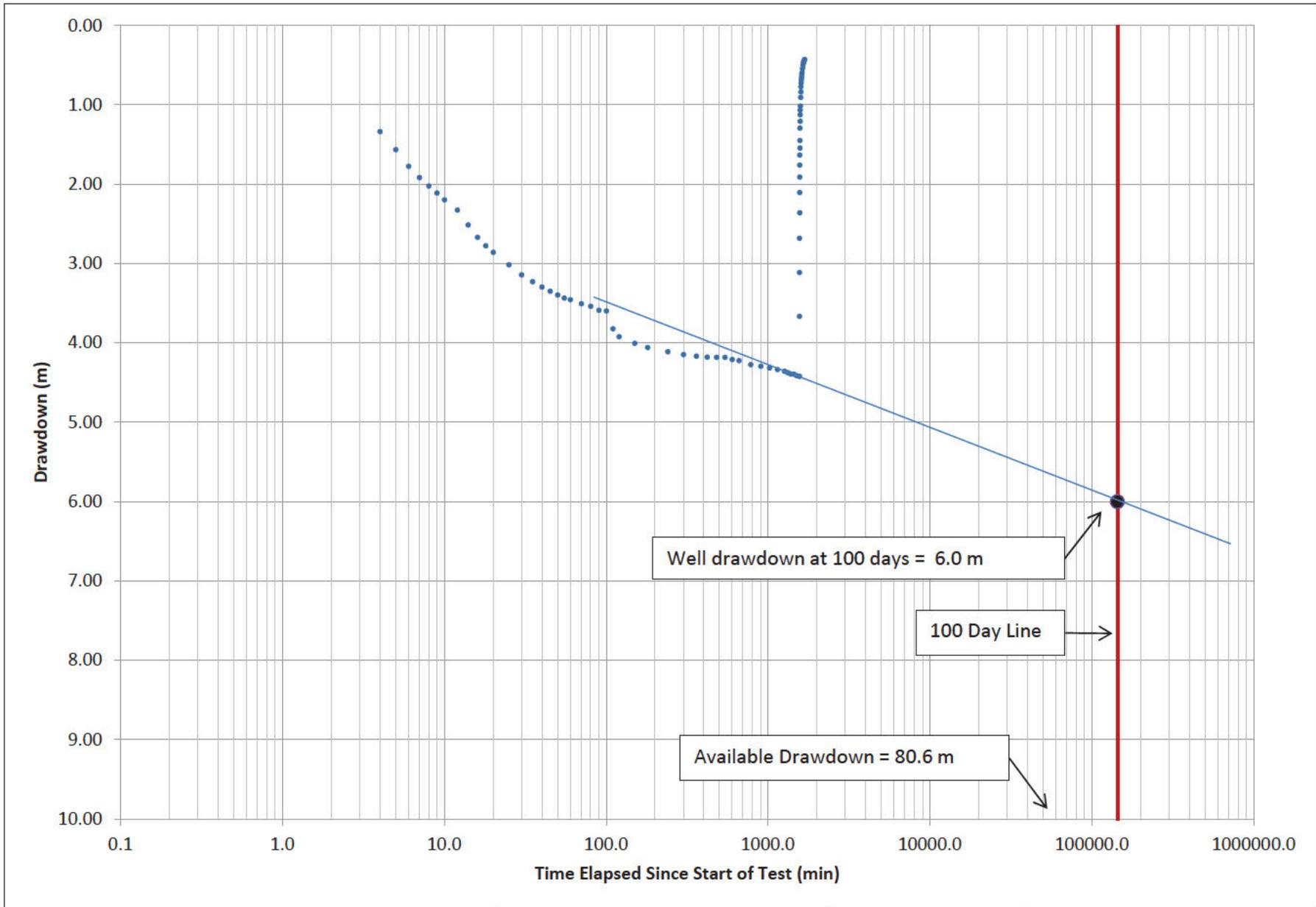
## Documents

No additional documentation available for this well.

## Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.

## APPENDIX C – PUMPING TEST DATA



	PROJECT: 2023-8433 -Galena Bay	PREPARED FOR	FIGURE C-1
	DATE: 19-Jan-24 DRAWN BY: Dylan Riley		Drawdown extrapolated to 100 days WTN 127224



Table C-1  
Pumping Test and Recovery Data

Well ID:	WTN 127224	Static Water Level (mbtoc)	6.31		
Start Date/Time	8-15-23 11:00 AM	Pre-Test Water Level (mbtoc)	6.32		
Client	[REDACTED]	Total Well Depth (m)	92.96		
Project	2023-8433 -Galena Bay	Pump Intake Depth (mbtoc)	91.44		
Test	Constant Rate Test	Pump Used	Grundfos 10SQE15-330		
Contractor	Lakeside Well Services - Kellen Corley	Pumping Rate (L/s)	0.25 (4 USGPM)		
Clock Time	Time Elapsed (min)	Depth to Water (m)	Drawdown (m)	Comments	
8-15-23 11:00:00	0.00	6.32	0.00		
8-15-23 11:01:00	1.00	0.00	-6.32		
8-15-23 11:02:00	2.00	0.00	-6.32		
8-15-23 11:03:00	3.00	0.00	-6.32		
8-15-23 11:04:00	4.00	7.65	1.33	4 USGPM	
8-15-23 11:05:00	5.00	7.88	1.56		
8-15-23 11:06:00	6.00	8.09	1.77		
8-15-23 11:07:00	7.00	8.23	1.91		
8-15-23 11:08:00	8.00	8.34	2.02		
8-15-23 11:09:00	9.00	8.43	2.11		
8-15-23 11:10:00	10.00	8.51	2.19		
8-15-23 11:12:00	12.00	8.64	2.33	3.9 USGPM, adjust up to 4 USGPM	
8-15-23 11:14:00	14.00	8.83	2.51		
8-15-23 11:16:00	16.00	8.99	2.67	4 USGPM	
8-15-23 11:18:00	18.00	9.09	2.77		
8-15-23 11:20:00	20.00	9.17	2.86	4 USGPM	
8-15-23 11:25:00	25.00	9.33	3.01		
8-15-23 11:30:00	30.00	9.46	3.14	4 USGPM	
8-15-23 11:35:00	35.00	9.55	3.23		
8-15-23 11:40:00	40.00	9.61	3.29	4 USGPM	
8-15-23 11:45:00	45.00	9.66	3.35		
8-15-23 11:50:00	50.00	9.71	3.40	4 USGPM	
8-15-23 11:55:00	55.00	9.75	3.43		
8-15-23 12:00:00	60.00	9.77	3.45	4 USGPM	
8-15-23 12:10:00	70.00	9.82	3.51	4 USGPM	
8-15-23 12:20:00	80.00	9.85	3.54	4 USGPM	
8-15-23 12:30:00	90.00	9.91	3.59	4 USGPM	
8-15-23 12:40:00	100.00	9.91	3.60	3.8 USGPM, adjust up to 4 USGPM	
8-15-23 12:50:00	110.00	10.14	3.82	4 USGPM	
8-15-23 13:00:00	120.00	10.24	3.92	4 USGPM	
8-15-23 13:30:00	150.00	10.32	4.00	4 USGPM	
8-15-23 14:00:00	180.00	10.37	4.06	4 USGPM	
8-15-23 15:00:00	240.00	10.43	4.11	4 USGPM	
8-15-23 16:00:00	300.00	10.46	4.15	4 USGPM	
8-15-23 17:00:00	360.00	10.48	4.17	4 USGPM	
8-15-23 18:00:00	420.00	10.50	4.18	4 USGPM	



Table C-1  
Pumping Test and Recovery Data

Clock Time	Time Elapsed (min)	Depth to Water (m)	Drawdown (m)	Comments
8-15-23 19:00:00	480.00	10.50	4.18	4 USGPM
8-15-23 20:00:00	540.00	10.50	4.18	4 USGPM
8-15-23 21:00:00	600.00	10.52	4.21	4 USGPM
8-15-23 22:00:00	660.00	10.54	4.22	4 USGPM
8-16-23 0:00:00	780.00	10.59	4.27	4 USGPM
8-16-23 2:00:00	900.00	10.61	4.29	4 USGPM
8-16-23 4:00:00	1020.00	10.63	4.31	4 USGPM
8-16-23 6:00:00	1140.0	10.65	4.33	4 USGPM
8-16-23 8:00:00	1260.0	10.67	4.36	4 USGPM
8-16-23 9:00:00	1320.0	10.69	4.37	4 USGPM
8-16-23 10:00:00	1380.0	10.71	4.39	4 USGPM
8-16-23 11:00:00	1440.0	10.71	4.39	4 USGPM
8-16-23 12:00:00	1500.0	10.73	4.41	4 USGPM
8-16-23 13:00:00	1560.0	10.74	4.42	End of pumping test; beginning of recovery test.
8-16-23 13:01:00	1561.0	9.98	3.66	
8-16-23 13:02:00	1562.0	9.43	3.11	
8-16-23 13:03:00	1563.0	9.00	2.68	
8-16-23 13:04:00	1564.0	8.68	2.36	
8-16-23 13:05:00	1565.0	8.42	2.10	
8-16-23 13:06:00	1566.0	8.23	1.91	
8-16-23 13:07:00	1567.0	8.08	1.76	
8-16-23 13:08:00	1568.0	7.95	1.63	
8-16-23 13:09:00	1569.0	7.86	1.54	
8-16-23 13:10:00	1570.0	7.77	1.45	
8-16-23 13:12:00	1572.0	7.61	1.29	
8-16-23 13:14:00	1574.0	7.52	1.20	
8-16-23 13:16:00	1576.0	7.44	1.12	
8-16-23 13:18:00	1578.0	7.38	1.06	
8-16-23 13:20:00	1580.0	7.33	1.01	
8-16-23 13:25:00	1585.0	7.22	0.91	
8-16-23 13:30:00	1590.0	7.15	0.84	
8-16-23 13:35:00	1595.0	7.09	0.77	
8-16-23 13:40:00	1600.0	7.04	0.72	
8-16-23 13:45:00	1605.0	7.00	0.68	
8-16-23 13:50:00	1610.0	6.97	0.65	
8-16-23 13:55:00	1615.0	6.93	0.62	
8-16-23 14:00:00	1620.0	6.91	0.59	
8-16-23 14:10:00	1630.0	6.86	0.54	
8-16-23 14:20:00	1640.0	6.81	0.50	
8-16-23 14:30:00	1650.0	6.79	0.47	
8-16-23 14:40:00	1660.0	6.77	0.45	
8-16-23 14:50:00	1670.0	6.76	0.44	Achieved 90.1 % recovery
8-16-23 15:00:00	1680.0	6.74	0.43	Achieved 90.3 % recovery

## APPENDIX D – WATER QUALITY SUMMARY TABLE

Legend for Table D-1

<	Less than reported detection limit
>	Greater than reported upper detection limit
>=	Greater than or equal to
A	Absent
BC SDWQG AO	BC Source Drinking Water Quality Guidelines - Aesthetic Objectives (2020 and updates)
BC SDWQG MAC	BC Source Drinking Water Quality Guidelines - Maximum Acceptable Concentrations (2020 and updates)
Calc	Calculated guideline or standard. The guideline or standard is dependent on the value of one or more other analytes, and is calculated from a formula or table.
GCDWQ AO	Guidelines for Canadian Drinking Water Quality - Aesthetic Objectives
GCDWQ MAC	Guidelines for Canadian Drinking Water Quality - Maximum Acceptable Concentrations
L	Laboratory reading type (Lab result)
m asl	metres above sea level
N	Narrative type of guideline or standard, or Result Note.
ND	Non-detect. Result is less than lower detection limit.
NG	No Guideline
NR	No Result
NS	No Standard
NT	Not Tested
OG	Overgrown
P	Present
PR	Presumptive
TK	Test kit reading type (Field result)
TNTC	Too numerous to count
	Highlighted value has a lower detection limit that is greater than the guideline/standard maximum and/or the guideline/standard minimum, or has an upper detection limit that is less than the guideline/standard maximum and/or the guideline/standard minimum.
100	The maximum guideline/standard value cannot be determined because either a result for a dependent analyte is not available for the sample, or the guideline/standard is based on a formula or lookup table that has more than 2 dependent analytes and is not currently calculated in this software application.
<u>BC SDWQG AO</u>	Highlighted value exceeds BC SDWQG AO
<u>BC SDWQG MAC</u>	Highlighted value exceeds BC SDWQG MAC
<b>GCDWQ AO</b>	Highlighted value exceeds GCDWQ AO
<b>GCDWQ MAC</b>	Highlighted value exceeds GCDWQ MAC

Appendix D  
Water Quality Summary Table

**Sampling Location** WTN 127224  
**Date Sampled** 16-Aug-23  
**Lab Sample ID** 23H2372-01  
**Sample Type** Normal

Analyte	Unit	Guideline				
		GCDWQ MAC	GCDWQ AO	<u>BC SDWQG MAC</u>	<u>BC SDWQG AO</u>	
<b>Field Results</b>						
Conductivity	µS/cm	NG	NG	NG	NG	125.9
Oxidation reduction potential	mV	NG	NG	NG	NG	109
Dissolved oxygen	mg/L	NG	NG	NG	NG	5.71
pH		NG	7.0 - 10.5 <sup>2.1</sup>	NG	NG	7.51
Temperature	°C	NG	15	NG	15	8.6
Turbidity	NTU	N <sup>1.1</sup>	NG	N <sup>3.1</sup>	NG	0.87
<b>Lab Results</b>						
<b>General</b>						
Alkalinity (bicarbonate, as CaCO <sub>3</sub> )	mg/L	NG	NG	NG	NG	80.6
Alkalinity (carbonate, as CaCO <sub>3</sub> )	mg/L	NG	NG	NG	NG	<1.0
Alkalinity (hydroxide, as CaCO <sub>3</sub> )	mg/L	NG	NG	NG	NG	<1.0
Alkalinity (phenolphthalein, as CaCO <sub>3</sub> )	mg/L	NG	NG	NG	NG	<1.0
Alkalinity (total, as CaCO <sub>3</sub> )	mg/L	NG	NG	NG	NG	80.6
Chloride	mg/L	NG	250	NG	250	0.20
Colour	CU	NG	15	NG	15	<5.0
Conductivity	µS/cm	NG	NG	NG	NG	153
Total cyanide	mg/L	0.2 <sup>1.2</sup>	NG	0.2 <sup>3.2</sup>	NG	<0.0020
Fluoride	mg/L	1.5	NG	1.5	NG	0.92
Hardness (as CaCO <sub>3</sub> ), from total Ca/Mg	mg/L	NG	NG	NG	NG	68.7
Langelier Index		NG	NG	NG	NG	-0.4
pH		NG	7.0 - 10.5 <sup>2.2</sup>	NG	NG	7.81
Total dissolved solids (computed)	mg/L	NG	500	NG	NG	85.7
Sulphate	mg/L	NG	500 <sup>2.3</sup>	NG	500	5.3
Temperature of observed pH	°C	NG	NG	NG	NG	21.4
Turbidity	NTU	N <sup>1.3</sup>	NG	N <sup>3.3</sup>	NG	0.39
<b>Nutrients</b>						
Nitrate (as N)	mg/L	10	NG	10	NG	0.064
Nitrate + Nitrite (as N) (calculated)	mg/L	10 <sup>1.4</sup>	NG	NG	NG	0.064
Nitrite (as N)	mg/L	1	NG	1.0	NG	<0.010
Potassium (total)	mg/L	NG	NG	NG	NG	0.69

Appendix D  
Water Quality Summary Table

Analyte	Unit	Guideline				Sample Type
		GCDWQ MAC	GCDWQ AO	<u>BC SDWQG MAC</u>	<u>BC SDWQG AO</u>	
<b>Sampling Location</b> WTN 127224						
<b>Date Sampled</b> 16-Aug-23						
<b>Lab Sample ID</b> 23H2372-01						
<b>Sample Type</b> Normal						
<b>Microbiological</b>						
Total coliforms (counts)	CFU/100 mL	0 <sup>1.5</sup>	NG	NG	NG	<1
E. coli (counts)	CFU/100 mL	0 <sup>1.6</sup>	NG	10 <sup>3.4</sup>	NG	<1
<b>Total Metals</b>						
Aluminum (total)	mg/L	2.9 <sup>1.7</sup>	0.100 <sup>2.4</sup>	9.5	NG	0.0099
Antimony (total)	mg/L	0.006	NG	0.006	NG	<0.00020
Arsenic (total)	mg/L	0.010 <sup>1.8</sup>	NG	0.01	NG	<0.00050
Barium (total)	mg/L	2.0 <sup>1.9</sup>	NG	NG	NG	<0.0050
Boron (total)	mg/L	5	NG	5.0	NG	<0.0500
Cadmium (total)	mg/L	0.007 <sup>1.10</sup>	NG	0.005	NG	<0.000010
Calcium (total)	mg/L	NG	NG	NG	NG	24.8
Chromium (total)	mg/L	0.05	NG	0.05	NG	0.00053
Cobalt (total)	mg/L	NG	NG	0.001	NG	<0.00010
Copper (total)	mg/L	2 <sup>1.11</sup>	1 <sup>2.5</sup>	2.0 <sup>3.5</sup>	1.0	0.00119
Iron (total)	mg/L	NG	0.3	NG	0.3	0.030
Lead (total)	mg/L	0.005 <sup>1.12</sup>	NG	0.005	NG	<0.00020
Magnesium (total)	mg/L	NG	NG	NG	NG	1.66
Manganese (total)	mg/L	0.12 <sup>1.13</sup>	0.02 <sup>2.6</sup>	0.12	0.02	0.00063
Mercury (total)	mg/L	0.001	NG	0.001	NG	<0.000010
Molybdenum (total)	mg/L	NG	NG	0.088	NG	0.00152
Nickel (total)	mg/L	NG	NG	0.08	NG	<0.00040
Selenium (total)	mg/L	0.05	NG	0.01	NG	<0.00050
Sodium (total)	mg/L	NG	200	NG	NG	3.70
Strontium (total)	mg/L	7.0 <sup>1.14</sup>	NG	7.0	NG	0.207
Uranium (total)	mg/L	0.02	NG	0.02	NG	<u>0.0460</u>
Zinc (total)	mg/L	NG	5.0	3.0	5.0	<0.0040



## Guideline Notes for Table D-1

<b>1. Notes for Guidelines for Canadian Drinking Water Quality - Maximum Acceptable Concentrations (GCDWQ MAC)</b>
<b>Note 1.1 for Turbidity:</b>
Waterworks systems that use a surface water source or a groundwater source under the direct influence of surface water should filter the source water to meet health-based turbidity limits, as defined for specific treatment technologies. Where possible, filtration systems should be designed and operated to reduce turbidity levels as low as possible, with a treated water turbidity target of less than 0.1 NTU at all times. Where this is not achievable, the treated water turbidity levels from individual filters should meet the requirements described in GCDWQ. For systems that use groundwater that is not under the direct influence of surface water, which are considered less vulnerable to faecal contamination, turbidity should generally be below 1.0 NTU. For effective operation of the distribution system, it is good practice to ensure that water entering the distribution system has turbidity levels below 1.0 NTU.
<b>Note 1.2 for Total cyanide:</b>
The MAC for free cyanide is 0.2 mg/L. A maximum of 0.2 mg/L was used, in this report, to identify exceedances for total cyanide as a means for determining the potential for exceeding the free cyanide guideline.
<b>Note 1.3 for Turbidity:</b>
Waterworks systems that use a surface water source or a groundwater source under the direct influence of surface water should filter the source water to meet health-based turbidity limits, as defined for specific treatment technologies. Where possible, filtration systems should be designed and operated to reduce turbidity levels as low as possible, with a treated water turbidity target of less than 0.1 NTU at all times. Where this is not achievable, the treated water turbidity levels from individual filters should meet the requirements described in GCDWQ. For systems that use groundwater that is not under the direct influence of surface water, which are considered less vulnerable to faecal contamination, turbidity should generally be below 1.0 NTU. For effective operation of the distribution system, it is good practice to ensure that water entering the distribution system has turbidity levels below 1.0 NTU.
<b>Note 1.4 for Nitrate + Nitrite (as N) (calculated):</b>
The MAC for Nitrate (as N) is 10 mg/L
<b>Note 1.5 for Total coliforms (counts):</b>
The maximum acceptable concentration (MAC) of total coliforms in water leaving a treatment plant and in non-disinfected groundwater leaving the well is none detectable per 100 mL. Total coliforms should be monitored in the distribution system because they are used to indicate changes in water quality. Detection of total coliforms from consecutive samples from the same site or from more than 10% of the samples collected in a given sampling period should be investigated.
<b>Note 1.6 for E. coli (counts):</b>
MAC is none detectable per 100 mL
<b>Note 1.7 for Aluminum (total):</b>
The maximum acceptable concentration (MAC) for total aluminum in drinking water is 2.9 mg/L (2 900 µg/L) based on a locational running annual average of a minimum of quarterly samples taken in the distribution system. (Update March 5, 2021)
<b>Note 1.8 for Arsenic (total):</b>
Every effort should be made to maintain arsenic levels in drinking water as low as reasonably achievable.
<b>Note 1.9 for Barium (total):</b>
Update January 24, 2020. The MAC was revised from 1.0 mg/L to 2.0 mg/L.
<b>Note 1.10 for Cadmium (total):</b>
A maximum acceptable concentration (MAC) of 0.007 mg/L (7 µg/L) is established for total cadmium in drinking water, based on a sample of water taken at the tap. (Update July 14, 2020)
<b>Note 1.11 for Copper (total):</b>
A maximum acceptable concentration (MAC) of 2 mg/L is established for total copper in drinking water, based on a sample of water taken at the tap. Guidelines for Canadian Drinking Water Quality - Guideline Technical Document on Copper, June 2019.
<b>Note 1.12 for Lead (total):</b>
The maximum acceptable concentration (MAC) for total lead in drinking water is 0.005 mg/L (5 µg/L), based on a sample of water taken at the tap and using the appropriate protocol for the type of building being sampled. Every effort should be made to maintain lead levels in drinking water as low as reasonably achievable (or ALARA). (GCDWQ: Guideline Technical Document; March, 2019)
<b>Note 1.13 for Manganese (total):</b>
Guidelines for Canadian Drinking Water Quality - Guideline Technical Document on manganese, May 2019.

<b>Note 1.14 for Strontium (total):</b>
Guidelines for Canadian Drinking Water Quality - Guideline Technical Document on strontium, May 2019.
<b>2. Notes for Guidelines for Canadian Drinking Water Quality - Aesthetic Objectives (GCDWQ AO)</b>
<b>Note 2.1 for pH:</b>
The operational guideline for pH is a range of 7.0 to 10.5 in finished drinking water.
<b>Note 2.2 for pH:</b>
The operational guideline for pH is a range of 7.0 to 10.5 in finished drinking water.
<b>Note 2.3 for Sulphate:</b>
There may be a laxative effect in some individuals when sulphate levels exceed 500 mg/L. Health authorities should be notified of drinking water sources containing above 500 mg/L.
<b>Note 2.4 for Aluminum (total):</b>
The operational guidance (OG) value for total aluminum in drinking water is 0.100 mg/L (100 µg/L) to optimize water treatment and distribution system operations. This value is based on a locational running annual average. The sampling frequency required to calculate the locational running annual average will vary based on the type of treatment facility and the sampling location. (Update March 5, 2021)
<b>Note 2.5 for Copper (total):</b>
Guidelines for Canadian Drinking Water Quality - Guideline Technical Document on Copper, June 2019.
<b>Note 2.6 for Manganese (total):</b>
Guidelines for Canadian Drinking Water Quality - Guideline Technical Document on manganese, May 2019.
<b>3. Notes for BC Source Drinking Water Quality Guidelines - Maximum Acceptable Concentrations (2020 and updates) (BC SDWQG MAC)</b>
<b>General Notes:</b>
Reference: British Columbia Ministry of Environment and Climate Change Strategy. 2020. B.C. Source Drinking Water Quality Guidelines: Guideline Summary. The source drinking water quality guidelines apply to the ambient water before it is treated and distributed for domestic use. The guidelines apply to drinking water sources from surface water and groundwater.
<b>Note 3.1 for Turbidity:</b>
For raw drinking water without treatment for particulates the guideline is: $\leq 1$ NTU of turbidity. For raw drinking water with treatment for particulates the guideline is: Natural background turbidity is $\leq 50$ NTU: Change from background should not exceed 5 NTU. Natural background turbidity is $> 50$ NTU: Change from background should not exceed 10% of the background turbidity.
<b>Note 3.2 for Total cyanide:</b>
The MAC for free cyanide is 0.2 mg/L. A maximum of 0.2 mg/L was used to identify exceedances for total cyanide as a means for determining the potential for exceeding the free cyanide guideline. (Reference: Guidelines for Canadian Drinking Water Quality)
<b>Note 3.3 for Turbidity:</b>
For raw drinking water without treatment for particulates the guideline is: $\leq 1$ NTU of turbidity. For raw drinking water with treatment for particulates the guideline is: Natural background turbidity is $\leq 50$ NTU: Change from background should not exceed 5 NTU. Natural background turbidity is $> 50$ NTU: Change from background should not exceed 10% of the background turbidity.
<b>Note 3.4 for E. coli (counts):</b>
The MAC is $\leq 10$ E. coli /100 mL; 90th percentile (minimum of 5 samples).
<b>Note 3.5 for Copper (total):</b>
Includes short-term and long-term exposure.

## APPENDIX E – LABORATORY REPORTS

**CERTIFICATE OF ANALYSIS**

<b>REPORTED TO</b>	Associated Environmental Consultants Inc. (Vernon) #200 - 2800 29th Street Vernon, BC V1T 9P9	<b>WORK ORDER</b>	23H2372
<b>ATTENTION</b>	Dylan Riley	<b>RECEIVED / TEMP REPORTED</b>	2023-08-17 16:23 / 14.4°C
<b>PO NUMBER</b>		<b>REPORTED</b>	2023-08-25 12:20
<b>PROJECT</b>	2023-8433.00	<b>COC NUMBER</b>	B131310
<b>PROJECT INFO</b>			

**Introduction:**

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

*Big Picture Sidekicks*



You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too.

*We've Got Chemistry*



It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

*Ahead of the Curve*



Through research, regulation knowledge, and instrumentation, we are your analytical centre for the technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: <https://www.caro.ca/terms-conditions>

If you have any questions or concerns, please contact me at [bwhitehead@caro.ca](mailto:bwhitehead@caro.ca)

**Authorized By:**

Brent Whitehead  
Account Manager

1-888-311-8846 | [www.caro.ca](http://www.caro.ca)

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## TEST RESULTS

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

Analyte	Result	Guideline	RL Units	Analyzed	Qualifier
<b>WTN 127224 (23H2372-01)   Matrix: Water   Sampled: 2023-08-16 11:45</b>					
<b>Anions</b>					
Chloride	0.20	AO ≤ 250	0.10 mg/L	2023-08-17	
Fluoride	0.92	MAC = 1.5	0.10 mg/L	2023-08-17	
Nitrate (as N)	0.064	MAC = 10	0.010 mg/L	2023-08-17	
Nitrite (as N)	< 0.010	MAC = 1	0.010 mg/L	2023-08-17	
Sulfate	5.3	AO ≤ 500	1.0 mg/L	2023-08-17	
<b>Calculated Parameters</b>					
Hardness, Total (as CaCO3)	68.7	None Required	0.500 mg/L	N/A	
Langelier Index	-0.4	N/A	-5.0	2023-08-22	CT6
Solids, Total Dissolved	85.7	AO ≤ 500	1.00 mg/L	N/A	
<b>General Parameters</b>					
Alkalinity, Total (as CaCO3)	80.6	N/A	1.0 mg/L	2023-08-20	
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	N/A	1.0 mg/L	2023-08-20	
Alkalinity, Bicarbonate (as CaCO3)	80.6	N/A	1.0 mg/L	2023-08-20	
Alkalinity, Carbonate (as CaCO3)	< 1.0	N/A	1.0 mg/L	2023-08-20	
Alkalinity, Hydroxide (as CaCO3)	< 1.0	N/A	1.0 mg/L	2023-08-20	
Colour, True	< 5.0	AO ≤ 15	5.0 CU	2023-08-18	
Conductivity (EC)	153	N/A	2.0 µS/cm	2023-08-20	
Cyanide, Total	< 0.0020	MAC = 0.2	0.0020 mg/L	2023-08-21	
pH	7.81	7.0-10.5	0.10 pH units	2023-08-20	HT2
Temperature, at pH	21.4	N/A	°C	2023-08-20	HT2
Turbidity	0.39	OG < 1	0.10 NTU	2023-08-18	
<b>Microbiological Parameters</b>					
Coliforms, Total	< 1	MAC = 0	1 CFU/100 mL	2023-08-17	
E. coli	< 1	MAC = 0	1 CFU/100 mL	2023-08-17	
<b>Total Metals</b>					
Aluminum, total	0.0099	OG < 0.1	0.0050 mg/L	2023-08-21	
Antimony, total	< 0.00020	MAC = 0.006	0.00020 mg/L	2023-08-21	
Arsenic, total	< 0.00050	MAC = 0.01	0.00050 mg/L	2023-08-21	
Barium, total	< 0.0050	MAC = 2	0.0050 mg/L	2023-08-21	
Boron, total	< 0.0500	MAC = 5	0.0500 mg/L	2023-08-21	
Cadmium, total	< 0.000010	MAC = 0.007	0.000010 mg/L	2023-08-21	
Calcium, total	24.8	None Required	0.20 mg/L	2023-08-21	
Chromium, total	0.00053	MAC = 0.05	0.00050 mg/L	2023-08-21	
Cobalt, total	< 0.00010	N/A	0.00010 mg/L	2023-08-21	
Copper, total	0.00119	MAC = 2	0.00040 mg/L	2023-08-21	
Iron, total	0.030	AO ≤ 0.3	0.010 mg/L	2023-08-21	
Lead, total	< 0.00020	MAC = 0.005	0.00020 mg/L	2023-08-21	
Magnesium, total	1.66	None Required	0.010 mg/L	2023-08-21	
Manganese, total	0.00063	MAC = 0.12	0.00020 mg/L	2023-08-21	
Mercury, total	< 0.000010	MAC = 0.001	0.000010 mg/L	2023-08-24	

**TEST RESULTS**

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

Analyte	Result	Guideline	RL Units	Analyzed	Qualifier
<b>WTN 127224 (23H2372-01)   Matrix: Water   Sampled: 2023-08-16 11:45, Continued</b>					
<i>Total Metals, Continued</i>					
Molybdenum, total	0.00152	N/A	0.00010 mg/L	2023-08-21	
Nickel, total	< 0.00040	N/A	0.00040 mg/L	2023-08-21	
Potassium, total	0.69	N/A	0.10 mg/L	2023-08-21	
Selenium, total	< 0.00050	MAC = 0.05	0.00050 mg/L	2023-08-21	
Sodium, total	3.70	AO ≤ 200	0.10 mg/L	2023-08-21	
Strontium, total	0.207	MAC = 7	0.0010 mg/L	2023-08-21	
Uranium, total	0.0460	MAC = 0.02	0.000020 mg/L	2023-08-21	
Zinc, total	< 0.0040	AO ≤ 5	0.0040 mg/L	2023-08-21	

**Sample Qualifiers:**

CT6 Results were based on lab temperature & lab pH.  
HT2 The 15 minute recommended holding time (from sampling to analysis) has been exceeded - field analysis is recommended.

## APPENDIX 1: SUPPORTING INFORMATION

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

Analysis Description	Method Ref.	Technique	Accredited	Location
Alkalinity in Water	SM 2320 B* (2021)	Titration with H2SO4	✓	Kelowna
Anions in Water	SM 4110 B (2020)	Ion Chromatography	✓	Kelowna
Coliforms, Total in Water	SM 9222* (2015)	Membrane Filtration / Chromocult Agar	✓	Kelowna
Colour, True in Water	SM 2120 C (2021)	Spectrophotometry (456 nm)	✓	Kelowna
Conductivity in Water	SM 2510 B (2021)	Conductivity Meter	✓	Kelowna
Cyanide, SAD in Water	ASTM D7511-12	Flow Injection with In-Line UV Digestion and Amperometry	✓	Kelowna
E. coli in Water	SM 9222* (2015)	Membrane Filtration / Chromocult Agar	✓	Kelowna
Hardness in Water	SM 2340 B* (2021)	Calculation: 2.497 [total Ca] + 4.118 [total Mg] (Est)	✓	N/A
Langelier Index in Water	SM 2330 B (2021)	Calculation		N/A
Mercury, total in Water	EPA 245.7*	BrCl2 Oxidation / Cold Vapor Atomic Fluorescence Spectrometry (CVAFS)	✓	Richmond
pH in Water	SM 4500-H+ B (2021)	Electrometry	✓	Kelowna
Solids, Total Dissolved in Water	SM 1030 E (2021)	SM 1030 E		N/A
Total Metals in Water	EPA 200.2 / EPA 6020B	HNO3+HCl Hot Block Digestion / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)	✓	Richmond
Turbidity in Water	SM 2130 B (2020)	Nephelometry	✓	Kelowna

*Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method*

### Glossary of Terms:

RL	Reporting Limit (default)
<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than the default RL due to various factors
°C	Degrees Celcius
AO	Aesthetic Objective
CFU/100 mL	Colony Forming Units per 100 millilitres
CU	Colour Units (referenced against a platinum cobalt standard)
MAC	Maximum Acceptable Concentration (health based)
mg/L	Milligrams per litre
NTU	Nephelometric Turbidity Units
OG	Operational Guideline (treated water)
pH units	pH < 7 = acidic, pH > 7 = basic
µS/cm	Microsiemens per centimetre
ASTM	ASTM International Test Methods
EPA	United States Environmental Protection Agency Test Methods
SM	Standard Methods for the Examination of Water and Wastewater, American Public Health Association

## APPENDIX 1: SUPPORTING INFORMATION

**REPORTED TO** Associated Environmental Consultants Inc. (Vernon)  
**PROJECT** 2023-8433.00

**WORK ORDER** 23H2372  
**REPORTED** 2023-08-25 12:20

**General Comments:**

The results in this report apply to the received samples analyzed in accordance with the Chain of Custody document. This analytical report must be reproduced in its entirety. CARO is not responsible for any loss or damage resulting directly or indirectly from error or omission in the conduct of testing. Liability is limited to the cost of analysis. Caro will dispose of all samples within 30 days of sample receipt, unless otherwise agreed.

Results in **Bold** indicate values that are above CARO's method reporting limits. Any results that are above regulatory limits are highlighted **red**. Please note that results will only be highlighted red if the regulatory limits are included on the CARO report. Any Bold and/or highlighted results do not take into account method uncertainty. If you would like method uncertainty or regulatory limits to be included on your report, please contact your Account Manager: [bwhitehead@caro.ca](mailto:bwhitehead@caro.ca)

*Please note any regulatory guidelines applied to this report are added as a convenience to the client, at their request, to help provide some initial context to analytical results obtained. Although CARO makes every effort to ensure accuracy of the associated regulatory guideline(s) applied, the guidelines applied cannot be assumed to be correct due to a variety of factors and as such CARO Analytical Services assumes no liability or responsibility for the use of those guidelines to make any decisions. The original source of the regulation should be verified and a review of the guideline(s) should be validated as correct in order to make any decisions arising from the comparison of the analytical data obtained to the relevant regulatory guideline for one's particular circumstances. Further, CARO Analytical Services assumes no liability or responsibility for any loss attributed from the use of these guidelines in any way.*

## APPENDIX 2: QUALITY CONTROL RESULTS

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

The following section displays the quality control (QC) data that is associated with your sample data. Groups of samples are prepared in "batches" and analyzed in conjunction with QC samples that ensure your data is of the highest quality. Common QC types include:

- **Method Blank (Blk):** A blank sample that undergoes sample processing identical to that carried out for the test samples. Method blank results are used to assess contamination from the laboratory environment and reagents.
- **Duplicate (Dup):** An additional or second portion of a randomly selected sample in the analytical run carried through the entire analytical process. Duplicates provide a measure of the analytical method's precision (reproducibility).
- **Blank Spike (BS):** A sample of known concentration which undergoes processing identical to that carried out for test samples, also referred to as a laboratory control sample (LCS). Blank spikes provide a measure of the analytical method's accuracy.
- **Matrix Spike (MS):** A second aliquot of sample is fortified with a known concentration of target analytes and carried through the entire analytical process. Matrix spikes evaluate potential matrix effects that may affect the analyte recovery.
- **Reference Material (SRM):** A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
<b>Anions, Batch B3H1874</b>									
<b>Blank (B3H1874-BLK1)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Chloride	< 0.10	0.10 mg/L							
Fluoride	< 0.10	0.10 mg/L							
Nitrate (as N)	< 0.010	0.010 mg/L							
Nitrite (as N)	< 0.010	0.010 mg/L							
Sulfate	< 1.0	1.0 mg/L							
<b>LCS (B3H1874-BS1)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Chloride	16.0	0.10 mg/L	16.0		100	90-110			
Fluoride	4.05	0.10 mg/L	4.00		101	88-108			
Nitrate (as N)	3.91	0.010 mg/L	4.00		98	90-110			
Nitrite (as N)	2.16	0.010 mg/L	2.00		108	85-115			
Sulfate	15.9	1.0 mg/L	16.0		100	90-110			
<b>Duplicate (B3H1874-DUP1)</b>			Source: 23H2372-01		Prepared: 2023-08-17, Analyzed: 2023-08-17				
Chloride	0.20	0.10 mg/L		0.20					10
Fluoride	0.92	0.10 mg/L		0.92			< 1		10
Nitrate (as N)	0.061	0.010 mg/L		0.064			4		10
Nitrite (as N)	< 0.010	0.010 mg/L		< 0.010					15
Sulfate	5.3	1.0 mg/L		5.3			< 1		10
<b>Matrix Spike (B3H1874-MS1)</b>			Source: 23H2372-01		Prepared: 2023-08-17, Analyzed: 2023-08-17				
Chloride	16.5	0.10 mg/L	16.0	0.20	102	75-125			
Fluoride	5.36	0.10 mg/L	4.00	0.92	111	75-125			
Nitrate (as N)	4.06	0.010 mg/L	4.00	0.064	100	75-125			
Nitrite (as N)	2.06	0.010 mg/L	2.00	< 0.010	103	80-120			
Sulfate	21.2	1.0 mg/L	16.0	5.3	100	75-125			

**General Parameters, Batch B3H2003**

<b>Blank (B3H2003-BLK1)</b>			Prepared: 2023-08-18, Analyzed: 2023-08-18						
Turbidity	< 0.10	0.10 NTU							
<b>Blank (B3H2003-BLK2)</b>			Prepared: 2023-08-18, Analyzed: 2023-08-18						
Turbidity	< 0.10	0.10 NTU							

## APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO PROJECT	Associated Environmental Consultants Inc. (Vernon) 2023-8433.00					WORK ORDER REPORTED	23H2372 2023-08-25 12:20			
Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier	
<b>General Parameters, Batch B3H2003, Continued</b>										
<b>LCS (B3H2003-BS1)</b>					Prepared: 2023-08-18, Analyzed: 2023-08-18					
Turbidity	144	0.10 NTU	140		103	90-110				
<b>LCS (B3H2003-BS2)</b>					Prepared: 2023-08-18, Analyzed: 2023-08-18					
Turbidity	144	0.10 NTU	140		103	90-110				
<b>General Parameters, Batch B3H2004</b>										
<b>Blank (B3H2004-BLK1)</b>					Prepared: 2023-08-18, Analyzed: 2023-08-18					
Colour, True	< 5.0	5.0 CU								
<b>LCS (B3H2004-BS1)</b>					Prepared: 2023-08-18, Analyzed: 2023-08-18					
Colour, True	21	5.0 CU	20.0		104	85-115				
<b>General Parameters, Batch B3H2073</b>										
<b>Blank (B3H2073-BLK1)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Alkalinity, Total (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Bicarbonate (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Carbonate (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Hydroxide (as CaCO3)	< 1.0	1.0 mg/L								
Conductivity (EC)	< 2.0	2.0 µS/cm								
Temperature, at pH	21.7	°C								
<b>Blank (B3H2073-BLK2)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Alkalinity, Total (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Bicarbonate (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Carbonate (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Hydroxide (as CaCO3)	< 1.0	1.0 mg/L								
Conductivity (EC)	< 2.0	2.0 µS/cm								
Temperature, at pH	23.2	°C								
<b>Blank (B3H2073-BLK3)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Alkalinity, Total (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Bicarbonate (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Carbonate (as CaCO3)	< 1.0	1.0 mg/L								
Alkalinity, Hydroxide (as CaCO3)	< 1.0	1.0 mg/L								
Conductivity (EC)	< 2.0	2.0 µS/cm								
Temperature, at pH	23.0	°C								
<b>LCS (B3H2073-BS1)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Alkalinity, Total (as CaCO3)	104	1.0 mg/L	100		104	80-120				
Alkalinity, Phenolphthalein (as CaCO3)	48.5	1.0 mg/L	50.0		97	0-200				
<b>LCS (B3H2073-BS2)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Alkalinity, Total (as CaCO3)	105	1.0 mg/L	100		105	80-120				
Alkalinity, Phenolphthalein (as CaCO3)	46.4	1.0 mg/L	50.0		93	0-200				
<b>LCS (B3H2073-BS3)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Alkalinity, Total (as CaCO3)	109	1.0 mg/L	100		109	80-120				
Alkalinity, Phenolphthalein (as CaCO3)	43.1	1.0 mg/L	50.0		86	0-200				
<b>LCS (B3H2073-BS4)</b>					Prepared: 2023-08-20, Analyzed: 2023-08-20					
Conductivity (EC)	1410	2.0 µS/cm	1410		100	95-105				

## APPENDIX 2: QUALITY CONTROL RESULTS

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
<b>General Parameters, Batch B3H2073, Continued</b>									
<b>LCS (B3H2073-BS5)</b>			Prepared: 2023-08-20, Analyzed: 2023-08-20						
Conductivity (EC)	1400	2.0 µS/cm	1410		99	95-105			
<b>LCS (B3H2073-BS6)</b>			Prepared: 2023-08-20, Analyzed: 2023-08-20						
Conductivity (EC)	1410	2.0 µS/cm	1410		100	95-105			
<b>Duplicate (B3H2073-DUP1)</b>			<b>Source: 23H2372-01</b>		Prepared: 2023-08-20, Analyzed: 2023-08-20				
Alkalinity, Total (as CaCO3)	84.9	1.0 mg/L		80.6			5	10	
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	1.0 mg/L		< 1.0				10	
Alkalinity, Bicarbonate (as CaCO3)	84.9	1.0 mg/L		80.6			5	10	
Alkalinity, Carbonate (as CaCO3)	< 1.0	1.0 mg/L		< 1.0				10	
Alkalinity, Hydroxide (as CaCO3)	< 1.0	1.0 mg/L		< 1.0				10	
Conductivity (EC)	156	2.0 µS/cm		153			2	5	
pH	7.91	0.10 pH units		7.81			1	4	HT2
<b>Reference (B3H2073-SRM1)</b>			Prepared: 2023-08-20, Analyzed: 2023-08-20						
pH	7.03	0.10 pH units	7.01		100	98-102			
<b>Reference (B3H2073-SRM2)</b>			Prepared: 2023-08-20, Analyzed: 2023-08-20						
pH	7.02	0.10 pH units	7.01		100	98-102			
<b>Reference (B3H2073-SRM3)</b>			Prepared: 2023-08-20, Analyzed: 2023-08-20						
pH	7.03	0.10 pH units	7.01		100	98-102			
<b>General Parameters, Batch B3H2094</b>									
<b>Blank (B3H2094-BLK1)</b>			Prepared: 2023-08-21, Analyzed: 2023-08-21						
Cyanide, Total	< 0.0020	0.0020 mg/L							
<b>LCS (B3H2094-BS1)</b>			Prepared: 2023-08-21, Analyzed: 2023-08-21						
Cyanide, Total	0.0184	0.0020 mg/L	0.0200		92	82-120			
<b>LCS Dup (B3H2094-BSD1)</b>			Prepared: 2023-08-21, Analyzed: 2023-08-21						
Cyanide, Total	0.0184	0.0020 mg/L	0.0200		92	82-120	< 1	10	
<b>Microbiological Parameters, Batch B3H1830</b>									
<b>Blank (B3H1830-BLK1)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							
<b>Blank (B3H1830-BLK2)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							
<b>Blank (B3H1830-BLK3)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							
<b>Blank (B3H1830-BLK4)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							
<b>Blank (B3H1830-BLK5)</b>			Prepared: 2023-08-17, Analyzed: 2023-08-17						
Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							

## APPENDIX 2: QUALITY CONTROL RESULTS

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
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**Microbiological Parameters, Batch B3H1830, Continued**

**Blank (B3H1830-BLK6)**

Prepared: 2023-08-17, Analyzed: 2023-08-17

Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							

**Blank (B3H1830-BLK7)**

Prepared: 2023-08-17, Analyzed: 2023-08-17

Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							

**Blank (B3H1830-BLK8)**

Prepared: 2023-08-17, Analyzed: 2023-08-17

Coliforms, Total	< 1	1 CFU/100 mL							
E. coli	< 1	1 CFU/100 mL							

**Total Metals, Batch B3H2110**

**Blank (B3H2110-BLK1)**

Prepared: 2023-08-21, Analyzed: 2023-08-21

Aluminum, total	< 0.0050	0.0050 mg/L							
Antimony, total	< 0.00020	0.00020 mg/L							
Arsenic, total	< 0.00050	0.00050 mg/L							
Barium, total	< 0.0050	0.0050 mg/L							
Boron, total	< 0.0500	0.0500 mg/L							
Cadmium, total	< 0.000010	0.000010 mg/L							
Calcium, total	< 0.20	0.20 mg/L							
Chromium, total	< 0.00050	0.00050 mg/L							
Cobalt, total	< 0.00010	0.00010 mg/L							
Copper, total	< 0.00040	0.00040 mg/L							
Iron, total	< 0.010	0.010 mg/L							
Lead, total	< 0.00020	0.00020 mg/L							
Magnesium, total	< 0.010	0.010 mg/L							
Manganese, total	< 0.00020	0.00020 mg/L							
Molybdenum, total	< 0.00010	0.00010 mg/L							
Nickel, total	< 0.00040	0.00040 mg/L							
Potassium, total	< 0.10	0.10 mg/L							
Selenium, total	< 0.00050	0.00050 mg/L							
Sodium, total	< 0.10	0.10 mg/L							
Strontium, total	< 0.0010	0.0010 mg/L							
Uranium, total	< 0.000020	0.000020 mg/L							
Zinc, total	< 0.0040	0.0040 mg/L							

**LCS (B3H2110-BS1)**

Prepared: 2023-08-21, Analyzed: 2023-08-21

Aluminum, total	3.53	0.0050 mg/L	4.00	88	80-120
Antimony, total	0.0385	0.00020 mg/L	0.0400	96	80-120
Arsenic, total	0.384	0.00050 mg/L	0.400	96	80-120
Barium, total	0.0387	0.0050 mg/L	0.0400	97	80-120
Boron, total	0.384	0.0500 mg/L	0.400	96	80-120
Cadmium, total	0.0386	0.000010 mg/L	0.0400	96	80-120
Calcium, total	4.03	0.20 mg/L	4.00	101	80-120
Chromium, total	0.0380	0.00050 mg/L	0.0400	95	80-120
Cobalt, total	0.0380	0.00010 mg/L	0.0400	95	80-120
Copper, total	0.0381	0.00040 mg/L	0.0400	95	80-120
Iron, total	3.77	0.010 mg/L	4.00	94	80-120
Lead, total	0.0381	0.00020 mg/L	0.0400	95	80-120
Magnesium, total	3.53	0.010 mg/L	4.00	88	80-120
Manganese, total	0.0381	0.00020 mg/L	0.0400	95	80-120
Molybdenum, total	0.0385	0.00010 mg/L	0.0400	96	80-120
Nickel, total	0.0377	0.00040 mg/L	0.0400	94	80-120
Potassium, total	3.53	0.10 mg/L	4.00	88	80-120
Selenium, total	0.391	0.00050 mg/L	0.400	98	80-120

**APPENDIX 2: QUALITY CONTROL RESULTS**

**REPORTED TO PROJECT** Associated Environmental Consultants Inc. (Vernon)  
2023-8433.00

**WORK ORDER REPORTED** 23H2372  
2023-08-25 12:20

Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
<i>Total Metals, Batch B3H2110, Continued</i>									
<b>LCS (B3H2110-BS1), Continued</b>					Prepared: 2023-08-21, Analyzed: 2023-08-21				
Sodium, total	3.53	0.10 mg/L	4.00		88	80-120			
Strontium, total	0.0395	0.0010 mg/L	0.0400		99	80-120			
Uranium, total	0.0385	0.000020 mg/L	0.0400		96	80-120			
Zinc, total	0.369	0.0040 mg/L	0.400		92	80-120			

*Total Metals, Batch B3H2417*

<b>Blank (B3H2417-BLK1)</b>					Prepared: 2023-08-23, Analyzed: 2023-08-24				
Mercury, total	< 0.000010	0.000010 mg/L							
<b>Blank (B3H2417-BLK2)</b>					Prepared: 2023-08-23, Analyzed: 2023-08-24				
Mercury, total	< 0.000010	0.000010 mg/L							
<b>LCS (B3H2417-BS2)</b>					Prepared: 2023-08-23, Analyzed: 2023-08-24				
Mercury, total	0.000268	0.000010 mg/L	0.000250		107	80-120			

**QC Qualifiers:**

HT2 The 15 minute recommended holding time (from sampling to analysis) has been exceeded - field analysis is recommended.

## APPENDIX F – GARP FIELD DETERMINATION FORM

## Appendix G - GARP Field Determination Form

WTN 127224					
HAZARDS	SCREENING		ASSESSMENT		NOTES
Water Supply System Well	NOT PRESENT	PRESENT (complete Assessment)	AT RISK (Water source potentially GARP)	AT LOW RISK	
<b>A. Water Quality Results</b>					
A1: Exhibits recurring presence of total coliform bacteria, fecal coliform bacteria, or <i>Escherichia coli</i> ( <i>E. coli</i> ).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sample collected 2023-08-16 had no Total coliforms or E.Coli.
A2: Has reported intermittent turbidity or has a history of consistent turbidity greater than 1 NTU.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Field turbidity was 0.87 NTU collected at 11:45 am after >22,000 L was pumped through. Note that lab turbidity was 0.39 NTU.
<b>B. Well Location</b>					
B1: Situated inside setback distances from possible sources of contamination as per section 8 of the HHR <sup>1</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Currently there is no septic tank or buildings on the Property, though a septic tank, washroom and utilities building, fuel storage tanks and related infrastructure are expected to be developed but are expected to be >30 m and have grading and or barriers to prevent their leakage and flow toward the Well. Well is currently not within 30 m of any possible sources of contamination such as septic, highway, hydrocarbon tanks, etc.
B2: Has an intake depth <15 m below ground surface that is located within a natural boundary of surface water or a flood prone area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WTN 127224 is a bedrock well with 16.8 m of till overburden.
B3: Has an intake depth between the high-water mark and surface water bottom (or <15 m below the normal water level if surface water depth is unknown), and located within, or less than 150 m from the natural boundary of any surface water.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WTN 127224 is a bedrock well with 16.8 m of till overburden. WTN 127224 is also >150 m from the nearest surface water (Hyham Creek).

1. HHR - Health Hazard Regulation

2. GWPR - Groundwater Protection Regulation

3. Reworded from original version to provide clarity.

## Appendix G - GARP Field Determination Form

HAZARDS	SCREENING		ASSESSMENT		NOTES
	NOT PRESENT	PRESENT (complete Assessment)	AT RISK (Water source potentially GARP)	AT LOW RISK	
Water Supply System Well					
B4: Located within 300 m of a source of probable enteric viral contamination without a barrier to viral transport.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The septic field for the future Facility will be within 300 m of WTN 127224 but is expected to be graded away and flow west away from the Well.
<b>C. Well Construction</b>					
C1: Does not meet GWPR <sup>2</sup> (Part 3 Div. 3) for surface sealing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The well log (App B) indicates a surface seal.
C2: Does not meet GWPR (Part 4) and WSA (section 54) for well caps and covers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A well cap was present during our site visit on 2023-08-16.
C3: Does not meet GWPR (section 63) and DWPA (Section 16) for floodproofing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The well is located on the top of a slight mound and is not in an area prone to ponding or flooding
C4: Does not meet GWPR (Part 3 and Part 7) for wellhead completion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The well height meets the GWPR based on our site visit on 2023-08-16 and the well log shows conformance with the GWPR's Parts 3 and 7.
<b>D. Aquifer Type and Setting</b>					
D1: Has an intake depth <15 m below ground surface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WTN 127224 is a bedrock well with 16.8 m of till overburden.
D2: Is situated in an [unconfined, unconsolidated, or fractured bedrock aquifer that is highly vulnerable]. <sup>3</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WTN 127224 is completed in a provincially unmapped bedrock Aquifer. There is 16.8 m of till overburden to the top of bedrock. Note, the overburden is likely to behave as a leaky aquitard.
D3: Is completed in a karst bedrock aquifer, regardless of depth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No indication of a karst aquifer according to the well log.
<b>Stage 2: GARP Determination</b>					

1. HHR - Health Hazard Regulation

2. GWPR - Groundwater Protection Regulation

3. Reworded from original version to provide clarity.

## Appendix G - GARP Field Determination Form

HAZARDS	SCREENING		ASSESSMENT		NOTES
	NOT PRESENT	PRESENT (complete Assessment)	AT RISK (Water source potentially GARP)	AT LOW RISK	
Water Supply System Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> At Risk (GARP)		<input checked="" type="checkbox"/> At Risk (GARP-viruses only)		<input type="checkbox"/> At Low Risk	
<b>Stage 3: Risk Mitigation</b>					
<b>Recommended Options:</b>					
<input type="checkbox"/> Treatment to meet provincial drinking water objectives for a GARP well					
<input checked="" type="checkbox"/> Treatment to meet only the provincial drinking water objectives for viruses					
<input type="checkbox"/> Provide alternate source of water					
<input type="checkbox"/> Well Alteration / correct significant deficiencies in well construction					
<input type="checkbox"/> Relocate the well					
<input type="checkbox"/> Eliminate source(s) of contamination					
<input type="checkbox"/> Stage 2 or 3 investigation					
<input type="checkbox"/> Move to Stage 4: Long-term Monitoring					
<input checked="" type="checkbox"/> Other: see comments below.					
<p><b>Comments:</b> Currently, the proposed Facility is to use groundwater for Sanitary-Use-Only and therefore this GARP assessment is not applicable. However, if additional development of the Facility requires the use of potable water, the groundwater should then be treated to meet groundwater at risk of containing pathogens and viruses.</p>					

# APPENDIX G – BC DRINKING WATER SOURCE-TO-TAP SCREENING TOOL



**Request for New Drinking Water Source Evaluation**  
**Sanitation Use Only**

Name of Water System (or proposed name) <b>Galena Bay Cardlock</b>		Date (dd/mm/yyyy) <b>06/02/2024</b>
Facility Number	Street Address <b>20 Highway 31</b>	
Legal Description <b>DISTRICT LOT 7044 KOOTENAY DISTRICT EXCEPT THAT PART IN PLAN 9151, PID 011-740-671</b>		
Community <b>Galena Bay</b>		Postal Code
Applicant Name <b>1262538 BC Ltd</b>		
Applicant Address [REDACTED]		
Phone(s) [REDACTED]	Email [REDACTED]	

Please provide the following information with the application:

1. A site assessment/contaminant survey including a site location map to scale showing the proposed source location and distance to buildings, roads, storm sewers, sanitary sewers, water mains, septic tanks, septic fields, water courses such as lakes, rivers, streams, and other potential sources of contamination. Please attach map and site survey to this request form.

2. A water quality analyses results per HP-WQ-9017 "Parameter List for New Drinking Water Sources". ← **attached**

3. The proposed water source(s)     Surface Water     Ground Water     Combined

4. For Surface Water: What is the expected depth of the intake?  
\_\_\_\_\_

5. For Ground Water:

6. What is the expected depth to the well screen?  
**Bedrock well: perf 15.2 - 91.4mbgs**

7. Is it expected that there will be a clay layer or impervious layer above the well screen or intake? **Not determined. The driller report describes the 16.8 m of overburden as clay with rocks, boulders, and gravel.**     Yes  No

8. Is it expected that the aquifer will be artesian?     Yes  No

Submitted by: **Marta Green, P.Geo**

**06/02/2024**

Signature \_\_\_\_\_ Date (dd/mm/yyyy) \_\_\_\_\_

Evaluation results will be provided to you and copied to the Public Health Engineer to assist in the Construction Permit approval process.  
Cc Engineering Direct

Note to Interior Health, please see the sections in the report that addresses the below questions in detail.

## EVALUATION CRITERIA FOR NEW DRINKING WATER GROUND WATER SOURCES GUIDELINE

### 1.0 INTRODUCTION

The intent of the source assessment process is to provide the information necessary to evaluate potential health risks, support source protection planning, and facilitate proper system design. The information provided should include the following elements:

1. Source assessment (e.g. well site selection) See Sec. 5.1.1. See Sec. 5.2.3 and 5.2.4.
2. Identification of potential sources of contamination that may impact water quality
3. Identification of wellhead protection measures to be considered or implemented.

See Sec. 5.2.3

### 2.0 INVESTIGATION CRITERIA

The depth of investigation and amount of information required to support system design will vary for each situation.

- a) Water systems proposing to service >500 persons should typically be expected to complete an assessment equivalent to that described in modules 1, 2, & 7 of the BC *Comprehensive Source-to-Tap Assessment Guideline* (see references).
- b) Small water systems (i.e. those serving <500 persons) should at a minimum provide an assessment equivalent to that described in the BC Drinking Water Source-to-Tap Screening Tool (see references) See Sec. 5.2.3.
- c) Considerations:

The following items may be considered during the site assessment of a proposed groundwater drinking water source. This list is not exhaustive, but is intended to stimulate thought:

For these check boxes, please see Sections 5.2.3, 5.2.4 and Appendix F

	Does the water supplier own the land that the proposed well will be located on?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Is the aquifer in the general area considered confined and not vulnerable to contamination? (MOE website-Wells, Aquifer Vulnerability maps)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
	Does the proposed well location have the potential to be GUDI/GWUDI?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Are there any contaminated sites in proximity to the proposed well location? (MOE contaminated sites registry)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
	Is any of the following occurring within the capture zone or within 100m of the proposed well?			
	Cattle Grazing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Agriculture <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fertilizer Use	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fuel storage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Landfills <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Manure Stockpiles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Transportation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Salt storage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Unclear, well is in Provincially unmapped aquifer. see Sections 5.1.1.2, 5.2.3, and 5.2.4.

Currently no, but see Sections 5.2.3 and 5.2.4.

HWY 31 is ~40 m from the well, but is downgradient of the well, see Sections 5.2.3 and 5.2.4.

Are there any sewerage disposal systems within 30 metres?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any Municipal Sewage Regulation disposal systems within 90 metres?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any cemeteries within 120 metres?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the area low lying or potentially subject to flooding (i.e. within the 20 year flood level)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### 3.0 REFERENCE DOCUMENTS

No one process for assessing ground water will be appropriate for all systems. However, the following provincial documents provide some guidance regarding the collection of information to support water system design:

- a) *BC Drinking Water Source-to-Tap Screening Tool* (Section B1)  
([www.health.gov.bc.ca/protect/source.html#water2](http://www.health.gov.bc.ca/protect/source.html#water2)) ← Filled out in App G
- b) *BC Comprehensive Source-to-Tap Assessment Guideline* (Modules 1, 2, & 7)  
([www.bcwwa.org/source-to-tap/index.php](http://www.bcwwa.org/source-to-tap/index.php))
- c) *BC Well Protection Toolkit*  
([www.env.gov.bc.ca/wsd/plan\\_protect\\_sustain/groundwater/wells/well\\_protection/well\\_protect.html](http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells/well_protection/well_protect.html))

More extensive lists of hazards and elements to be considered can be found in the:

- d) *BC Well Protection Toolkit (Appendix 3.1)*,
- e) *Guidance Document for Determining Ground Water at Risk of Pathogens and Ground Water Under Direct Influence of Surface Water* (Province of BC Draft Document),
- f) CCME's *From Source to Tap: Guidance on the Multi-barrier Approach to Safe Drinking Water* ([www.ccme.ca/publications/list\\_publications.html](http://www.ccme.ca/publications/list_publications.html)),
- g) USEPA Source Water Protection website  
(<http://cfpub.epa.gov/safewater/sourcewater/>):

Note to Interior Health, please see the relevant sections in the report text that addresses the below questions in detail. We have referenced the relevant sections as needed below.

### B.1 Groundwater Sources

Complete the following chart with information about each well used by the system, including back-up wells. If the system has more than three wells, copy this page and complete the chart for all remaining wells.-

If the system also has surface water sources, including springs, please complete the form for Surface Water Sources.

<i>Well Information</i>	Well WTN 127224	Well __	Well __
<i>Answer: Write answer in the column for each well</i>			
28. What is the name and/or number of the well? <i>(e.g. Township of Langley #8, PW607, Well #2)</i>	Well WTN 127224		
29. Describe the location of the well <i>(i.e. behind the school in the pumphouse, or, 30m southwest of intersection of Fir Street &amp; 10<sup>th</sup> Avenue, or address of well)</i>	Well is located on currently undeveloped land, circa 40 m from BC HWY 31		
30. GPS (Global Positioning System) coordinates (if available):	440054 m E 5610516 m N Zone 11		
31. Which of the following best describes this well:  1. Primary (used year-round, or most of the year) 2. Secondary (used part of the year) 3. Back-up or Emergency	Primary		
<p><i>Water well record, or well log, is a document prepared by the driller at the time of well construction. The log contains the construction details, soil layers encountered during drilling, well capacity and other important facts about the well.</i></p> <p><i>Water well records may be available on the Ministry of Water, Land and Air Protection Website: <a href="http://aardvark.gov.bc.ca/apps/wells/">http://aardvark.gov.bc.ca/apps/wells/</a></i></p>			
32. Do you have a well log or water well record for this well?  1. Yes 2. No 3. Unsure	Yes.		
33. Which of the following best describes the construction of the well:  1. Drilled 2. Excavated (dug) 3. Driven (sand point) 4. Unsure	Drilled.		
34. Is this well less than 15 m (50 ft) deep?  1. Yes 2. No 3. Unsure	No.		

Well Information	Well WTN 127224	Well __	Well __
<p><i>Well casing: A pipe which protects and supports the wall of the well and maintains access to the water supply.</i></p> <p><i>Well cap: a cover that screws or clamps onto the top exposed portion of the well casing to prevent contaminants from entering the well.</i></p> <p><i>Pitless adapter: specially designed and gasketed coupling, installed below the ground that pipes water from the pump discharge directly through the casing wall.</i></p> <p><i>Surface seal: a grouted annular space around the well casing which usually extends from the land surface to several metres deep. The sanitary well seal functions to prevent any contaminated surface and near surface water from seeping down the side of the well to the aquifer.</i></p>			
<p>35. Is this well located within 30 m (100 ft) of any surface water (lake, stream, river, or pond)?</p> <p>1. Yes 2. No 3. Unsure</p>	No.		
<p>36. Does the well casing stick up at least 30 cm (12 in) above the ground level?</p> <p>1. Yes 2. No 3. Unsure</p>	Yes.		
<p>37. Does this well have a well cap securely attached to it or is the wellhead connected directly to the distribution pipe?</p> <p>1. Yes 2. No 3. Unsure</p>	Yes.		
<p>38. Does this well have a pitless adapter?</p> <p>1. Yes 2. No 3. Unsure</p>	Not currently, but it will when it is commissioned.		
<p>39. Does this well have a surface seal?</p> <p>1. Yes 2. No 3. Unsure</p>	Yes.		
<p>40. Is there a gap between the well casing and the surrounding ground?</p> <p>1. Yes 2. No 3. Unsure</p>	No.		
<p>41. Is this well located in an area where there is known flooding or where water can pond?</p> <p>1. Yes 2. No 3. Unsure</p>	No.		

<i>Aquifer Description</i>	Well WTN 127224	Well __	Well __
<p>42. Which of the following best describes the type of aquifer that this well draws water from?</p> <ol style="list-style-type: none"> <li>1. <i>The well is completed into unconsolidated materials (sand and gravel)</i></li> <li>2. <i>The well is completed into bedrock.</i></li> <li>3. <i>Unsure</i></li> </ol>	Option 2: the well is completed into bedrock. See Sec 5.1.1.2 and Appendix B		
<p>43. Is there a layer thicker than 3 m (10 ft) of clay, silt, till or hardpan above the well screen or well intake for this well? (Refer to the well log if available).</p> <ol style="list-style-type: none"> <li>1. <i>Yes</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>	Option 3: unsure. The well log describes the overburden to the bedrock as 10.7 m of 'clay with rocks, which could behave as a leaky confining layer. See Sections 5.1.1.2, 5.2.3, 5.2.4, and Appendices B and F.		
<p>44. Is there a written groundwater protection plan (based on the <i>Well Protection Toolkit</i> or something comparable) for this well?</p> <ol style="list-style-type: none"> <li>1. <i>Yes</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>	No, however, Sections 5.2.3 and 5.2.4 of the attached report discuss the source protection of the well and its groundwater; potential contaminants/pathogens present at site and the potential pathways these contaminants/pathogens could migrate along to reach the well's intake.		
<i>Potential Contaminant Sources within 30 m of Well</i>	Well __	Well __	Well __
<p>45. Look at the area within 30 m (100 ft) of the well. Do you see or know of any of the following activities, or natural conditions, occurring in that area?</p> <p>Answer: Write number in the boxes below each well</p>	<ol style="list-style-type: none"> <li>1. <i>Yes</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>	<ol style="list-style-type: none"> <li>1. <i>Yes</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>	<ol style="list-style-type: none"> <li>1. <i>Yes</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>
a. <i>Chemical storage (household or agricultural, including pesticides)</i>	No		
b. <i>Fuel storage (above ground or underground)</i>	No		
c. <i>Landfill, refuse storage or contaminant sites</i>	No		
d. <i>Manure storage or application</i>	No		
e. <i>Livestock</i>	No		
f. <i>Wildlife (deer, bear, beaver, ducks, geese, cougars, etc.)</i>	No		
g. <i>Other wells including abandoned well(s)</i>	No		
h. <i>Septic systems, (including your own or those on nearby properties)</i>	No		
i. <i>Major roads, drainage ditches</i>	No		
j. <i>Ocean</i>	No		
k. <i>Other (specify)</i>	No		

<i>Potential Contaminant Sources within 300m of Well</i>	Well WTN 127224	Well __	Well __
<p>46. Look at the area within 300 m (1000 ft) of the well. Do you see or know of any of the following activities occurring in that area?</p> <p>Answer: Write the number in the boxes below each well</p>	<p>1. <i>Yes</i> 2. <i>No</i> 3. <i>Unsure</i></p>	<p>1. <i>Yes</i> 2. <i>No</i> 3. <i>Unsure</i></p>	<p>1. <i>Yes</i> 2. <i>No</i> 3. <i>Unsure</i></p>
<p>a. <i>Commercial/industrial fuel storage (above ground or underground)</i></p>	<p>Not currently, but as part of the Facility development fuel storage will be installed but they will not upgradient of the well. See Sec. 5.2.3 and 5.2.4.</p>		
<p>b. <i>Commercial/industrial chemical storage, including fertilizers; pesticides</i></p>	<p>Not currently, but small amounts of commercial chemicals will be housed at the Facility for its operations, but they will be stored upgradient of the well. See Sec 5.2.3 and 5.2.4.</p>		
<p>c. <i>High density residential (i.e. subdivision) areas with on-site sewage disposal (septic) system</i></p>	<p>No</p>		
<p>d. <i>Intensive agriculture (e.g. commercial vegetable growing, nurseries, orchards, feed lots)</i></p>	<p>No</p>		
<p>e. <i>Livestock</i></p>	<p>No</p>		
<p>f. <i>Manure storage or application</i></p>	<p>No</p>		
<p>g. <i>Wildlife (deer, bear, beaver, ducks, geese, cougars, etc.)</i></p>	<p>No</p>		
<p>h. <i>Landfill, refuse storage, contaminated sites</i></p>	<p>No</p>		
<p>i. <i>Major highway, railway, pipeline</i></p>	<p>Yes, but it is downgradient of the well.</p>		
<p>j. <i>Other wells, including abandoned well(s)</i></p>	<p>No</p>		
<p>k. <i>Recreation activities (legal or by trespass)</i></p>	<p>No</p>		
<p>l. <i>Other (specify)</i></p>	<p>No</p>		

Source Water Quality	Well WTN 127224	Well __	Well __
<p><i>Physical Chemical parameters: Turbidity, pH, colour, nitrate, nitrite, metals, arsenic, fluoride</i></p> <p><i>Microbiological parameters total and fecal coliforms, heterotrophic plate counts, E. coli</i></p>			
<p>47. Has the well water ever been tested at the source, before any treatment, for</p> <ol style="list-style-type: none"> <li>1. <i>Physical/Chemical parameters</i></li> <li>2. <i>Microbiological water quality</i></li> <li>3. <i>Both</i></li> <li>4. <i>None</i></li> </ol>	<p>Both, physical/chemical parameters and microbiological water quality. See Sec. 5.2.</p>		
<p>48. Is the well water tested regularly at the source, before any treatment?</p> <ol style="list-style-type: none"> <li>1. <i>Yes</i> <i>If yes, please specify (a) Physical/Chemical parameters, (b) Microbiological water quality or (c) both</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>	<p>No because the well is not currently in use. However, upon commissioning and as outlined in the attached report, Interior Health will require annual testing for E. coli. See Sec. 5.2.</p>		
<p>49. Who does the regular testing?</p> <ol style="list-style-type: none"> <li>1. <i>Water supply system owner or operator (supplier)</i></li> <li>2. <i>Health Authority (Environmental Health Officer)</i></li> <li>3. <i>Other (specify)</i></li> </ol>	<p>Water supply system owner/operator. See Sec. 5.2 and 6.</p>		
<p>50. Have you ever had any source water quality test results exceed the maximum acceptable concentration as stated in the "Guidelines for Canadian Drinking Water Quality" that could impact health: such as fecal coliforms, E. coli, nitrate nitrogen, arsenic, turbidity (DO NOT include aesthetic parameters such as iron, manganese, or hardness)</p> <ol style="list-style-type: none"> <li>1. <i>Yes</i></li> <li>2. <i>No</i></li> <li>3. <i>Unsure</i></li> </ol>	<p>Yes, the MAC for Uranium was measured at 0.0460 mg/L and the MAC is 0.02 mg/L. All other parameters were less than the GCDWQ's MACs. See Sec 5.2 and 6. Seeking "sanitation use only" permit, meaning water is not for human consumption or food preparation, so this is not a concern with proposed use.</p>		

## NEW DRINKING WATER SOURCE GUIDELINE

### 1.0 INTRODUCTION

Health Protection staff engage in assessing and evaluating proposed new sources of drinking water to ensure they are properly located and verify possible sources of contamination or drinking water health hazards.

The guideline outlines evaluation information necessary to assess health risks, support source protection efforts, and facilitate proper system design. Surface and ground water source components include:

#### 1.1 Surface Water Sources

- a) Watershed characterization (e.g. hydrology, water quality, trends).
- b) Contaminant survey results that identify hazards in a watershed and have the potential to impact water quality.
- c) Risk characterization including consequences to drinking water.
- d) Source protection measures to be considered or implemented.

#### 1.2 Ground Water Sources

- a) Aquifer characterization (e.g. well site selection, aquifer vulnerability) See Sec. 5.1.1.2
- b) Contaminant survey results that identify hazards that may impact well water quality. See Sec. 5.2 in general and specifically 5.2.4.
- c) Risk characterization including consequences to drinking water.
- d) Identification of wellhead protection measures to be considered or implemented. See Sec. 5.2.3.

A general consequence (e.g.: could contaminate the well") was provided in Section 5.2.3

### 2.0 PROCESS

**\*Note: An Application for New Drinking Water Source must be submitted to the local Environmental Health Officer prior to submitting an Application for Waterworks Construction Permit to Public Health Engineering.**

2.1 The applicant on behalf of a water supply system proposing a new drinking water source provides the following to the local Environmental Health Officer (EHO):

- a) A completed 820249 Application for New Drinking Water Source including:
  - Water system name, legal owner, address, phone number
  - location, nature and type of proposed source See attached report, Sec. 2 and 5.1.1.2.
  - water quality analyses results, assessment of a ground water source requires (2) steps See attached report, Sec. 5.2 and 6.

Completed and submitted by the applicant. All of these bullet points are in our report.

Interior Health  
Health Protection Manual

- (i) *Siting the Test Well for drilling*
- (ii) *Testing the well for Water Quality. Sample results from the Test Well are to be sent to the DWO for review and comment*

Completed and attached. Also see attached report Sec. 5.2

- b) Results from a site inspection and contaminant survey. For guidance regarding the evaluation of proposed surface or groundwater sources please refer to HP-WQ-9015 Evaluation Criteria for Surface Water or HP-WQ-9016 Evaluation Criteria for Ground Water respectively.

2.2 The Environmental Health Officer is responsible for the following:

- a) When a completed 820249 Application for New Drinking Water Source is received the EHO initiates the review and evaluation process.
- b) Originals of the application and supporting information are kept by the Environmental Health Officer. Copies of information are provided to appropriate staff as required. Examples are the Drinking Water Specialist, Team Leader, and Source Protection Officer.
- c) As part of the source assessment process, evaluate the appropriateness of the proposed water source by :
  - Carrying out a site inspection of the proposed source prior to the construction of any works (i.e. intake or well).
  - Reviewing a water quality analyses with reference to the *Drinking Water Protection Act (DWPA)*, *Guidelines for Canadian Drinking Water Quality (GCDWQ)*, and *Ministry of Environment Source Water Quality Guidelines*.
  - Consulting with members of the Drinking Water Team (e.g. Public Health Engineer, Medical Health Officer, Drinking Water Specialist, and Source Protection Officer) as required.
- d) Upon completion of the evaluation process the Environmental Health Officer will forward site inspection results and water quality evaluation to the water system applicant (a copy is provided to the Public Health Engineer). They will indicate whether the proposed source is appropriate to be considered for use as a drinking water source (i.e. can or can not be used), whether treatment is required, and identify any other concerns they may have regarding the proposed drinking water source.



# WILDFIRE THREAT & RISK ASSESSMENT REPORT

## Synopsis

On 11-August-2022 a wildfire risk assessment was requested by [REDACTED] of Forest-Smith Development as a prerequisite for a zoning change application with the Columbia Shuswap Regional District (CSRD) for a proposed cardlock fueling station.

The attached risk assessment is based on the same methods as the *Provincial Strategic Threat Assessment (PSTA)* and outlined in the *Wildfire Threat Assessment Guide and Worksheets* and *Determining Wildfire Threat and Risk at a Local Level* all information contained herein is intended to identify fuel type changes and inform local wildfire threat classification. This risk assessment does not address structures or structure survivability as it is outside the scope of the report. Additionally, this report does not address the risks that may be associated with the proposed development including and not limited to fuel storage infrastructure, public access and mitigation (ie. smoking areas), high risk activities (heavy equipment operation during times of high fire hazard), etc.

Any risk analysis assumes exposure of a value and although the report is completed to the best of the ability of the signing professional, there is a level of uncertainty involved with unknown values that may occur on the landscape to which no information is available (private structures, species at risk outside their typical area, archeological sites, etc). Human life and safety is the priority for planning and where feasible and accessible; infrastructure, environmental, cultural and resource values will be considered.

The property owners have done recent land clearing on the AOI to prepare for the development - this has changed the fuel type associated with this polygon from C-5 to slash/non-treed fuel type and reduced the risk of wildfire threat. The current wildfire risk rating falls at moderate and with continued planned development will reduce to low once asphalt and gravel has been laid and herbaceous vegetation fills in the remaining harvested area. Surface fire is currently possible through the AOI with normal rates of spread around 5m per minute. Spotting potential is estimated to affect up to 400m distance, likely in the northeast direction. There are private properties and the community of Galena Bay located downwind of the prevailing wind patterns which provides the greatest concern, however the lack of crown fire and the minimal surface fuels are not expected to support an organized flame front through the AOI and ultimately it will provide a small fuel break in association with the bordering highways.

## Area of Interest (AOI)

Area of interest includes an approximately 4ha patch of land that falls northeast of the junction of highways 23S and 31 (approximately 2km south of the Galena Bay Ferry terminal on upper Arrow lake).

PID: 011-740-671

Roll: 71004553000

UTM: 11U 438787 E 5607134 N

The AOI sits between 540-550m elevation at valley bottom and consists mostly of flat ground with maximum slope of <20%. Highway 23S borders the west boundary of the AOI and highway 31 borders the southeast boundary. Surrounding AOI is a mixture of harvested cutblocks and forests dominated by conifers with a minor component of deciduous (birch, aspen and cottonwood). There are two small wetlands located within 500m (to the east and southeast) of the AOI which are dominated by deciduous trees.

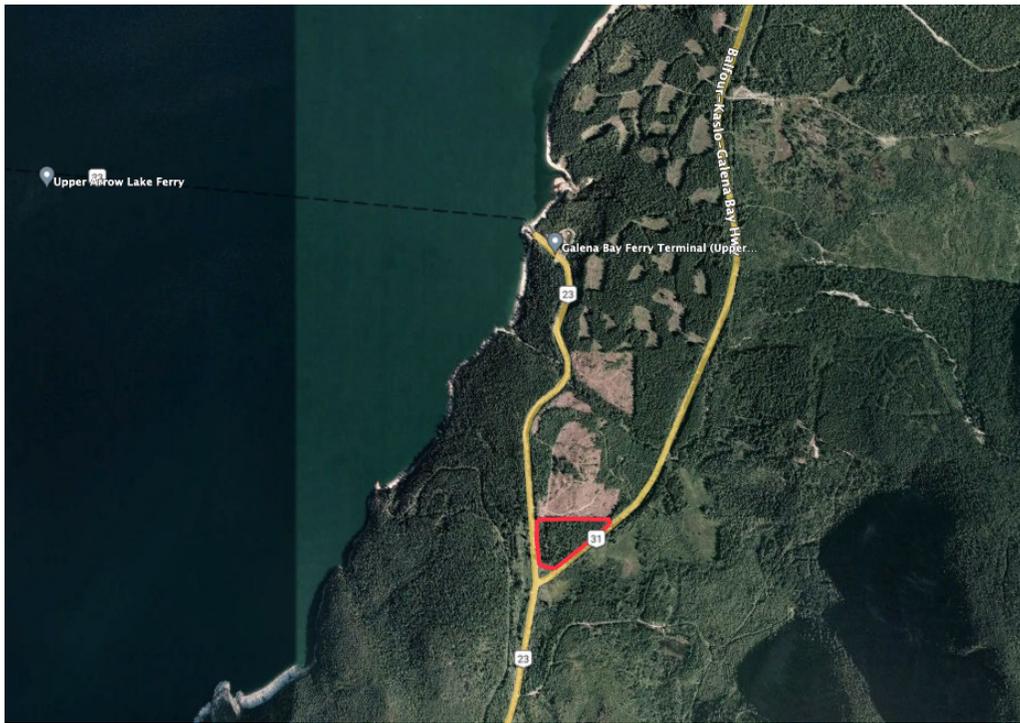


Figure 1. Red polygon indicates the AOI for the report. Ortho-imagery is not accurate as the AOI is non-forested.

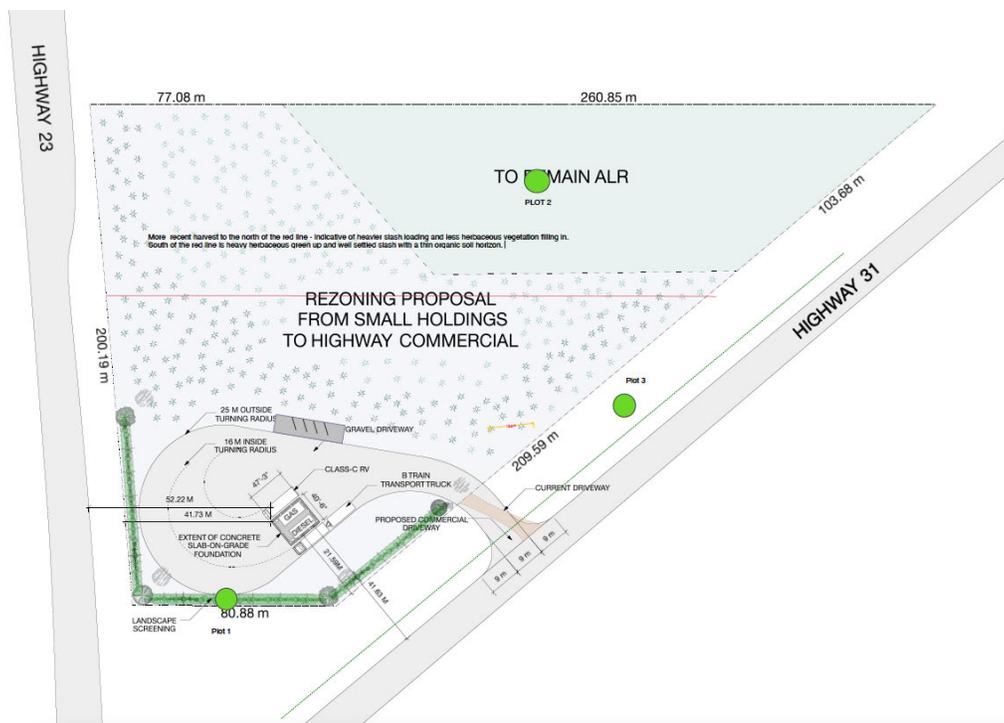


Figure 2. Details of the proposed development with plot locations for site assessment.

## Landscape Level Threat Assessment

### Value Description

The AOI falls within a mapped WUI 1km buffer and approximately 3km southwest of Galena Bay WUI which falls within risk class 1. The AOI is bordered by private property on all sides with Ministry of Transportation highway infrastructure running along the west and southeast boundaries and a woodlot west of highway 23S.

Additional values include:

BC ferry terminal located approximately 1,500m north northwest.

Grizzly bear population unit 436 (Central Selkirk) - conservation status M3

Critical habitat of *Rangifer tarandus* (Mountain Caribou - southern mountain population)  
Proposed critical habitat of *Pinus albicaulis* (Whitebark pine)

## Existing Provincial Strategic Threat Assessment (PSTA)

Threat rating on adjacent land ranged from low through to high and similar terrain and forest type produced a threat rating of 7 (high) - this could be due to proximity to Galena community and WUI areas. Additionally, the spatial data for the AOI indicated a C-5 fuel type, which is dominated by mature conifers with a high crown base height (18m) and a high population of deciduous shrub species. The AOI has recently undergone clearcut harvesting through the entire polygon with the exception of a 15-20m buffer along the perimeter. The fuel type is more typical of a slash fuel type and within a few years will be representative of a D-1/2 where vegetation is mostly deciduous herbs and shrubs - a fuel type that only supports surface fires.

## Site Level Wildfire Threat Assessment

### Site Level Assessment Summary

All field data collection occurred on 23-Aug-2022

Level	Description	Avg. Score
Forest Floor	Organic layer was thin overall and ranged from 1cm to 4cm composed of needle litter mostly undecomposed.	2
Surface & ladder fuels (0.1-3.0m height)	Southern half of AOI composed mostly of herbaceous (bracken fern, thimbleberry, dogbane and grass) with the northern half just starting to green up with <10% vegetation cover of similar species Surface fuels consisted of Fdi, Cw and Hw debris scattered and averaging 15-25% coverage of <7cm diameter Surface fuels have over-wintered and are not elevated There are a few intermittent stems of understory remaining in the block	12
Stand Structure & Composition (dominant & codominant)	There are few remaining standing stems and the freshly harvested AOI is considered 'non-treed' There is a 15-20m buffer of C-5 remaining around the perimeter of the AOI - fuel break on both sides (harvested AOI on one side and highway on the the other)	2

AOI TOTAL AVERAGE SCORE:	16
ECO PROVINCE:	Southern Interior Mtns
FUEL ASSESSMENT RATING:	Low
RESULTANT HFI SCORE:	2

\*fuel assessment ratings based on site level scoring criteria *Wildfire Threat Assessment Guide & Worksheets, version 4* BCWS, 2020



Figure 3. Sample of surface fuel composition (<7cm) - this photo indicates heaviest loading area which is scattered through AOI



Figure 4. Plot 2 organic layer



Figure 5. Vegetation composition in southern half of AOI



Figure 6. Vegetation composition in northern half of AOI - more recently harvested.

### Resultant Wildfire Threat Score

Provincial Strategic Threat Rating - for unclassified areas			
Relevant Wx Station	Crawford		
	Fire Density	Head Fire Intensity	Spotting Impact
Spatial Data Value	5	2	3
Weight	0.3	0.6	0.1
Weighted Value	1.5	1.2	0.3
Total Wildfire Threat Score	3		

Local threat score produced from field data collection and spatial scores retrieved from the 2021 updated PSTA mapping <https://www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/vegetation-and-fuel-management/fire-fuel-management/psta> on 24-Aug-2022.

### Wildfire Risk Rating and Summary

Local Wildfire Risk Score					
Relevant Wx Station	Crawford				
	Local Threat Score	Proximity	Fire Spread Pattern	Slope Position	Slope Percent
Actual Value	3	8	7	2	2
Weight	0.3	0.3	0.3	0.05	0.05
Weighted Value	0.9	2.4	2.1	0.1	0.1
Total Wildfire Risk Score	5.6				

Proximity ratings were deduced from the WUI spatial data provided by the BC Wildfire Service (BCWS) and the AOI falls within a mapped WUI 1km buffer zone. The private properties and structures are not condensed into a "community" style setting and are located scattered over the landscape. The closest structures are >100m from the boundary of the AOI.

Crawford weather station was selected as the most representative station due to proximity and aspect of AOI. The ISI rose (initial spread index) indicates a prevailing wind pattern from the southwest. Considering the topography and ISI data, the AOI is at higher risk of fire spread due to its location being downwind of forested terrain and heavier fuel types (C-5). Additionally, the wind patterns are directed toward the community of Galena Bay - although it is located >5km downwind, there are scattered private properties in closer proximity.

The slope position of the AOI is majority flat (<20% slope) and located at valley bottom. The slope will not affect flame and fuel interaction and normal rates of spread are expected. The AOI does have southern exposure and fuels will be expected to cure quicker than adjacent shaded aspects.

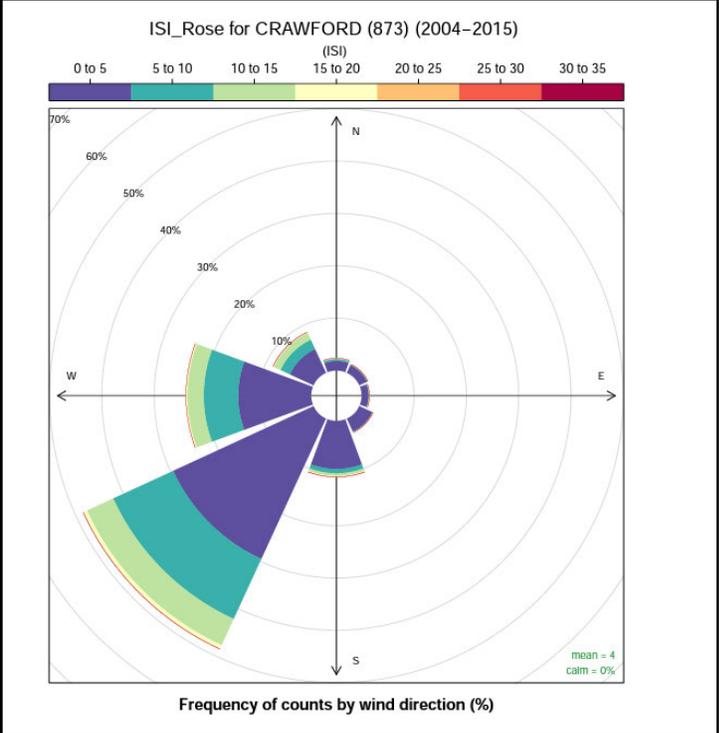
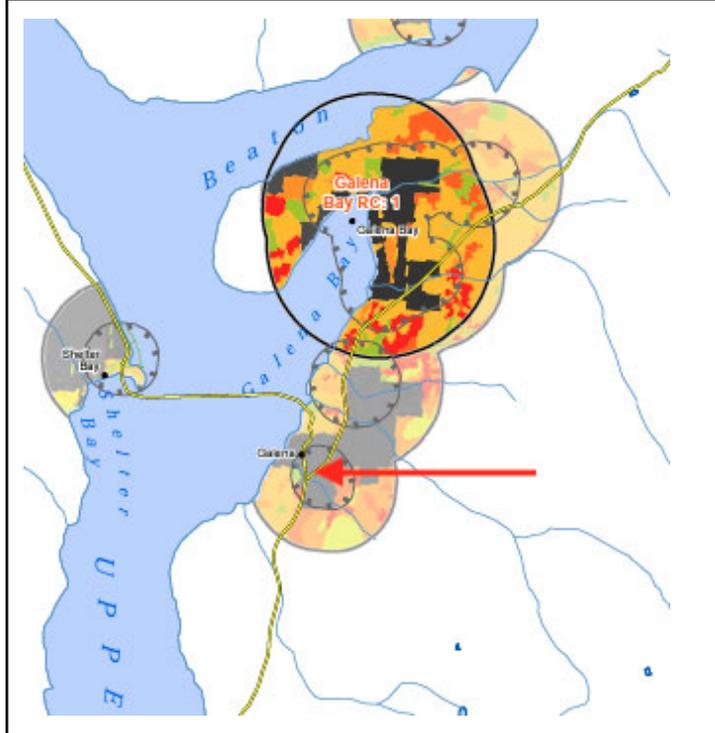


Figure 7. Overview of WUI polygons. The AOI area (red arrow) falls within a 2km buffer of 6+ structures/km<sup>2</sup>. Private residences in area are interspersed through this area and not centralized together as a community.

Figure 8. Initial Spread Index data from Crawford weather station. Indicating prevailing winds from the southwest .

In summary, the AOI represents a moderate wildfire risk rating. It is expected that with the proposed development the risk rating will be reduced to low. There will be associated clean up of surface fuels, soil disturbance down to the mineral layer in addition to large area of gravel and asphalt installed. Typically, areas are not treated for wildfire risk reduction unless they achieve a 7 or higher rating and as such the only recommendation is to abate the slash pile hazard from the logging residue as soon as field conditions permit (ie. once fire hazard has dropped and ventilation is adequate as per the Open Burning Smoke Control regulation).

### Reference Wildfire Risk Rating Schema

Relative Risk	Weighting
Low	0-3.9
Moderate	4-6.9
High	7-8.9
Extreme	9+

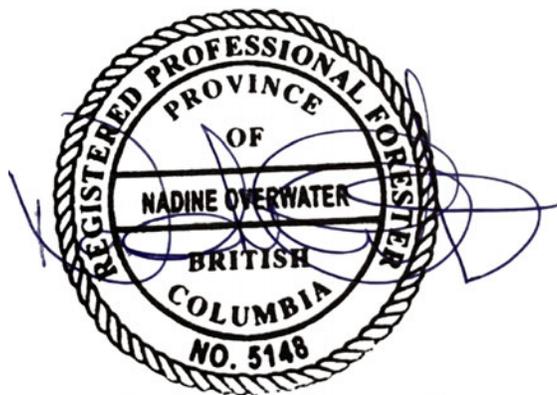
Descriptors:

Low	The combination of the local fuel hazard, weather influences, topography, proximity to the community, fuel position in relation to fire spread patterns, and known local wildfire threat factors make it a lower potential for threatening a
-----	--

	community. These stands will support surface fires, single tree or small groups of conifer trees could torch/ candle in extreme fire weather conditions. Fuel type spot potential is very low, low risk to any values at risk.
Moderate	The combination of the local fuel hazard, weather influences, topography, proximity to the community, fuel position in relation to fire spread patterns and known local wildfire threat factors make it possible that a wildfire in this area would threaten the community. Areas of matted grass, slash, conifer plantations, mature conifer stands with very high crown base height, and deciduous stands with 26 to 49% conifers. These stands will support surface fires, single tree or small groups of conifer trees could torch/ candle. Rates of spread would average between 2-5 meters/ minute. Forest stands would have potential to impact values in extreme weather conditions. Fuel type spot potential is unlikely to impact values at a long distance (<400m).
High	The combination of the local fuel hazard, weather influences, topography, proximity to the community, fuel position in relation to fire spread patterns, and known local wildfire threat factors make it likely that a wildfire in this area would threaten the community. This includes stands with continuous surface/ crown fuel that will support regular torching/ candling, intermittent crown and/or continuous crown fires. Rates of spread would average 6 -10 meters/ minute. Fuel type spot potential is likely to impact values at a long distance (400 -1 000m).
Extreme	The combination of the local fuel hazard, weather influences, topography, proximity to the community, fuel position in relation to fire spread patterns, and known local wildfire threat factors make it very likely that a wildfire in this area would threaten the community. Stands with continuous surface/ crown fuel and fuel characteristics that tend to support the development of intermittent or continuous crown fires. Rates of spread would average >10 meters/ minute. Fuel type spot potential is probable to impact values at a long distance (400 -1 000m or greater). These forest stands have the greater potential to produce extreme fire behaviour (long range spotting, fire whirls and other fire behaviour phenomena).

\*taken from Crown Land Wildfire Risk Reduction Planning Guide 2020-2021

I certify that the work described herein fulfills the standards expected of a registrant of the Association of British Columbia Forest Professionals and that I did personally supervise the work.



Nadine Overwater - RPF#5148

24-August-2022

Date



Nakimu Ventures Inc  
 PO Box 293  
 Revelstoke, BC  
 V0E 2S0

[www.nakimuventures.ca](http://www.nakimuventures.ca)  
[nadineoverwater@nakimuventures.ca](mailto:nadineoverwater@nakimuventures.ca)  
 250-814-7708

## References

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development - BC Wildfire Service. 2020. Crown Land Wildfire Risk Reduction Planning Guide 2020-2021.
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development - BC Wildfire Service. 2020. Determining Wildfire Threat and Risk at a Local Level.
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development - BC Wildfire Service. 2020. Wildfire Threat Assessment Guide and Worksheets Version 4.
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development Resource Practices Branch. 2020. Silviculture Surveys Procedures Manual Regen Delay, Stocking, and Free Growing Surveys plus Alternative Survey Methodologies.  
[https://www2.gov.bc.ca/assets/gov/farming-surveys/2020\\_procedures\\_manual\\_final.pdf](https://www2.gov.bc.ca/assets/gov/farming-surveys/2020_procedures_manual_final.pdf)
- Morrow, B., Johnson, K., and Davies, J. Ministry of Forests, Lands and Natural Resource Operations Wildfire Management Branch. 2013. Wildland Urban Interface Wildfire Threat Assessments in BC.
- Perrakis, D. & Eade, G. Ministry of Forests, Lands and Natural Resource Operations - BC Wildfire Service. 2015. British Columbia Wildfire Fuel Typing and Fuel Type Layer Description FINAL



# It Happens

Septic Design | Installation | Inspection

 ithappens.ca  250.253.2059

Rodric van Woerkom.

Registered Onsite Wastewater Practitioner

Blind Bay B.C. V0E 1H1

Cell 1-250-253-2059

email:planner@ithappens.ca

## Preamble

---

On the 17<sup>th</sup> of November 2023, we attended a property located at 20 Highway 31, Galena Bay, BC on behalf of [REDACTED] of Forrest Smith Development, to perform a site assessment to facilitate the planning and installation of a commercial onsite wastewater system that would serve an amenity site with a 3 stall washrooms. The daily design flow has been calculated at 20l/day per person x 150 persons a day = 3000l/d x peaking factor of 1.5. BOD is calculated at 15g per person x 150 persons per day = 2250g per day as per table III-11 of the SPM V3 of the Sewerage System Regulation. The daily design flow for this system is 4500L/Day.

To outline the process, my aim was to assess the soil type and vertical separation. Sometimes it is necessary to excavate multiple soil observation test pits to confirm the consistency of soil type, available soil depth and to identify seasonal or permanent horizons where groundwater is present. As part of this site and soil assessment, my aim was to acquire enough information to facilitate the design and installation of a wastewater system. The type of treatment required and the Daily Design Flow Rate were determined utilizing information acquired through a homeowner declaration and when examining the soil test pits and auger holes.

There are no residences currently on this parcel. A proposal for a fuel cardlock, heliport and a food truck has been planned. The foodtruck is not part of the calculations or concept design. The assessment is made on the premise that a garburator will not be installed in this development, as there would need to be a 50% increase in Daily Design Flow to ensure a larger dispersal area. The aim of this site and soil investigation was to facilitate the design and installation of a Type 1 Septic Tank Effluent Gravity System (STEG). My rationale for this is simply related to the fact that gravity based septic systems, under the correct soil conditions, are low maintenance and as long as influences to these systems meet the design parameters, are long lived. They are also cost effective and require minimal interference over the course of the system's lifetime.

Issues which were clarified during my site and soil assessment related to soil depth and soil type, as well proximity to wells and all other critical and horizontal setbacks as set out in the Standard Practice Manual Version 3 (SPM V3) were ascertained.

## **Introduction**

---

ROWP, Rodric van Woerkom was present at the site to confirm the feasibility for a decentralized onsite septic system both in terms of design and installation. Based on machine excavation, auger hole testing and overnight soils testing, we can conclude that these soils can be characterized as a **sandy loam type** with a useable soil vertical separation of 45cm.

The four two pits dug were located in the upper portion of the somewhat levelled area potentially suitable for a dispersal system. A depth of 200 cm was achieved revealing soils with a 34% aggregate content and a propensity towards sandy loam soil type. Groundwater was found at 45cm.

It is my opinion that the vertical separation available would not meet the required standards for a Type 1 system based on 45cm of useable soils. However, there is adequate linear length to ensure a conservative design that meets the Standard Practice Manual requirements for B.C.

## **System options**

---

One potential site was identified for the dispersal area of system. The site carries 8-% gradient. The slope is suitable for type two distribution commercial strength effluent.

The system would consist of a dual compartment septic tank consisting of 3000iG settling as the first measure of treatment. The first compartment off this tank would function as a trash tank (where the influent collects and separates in three layers), from this first trash tank compartment, effluent will flow into a secondary settling tank compartment for further settling. From there, the effluent would carry over through an effluent filter by gravity into a 1500iG pump chamber with a high head pump. The effluent will be transferred to the distribution field measuring 45m x 3m plus a 7.5m mantel via timed dosing utilizing a transducer to control dosing volume. The field will consist of 74 Eljen GSF moduleles on top of mound sand. It has been confirmed through manual measurement and confirmation by the property owner that all wells on the property and neighbouring properties are outside of the 30m horizontal setback required under the Health Act.

A suitable back up area has been located and highlighted below in the concept drawing.

**Conclusion**

From the information deduced during the site assessment, I recommend a pressurized Type Two system for a potential design that is suitable as an onsite wastewater system to serve this fuel card lock and heliport. Cost is TBD.

If you require more information, please do not hesitate to contact me by phone or e-mail.

Sincerely,



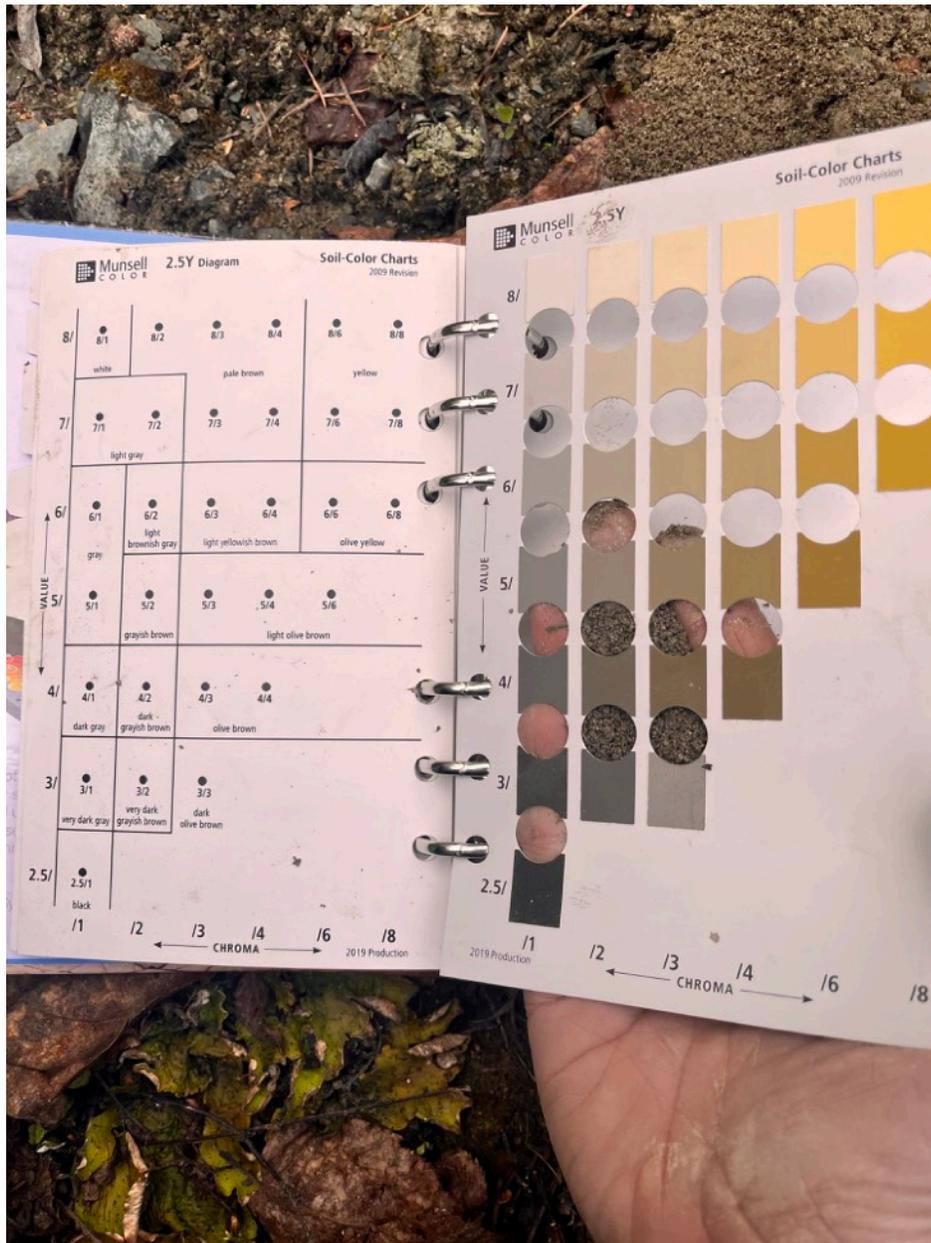
Rodric Van Woerkom

R.O.W.P. Registered Onsite Wastewater Practitioner.

Blind Bay BC.

***Declaration:***

*These plans and specifications are consistent with standard practice with regard to the Sewerage System Regulation and the Sewerage System Standard Practices Manual of the B.C. Ministry of Health. I have conducted a complete site evaluation and have exercised due diligence. I am a registered on-site practitioner authorized to install onsite wastewater systems herein.*



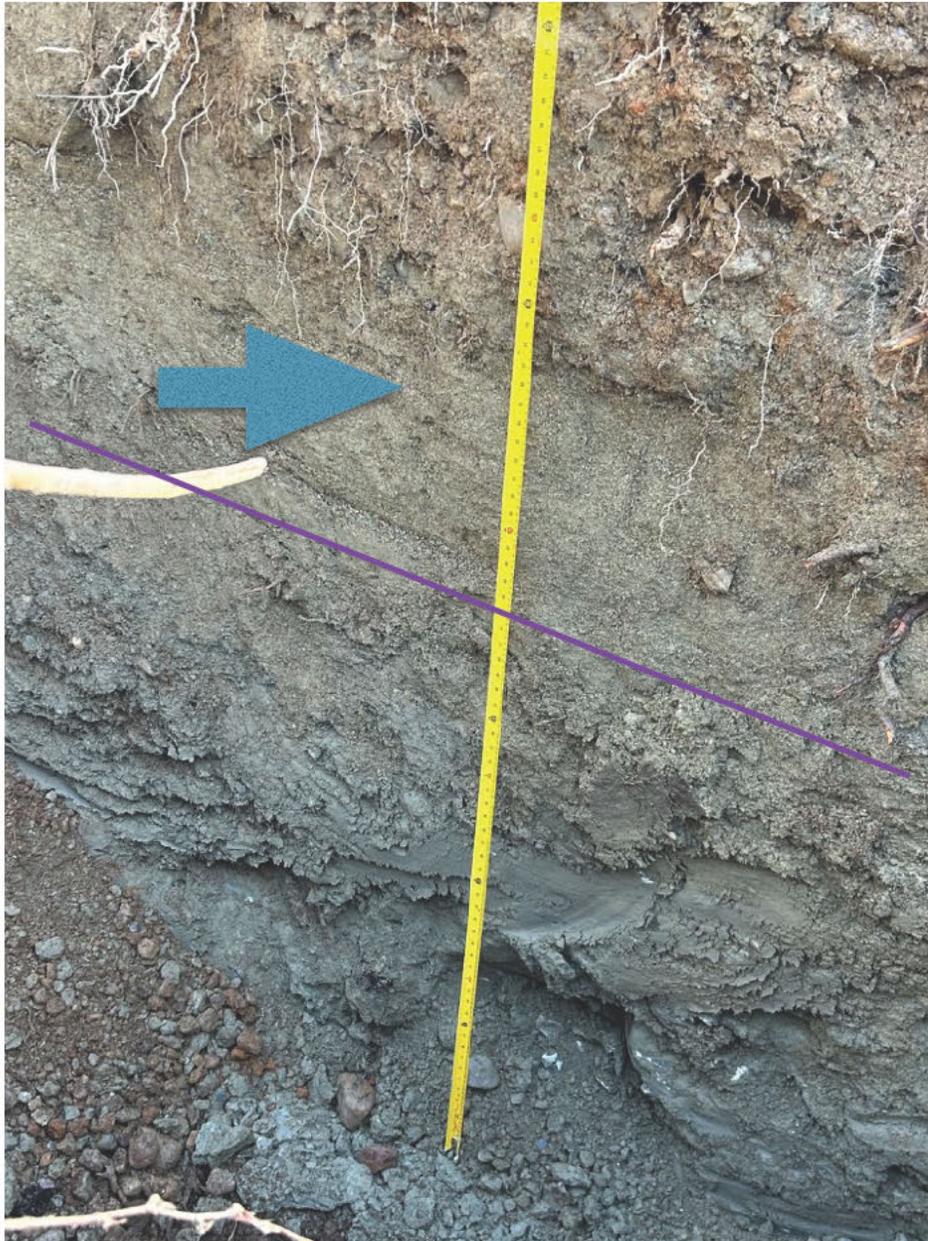
*Photo 1. We used the Munsell chart to assist in determining soils type.*



***Photo 2. Soils sifting.***



*Photo 3.*



*Photo 4. Useable layer*

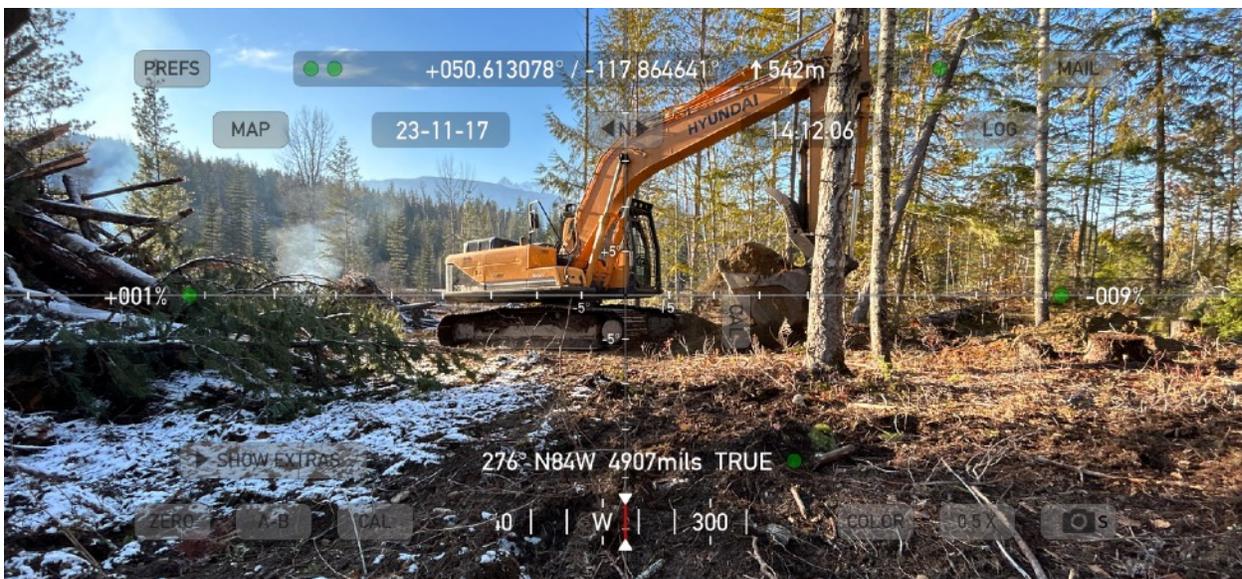


Photo 5.



*Photo 6. Area for the dispersal system.*

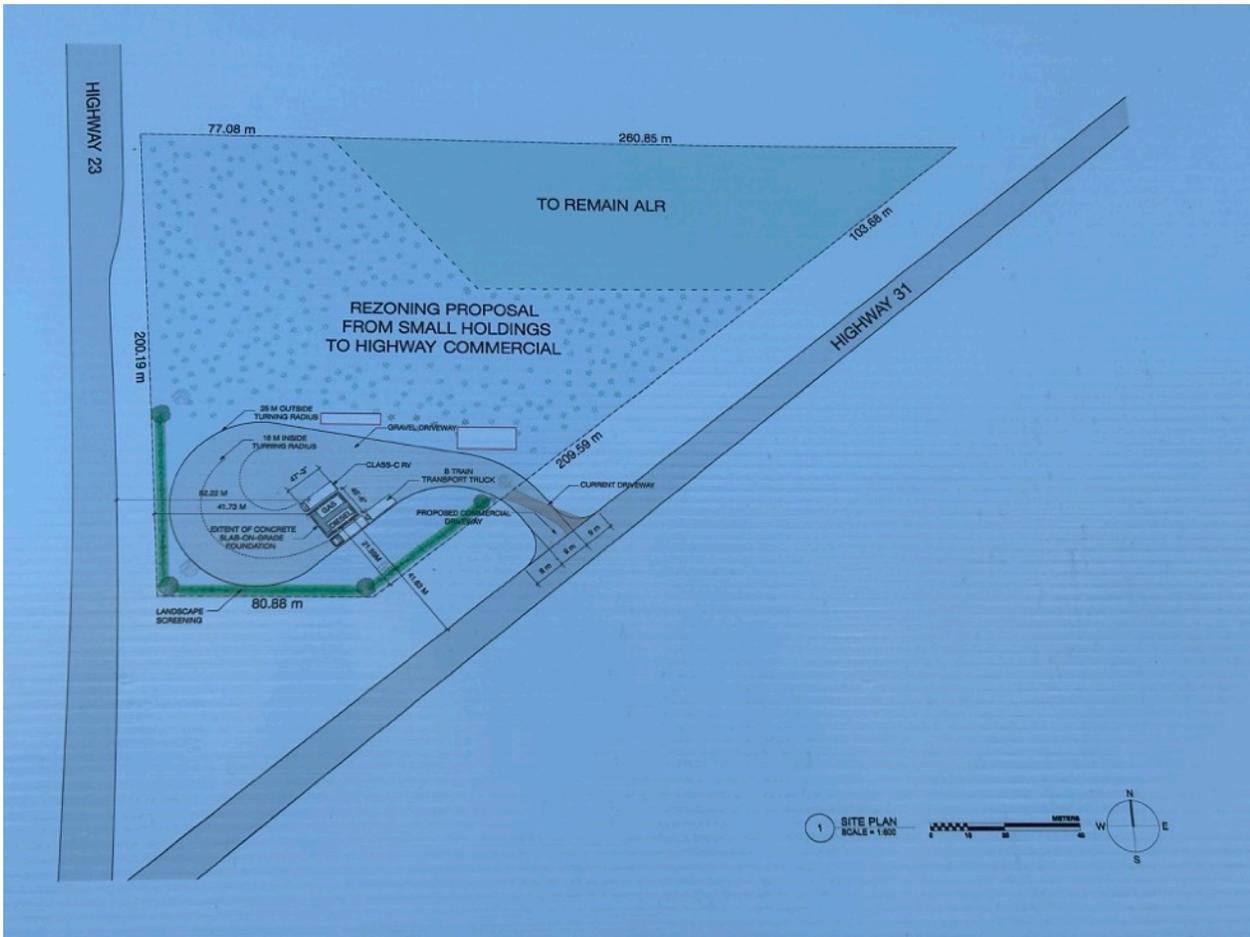
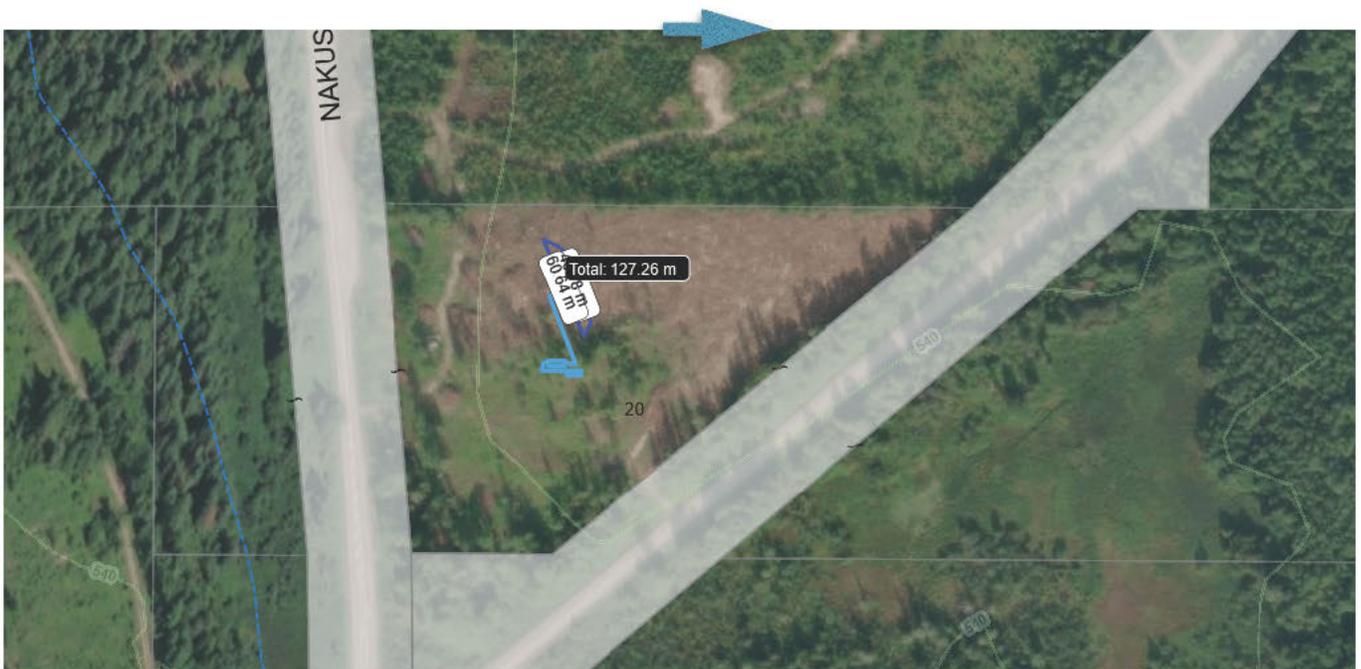


Photo 7.



*Photo 8. Concept drawing. Back up dispersal area could be placed in the area of the arrow.*



## COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1

**Staff Contact:** Christine LeFloch, Planner III

[plan@csrd.bc.ca](mailto:plan@csrd.bc.ca) | [clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)

**FILE:** BL850-18

BL851-25

**DATE:** March 23, 2022

## REFERRAL RESPONSE

### RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

No objections

### RESPONSE TEXT:

The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current Solid Waste Management Plan.

Signed By:  \_\_\_\_\_

Title: General Manager, Environmental and Utility Services

Date: \_\_\_\_\_ May 13, 2024

Agency: Columbia Shuswap Regional District



## COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1

**Staff Contact:** Christine LeFloch, Planner III

[plan@csrd.bc.ca](mailto:plan@csrd.bc.ca) | [clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)

**FILE:** BL850-18

BL851-25

**DATE:** March 23, 2022

## REFERRAL RESPONSE

### RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

No objections

### RESPONSE TEXT:

The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.

Signed By: \_\_\_\_\_

Title CFO

Date: May 13, 2024

Agency CSRD

**From:** [McBurnie, Michael ALC:EX](#)  
**To:** [Christine LeFloch](#)  
**Subject:** RE: BL850-18 BL851-25 Referral Request  
**Date:** March 25, 2022 10:13:49 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)

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Hi Christine,

Thank you for forwarding a draft copy of the bylaw amendment for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the bylaw amendment is consistent with the purposes of the ALC Act, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

A portion of the property is within the ALR. While the proposal area is outside of the ALR, the northern boundary of the proposal area is directly adjacent to ALR lands.

Part 3 of the Ministry of Agriculture's [Guide to Edge Planning](#) (2015) describes urban-side edge planning tools to promote urban/rural compatibility. With the construction of a commercial service station adjacent to the ALR, there is the potential for future complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc. As you may be aware, the goal of the ALR is to preserve agricultural capable land for the long-term so the future agricultural potential must be considered along with current uses. For this reason, ALC staff recommend considering the setback and buffer requirements outlined in the [Guide to Edge Planning](#), including up to a 15 m commercial building setback from the ALR boundary, and an associated 8 m vegetated buffer to reduce the potential for urban/agricultural conflicts.

While the proposed site plan located the commercial uses quite a distance from the ALR boundary, the proposal would rezone all of the non-ALR portion of the property to Highway Commercial, right up to the ALR boundary. This creates the potential for future expansion of the commercial use up to the ALR boundary. The setback and buffer could be implemented now and would be easier to do at this stage as the currently proposed development is well beyond 15 m from the ALR boundary.

If you have any further questions, please let me know.

Michael McBurnie (he/him)  
Regional Planner: North, Interior, and Okanagan Regions  
Agricultural Land Commission  
[michael.mcburnie@gov.bc.ca](mailto:michael.mcburnie@gov.bc.ca) | 236.468.3246

---

**From:** Marianne Mertens <[mmertens@csrd.bc.ca](mailto:mmertens@csrd.bc.ca)>  
**Sent:** March 24, 2022 3:17 PM

**To:** Operations <[Operations@csrd.bc.ca](mailto:Operations@csrd.bc.ca)>; Jodi Pierce <[JPierce@csrd.bc.ca](mailto:JPierce@csrd.bc.ca)>; Bandy, Mike ALC:EX <[Mike.Bandy@gov.bc.ca](mailto:Mike.Bandy@gov.bc.ca)>; ALC Kootenay Land Use ALC:EX <[ALC.Kootenay@gov.bc.ca](mailto:ALC.Kootenay@gov.bc.ca)>; Arch Data Request FLNR:EX <[ArchDataRequest@gov.bc.ca](mailto:ArchDataRequest@gov.bc.ca)>; HBE <[HBE@interiorhealth.ca](mailto:HBE@interiorhealth.ca)>

**Cc:** Christine LeFloch <[CLeFloch@csrd.bc.ca](mailto:CLeFloch@csrd.bc.ca)>

**Subject:** BL850-18 BL851-25 Referral Request

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

BL850-18 PL20210000320

BL851-25 PI20210000322

Good afternoon:

You are requested to comment on the attached Bylaw Amendments. We would appreciate your response by **May 23, 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. Along with the pdf attachments is a kmz file for the agencies that require it.

Links to the March 17<sup>th</sup>, 2022 Board Report items:

1. [2022-03-17\\_Board\\_DS\\_BL850-18\\_BL851-25\\_First.pdf](#)
2. [BL850-18\\_First.pdf](#)
3. [BL851-25\\_First.pdf](#)
4. [BL850-18\\_BL851-25\\_Applicant\\_Letter.pdf](#)
5. [BL850-18\\_BL851-25\\_Excerpts\\_BL850\\_BL851.pdf](#)
6. [BL850-18\\_BL851-25\\_Maps\\_Plans\\_Photos.pdf](#)

Thanks and have a great afternoon.

**Marianne Mertens**

Clerical Assistant

Development Services

**Columbia Shuswap Regional District**

**D:** 250.833.5924 | **TF:** 1.888.248.2773

**E:** [mmertens@csrd.bc.ca](mailto:mmertens@csrd.bc.ca) | **W:** [www.csrd.bc.ca](http://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.



May 26, 2022

Christine LeFloch  
 Columbia Shuswap Regional District  
 Box 978, 555 Harbourfront Drive NE  
 Salmon Arm, B.C.V1E 4p1

*Sent via email: [clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)*

Dear Christine LeFloch,

**File Number: BL850-18 & BL851-25**

Thank you for the opportunity to provide comments for the Board and staff consideration regarding the above captioned referral from the CSRD. I understand the referral is for amending the Electoral Area B Official Community Plan Bylaw No. 850 and rezoning the property from SH-Small Holdings to HC – Highway Commercial to allow for the permitted uses of a service station, restaurant, retail, owner/operator dwelling unit, and accessory use. Further, I understand the plan is to service this development with onsite small drinking water and an onsite sewerage systems.

From a planning perspective, we have no concerns with the proposed OCP amendment and rezoning.

From an Environmental Public Health perspective, here is additional information for the applicant:

- **Wastewater Servicing:** Phase 1 of this development proposes to utilize a sewerage holding tank to service public washrooms until such time as an onsite sewerage disposal system can be installed. A person must not install, repair, or alter a holding tank unless they hold a permit issued by an Environmental Health Officer per the BC [Sewerage System Regulation](#). Information on applying for a permit to construct a holding tank can be found on the [IH Onsite Sewerage Webpage](#). Please note that local governments have bylaws which prohibit or otherwise restrict the use of holding tanks and it is the applicant's responsibility to investigate this. Given the remote location of this proposal, there are concerns around feasibility of pumping and hauling for treatment which would need to be addressed prior to consideration for a permit to construct a holding tank.
- **Drinking Water Supply:** A water storage tank is identified for use in Phase 1. Construction Permits are required under the BC [Drinking Water Protection Act](#) and must be obtained prior to the construction, alteration, or extension of a water system. See [Drinking Water Providers & Operators | Businesses | IH \(interiorhealth.ca\)](#) for more information. Additionally, the applicant

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.



should contact the IH Small Water Team ([IHSWS@interiorhealth.ca](mailto:IHSWS@interiorhealth.ca)) to discuss plans for providing potable water.

- [Food Premises Regulation](#): Prior to the construction of a food service establishment, the applicant requires health approval from the local Environmental Health Officer (Penticton office for Environmental Public Health: 250-770-5540). See [IH Health Approval and Permits](#) for more information.

We are committed to working collaboratively with the CSRD to support healthy, sustainable land use planning and policy creation. Please feel free to contact me directly if you have any further questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Rimell'.

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)  
Environmental Health Officer  
Healthy Communities Healthy Families

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:** Cooper, Diana.FLNR-EX  
**To:** Marianne Mertens  
**Subject:** RE: BL850-18 BL851-25 Referral Request  
**Date:** Monday, June 6, 2022 12:23:49 PM  
**Attachments:** image003.png  
 image004.png  
 image007.png  
 image008.png  
 image009.png

Hello Marianne,

Thank you for your referral regarding proposed development at DISTRICT LOT 7044 KOOTENAY DISTRICT EXCEPT THAT PART IN PLAN 9151, PID 011740671. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

#### Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Data is not currently available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area.

#### Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

#### Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

#### Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Kind regards,

*Diana*



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.

Diana Cooper  
 Archaeologist/Archaeological Information Administrator  
 Archaeology Branch/Ministry of Forests  
 Phone: (250) 953-3343 | Email: [diana.cooper@gov.bc.ca](mailto:diana.cooper@gov.bc.ca) | Website: [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology)

**From:** Marianne Mertens <mmertens@csrd.bc.ca>  
**Sent:** March 24, 2022 3:17 PM  
**To:** Operations <Operations@csrd.bc.ca>; Jodi Pierce <JPierce@csrd.bc.ca>; Bandy, Mike ALC:EX <Mike.Bandy@gov.bc.ca>; ALC Kootenay Land Use ALC:EX <ALC.Kootenay@gov.bc.ca>; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>; HBE <HBE@interiorhealth.ca>  
**Cc:** Christine LeFloch <CLeFloch@csrd.bc.ca>  
**Subject:** BL850-18 BL851-25 Referral Request

**EXTERNAL** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

BL850-18 PL20210000320  
BL851-25 PL20210000322

Good afternoon:

You are requested to comment on the attached Bylaw Amendments. We would appreciate your response by **May 23, 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. Along with the pdf attachments is a kmz file for the agencies that require it.

Links to the March 17<sup>th</sup>, 2022 Board Report items:

1. [2022-03-17\\_Board\\_DS\\_BI850-18\\_BI851-25\\_First.pdf](#)
2. [BI850-18\\_First.pdf](#)
3. [BI851-25\\_First.pdf](#)
4. [BI850-18\\_BI851-25\\_Applicant\\_Letter.pdf](#)
5. [BI850-18\\_BI851-25\\_Excerpts\\_BI850\\_BI851.pdf](#)
6. [BI850-18\\_BI851-25\\_Maps\\_Plans\\_Photos.pdf](#)

Thanks and have a great afternoon.

**Marianne Mertens**

Clerical Assistant  
Development Services

**Columbia Shuswap Regional District**

D: 250.833.5924 | TF: 1.888.248.2773

E: [mmertens@csrd.bc.ca](mailto:mmertens@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



Please consider the environment before printing this e-mail

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.



1886 Little Shuswap Lake Rd • Chase BC • V0E 1M2  
tel 250.679.3203 • fax 250.679.3220

**Project Name:**

BL850-18\_BL851-25

**FN Consultation ID:**

PL2021\_320 PL21\_322

**Consulting Org Contact:**

Marianne Mertens

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Thursday, March 24, 2022

WITHOUT PREJUDICE\*1

March 31, 2022

Attn: Marianne Mertens, Columbia Shuswap Regional District (CSRD)

Weytk,

Little Shuswap Lake Band (LSLB) is in receipt of the referral for: BL850-18\_BL851-25.

While the project area is within LSLB shared territory, the project is within other Secwepemc Band(s) title and governance area. Given this assessment we would defer to the Secwepemc Band(s) whose traditional territory this project lies within or is affected by the project. We would recommend developing a Chance Find Policy a template to create the policy can be found here: <https://islandstrust.bc.ca/document/province-of-bc-archaeology-chance-fi...>

Note: this guide is from 2014. Some contact information may be out of date. We would recommend environmental protections for chemical spills and to ensure there is no potential for chemicals to enter the soil or groundwater. Should you not hear back from any other First Nation please advise us at [referrals@slb.ca](mailto:referrals@slb.ca)

Should LSLB identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Secwepemc Band(s) whose title and governing authorities are directly affected.

Review: Map Layer Review

Defer to Splantsin and Shuswap Band for this referral.

Kukstemc,

LSLB Referrals Team

Email: [referrals@slb.ca](mailto:referrals@slb.ca)

\*1: This letter and response to this referral is without prejudice to the aboriginal rights of the Little Shuswap Lake Band or the aboriginal rights of any members thereof. Little Shuswap Lake Band is without prejudice to its position that it holds aboriginal title to the whole territory within which the project work and this letter applies, and any claim that that the Little Shuswap Lake Band may make therefore, including a claim for fair compensation for any infringement on that title.

Furthermore, sharing of the information in this letter does not constitute consultation. In the event that the Little Shuswap Lake Band develops its own policy on consultation, infringement and compensation, its response to this project and the information contained in this report and any related documentation will be subject to that policy.

---



## Okanagan Indian Band

12420 Westside Road • Vernon, BC, • V1H 2A4

Telephone: 250-542-4328 • Facsimile 250-542-4990

Email: [okibreferrals@okanagan.org](mailto:okibreferrals@okanagan.org)

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*“This correspondence will not be construed so as to to prejudice, limit, or derogate from any rights, claims or interests in respect of any Aboriginal title, rights and interests of Okanagan or Syilx Nation recognized and affirmed under Section 35 of the Constitution Act, 1982 and nothing in this letter indicates acceptance by Okanagan of federal or provincial Crown jurisdiction over or ownership of land, water or other resources within the Territory.”*

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**Project Name:**

BL850-18\_BL851-25

**FN Consultation ID:**

PL2021\_320 PL21\_322

**Consulting Org Contact:**

Marianne Mertens

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Thursday, March 24, 2022

Attention: Marianne Mertens

Please find enclosed the results of Preliminary Office Review:

1. Payment of the initial invoice, payable to Okanagan Indian Band, invoice dated: April 12, 2022.
2. To have an Archaeological study completed: Preliminary Field Recognisance (PFR) with OKIB participation by having an OKIB Cultural Heritage Monitor on site.
3. Pending the results of the PFR additional studies may be required: Archaeological Impact Assessment (AIA) with OKIB Cultural Heritage Monitor available on site.
4. During any ground disturbance, an OKIB Cultural Heritage Monitor on site.
5. Please find attached the OKIB TSD Work Request to be submitted to Colleen Marchand and Colin Marchand for scheduling of the Cultural Heritage Monitor(s) and service rates.

Please advise the Okanagan Indian Band in writing as to your ability to meet the above listed conditions as outlined. Failure to meet these conditions will result in our revocation of our conditional approval of the proposed activity/development.

Thank you for consulting the Okanagan Indian Band on this activity/development.

Regards,

Colleen Marchand  
Director, Territorial Stewardship Division  
Okanagan Indian Band  
12420 Westside Road,  
Vernon, B.C, VIH 2A4

p: 250.542.7132

c: 250.306.9796

e: [colleen.marchand@okanagan.org](mailto:colleen.marchand@okanagan.org)

"This correspondence will not be construed so as to prejudice, limit, or derogate from any rights, claims or interests in respect of any Aboriginal title, rights and interests of Okanagan or Syilx Nation recognized and affirmed under Section 35 of the Constitution Act, 1982 and nothing in this letter indicates acceptance by Okanagan of federal or provincial Crown jurisdiction over or ownership off-land, water or other resources within the Territory. "

---



# WORK REQUEST FORM

Date Submitted:  Company:

Project Name:  Project Number:

Contact Person:  Phone:

Work Type:

Billing Contact:

Address:

Email:

Work Start Date:  Work End Date:

Location:

Special Instructions:

INTERNAL USE ONLY  
FILE #2021-\_\_\_\_\_  
Crew Assigned: \_\_\_\_\_  
Entered into Tracker \_\_\_\_  
Invoiced: \_\_\_\_\_





**Penticton Indian Band**  
Natural Resources Department  
841 Westhills Drive | Penticton, B.C.  
V2A 0E8  
Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411  
Fax: 250-493-2882

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**Project Name:**

BL850-18\_BL851-25

**FN Consultation ID:**

PL2021\_320 PL21\_322

**Consulting Org Contact:**

Marianne Mertens

**Consulting Organization:**

[Columbia Shuswap Regional District \(CSRD\)](#)

**Date Received:**

Thursday, March 24, 2022

April 8, 2022

Attention: Marianne Mertens,

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory. All lands and resources within the vicinity of this referral are subject to unextinguished Okanagan Nation Aboriginal Title and Rights.

The Penticton Indian Band has now had the opportunity to review the proposed activity. At this time, the Penticton Indian Band will be deferring further consultation and engagement to the Okanagan Indian Band.

If you require further information or clarification, please do not hesitate to contact me.

limləmt,

Maryssa Bonneau  
Referrals Coordinator  
Natural Resources Department  
Penticton Indian Band  
W: 250-492-0411  
C: 250-486-3241  
[Referrals@pib.ca](mailto:Referrals@pib.ca)

---

June 6, 2024

To Whom This May Concern;

We are seeking the addition of a Heliport with our rezoning application for our Galena Bay community services project.

In the past two years, we have been contacted by several heli-ski outfits who would like to use the property as a staging ground and refueling site. We acknowledge that the heli-ski business is an integral part of the business landscape along the Columbia River valley, which is driven by the greater tourism industry. There are also ancillary uses for forestry and medical emergencies.

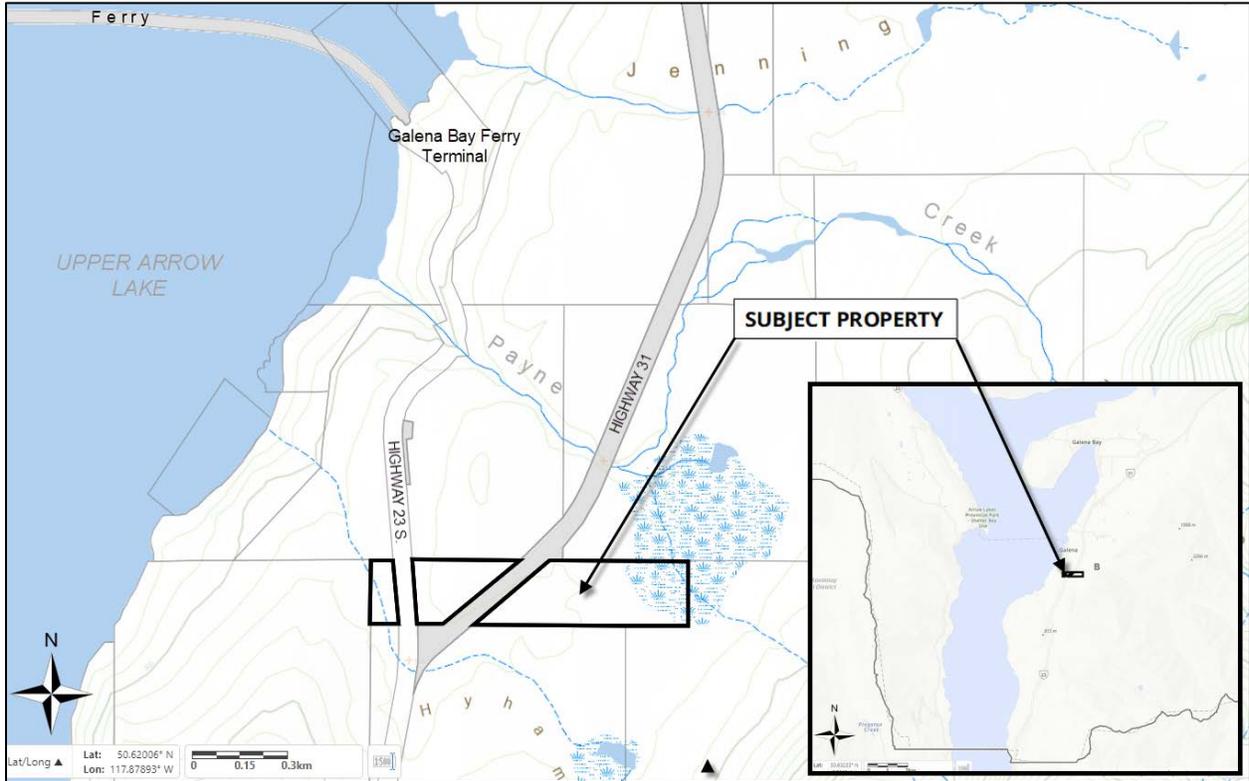
We feel this will create minimal noise or disturbance as it will be mostly contained to the wintertime with very few, if any, flights per day. This can lead to greater exposure and understanding of the surrounding area while respecting the land and neighbours. Further, it would help other local businesses gain exposure and customers. We also forecast this to improve forest fire safety in the area as many of these outfits are currently 'fuel-cashing' tanks in the backcountry, which creates a much larger wildfire risk.

Given the limited locations for helicopters to land, this highway adjacent parcel would allow any ambulance, emergency or personal vehicle access to a heliport in the event of a medical emergency directly connecting the East side of Upper Arrow Lake to major hospitals in the Okanogan valley.

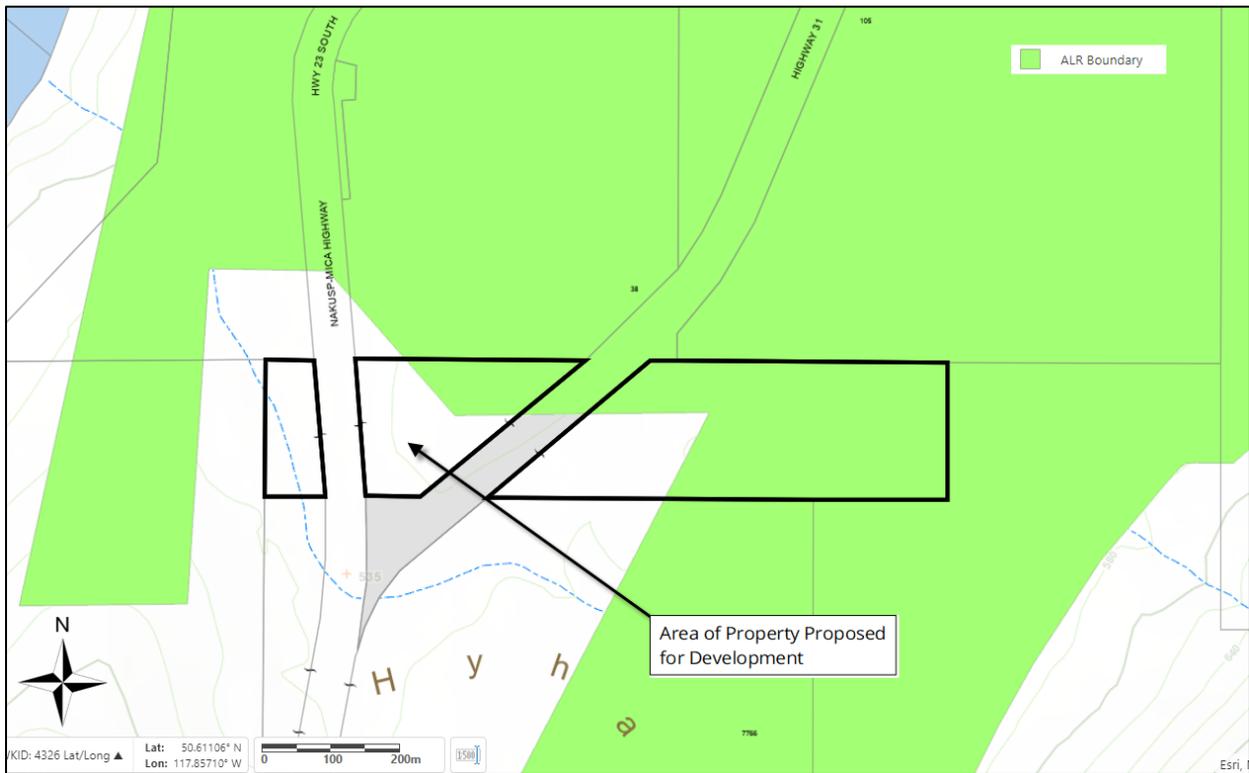
Thank you

Forest Smith Developments

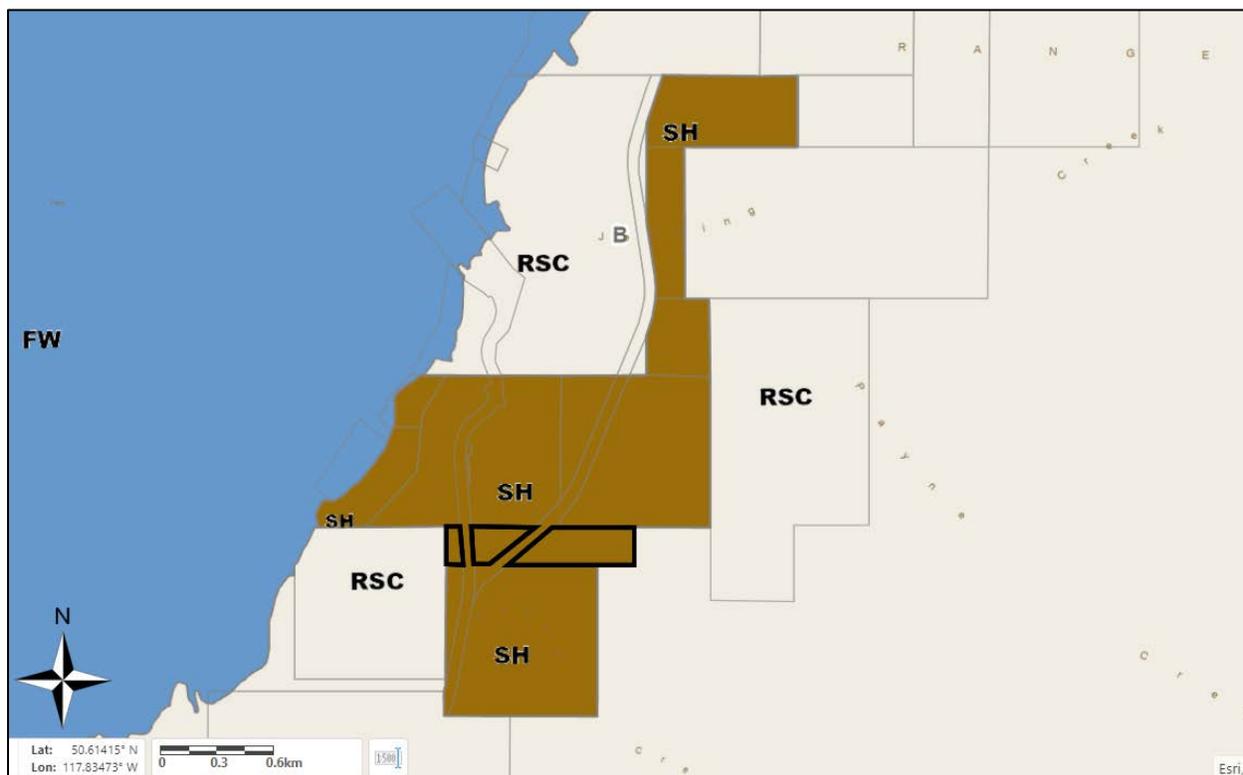
### Location – 20 Highway 31



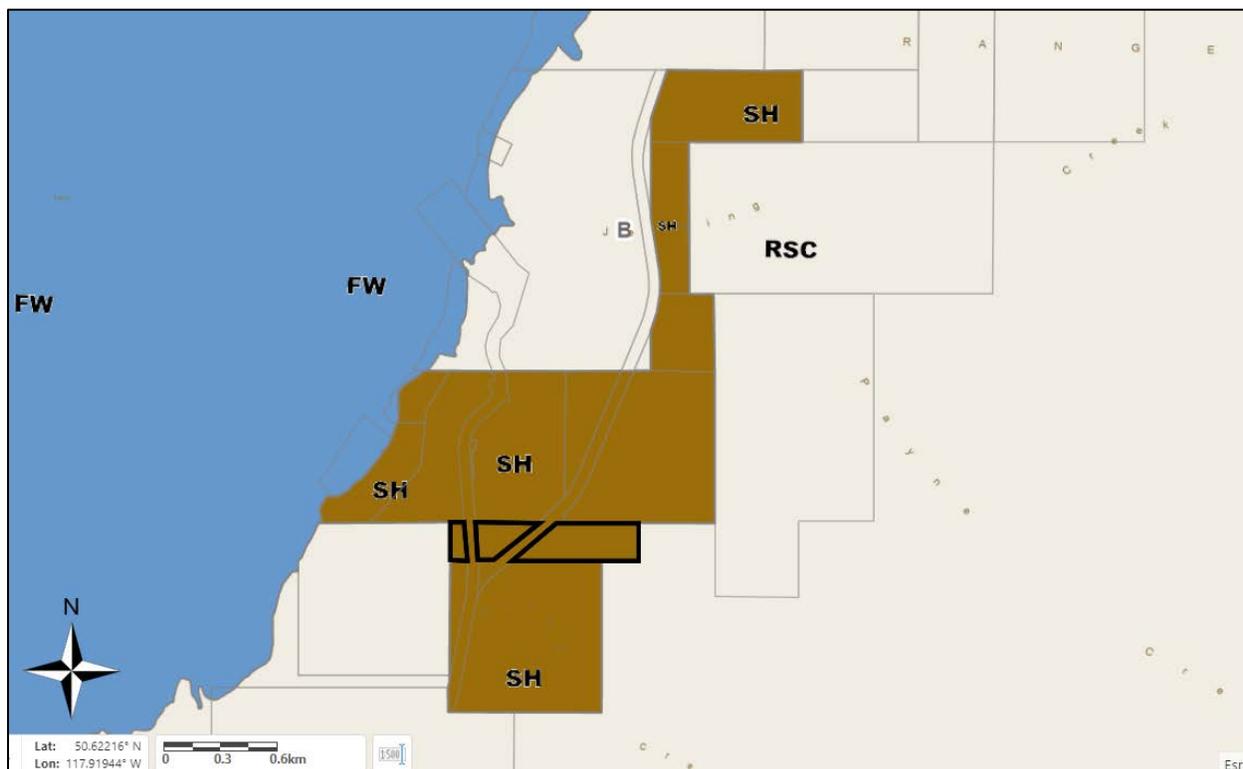
### Agricultural Land Reserve



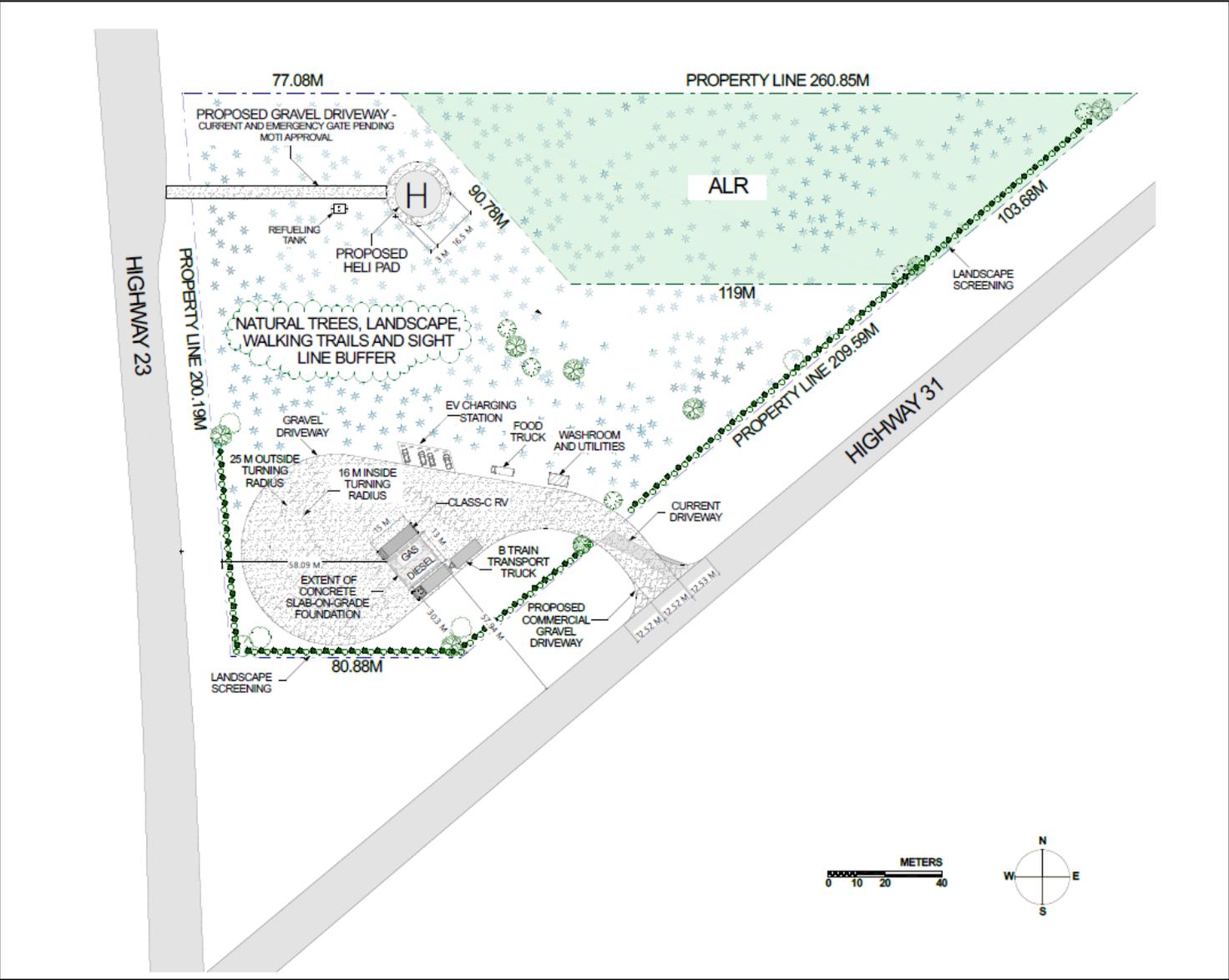
### Electoral Area B Official Community Plan Bylaw No. 850



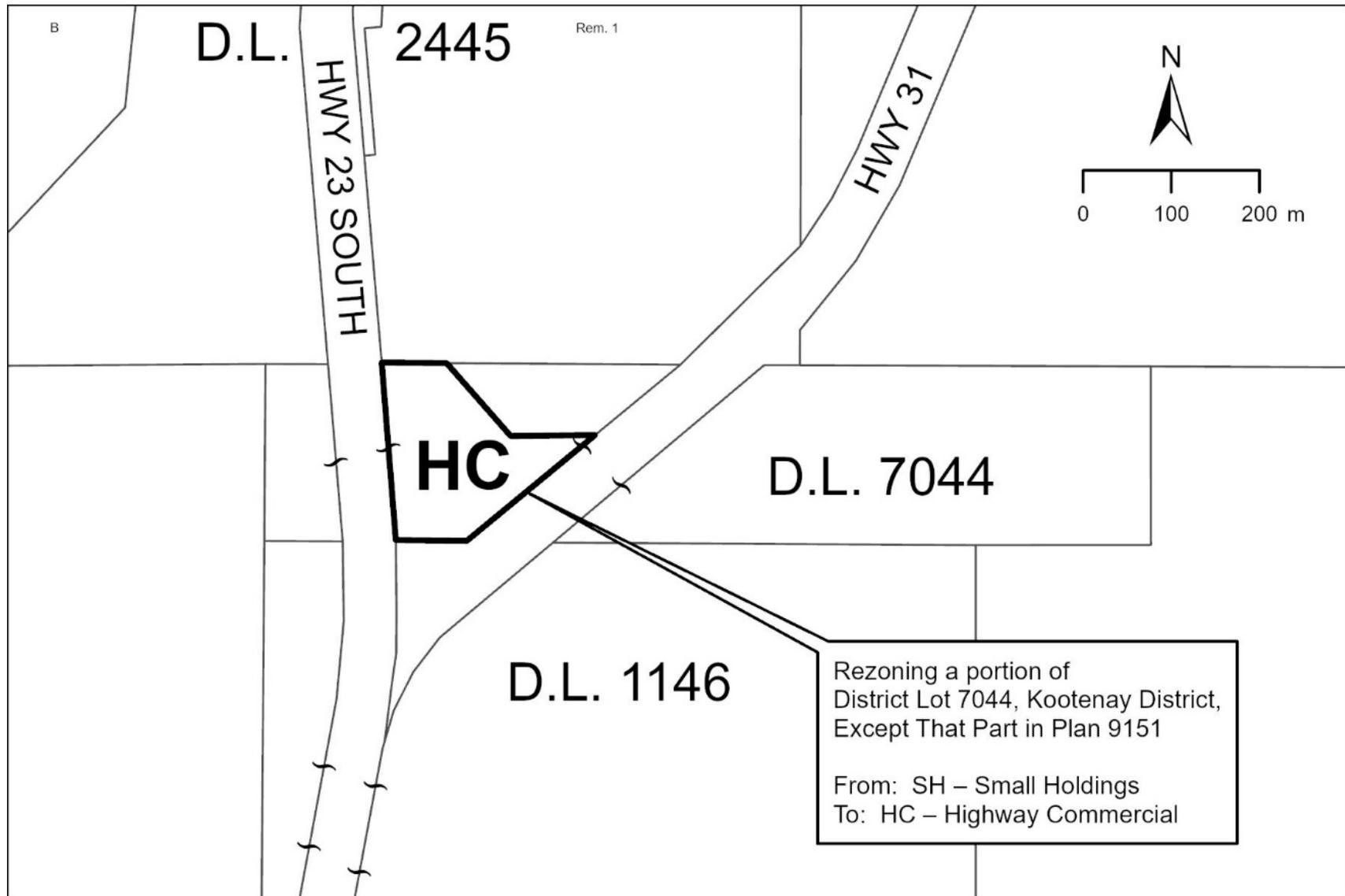
### Electoral Area B Zoning Bylaw No. 851



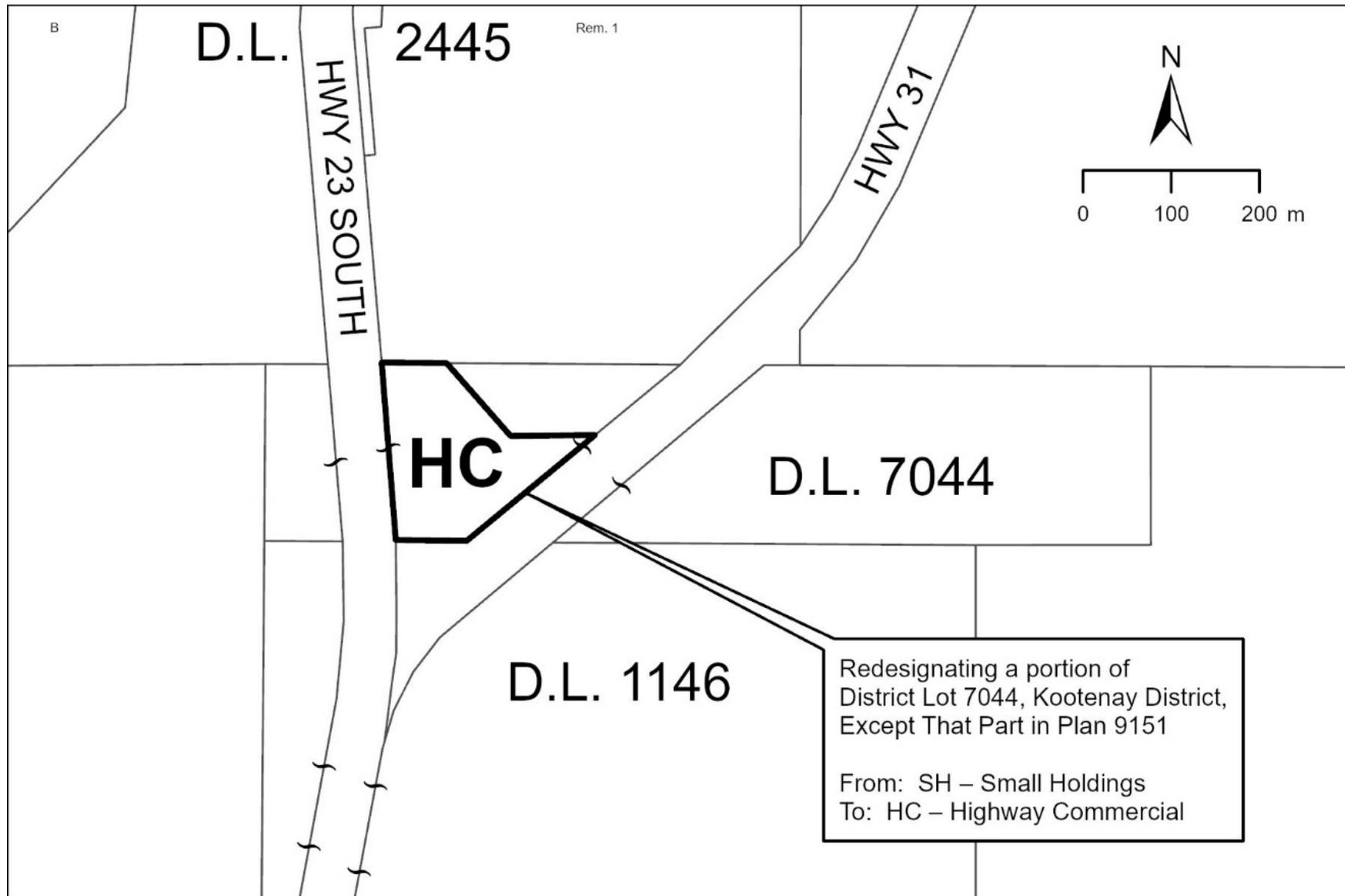
Site Plan



**BL851-25 Schedule 1** - showing the portion of the subject property proposed to be rezoned



**BL850-18 Schedule 1** – showing the portion of the subject property proposed to be redesignated



Orthophoto (CSRD 2023)

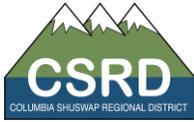


Google Streetview (August 2012) - Intersection of Hwy 31 and Hwy 23 South – looking north towards Galena Bay Ferry Terminal



Google Streetview (August 2012) - Highway 23 South looking south – subject property on the left





# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Areas C and G: Temporary Use Permits - Electoral Area C Official Community Plan Amendment
- DESCRIPTION:** Report from Jan Thingsted, Planner III, May 31, 2024.
- RECOMMENDATION #1:** THAT: pursuant to Section 477 of the Local Government Act, the Board has considered "Electoral Area C Official Community Plan Amendment Bylaw No. 725-30" in conjunction with the Columbia Shuswap Regional District's Financial Plan and Waste Management Plan."  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-30", be read a first and second time, this 20<sup>th</sup> day of June, 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: the Board utilize the simple consultation process for Bylaw No. 725-30, and the bylaw not be referred to agencies and First Nations.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #4:** THAT: a public hearing to hear representations regarding "Electoral Area C Official Community Plan Amendment Bylaw No. 725-30" be held at the CSRD office;  
AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;  
AND FURTHER THAT: the holding of the public hearing be delegated to Director Marty Gibbons as Director for Electoral Area C or Director Natalya Melnychuk as Director for Electoral Area G if Director Gibbons is absent, and the Director give a report of the public hearing to the Board.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

Staff are proposing an amendment to the Electoral Area C Official Community Plan (OCP) Bylaw No. 725 (this OCP also applies to Electoral Area G) to add a section that will enable Temporary Use Permits (TUPs) to be considered for issuance in both Electoral Areas C and G. Direction for staff to proceed with this amendment was provided by the Board at the March 21, 2024 Board meeting.

The ability to provide an option for the Board to consider the issuance of TUPs in Electoral Areas C and G is a practical mechanism to consider temporary land uses that are not permitted by zoning. TUPs will provide an option to approve the temporary use of short term rentals. Almost all short term rentals in the locations where South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) and Kault Hill Zoning Bylaw No. 3000 apply are not permitted. Bylaw No. 701 applies to parts of Electoral C and most of Electoral G. It is anticipated there will be an influx of applications from the owners of these short term rentals

to seek CSRD land use approval prior to the provincial short-term rental registry being launched in early 2025.

Staff are recommending that the Board read amending Bylaw No. 725-30 a first and second time and delegate a public hearing to hear representations from the public regarding the proposed amendment.

### **BACKGROUND:**

At the March 21, 2024 Board meeting, staff presented a report regarding Short-Term Rental (STR) Provincial Regulations.

Please see: "[2024-03-21 Board DS Short Term Rental Provincial Regulations Update.pdf](#)".

The report notes that a provincial STR registry is anticipated to be launched by early 2025 that may require operators of STRs to prove that their operations are compliant with local government land use regulations. Although details regarding such requirements have not been released by the province, it is anticipated that the CSRD could receive an influx of TUP and rezoning applications as non-compliant STR operators seek land use compliance.

Electoral Area C Official Community Plan (Bylaw No. 725) applies to both Electoral Areas C & G and is the only OCP in the CSRD that does not provide the option to consider TUPs. Electoral Areas C & G combined have the highest population in the CSRD and based on a staff review of major STR platforms, has a significant number STR operations that are currently non-compliant with zoning. Providing the option for TUP applications to be considered by the Board in these areas will reduce the time and cost for property owners to seek approval to bring STRs into compliance, at least temporarily. TUP review and processing also takes less staff time. As a comparison, the rezoning process normally takes approximately six to twelve months to complete and costs \$1,500, while Board approved TUPs typically take three to six months to process and cost \$1,150.

The processing time may be further reduced if the approval of TUPs to permit STRs is delegated to the General Manager of Development Services in Development Services Procedure Bylaw No. 4001-02. This delegation does not currently exist in Bylaw No. 4001-02, but is an option being considered by staff.

Direction for staff to proceed with Electoral Area C Official Community Plan Amendment Bylaw No. 725-30 was provided at the March 21, 2024 Board meeting. See: [March 21 2024 Regular Board Meeting Minutes](#) (Item 14) for motion and discussion.

### **POLICY:**

[Bill 35 - 2023: Short-Term Rental Accommodations Act](#)

[Temporary Use Permits - Local Government Act](#)

[Electoral Area C Official Community Plan Bylaw No. 725 \(also applies to Electoral Area G\)](#)

(existing Policies in OCP)

#### 3.1.2 Policies

Land uses and activities that adversely affect safety, health, or liveability within Area C are not supported. Temporary use permits are not supported.

#### 13.2 Temporary Commercial and Industrial Permits

The Regional District will not accept applications for a temporary use permit within the South Shuswap. Accordingly, any change of use must go through the rezoning process.

### **FINANCIAL:**

CSRD Financial Services and Environment and Utilities Service have reviewed the proposed OCP amendment and have confirmed that it is in accordance with the CSRD's Financial Plan and Waste Management Plan as required by Section 477 of the Local Government Act.

### **KEY ISSUES/CONCEPTS:**

The proposed amendment to the Electoral Area C Official Community Plan (Bylaw No. 725) will add provisions that enable TUPs to be considered for issuance in both Electoral Areas C and G. Currently, TUPs can be issued in Electoral Areas B, D, E, and F; electoral areas in which the OCP supports the option for a property owner to apply for a TUP.

The option for TUPs is typically included in an OCP and this is the staff recommendation for including the option for TUPs in Bylaw No. 725. However, TUP options can also be included in a zoning bylaw. CSRD zoning bylaws were amended June 16, 2022 to include the option to issue a TUP to authorize the construction or conditional occupancy of a second dwelling unit or seasonal recreational vehicle use on a parcel. This TUP option in the zoning bylaw allows for temporary accommodation on a property while a new single family dwelling is being built on a property. The issuance of this type of TUP is delegated to the General Manager of Development Services.

#### Temporary Use Permits

Section 493 of the Local Government Act allows Local Governments to designate areas where temporary uses may be allowed and specify general conditions regarding the issue of TUPs in those areas.

A TUP can be issued by a local government to allow a use not permitted by zoning, specify conditions of that temporary use, and allow and regulate the construction of buildings or structure for the temporary use. A TUP may be issued for up to three years and can be renewed once.

The ability to issue temporary use permits can allow for flexibility in the zoning regulations, but on a temporary basis and with conditions aimed at addressing potential negative impacts on the community, the neighbourhood, or the environment. An OCP can specify a range of conditions under which a TUP can be issued. For example, an applicant seeking a TUP for a food truck could be required to demonstrate how they would mitigate any impact of noise, parking, and odour in the neighbourhood.

The proposed OCP amendment Bylaw No. 725-30 includes the following conditions that may be required of an applicant when a TUP application is considered:

General conditions which include, but are not limited to:

- a. The TUP may be issued for a period of up to three (3) years and renewed, at the discretion of the CSRD Board, only once;
- b. The use shall not be noxious or emit pollutants that are detrimental to the environment, neighbouring properties for the community as a whole;
- c. The use shall not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
- d. The use shall be serviced with necessary water, sewage disposal, solid waste disposal, and recycling facilities;
- e. Appropriate remedial measures shall be taken to mitigate any damage to the natural environment as a result of the temporary use;
- f. The proposal will be reviewed by the Ministry of Transportation and Infrastructure with respect to access and effect on public roads;
- g. Appropriate parking and loading spaces shall be provided; and,
- h. The proposed hours, size and scale of the use will be compatible with adjacent land uses.

For TUPs considered for vacation rentals and similar short-term rentals, applicants may be required to:

- a. Demonstrate that the proposed use will not alter the general character of the neighbourhood;
- b. Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
- c. Obtain approval from the ALC, if the proposed use is on ALR land;
- d. Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.
- e. Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
- f. Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
- g. Limit the number bedrooms and number of guests per bedroom;
- h. Limit the number of pets on site at anytime;
- i. Restrict signage;
- j. Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
- k. Provide adequate proof of insurance and liability insurance;
- l. Restrict rentals of items and crafts, including motorized personal watercraft, ATVs; and,
- m. Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

TUPs can be either Board approved or approved by the General Manager of Development Services if the Board chooses to delegate this authority. Board approved TUPs typically take three to six months to process depending upon the complexity of the application, the current workload of Planning staff, and the timing of Board meetings. Delegated TUPs can take less time to process. The required TUP application fee is \$1,000 (plus \$150 Land Titles registration fee). TUP applications are subject to notification requirements that include:

- posting a notice of development sign(s) on the subject property (applicant arranges at their cost with direction from CSRD),
- advertising the proposal in a newspaper twice (CSRD arranges cost covered by application fee)
- mailing notices to adjacent property owners within 100 meters of the subject property (CSRD arranges and cost covered by application fee).

### Analysis

Amending Bylaw No. 725 to include TUP options will provide more flexibility for applicants seeking temporary permission for land uses that are not permitted by zoning regulations. If implemented, Bylaw No. 725 will become consistent with the other CSRD OCPs with respect to providing options for TUPs.

Staff consider this amendment a practical approach to addressing temporary land uses that arise from time to time and the potential influx of applications that the CSRD may receive as STR operators in Electoral Areas C and G seek land use compliance in the upcoming year. Although land use compliance can be potentially achieved through a successful rezoning it is more costly and longer process. Also, TUPs do not enable a permanent land use change, provide for a trial period for new proposed land

use(s) for a property, and will provide more time for consideration of how the cumulative impacts of STRs may be addressed over the long term in the CSRD Electoral Areas.

#### Rationale For Recommendation

Staff are recommending that the Board read the amending bylaw a first and second time and delegate a public hearing to hear representations from the public regarding the proposed amendment for the following reasons:

- Direction for staff to proceed with Electoral Area C Official Community Plan Amendment Bylaw No. 725-30 was provided at the March 21, 2024 Board meeting;
- Bylaw No. 725 will become consistent with all other CSRD OCPs with respect to providing the option for the TUPs to be issued;
- The ability to issue TUPs in Electoral Areas C and G will help address the potential influx of land use compliance applications (rezonings and TUPs) that will likely be submitted to the CSRD when the provincial short-term rental registry is launched in early 2025; and,
- Delegation of a public hearing and related notification will provide an opportunity for interested members of the public to provide their written input on the proposed amendment.

#### **IMPLEMENTATION:**

Since the proposed amendment is to an OCP, a public hearing is required as part of the amendment process. If the Board endorses the staff recommendation, staff will arrange for a public hearing to be held and conduct the communications related to advertising a public hearing as outlined below. Policy P-25 Public Hearings indicates that the public hearing will be organized to provide for in person attendance and remote participation by way of electronic attendance via Zoom or telephone. Public hearings are to be held in the Boardroom of the CSRD Office in Salmon Arm unless there are unique circumstances that necessitate holding the public hearing at an alternative location. In this case, staff suggest that the public hearing be held in the CSRD Boardroom.

There are two electoral areas affected by this proposed amendment, therefore either the Electoral Area C or Electoral Area G Director would be appropriate to Chair the public hearing. Staff are recommending that the public hearing be delegated to Director Gibbons to Chair, with Director Melnychuk as the Alternate Chair, if Director Gibbons is unavailable.

#### **COMMUNICATIONS:**

##### Referrals

Since this amendment is consistent with the other CSRD OCPs, provides an option for TUPs to be considered and issued, and does not approve a temporary change in land use for a specific property, staff are recommending that agency and First Nations referrals are not necessary. For the same reasons, staff are recommending the Simple Consultation process. The Simple Consultation does not require the applicant (CSRD) to hold a community meeting prior to the public hearing.

For TUP applications for specific properties, referrals may be made to applicable agencies, First Nations, Advisory Planning Commissions and internal CSRD departments as deemed necessary by the assigned Planner.

##### Public Hearing

If the Board gives Bylaw No. 725-30 first and second reading and delegates a public hearing, staff will make the arrangements for the public hearing to be held at the CSRD office, including: placing two ads in the Salmon Arm Observer, and posting the ad on the CSRD website and social media. The public hearing information package will be made available on the CSRD website at least 10 days in advance

of the public hearing. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation(s).

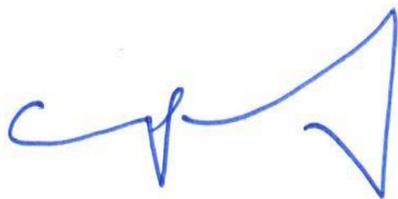
**BOARD'S OPTIONS:**

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-06-20_Board_DS_BL725-30_first_second.docx
Attachments:	- BL725-30_First_Second.pdf
Final Approval Date:	Jun 9, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham

**No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham**

John MacLean

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### ELECTORAL AREA C OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 725-30

A bylaw to amend the "Electoral Area C Official Community Plan Bylaw No. 725"

---

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

#### A. TEXT AMENDMENTS

1. Schedule A, (the Official Community Plan text), which forms part of the "Electoral Area 'C' Official Community Plan Bylaw No. 725" is hereby amended as follows:

- i) Replacing Section 3, Part 3.1 General Land Use Management, Subsection 3.1.2.1 Policies with the following text:

".1 Land uses and activities that adversely affect safety, health, or livability within Area C are not supported."

- ii) Replacing Section 13, Part 13.2 Temporary Commercial and Industrial Permits with the following text:

#### 13.2 Temporary Use Permits

##### 13.2.1 *Purpose*

Temporary Use Permits (TUPs) are established under Division 8 of the LGA to allow one or more of the following:

- .1 allow a use not permitted by a Zoning Bylaw;
- .2 specify conditions under which the temporary use may be carried on; and,
- .3 allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

##### 13.2.2 *Objectives*

- .1 Allow opportunity and flexibility for the consideration of temporary uses to occur while a more suitable location for the use is determined or a rezoning application is completed.
- .2 Allow opportunity for the consideration of interim activities prior to development.
- .3 Ensure that TUPs are not considered a substitute for a rezoning application.

##### 13.2.3 *Area Designated*

- .1 TUPs can be considered in all designations within the boundary of the Plan area shown on Schedule B and Schedule C (Land Use Designations).

##### 13.2.4 *Guidelines*

- .1 A TUP may be issued for:
  - a. Temporary uses that are not supported or permitted by the OCP or Zoning Bylaw;

- b. Special events which are of limited duration, and which will not preclude or compromise future permitted uses on the proposed site of the temporary use;
  - c. Short-term industrial activity related to specific industrial projects of limited duration; and,
  - d. Transitional uses or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.
- .2 The CSRD Board, or delegate, will consider the issuance of TUPs based on the general conditions which include, but are not limited to:
- a. The TUP may be issued for a period of up to three (3) years and renewed, at the discretion of the CSRD Board, only once;
  - b. The use shall not be noxious or emit pollutants that are detrimental to the environment, neighbouring properties for the community as a whole;
  - c. The use shall not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
  - d. The use shall be serviced with necessary water, sewage disposal, solid waste disposal, and recycling facilities;
  - e. Appropriate remedial measures shall be taken to mitigate any damage to the natural environment as a result of the temporary use;
  - f. The proposal will be reviewed by the Ministry of Transportation and Infrastructure with respect to access and effect on public roads;
  - g. Appropriate parking and loading spaces shall be provided; and,
  - h. The proposed hours, size and scale of the use will be compatible with adjacent land uses.
- .3 For TUPs considered for vacation rentals and similar short-term rentals, applicants may be required to:
- a. Demonstrate that the proposed use will not alter the general character of the neighbourhood;
  - b. Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
  - c. Obtain approval from the ALC, if the proposed use is on ALR land;
  - d. Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.
  - e. Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
  - f. Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
  - g. Limit the number bedrooms and number of guests per bedroom;
  - h. Limit the number of pets on site at anytime;
  - i. Restrict signage;
  - j. Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
  - k. Provide adequate proof of insurance and liability insurance;
  - l. Restrict rentals of items and crafts, including motorized personal watercraft, ATVs; and,
  - m. Supply additional information or meet additional requirements deemed

necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

#### 13.2.4 *Procedure and Public Notification*

- .1 Sections 494 through 497 of the *LGA* and *CSR*D Development Procedures Bylaw specify the process by which a TUP may be issued. Public notification and input is a central part of the process. Notification of the *CSR*D Board's consideration of a permit application must be mailed out to property owners and tenants of property within a specified distance of the subject land and placed in a local newspaper in addition to referrals for comments from key partners.

#### 13.2.5 *Terms and Conditions*

- .1 The *CSR*D Board may establish conditions in the TUP including, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, landscaping, site rehabilitation, and means of ensuring compliance.
- .2 The *CSR*D Board will require development approval information as established in Development Approval Information Bylaw No. 644.
- .3 Upon expiration of a TUP, the uses for the property shall immediately revert to those outlined in the current Zoning Bylaw.

#### 13.2.6 *Security*

- .1 Security may be required in the form of cash or a letter of credit, the amount of which is to be determined by the *CSR*D Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The *CSR*D Board may utilize the security if the conditions of the permit are not met.”

2. This bylaw may be cited as Electoral Area C Official Community Plan Amendment Bylaw No. 725-30".

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 725-30  
as adopted.

\_\_\_\_\_  
Corporate Officer