COLUMBIA SHUSWAP REGIONAL DISTRICT
Regular Board Meeting
AGENDA

Date: Thursday, October 17, 2024
Time: 9:30 AM
Location: CSRD 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 18: Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

2. Call to Order

3. Adoption of Agenda

THAT: the Regular Board meeting agenda be adopted.

4. Meeting Minutes

4.1 Adoption of Minutes 1

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

4.2 Business Arising from the Minutes

4.2.1 First Nation Engagement Report

Discussion item added as item 9.2.

5. Announcements

5.1 New Staff

Chris Nicholl, Information Technology Coordinator

6. Delegations & Guest Speakers

6.1 Okanagan Regional Library New Strategic Plan 14

Presentation by Danielle Hubbard, Chief Executive Officer, Okanagan Regional Library

6.2 Ministry of Transportation and Infrastructure 23

Reid Drummond, Consultant Project Manager, Integris Consulting Ltd., to provide a update for the Trans Canada Highway - Ford Road to Tappen Valley Road Project.

7. Correspondence

7.1 For Information

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

7.1.1 From the September 12, 2024 Regular Board Meeting

7.1.1.1 BC Provincial and Federal Governments (September 23, 2024) 29

Letter of support from CSRD Board to BC Provincial and Federal governments requesting funding commitments for the Bring the Salmon Home Initiative.

7.1.2 City of Merritt (September 25, 2024) 33

Letter from Mayor Goetz, City of Merritt, regarding burden of delinquent taxes.

7.2 Action Requested

None.

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 Kootenay East Regional Hospital District Board Meeting Minutes (August 9, 2024) 35

8.1.2 Thompson Regional Committee Meeting Draft Summary (September 10, 2024) 37

8.1.3 Shuswap Watershed Council Meeting Summary (September 11, 2024) 42

8.1.4 Thompson Regional Hospital District Meeting Minutes (June 20, 2024) 51

8.1.5 Columbia Basin Trust Board of Directors Meeting Minutes (July 19/20, 2024) 57

8.2 Action Requested

8.2.1 Committee of the Whole Meeting (August 14, 2024)

Recommendations from the Committee of the Whole meeting:

THAT: the Board approve staff to explore an elector assent process for service delivery to provide road rescue service within the fire suppression boundaries of the Shuswap Fire Department in Area G, Falkland, and Area F sub-regional fire service boundaries.

Link to the Road Rescue Staff Report and Attachments.

THAT: the Board direct staff to engage with colleagues at member municipalities to discuss partnership opportunities for septage waste management and present a findings report at a future Board meeting to including cost/funding analysis of treatment plant upgrades if sufficient partnership support is available.

Link to the Septage and Sewer Waste Management Staff Report and Attachments.

THAT: if any eligible permissive tax exemption request is received, the Board direct staff to bring it forward to the Board for consideration.

Link to the Permissive Tax Exemption Staff Report.

8.2.2 Electoral Area Directors Committee Meeting (August 20, 2024)

Recommendations from the EAD Committee meeting:

THAT: the Board direct Corporate Services staff to invite the RCMP to attend a future Electoral Area Directors' Committee meeting to discuss communications and statistics.

9. Business General

9.1 Chair and Vice Chair Report

Verbal report from Chair Flynn and Vice Chair Melnychuk.

9.2 First Nations Engagement Report

Report brought forward from the September 12, 2024 Regular Board Meeting for discussion.

9.3 The Establishment of a Select Committee to provide recommendations on Economic Development, Tourism and Film Services in the Shuswap

63

Report from John MacLean, CAO, dated October 3, 2024.

THAT: the Board establish a select committee called the “Shuswap Economic Development/Tourism Participant Review Committee”.

Corporate Vote Unweighted

THAT: The Board approves the attached Terms of Reference for the Shuswap Economic Development/Tourism Participant Review Committee.

Corporate Vote Unweighted

9.4 CSRD Landfill Cover and Compaction Contract Awards

68

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated October 2, 2024. A report seeking Board authorization for awarding the Golden, Revelstoke, Sicamous and Salmon Arm Landfill Cover and Compaction Services contracts.

THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Sicamous landfill, with Rex Putney & Frank Strain for a five-year term in the amount of $1,121,105 plus applicable taxes and annual CPI adjustments over the term of the agreement.

Corporate Vote Weighted

THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Salmon Arm landfill, with Core Environmental for a five-year term in the amount of $3,529,576.50 plus applicable taxes and annual CPI adjustments over the term of the agreement.

Corporate Vote Weighted

THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Revelstoke landfill, with Elite Septic and Excavation for a five-year term in the amount of $1,741,434.85 plus applicable taxes and annual CPI adjustments over the term of the agreement.

Corporate Vote Weighted

THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Golden landfill, with Pet Eagle Contracting Ltd. for a five-year term in the amount of $1,679,198.25 plus applicable taxes and annual CPI adjustments over the term of the agreement.

Corporate Vote Weighted

9.5 Recycling Depot Attendant Contract Awards 76

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated October 3, 2024. A report seeking Board authorization for awarding the contracts for the continued location and operations of recycling services in Salmon Arm and Revelstoke.

THAT: the Board endorse the authorized signatories to enter into an agreement, for the downtown Salmon Arm Recycling Depot location and Site Attendant Operations, with Bill's Bottle Depot for a three-year term, including the option to renew for a two-year term, in the amount of $679,080 plus applicable taxes.

Corporate Vote Weighted

THAT: the Board endorse the authorized signatories to enter into an agreement, for the downtown Revelstoke Recycling Depot location and Site Attendant Operations, with B&D Bottlers Ltd. (dba Revelstoke Bottle Depot) for a three-year term, including the option to renew for a two-year term, in the amount of $740,400 plus applicable taxes.

Corporate Vote Weighted

9.6 Annual Financial Statement Audit Services 80

Report from Jodi Pierce, General Manager, Financial Services dated October 3, 2024. Authorize contract for audit services and appointment of auditor.

THAT: the Board empower the authorized signatories to enter into a five year agreement with BDO Canada LLP for the provision of annual financial statement audit services for fiscal year ends 2024 to 2028 (inclusive) at a cost of $198,646, this 17th day of October, 2024.

Corporate Vote Weighted

THAT: In accordance with Section 169, Subsection (1) of the Community Charter, the appointment of BDO Canada LLP as the auditors for the 2024-2028 year-end Financial Statements be approved, this 17th day of October, 2024.

Corporate Vote Unweighted Majority

10. Business By Area

10.1 Electoral Area A: Golden Landfill Scalehouse Operator Contract Award 84

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated October 3, 2024. A report seeking Board authorization for awarding the Golden landfill scalehouse operator contract.

THAT: the Board endorse the authorized signatories to enter into an agreement, for the operation of the Golden landfill scalehouse, with Euroworld Corporation for a three-year term, including the two, one year options to renew, in the amount of $473,500 plus applicable taxes and annual CPI adjustments over the term of the agreement.

Corporate Vote Weighted Majority

10.2 Electoral Area G: Cedar Heights – Lake Pump Failure 88

Report from Tim Perepolkin, Manager, Utility Services, dated October 2, 2024. Emergency repairs and pump replacement funding allocation.

THAT: the Board approve reallocation of $30,750 of surplus funds from the Area G - Community Works Fund originally approved for the 2023 Cedar Heights Valve Replacement Project to cover costs of the emergency repairs.

Corporate Vote Weighted

THAT: the Board approve use of $65,000 from the Strategic Priorities Community Works Funds to cover costs associated with replacement of pumps, motors, piping and electrical cables.

Corporate Vote Weighted

10.3 Electoral Area B & Revelstoke: EOF Application – Revelstoke/Area B – Community Economic Development Initiatives 91

Report from Jodi Pierce, General Manager, Financial Services, dated October 4, 2024. Funding requests for consideration.

THAT: with the concurrence of the City of Revelstoke and the Electoral Area B Director, the Board approve the following amounts from the Revelstoke and Area B Economic Opportunity Fund:

$25,000 to the City of Revelstoke for economic and environmental indicator data, analysis and strategy.

$12,500 to the City of Revelstoke to support the Government of BC's Rural Economic Development & Infrastructure Program (REDIP) grant for investment attraction that includes a land use Feasibility Study for the Westside Lands, which are subject to Section 17 of the BC Land Act.

Corporate Vote Weighted

10.4 Electoral Areas A, C, E, F, and G: Grant-in-Aids 98

Report from Jodi Pierce, General Manager, Financial Services, dated October 4, 2024. Funding requests for consideration.

THAT: the Board approve the following allocations from the 2024 Electoral Area Grant-in-Aids:

Area A

$7,500 Golden Food Bank Society (poverty reduction study)

$2,500 Kicking Horse Country Chamber of Commerce (2024 Business and Community Excellence Awards)

Area C

$1,900 Eagle Bay Fire Association (fall community event)

$9,357 Sunnybrae Seniors Society (new flooring)

Area E

$2,000 The Joe Schandelle Firefighters Foundation (Halloween event)

$2,000 Eagle River Secondary PAC (ice rink time)

$500 Kamloops Symphony Society (Salmon Arm concert series)

Area F

$2,000 Anglemont Fire Fighters' Association (retirement banquet)

Area G

$20,000 Blind Bay Community Society (Roof replacement)

Stakeholder Vote Weighted – Electoral Area Directors

11. Administration Bylaws

None.

12. Public Question & Answer Period

Click to view the Public Question Period Guidelines.

13. 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:

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

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

14. Development Services Business General

14.1 CSRD Policy P-26, Building Permit Geohazard Information Use and Procedure

101

Report from Marty Herbert, Manager, Building and Bylaw Services, dated October 3, 2024. Policy amendments for Board consideration.

THAT: that the Board endorse amendment to Policy P-26 “Building Permit Geohazard Information Use and Procedure” and approve its inclusion into the CSRD Policy manual, this 17th day of October, 2024.

Corporate Vote Unweighted Majority

15. ALR Applications

15.1 Electoral Area D: Agricultural Land Commission (ALC) Application Section 21 (2) Subdivision LC2610D

107

Report from Ken Gobeil, Senior Planner, dated September 27, 2024
5672 Lashburn Rd, 6015 Shaw Rd, Ranchero

THAT: Application No. LC2610 Section 21(2) - Subdivision for the South half of the Northwest Quarter of Section 32 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Excluding (1) Parcel A (2) Plan 29147; and Lot 1 Section 32 Township 19, Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174 be forwarded to the Agricultural Land Commission recommending approval, this 17th day of October, 2024.

Corporate Vote Unweighted Majority

15.2 Electoral Area D: Agricultural Land Commission (ALC) Application Section 21 (2) Subdivision LC2611D 171

Report from Ken Gobeil, Senior Planner, dated September 27, 2024. 3033 and 3045 McTavish Rd, Glenemma

THAT: Application No. LC2611 Section 21(2) - Subdivision for Lot 1, Section 30, Township 17, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 40938 be forwarded to the Agricultural Land Commission recommending approval, this 17th day of October 2024.

Corporate Vote Unweighted Majority

15.3 Electoral Area F: ALR Exclusion Application No. LC2612F 204

Report from Laura Gibson, Planner II, dated October 2, 2024
PIDs 008-596-051 and 008-596-042, Lee Creek

THAT: ALR Exclusion Application No. 2612F proceed to Stage 2 - Public Consultation as per the requirements of CSRD ALR Exclusion Policy P-24, this 17th day of October 2024.

Corporate Vote Unweighted Majority

16. Development Services Business by Area

16.1 Electoral Area G: Development Variance Permit No. 701-144 357

Report from Laura Gibson, Planner II, dated September 27, 2024.
2495 Rocky Point Road, Blind Bay

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 701-144 for Lot 10 Block 2 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 9989, varying South Shuswap Zoning Bylaw No. 701 as follows:

1. Section 7.2.5, exterior side parcel line setback, from 4.5 m to 1.5 m, only for the new accessory building with secondary dwelling unit,

be approved for issuance this 17th day of October, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.2 Electoral Area D: Development Variance Permit No. 2500-23 376

Report from Laura Gibson, Planner II, dated September 25, 2024.
4333 Colebank Road, Falkland

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 2500-23 for the East ½ of the Northwest ¼ of Section 16 Township 17 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plans A322 and 29247, varying Salmon Valley Land Use Bylaw No. 2500 as follows:

1. Section 2.4.3 minimum siting of other buildings and structures or uses from the front parcel line from 10 m to 0 m, only for the east pumphouse (including eaves) and from 10 m to 2 m, only for the west pumphouse (including eaves),

be approved for issuance this 17th day of October 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.3 Electoral Area F: Temporary Use Permit No. 830-13 391

Report from Laura Gibson, Planner II, dated September 25, 2024.
7630 Hudson Road, Anglemont

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-13 for Lot 57 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 19710 be approved for issuance this 17th day of October, 2024 for the temporary use of a recreational vehicle for seasonal accommodation (March 1 to October 31) for the property owners during construction of the single detached dwelling,

AND THAT: issuance be withheld until the owners have provided financial security in the amount of $5000 in the form of a bank draft, certified cheque, or irrevocable letter of credit, compelling the owners to remove the recreational vehicle if the single detached dwelling has not been granted occupancy by the CSRD Building Official by the date the TUP expires.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17. Planning Bylaws

17.1 Electoral Area D: Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08 and Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09 407

Report from Christine LeFloch, Planner III, dated October 2, 2024.
7601 Highway 97B, Ranchero.

THAT: "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08" be read a first time, this 17th day of October, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09" be read a first time, this 17th day of October, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: the Board utilize the complex consultation process for "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08" and "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09" and the bylaws be referred to the following agencies and First Nations:

- CSRD Financial Services;
- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- Regional District North Okanagan;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Agricultural Land Commission;
- Ministry of Forests – Archaeology Branch;
- All applicable First Nations and Bands.

Stakeholder Vote Unweighted (LGA Part 14) Majority

18. Release of Closed Session Resolutions

Attached to minutes, if any.

19. Next Board Meeting

Thursday, November 21, 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:	September 12, 2024
Time:	9:30 AM - 4:00 PM
Location:	CSRD Boardroom 555 Harbourfront Drive NE, Salmon Arm

Directors Present	K. Cathcart^	Electoral Area A Director
	D. Brooks-Hill^	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)	Electoral Area G Director
	R. Oszust*	Town of Golden Director
	G. Sulz^*	City of Revelstoke Director
	K. Flynn (Chair)	City of Salmon Arm Director
	T. Lavery^*	City of Salmon Arm Director 2
	C. Anderson*	District of Sicamous Director
Staff In Attendance	J. MacLean	Chief Administrative Officer
	J. Sham	General Manager, Corporate Services (Corporate Officer)
	C. Robichaud	Deputy Corporate Officer
	B. Van Nostrand*	General Manager, Environmental and Utility Services
	D. Sutherland*	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 14:

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.

2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.

3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

2. Call to Order

The Chair called the meeting to order at 9:32 AM.

3. Adoption of Agenda

Discussion:

Director Gibbons requested a service review of the South Shuswap Liquid Waste Management Program. Topic was added as item 11.2.

2024-0901
Moved By Director Anderson
Seconded By Director Gibbons

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

CARRIED

4. Meeting Minutes

4.1 Adoption of Minutes

Late Agenda - July 18, 2024 Regular Minutes item 18 release of Closed session resolutions added.

2024-0902
Moved By Director Oszust
Seconded By Director Martin

THAT: the minutes of the August 15, 2024 Regular Board meeting be adopted.

CARRIED

2024-0903
Moved By Director Oszust
Seconded By Director Brooks-Hill

THAT: the minutes of the July 18, 2024 Regular Board meeting be adopted as amended.

CARRIED

4.2 Business Arising from the Minutes

None.

5. Announcements

None.

6. Delegations & Guest Speakers

6.1 First Nation Engagement Report

Rob Hutton, Clearview Consulting to present report.

Late Agenda - Report added.

Post Agenda – Presenter slides added.

2024-0904
Moved By Director Oszust
Seconded By Director Anderson

THAT: the Board receive the report for information.

CARRIED

Director Sulz left the meeting at 10:00 AM.

Discussion:

Director Gibbons asked why Métis Nation BC was excluded from the report. Mr. Hutton stated that the report was a continuation of the First Nations Engagement between that took place during the Sorrento-Blind Bay Incorporation Study and the participants at that time.

Directors asked if the timelines set out in the report were realistic and when phase II would begin. Mr. Hutton felt that the timeline was hopeful and the next phase would be up to each nation as to when and how they would like to lead discussions with the CSRD.

Directors requested time to review the report and requested the report be placed on the October Regular Board meeting for discussion.

8. Correspondence

8.1 For Information

2024-0905
Moved By Director Cathcart
Seconded By Director Trumbley

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

CARRIED

8.1.1 From August 15, 2024 Regular Board Meeting

8.1.1.1 BC Wildfire Services (August 29, 2024)

Thank you letter from the CSRD Board of Directors to BC Wildfire Services recognizing their wildfire response efforts in the CSRD region.

8.1.1.2 TELUS Communications (August 29, 2024)

Letter from the CSRD Board in support of solid communications infrastructure during emergency situations.

Discussion:

Chair Flynn received a call from TELUS notifying him that the Board letter regarding communications infrastructure was forwarded to the Canadian Radio-television and Telecommunications Commission (CRTC).

8.1.2 City of Duncan UBCM Resolution (August 21, 2024)

UBCM resolution and backgrounder recommending removing fail to appear charges from policing statistics.

8.1.3 City of Campbell River (August 26, 2024)

Letter to Premier Eby requesting provincial support in addressing homelessness in Campbell River.

8.1.4 City of Mission (August 29, 2024)

Letter to Premier Eby regarding infrastructure investment for complete communities.

8.2 Action Requested

8.2.1 Letter of Support Request from the Columbia River Salmon Reintroduction Initiative (August 13, 2024)

2024-0906
Moved By Director Oszust
Seconded By Director Martin

THAT: the Board support and send letters to BC Provincial and Federal governments requesting a funding commitment for the Bringing the Salmon Home Initiative.

CARRIED

9. Committee Reports and Updates

9.1 For Information

2024-0907
Moved By Director Trumbley
Seconded By Director Lavery

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

Discussion:

The Board identified action items from the Committee of the Whole and the Electoral Area Directors' Committee were not on the agenda. Action items to be brought forward to the October Regular Board meeting for Board consideration.

CARRIED

9.1.1 Thompson Regional Committee Meeting Summary (March 12, 2024)

9.1.2 Committee of the Whole Meeting (August 14, 2024)

9.1.3 Electoral Area Directors' Committee Meeting (August 20, 2024)

9.1.4 Shuswap Tourism Advisory (Stakeholders) Committee Minutes (August 20, 2024)

9.1.5 Rail Trail Project Update (September 2024)

9.2 Action Requested

None.

7. CLOSED (In Camera)

Late Agenda - added section (a).

2024-0908
Moved By Director Oszust
Seconded By Director Anderson

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

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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

CARRIED

The Regular (Open) meeting recessed at 10:27 AM and the Board convened into the Closed portion of the meeting at 10:40 AM.

The Regular (Open) meeting resumed at 1:00 PM and Director Sulz returned to the meeting at this time.

10. Business General

10.1 Chief Administrative Officer's Quarterly Report

Staff report attached to Late Agenda.

2024-0909
Moved By Director Oszust
Seconded By Director Melnychuk

THAT: the Board receive the CAO Quarterly Report for information.

Discussion on the motion:

Chair Flynn committed to providing a bi-monthly report to the Board alternating with the CAO report.

Director Cathcart asked the CAO to clarify what joint initiatives were being discussed with local municipalities. CAO said the discussions were around the various shared services agreements with member municipalities.

Director Gibbons asked if the organizational restructure produced any signs of gains for the organization. CAO stated that some savings have been seen and no new staff have been added. Director Gibbons once again spoke to the need for CSRD strategic plan. CAO confirmed that the Director team building and governance sessions were in the works and would take place prior to creating a regional strategic plan.

Director Simpson asked about the meetings that took place with Minister Ma regarding the 2023 wildfires. CAO said the meeting with Minister Ma was a summary of the information already presented to and discussed by the Board.

Director Martin raised concerns about increased traffic impacts on secondary roads due to the Bruhn Bridge replacement project. CAO said he would connect with the District of Sicamous CAO and would reach out the Ministry of Transportation project lead to inquire about the specific concerns raised.

CARRIED

~~10.2 Tourism Select Committee~~

Late Agenda - Item removed.

10.3 Delegation of Authority to an Additional Person to Issue Land Use Permits

Report from Jennifer Sham, General Manager, Corporate Services (Corporate Officer), dated August 30, 2024. A proposed short-term solution to allow for the Corporate Officer to issue land use permits in the absence of the General Manager of Development Services.

2024-0910
Moved By Director Simpson
Seconded By Director Martin

THAT: the Board designate the Corporate Officer to act in the capacity of the General Manager of Development Services in their absence regarding issuance of delegated land use permits, this 12th day of September, 2024.

CARRIED

10.4 Regional Accessibility Advisory Committee Funding Amended Agreement

The Board approved entering into a funding agreement with the regional participants at the September 11, 2023 Regular Board meeting for the administration of the Regional Accessibility Advisory Committee. Section 4 of the funding agreement was amended to narrow what administrative costs include. Staff have also attached a Terms of Reference for this Committee.

All other regional participants have agreed to sign the amended funding agreement.

2024-0911
Moved By Director Melnychuk
Seconded By Director Sulz

THAT: the Board empower the authorized signatories to enter into the Regional Accessibility Advisory Committee funding agreement, as amended, this 12th day of September, 2024.

CARRIED

10.5 Public Question Period Guidelines Update

Staff are proposing an update to the Public Question Period Guidelines at CSRD Regular Board Meetings created in 2020. The new guidelines better reflect what the current practice is and has been shortened to make it easier to understand.

2024-0912
Moved By Director Oszust
Seconded By Director Simpson

THAT: the Board endorse updating the Public Question Period Guidelines and replace the 2020 version with the 2024 version, as attached to the Board agenda, this 12th day of September, 2024.

CARRIED

10.6 Milfoil Control Asset Disposal

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, August 27, 2024. A request to dispose an aquatic plant harvester as per the Asset Disposal Policy.

2024-0913
Moved By Director Martin
Seconded By Director Sulz

THAT: the Board empower staff to dispose of an aquatic plant harvester as per Policy-24 Asset Disposal.

CARRIED

~~10.7 UBCM Community Emergency Preparedness Fund (CEPF) Grant Application Approval~~

Late Agenda - Item removed.

10.8 Structure Protection Unit (SPU) Storage Building Project

Report from Tom Hansen, Emergency Program Coordinator, dated August 20, 2024. Reserve budget approval request for additional SPU storage building costs.

2024-0914
Moved By Director Martin
Seconded By Director Cathcart

THAT: the Board approve $90,796 plus applicable fees and taxes from the Structure Protection Unit deployment revenue reserves to cover the costs of an increased project scope for the SPU building;

AND THAT: the Board approve a project contingency not to exceed $47,548 plus applicable taxes from the SPU deployment reserves to be drawn on as required.

CARRIED

2024-0915
Moved By Director Martin
Seconded By Director Simpson

THAT: the General Manager, Community and Protective Services be authorized to approve all payments, commitments, and change orders within the approved revised project budget, including applicable taxes.

CARRIED

11. Business By Area

11.1 Electoral Areas A, B, C, E and G: Grant-in-Aids

Report from Jodi Pierce, General Manager, Financial Services, dated August 29, 2024. Funding requests for consideration.

2024-0916
Moved By Director Martin
Seconded By Director Melnychuk

THAT: the Board approve the following allocations from the 2024 Electoral Area Grant-in-Aids:

Area A

$8,000 Columbia Woodlot Association (Community Wildfire Preparedness)

$15,000 Golden Community Economic Development (Age Friendly strategy)

Area B

$1,000 Revelstoke Local Food Initiative (Food Culture Celebration)

Area C

$5,000 White Lake Community Hall (operating expenses)

Area E

$2,000 Salmon Arm Skating Club – Sicamous Branch (fee subsidy)

Area G

$4,730 Sorrento Village Farmers Market (Vault toilet maintenance)

Discussion:

Director Melnychuk suggested Electoral Area Directors discuss recurring operational GIA funding requests and alternative funding options at a future Electoral Area Directors' Committee meeting.

CARRIED

11.2 South Shuswap Liquid Waste Management Program

Request by Director Gibbons for a Liquid Waste Management Plan Service Review.

Discussion:

Director Gibbons submitted a formal letter to the CAO for a LWMP service review.

CAO said he would prepare a report for the October 17, 2024 Regular Board meeting regarding the service review process and next steps.

12. Administration Bylaws

None.

13. Public Question & Answer Period

Click to view the Public Question Period Guidelines.

Jim Leiper, Notch Hill, BC asked what constituted quorum for the Board meeting. CAO responded that quorum was fifty (50) per cent plus one (1).

Mr. Leiper also asked why the Board approved grant-in-aid funding for the Sorrento Village Farmers Market for vault toilet maintenance if the market is only open 4 months of the year.

Director Melnychuk responded by said the Sorrento Village Farmers Market association assumed responsibility of the vault toilet as there were no other public toilets in Sorrento. The vault toilet is open ten (10) months of the year for public use.

Municipal Directors Lavery, Sulz, Oszust, and Anderson left the meeting at 1:35 PM.

14. Development Services Business General

None.

15. ALR Applications

None.

16. Development Services Business by Area

None.

17. Planning Bylaws

17.1 Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-21 and Electoral Area B Zoning Amendment Bylaw No. 851-32

Report from Christine LeFloch, Planner III, dated August 29, 2024.
Fish River Road, Beaton

2024-0917
Moved By Director Brooks-Hill
Seconded By Director Simpson

THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered “Electoral Area B Official Community Plan Amendment Bylaw No. 850-21” in conjunction with the Columbia Shuswap Regional District’s Financial Plan and Waste Management Plan.

CARRIED

2024-0918
Moved By Director Brooks-Hill
Seconded By Director Simpson

THAT: “Electoral Area B Official Community Plan Amendment Bylaw No. 850-21” be read a second time, this 12th day of September, 2024.

CARRIED

2024-0919
Moved By Director Brooks-Hill
Seconded By Director Simpson

THAT: “Electoral Area B Zoning Amendment Bylaw No. 851-32” be read a second time, this 12th day of September, 2024.

CARRIED

2024-0920
Moved By Director Brooks-Hill
Seconded By Director Simpson

THAT: a public hearing to hear representations regarding “Electoral Area B Official Community Plan Amendment Bylaw No. 850-21” and “Electoral Area B Zoning Amendment Bylaw No. 851-32” 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.

CARRIED

17.2 Electoral Area D: Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-02

Staff report attached to Late Agenda.

Report from Christine LeFloch, Planner III, dated August 29, 2024.
5530 Gardiner Lake Frontage Road, Ranchero.

2024-0921
Moved By Director Trumbley
Seconded By Director Melnychuk

THAT: “Ranchero/Deep Creek Zoning amendment Bylaw No. 751-02” be read a second time, this 12th day of September, 2024.

CARRIED

18. Release of Closed Session Resolutions

Electoral Area A Local Advisory Committee Appointment

THAT: the Board appoint Francois Brissette to the Electoral Area A Local Advisory Committee.

19. Next Board Meeting

Thursday, October 17, 2024 at 9:30 AM.
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

20. Adjournment

2024-0922
Moved By Director Melnychuk
Seconded By Director Simpson

THAT: the Regular Board meeting be adjourned.

CARRIED

1:42 PM.

CORPORATE OFFICER

CHAIR

OKANAGAN REGIONAL LIBRARY

Danielle Hubbard

Okanagan Regional Library

CEO

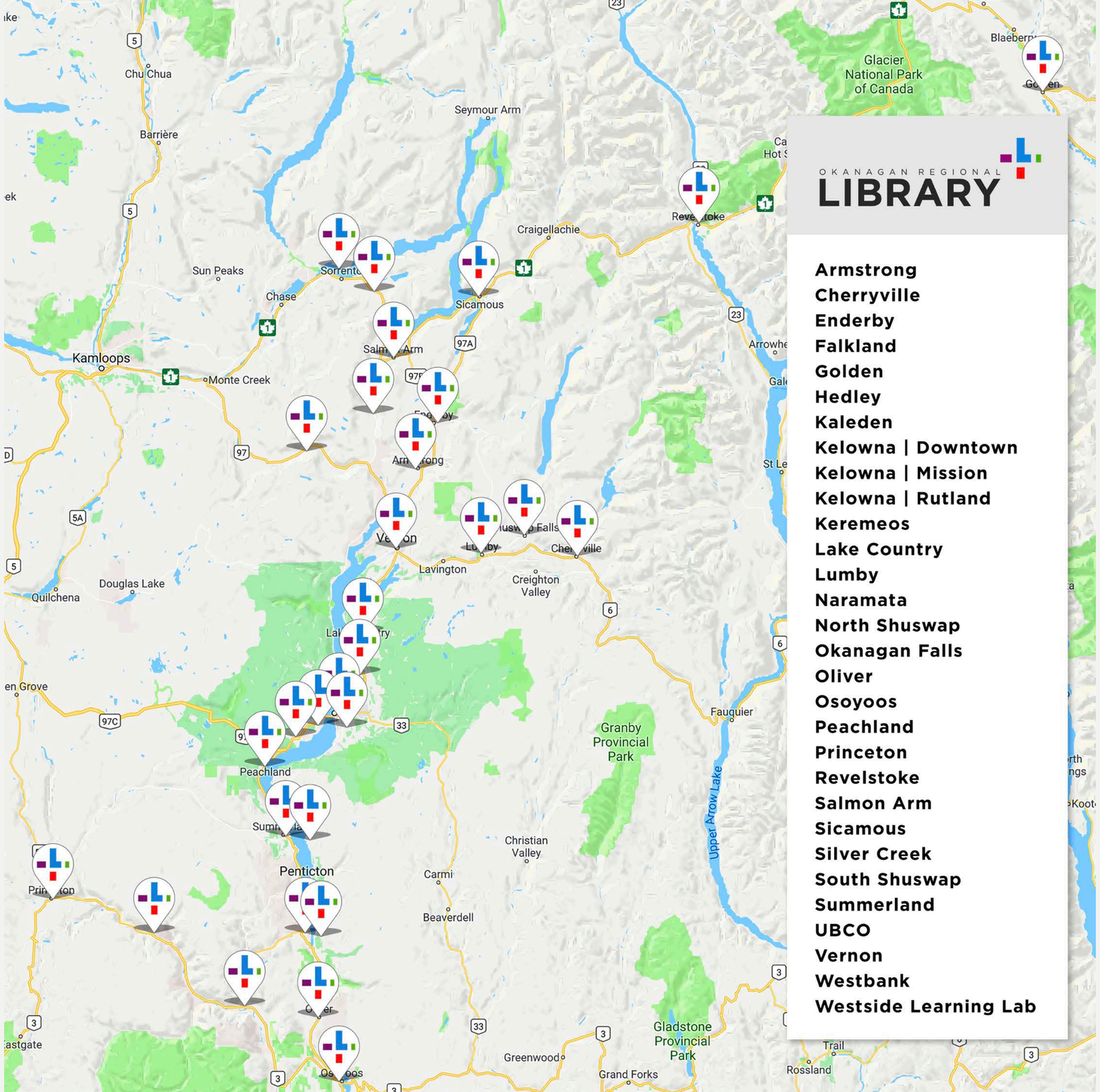
Our Vision

A vital community space for learning, connecting, & exploring.

Our Goals

- Cultivate learning, literacy, creativity, and imagination.
- Offer a welcoming, inclusive space to gather, and connect.
- Embrace local heritage, and culture.
- Develop and nurture community partnerships
- Strive for organizational and service excellence

Our Branches



OKANAGAN REGIONAL LIBRARY

- Armstrong
- Cherryville
- Enderby
- Falkland
- Golden
- Hedley
- Kaleden
- Kelowna | Downtown
- Kelowna | Mission
- Kelowna | Rutland
- Keremeos
- Lake Country
- Lumby
- Naramata
- North Shuswap
- Okanagan Falls
- Oliver
- Osoyoos
- Peachland
- Princeton
- Revelstoke
- Salmon Arm
- Sicamous
- Silver Creek
- South Shuswap
- Summerland
- UBCO
- Vernon
- Westbank
- Westside Learning Lab

Our Collection

588,550

Physical Materials

144,650

Digital Materials

Benefits

Centralized Service

Financial Allocation Model

Local Updates

Questions?

Danielle Hubbard

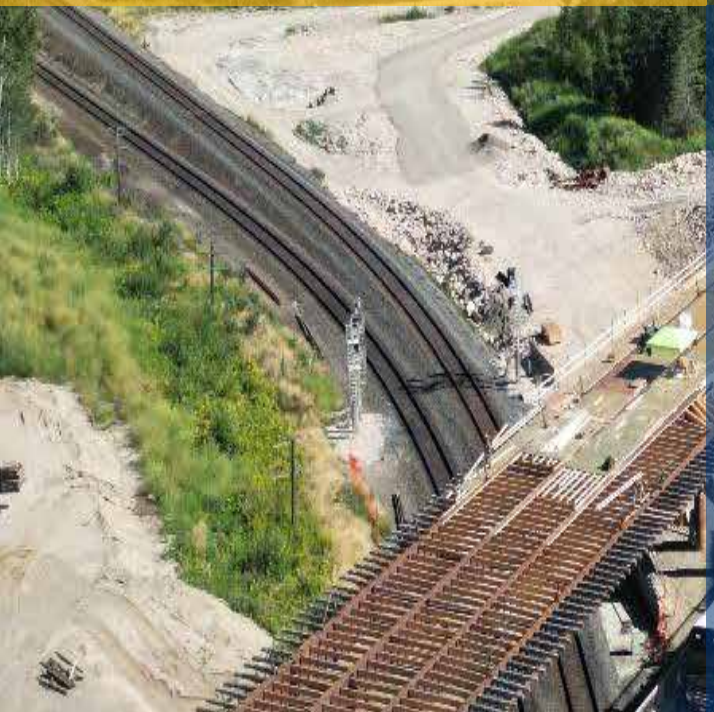
Okanagan Regional Library

CEO

dhubbard@orl.bc.ca

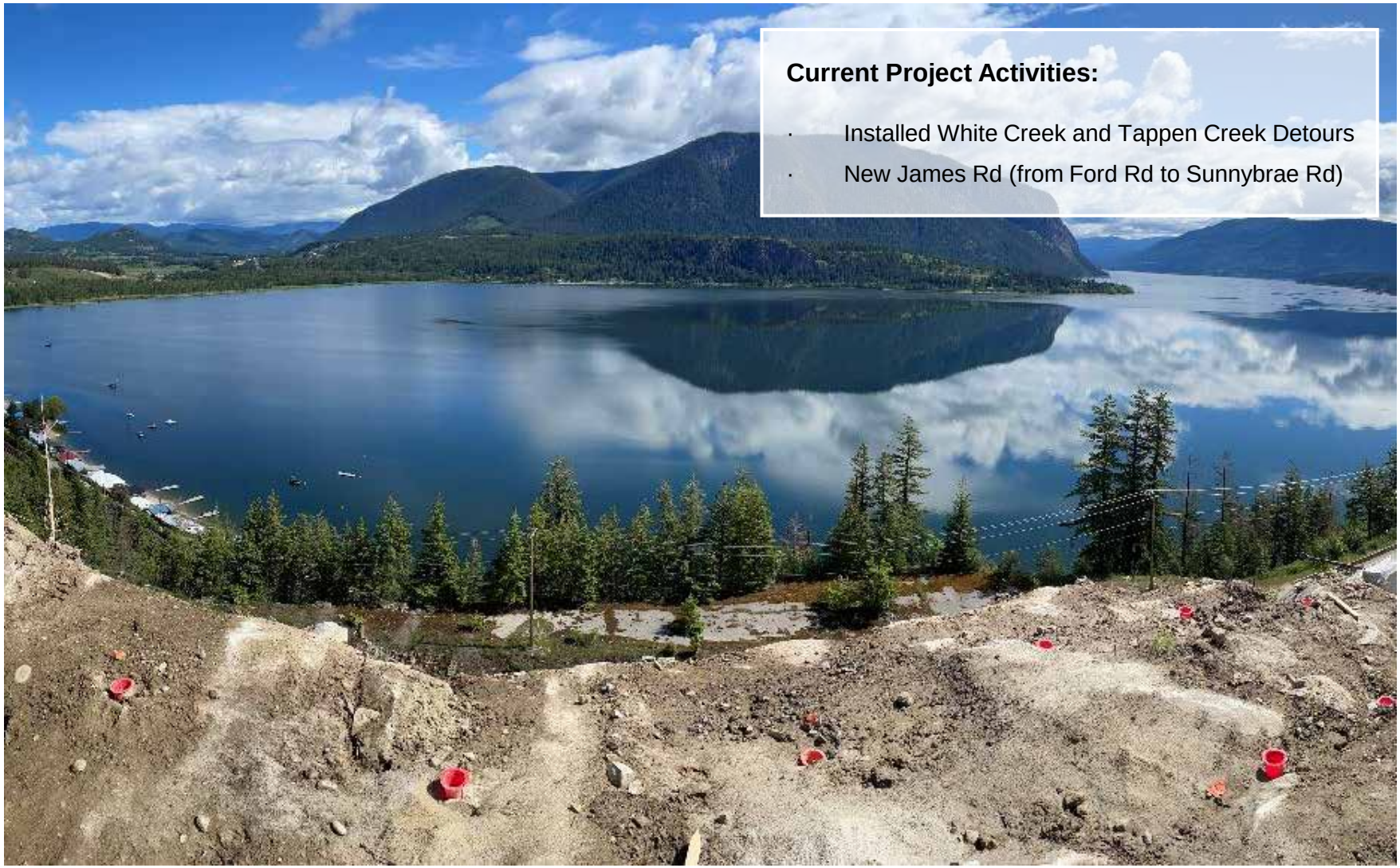
BRITISH COLUMBIA

Ministry of Transportation and Infrastructure



CSRD BOARD PRESENTATION
October 18, 2024

Project Progress – 32% Complete



Looking ahead

Upcoming Project Activities:

- Eastbound Tappen Overhead Bridge
- Demolition of existing Tappen Overhead Bridge
- Rock cut and blasting at Kault Hill

Construction Photos

Construction Photos

Construction Photos

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.csrd.bc.ca

September 23, 2024

Sent via email:

The Honourable David Eby, Premier of British Columbia
premier@gov.bc.ca

Minister of Water, Land, and Resource Stewardship and Minister Responsible for Fisheries
Nathan Cullen
WLRS.Minister@gov.bc.ca

Minister of Finance and Minister Responsible for the Columbia River Treaty
Katrine Conroy
FIN.Minister@gov.bc.ca

Minister of Indigenous Relations and Reconciliation
Murray Rankin
IRR.Minister@gov.bc.ca

Dear Premier and Ministers:

Re: Sustainable Funding Support for Bringing the Salmon Home: The Columbia River Salmon Reintroduction Initiative

At the September 12, 2024 Regular Board Meeting, the Columbia Shuswap Regional District (CSRD) Board of Directors passed the following motion:

> THAT: the Board support and send letters to BC Provincial and Federal governments requesting a funding commitment for the Bringing the Salmon Home Initiative.

The CSRD Board respectfully calls on your government to fulfill its commitment to provide sustainable core funding for Bringing the Salmon Home: The Columbia River Salmon Reintroduction Initiative before the current agreement runs out March 31, 2025.

Since 2019, this Initiative led by the Syilx Okanagan, Secwépemc, and Ktunaxa Nations has made significant progress towards returning salmon to the upper Columbia River. This collaboration is a model of success for Indigenous-led ecosystem stewardship and reconciliation.

The Columbia River, with nearly 40% of its length in Canada, is crucial for transboundary salmon reintroduction success, especially in this time of climate change. The US government recently committed $1.2 billion USD over 20 years to Tribal-led salmon reintroduction on its end of the river. It is time for Canada and the province of BC to contribute their share here.

We call on the governments of BC and Canada to provide the Bringing the Salmon Home Initiative with sustaining core funding for the necessary Indigenous-led reintroduction work that will ensure adequate salmon stocks return to the Canadian portion of the Columbia River system. This will further ensure the Bringing the Salmon Home Initiative's mandate for ongoing Indigenous-led salmon reintroduction is reinforced under modernized Columbia River Treaty commitments and will ensure work in parallel with US Tribal-led salmon reintroduction programs.

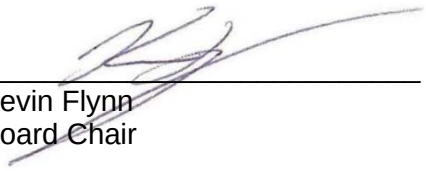
A phased core funding model is proposed, starting with a transitional three-year minimum commitment of $1 million per year each from Canada and BC to enable the Initiative to continue to evolve and build capacity as a sustainable fully Indigenous-led organization.

This is linked to the three Nations' proposal made to the BC and federal governments to negotiate a minimum 20-year agreement with a target of $50 million in annual core funding for the first ten years. Supporting the Bringing the Salmon Home Initiative aligns with Canada's United Nations Declaration on the Rights of Indigenous People's (UNDRIP) commitments and 2030 Nature Strategy, and BC's UNDRIP Act and Watershed Security Strategy.

Your government's investment in this Initiative will provide improved food security, social, cultural, and economic benefits, benefiting the entire Pacific salmon ecosystem and communities.

We look forward to receiving your immediate response and specific commitment to providing the sustainable core funding the Bringing the Salmon Home Initiative requires for long-term success.

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:



Kevin Flynn
Board Chair

cc: admin@columbiariversalmon.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.csrd.bc.ca

September 23, 2024

Sent via email:

The Right Honourable Justin Trudeau, P.C., M.P. Prime Minister of Canada,
justin.trudeau@parl.gc.ca

Minister of Fisheries, Oceans and the Canadian Coast Guard, Diane Lebouthillier
DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca

Minister of Environment and Climate Change, Steven Guilbeault
Steven.Guilbeault@parl.gc.ca

Minister of Indigenous Services, Patty Hajdu
patty.hajdu@parl.gc.ca

Minister of Crown-Indigenous Relations, Gary Anandasangaree
gary.anand@parl.gc.ca

Dear Prime Minister and Ministers:

Re: Sustainable Funding Support for Bringing the Salmon Home: The Columbia River Salmon Reintroduction Initiative

At the September 12, 2024 Regular Board Meeting, the Columbia Shuswap Regional District (CSRD) Board of Directors passed the following motion:

> THAT: the Board support and send letters to BC Provincial and Federal governments requesting a funding commitment for the Bringing the Salmon Home Initiative.

The CSRD Board respectfully calls on your government to fulfill its commitment to provide sustainable core funding for Bringing the Salmon Home: The Columbia River Salmon Reintroduction Initiative before the current agreement runs out March 31, 2025.

Since 2019, this Initiative led by the Syilx Okanagan, Secwépemc, and Ktunaxa Nations has made significant progress towards returning salmon to the upper Columbia River. This collaboration is a model of success for Indigenous-led ecosystem stewardship and reconciliation.

The Columbia River, with nearly 40% of its length in Canada, is crucial for transboundary salmon reintroduction success, especially in this time of climate change. The US government recently committed $1.2 billion USD over 20 years to Tribal-led salmon reintroduction on its end of the river. It is time for Canada and the province of BC to contribute their share here.

We call on the governments of BC and Canada to provide the Bringing the Salmon Home Initiative with sustaining core funding for the necessary Indigenous-led reintroduction work that will ensure adequate salmon stocks return to the Canadian portion of the Columbia River system. This will further ensure the Bringing the Salmon Home Initiative's mandate for ongoing Indigenous-led salmon reintroduction is reinforced under modernized Columbia River Treaty commitments and will ensure work in parallel with US Tribal-led salmon reintroduction programs.

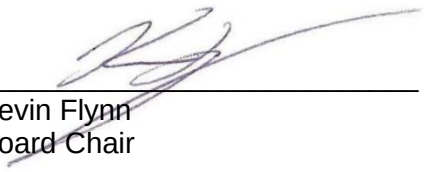
A phased core funding model is proposed, starting with a transitional three-year minimum commitment of $1 million per year each from Canada and BC to enable the Initiative to continue to evolve and build capacity as a sustainable fully Indigenous-led organization.

This is linked to the three Nations' proposal made to the BC and federal governments to negotiate a minimum 20-year agreement with a target of $50 million in annual core funding for the first ten years. Supporting the Bringing the Salmon Home Initiative aligns with Canada's United Nations Declaration on the Rights of Indigenous People's (UNDRIP) commitments and 2030 Nature Strategy, and BC's UNDRIP Act and Watershed Security Strategy.

Your government's investment in this Initiative will provide improved food security, social, cultural, and economic benefits, benefiting the entire Pacific salmon ecosystem and communities.

We look forward to receiving your immediate response and specific commitment to providing the sustainable core funding the Bringing the Salmon Home Initiative requires for long-term success.

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:



Kevin Flynn
Board Chair

cc: admin@columbiariversalmon.ca

Merritt
FLOURISH UNDER THE SUN

September 25, 2024

Heather Wood
Deputy Minister of Finance
Secretary to Treasury Board
PO Box 9417 Stn. Prov. Govt
Victoria, BC V8W 9V1

Dear Deputy Minister Wood,

RE: Burden of Delinquent Taxes

On behalf of the City of Merritt Council I am writing to highlight the impact of the *Community Charter* allowance for taxpayers to become delinquent on their property taxes over a period of three years.

Property tax arrears significantly impact the operating capability of small municipalities, which are then forced to significantly increase taxes or limit essential services.

During our meeting with the Minister and staff at UBCM, it was expressed that the ministry was unaware that property owners use the strategy of paying off one year of arrears to remove the property from the tax sale and that they do this year after year to avoid paying the total outstanding amount. To help broaden the ministries understanding of this issue and the impact it has on communities, we have polled other communities and heard from over 20 municipalities across the province including, Burnaby, Prince Rupert, Township of Langley, Hope, Metchosin, Comox, Mission, Golden and Rossland. These communities all report a similar systemic issue of repeat offenders who carry balances owing on their property taxes to the detriment of the greater community. Small municipalities like the City of Merritt cannot continue to subsidize non-payment of property taxes. At year end 2023, the City of Merritt was owed $893,711 in outstanding taxes and penalties, this equates to 8% on our tax levy. The cost to a community is compounded when you factor in the 100's of hours of staff time required to contact property owners, conduct follow up calls and serve notice of the tax sale by small Finance departments that are often operating with minimal staff and limited resources. This impact will increase significantly with the upcoming implementation of enhanced requirements for notice of tax sales that will require municipalities to bare the cost of bailiff services without the ability to recover full costs.

We request that the Provincial government review and revise the *Community Charter* to relieve this unfair burden. Following are three potential tactics:

1. Reduce the number of years a property can be in arrears on their property tax or allow municipalities to run a deficit.

Merritt
FLOURISH UNDER THE SUN

2. Assign a dedicated contact for municipalities to assist in dealing with properties that have escheated to the Crown and help remove them from property tax rolls expeditiously. Currently they linger on the rolls, accumulating tax levies that will ultimately have to be written off by the Ministry.

3. Implement a province-wide, cost-effective solution for municipalities to recover taxes owed by mobile homes. While we place liens through the registry, the property still needs to be sold or moved legally. Uncertain timing and the costs of legal action make future net recovery uncertain and challenging

Kind regards,

Michael Goetz
Mayor

City Hall
2185 Voght St. Box 189
Merritt, BC, V1K1B8

merritt.ca

250 378 4224

MINUTES OF THE
KERHD BOARD OF DIRECTORS MEETING

August 9, 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
	Alternate Director R. Popoff	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
ABSENT:	Director N. Blissett	City of Cranbrook
STAFF:	S. Tomlin	Chief Administrative Officer
	T. Hlushak	Corporate Officer
	C. Thom	Executive Assistant (Recording Secretary)

DRAFT

Call to Order

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

Adoption of the Agenda

1470
MOVED by Director Gay
SECONDED by Director Miller

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

CARRIED

Adoption of the Minutes

May 10, 2024 Meeting

1471
MOVED by Director Miller
SECONDED by Director Doherty

THAT the Minutes of the KERHD Board of Directors meeting held on May 10, 2024 be adopted as circulated.

CARRIED

July 16, 2024 Special Meeting

1472
MOVED by Director Doherty
SECONDED by Director Jackman

THAT the Minutes of the KERHD Boad of Directors Special meeting held on July 16, 2024 be adopted as circulated.

CARRIED

Invited Presentations

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 Wayne Price left the meeting at 11:41am and returned at 11:43am.

Interior Health Renal Program Services

Donna Jansons, Program Director, Renal and Transplant Services, Interior Health, provided a presentation on Interior Health Renal Program Services explaining that the Interior Health Renal Program works in partnership with BC Renal on the consistent review of patient needs as the program continues to evolve to improve kidney patient's quality of life and outcomes.

New Business

2025 KERHD Board Meeting Schedule

1473
MOVED by Director Miller
SECONDED by Director Gay

THAT the following KERHD Board of Directors meeting schedule for 2025 be approved as follows:

- March 14
- June 13
- September 12
- December 12

CARRIED

Adjourn to Closed

1474
MOVED by Director Milligan
SECONDED by Director Clovechok

THAT the meeting adjourn to a Closed KERHD Board of Directors meeting to consider the following matter:

> Audit Appointment - Section 90(1)(j) of the *Community Charter* – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act.*

CARRIED

The meeting adjourned to closed at 12:27pm.

Chair David Wilks

Tina Hlushak, Corporate Officer

DRAFT

Fraser Basin Council

Thompson Regional Committee Meeting (Zoom meeting)
Draft summary for September 10th, 2024

In attendance:

Rhona Martin	Columbia Shuswap RD	Board member
Jamison Squakin	Okanagan Nation Alliance	Board member
Allysa Hopkins	North Okanagan RD	Committee member
James Gordon	Thompson Rivers University	Committee member
Vivian Birch-Jones	Squamish-Lillooet RD	Committee member
Trevor Bohay	BC Ministry of Forests	Committee member
Alex de Chantal	Fraser Basin Council	Staff
Erin Vieira	Fraser Basin Council	Staff

Meeting commenced at 10:00 AM

1. Welcome and introductions

Alex welcomed all present and acknowledged Secwepemc territory. A round of introductions took place. The March 12th 2024 draft meeting summary was approved.

Vivian requested an update from staff on the Fraser Landslide project.

Action item:
Alex will follow up with FBC staff to get an update via email.

2. Staff reports

Shuswap Watershed Council (SWC)

Background	The FBC is the program manager for the Shuswap Watershed Council, a collaborative partnership of local governments, First Nations, and Provincial agencies to enhance water quality and safe recreation in the Shuswap for the long term. See www.shuswapwater.ca for more information.

DRAFT

Fraser Basin Council

Update	Erin reported that the Shuswap Watershed Council is operating all its usual programs, despite the failed CSRD referendum in February that resulted in the CSRD ceasing their funding support. In 2024-25, the SWC is funded by the Thompson-Nicola Regional District, Adams Lake Indian Band, and the SWC's Operating Reserve which has grown to approx. $174K over the past several years. This summer the SWC ran its Zebra & Quagga Mussel Prevention program, delivering educational campaigns to prevent the spread of these mussels as well as providing funding support for early-detection monitoring of invasive mussels at several sites throughout the Shuswap. The SWC's Water Quality Grant Program is supporting six water quality protection projects to be carried out on five farms in the Shuswap. The SWC has a regular meeting tomorrow morning. The agenda will include a discussion on the future funding and governance of the Council.

Thompson Shuswap Salmon Collaborative (TSSC)

Background	FBC has been retained to facilitate and provide planning support for a Thompson-Shuswap Salmon Collaborative. It is a government-to-government-to-government initiative involving the Secwepemc Fisheries Commission, the Province of BC, and the Department of Fisheries and Oceans (DFO). See https://www.fraserbasin.bc.ca/tssc.html for more information.
Update	The TSSC met in July. They have received more funding and work can continue until the end of March 2025.

Community Wildfire Roundtables

Background	FBC is facilitating roundtables for wildfire preparedness in the communities of Clearwater, Williams Lake, Clinton, Lillooet, Quesnel, Similkameen, Prince George and Salmon Arm. See www.wildfireroundtables.ca
Update	8 communities now have wildfire roundtables established. Inaugural meetings took place in the spring, and the roundtables will reconvene in November.

Cooperative Community Wildfire Response

Background	FBC staff have been retained to work on a Cooperative Community Wildfire Response project. BC Wildfire Service wants to determine the interest and capacity of rural communities in the BC Interior in developing wildfire fighting capabilities in areas outside of structural fire protection boundaries. This is an engagement project to identify training and equipment requirements of rural communities.

DRAFT

Fraser Basin Council

Update	S100 and S185 training courses were delivered to over 300 people in 25 communities across the BC Interior. Four contractors were engaged to deliver the training. There is still funding available, and more people/community organizations can receive training up until the end of March 2025. FBC will receive a report from BC Wildfire outlining the results and successes of the programs. Comments: Vivian commented that she has been very pleased with this work and fire brigades in her area have taken the training. James mentioned a documentary called "The Test" that covers the community fire readiness in the community of Logan Lake.

Kamloops Air Quality Roundtable

Background	FBC facilitates a technical roundtable including City of Kamloops, BC government, T'kemlups te Secwepemc, health authorities, industry, Thompson Rivers University and community groups. The Roundtable meets to discuss air quality issues and how to work together. See www.kamloopsairquality.ca.
Update	The Roundtable will meet again in the fall.

3. Committee member reports

Allysa Hopkins

- Beginning conversations about fire protection for communities in Area F / RDNO.

Trevor Bohay

- Trevor re-introduced himself as the Director of all-hazard response coordination for the Assistant Deputy Minister's office of the Ministry of Forests. He oversees delivery of the post-wildfire natural risk analysis program.
- Regarding wildfires in the area: 11 fires will have preliminary post-wildfire hazard assessments. The Shetland Creek fire will get a detailed assessment done by a consultant.
- Mention of Provincial funding programs:
    - UBCM Disaster Risk Reduction and Adaptation Program closes on October 4th. There will not be a Spring 2025 program. More info: https://www.ubcm.ca/cepf/disaster-risk-reduction-climate-adaptation.
    - New program, Disaster Resilience Innovation Funding, includes various streams of funding up to $40M for the next two years. More info: https://www2.gov.bc.ca/gov/content/safety/emergency-management/local-emergency-programs/financial/drif.
- The Tsilqotin National Government Emergency Salmon Task Force has seen a dramatic increase in Sockeye salmon passage past the site of the Chilcotin River slide. More info in this news release: https://mcusercontent.com/52b75e17647b0b4460687b60d/files/1e8ee219-77d8-333f-

DRAFT

Fraser Basin Council

eafd4d8a9262bd4e/September_9_2024_Emergency_Salmon_Task_Force_Situation_Report.01.pdf.

Vivian Birch-Jones

- Lillooet Invasive Species Society is still working on post wildfire invasive species work
- SLRD offered free tipping fees for landowners doing FireSmart activities and fuel reduction
- A community forum between SLRD, Northern St'at'imc, and District of Lillooet is coming up, it will include a casual dinner with community representatives and a full day of meetings
- Community concerns about frequent emergency room closures
- SLRD participated in running a collaborative emergency operations centre in response to the Chilcotin Slide
- New CAOs at the SLRD, Heather Paul, and District of Lillooet, Joe McCulloch.

Rhona Martin

- Pleased to hear about the wildfire training for rural communities
- Lots of fatalities due to vehicle accidents on the highways this summer
- Looking forward to the Shuswap Watershed Council meeting tomorrow and a discussion on sustaining the work of the Council
- Experienced a busy tourist season in the Shuswap, lots of Americans are returning to BC for vacation
- Heard comments about a terrible mosquito season in the eastern part of CSRD and it impacted tourism and enjoyment of the outdoors
- FarmGate program supported by the CSRD has been very successful.

Jamison Squakin

- Okanagan Sockeye are reportedly experiencing a record year. Temperatures and oxygen in Osoyoos Lake are limiting factors.
- Annual salmon feast, September 20th – 22nd at Okanagan Falls Provincial Park, a culturally significant site for the Syilx People and an important traditional fishing camp, gathering plae and trading site. More info: https://syilx.org/events/okanagan-nation-salmon-feast/.
- Okanagan Nation Alliance annual river restoration workshop is October 8th – 10th, deadline to register is September 13th. More info: https://forms.gle/iCc6694gmCvBznS46.
- National Day for Truth and Reconciliation is on September 30th, all committee members are encouraged to attend and support local events
- Kamloops Film Society is presenting the 3rd annual Stseptekwles re Sk'elep (Coyote Stories) Indigenous Film Festival, September 27th – 29th, at Paramount Theatre. More info: https://thekfs.ca/indigenous-film-festival/.
- Planning Institute of BC is organizing a webinar on September 25th re: TRC and Realizing UNDRIP. More info: https://web.cvent.com/event/de00a278-3c6b-4968-add6-d752daf5a718/summary.

DRAFT

Fraser Basin Council

James Gordon

- TRU unveiled their low-carbon district energy system which has been in development since 2020. When it is fully completed in 2030 it will reduce the university's emissions by 95% compared to 2020 levels. The energy system employs BC Hydro air- and water-source heat pumps. TRU has approval to install a 1-MW photovoltaic system (i.e., ~ 550 panels on three roof-tops)
- Transportation sector produces about 40% of emissions in BC. TRU is working to reduce emissions and incentivize low-carbon commuting to/from the campus.
- September 25th is National Tree Day and TRU will plant 54 trees on campus in honour of the 54th anniversary of the campus
- Working on a water audit to identify opportunities to improve irrigation on campus
- Films for Change Program offers community groups an opportunity to show a film in the Alumni Theatre and facilitate a discussion.

4. FBC Update

Management meeting

Alex reported that a management meeting is taking place later this week to discuss the organizational review that is underway in preparation for the October FBC Board meeting. Some of the topics being examined in the review include FBC's presence in the Kootenays/Southeast; inter-regional collaboration; and succession planning.

Board meeting

The next FBC Board meeting is October 9th – 10th in Vancouver.

5. Adjournment

The meeting adjourned at 11:35 AM.

Next Thompson Region Committee (ThRC) meeting:

November 12th, 2024, 10:00 – 11:30 AM.

Hybrid meeting – in-person and Zoom available – your choice how to participate.

DRAFT

SHUSWAP watershed council

Council Meeting
September 11th 2024 • 9:30 AM – 12:00 PM
Columbia Shuswap Regional District Boardroom
555 Harbourfront Drive NE
Salmon Arm, BC

Draft Record of Decisions and Action Items as at September 12th 2024
This record is subject to change at the next Council meeting

Meeting objectives
1. Receive update from program managers
2. Roundtable discussion on future of the SWC

Present
Rhona Martin, Chair – Columbia Shuswap Regional District, Area E
Natalya Melnychuk, Vice Chair – Columbia Shuswap Regional District, Area G
Jay Simpson – Columbia Shuswap Regional District, Area F (*via Zoom*)
Tim Lavery – City of Salmon Arm *(alternate, via Zoom)*
Pam Beech – District of Sicamous (*via Zoom, from 10:25 AM*)
Stephen Karpuk – Thompson-Nicola Regional District, City of Kamloops (*from 9:38, via Zoom*)
David Lepsoe – Thompson-Nicola Regional District, Village of Chase
Cliff Arnouse – Secwepemc Nation, Adams Lake Indian Band
Robyn Laubman – Splatsin te Secwepemc
Brian Schreiner – Regional District of North Okanagan, City of Enderby (*via Zoom)*
Diane Sutherland – BC Ministry of Environment & Climate Change Strategy (*alternate, by Zoom*)
Kelly Chiatto – BC Ministry of Forests
Erik Kok – Community representative
Dennis Einarson – Senior Scientific Advisor

Erin Vieira and Alex de Chantal – Fraser Basin Council

Observers
Ian Rogalski
Cathy Sawatzky

Regrets
Marty Gibbons
Dean Trumbley
Rick Fairbairn
Phil Owen
Kimm Magill-Hofmann
Lindsay Benbow
Kym Keogh

SHUSWAP watershed council

Call to Order

Chair Rhona Martin called the meeting to order at 9:30. A round of introductions took place around the room.

Adoption of meeting agenda

Moved/seconded by Vice Chair Melnychuk/Erik Kok that:

The agenda for the September 11th 2024 Shuswap Watershed Council meeting be adopted.

CARRIED

Director Karpuk entered the meeting at 9:38

Adoption of meeting summary

Moved/seconded by Director Lepsoe/Erik Kok that:

The draft meeting summary for the June 12th 2024 Shuswap Watershed Council meeting be adopted.

CARRIED

Correspondence

Moved/seconded by Dennis Einarson/Robyn Laubman that:

The correspondence be received for information.

CARRIED

Discussion

Program Manager Erin Vieira provided a brief summary of the correspondence.

Chair Martin commented that it's unfortunate that a response letter from the Department of Fisheries and Oceans took 9 months.

Director Schreiner suggested that a few members of the SWC attending the Union of BC Municipalities (UBCM) meeting next week in Vancouver arrange for a meeting with the Province regarding invasive mussels.

Chair Martin suggested that Senior Regional Advisor for BC, Mr. Joshua Lindner, who is named in the reply correspondence from the Minister of Fisheries and Oceans, be invited to the next SWC meeting in December.

Moved/seconded by Dennis Einarson/Vice Chair Melnychuk that:

Joshua Lindner be invited to the next Shuswap Watershed Council meeting on December 11th 2024 (zoom meeting).

Action item:

Staff to invite Mr. Lindner to the next Shuswap Watershed Council by Zoom.

SHUSWAP watershed council

Old business

Program Manager Erin Vieira briefly reviewed the results of an email vote that took place on June 19th regarding revisions to the 2024/25 budget. The vote passed with eight SWC members in favour and zero opposed.

Report from Chair

Chair Martin briefly reported that she reviewed the Fraser Basin Council's first quarter invoice for their program management services.

Report from Program Managers

Program Manager Erin Vieira provided a financial report for the first quarter, April 1st – June 30th 2024:

Revenue	Amount ($)
2023-24 Operational Surplus	25,113
2023-24 Funds allocated and carried forward to 2024-25	55,961
Per Contribution Agreement:	
CSRD (Areas C, D, E, F, G and District of Sicamous)	0
TNRD	53,600
City of Salmon Arm	0
Adams Lake Indian Band	1300
Operating Reserve:	
Full SWC Operating Reserve from March 31st, 2024	174,987
Summary of revenue for 2024-25	**314,961**

Expenses shown on next page …

SHUSWAP watershed council

Program	Annual budget ($)			Q1 actual expenses ($)		
	Expenses	Program mgmt.	Sub-total	Expenses	Program mgmt.	Sub-total
Water Quality Monitoring Program						
Shuswap Water Monitoring Group	0	6637.50	6637.50	0	315.00	315.00
Water monitoring expenses	26,209.00	2025.00	28,234.00	18,901.18	1395.00	20,296.18
Annual Water Quality Report	6850.00	5400.00	12,250.00	400.00	585.00	985.00
Water Quality Protection Program						
Water Protection Advisory Committee	400.00	5050.00	5450.00	0	0	0
Water Quality Grant Program	115,421.00	8062.50	123,483.50	26,638.56	2475.00	29,113.56
Wetland Strategy	4000.00	6462.50	10,462.50	0	880.00	880.00
Climate change impact study (with TRU)	5000.00	675	5675.00	0	135.00	135.00
Zebra & Quagga Mussel Prevention Program						
Education and outreach campaigns	27,432.00	7425.00	34,857.00	22,430.99	5130.00	27,560.99
Safe Recreation Program						
Safety campaigns	9480.00	3712.50	13,192.50	7126.45	2070.00	9196.45
Communications, Public Engagement, & Advocacy						
Communications collateral	225.00	3475.00	3700.00	1650.25	2520.00	4170.25
Public engagement and media	2500.00	10,587.50	13,087.50	0	3101.67	3101.67
Advocacy	0	2700.00	2700.00	0	45.00	45.00
Administration						
Council meetings	1850.00	14,825.00	16,675.00	532.37	4078.33	4610.70
Administration (budgeting, staff liaise with chair and vice chair, membership and governance, etc)	0	3693.75	3693.75	0	855.00	855.00
Financial administration	0	19,612.50	19,612.50	0	7020.00	7020.00
Sub-total expenses	**199,367.00**	**100,343.75**	**299,710.75**	**77,679.79**	**30,605.00**	**108,284.79**
Surplus			15,250.25			
Total budget for 2024-25			**314,961.00**			

Councillor Pam Beech entered the meeting at 10:25

Ms. Vieira provided a program operations update since the last Council meeting in June:

- The SWC Water Quality Grant Program is providing funding to six water protection projects on five farms in the Shuswap watershed; work will be completed by the proponents by March 31st 2024
- The 2023-24 Shuswap Water Quality Report was published in July, this is the eighth annual report from the SWC. The report is available on the SWC website, www.shuswapwater.ca and from local library branches.
- Phase 2 of the Wetland Strategy is complete. The work was carried out by Associated Environmental. This phase included a literature review of other wetland strategies, priority ratings for wetlands in the Salmon Arm Bay catchment, and identifying areas for wetland restoration, conservation and re-construction.
- The SWC research partnership with Royal Roads University researcher Margot Webster is underway; Ms. Webster installed three 'floating treatment wetlands' on the Salmon River and is monitoring water quality to determine what improvement the FTWs have on water quality via the uptake of nutrients and water contaminants by the FTWs
- Educational campaigns to prevent the spread of invasive mussels were delivered throughout spring and summer. The target audience for these campaigns is boaters and all watercraft users. Key messages focus on clean-drain-dry protocol, pulling the watercraft drainplug prior to travel, and stopping for watercraft inspection when travelling.
- SWC funding is supporting early-detection monitoring for invasive mussels in the Shuswap watershed; this work is carried out by the Columbia Shuswap Invasive Species Society
- Staff relayed that new reports are available from the Province of BC regarding the Provincial Invasive Mussel Defence Program. These reports cover the activities of the watercraft inspection stations. Reports can be found on the Provincial website.
- Educational campaigns for safe boating and recreation were delivered throughout spring and summer. Key messages focus on eight tips for safety, including lifejacket use and drowning prevention. This program was reduced in 2024 due to a loss of federal grant funding from Transport Canada.
- The SWC Annual Report for 2023-24 was published at the end of June, the report covers the SWC's activities and accomplishments throughout the year. The report is available at www.shuswapwater.ca. Other recent communications work recently includes a media release and a new Linked In page for the SWC.
- Staff submitted a grant funding application to Environment & Climate Change Canada for Phase 3 of the Wetland Strategy.

Discussion

Robyn Laubman asked about work done to-date on the wetland strategy, and if reports and data can be shared. Dennis Einarson suggested that staff look into work on wetlands done by the Association of Professional Biologists and Ducks Unlimited; Dennis can forward contact information to Alex de Chantal (program manager leading the Wetland Strategy).

There were a few questions about the Provincially-run watercraft inspection stations. Concerns were expressed about the limited operating hours and lack of fines for invasive mussel-infested watercraft. It was noted that a $345 fine can be levied to travellers who do not stop for inspection.

Concerns were expressed about the recent spread of whirling disease within the Columbia watershed.

Action item:

Staff will share the Phase 2 report on the developing Wetland Strategy prepared by Associated Environmental.

Staff will provide some background information on whirling disease for SWC members.

The SWC took a short break at 10:35

New business: Roundtable discussion on future funding and governance of the SWC

Chair Martin posed the following questions to SWC members, and a roundtable discussion took place: 1. Is the SWC a valuable and worthwhile organization to you, and would you like to continue to participate as an individual or as a representative of your organization, and 2. What funding can the SWC access to keep it going, and specifically for local government representatives would you support a grant-in-aid application from the SWC?

Dennis Einarson: yes, this is a valuable group and it has created a more efficient way to share data and information between groups and regulators.

Erik Kok: Agree with Dennis' comments. He has concerns for the future of the watershed. This table has influence, has made a difference and can continue to make a difference.

Stephen Karpuk: Agreed. This table is diverse. Any groups that facilitates collaboration is worthwhile. Water is valuable and worth protecting and advocating for.

David Lepsoe: It is a 'no-brainer' to look after the water and is fully in support of continuing.

Cliff Arnouse: First Nations view water as life and is important for ceremonies and many other uses. It's needed for survival. Watersheds are under stress. This table can do something.

Robyn Laubman: Agreed, Splatsin recognizes the importance and significance of water. The scope of this Council is focused and believes the Council can take on a larger mandate to include water security.

Natalya Melnychuk: Is prepared to support a grant-in-aid application on behalf of Area G but will not be able to continue participating as a CSRD director. She may be able to participate or contribute via her vocation with the Provincial government.

Pam Beech: This organization is critical. The focus on water protection is absolutely critical and is happy to continue to participate as a representative of the District of Sicamous. She would support and would advocate for a funding request from the SWC to the District.

Jay Simpson: Is prepared to contribute funding to support the continuation of the SWC, but acknowledged it would likely not be to the same level as previously. Commented on the Province's declared interest in watershed action and funding, but lack thereof to-date.

Tim Lavery: Without a doubt, there is value on having a roundtable to carry on this work. He recalled some history of the City's involvement, having contributed $40,000 annually for several years. The City will be observing how other regional districts and municipalities go forward.

Brian Schreiner: The Shuswap River is very vital to the City of Enderby. There are some questions to answer, such as how much the regional districts and municipalities will contribute and what the budget would be.

Chair Martin concluded that there is a willingness to go forward. The Chair suggested that a small committee form to review the SWC's Terms of Reference, make some recommendations for revisions and bring it to the December meeting. Program Manager Erin Vieira presented a brief overview of the current Terms of Reference. In addition to the Chair, the following SWC members volunteered: Director Lepsoe, Robyn Laubman, and Councillor Lavery would like Councillor Cannon to be invited.

A few more comments and questions were posed, including the possibility of the SWC seeking non-profit status; membership fees as potential revenue; the opportunity to link up with Indigenous organizations to advocate for water; and where the SWC will meet in the future.

SHUSWAP watershed council

Action items:

Staff to convene a committee to review the Terms of Reference and bring recommended revisions to the December 11th SWC meeting

Staff to look into potential meeting spaces, including CSRD boardroom, beyond December.

Roundtable updates

Vice Chair Melnychuk commented that the CSRD bylaw ends on December 31st 2024, therefore the December SWC meeting will be the last one as a committee of the CSRD.

Vice Chair Melnychuk also suggested staff prepare to send introductory letters to newly elected ministers post-election, if necessary.

Vice Chair Melnychuk asked if any other SWC members from local government would like to try to arrange a meeting with Provincial ministers/staff at UBCM about whirling disease and invasive mussels. Directors Karpuk, Simpson, Lepsoe and Schreiner stated that they are attending UBCM and would be involved in such a meeting if their schedule permits. She said it will be important to be prepared with requests to the Province.

Moved/seconded by Vice Chair Melnychuk/Councillor Lavery that staff send letters of introduction to newly elected Ministers after the Provincial election, if there are any changes.

CARRIED

Action items:

Staff will send letters of introduction to newly elected/appointed Ministers of Environment, Forests, Agriculture, and Water, Land & Resource Stewardship after the Provincial election.

Staff to prepare a list of requests of the Province regarding aquatic invasive species for those SWC members attending the UBCM.

Adjourn

Moved/seconded by Vice Chair Melnychuk/Erik Kok that:

The September 11th 2024 meeting of the Shuswap Watershed Council adjourn.

CARRIED

The meeting adjourned at 11:30 AM.

CERTIFIED CORRECT:

_____

Chair

THOMPSON REGIONAL HOSPITAL DISTRICT

Regular Meeting Minutes

Thursday, June 20, 2024

MINUTES of a Meeting of the Board of Directors of the THOMPSON REGIONAL HOSPITAL DISTRICT held in the Board Room on Thursday, June 20, 2024 commencing at 10:00 AM.

PRESENT:	Director M. O'Reilly (Chair)	City of Kamloops
	Director M. Blackwell	District of Clearwater
	Director B. Roden	Village of Ashcroft
	Director R. Smith	District of Logan Lake
	Director J. Ranta	Village of Cache Creek
	Director R. Stanke	Village of Clinton
	Director W. Stamer	District of Barriere
	Director D. Lepsoe	Village of Chase
	Director R. Hamer-Jackson	City of Kamloops
	Director K. Neustaeter	City of Kamloops
	Director B. Sarai	City of Kamloops
	Director K. Hall	City of Kamloops
	Director D. Bass	City of Kamloops
	Director M. Middleton	City of Kamloops
	Director D. O'Connor	Village of Lytton
	Director M. Goetz	City of Merritt
	Director A. Raine	Sun Peaks Mountain Resort Municipality
	Director U. Tsao (Attended Virtually)	Electoral Area "A" (Wells Gray Country)
	Director L. Onslow	Electoral Area "B" (Thompson-Headwaters)
	Director J. Smith	Electoral Area "E" (Bonaparte Plateau)
	Director T. Thorpe	Electoral Area "I" (Blue Sky Country)
	Director M. Grenier	Electoral Area "J" (Copper Desert Country)
	Director D. Haughton	Electoral Area "L" (Grasslands)
	Director D. Laird	Electoral Area "M" (Beautiful Nicola Valley - North)
	Director H.S. Graham	Electoral Area "N" (Beautiful Nicola Valley - South)
	Director J. Hayward	Electoral Area "O" (Lower North Thompson)
	Director L. Morris	Electoral Area "P" (Rivers and The Peaks)
	Director S. DeMare (Attended Virtually)	Squamish-Lillooet Regional District
	Director V. Birch Jones (Attended Virtually)	Squamish-Lillooet Regional District
ABSENT:	Director J. Simpson	Columbia Shuswap Regional District
	Director R. McNary	District of Lillooet

STAFF: Mr. J. Vieira, Acting Chief Administrative Officer/ General Manager of Operations
Mr. G. Lowis, Corporate Officer/General Manager of Corporate & Legislative Services
Ms. C. Fox, Chief Financial Officer
Mr. A. Potts, Finance Supervisor
Mr. J. Hansen, Recording Secretary

Draft

PRESS: 5 media persons

OTHERS: 11 interested persons

1 & 2 CALL TO ORDER & LAND ACKNOWLEDGEMENT

Chair O'Reilly called the meeting to order at 10:01 AM and respectfully acknowledged the Tk'emlúps te Secwe̓pemc Territory in which the meeting was held.

3 ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

Moved by Director Middleton
Seconded by Director J. Smith

THAT, the Board adopt the March 21, 2024, agenda as amended.

CARRIED

4 MINUTES

4.1 Hospital District Board Meeting Minutes March 21, 2024

Moved by Director Hall
Seconded by Director Sarai

THAT, the minutes of the Thompson Regional Hospital District Board Meeting dated March 21, 2024, be adopted.

CARRIED

5 DELEGATIONS / INVITED PRESENTATIONS

5.1 Supporting Team Excellence with Patients Society (STEPS)

The Board received a presentation from STEPS CEO Christine Matuschewski, and President of the Board of Directors Colin O'Leary providing an overview of the different types of services STEPS offers to communities, funding and staffing challenges, and requested the TNRD Board and staff to create a joint taskforce to work with STEPS to increase residents access to primary care in the TNRD.

On question, Mr. O'Leary, and Ms. Matuschewski noted STEPS have been aiding recent graduates find vacant positions in existing clinics to maintain healthy staff levels and avoid facility closures, that their relationship with Interior Health and the Ministry of Health had had challenges, and that they

would be extremely grateful to receive annual donations from the TNRD which would allow them to properly plan and allocate resources.

The Board asked how STEPS planned to offer better healthcare services to rural areas, and use underutilized hospitals, and if they were still accepting new patients at their clinics.

On question, General Manager of Corporate and Legislative Services G. Lowis noted that under the *Hospital District Act*, the TRHD may fund hospitals and hospital facilities. Mr. Lowis also provided an example of other Regional Districts requesting their facilities be appropriately designated to allow funding under this model.

6 BYLAWS

6.1 TRHD Bylaw No. 164, Capital Expenditure & Borrowing

The Board received a report from Chief Financial Officer C. Fox, dated June 20, 2024, for the Board to adopt the Minor Capital Equipment Bylaw No. 164, which included borrowing for the Cancer Care Project required to be covered by the Thompson Regional Hospital District in the amount of $45,140,550, plus a 1% additional borrowing to cover MFA holdbacks of $451,406, totaling $45,591,956. This 1% holdback would be returned at the conclusion after repayment of debt.

On question, Chief Financial Officer C. Fox, noted that based on Interior Health's best estimate of the cost for the Cancer Centre and the amount approved in the capital bylaw, the TRHD Board could decide that this would be the maximum funding they will provide.

The Board raised concerns over the fairness of the TRHD having to raise taxes to cover additional project costs when other Districts were not required, and the lack of opportunity for the TRHD to be involved in the planning process of the design to ensure proper communication was made. The Board expressed a desire to hear from Interior Health on their capital project updates before making a decision on this item.

Moved by Director Sarai
Seconded by Director Neustaeter

THAT, the Board defer consideration of item 6.1 until after item 7.1.

Carried

7 REPORTS and/or INQUIRIES

7.1 Interior Health Updates

Phase 2 Phil and Jennie Gaglardi Tower Budget Update
The Board received a presentation from Corporate Director of Business Operations Todd Mastel providing an overview and update of the Phase two Tower renovations. Mr. Mastel acknowledged the lack of communication from RIH and stated that 2024 would be a busy year for renovations, on pace to finish by Fall 2026. Mr. Mastel also noted that the Ministry of Health was providing $40 million dollars to cover the project overruns without any major changes to the scope of the project.

Kamloops Cancer Centre Update
The Board received a presentation from Corporate Director of Business Operations Todd Mastel, and Executive Director Gerry Desilets, providing an overview of the procurement details of the Cancer Centre, fixed-price construction details, and noted the more favourable market conditions compared to the ongoing hospital renovations that started prior to COVID-19.

The Board raised concerns over the split location of cancer treatments being in both the new Kamloops Cancer Centre and the Royal Inland Hospital, the challenges of having two different health authorities running the Cancer Centre, and whether or not parking provision would be sufficient.

On question, Mr. Mastel noted that Interior Health had chosen the build plan based on its lower cost than alternatives and predicted that the Cancer Centre would have sufficient parking for the foreseeable future.

Royal Inland Hospital Project Updates
The Board received a presentation from Corporate Director of Business Operations Todd Mastel, and Executive Director Gerry Desilets, updating the Board on various topics that included rural hospitals, nurse recruitment, decreasing wait times in Emergency Departments, and an increase in positive RIH student experiences.

On question, Mr. Mastel noted that the emergency room wait times at RIH were the lowest in Interior Health, higher number of student nurses were staying at RIH due to the positive change in culture, and they were creating entry level positions in the emergency room and in intensive care to better support the understaffed departments.

The Board raised concerns over the lack of updates for certain areas and staff recruitment in various smaller hospitals, why some projects were on pause, and how the lack of family doctors forced some patients to go to the emergency room instead.

Item 6.1 Resumed

Moved by Director Stamer
Seconded by Director R. Smith

THAT, Thompson Regional Hospital District Capital Expenditure & Borrowing Bylaw No. 164, 2024 be introduced and read a first and second time.

CARRIED

Moved by Director Blackwell
Seconded by Director Sarai

THAT, Thompson Regional Hospital District Capital Expenditure & Borrowing Bylaw No. 164, 2024 be read a third time.

CARRIED

Moved by Director Neustaeter
Seconded by Director R. Smith

THAT, Thompson Regional Hospital District Capital Expenditure & Borrowing Bylaw No. 164, 2024 be adopted.

CARRIED

7.2 CAO Report

The Board received a verbal report from External Relations and Advocacy Advisor C. Kelley, dated March 21, 2024, who provided an update on the following:

- Cancer Won't Wait campaign patient stories were online and available to read at Cancerwontwait.ca
- The Campaign would have a booth at Ribfest in the family fun zone at Riverside Park on August 9-11 from 11:00 AM- 9:00 PM.
- Messaging would continue to be shared to residents following the end of the campaign moving closer to the provincial election.

7.3 TRHD 2023 Financial Information Act Disclosures

The Board received a report from Chief Financial Officer C. Fox, dated June 20, 2024, to approve the Statement of Financial Information and the Directors and Committee Members Remuneration and Expense Report of the TRHD for the year ended December 31, 2023, and subsequently make them available for public inspection.

Moved by Director Bass
Seconded by Director Blackwell

THAT, the TRHD Board of Directors approve the Thompson Regional Hospital District Statement of Financial Information and Directors Remuneration and Expense Report for the year ended December 31, 2023 and make them available for public inspection.

CARRIED

8 NEW BUSINESS

9 ADJOURNMENT

The chair adjourned the meeting at 12:17 PM.

Certified Correct:

_____
Chair

_____
Corporate Officer

COLUMBIA BASIN TRUST
BOARD OF DIRECTORS MEETING NO. 242
July 19/20, 2024
MINUTES

Meeting No. 242 was held in the Knox Hall, New Denver (July 19), Trust Office, Nakusp (July 20) and via videoconference.

Directors in Attendance:

J. Carver, Chair	A. Graeme
K. Hamling	S. Hewat
C. Hoechsmann	B. Marino
D. McCormick	R. Oszust
O. Torgerson [remote]	B. van Yzerloo

Directors Absent:

C. Morigeau	K. Turcasso

Staff in Attendance:

J. Strilaeff	J. Medlar, Corporate Secretary
A. Ambrosone	D. Geissler [remote]
J. Jenner	A. Burke
A. Elsmore	

CALL TO ORDER

The Chair called the meeting to order on July 19, 2024 at 1:00 p.m. (PT).

Chair Carver acknowledged that this meeting was being held on the unceded traditional territories of the Ktunaxa, Syilx and Sinixt, and that the Trust operates within these unceded traditional territories and those of the Secwepemc and Lheidli T'enneh Nations. We are grateful for the opportunity to meet, work and live here.

ADOPTION OF AGENDA

Attachments:

- Draft Resolutions for July 19/20, 2024
- Minutes: Board Meeting no. 241
- Report from the Chair
- Report from the CEO
- Power Operations Quarterly Update
- Cybersecurity Review 2024
- Climate Change Accountability Report
- Public Interest Disclosure Report
- 2023/24 Annual Service Plan Report
- CBBC Update
- Minutes: CBBC Board Meeting no. 56
- Delivery of Benefits Update
- Minutes: Executive Committee no. 173
- Subsidiary Boards, Committees, and Advisory Committees

- Minutes: Finance & Audit Committee no. 105
- Treasury Board Forecasts
- 2024/25 Q1 Financial Statements
- Statement of Financial Information
- Corporate Risk Register
- Arrow Lakes Generating Station Update

Chair Carver advised of the addition of an in camera agenda item for discussion.

27/24 Moved, Seconded and Resolved that:
Agenda No. 242 be and hereby is approved and adopted as amended.

ADOPTION OF MINUTES

28/24 Moved, Seconded and Resolved that:
Minutes of the Board of Directors' meeting held May 24/25, 2024 be and are hereby approved and adopted. The Corporate Secretary is hereby authorized to apply the electronic signature of the Chair to the approved minutes.

BOARD DIRECTED SESSION

The Trust and Government Obligations

The Board held a discussion on how the Trust navigates its mandate to manage its assets for the ongoing economic, environmental and social benefit of the region while not relieving any level of government of their obligations in the region, as legislated within the *Columbia Basin Trust Act*.

The Board discussed:

- defining government obligations, with acknowledgment that these change with time and the governments of the day,
- Trust approach including key criteria applied to deliver benefits in ways that are incremental to governments, and strategies used to discern this incrementality, and
- examples, with context and outcomes, where the Trust has funded programs/initiatives that have also received some level of government support, e.g. broadband.

The Board recognized this issue will require ongoing assessment on a case by case basis, expectation management with partners, and continued reflection on best practices as we move forward with implementation of the new Columbia Basin Management Plan 2024 – 2034.

REPORTS FROM THE CHAIR AND CEO

Report from the Chair

The Board was provided with a written update for information.

Report from the President and CEO

The Board was provided a written report for information on general corporate matters not specifically addressed on the Board agenda.

CORPORATE MATTERS

Power Operations Quarterly Update

The Board was provided a memorandum for information on power facilities operations with key performance indicators for each of Arrow Lakes, Brilliant Expansion, Brilliant Dam and Waneta Expansion generating stations.

D. Geissler joined the meeting to provide an update on the status of the Arrow Lakes Generating Station planned and unplanned repairs, and the Mandatory Reliability Standards compliance department.

Cybersecurity Review 2024

J. Jenner presented the annual Cybersecurity Review for information that included key cybersecurity metrics, monitoring and security measures in place, foreseen future challenges and next steps.

Climate Change Accountability Report

The Board was provided the Climate Change Accountability Report for information that outlined Trust efforts in 2023 with regard to greenhouse gas reduction and sustainability activities.

Public Interest Disclosure Report

The Board was provided the *Public Interest Disclosure Act* Annual Report for the Trust for fiscal year 2023/24 for information. This report will be posted publicly to the Trust website.

2023/24 Annual Service Plan Report

The Board was provided a memorandum which sought approval of the 2023/24 Annual Service Plan Report.

29/24 Moved, Seconded and Resolved that:
The Board of Directors hereby approves the 2023/24 Annual Service Plan Report in substantially the form provided to this meeting.

DELIVERY OF BENEFITS MATTERS

Columbia Basin Broadband Corporation Update

The Board was provided a memorandum for information on broadband initiatives since the last Board meeting that included key metrics and milestones for the Connect the Basin - Universal Broadband Fund project and CRTC Broadband Fund projects, and updates on network utilization and operations.

Minutes from the Columbia Basin Broadband Corporation meeting held April 4, 2024 were provided for information.

Delivery of Benefits Update on Activities

The Board was provided a memorandum for information on Delivery of Benefits (DOB) activities since the last Board meeting that highlighted new projects, funds committed, and engagement with communities and delivery partners/recipients.

REPORTS FROM COMMITTEES

REPORT FROM THE EXECUTIVE COMMITTEE

Minutes from the Executive Committee meeting held on May 24, 2024 were provided for information.

Chair Carver provided an update on matters discussed at the July Executive Committee meeting that included Board directed sessions on the Columbia River Treaty Agreement in Principle, an historic and contemporary overview of the Sinixt Peoples in the Columbia Basin, and a Northwest Power & Conservation Council presentation being scheduled for the September Board meeting.

Subsidiary Boards, Committees and Advisory Committees

The Board was provided a memorandum for discussion on the future of the Trust's various board committees, subsidiary boards and advisory committees to align our governance structure with implementation of the new Columbia Basin Management Plan 2024 – 2034 (CBMP). Staff solicited feedback on how best to approach this governance review and will bring forward recommendations for any changes to the current structure at a future meeting for Board decision.

The Board discussed the focus areas within the CBMP where the Trust does, and would continue to, benefit from subject matter expertise and requested staff include a summary of lessons learned from past Board governance reviews with the forthcoming recommendations,

There were no resolutions arising.

REPORT FROM THE FINANCE & AUDIT COMMITTEE

Minutes from Finance & Audit Committee meeting held May 23, 2024 were provided for information.

Treasury Board Forecasts

As approved by the Finance and Audit Committee, the Board was provided a memorandum for information on the updates made to the five-year financial forecasts provided to Treasury Board for the quarterly submission.

Quarterly Financial Statements

As approved by the Finance and Audit Committee, the Board was provided a memorandum for information that presented the consolidated financial statements for the period ended June 30, 2024, and outlined material changes from June 30, 2023 and March 31, 2024.

Statement of Financial Information

The Board was provided a memorandum which sought approval of the Statement of Financial Information (SOFI) for the fiscal year ended March 31, 2024. As required under the *Financial Information Act,* the SOFI will be filed with the Provincial government and posted publicly to the Trust website. Of note, vendor description information has been included to provide additional context for the Board and will not be included in the final report.

30/24 Moved, Seconded and Resolved that:
As recommended by the Finance and Audit Committee, the Board of Directors hereby approves the Statement of Financial Information for the year ended March 31, 2024 in substantially the form provided in the material for this meeting. The Corporate Secretary is hereby authorized to apply the electronic signature of the Chair to the Statement of Financial Information.

Corporate Risk Register

The Board was provided the updated Corporate Risk Register (blacklined) for the fiscal year 2024/25 for information. As reviewed by the Finance & Audit Committee, the register will be revised to include an emergent risk for potential change in the Columbia Power/Trust power generation entitlement agreements related to implementation of the new Columbia River Treaty Agreement in Principle announced by the Province on July 11, 2024.

Arrow Lakes Generating Station Update

The Board was provided a memorandum with an update on the Arrow Lakes Generating Station (ALGS) Unit 1 unplanned repair (piston head studs), Unit 2 planned repairs (piston head studs), and Unit 2 additional unplanned repairs (runner hub/cone fasteners) for informational purposes.

Staff advised of continued work with insurers to determine applicability of coverage for ALGS Unit 2 additional repairs. In the interim, there have been no material changes from previous financial forecasts. Staff expect to finalize coverage terms with insurers over the coming months and will bring forward recommendations to Trust and Columbia Power Boards for decision as appropriate.

OTHER BUSINESS

Verbal Reports

Directors provided a verbal update on their attendance at various secondary school graduation ceremonies to present the Youth Community and Service Awards and Columbia Power Corporation bursaries.

Staff left the meeting with the exception of J. Strilaeff and A. Ambrosone.

IN CAMERA

The Board held in camera discussions.

There were no resolutions arising.

CONCLUSION

The meeting was concluded on July 20, 2024 at 12:00 p.m. (PT).

Certified Correct:

_____	_____
J. Carver, Chair	**J. Medlar, Corporate Secretary**

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	The Establishment of a Select Committee to provide recommendations on Economic Development, Tourism and Film Services in the Shuswap
DESCRIPTION:	Report from John MacLean, CAO, dated October 3, 2024.
RECOMMENDATION #1:	THAT: the Board establish a select committee called the "Shuswap Economic Development/Tourism Participant Review Committee". *Corporate Vote Unweighted*
RECOMMENDATION #2:	THAT: The Board approves the attached Terms of Reference for the Shuswap Economic Development/Tourism Participant Review Committee. *Corporate Vote Unweighted*

BACKGROUND:

As the Board is aware, the participants in the Economic Development service that was provided through an agreement with the Shuswap Economic Development Society have resolved to end that agreement effective December 31, 2024. The Board is also aware that the City of Salmon Arm has announced its intention to withdraw from the Shuswap Tourism service effective December 31, 2024. The participants in the service are asking for a formal way to investigate options and come forward with recommendations.

It is felt that a select committee of the Board is the best avenue to facilitate this work. The relevant section of the Local Government Act is as follows:

"Appointment of select and standing committees

218 (1)A board may appoint a select committee to consider or inquire into any matter and report its findings and opinion to the board.

(2)The chair may establish standing committees for matters the chair considers would be better dealt with by committee and may appoint persons to those committees.

(3)Subject to subsection (4), persons who are not directors may be appointed by the board to a select committee or by the chair to a standing committee.

(4)At least one member of each select and standing committee must be a director."

POLICY:

Staff are working within the provisions of the Local Government Act and our Bylaws.

FINANCIAL:

Staff will have to allow for a certain amount of expenditures in our Financial Plan; costs will include Director Remuneration, travel and meeting expenses at a minimum. Staff can finalize cost allocation during the financial planning process.

KEY ISSUES/CONCEPTS:

N/A

IMPLEMENTATION:

Should the Board approve this process, staff will coordinate with the Committee members to establish a date for an inaugural meeting to begin this work.

COMMUNICATIONS:

While a public process or notification is not necessary, staff will work with our Communications Team to prepare language and talking points to assist the Board and Committee members to understand the steps that we are taking.

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:	2024-10-17_Board_CS_Establishment of EcDev Tourism Select Committee.docx
Attachments:	- Committee Terms of Reference - ECO DEV - TOURISM - Board Draft.docx
Final Approval Date:	Oct 8, 2024

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

Jodi Pierce

Jennifer Sham

Committee Terms of Reference

Committee Name	The Shuswap Economic Development/Tourism Participant Review Committee (referred to as the 'Committee')
Committee Type	Select Committee of the Board
Authorization	Resolution passed on the xxth day of xxx, 2024
Remuneration and Expenses Approved?	Yes – as per the Bylaws and Policies in place at the time
Elected Participants	Director Gibbons, Electoral Area C Director Trumbley, Electoral Area D Director Martin, Electoral Area E Director Simpson. Electoral Area F Director Melnychuk, Electoral Area G Director Anderson, District of Sicamous Chair Flynn (Ex-officio)
Staff Support	Chief Administrative Officer General Manager, Corporate Services (Corporate Officer) General Manager, Financial Services (Chief Financial Officer) Manager, Tourism and Film Legislative Clerk/Executive Assistant
Selection of Chair	By the members of the Committee (excluding the Chair of the Board) through an election with secret ballot
Decision Making	Decisions and recommendations shall be through consensus

Committee Purpose
To purpose of the Committee is to make recommendations to the CSRD Board of Directors as to the provision, or not, of economic development services, including the services currently provided by Shuswap Tourism.
Background
Economic Development services, including those provided by the current Shuswap Tourism service, have been provided pursuant to a service establishment bylaw in the Shuswap. The service was broken into two components – Shuswap Tourism and Economic Development. The two branches had different participant groups. Recently, participants in the Economic Development component decided to not continue with the current provision of service and the City of Salmon Arm has informed the Board of its intention not to participate in the Tourism component.

Methodology
The Committee shall investigate, explore and discuss options for delivery of economic development services in the Shuswap. The Committee has the option of discussing these matters with the community, industry, experts and /or consultants as needed and within the financial resources provided by the Board.
Meetings
1. The Committee will meet as required, with the date and times of the meeting being established at its inaugural meeting. 2. The Committee will be subject to the Regional Board's Procedure Bylaw.
Deliverables
1. Recommendations as to whether Economic Development/Tourism services will be provided in the Shuswap, including identifying the participants in the proposed service. 2. Recommendations as to the purposes of the proposed service (what is the service to deliver). 3. Recommendations as to the structure of any required service establishment bylaws. 4. Recommendations as to cost apportionment of any service to be provided. 5. Recommendations as to any service review provisions to be included. 6. Recommendations as to any assent provisions if required.
Deadlines
The Committees final report and recommendations should be received by the Board no later than September 2025.

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	CSRD Landfill Cover and Compaction Contract Awards
DESCRIPTION:	Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated October 2, 2024. A report seeking Board authorization for awarding the Golden, Revelstoke, Sicamous and Salmon Arm Landfill Cover and Compaction Services contracts.
RECOMMENDATION #1:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Sicamous landfill, with Rex Putney & Frank Strain for a five-year term in the amount of $1,121,105 plus applicable taxes and annual CPI adjustments over the term of the agreement. *Corporate Vote Weighted*
RECOMMENDATION #2:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Salmon Arm landfill, with Core Environmental for a five-year term in the amount of $3,529,576.50 plus applicable taxes and annual CPI adjustments over the term of the agreement. *Corporate Vote Weighted*
RECOMMENDATION #3:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Revelstoke landfill, with Elite Septic and Excavation for a five-year term in the amount of $1,741,434.85 plus applicable taxes and annual CPI adjustments over the term of the agreement. *Corporate Vote Weighted*
RECOMMENDATION #4:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the Cover and Compaction Services for the Golden landfill, with Pet Eagle Contracting Ltd. for a five-year term in the amount of $1,679,198.25 plus applicable taxes and annual CPI adjustments over the term of the agreement. *Corporate Vote Weighted*

SUMMARY:

The contracts in place to ensure the machinery required to cover and compact refuse at the CSRD's four regional landfill disposal facilities expire on October 31, 2024. The purpose of this Board report is

to outline the results of the procurement process and the associated recommendations to award five-year contracts for the continued operation (cover and compaction services) of each landfill.

BACKGROUND:

The CSRD's Solid Waste Management division operates four landfills, one in each of the member municipalities. These sites receive, manage and either divert or dispose of via landfilling, the refuse disposal requirements for the CSRD. The sites are authorized by the Ministry of Environment (Operational Certificates), managed by CSRD staff and operated by contractors. The scalehouse operations are under a contract, separate from the contract required to operate the heavy machinery used to divert and dispose of refuse (cover and compaction contract). Over the past five years CSRD landfills manage on average 65,000 tonnes of material, of which approximately 40,000 tonnes are compacted and covered for final disposal (landfilled).

Procurement Process

In the summer of 2024, in preparation for the expiry of the four landfill operations contracts (five-year agreements) the CSRD conducted a Request for Proposal procurement process, whereby bidders were required to submit proposals that outlined their experience, operations methodology and pricing for a five-year contract with an option to extend for two one-year terms. The CSRD received two submissions for the Golden landfill, five for the Revelstoke landfill, three for the Sicamous landfill and three for the Salmon Arm landfill. Submissions were evaluated by the CSRD's Environmental Services department, guided by Pryce Advisory, the CSRD's procurement specialist. A summary of results and recommendations, for each landfill, are attached to this report.

POLICY:

Policy F-32, the CSRD Procurement of Goods and Services Policy, states any agreement with a value greater than $500,000 requires Board approval.

FINANCIAL:

The Cover and Compaction contracts are four of the largest contracts the CSRD administers. An evaluation of the successful proposals recommended in this report, compared the existing contract valuations reveals the following approximate annual increases for the next five-year term:
Golden landfill – 5% increase
Revelstoke landfill – 4% increase
Sicamous landfill – 1% increase
Salmon Arm landfill – 58% increase

It should be noted that the other two submissions for the Salmon Arm landfill proposed an increase over existing rates of 148% and 27% respectively, which likely means that the past five years have provided excellent value to the CSRD. Given the significant increase at the Salmon Arm landfill, staff will be monitoring the Solid Waste (219) budget closely in 2025 to ensure that revenues are sufficient to cover the increased costs and tipping fee increases may be required in 2026 should shortfalls be projected.

Staff have elected to exclude in the recommendation the value for the option of the two one-year contract extensions. As such, any negotiated extension will be brought back to the Board in five years for approval.

KEY ISSUES/CONCEPTS:

The Cover and Compaction Contracts, for the CSRD's regional landfills, are of significant importance to the operations of the Environmental Services department. The procurement process for soliciting and evaluating bids, via a request for proposal process, allowed staff to consider not just price for service but value to the CSRD. Staff are confident that the successful proponents will provide the CSRD with the service required to deliver the effective and efficient operations of the four regional landfills.

IMPLEMENTATION:

Based on the Board's endorsement of the recommendations contained in this report, staff will conduct meetings with the successful proponents to ensure that the requirements of the contract are clearly understood; and contractors will be required to sign off confirming their understanding. Furthermore, site meetings will be scheduled with the successful proponent's key personnel to review site safety and operational requirements of the individual landfills.

COMMUNICATIONS:

All bidders will be informed of the results of the procurement process.

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:	2024-10-17_Board_EUS_Landfill_Cover_and_Compaction_Contract_Awards.docx
Attachments:	- Compaction Services - Golden Evaluation Summary Final.pdf - Compaction Services - Revelstoke Evaluation Summary Final.pdf - Compaction Services - Salmon Arm Evaluation Summary Final (002).pdf - Compaction Services - Sicamous Evaluation Summary Final.pdf
Final Approval Date:	Oct 4, 2024

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

Jodi Pierce

Jennifer Sham

John MacLean

On August 13, 2024 the CSRD posted Request for Proposals 2024-219-0073-05 on BC Bid to receive proposals for Compaction and Cover Services for Golden. This posting closed on September 10, 2024.

CSRD received 2 compliant Proposals. The proposals were reviewed by 4 evaluators, all staff of CSRD. The evaluation was facilitated by Pryce Advisory Services Inc.

As stated in the request for proposal's the evaluation criteria weighting was as follows in the Matrix below:

Profile, Experience and Qualifications	**50%**
Approach and Methodology	**20%**
Pricing Proposal	**30%**

Through the evaluation process the following ranking was established:

Proponent	Ranking	Annual Price
Pet Eagle Contracting Ltd.	1	$335,839.65
Core Environmental Ltd.	2	$590,046.94

At the end of the evaluation process Pet Eagle Contracting Ltd. was deemed the first ranked proposal.

Pet Eagle Contracting Ltd. has a long history of providing reliable and professional services at the Golden site. Their staff has extensive experience and their equipment meets the requirements of the scope of work.

Annual rate provided for all services is $335,839.65 per year and pricing will be reviewed against CPI on an annual basis.

On August 13, 2024 the CSRD posted Request for Proposals 2024-219-0074-05 on BC Bid to receive proposals for Compaction and Cover Services for Revelstoke. This posting closed on September 10, 2024.

CSRD received 5 compliant Proposals. The proposals were reviewed by 4 evaluators, all staff of CSRD. The evaluation was facilitated by Pryce Advisory Services Inc.

As stated in the request for proposal's the evaluation criteria weighting was as follows in the Matrix below:

Profile, Experience and Qualifications	**50%**
Approach and Methodology	**20%**
Pricing Proposal	**30%**

Through the evaluation process the following ranking was established:

Proponent	Ranking	Annual Price
Elite Septic and Excavation	1	$348,286.97
Core Environmental	2	$563,016.20
Little Big Works	3	$340,336.00
Rex Putney & Frank Strain	4	$432,477.95
SVC Contractors Ltd.	5	$387,600.15

At the end of the evaluation process Elite Septic and Excavation was deemed the first ranked proposal.

Elite Septic and Excavation is the current operator of the Revelstoke site. The operator has worked with the CSRD staff over the years for performance improvements and has experienced staff.

Annual rate provided for all services is $348,286.97 per year and pricing will be reviewed against CPI on an annual basis.

On August 13, 2024 the CSRD posted Request for Proposals 2024-219-0075-05 on BC Bid to receive proposals for Compaction and Cover Services for Salmon Arm. This posting closed on September 10, 2024.

CSRD received 3 compliant Proposals. The proposals were reviewed by 4 evaluators, all staff of CSRD. The evaluation was facilitated by Pryce Advisory Services Inc.

As stated in the request for proposal's the evaluation criteria weighting was as follows in the Matrix below:

Profile, Experience and Qualifications	**50%**
Approach and Methodology	**20%**
Pricing Proposal	**30%**

Through the evaluation process the following ranking was established:

Proponent	Ranking	Annual Price
Core Environmental	1	$705,915.30
Rex Putney & Frank Strain	2	$1,105,752.00
J-C Land & Livestock Ltd.	3	$566,222.80

At the end of the evaluation process Core Environmental was deemed the first ranked proposal.

Core Environmental owners and managers have substantial relevant experience and training and provided a detailed approach and methodology on how they will deliver the services and strategize to maximize air space.

Annual rate provided for all services is $705,915.30 per year and pricing will be reviewed against CPI on an annual basis.

On August 13, 2024 the CSRD posted Request for Proposals 2024-219-0076-05 on BC Bid to receive proposals for Compaction and Cover Services for Sicamous. This posting closed on September 10, 2024.

CSRD received 3 compliant Proposals. The proposals were reviewed by 4 evaluators, all staff of CSRD. The evaluation was facilitated by Pryce Advisory Services Inc.

As stated in the request for proposal's the evaluation criteria weighting was as follows in the Matrix below:

Profile, Experience and Qualifications	**50%**
Approach and Methodology	**20%**
Pricing Proposal	**30%**

Through the evaluation process the following ranking was established:

Proponent	Ranking	Annual Price
Rex Putney & Frank Strain	1	$224,221.00
Core Environmental	2	$351,151.42
1044726 BC Ltd.	3	$278,632.16

At the end of the evaluation process **Rex Putney & Frank Strain** was deemed the first ranked proposal.

Although this partnership is a new entity the proposal and experience of the individual owners provide combined backgrounds directly related to these services. Golden Landfill Experience is directly relevant and their approach and methodology indicates a proactive approach to their processes in managing this site.

Annual rate provided for all services is $224,221.00 per year and pricing will be reviewed against CPI on an annual basis.

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Recycling Depot Attendant Contract Awards
DESCRIPTION:	Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated October 3, 2024. A report seeking Board authorization for awarding the contracts for the continued location and operations of recycling services in Salmon Arm and Revelstoke.
RECOMMENDATION #1:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the downtown Salmon Arm Recycling Depot location and Site Attendant Operations, with Bill's Bottle Depot for a three-year term, including the option to renew for a two-year term, in the amount of $679,080 plus applicable taxes. *Corporate Vote Weighted*
RECOMMENDATION #2:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the downtown Revelstoke Recycling Depot location and Site Attendant Operations, with B&D Bottlers Ltd. (dba Revelstoke Bottle Depot) for a three-year term, including the option to renew for a two-year term, in the amount of $740,400 plus applicable taxes. *Corporate Vote Weighted*

SUMMARY:

In an effort to increase diversion and recycling opportunities for the public, the CSRD developed partnerships with local bottle depots in the CSRD's four member municipalities. The purpose of this report is to seek Board approval to renew contracts at the Salmon Arm and Revelstoke bottle depots.

BACKGROUND:

Prior to 2015 and the CSRD entering into an agreement with Multi-Material BC (MMBC), now known as Recycle BC (RBC), the CSRD's recycling program consisted of open bins in the parking lots of strategic locations across the regional district. However, upon entering into an agreement with MMBC to operated Recycling Depots and receive revenue for materials collected, the CSRD was required to secure and staff all depots. As such, the CSRD entered into agreements with the bottle depots in the CSRD's four member municipalities to secure the real estate to house the collection infrastructure and to ensure that staffing was in place to manage the public dropping off their recycling.

To date the service has been well received by the public, as bottle depots are a hub of recycling activities and the "one stop drop" is a convenient service for the public which makes recycling easier. Under the RBC program, the depots accept flexible plastics, fiber (paper/cardboard), glass, containers (plastic/tin) and Styrofoam from residents. On average the Revelstoke Bottle Depot manages 135,000 kgs of RBC recycling materials and in turn the CSRD receives approximately $25,000 to offset the costs on an annual basis. For the Salmon Arm Bottle Depot, it manages on average 350,000 kgs of RBC recycling materials and in turn the CSRD receives approximately $90,000 to offset the costs on annual basis.

POLICY:

Policy F-32, the CSRD Procurement of Goods and Services Policy, states any agreement with a value greater than $500,000 requires Board approval. Also, under the provisions of Policy F-32, the CSRD negotiated directly with the Bottle Depot owners and issued a Notice of Intent (NOI) to award on BC Bid in accordance with trade legislation. There was no registered opposition to the NOI which allows the CSRD to move forward with the contractual agreements.

FINANCIAL:

The recommended annual contract value for the Salmon Arm Recycling Depot (Bill's Bottle Depot), for the five-year term beginning November 1, 2024, to October 31, 2029, a 25% increase over the expired agreement.

The recommended annual contract value for the Revelstoke Recycling Depot (Revelstoke Bottle Depot), for the five-year term beginning November 1, 2024, to October 31, 2029, represents a 26% increase over the expired agreement.

The values of the contracts are accounted for in the Recycling (218) budget. It should be noted that rates for financial compensation, for CSRD recycling depot materials, are expected to increase considerably under new agreements with Recycle BC set to be effective January 1, 2025.

KEY ISSUES/CONCEPTS:

Municipal bottle depots in the CSRD member municipalities have provide excellent partnerships for managing recycling and increasing diversion from CSRD landfills. This report is required as per the CSRD's Procurement of Goods and Services Policy, however, it should be noted that the agreements for the Sicamous and Golden bottle depots do not exceed the Policy financial limits and therefore do not require Board approval, but staff advises that agreements are in place for both, with similar staffing and infrastructure requirements.

IMPLEMENTATION:

Upon Board approval staff will ensure the necessary agreements are signed.

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:	2024-10-17_Board_EUS_Recycling_Depot_Attendant_Contract_Awards.docx
Attachments:	
Final Approval Date:	Oct 4, 2024

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

Jodi Pierce

Jennifer Sham

John MacLean

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Annual Financial Statement Audit Services
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services dated October 3, 2024. Authorize contract for audit services and appointment of auditor.
RECOMMENDATION #1:	THAT: the Board empower the authorized signatories to enter into a five year agreement with BDO Canada LLP for the provision of annual financial statement audit services for fiscal year ends 2024 to 2028 (inclusive) at a cost of $198,646, this 17th day of October, 2024. *Corporate Vote Weighted*
RECOMMENDATION #2:	THAT: In accordance with Section 169, Subsection (1) of the Community Charter, the appointment of BDO Canada LLP as the auditors for the 2024-2028 year-end Financial Statements be approved, this 17th day of October, 2024. Corporate Vote Unweighted Majority

SUMMARY:

The Community Charter requires that the local government appoint an auditor annually. In 2024, a Request for Proposals was extended for the provision of audit services and BDO Canada LLP was the successful proponent. The evaluation summary is attached

BACKGROUND:

Under Section 169 of the Community Charter, an auditor must be appointed for the local government; under Section 171 of the Community Charter, the auditor must report to the Board on the annual financial statements; and under Section 814.1 of the Local Government Act, the audited financial statements must be presented to the Board. During the summer, staff issued a Request For Proposals for the provision of audit services. Through the evaluation process, it was determined that BDO Canada LLP was the primary ranked audit firm. As such, staff are now requesting the board BDO video Canada LLP is the auditor for the 2024 to 2028 fiscal years.

POLICY:

Section 169, Subsection (1) of the Community Charter

Policy F-32 CSRD Procurement of Goods and Services Policy

FINANCIAL:

The total value of the contract for the five years is $198,646. While the procurement policy does not require board authorization for a contract of this value, staff are bringing it forward in conjunction with the appointment of the auditor. Provision for these costs are within the five year financial plan.

KEY ISSUES/CONCEPTS:

To extend the agreement for the provision of audit services and appoint the auditor for next five years.

IMPLEMENTATION:

Upon Board approval, the authorized signatories will sign the agreement with BDO Canada LLP for the provision of audit services for fiscal years 2024-2028 inclusive.

COMMUNICATIONS:

BDO Canada LLP will be notified of the Board's decision.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

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:	2024-10-17_Board_FIN Appointment of Auditor.docx
Attachments:	- Audit Services Evaluation Summary Final.pdf
Final Approval Date:	Oct 4, 2024

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

Jennifer Sham

John MacLean

On June 20, 2024 the CSRD posted Request for Proposals 2024-010-0061-05 on BC Bid to receive proposals for Annual Audit Services This posting closed on July 15, 2024.

CSRD received 2 compliant Proposals. The proposals were reviewed by 3 evaluators, all staff of CSRD. The evaluation was facilitated by Pryce Advisory Services Inc.

As stated in the request for proposal's the evaluation criteria weighting was as follows in the Matrix below:

Profile, Experience and Qualifications	**40%**
Approach and Methodology	**30%**
Pricing Proposal	**30%**

Through the evaluation process the following ranking was established:

Proponent	Ranking
BDO Canada LLP	1
KPMG	2

At the end of the evaluation process BDO Canada LLP was deemed the first ranked proposal.

BDO's proposal showed an extensive history in providing annual auditing services to local government agencies. Their proposed team are highly experienced and they provided a detailed approach and methodology to completing the services.

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area A: Golden Landfill Scalehouse Operator Contract Award
DESCRIPTION:	Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated October 3, 2024. A report seeking Board authorization for awarding the Golden landfill scalehouse operator contract.
RECOMMENDATION:	THAT: the Board endorse the authorized signatories to enter into an agreement, for the operation of the Golden landfill scalehouse, with Euroworld Corporation for a three-year term, including the two, one year options to renew, in the amount of $473,500 plus applicable taxes and annual CPI adjustments over the term of the agreement. *Corporate Vote Weighted Majority*

SUMMARY:

The contract in place for the Golden landfill scalehouse operations expires on October 31, 2024. The purpose of this Board report is to outline the results of the procurement process and the associated recommendation to award three-year contract, plus two, one-year options to renew, to Euroworld Corporation.

BACKGROUND:

In the summer of 2024, in preparation for the expiry of the Golden landfill scalehouse operator contract (five-year agreement) the CSRD conducted a Request for Proposal procurement process, whereby bidders were required to submit proposals that outlined their experience, operations methodology and pricing for a three-year contract, plus two, one year options to renew.

The CSRD received two submissions and submissions were evaluated by the CSRD's Environmental Services department, guided by Pryce Advisory, the CSRD's procurement specialist. A summary of results and recommendations are attached to this report.

POLICY:

Policy F-32, the CSRD Procurement of Goods and Services Policy, states any agreement with a value greater than $500,000 requires Board approval. Although the recommended value of the contract is less than $500,000, staff anticipate that the CPI and contract extensions have the potential to put the agreement over the Policy threshold, hence the recommendation for Board approval.

FINANCIAL:

The recommended annual contract value, for the five-year term beginning November 1, 2024, to October 31, 2029, represents an approximate 22% decrease over the existing agreement, an excellent value to the CSRD. The value of the contract is accounted for in the Solid Waste (219) budget.

KEY ISSUES/CONCEPTS:

The procurement process for soliciting and evaluating bids, via a request for proposal process, allowed staff to consider not just price for service but value to the CSRD. Staff are confident that the successful proponents will provide the CSRD with the service required to deliver the effective and efficient operations at the Golden landfill scalehouse.

IMPLEMENTATION:

Based on the Board's endorsement of the recommendation contained in this report, staff will conduct meetings with the successful proponents to ensure that the requirements of the contract are clearly understood; and the contractor will be required to sign off confirming their understanding. Furthermore, a site meeting will be scheduled with the successful proponent's key personnel to review site safety and operational requirements of the Golden landfill.

COMMUNICATIONS:

All bidders will be informed of the results of the procurement process.

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:	2024-10-17_Board_EUS_Golden_Scalehouse_Contract_Award.docx
Attachments:	- Golden Refuse Disposal Site Evaluation Summary Final.pdf
Final Approval Date:	Oct 8, 2024

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

Jodi Pierce

Jennifer Sham

John MacLean

On August 27, 2024 the CSRD posted Request for Proposals 2024-219-0081-03 on BC Bid to receive proposals for Golden Refuse Disposal Site- Scale and Site Attendant Operations. This posting closed on September 23, 2024.

CSRD received 2 compliant Proposals. The proposals were reviewed by 4 evaluators, all staff of CSRD. The evaluation was facilitated by Pryce Advisory Services Inc.

As stated in the request for proposal's the evaluation criteria weighting was as follows in the Matrix below:

Profile, Experience and Qualifications	**40%**
Approach and Methodology	**30%**
Pricing Proposal	**30%**

Through the evaluation process the following ranking was established:

Proponent	Ranking	Annual Price
E**uroworld Corporation**	1	$94,700.00
Pet Eagle Contracting Ltd.	2	$139,290.00

At the end of the evaluation process Euroworld Corporation was deemed the first ranked proposal.

Euroworld Corporation's proposal demonstrated a strong experience in delivering similar services to this project, experienced and skilled staff and provided a general approach that detailed a strong understanding of the work.

Annual rate provided for all services is $94,700.00 per year and pricing will be reviewed against CPI on an annual basis for a contract term of three years, plus two, one year options to renew.

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area G: Cedar Heights – Lake Pump Failure
DESCRIPTION:	Report from Tim Perepolkin, Manager, Utility Services, dated October 2, 2024. Emergency repairs and pump replacement funding allocation.
RECOMMENDATION #1:	THAT: the Board approve reallocation of $30,750 of surplus funds from the Area G - Community Works Fund originally approved for the 2023 Cedar Heights Valve Replacement Project to cover costs of the emergency repairs. *Corporate Vote Weighted*
RECOMMENDATION #2:	THAT: the Board approve use of $65,000 from the Strategic Priorities Community Works Funds to cover costs associated with replacement of pumps, motors, piping and electrical cables. *Corporate Vote Weighted*

SUMMARY:

Cedar Heights Water System intake pump failures have resulted in the necessary emergency repairs and additional replacement works that were not accounted for in the 2024 budget.

Staff are requesting reallocation of surplus Area G Community Works Funds (CWF) originally approved for the 2023 Cedar Heights Valve Replacement Project to cover costs of the emergency repairs needed to temporarily restore water supply to Cedar Heights.

Staff are further requesting access to Strategic Priorities Funds to cover the costs of supply and installation of new intake components including pumps, motors, piping and electrical cables to replace old aged out infrastructure and restore intake pump supply.

BACKGROUND:

In August 2024 one of the two Cedar Heights lake pumps failed, the second pump failed two weeks later resulting in complete loss of source water supply. After the second pump failure, emergency works were immediately undertaken to provide temporary water supply until the lake pump(s) could be repaired/replaced. In consultation with Interior Health and neighbouring Shuswap Lake Utilities water system, a temporary jumper supply was installed followed by temporary rental pumps to supply water direct from the lake. A temporary outdoor water use restriction and boil water notice were implemented to reduce system demands and advise of potential health risks associated with the temporary supply. Staff were able to source a replacement pump motor out of Kelowna and divers worked late into the night with CSRD electrical/maintenance contractors to restore operation of one pump. The emergency repair works completed are only temporary and do not provide any backup, there is still a need to replace both pumps, motors, piping and electrical cables as they are all beyond their useful life.

Staff have secured 2 new replacement pumps, motors and electrical cables and plan to proceed with installation prior to winter to ensure continued reliable system operation. Lead time on these materials

is approximately 8 weeks. This work is all required as a result of equipment failure and was not planned for in the 2024 budget.

POLICY:

N/A

FINANCIAL:

In 2023, Community Works Funds were allocated to complete system valve replacement work, this work was completed in 2024 and $30,750 surplus funds remain unused. Staff request Board approval to reallocate these surplus funds to cover the costs of the emergency repair works that have been completed in the temporary restoration of water supply.

Staff request funds from the Strategic Priorities CWF to cover costs estimated to be $65,000 to replace pumps, motors, pipe, and electrical cables. The uncommitted balance of these funds is approximately $363,000 on September 30, 2024.

KEY ISSUES/CONCEPTS:

N/A

IMPLEMENTATION:

N/A

COMMUNICATIONS:

N/A

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

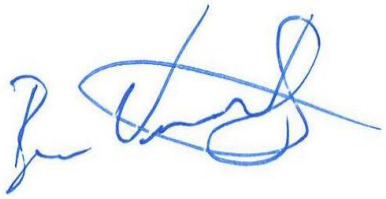
BOARD'S OPTIONS:

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:	2024-10-17_Board_EUS_Cedar Heights_Lake Pump Failure.docx
Attachments:	
Final Approval Date:	Oct 4, 2024

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



Ben Van Nostrand

Jodi Pierce

Jennifer Sham

John MacLean

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area B & Revelstoke: EOF Application – Revelstoke/Area B – Community Economic Development Initiatives
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services, dated October 4, 2024. Funding requests for consideration.
RECOMMENDATION:	THAT: with the concurrence of the City of Revelstoke and the Electoral Area B Director, the Board approve the following amounts from the Revelstoke and Area B Economic Opportunity Fund: $25,000 to the City of Revelstoke for economic and environmental indicator data, analysis and strategy. $12,500 to the City of Revelstoke to support the Government of BC's Rural Economic Development & Infrastructure Program (REDIP) grant for investment attraction that includes a land use Feasibility Study for the Westside Lands, which are subject to Section 17 of the BC Land Act. *Corporate Vote Weighted*

SUMMARY:

Information relating to this Economic Opportunity Fund (EOF) request is attached and is supported by the Electoral Area B Director. The City of Revelstoke Community provides community economic development services in the Revelstoke and Area B. The attached Council Report provided by the Director of Community Economic Development for the City of Revelstoke identifies how the funding will provide an ongoing economic benefit.

BACKGROUND:

N/A

POLICY:

This request meets the criteria for support in relation to CSRD Policy *F-29, BC Hydro Payments -in-Lieu of Taxes* funding assistance to stimulate economic development within the Revelstoke/Area B area.

FINANCIAL:

The approximate balance of the Revelstoke/Area B EOF (less commitments) as of September 30, 2024 was $236,000. The total 2024 distribution of $568,592 is included in the approximate balance.

KEY ISSUES/CONCEPTS:

N/A

IMPLEMENTATION:

Upon Board and City of Revelstoke approval, EOF funds will be made available as required by the City of Revelstoke.

COMMUNICATIONS:

The City of Revelstoke and the Director of Community Economic Development for the City will be advised 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:	2024-10-17_Board_FIN Revelstoke Area B EOF Requests.docx
Attachments:	- CED-Request to EOF 2024-10-08.pdf
Final Approval Date:	Oct 8, 2024

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

Jennifer Sham

John MacLean

City of Revelstoke

Council Report

File No.: 4710-01

To: **His Worship Gary Sulz and Members of City Council**

From: **Ryan Watmough, Director of Community Economic Development;**
Cat Moffat, Economic Development Coordinator

Date: **October 8, 2024**

Subject: **Request for Economic Opportunity Funds (EOF) to support project initiatives in the Columbia Shuswap Regional District (CSRD)**

RECOMMENDATIONS:

1. **THAT** a recommendation be made to the Columbia Shuswap Regional District Board (CSRD) to allocate $25,000 economic and environmental indicator data, analysis and strategy.

2. **THAT** a recommendation be made to the Columbia Shuswap Regional District Board (CSRD) to allocate $12,500 to support the Government of BC's Rural Economic Development & Infrastructure Program (REDIP) grant for investment attraction that includes a land use Feasibility Study for the Westside Lands, which are subject to Section 17 of the BC Land Act;

Background:

The Columbia Shuswap Regional District Policy F-29 (Linked Attachment 1) outlines the apportionment of the BC Hydro Grants in lieu of taxes (Payment in lieu of Taxes (PILT)). A History of EOF funding for Community Economic Development (Linked Attachment 2) for the City of Revelstoke and the CSRD Area B.

Some of the requests presented for funding include:

- 2022/2023 and 2023/2024 Shuttle Services
- Outdoor Recreational Groups – transition to a year-round destination providing high quality recreation
    - Revelstoke Cycling Association
    - Alpine Club of Canada – Columbia Mountains Section
    - Illecillewaet Greenbelt Society
    - Revelstoke Nordic Ski Club
- Tech Strategy 2.0 and 3.0

City of Revelstoke
Council Report

- Revelstoke Chamber of Commerce – Ambassador Program
- Forestry Sector Transition Planning
- Cultural Planning Process

The Economic Opportunity Funds "were created specifically as a means of compensating for the loss of economic opportunities on those lands affected by the dams and reservoirs and the resultant economic impacts to the affected communities," and through recommendations provided by the City of Revelstoke (CoR) Community Economic Development (CED). As tourism grows to replace traditional sectors of the economy, we have been able to leverage funds resulting from this growth to offset costs to taxpayers, and are able to strategically direct non-taxpayer funds including EOF to respond to the above needs, support more sustainable growth, and ensure that benefits of project activity are distributed regionally to further the objective of providing economic opportunities as envisioned by the PILT. The funds allocated to activities and projects in Revelstoke and the CSRD Area B over the past eight years are attached (Appendix A).

Discussion:

CED proposes funding allocations from the EOF for the following key areas:

1) **Economic and environmental indicator data, analysis and strategy**

The scope of this initiative includes gathering and analyzing key economic and environmental indicators, such as local employment rates, business growth trends, air and water quality metrics, and energy consumption. We anticipate engaging one or more specialized data collection agencies to ensure that the data is accurate, comprehensive, and reflective of current realities. Additionally, the funding will support strategic analysis to identify actionable insights, align city goals with sustainable development, and improve both short-term and long-term planning.

This investment in data-driven decision-making will equip local stakeholders, the City and CSRD with the tools necessary to address complex challenges and capitalize on opportunities, fostering a resilient and prosperous community. This initiative aligns with the OCP action item in section 3.3.1 action item (1): Collect, share, and mentor local business and economic data to enhance understanding of trends, indicators, track progress on key indicators, and better inform policy and investment decisions. Share business intelligence and best practices with the community through effective use of communications tools, where appropriate.

City of Revelstoke

Council Report

2) Government of BC's REDIP supported Feasibility Study for the Westside Lands and investment attraction project

CED staff and members of the Revelstoke Area Economic Development Commission have identified the priority to understand the economic opportunities for Section 17 lands, this activity is supported in the OCP (section 4.5.14 action item (2)). This activity will support the broad objectives of workforce development, business retention and expansion, economic diversification, and investor readiness. The Rural Economic Development & Infrastructure Program (REDIP) funding would provide up to 80% or $100,000 in funding. Additional funding of 20% is required to secure the grant application. The City would provide $12,500 and EOF would provide $12,500. REDIP would possibly then be used to leverage 50% matching funds towards a CanExport Community Initiatives grant, maximizing between $200,000 and $250,000 for land use feasibility studies and investment attraction.

These requests are deemed eligible for EOF funding by CSRD staff and have the approval of the Director for CSRD Area B.

CED has reviewed activities to be in alignment with Official Community Plan and recommends the activities to Council for their approval.

Financial Implications:

The EOF funds are external to the City of Revelstoke taxation budget. Staff are requesting that Council support the request from the EOF for these activities and projects.

The investment of EOF funds will better enable the City and CSRD Area B to leverage existing funds derived from taxation, the Resort Municipality Initiative funding, the MRDT funds, and other grant opportunities.

Others Consulted:

Director of Columbia Shuswap Regional District Area B, David Brooks-Hill
City Management Team
The Ministry of Jobs, Economic Development and Innovation
BC Hydro

Attachments:

Linked Attachment 1 - Columbia Shuswap Regional District Policy F-29
Linked Attachment 2 – History of EOF Funding for Community Economic Development
Appendix A: EOF Allocations and Proposed Allocations 2017–2024

City of Revelstoke

Council Report

Respectfully submitted,

Ryan Watmough
Director of Community Economic Development

Evan Parliament
Chief Administrative Officer

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Areas A, C, E, F, and G: Grant-in-Aids
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services, dated October 4, 2024. Funding requests for consideration.
RECOMMENDATION:	THAT: the Board approve the following allocations from the 2024 Electoral Area Grant-in-Aids: Area A $7,500 Golden Food Bank Society (poverty reduction study) $2,500 Kicking Horse Country Chamber of Commerce (2024 Business and Community Excellence Awards) Area C $1,900 Eagle Bay Fire Association (fall community event) $9,357 Sunnybrae Seniors Society (new flooring) Area E $2,000 The Joe Schandelle Firefighters Foundation (Halloween event) $2,000 Eagle River Secondary PAC (ice rink time) $500 Kamloops Symphony Society (Salmon Arm concert series) Area F $2,000 Anglemont Fire Fighters' Association (retirement banquet) Area G $20,000 Blind Bay Community Society (Roof replacement) *Stakeholder Vote Weighted – Electoral Area Directors*

BACKGROUND:

N/A

POLICY:

These requests meet the requirements of Policy F-30 Electoral Area Grant-in-Aid Funding, 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-Aid 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:	2024-10-17_Board_FIN Electoral Area Grant in Aids.docx
Attachments:	
Final Approval Date:	Oct 8, 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:	CSRD Policy P-26, Building Permit Geohazard Information Use and Procedure
DESCRIPTION:	Report from Marty Herbert, Manager, Building and Bylaw Services, dated October 3, 2024. Policy amendments for Board consideration.
RECOMMENDATION:	THAT: that the Board endorse amendment to Policy P-26 "Building Permit Geohazard Information Use and Procedure" and approve its inclusion into the CSRD Policy manual, this 17th day of October, 2024. *Corporate Vote Unweighted Majority*

SUMMARY:

Policy P-26 is a risk-based policy that enshrines staff actions for processing building permits within geohazard areas that utilize a site specific geohazard report from qualified professionals noting "safe for the used intended" along with a save harmless covenant for geohazard areas ranging from moderate to very high. Through adoption of this policy, the CSRD has absorbed risk as the policy provides a lesser requirement for a simple save harmless covenant, without a geohazard report, applicable for broadly acceptable lower hazard areas identified by a geohazard report as low or very low.

Since adoption date of October 2022, this policy experienced substantial usage by staff for a considerable number of developments within numerous geohazard areas, including rebuilding in wildfire areas and geohazards exacerbated by wildfire.

During this period, this policy has been utilized and measured against a considerable number of development projects ranging from small to large, and consequently staff have observed some opportunities for outright policy exclusions aimed at smaller projects, regardless of the hazard level, that doubly aligns with foundational legislation components of the current policy and supports the development process within geohazard areas.

BACKGROUND:

The October 13, 2022, Board report for CSRD Policy P-26, provides guidance to Building Officials as to when to require a report from a qualified professional and when a voluntary covenant option in lieu of a professional report may be appropriate

On August 15, 2024, staff presented a report which outlined the recent information from the Bush Creek East, BGC Geohazard Post-Wildfire Report, dated June 11, 2024, and is utilized within Policy P-26, Geohazard Information and Use Procedure implemented to guide development within geohazard areas.

POLICY:

- BC Community Charter, Chapter 26, Part 3, Div. 8-Building Regulations, s.56 Requirement for Geotechnical Report.
- Building Act, S.B.C. 2015, c.2, s3. British Columbia Building Code Part 9, s.9.12.2.2.(6)(b)(i)(ii)(iii)(iv).

FINANCIAL:

There are no direct financial implications to the CSRD regarding the implementation of geohazard report information since policy implementation October 2022, as one purpose of the policy attempts to minimize legal liability to both Building Officials and the CSRD regarding the issuance of building permits in hazard areas.

KEY ISSUES/CONCEPTS:

To be clear, any exclusion to Policy P-26, means no professional geohazard report or covenant indemnifying the CSRD is required from an owner regardless of the geohazard rating.

For any development excluded by policy, an owner would still need to obtain a requisite building permit, appropriate development permit while adhering to pertinent CSRD zoning bylaws if applicable.

For further clarity, geohazard policy P-26 is specifically aimed at one single pillar; life safety/potential for casualties, and does not encompass, express, or imply that permit issuance prevents economic loss or damage to residents' homes or structures because of a geohazard event. When a s.219 geohazard covenant is triggered by policy, s. 3. of the CSRD geohazard indemnification covenant, (see below), clearly outlines to an owner that buildings or other structures may still be damaged by a geohazard event.

3. RELEASE AND INDEMNIFICATION

3.1 The Owner acknowledges that the Regional District does not represent to the Owner or any other person that any building or structure constructed or located in accordance with section 2.1 of these Terms will not be damaged by any Designated Event.

Should the Board provide such direction, a much more fulsome discussion in the 2025 workplan may be considered with investigation of incorporating additional geohazard policy protective pillars such as:

- Economic Damage, (Monetary Loss),
- Intangibles, (Personal Suffering),
- Social and Cultural,
- Ecological, (Flora and Fauna).

Legal:

From a legal perspective, given the nominal risk associated with a "Low" or "Very Low" geohazard risk rating it is appropriate that the landowner seeking a building permit in such areas that they be given the option of submitting a report from a qualified professional and registering a covenant with regards to the known geohazard, or, in lieu of the report, register a s.219 save harmless covenant on their title which recognizes the known risk and saves harmless the CSRD from any liability arising from the building permit approval. Either option meets the Building Official's requirements under s.56 of the BC Community Charter.

Building Inspectors' statutory role in reviewing the construction of structures and buildings with regard to their compliance to the BC Building Code also extends to the review of the proposed building site to determine if the site may be used safely for the use intended. Section 56 of the BC Community Charter provides Building Inspectors the authority to require a report from a certified qualified professional for a building permit application if the Building Inspectors considers the land to be prone to natural hazards

such as landslides. The ensuing report must state that the "land may be used safely for the use intended" otherwise the Building Inspector cannot issue the building permit.

The authority granted to Building Inspectors under section 56 is a discretionary authority and not a mandatory responsibility. In other words, the statute confers discretion upon Building Inspectors in determining when to exercise the section 56 authority. Under Canadian law, where a municipal decision-maker has a discretionary authority, the applicable legal standard is that such discretion should be exercised reasonably.

The purpose of the proposed exemptions is to balance the need to protect public safety with the need to optimize administrative burdens upon permit-seekers and CSRD staff. Because the ultimate goal of seeking section 56 geohazard reports is to seek assurance that the lands may be used safely for the use intended, the requirement may be relieved where permits are sought for non-occupancy uses. Because the exemptions would be limited to permits for non-occupancy uses, the risk to personal safety is minimal or non-existent in the event a landslide or similar natural hazard occurs. As such, such exemptions would be a reasonable exercise of discretion allowed under section 56 and therefore may be reasonably deemed as broadly acceptable for inclusion to the existing risk-based policy.

Policy Exemptions:

No geohazard report or covenant required when building permit is triggered within any identified geohazard area.

(4) Exemptions:

1. Detached accessory building;
   i) Not more than 55 sq. m. / 592 sq. ft. in *building area*, defined by BC Building Code (BCBC), with no residential or combined occupancy,
   ii) The entire building must be a single occupancy only utilized for storage (F3). Partial use of the building for all other uses is not applicable to the policy exemption.

2. Outdoor Recreation Structure:
   i) Covered or uncovered structure that is constructed at grade level and has an open view of the surrounding area and is used for relaxation.
   ii) Not more than 14 sq. m. / 150.69 sq. ft. in *building area*, defined by BC Building Code.
3. Uncovered deck;
   i) Any portion of a deck covered by a roof is not applicable to the policy exemption,
   ii) Not more than 18.58m2/200 sq. ft. in *building area*, defined by BC Building Code.
4. Interior or exterior renovation:
   i) Renovation applicable to construction within existing structure or envelope only,
   ii) Does not increase building footprint or additional occupant load.

IMPLEMENTATION:

Policy P-26 provides the necessary language to enable the immediate receipt and implementation of added information obtained from geohazard reports. Subsequently, upon approval of the amendments to the policy, staff will immediately apply these exclusions to new building permits without delay.

COMMUNICATIONS:

If approved, the policy amendment will be provided on the CSRD website, in building permit material, provided to qualified professionals, Shuswap Construction Industry Professionals, Canadian Home Builders Association, and will also be discussed with applicants as required.

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:	2024-10-17_Board_DS_Geohazard_Info_Use_Policy_P-26_Amendment .docx
Attachments:	- 2024_10_17_P-26_Policy_Amendment_Change_Matrix.pdf
Final Approval Date:	Oct 8, 2024

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

No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham

Gerald Christie

Jennifer Sham

John MacLean

Page #	Current Section	Recommended Change	Rationale
3	Exemptions	add, “Detached Accessory Building”; i) Not more than 55 sq. m. / 592 sq. ft. in building area, defined by BC Building Code (BCBC), with no residential or combined occupancy, ii) The entire building must be a single occupancy only utilized for storage (F3). Partial use of the building for all other uses is not applicable to the policy exemption.	Up to 55 sq. m. in building area for a detached accessory building used for storage matches exactly for below frost footing requirement in BCBC Part 9, s.9.12.2.2, and therefore, provincial legistation has established a broadly acceptable risk threshold for a building potentially affected by frost movement.
4	Exemptions	add, “Outdoor Recreation Structure”; i) Covered or uncovered structure that is constructed at grade level and has an open view of the surrounding area and is used for relaxation. ii) Not more than 14 sq. m. / 150.69 sq. ft. in *building area* , defined by BC Building Code.	Exemption aimed at gazebos, pergolas, small saunas.
4	Exemptions	add:"Uncovered Deck"; i) Any portion of a deck covered by a roof is not applicable to the policy exemption, ii) Not more than 18.58 m2 / 200 sq. ft. in building area, defined by BC Building Code.	The idea behind this circumstance is that we have many RV's in geohazard areas. Many of these structures requiring a permit are proposed from an owner within a "shared interest" type property located within a geohazard area. Ownership in shared interest properties can number in the hundreds, and as every single owner of a shared interest property is requried to sign off on an applicable geohazard covenent, this proposed exemption eliminates this almost impossible task especially as this exemption is chiefly aimed at smaller uncovered deck/landing/stairs typically minor in nature and used for a modular home or seasonal RV.
4	Exemptions	add: Interior or Exterior Renovation i) Renovation applicable to construction inside the existing structure or building envelope. ii) Does not increase the building footprint or additional occupant load.	Small interior or exterior renovation that does not create additional building footprint/additional occupant load. Examples: but not limited to, adding a roof only on an existing deck, adding an exterior window/needing a structural beam.

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area D: Agricultural Land Commission (ALC) Application Section 21 (2) Subdivision LC2610D
DESCRIPTION:	Report from Ken Gobeil, Senior Planner, dated September 27, 2024 5672 Lashburn Rd, 6015 Shaw Rd, Ranchero
RECOMMENDATION:	THAT: Application No. LC2610 Section 21(2) - Subdivision for the South half of the Northwest Quarter of Section 32 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Excluding (1) Parcel A (2) Plan 29147; and Lot 1 Section 32 Township 19, Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174 be forwarded to the Agricultural Land Commission recommending approval, this 17th day of October, 2024. *Corporate Vote Unweighted Majority*

SUMMARY:

The Shuswap National Golf Course is located on two properties (5672 Lashburn Rd and 6015 Shaw Rd). 5672 Lashburn Rd contains a single detached dwelling and the driving range for the Shuswap National Golf Course; 6015 Shaw Rd contains the Shuswap National Golf Course and club house. The owners are applying for a boundary adjustment subdivision to so that the driving range and golf course are on one property and the existing single detached dwelling is on a separate property. Both properties are in the Agricultural Land Reserve (ALR) and approval from the Agricultural Land Commission (ALC) is required for the proposed subdivision to proceed.

This subdivision will not create any new lots. 5672 Lashburn Rd (existing dwelling) would be reduced from 7.63 ha to 3.9 ha, and 6015 Shaw Rd (golf course) will be increased from 92.66 ha to 97.38 ha.

This is the owners' second attempt at subdivision. In 2023, the owners applied for a similar boundary adjustment that would have created a 1 ha lot for the single detached dwelling and a 99.92 ha lot for the golf course and driving range. The Board recommended the application be forwarded to the Agricultural Land Commission recommending approval on their April 20, 2023 Board meeting. However, that application was denied by the ALC due to concerns regarding the limited agricultural potential on a 1 ha lot.

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTION:

1. South half of the Northwest Quarter of Section 32 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Excluding (1) Parcel A (2) Plan 29147
2. Lot 1 Section 32 Township 19, Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174

PID:

1. PID: 013-970-011
2. PID: 017-896-215

CIVIC ADDRESS:
1. 5672 Lashburn Rd (Residential Lot and Driving Range)
2. 6015 Shaw Rd (Golf Course)

SURROUNDING LAND USE PATTERN:
North = Residential
South = Rural
East = Agriculture
West = Residential/Rural

CURRENT USE:
1. Single Detached Dwelling and Driving Range
2. Club House and Golf Course

PROPOSED USE:
1. Single Detached Dwelling
2. Club House Golf Course and Driving Range

PARCEL SIZE:
1. 7.63 ha
2. 92.66 ha

PROPOSED PARCEL SIZE
1. 3.9 ha
2. 97.38 ha

DESIGNATION:
Ranchero/Deep Creek Official Community Plan Bylaw No. 750
AG – Agriculture

PROPOSED DESIGNATION:
NA – No changes proposed

ZONING:
Ranchero/Deep Creek Zoning Bylaw No. 751
GC – Golf Course

PROPOSED ZONING:
NA – No changes proposed

AGRICULTURAL LAND RESERVE (ALR):
1. 100%
2. 60%

SOIL CAPABILITY:
7:5TM – 3:4TM – All of Property No. 1 (6752 Lashburn Rd – Residential Lot) and a majority of Property No. 2 (6015 Shaw Rd – Golf Course)

6:4MW – 4:6W – Northeastern corner of Property No. 2 (includes a large pond)

7 TC – Southwestern corner of Property No. 2 (portions of the property not in the ALR)

The improved agricultural capability ratings for both subject properties are Class 4 and Class 5. Class 4 soils are low to medium in productivity with a narrow range of suitable crops. There are severe limitations to Class 5 soils for sustained production of annual field crops.

Class 6 soils can provide sustained natural grazing for domestic livestock but is not suitable for annual field crops,

Class 7 soils have no capability for arable or sustained natural grazing and are generally not included in the ALR.

The limitations associated with both properties are M (moisture deficiency), and T (topographic limitations). W limitation is for excess water and is common in or around waterbodies (marshes, ponds, marshes, etc).

See "LC2610D_Maps_Plans_Photos.pdf" attached for a copy of the soil capability map and orthophotos of both subject properties.

HISTORY: SUBJECT PROPERTIES
See "LC2610D_Maps_Plans_Photos.pdf" attached.

6015 Shaw Rd – LC2296 (2003) and LC2328 (2005)

The owner of 6015 Shaw Rd applied to use the property as a golf course and club house. The ALC approved the application in 2004 on the condition that 6015 Shaw Rd and 5672 Lashburn Rd are consolidated into one property.

In 2005, the ALC revised their decision and confirmed that the golf course and club house could be developed on 6015 Shaw Rd without consolidating the two properties.

5672 Lashburn Rd – LC2327 (2005)

The owners applied to utilize approximately 3.4 ha of the property as a driving range for the golf course. This application was approved under the condition that the driving range and golf course related activity be restricted to the 3.4 ha portion of the property.

5672 Lashburn Rd and 6015 Shaw Rd – LC2596D (2023)

The owners of the subject properties applied for a boundary adjustment subdivision to consolidate the driving range onto the same property as the rest of the golf course and separate the single detached dwelling onto a separate parcel. The proposed subdivision was denied by the ALC. This application is reviewed in more detail in the "Key Issues/Concepts" section of this report.

HISTORY: NEARBY PROPERTIES
See "LC2596D_Maps_Plans_Photos.pdf" attached.

5880 Hwy 97B – H-38011 (2008)

The owners of 7775 and 7665 Cambie Rd applied to subdivide a portion of their property to create one new parcel for one of their children (5880 Hwy 97B). This subdivision was approved as a homesite severance subdivision.

6024 Hwy 97B – LC2521 (2016)

A second residence on 6024 Hwy 97B was approved for the owner's parents with several conditions, including a restrictive covenant in favour of the ALC, and the CSRD that names the specific people permitted to occupy the dwelling; that the house be removed when the house is no longer occupied with these specific people; and the owners provide a $10,000 irrevocable letter of credit to the ALC.

7775 and 7665 Cambie Rd – LC2585 (2021)

The owners of 7775 and 7665 Cambie applied for another subdivision in 2021 to separate 7775 Cambie Rd and 7665 Cambie Rd onto two separate parcels. The owners applied to subdivide as a homesite severance. However, this subdivision did not qualify as a homesite severance and was denied by the ALC.

SITE COMMENTS:
Both subject properties have the same owner. Both properties are in the Agricultural Land Reserve, however, they are not used for agricultural purposes.

Property No. 1 (5672 Lashburn Rd) is a treed property with a single detached dwelling and accessory building on the northwestern corner of the property. and a driving range on the south eastern side of the property. The property has gentle slopes and is assessed as residential by BC Assessment.

Property No. 2 (6015 Shaw Rd) contains the Shuswap National Golf Course, club house, and service buildings. The southwestern portion of the property is heavily treed and not used as part of the golf course. This property is assessed as a golf course by BC Assessment.

BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this file.

POLICY:

For relevant excerpts from the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750) and the Ranchero/Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751) see attached "LC2610D_Excerpts_BL750_BL751.pdf" attached.

Ranchero/Deep Creek Official Community Plan Bylaw No. 750

- Section 1 Introduction
- Section 3 The Development Strategy

Ranchero/Deep Creek Zoning Bylaw No. 751

- Part 1 Administration
- Part 2 Definitions
- Part 3 General Regulations
- Part 4 Zones

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

History

The subject properties were part of a cattle farm, with the owner living on 5672 Lashburn Rd. in 2007 the properties were developed into a golf course (Canoe Creek Golf Course). The golf course was developed in a way that the single detached dwelling on 5672 Lashburn Rd was preserved and was screened from the driving range. Public access to the golf course club house is via a separate road. (The golf course is accessed by Shaw Rd). In 2017, both properties were sold, and the new (current)

owner took possession in 2018 and changed the name of the golf course to Shuswap National Golf Course.

When the current owners took possession of both properties the single detached dwelling and associated accessory buildings were vacant. The current owners then boarded up the dwelling to keep out squatters in the fall of 2018 (see "LC2610_Maps_Plans_Photos.pdf" attached for a picture of the dwelling).

Proposed Campground - Amending Bylaws 750-05 and 751-04

The owners would like to develop a campground on the southwestern corner of the property (not in the existing golf course and outside of the ALR). During their September 22, 2022, meeting the Board gave first reading to Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05 (Bylaw No. 750-05) and Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04 (Bylaw No. 751-04). These amending bylaws would permit a campground for temporary accommodation of the travelling public. This would not include park models, and campsite would not have decks or other accessory buildings as seen in RV resorts (see Item No. 17.3 in the September 22, 2022 Board Meeting Agenda for a copy of the staff report and all attachments of the amending bylaws).

If the amending bylaws are adopted and a campground is constructed, the proposed campground development would not impact the portions of the property in the ALR, or the golf course itself. As such, these applications are being processed independently from one another.

Proposed Subdivision

As noted above the owners want to consolidate the golf course and driving range onto one property and separate the single detached dwelling from the golf course. The owners have no business plans for the single detached dwelling, and it would be sold as a private property with no connection to the golf course.

Previous Subdivision Application – ALC File LC2596 (2023)

The owners first applied for a subdivision application in the Agricultural Land Reserve (ALR) that would consolidate the golf course and driving range into one lot (6015 Shaw Rd – 99.29 ha) and have the single detached dwelling on a separate property (5672 Lashburn Rd - 1 ha).

The Board reviewed the proposed subdivision and recommended the application be forwarded to the Agricultural Land Commission recommending the application be approved at their April 20, 2023 Board meeting (see Item 14.1 in the April 20, 2023 Board Meeting Agenda for a copy of the staff report and all attachments for ALC Subdivision File LC2596D).

In that application, the owners' agent noted that if the proposed subdivision was approved, the owners would submit a bylaw amendment to rezone 5672 Lashburn Rd to Agriculture 1 (AG1) to be consistent with other properties in the ALR (see "LC2596D_Applicant_Submission_2022-04-13.pdf" attached).

The ALC reviewed the proposed subdivision and noted reducing a lot to 1 ha would greatly reduce the potential agricultural uses for the Lashburn Rd property and denied the application.

Current Application – ALC File LC2610D

After the proposed subdivision was denied, the owners revised the subdivision plan to address the ALC's concern and submitted a new application. The revised subdivision plan increases the size proposed for 6752 Lashurn Rd from 1 ha to 3.9 ha. The revised layout would create a larger lot for the proposed single detached dwelling and could offer more agricultural potential in the future. The proposed golf course and driving range property is reduced from 99.29 to 97.38 ha.

The owners' agent confirmed that if this application is approved, the owners also plan to submit a bylaw amendment application to rezone 5672 Lashburn Rd to Agriculture 1 as they did in their previous application. The owners' agent also noted that the golf course has no future plans for 6752 Lashburn Rd.

Official Community Plan

The subject properties are designated AG - Agriculture in the Ranchero-Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750), which is common for nearly all properties are in the ALR. The Official Community Plan specifically recognizes the existing golf course and driving range in the Agriculture Designation. Policies encourage maintaining the agricultural land base from activities that may diminish agricultural value and potential, and that lands have a minimum lot area of 60 ha. The Official Community Plan also reiterates that approval of the ALC is required for subdivisions within the ALR. The specific regulations for subdivision are implemented through the zoning bylaw.

Zoning Bylaw

Boundary adjustment subdivisions are subject to the minimum lot size requirements of the zoning bylaw. The subject properties are zoned GC-Golf Course in the Ranchero-Deep Creek Zoning Bylaw No. 751. The minimum parcel size in the GC Zone is 60 ha, aligning with the Agriculture official community plan land use designation. Also, a single detached dwelling is not a permitted use in the Golf Course Zone. 5672 Lashburn Rd does not meet the minimum lot size or permitted use regulations of the Golf Course Zone. 6015 Shaw Rd does meet the minimum lot size requirements of the Golf Course Zone.

The owners' agent recognized this potential issue and has confirmed that if the ALC approves the subdivision they will apply for a bylaw amendment to rezone the property from Golf Course to Agriculture 1 (AG1). The Agriculture 1 Zone includes "single detached dwelling" as a principal permitted use and would also allow the property to be used for agriculture. However, the minimum lot size for subdivision in the Agriculture 1 Zone is 60 ha.

Bylaw No. 751 includes regulations for an exemption from the minimum parcel size requirements for a boundary adjustment subdivision which facilitates an existing development. If the ALC approves the subdivision application, this mechanism in Bylaw No. 751 could allow the CSRD to approve the proposed subdivision to create parcel sizes less than 60 ha without site specific official community plan and zoning amendments being approved.

Subdivision in the Agricultural Land Reserve

Final approving authority for subdivisions in the CSRD is with the provincial government. Any subdivision that affects the ALR boundary must be approved by the ALC before it is reviewed by the CSRD and Ministry of Transportation and Infrastructure (MOTI). The Provincial Approving Officer (PAO) with MoTI is the final approving authority for subdivision in the CSRD.

The CSRD will include this Board report and attachments when forwarding a recommendation to the ALC for reference. However, the ALC's review of a subdivision application will focus on the ALC Act, ALC Regulations and policies, not local government bylaws.

If the ALC approves the proposed subdivision, the owners will be able to submit a subdivision application to the MoTI and then the CSRD. CSRD Staff will review the subdivision application for compliance with relevant bylaws and policies for the Provincial Approving Officer. For this subdivision relevant CSRD bylaws include the Ranchero/Deep Creek Official Community Plan, Ranchero/Deep Creek Zoning Bylaw and the Subdivision Servicing Bylaw.

Technical requirements of the Subdivision Servicing Bylaw are related to road access, the assessment and demonstration of potable water, and a review of the sewage disposal system or feasibility of a new sewage disposal system.

Analysis

Typically, staff do not support the subdivision of ALR lands as it fragments the agricultural land base and diminishes potential agricultural activity. However, no additional parcels are being created in this application and the ALC has previously approved the portion of 5674 Lashburn Rd to be used as a driving range limiting potential agricultural activity on the properties.

The proposed subdivision will not create any visible changes to the subject properties or require any changes to the road access. The driving range is part of Shuswap National Golf Course and is accessed by golfers through the golf course (6015 Shaw Rd). There is also a separate existing access driveway on Lashburn Rd if required. 5672 Lashburn Rd is screened and separated by a buffer of approximately 120 m of forest to the driving range and golf course.

ALC Files LC2327 and LC2328 are non-farm use applications which authorized the driving range and golf course on the subject properties. ALC File LC2327 approved the driving range to be conducted on a specific portion of 5672 Lashburn Rd which is delineated as a separate portion of the property from the existing dwelling on 5672.

The proposed plan of subdivision is close to the delineation of ALC File No. 2327; however, the plan of subdivision creates a slightly smaller parcel than the area delineated for a single detached dwelling in the non-farm use approval in ALC File No. LC2327D. See "LC2610D_Maps_Plans_Photos.pdf" attached for a map of the current subdivision plan (ALC Files LC2610D, LC2596D and LC2327D).

If the ALC supports this application (ALC File LC2610D) and approves the subdivision, the owners will still have to submit a subdivision application to the CSRD and Ministry of Transportation and Infrastructure and submit a bylaw amendment application to rezone 5672 Lashburn Rd to Agriculture 1. If this application is approved by the ALC and the owners apply to rezone the property as noted above, the Official Community Plan would support rezoning from the Golf Course Zone to Agriculture 1 because it increases the land that could be used for agriculture and promotes farming. Rezoning to a residential zone would not be supported because the property is in the Agricultural Land Reserve. A bylaw amendment must be adopted in order for the owners to complete their subdivision as the Golf Course Zone does not permit a single detached dwelling as a principal permitted use.

Staff will review the official community plan in more detail when a complete bylaw amendment application is received. Staff will prepare the amending bylaw with a separate report for the Board's consideration.

Technical details of the subdivision are established in the Subdivision Servicing Bylaw. Technical details will be reviewed in more detail by staff when a complete subdivision application is received. Subdivision review and processing subdivision applications is a technical process delegated to staff, and as such, the Board will not receive additional reports regarding technical review of the subdivision.

Rationale For Recommendation

The owners of 6015 Shaw Rd and 5672 Lashburn Rd are applying for a subdivision (boundary adjustment) to separate an existing single detached dwelling from the Shuswap National Golf Course and driving range. Staff are recommending that the Board forward the ALC Application LC2596 to subdivide in the ALR to the ALC with a recommendation to approve the application for the following reasons:

- While the official community plan doesn't support subdivision in the ALR, the golf course is a recognized use in the ALR for the subject properties.
- As a boundary adjustment, no new additional parcels would be created.
- The ALC approvals for the golf course and driving range specifically identify an area not to be associated with the golf course which can be used for agriculture.
- The proposed subdivision can meet the exemption from minimum parcel size criteria applicable to facilitate an existing development in the zoning bylaw.
- The proposed subdivision and pending rezoning of 5672 Lashburn Rd would increase potential land for agriculture.

IMPLEMENTATION:

If the proposed subdivision is approved by the ALC, the property owner will then be able to make an application to the CSRD for a bylaw amendment to rezone 5672 Lashburn Rd from Golf Course to Agriculture 1) and make applications to the CSRD and MOTI for a boundary adjustment subdivision of the subject properties.

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

Report Approval Details

Document Title:	2024-10-17_Board_DS_LC2610D.docx
Attachments:	- LC2610D_ALC_Application_Redacted.pdf - LC2610D_Excerpts_BL750_BL751.pdf - LC2596D_Applicant_Submission_2022-04-13.pdf - LC2610D_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 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

Generated Jul 08, 2024 11:46:52 -07:00

Provincial Agricultural Land Commission - Applicant Submission

Application ID:	101346
Application Type:	Subdivide Land in the ALR
Status:	Submitted to L/FNG
Applicant:	JGS golf group et al.
Local/First Nation Government:	Columbia Shuswap Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type	Fee Simple
Legal Description	LOT 1 SECTION 32 TOWNSHIP 19 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP47991 EXCEPT PLAN KAP87174
Approx. Map Area	93.08 ha
PID	017-896-215
Purchase Date	Mar 27, 2017
Farm Classification	No
Civic Address	6015 shaw road
Certificate Of Title	63345 TITLE-CA5893545-PID-017-896-215 for Parcel 2.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[redacted]	JGS golf group	[redacted]	[redacted]	63345 Corporate Summary.pdf

Generated Jul 08, 2024 11:46:52 -07:00

Parcel #2

Parcel Type	Fee Simple
Legal Description	THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 TOWNSHIP 19 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A (2) PLAN 29147
Approx. Map Area	7.59 ha
PID	013-970-011
Purchase Date	Jun 26, 2018
Farm Classification	No
Civic Address	5672 lashburn road
Certificate Of Title	title-1247953.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[redacted]	JGS golf group	[redacted]	[redacted]	63345 Corporate Summary.pdf

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

Type	Third-Party Agent
First Name	David
Last Name	Sonmor
Organization (If Applicable)	Lawson Engineering
Phone	2508323220
Email	dsonmor@lawsonengineering.ca

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).

no current agricultural use

Describe all agricultural improvements made to the parcel(s).

lot largely undeveloped.
NW section cleared for single family dwelling.
SW section cleared for existing driving range.
approximately 50% - 75% of lot has dense tree coverage.

Describe all other uses that currently take place on the parcel(s).

1 existing residence onsite with 2 outbuildings. onsite septic, onsite water.
1 existing driving range onsite.
lot is heavily treed with approximately 50%-75% tree coverage.
NW corner of lot is cleared for existing single family dwelling.
SE corner of lot is cleared and landscaped for existing driving range.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	rural residential lots
East	Recreational	golf course
South	Recreational	golf course
West	Residential	rural residential lots

6. Proposal

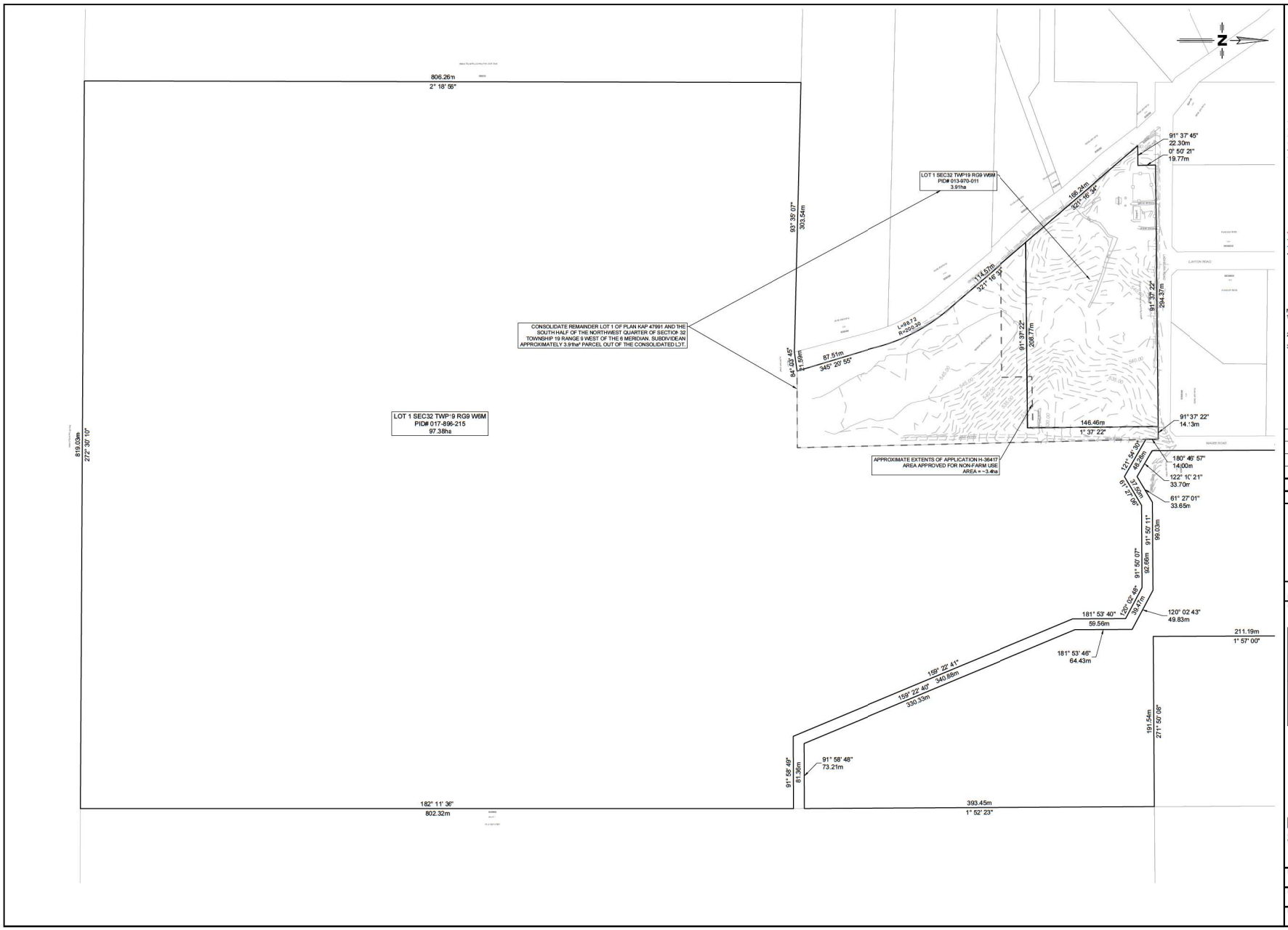
Proposed Lot Areas

#	Type	Size
1	Lot	3.91
2	Lot	96.76

What is the purpose of the proposal?	subdivide an approximately 3.9 hectare lot (lot 1) off the west side of the subject property that would include the existing house, existing services, and existing lot access routes. consolidate the remainder into adjacent Shuswap National Golf Course. remainder includes existing driving range. driving range is currently accessed through and operated by Shuswap National Golf Course. the purpose of the proposed property line adjustment is to create 1 salable lot approximately 3.9 hectares in size (lot PID# 013-970-011) and to consolidate the remaining property into the existing golf course (lot PID# 017-896-215) such that the existing driving range becomes part of the golf course lot.
Why do you believe this parcel is suitable for subdivision?	the subject property is suitable for subdivision as it has an easily defined interior boundary condition where-in existing infrastructure can be easily divided geographically. the existing single family residence in the west along with all existing servicing infrastructure can be easily identified and isolated from the existing driving range and associated infrastructure to the east. the existing driving range is operated exclusively by the Shuswap National Golf Course making consolidation of the driving range portion of the subject property, into the neighboring Golf Course property, a reasonable next step in development. the golf course property and the subject property hold identical zoning and OCP land use designations which will facilitate consolidation of the eastern portion with the existing golf course lot. lot sizing and layout was based on maximizing the size of lot 1 (3.9 hectare) to support potential future agricultural use while still incorporating the driving range into the golf course property.
Does the proposal support agriculture in the short or long term? Please explain.	the proposed subdivision of lot PID# 013-970-011 does not directly affect or support agriculture in either the short or long term. the proposed subdivision streamlines property ownership by creating a single parcel for the existing golf course and driving range as opposed to the current 2 lot framework.
Proposal Map / Site Plan	81-3 - Subdivision plan - 2023-09-25 - r01.pdf
Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?	No

7. Optional Documents

Type	Description	File Name
Other files that are related	subdivision plan	81-3 - Subdivision plan - 2023-09-25 - r01.pdf



LEGEND

EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W DA/T
- TELEPHONE PILE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP S'TREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SAN — SANITARY SEWER
- STM — STORM MAIN
- W — WATER MAIN
- G — GAS
- TU — 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

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MM/DD	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
1	2023/09/25	ISSUED FOR REVIEW	JKW	FDS
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DRAFT (ISSUED FOR REVIEW)

SEAL

DESIGN	FDS
DRAWN	DLP
DATE	2021-10-27
CHECKED	FDS

PERMIT # 1001279

SCALES 0 20 40 60 80 Meters
H=1:2000

LAWSON ENGINEERING LTD.
#201 2110 11 AVE NE
PO BOX 106 SALMON ARM, BC V1E 1E4

6015 SHAW ROAD
SALMON ARM, BC

PRELIMINARY SUBDIVISION PLAN

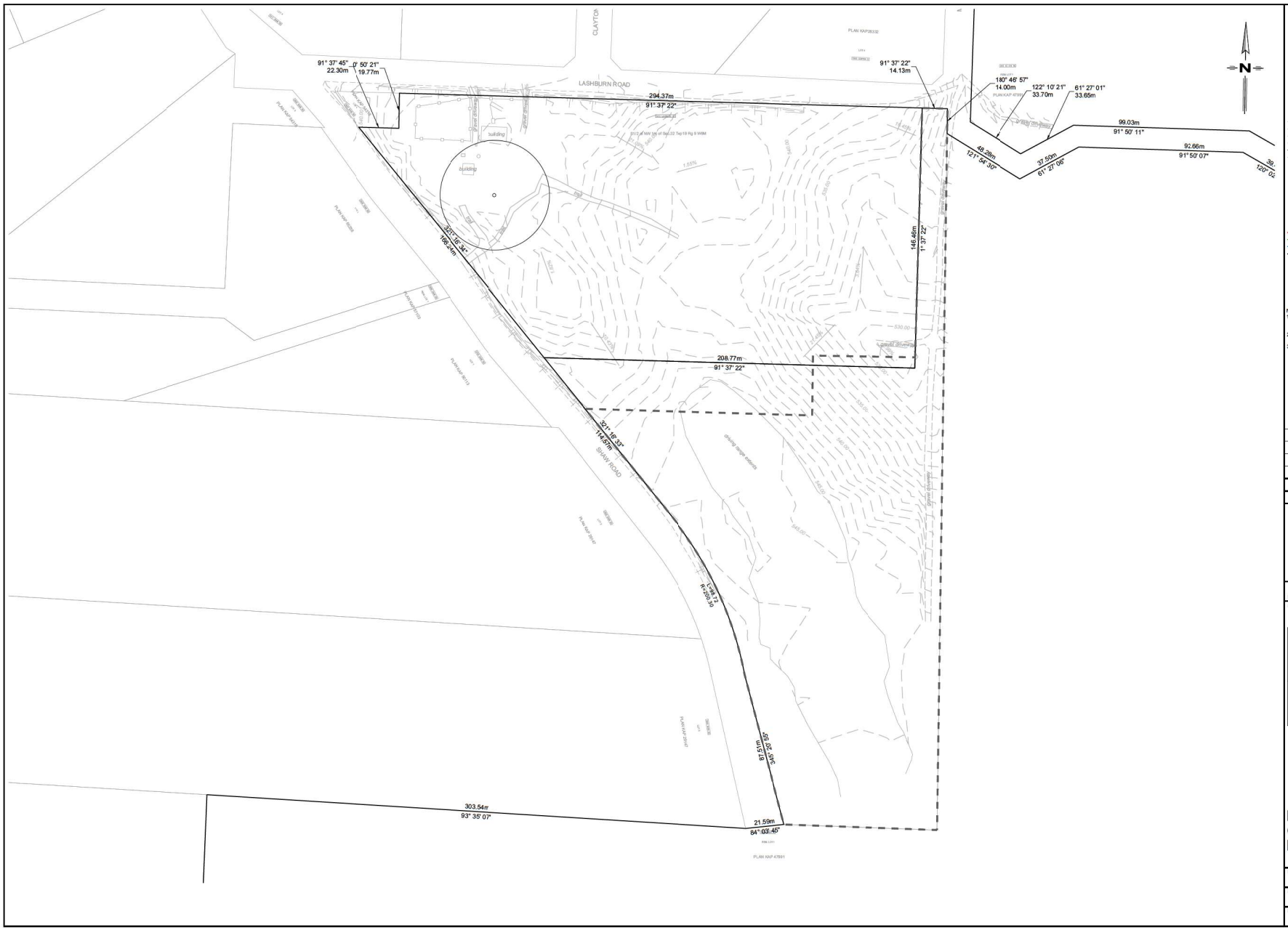
PROJECT No. **81-3**

SHEET 1 OF 3

DWG. No. C-100

REV No. **1**

PLOT September 25, 2023 COMPUTER=S:\PROJECTS\81-3 SUBDIVISION\ - CIVIL ENGINEERING\DRAWINGS\81-3 - SUBDIVISION PLAN - PRELIMINARY.DWG (USER=JAMES)



LEGEND

EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W GY/ANT
- TELEPHONE PILE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP S'TREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM MAIN
- 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

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MM/DD	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
1	2023/09/25	ISSUED FOR REVIEW	JKW	FDS
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DRAFT (ISSUED FOR REVIEW)

SEAL

DESIGN	FDS
DRAWN	DLP
DATE	2021-10-27
CHECKED	FDS

PERMIT # 1001279

SCALES 0 10 20 30 40 Meters
H=1:1000

LAWSON ENGINEERING LTD
#201 2110 11 AVE NE
PO BOX 106 SALMON ARM, BC V1E 1E4

6015 SHAW ROAD
SALMON ARM, BC

EXISTING GROUND SITE PLAN

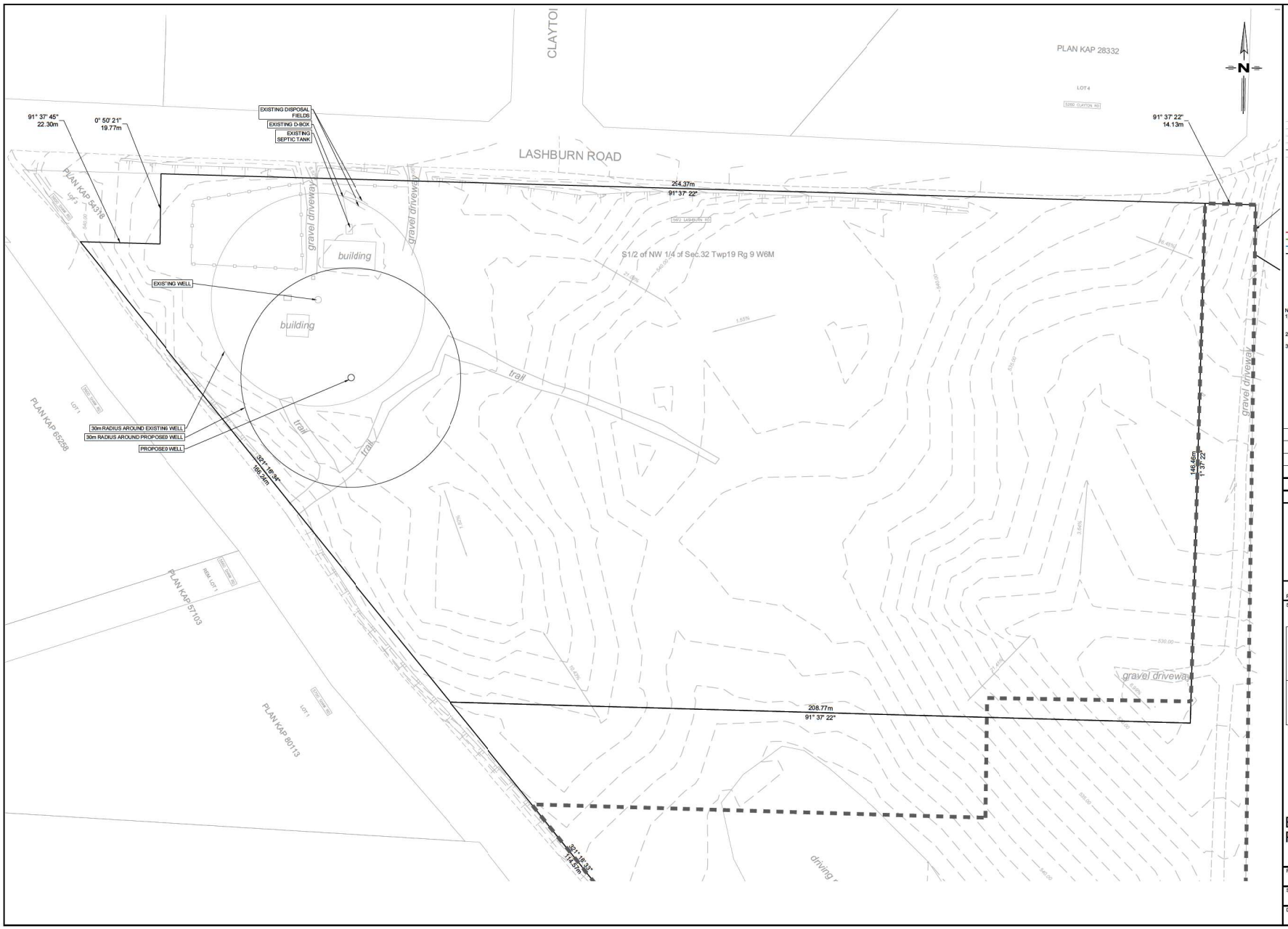
PROJECT No. **81-3**

SHEET 2 OF 3

DWG. No. C-101

REV. No. 1

PLOT September 25, 2023 COMPUTER:\2-PROJECTS\81-3 - SUBDIVISION\1 - CIVIL ENGINEERING\DRAWINGS\81-3 - SUBDIVISION PLAN - REZONED (1050 DWG).DWG



LEGEND

EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W GIANT
- TELEPHONE PAD
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM MAIN
- 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

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MM/DD	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
1	2023/09/25	ISSUED FOR REVIEW	JKW	FDS
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DRAFT (ISSUED FOR REVIEW)

SEAL

DESIGN	FDS
DRAWN	DLP
DATE	2021-10-27
CHECKED	FDS

PERMIT # 1001279

SCALES 0 5 10 15 20 Meters
H=1:500

LAWSON ENGINEERING LTD.
#201 2110 11 AVE NE
PO BOX 106 SALMON ARM, BC V1E 1E4

6015 SHAW ROAD
SALMON ARM, BC

EXISTING SEPTIC PLAN

PROJECT No. **81-3**

SHEET 3 OF 3

DWG. No. C-102

REV. No. 1

PLOT September 25, 2023 COMPUTER-1:2-PROJECTS\81\3 - SUBDIVISION\01 - CIVIL ENGINEERING\DRAWINGS\81-3 - SUBDIVISION PLAN - AS-BUILT.VWX (CHRIS HAMES)

Relevant Excerpts from Ranchero/Deep Creek Official Community Plan Bylaw No. 750

(See Bylaw No. 750 for all policies and land use regulations)

SECTION 1- INTRODUCTION

1.4 COMMUNITY VALUES

Ranchero/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Ranchero/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Ranchero/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

7. Recognition of the importance of agriculture in the local economy;

SECTION 2- PLANNING STRATEGY
2.2 SETTLEMENT AREAS

Ranchero/Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Shaw Road

Shaw Road

Shaw Road is accessible only through the City of Salmon Arm's Industrial Park. The majority of residential lots are between 0.6 and 2.02 ha, while some are as large as 8 ha. There is one manufactured home park. A golf course and driving range exist southeast of Shaw Road.

SECTION 3 - THE DEVELOPMENT STRATEGY

The Development Strategy is a key component of the Ranchero/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Land Use Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

3.1 DEVELOPMENT CRITERIA

In the Ranchero/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

2. preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas;

3.2 GENERAL PLANNING POLICIES

2. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 514. Any new parcels created by subdivision under this section, and the remainder, be at least 1 ha or larger in size, unless approved by the Environmental Health Officer.

4. All new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices.

LAND USE DESIGNATIONS

3.5 AGRICULTURE (AG)

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

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: agri-tourism 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.

Relevant Excerpts from Ranchero/Deep Creek Zoning Bylaw No. 751

(See Bylaw No. 751 for all land use regulations)

Part 1. Administration

1.3 Compliance with Other Legislation

Nothing in this *Bylaw* shall be taken to relieve any person from complying with the provisions of any other bylaw of the Columbia Shuswap Regional District (CSRD) or applicable provincial or federal statute or regulation.

1.4 Conformity

.1 Land, including the airspace above it and the surface of water, *buildings* and *structures* may only be used, constructed, altered and located in compliance with this *Bylaw*. For certainty, in a *zone* every *use* is prohibited that is not expressly permitted in the *zone*.

.2 *Subdivision* must be in compliance with this *Bylaw*.

Part 2. Definitions

2.1 Definitions

The following words and phrases wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

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);

ALR means Agricultural Land Reserve;

GOLF COURSE is the *use* of land, *buildings* or *structures* for playing golf and may include an administration *office, driving range*, clubhouse, *eating and drinking establishment*, pro shop, and other accessory facilities necessary for the operation of the golf course;

Part 3. General Regulations

3.9 Exemptions from Minimum Parcel Size Requirements

.1 The minimum *parcel* size regulations for new *subdivision*s stated in Part 4 do not apply if all the requirements of this subsection are met:

(a) *parcel boundaries* are relocated to facilitate an existing development or improve a *subdivision* pattern;
(b) no additional *parcels* are created;
(c) the siting of existing *buildings* and *structures* is not rendered unlawful;

(d) all *parcels* are contiguous;
(e) the *subdivision* does not result in a *parcel* in two or more zones;
(f) no *parcel* shall be enlarged to a size permitting further *subdivision*;
(g) no *parcel* shall be reduced to a size less than 1 ha; and
(h) the *parcels* were not registered as part of a reference, explanatory or *subdivision* plan in the Land Title Office after the adoption of this *Bylaw*.

.2 The minimum parcel size regulation for new subdivisions does not apply where a portion of the parcel is physically separated from the remainder of the parcel by a highway or other titled land provided that:

(a) no *parcel* created (including the remainder) has a *parcel* area of less than 1 ha;
(b) the *subdivision* is restricted to dividing the *parcel* along the *highway* or other titled land that physically separates the *parcel*;
(c) the *subdivision* does not result in a *parcel* in two or more zones;
(d) each *parcel* created must consist of the entire area isolated by the *highway* or other titled land;
(e) the siting of existing *buildings* and *structures* is not rendered unlawful; and
(f) the *parcels* were not registered as part of a reference, explanatory or *subdivision* plan in the Land Title Office after the adoption of this *Bylaw*.

.3 Minimum parcel size regulations for new subdivisions do not apply to parks, civic facilities, or public utilities for which on-site water and septic servicing is not required.

.4 Any homesite severance must be consistent with the ALC Act and the regulations of the ALC.

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.

Part 4. Zones

4.1 Establishment of Zones

The Ranchero / Deep Creek Zoning Bylaw area is divided into *zones* with the titles and symbols stated in Table 1. Column 1 lists the title of each *zone* and Column 2 states a descriptive symbol for each *zone* that is for convenience only.

4.6 AG1 Agriculture 1 Zone

.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 zone*d 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 *parcel size* created by *subdivision*	60 ha
(b) Minimum *parcel width* created by *subdivision*	100 m
(c) Maximum *parcel* coverage	25%
(d) Maximum number of *single detached dwellings* per *parcel*	▪ On parcels less than 8 ha (19.76 ac):1 ▪ On parcels equal to or greater than 8 ha (19.76 ac);2
(e) Maximum number of *secondary dwelling units* per *parcel*	Subject to Section 3.16 of this bylaw
(f) Maximum *height* for: ▪ principal *buildings* and *structures* ▪ *accessory buildings*	 ▪ 11.5 m ▪ 10 m
(g) DELETED	DELETED
(h) *Maximum floor area, gross* of a *home occupation*	Shall be in accordance with Section 3.17
(i) Minimum *setback* from all *parcel boundaries*:	▪ 5 m

4.15 GC Golf Course Zone

.5 Intent

To accommodate private commercial golf courses and associated uses such as driving range and clubhouse.

Principal Uses

The *uses* stated in this subsection and no others are permitted in the GC *zone* as *principal uses*, except as stated in Part 3: General Regulations:

agriculture, permitted only on those *parcel*s within the *Agricultural Land Reserve*
golf course

Secondary Uses

The *uses* stated in this subsection and no others are permitted in the GC *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

accessory use
agri-tourism (permitted only on those *parcel*s within the *Agricultural Land Reserve)*
clubhouse

Regulations

On a *parcel zone*d GC, 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 *parcel* size created by *subdivision*	60 ha
Minimum *parcel width* created by *subdivision*	20 m
Maximum *parcel coverage*	25%
Maximum *height* for: principal *buildings* and *structures* *accessory buildings*	 11.5 m 10 m
Minimum *setback* from all *parcel boundaries*:	5 m

Screening

All outside industrial storage, including the storage of garbage, shall be completely contained within a *landscape screen* of not less than 2 m in height.

LAWSON ENGINEERING LTD.

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

April 13, 2022

PROJECT OUTLINE FOR SUBDIVISION AND REZONING APPLICATION

PREPARED FOR: JGS GOLF GROUP LTD. & COLUMBIA SHUSWAP REGIONAL DISTRICT

LAWSON ENGINEERING LTD.
825C Lakeshore Drive W PO Box 106 Salmon Arm, BC V1E 4N2
www.lawsonengineering.ca

ENGINEERS & GEOSCIENTISTS
OQM CERTIFIED

LAWSON ENGINEERING LTD.

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

EXECUTIVE SUMMARY

This Report outlines the proposed lot boundary adjustment of lots PID's 013-970-011 and 017-896-215, and the proposed rezoning of lot PID 013-970-011. The proposed lot boundary adjustment would incorporate the existing driving range into the current golf course lot reducing lot PID 013-970-011 to approximately 1 hectare inclusive of existing house, well, and septic disposal system. The proposed rezoning of lot PID 013-970-011 would mimic existing zoning of lots located in whole or in part within ALR lands.

LAWSON ENGINEERING LTD.

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

Contents

1. INTRODUCTION 1
2. SITE DESCRIPTION 2
2.1. STEEP SLOPES 2
2.2. EXISTING WATER COURSES 2
3. PROPOSED BOUNDARY ADJUSTMENT 2
4. ZONING 2
5. OFFICIAL COMMUNITY PLAN 3
6. SITE ACCESS 4
7. SITE SERVICES 4
7.1. WATER 4
7.2. SANITARY 4
8. AGRICULTURAL LAND RESERVE 4
9. CONCLUSION 4
APPENDIX A: PROPOSED LOT BOUNDARY ADJUSTMENT 6
APPENDIX B: CSRD MAPPING – STEEP SLOPES 9
APPENDIX C: RIPARIAN AREA PROTECTION REGULATION ASSESSMENT 11

LAWSON — ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

1. INTRODUCTION

The following report outlines the proposed subdivision and rezoning of property located at 5672 Lashburn Road in Columbia Shuswap Regional District (CSRD) Area D. The existing parcel is approximately 7.62 hectares in size and zoned GC Golf Course. The existing parcel contains 1 private residence with 2 existing access's off Lashburn Road, and 1 driving range with existing access off interior roads located within Shuswap National Golf Course PID# 017-896-215. It is the owners intention to perform a boundary adjustment relocating the existing eastern property line west, incorporating the driving range into the adjacent golf course property, and leaving an approximately 1 hectare western lot which would include the existing residence. Due to its location within Agricultural Land Reserve (ALR), the western lot created by way of property line adjustment would be rezoned to Agricultural (AG1). No Official Community Plan (OCP) amendments are proposed at this time. The proposed western lot will maintain an OCP land use designation of agricultural. Table 1-1 below provides relevant legal, OCP and zoning information for the subject property.

Street Address	Legal Description	Parcel Area	Zoning	OCP Designation	PID
5672 Lashburn Road	**The S ½ of the NW ¼ of Sec. 32, Twp. 19, Rge. 9, W6M KDYD Exc (1) PCL A (2) PL 29147**	**7.62 (ha)**	**GC**	**AG**	**013-970-011**

Table 1-1 Property Description

LAWSON ENGINEERING LTD.

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

2. SITE DESCRIPTION

The Subject property is located at 5672 Lashburn Road, PID# 013-970-011 and is approximately 7.62 hectares in size. Existing development includes 1 single family residence, 1 driving range, multiple accessory buildings, and two gravel access's for the existing house off of Lashburn Road. The site is currently serviced by an onsite well and onsite septic system. The well is located in the north western corner of the property as shown on the attached drawing. The septic tank and field were located January 17th 2022 and ae located north of the existing house as shown on the attached drawing. Approximately 75% of the site is heavily treed with the majority of clearing occurring in the southern portion of the property for the driving range, and the north western corner of the property for the single family residence. The site is currently zoned GC for golf course use with an OCP land use designation of agricultural.

2.1. STEEP SLOPES

A desktop review of existing topography suggest that the site is generally flat with moderate slopes ranging up to approximately 10% generally directing surface flows north east. A desktop review of CSRD slope banding data supports these findings and has been included as Appendix B to this report. It is not anticipated that a steep slopes development permit will be required prior to approval of the proposed boundary adjustment and rezoning.

2.2. EXISTING WATER COURSES

A desktop review of CSRD mapping data suggests an existing water course runs generally west to east originating in crown land west of Shaw road. The assumed water course crosses Shaw Road approximately at the intersection of Shaw Road and Lashburn Road, then roughly parallels the subject properties northern property line eventually terminating in Gardiner Lake roughly 500 meters east of the subject property. a Riparian Assessment of the property was performed by ECOscape Environmental Consultants on October 13th 2021 in which no visible channel or water course were identified. A memo suggesting the site be exempt from obtaining a RAR DP was produced by ECOscape and is attached as Appendix C.

3. PROPOSED BOUNDARY ADJUSTMENT

The proposed boundary adjustment would shift the existing eastern property line of the subject property west by approximately 175 meters, reducing the total area of lot PID# 013-970-011 from approximately 7.62 hectares, to approximately 1.0 hectares. Lands to the east of the adjusted property line would become part of the existing Shuswap National Golf Course lot PID# 017-896-215 and would include the existing driving range and approximately 4.0 hectares of heavily treed, undeveloped land. For further details on existing property lines and proposed property lines see Appendix A.

4. ZONING

Lot PID# 013-970-011 is currently zoned GC Golf Course in order to accommodate the driving range for the adjacent Shuswap National Golf Course. After the proposed boundary adjustments are made, the remaining parcel will include 1 single family house, 1 well, and 1 septic field with all existing golf course development being consolidated into the easterly adjacent lot PID# 017-896-215. A review of existing lots located within Section 32, Township 19, Range 9 determined the most suitable zoning to be Rural Residential 1, however, due to the subject property being located entirely within the Agricultural Land Reserve (ALR), a zoning designation of Agricultural (AG1) is recommended. A review of AG1 zoning indicate the proposed lot layout would meet all criteria outlined in Bylaw #751 section 4.6 with the exception of minimum parcel size. Bylaw #751 stipulates a minimum parcel size created by subdivision of 60 hectares (148.26 acre). The

LAWSON — ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

proposed boundary adjustment would create 1 parcel to be rezoned from GC to AG1 with a total area of approximately 1 hectare (2.47 acre). Adjacent similarly zoned properties located within ALR lands were then reviewed for compliance to the minimum parcel size requirement outlined in Bylaw #751. A total of 17 properties were reviewed within sections 29,32, & 33 of Township 19, Range 9 with no existing parcels meeting the minimum parcel size requirements of Bylaw #751. The results of the review have been included in table 4-1 below. It is in Lawson Engineering's opinion that after the proposed boundary adjustment has been completed, the proposed 1 hectare north western lot be rezoning to Agricultural AG1 due to the ALR status of the property. The proposed boundary adjustment has been designed to meet all Agricultural AG1 zoning requirements identified in section 4.6.4 of Bylaw #751 with the exception of minimum parcel area.

EXISTING ZONING AND OCP LAND USE DESIGNATION					
PID	Zoning	OCP Land Use Designation	portion within ALR (%)	Total lot area (acres)	Meets Bylaw #750/751 minimum lot area requirement (Y/N)
Section 32 Township 19 Range 9					
013-917-412	AG1	AG	100%	10.00	N
013-917-471	AG1	AG	82%	11.97	N
011-787-511	AG1	AG	92%	146.58	N
027-772-918	AG1	AG	100%	5.19	N
Section 29 Township 19 Range 9					
005-133-548	AG1	AG	39%	32.67	N
002-762-196	AG1	AG	24%	9.36	N
030-932-114	AG1	AG	100%	81.55	N
Section 33 Township 19 Range 9					
009-339-523	AG1	AG	100%	17.68	N
005-523-541	AG1	AG	100%	19.18	N
015-613-143	AG1	AG	100%	1.12	N
007-932-987	AG1	AG	100%	27.26	N
006-437-079	AG1	AG	88%	2.06	N
010-350-101	AG1	AG	100%	10.05	N
010-423-974	AG1	AG	100%	10.03	N
013-966-405	AG1	AG	100%	11.42	N
008-805-393	AG1	AG	100%	4.75	N
007-221-665	AG1	AG	99%	0.75	N
Section 31 Township 19 Range 9					
CrownLand – No Zoning – NO ALR status					
Section 5 Township 20 Range 9					
City of Salmon Arm zoning not reviewed					

Table 4-1 – Existing Agricultural Zoning & Land Use Designation Lot Areas

5. OFFICIAL COMMUNITY PLAN

Both the subject property and Shuswap National Golf Course currently hold an OCP land use designation of agricultural (AG) and are situated entirely within the Agricultural Land Reserve (ALR). The proposed boundary adjustment would maintain the existing OCP land use designation for all parcels created and meet all criteria outlined in Bylaw #750 section 3.5 with the exception of minimum parcel size. Bylaw #750 section 3.5 policy 2 states "Land within the Agriculture designation shall be maintained as parcels of at least 60 ha.". As discussed in section 4 of this report, a desk top review of similar lots located on the subject section and adjacent sections, and

LAWSON — ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

located wholly or in part within the ALR was performed to determine local compliance with zoning and OCP land use designation. None of the 17 properties reviewed meet the 60 hectare requirement of Bylaw #750. It is in Lawson Engineering's opinion that upon completion of the proposed boundary adjustment, all parcels maintain the current OCP land use designation of Agricultural (AG).

6. SITE ACCESS

The subject property currently has 2 defined gravel surfaced driveway access's connecting to Lashburn Road. Both driveway access's are located in the north western portion of the property within approximately 65 meters of the existing house. Upon completion of the proposed boundary adjustment, all 3 access's will remain within the proposed 1 hectare western lot. the eastern section of lot PID# 013-970-011 will be consolidated with the existing Shuswap National Golf Course lot and have access by way of existing Shuswap National Golf Course access off Shaw Road. A site investigation performed on LEL on June 18th 2021 determined the 2 existing access's off Lashburn road meet the criteria for private access's stipulated in Bylaw #641.

7. SITE SERVICES

7.1. WATER

The existing house located in the north western corner of the subject property is serviced by an onsite well with an assumed location approximately 9m south of the south west corner of the existing house. a site investigation performed by LEL on June 18th 2021 confirmed the assumed location of the existing well. Subsequent survey shows that the well is within 30 meters of the existing septic. It is the owners intention to drill a new well outside the 30 meter setback requirement from known sources of contamination upon conditional approval of the subdivision and rezoning application.

7.2. SANITARY

The existing house located in the north western corner of the subject property is serviced by an existing septic system located north of the existing house. the existing septic tank and ground disposal field are located less than 30 meters from the existing well as outlined in section 7.1 of this report. The proposed boundary adjustment has been designed to ensure the existing septic system remains within the proposed 1 hectare north western lot.

8. AGRICULTURAL LAND RESERVE

The subject property PID# 013-970-011 is located entirely within the ALR and as such, any proposed subdivision is subject to ALC approval. An application for subdivision has been submitted by way of the ALC online application portal in tandem with applications to the CSRD for boundary adjustment and rezoning.

9. CONCLUSION

The proposed boundary adjustment and rezoning application meet the intent of the land use designation for the existing lot and comparable surrounding lots located within the ALR. The proposed rezoning will not meet the required lot area however as noted in section 4 of this report, no similarly zoned lots within the vicinity of the subject property currently meet this requirement. The subject property is currently serviced by an existing well and existing septic system which are located within 30 meters of each other. It is in LEL's opinion that the proposed lot boundary adjustment and rezoning meet the criteria outlined in Bylaws #750 and #751 and be approved conditional on development of a new well located more than 30 meters from the existing septic

LAWSON
— ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

tank.

We trust that this report adequately addresses the deliverables requested by Global Union Investments.

Should you have any questions or comments, please contact our office at your earliest convenience.

Sincerely;

Lawson Engineering Ltd.

Prepared by:

David Sonmor, P.Eng
Project Manager

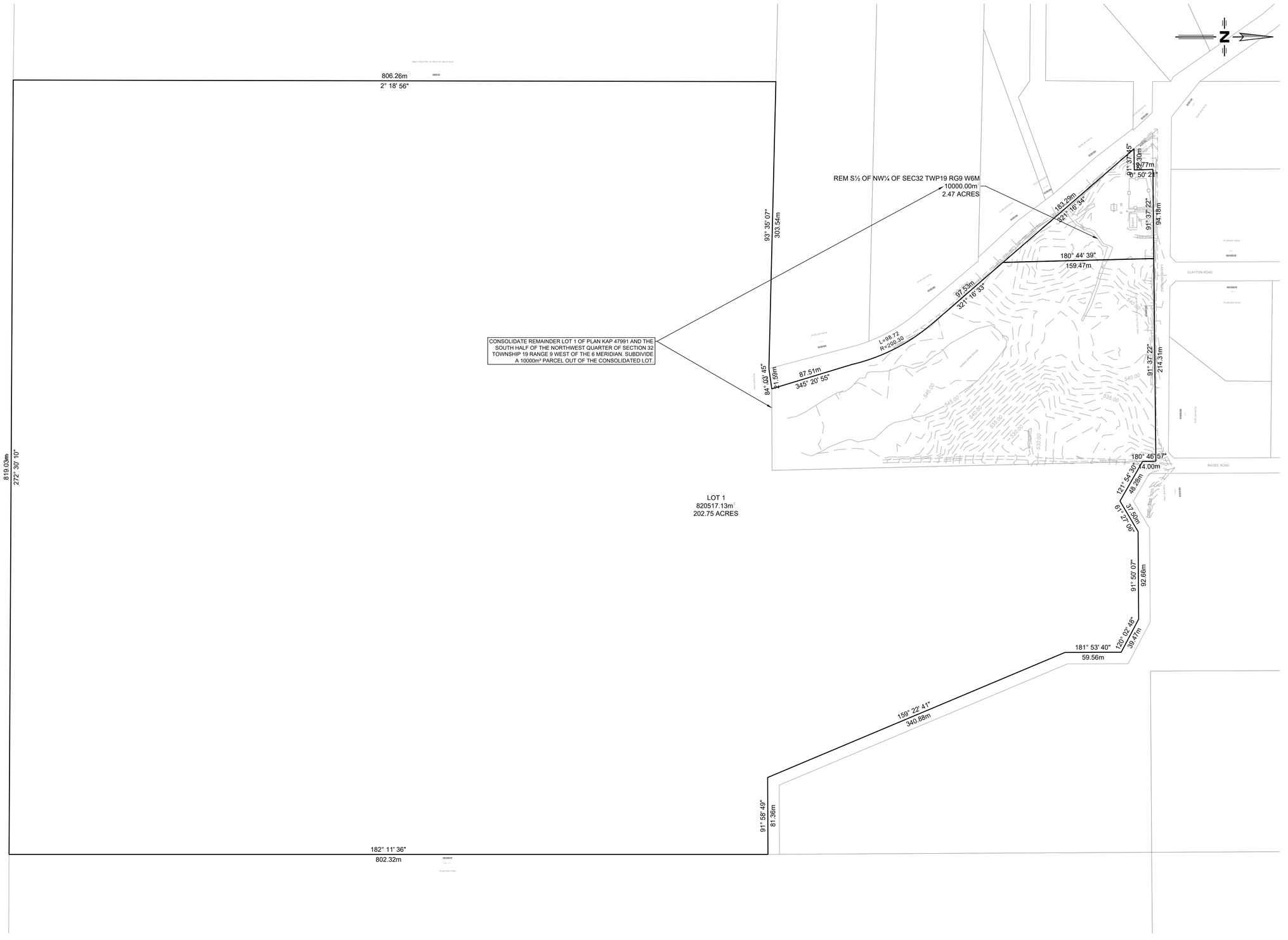
LAWSON
— ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

APPENDIX A: PROPOSED LOT BOUNDARY ADJUSTMENT



LEGEND

EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W DAVIT
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SAN — SANITARY SEWER
- STM — STORM MAIN
- W — WATER MAIN
- G — GAS
- TU — 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

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MM/DD	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DRAFT (ISSUED FOR REVIEW)

SEAL

DESIGN	FDS
DRAWN	DLP
DATE	2021-10-27
CHECKED	FDS

P.ENG

SCALES 0 20 40 60 80 Meters
H=1:2000

LAWSON ENGINEERING LTD.
825C LAKESHORE DRIVE W
PO BOX 106 SALMON ARM, BC V1E 4N2

6015 SHAW ROAD
SALMON ARM, BC

PRELIMINARY SUBDIVISION PLAN

PROJECT No. **81-3**

SHEET 1 OF 3

DWG. No. C-100

REV. No. **0**

PLOT: April 13, 2022 COMPUTER=Z:\PROJECTS\81\3 - SUBDIVISION\1 - CIVIL ENGINEERING\DRAWINGS\81-3 - SUBDIVISION PLAN - JW.DWG (XREF-DWG-NAME:0)

LEGEND

EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W DAVIT
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SAN — SANITARY SEWER
- STM — STORM MAIN
- W — WATER MAIN
- G — GAS
- TU — 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

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MM/DD	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DRAFT (ISSUED FOR REVIEW)

SEAL

DESIGN	FDS
DRAWN	DLP
DATE	2021-10-27
CHECKED	FDS

P.ENG

SCALES 0 10 20 30 40 Meters
H=1:1000

LAWSON ENGINEERING LTD.
825C LAKESHORE DRIVE W
PO BOX 106 SALMON ARM, BC V1E 4N2

6015 SHAW ROAD
SALMON ARM, BC

EXISTING SEPTIC PLAN

PROJECT No. **81-3**

SHEET 3 OF 3

DWG. No. C-102

REV. No. **0**

PLOT: April 13, 2022 COMPUTER:T:\Z-PROJECTS\81\3 - SUBDIVISION\1 - CIVIL ENGINEERING\DRAWINGS\81-3 - SUBDIVISION PLAN - JM.DWG (XREF-SWG-NAMES)

LAWSON
— ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

APPENDIX B: CSRD MAPPING – STEEP SLOPES

CSRD Slope Banding

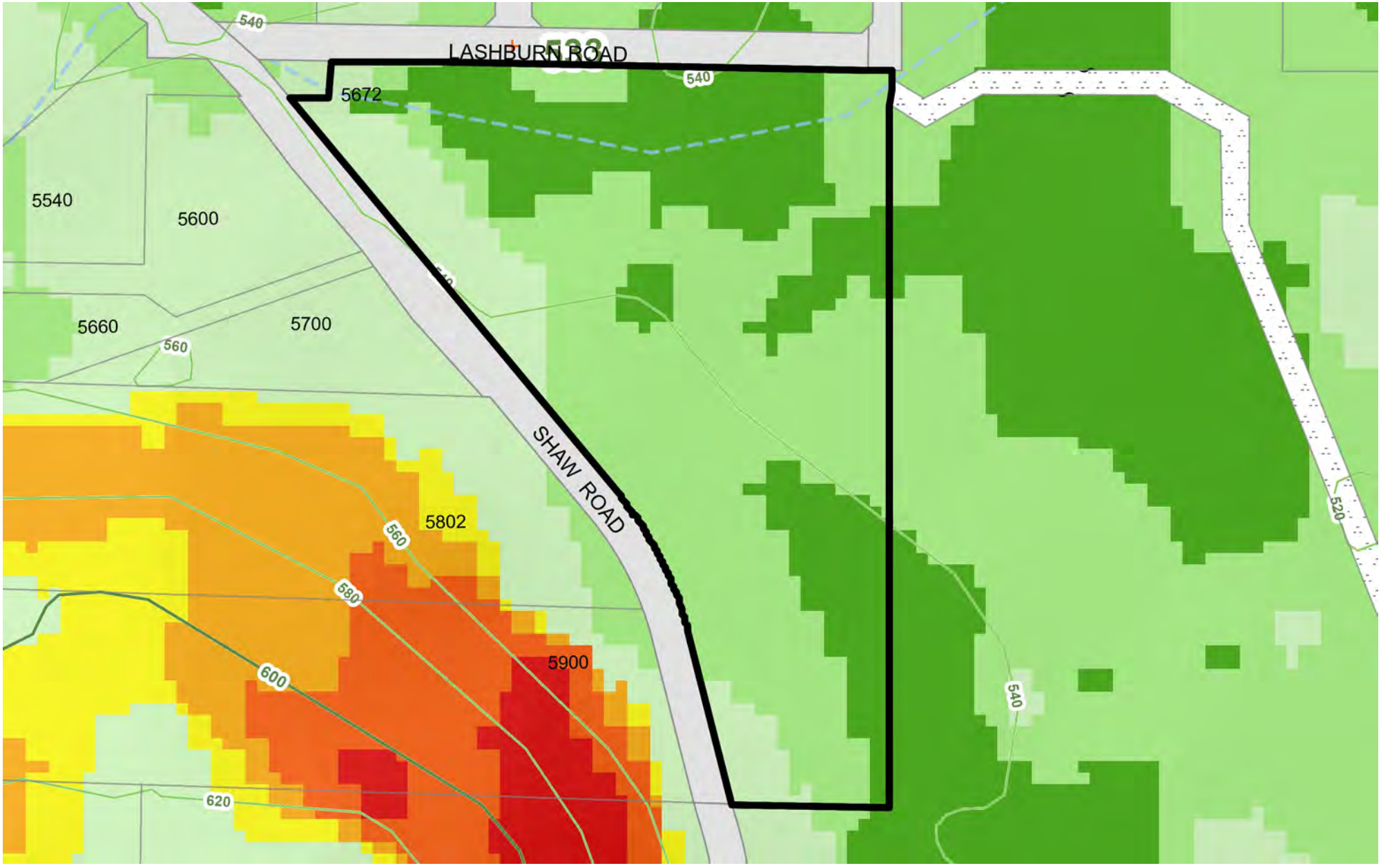
Jun 10, 2021

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Not to be used for navigation.

Scale 1: 4,514

114.7 0 57.33 114.7 Meters

Map Notes



LAWSON
— ENGINEERING LTD. —

Salmon Arm Office
825C Lakeshore Drive West
PO Box 106
Salmon Arm, BC V1E 4N2

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
209 1st Street
Suite 200
Revelstoke, BC V0E

APPENDIX C: RIPARIAN AREA PROTECTION REGULATION ASSESSMENT

Naturally, A Higher Standard

Technical Memorandum

Date: October 28, 2021
To: Dave Sonmor, Lawson Engineering
From: Leanne McDonald, B.Sc., P.Ag., B.I.T. and Theresa Loewen, M.Sc., P.Ag.
File: 21-3937
Subject: Summary of Riparian Areas Protection Regulation Assessment at 5672 Lashburn Road, CSRD, BC.

1.0 INTRODUCTION

Ecoscape Environmental Consultants Ltd. (Ecoscape) was retained by Dave Sonmor of Lawson Engineering (client) to complete a Riparian Areas Protection Regulation (RAPR) assessment of 5672 Lashburn Road, Salmon Arm legally described as S 1/2 of the NW 1/4 of Section 32 Township 19 Range 9 W of the 6th Meridian Kamloops Division Land District except Plan PCL A and 29147 (subject property). The client is seeking to subdivide the property into a 1 ha parcel (**Appendix A**). On the Columbia Shuswap Regional District (CSRD) interactive mapping (CSRD, 2021), there is a stream mapped as running east-west through the northern subject property boundary. In the CSRD, a Riparian Areas Regulation Development Permit Area (RAR DPA) is triggered when a subdivision is proposed within 30 m of the high-water mark (HWM) of a watercourse.

The purpose of this memo is to summarize the riparian areas assessment that was completed by a qualified environmental professional (QEP), certified in the Riparian Areas Protection Regulation as per Section 7.0 of the CSRD Ranchero/Deep Creek Official Community Plan (CSRD, 2018).

2.0 RIPARIAN AREAS ASSESSMENT RESULTS

A site visit was conducted on October 13, 2021 by Leanne McDonald, B.Sc., P.Ag., B.I.T., Natural Resource Biologist with Ecoscape. The mapped stream is not mapped on the Provincial Habitat Wizard interactive mapping (BC MLNRORD, 2021), only on the CSRD interactive mapping (CSRD, 2021). The primary focus of the assessment was determining the presence or absence of the mapped watercourse, and if present, conduct an assessment as per the RAPR and Technical Manual. The subject property is situated within the Interior Cedar – Hemlock biogeoclimatic zone in the moist warm subzone (ICHmw). The ICHmw zone spans from the valleys of the southern Monashee, Selkirk, Purcell and Rocky Mountains, to the Shuswap Lake-Thompson River region (Ketcheson et al., 1991).

The subject property was comprised of a yard with an abandoned single-family home, shed and some yard waste. This area was largely comprised of lawn and non-native vegetation such as knapweed species (*Centaurea* sp.). To the south and east of the yard, was comprised of a mesic forest with a closed stand of Western redcedar (*Thuja plicata*), Western white pine (*Pinus monticola*), Interior Douglas-fir (*Pseudotsuga menziesii*), Paper Birch (*Betula papyrifera*), and Western Hemlock (*Tsuga heterophylla*). The understory consisted of moderately developed shrub layer of snowbrush (*Ceanothus velutinus*), tall Oregon-grape (*Berberis aquifolium*), common snowberry (*Symphoricarpos albus*), and falsebox (*Paxistima myrsinites*), and herb layer comprised of primarily birch leaved spirea (*Spirea betulifolia*), Prince's pine (*Chimaphila umbellata*), thimbleberry (*Rubus parviflorus*), bunchberry (*Cornus canadensis*) and twin-flower (*Linnaea borealis*) and a very well-developed and continuous moss layer. The far southern subject property boundary is comprised of a golf course.

The entire mapped stream was walked and the surrounding area was also assessed for any potential watercourses. No visible channel or watercourse was identified on the subject property. There were no culverts observed across Lashburn Road or across the road along the eastern subject property boundary by the golf course. Site photos are included in **Appendix B**.

3.0 CONCLUSION

This report has been prepared for the exclusive use of Dave Sonmor of Lawson Engineering. The purpose of the memo was to provide a summary of the summarize the riparian areas assessment that was completed and document that **no visible channel or watercourse was identified on the subject property, and consequently, the proposed subdivision should be exempt from obtaining a RAR DP.**

4.0 CLOSURE

Ecoscape has prepared this memo with the understanding that all available information on the present and proposed condition of the site has been disclosed. The client has acknowledged that in order for Ecoscape to properly provide its professional service, Ecoscape is relying upon full disclosure and accuracy of this information.

If you have any questions or comments, please contact the undersigned at your convenience.

Respectfully Submitted,

ECOSCAPE Environmental Consultants Ltd.

Prepared by:

Leanne McDonald, B.Sc., P.Ag., B.I.T.
Natural Resource Biologist
Direct Line: (250) 491-7337 ext. 217

Theresa Loewen, M.Sc., P.Ag.
Agroecologist
Direct Line: (250) 491-7337 ext. 214

5.0 REFERENCES

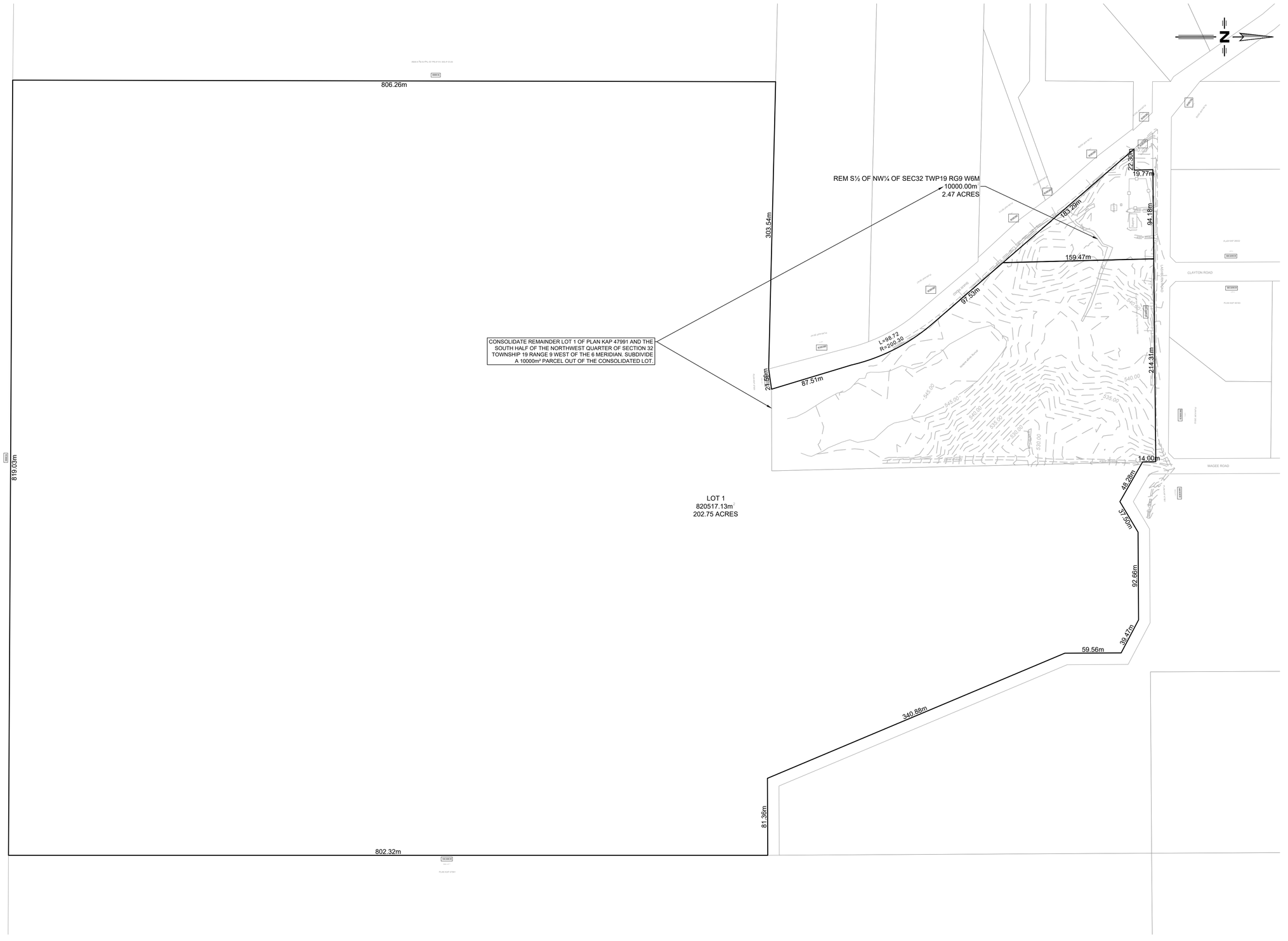
British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD). 2021. BC Habitat Wizard [web application]. https://maps.gov.bc.ca/ess/hm/habwiz/

Columbia Shuswap Regional District (CSRD). 2018. Columbia Shuswap Regional District Ranchero/Deep Creek Official Community Plan Bylaw No. 750.

Columbia Shuswap Regional District (CSRD). 2021. Columbia Shuswap Regional District Mapping and Property Information [web application]. https://web.csrd.bc.ca/maps/?viewer=public

Ketcheson, M.V., T.F. Braumandl, D. Meidinger, G. Utzig, D.A. Demarchi, and B.M. Wikeem. 1991. Chapter 11: Interior Cedar - Hemlock Zone in Ecosystems of British Columbia Eds. Meidinger, D. and J. Pojar British Columbia Ministry of Forests, Research Branch, Victoria, British Columbia.

APPENDIX A – Subdivision Plan Provided By: Lawson Engineering Ltd.



LEGEND

EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W DAVIT
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SAN — SANITARY SEWER
- STM — STORM MAIN
- W — WATER MAIN
- G — GAS
- TU — 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

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MM/DD	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
0	2021/10/27	ISSUED FOR REVIEW	DLP	FDS

REVISIONS

DRAFT (ISSUED FOR REVIEW)

SEAL

DESIGN	FDS
DRAWN	DLP
DATE	2021-10-27
CHECKED	FDS

P.ENG

SCALES 0 20 40 60 80 Meters
H=1:2000

LAWSON ENGINEERING LTD.
825C LAKESHORE DRIVE W
PO BOX 106 SALMON ARM, BC V1E 4N2

6015 SHAW ROAD
SALMON ARM, BC

PRELIMINARY SUBDIVISION PLAN

PROJECT No. **81-3**

SHEET 1 OF 2

DWG. No. C-100

REV. No. **0**

PLOT: October 27, 2021 COMPUTER:\\Z:\PROJECTS\81\2 - RV PARK\1 - CIVIL ENGINEERING\DRAWINGS\1 - DESIGN\81-2 - SUBDIVISION PLAN - JW.DWG (XREF-DWG NAMES)

APPENDIX B – Site Photos

Photo 1. View of abandoned house, shed, and yard waste in the disturbed yard area of the subject property along the CSRD mapped stream. Photo looking west. (All photos taken October 13, 2021).

Photo 2. View of abandoned house in the disturbed yard area of the subject property along the CSRD mapped stream. Photo looking east.

Photo 3. View of no visible channel or watercourse along the CSRD mapped stream at the eastern boundary of the cleared area. Photo looking east.

Photo 4. View of no visible channel or watercourse along the CSRD mapped stream approximately 50 m east of the boundary of the cleared area. Photo looking west.

Photo 5. View of no visible channel or watercourse along the CSRD mapped stream approximately 100 m east of the boundary of the cleared area. Photo looking east.

Photo 6. View of no visible channel or watercourse along the CSRD mapped stream approximately 100 m west of the eastern subject property boundary. Photo looking west.

Photo 7. View of no visible channel or watercourse along the CSRD mapped stream approximately 50 m west of the eastern subject property boundary. Photo looking east.

Photo 8. View of no visible channel, watercourse, or culverts along the CSRD mapped stream at the road along the eastern subject property boundary. Photo looking north.

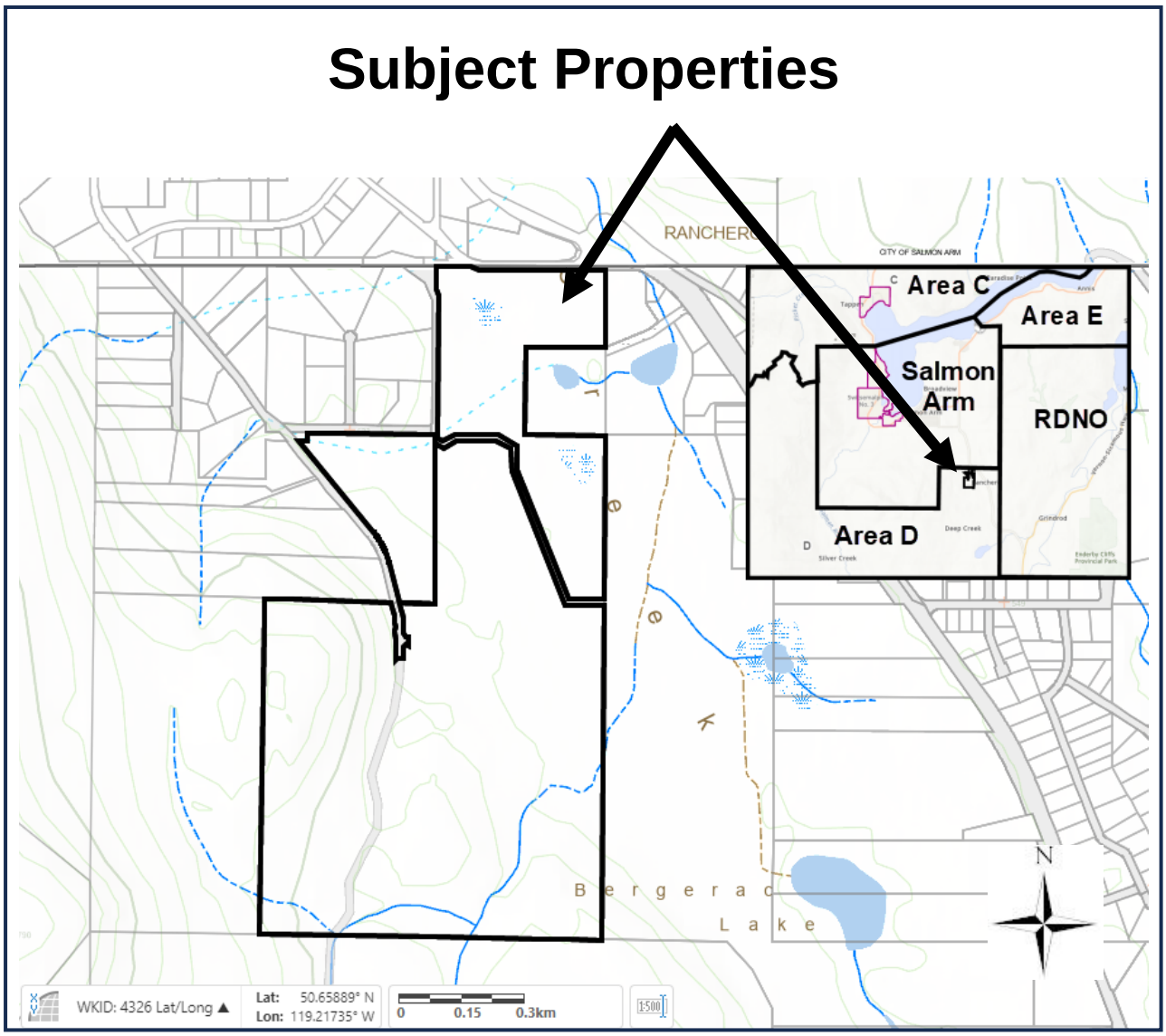
Photo 9. View of no visible channel, watercourse, or culverts along the CSRD mapped stream at the road along the eastern subject property boundary. Photo looking south.

Photo 10. View of no visible channel, watercourse, or culverts within the golf course to the immediate east of the eastern subject property boundary. Photo looking east.

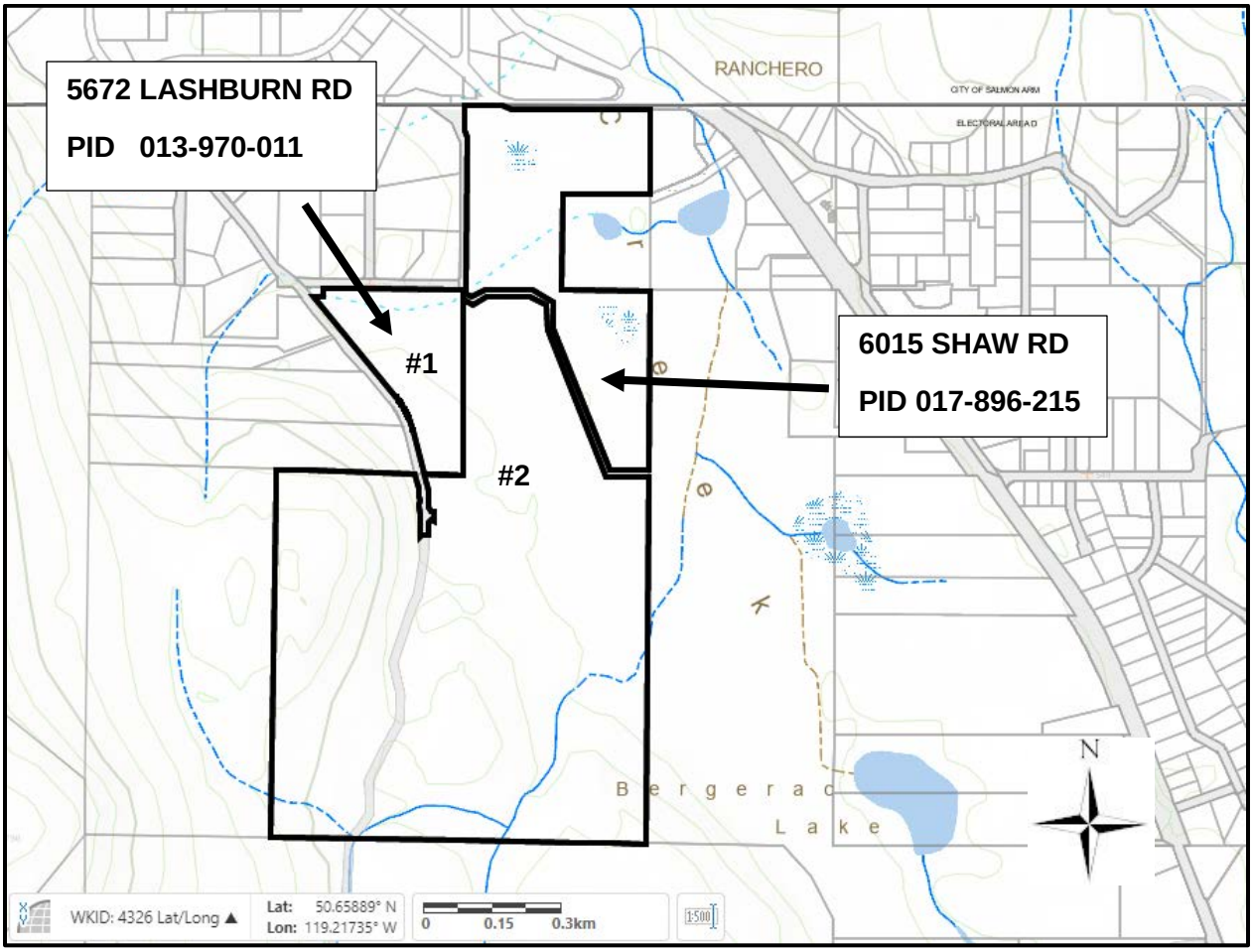
Photo 11. View of no visible channel, watercourse, or culverts within the ditch along Lashburn Road to the immediate north of the abandoned house. Photo looking west.

Photo 12. View of no visible channel, watercourse, or culverts within the ditch along Shaw Road to the west of the subject property. Photo looking west.

LOCATION MAP

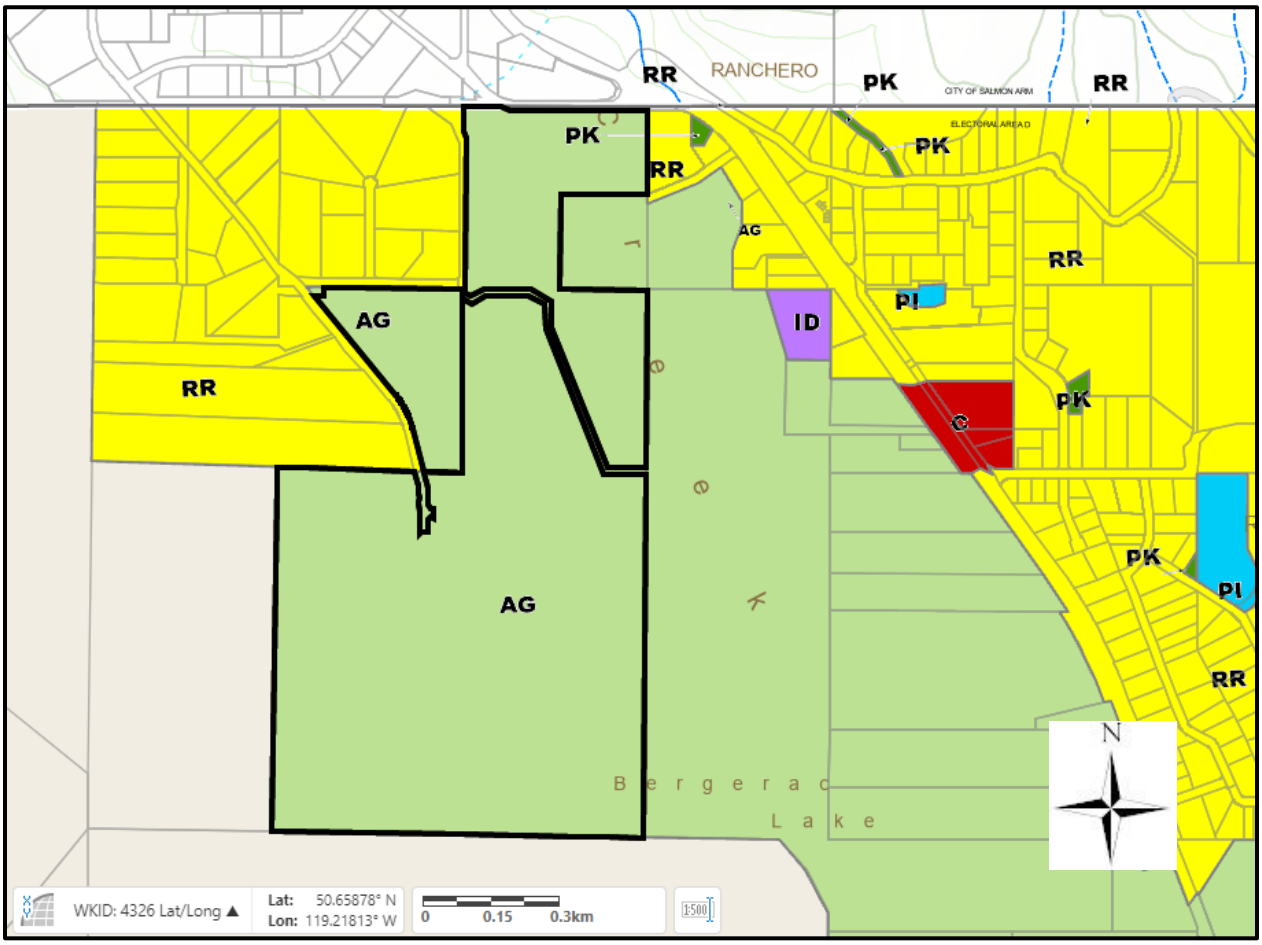


SUBJECT PROPERTIES



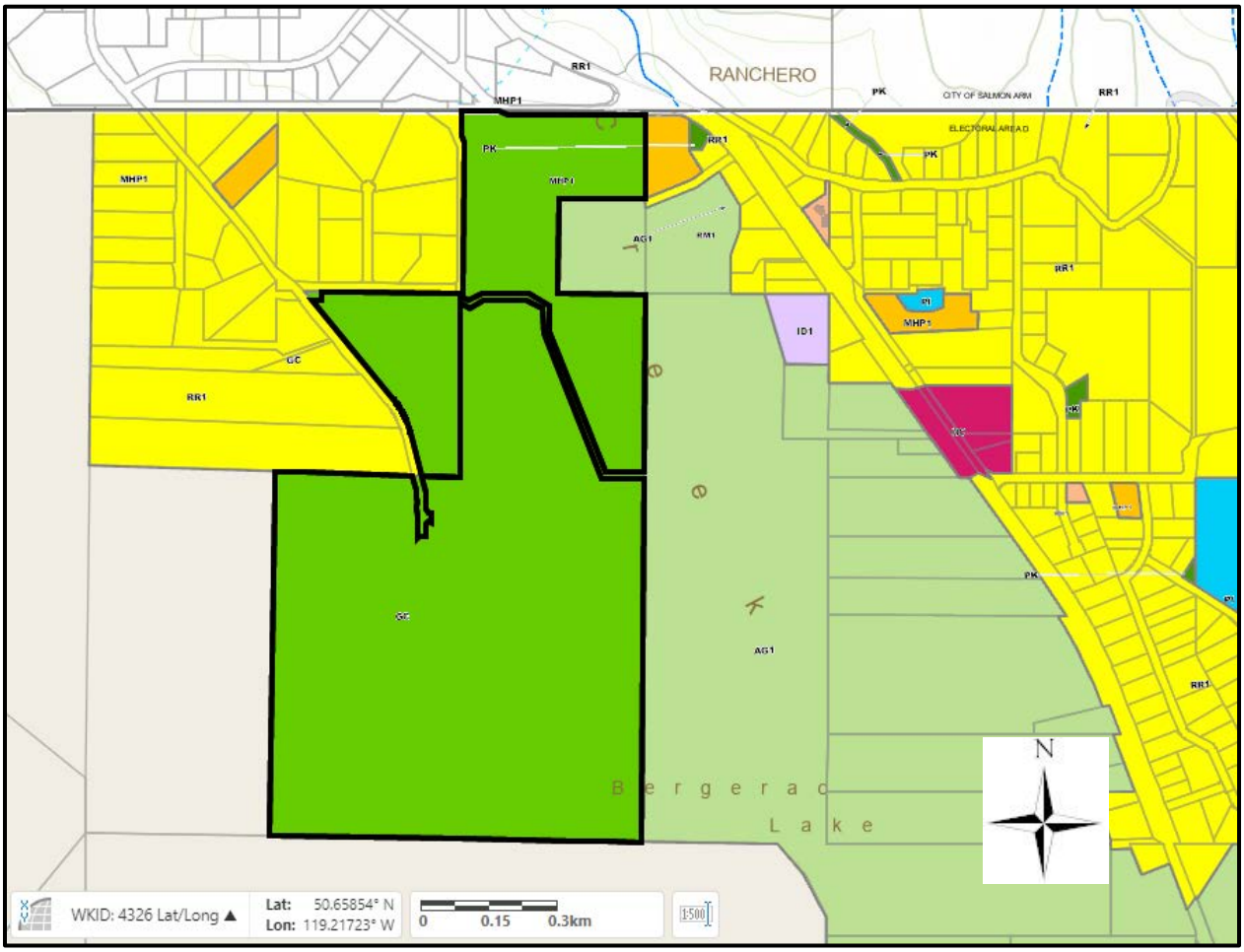
RANCHERO/DEEP CREEK OFFICIAL COMMUNITY PLAN BYLAW NO. 750

AG - Agriculture



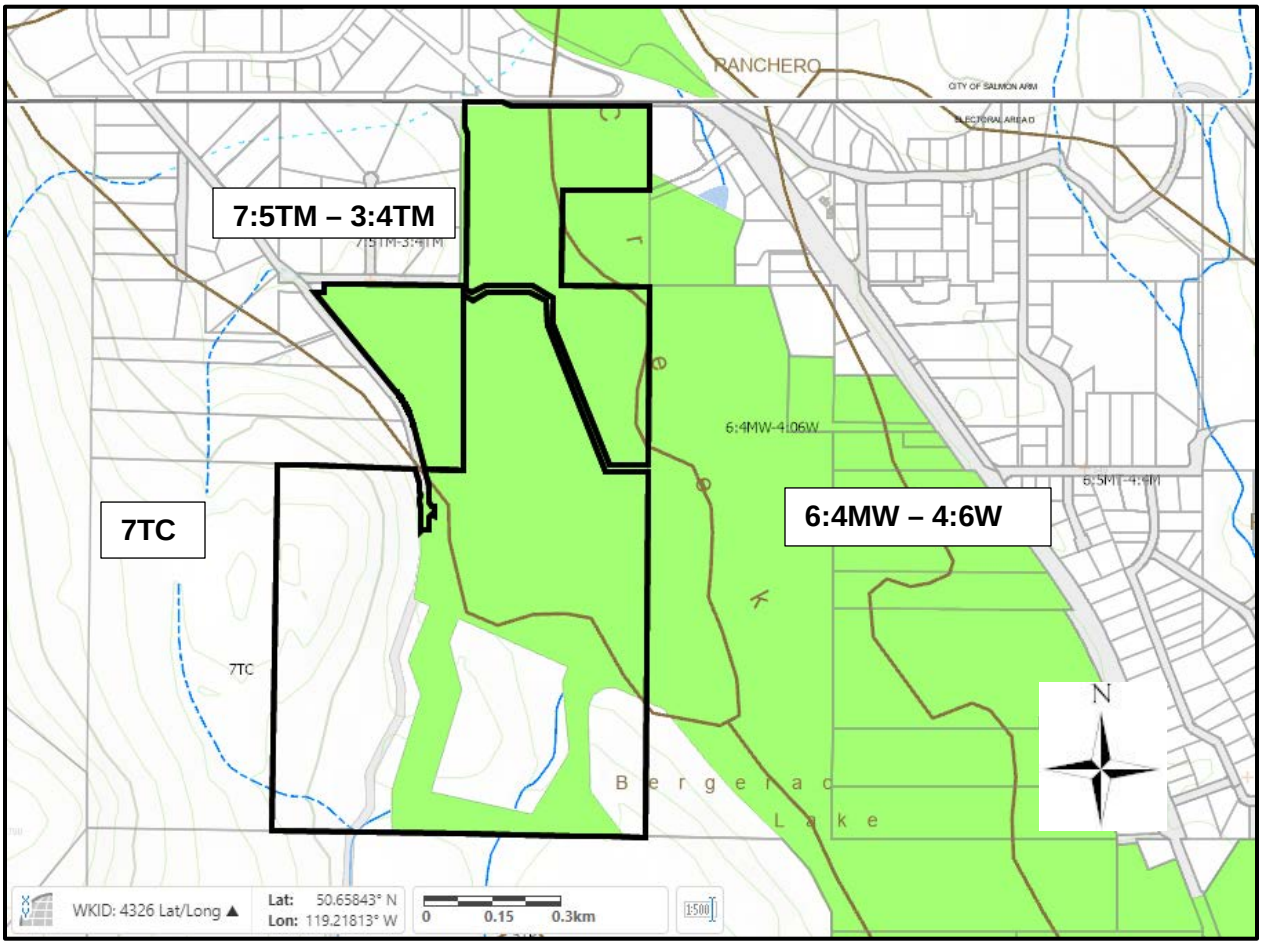
RANCHERO/DEEP CREEK ZONING BYLAW NO. 751

GC – Golf Course



AGRICULTURAL LAND RESERVE

Soil Capability – 7:5TM-3:4TM



AGRICULTURAL LAND COMMISSION APPLICATIONS

LC2296 (2004) & LC2328 (2005) Golf Course

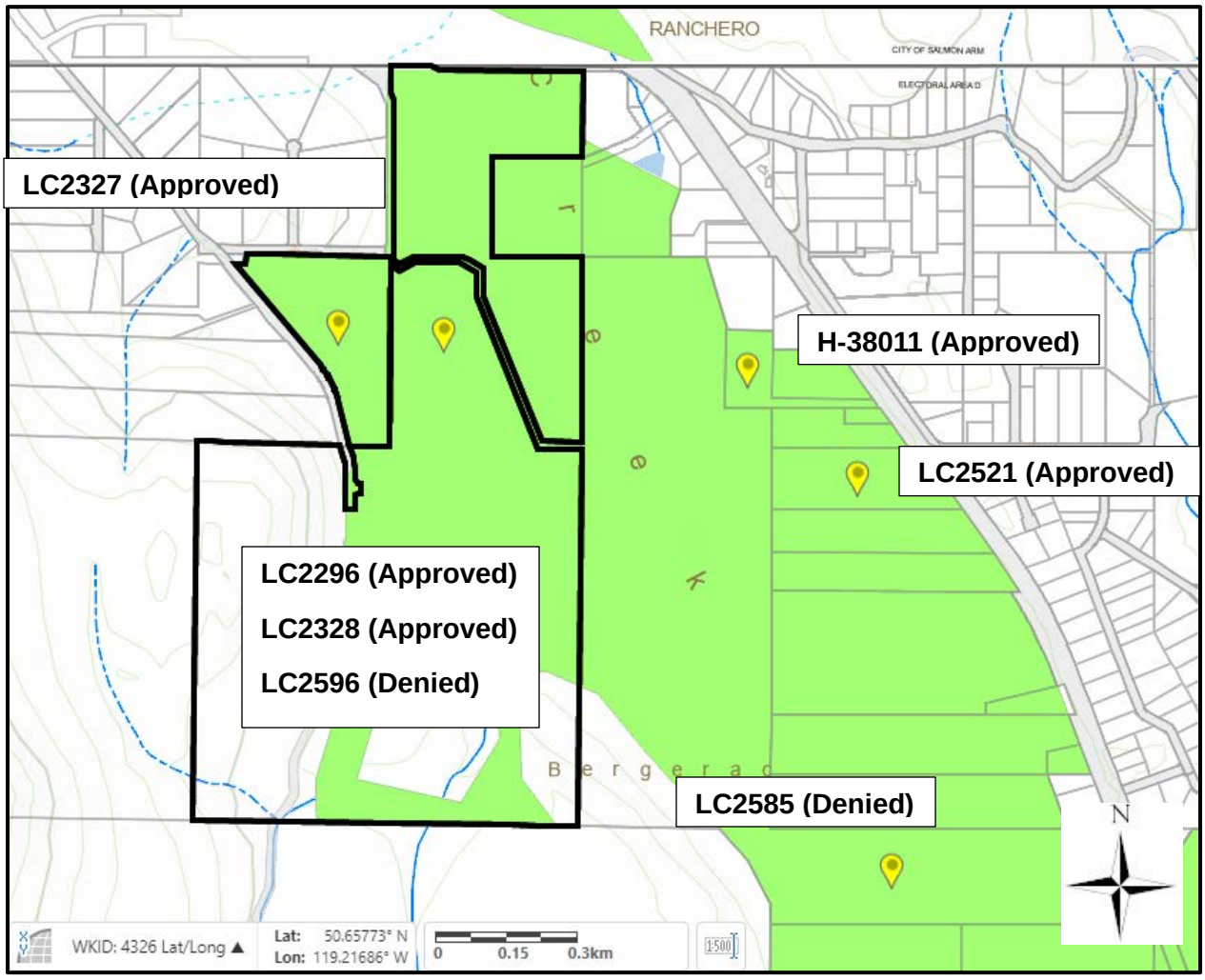
LC2327 (2006) Driving Range

H-38011 (2008) Subdivision

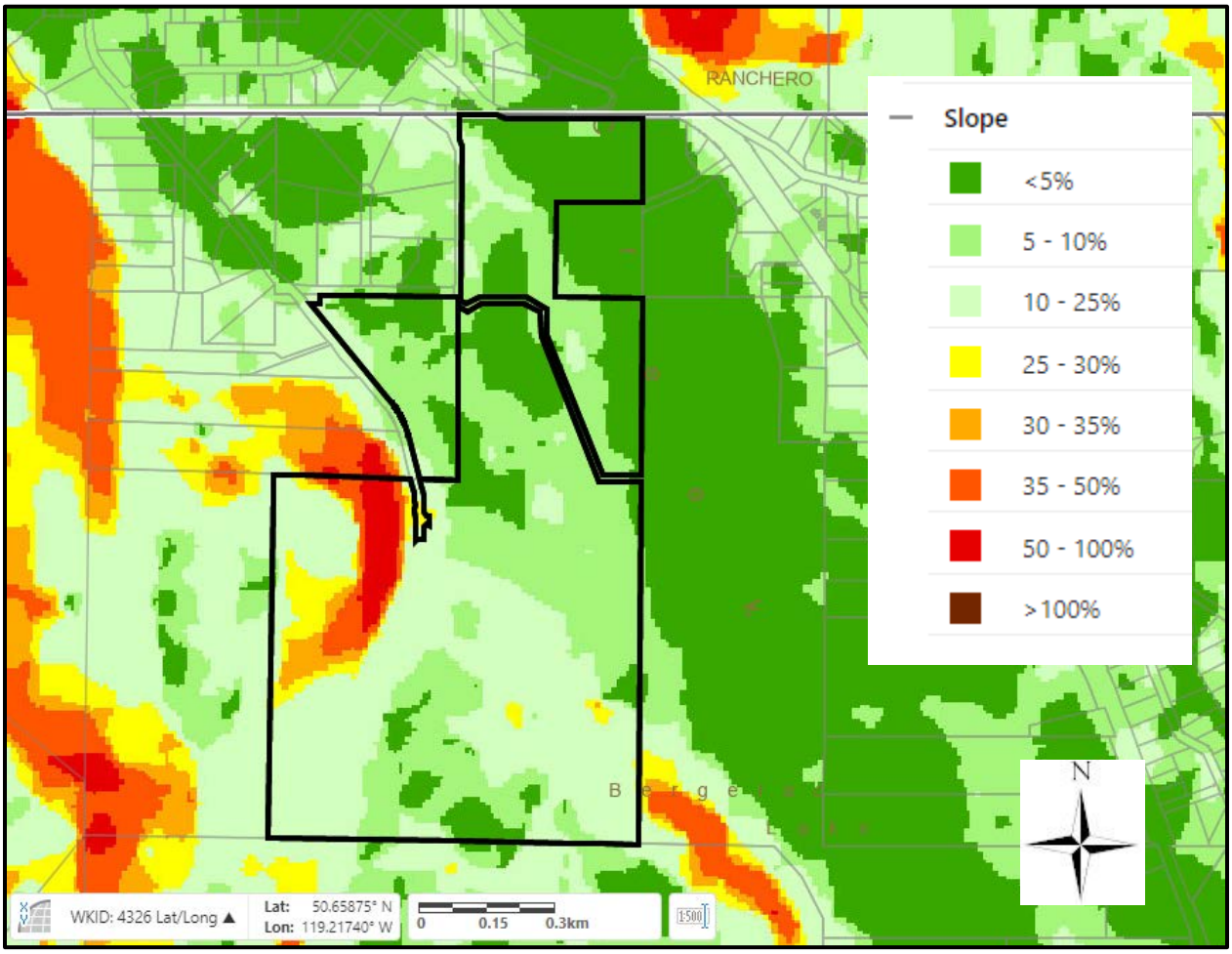
LC2521 (2016) Second Dwelling

LC2585 (2021) Subdivision

LC2596 (2022) Subdivision

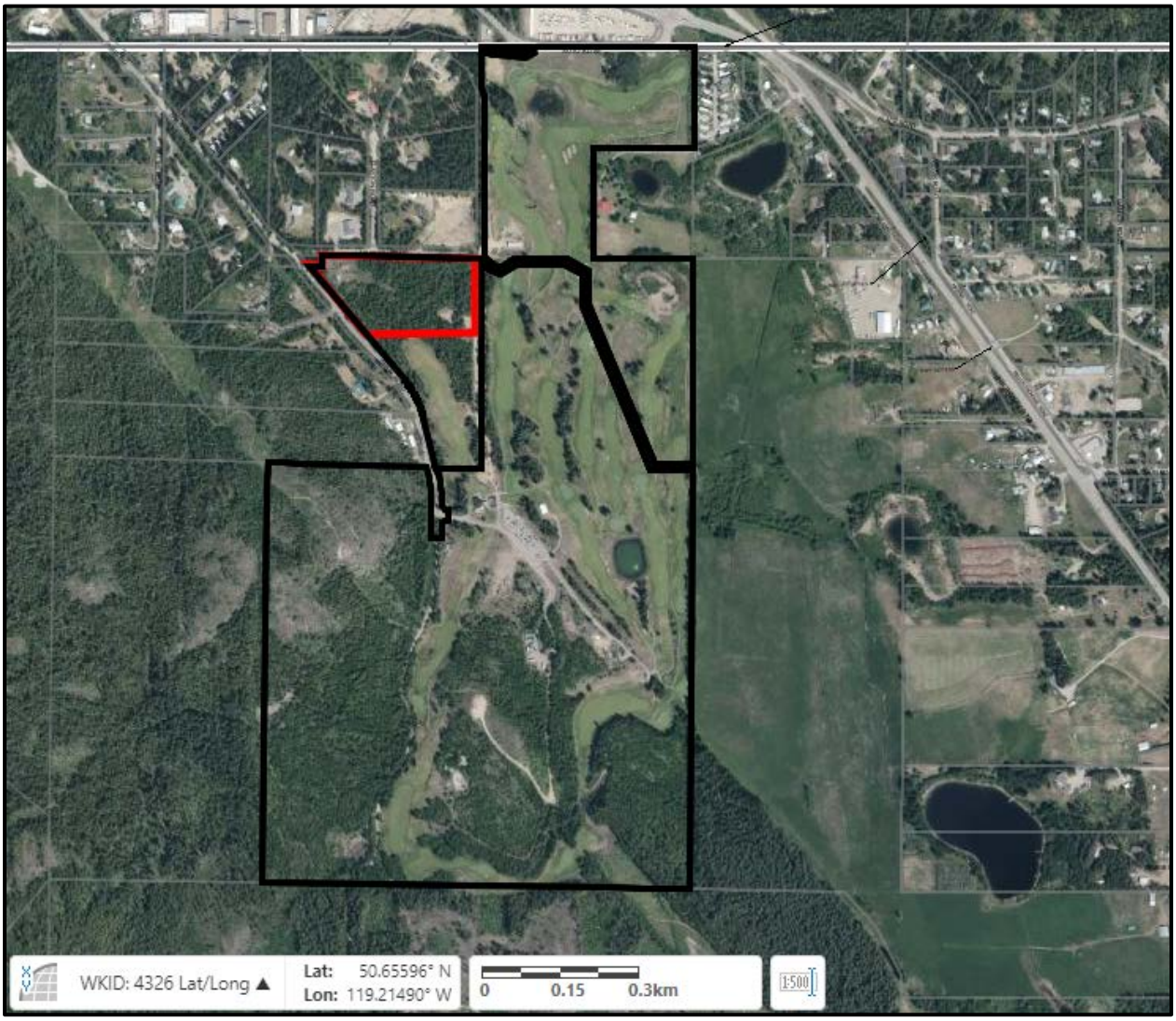


SLOPE


RANCHERO
Slope
<5%
5 - 10%
10 - 25%
25 - 30%
30 - 35%
35 - 50%
50 - 100%
>100%
N
WKID: 4326 Lat/Long
Lat: 50.65875° N
Lon: 119.21740° W
0
0.15
0.3km
1:500

ORTHO IMAGERY – CSRD 2023

Approximate Subdivision/Boundary Adjustment (Red)

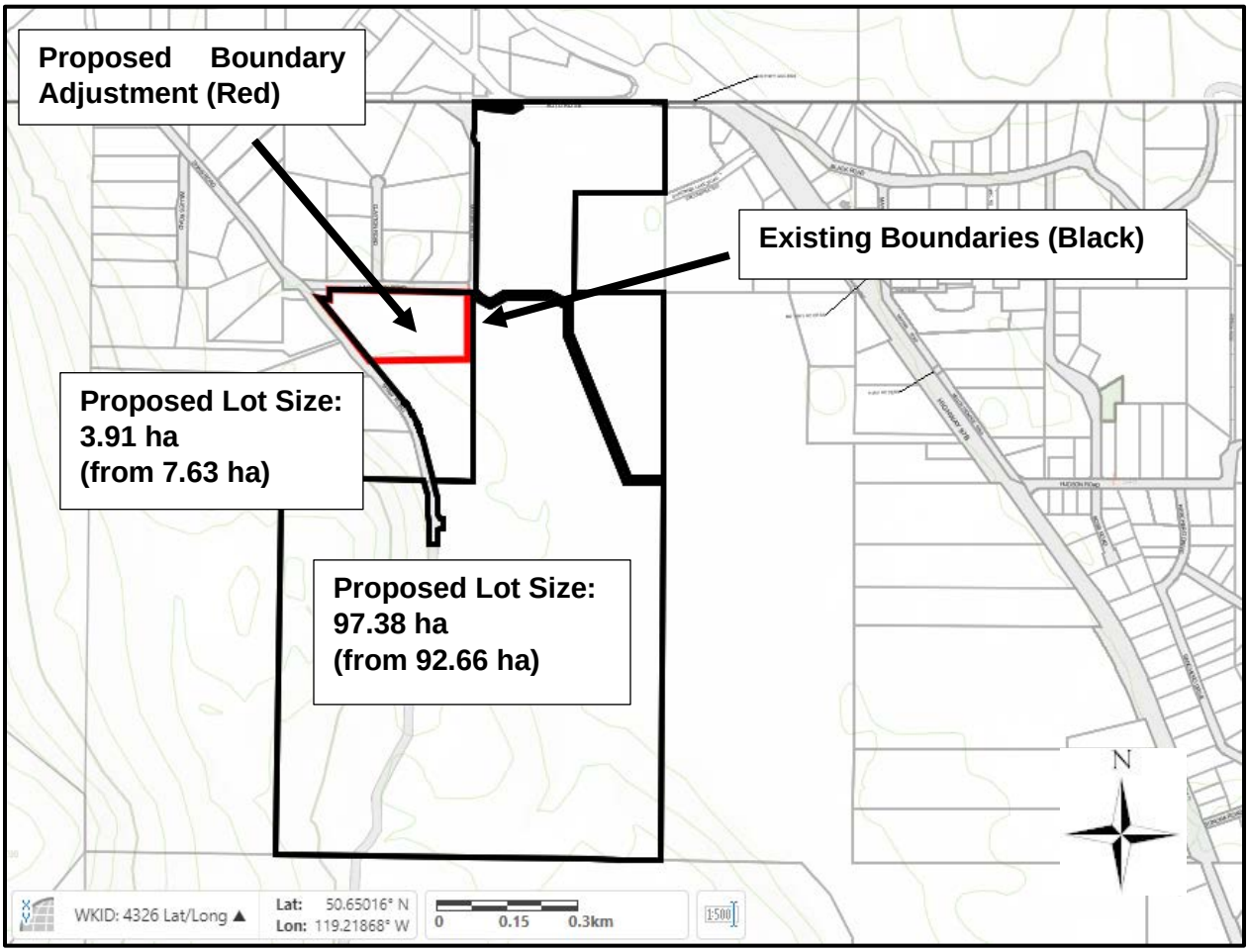


ORTHO IMAGERY – CSRD 2023

Approximate Subdivision/Boundary Adjustment (Red)

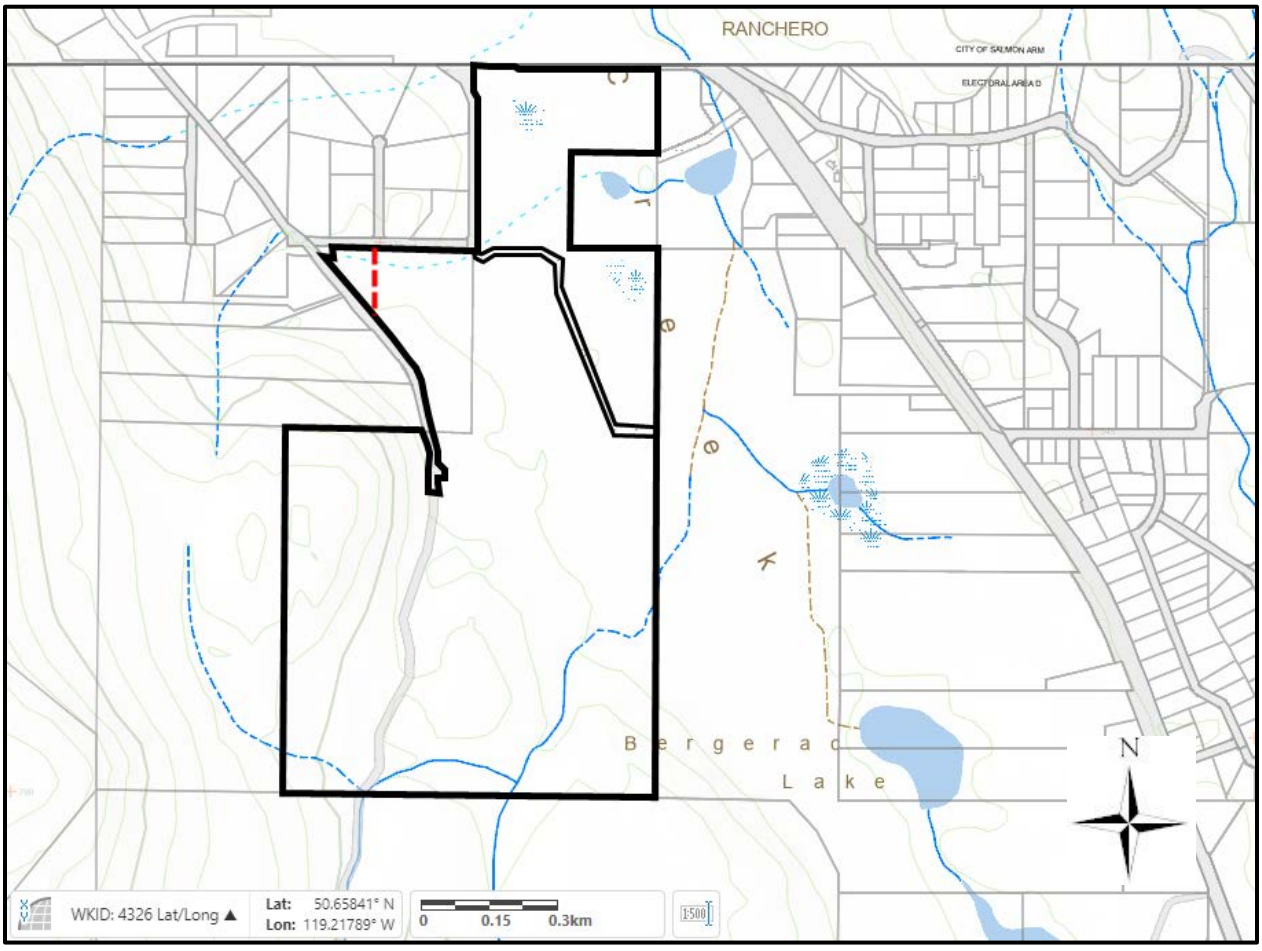
PROPOSED SUBDIVISION & LOT SIZES

APPROXIMATE

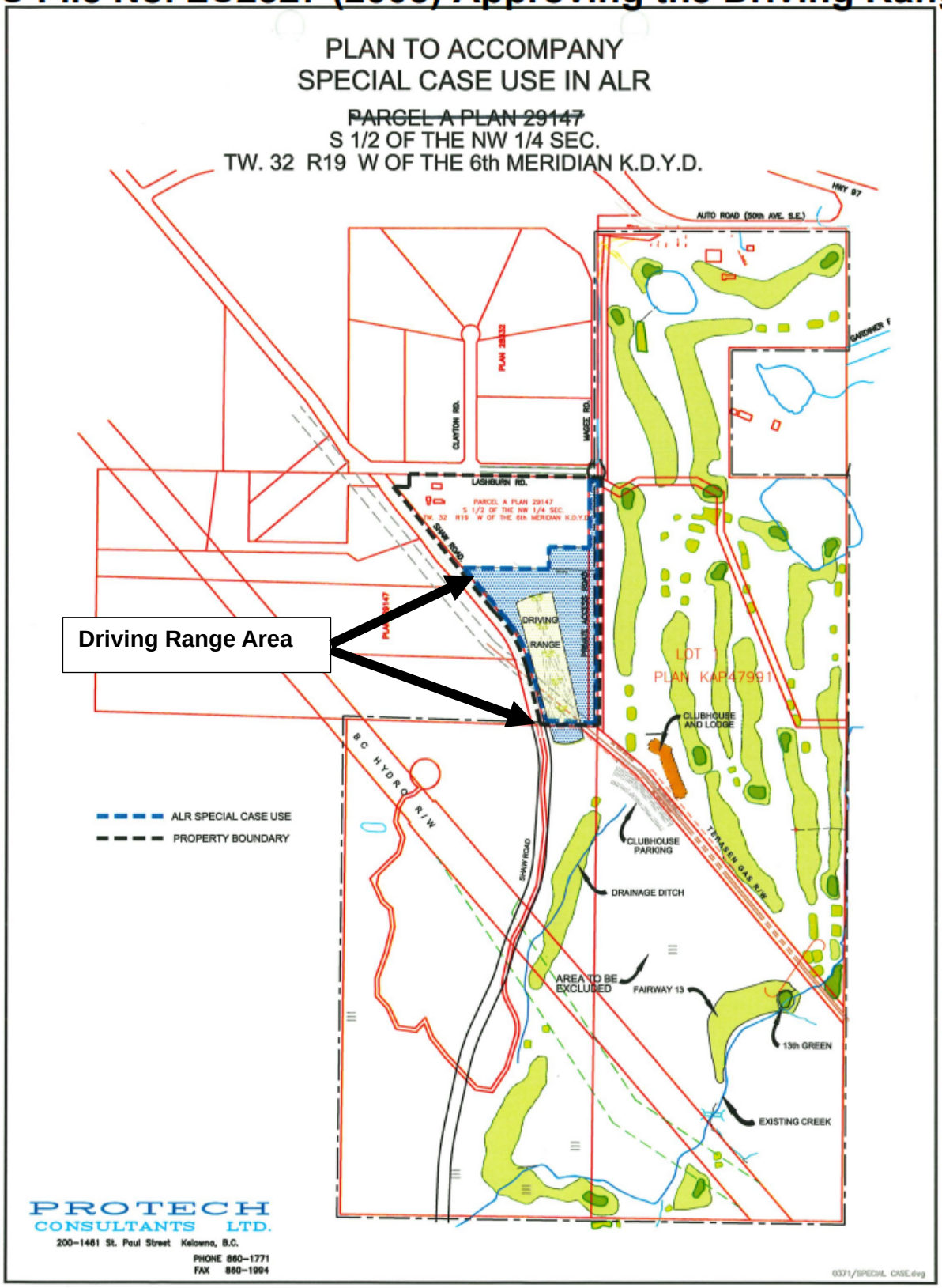


PROPOSED SUBDIVISION LC2596D

Denied by the ALC



ALC File No. LC2327 (2005) Approving the Driving Range



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area D: Agricultural Land Commission (ALC) Application Section 21 (2) Subdivision LC2611D
DESCRIPTION:	Report from Ken Gobeil, Senior Planner, dated September 27, 2024. 3033 and 3045 McTavish Rd, Glenemma
RECOMMENDATION:	THAT: Application No. LC2611 Section 21(2) - Subdivision for Lot 1, Section 30, Township 17, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 40938 be forwarded to the Agricultural Land Commission recommending approval, this 17th day of October 2024. *Corporate Vote Unweighted Majority*

SUMMARY:

The owners of 3033 and 3045 McTavish Rd are applying for a subdivision to separate the two single detached dwellings on the subject property onto their own separate lots.

In 2018 the owners were issued a Temporary Use Permit (TUP2500-02) for placement of a second dwelling (3045 McTavish Rd) to provide a residence for their son to live on the property and care for the parents (who live at 3033 McTavish Rd). The Permit was renewed in 2021 and expired September 17, 2024. The owners are now applying for subdivision to provide their son with a separate lot for their existing dwelling.

Since the Temporary Use Permit was issued, Salmon Valley Land Use Bylaw No. 2500 has been updated and permits the placement of two dwellings on the subject property. However, staff note that this application is only reviewing the proposed subdivision and is not regarding the placement of single detached dwellings on the property.

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTION:
Lot 1, Section 30, Township 17, Range 10, West of the 6th Meridian, Kamloops Division Yale District

PID:
013-519-115

CIVIC ADDRESS:
3033 and 3045 McTavish Road, Glenemma

SURROUNDING LAND USE PATTERN:
North= McTavish Road, Residential, Rural, ALR
South= Agriculture, Rural, ALR
East= McTavish Road, Residential, Rural Holdings, ALR
West= Glenemma CSRD Transfer Station, Rural, ALR

CURRENT USE:
Residential, agricultural

PROPOSED USE:
Residential, agricultural

PARCEL SIZE:
2.79 ha

PROPOSED PARCEL SIZE:
1 ha

1.79 ha

DESIGNATION & ZONE:
Salmon Valley Land Use Bylaw No. 2500
RR –Rural Residential

PROPOSED DESIGNATION & ZONE
NA – No changes proposed

AGRICULTURAL LAND RESERVE:
100%

SOIL CAPABILITY:
5 MT (6:4TP – 4:5TM)

The improved agricultural capability ratings for the property are Class 4 and 5. Class 4 soils are low to medium in productivity with a narrow range of suitable, or sustainable crops. There are severe limitations to Class 5 soils for sustained production of annual field crops.

The limitations associated with this parcel are topographic limitations (T), stoniness (P) and moisture deficiency (M).

HISTORY: SUBJECT PROPERTY
ALC File 21-H-85-19501 (CSRD File 1985-D)

Prior to 1989, the subject property was joined with 2992/3038 McTavish Rd on the north side of McTavish Rd (Legal Subdivision 15, Section 30, Township 17, Range 10, West of the 6th Meridian, Kamloops Division Yale District). Legal Subdivision 15 was bisected by McTavish Rd and in 1985 the owners applied for subdivision to separate portions of the property bisected by McTavish Rd. The CSRD supported this application based on a review of the agricultural capability of the property (which was their policy at the time). The application was approved by the Agricultural Land Commission in 1987 and the subdivision was completed in 1989. See "LC2611D_Maps_Plans_

Photos.pdf" attached for maps showing the subject property in relation to McTavish Rd and 2992/3038 McTavish Rd.

This subdivision was completed prior to adoption of the Salmon Valley Land Use Bylaw No. 2500. When the Salmon Valley Land Use Bylaw No. 2500 was adopted on April 19, 1991, the property was zoned RR – Rural Residential.

HISTORY: SURROUNDING PROPERTIES
There have been no ALC applications within in the last 10 years (2014) for surrounding properties.

SITE COMMENTS:
The subject property is located south of McTavish Road in Glenemma. Most of the property is open

fields. There are two single detached dwellings on the property. The first dwelling is 3033 McTavish Rd, it is near the centre of the property. The second dwelling is 3045 McTavish Rd it is a modular home with addition at the northwest corner of the property. The property is assessed as residential by BC Assessment (not agricultural).

The property is surrounded by open fields to the south and east. Immediately west of the subject property is a gravel pit, the Glenemma Transfer Station is to the south-west. To the north is densely treed rural residential land.

BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this file.

POLICY:

For relevant excerpts from the Salmon Valley Land Use Bylaw No. 2500 see attached "LC2611D_Excerpts_BL2500.pdf" attached.

Salmon Valley Land Use Bylaw No. 2500

- 1.7 Rural and Agricultural Character
- 1.8 Land Resource Capability
- 1.9 Land Use Patterns
- 2.2.19 Secondary Dwelling Unit
- 2.2.5 Agricultural Land Reserve
- 2.2.5.1 Additional Residences within the ALR
- 2.6 RR - Rural Residential
- 3.1 Interpretation

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Temporary Use Permit No. 2500-02

In 2018 the owners applied for and were issued a three year Temporary Use Permit to allow a second single detached dwelling (mobile home with an addition and attached deck 182 m^2 in size) to be placed on the subject property for the owners' son to provide health support and assistance to the owners who live on the property.

- The owners live at 3033 McTavish Rd, the second dwelling proposed in this application is located at 3045 McTavish Rd

At the time of the application, the Salmon Valley Land Use Bylaw and provincial regulations regarding dwellings in the Agricultural Land Reserve were different than they are today.

- (CSRD) Salmon Valley Land Use Bylaw No. 2500
  - The Rural Residential Zone permitted one 'single family dwelling' (updated to single detached dwelling) and one "guest cottage" (a cottage dwelling accessory to the primary dwelling on a parcel, and not exceeding 50 m^2 in gross floor area).
- (Province) Agricultural Land Reserve

- The Agricultural Land Commission permitted one modular home for immediate family (in addition to a single family dwelling on a parcel). However, the modular home must be removed from the parcel if it is no longer occupied by an immediate family member.

Staff supported the application because the Rural Residential Zone permits two dwellings (one single family dwelling and one guest cottage) on the property and the owners only proposed to have a maximum of two dwellings on the property.

Temporary Use Permit No. 2500-02 was issued with the TUP stipulating that:

a) A cottage is not permitted to be placed on the subject property while the modular home is located on the property; and
b) If the modular home is no longer occupied by a member of the property owners' immediate family who is providing health support assistance to the owners of the property, it will be removed from the parcel.

See Item 14.3 of the September 20, 2018 Board of Directors Meeting for a copy of the Board Report and all attachments of Temporary Use Permit No. 2500-02.

Temporary Use Permits are valid for three years and can only be renewed one time for an additional three years. Temporary Use Permit No. 2500-02 was issued September 20, 2018, renewed on September 17, 2021 for an additional three years and expired September 17, 2024.

Current Salmon Valley Land Use Bylaw

Since the Temporary Use Permit No. 2500-02 was renewed, the Salmon Valley Land Use Bylaw has been amended and the number of dwellings on the property (two) is permitted by the Salmon Valley Land Use Bylaw.

At their June 20, 2024 meeting, the CSRD Board of Directors adopted Salmon Valley Land Use Amendment Bylaws No. 2565 and 2566. These amending bylaws were in response to changes in provincial legislation (Bill 44). Bill 44 required all local governments in the province to change their zoning bylaws and official community plans to permit secondary dwelling units on all residential properties.

- Salmon Valley Land Use Amendment Bylaw No. 2566
  - All references to "single family dwelling" were replaced by "single detached dwelling".
  - References to "guest cottage" were deleted and replaced with "secondary dwelling unit".
  - Authorizes an attached and detached secondary dwelling unit on the subject property. The floor area, net (living space of the secondary dwelling, and does not include decks or carports) of the secondary dwelling unit must be a maximum of 140 m^2.
- Salmon Valley Land Use Amendment Bylaw No. 2565
  - Established definitions of net floor area and gross floor area
    - Net is regarding a specific use (such as home occupation or secondary dwelling unit) and does not include additional space such as parking areas and decks.
    - Gross is regarding the total area of a building and includes parking areas and decks.
  - Increased the size of accessory buildings in in the Rural Residential Zone to authorize a maximum gross floor area (including decks) of 250 m^2 on the subject property when it contains a secondary dwelling unit.

See "LC2611D_Excerpts_BL2500.pdf" attached for relevant excerpts of the Salmon Valley Land Use Bylaw.

Staff explained these amendments to the owners and the owners noted that the floor area 182m^2) that was used in their Temporary Use Permit application (182m^2) was gross floor area (total size of the building with decks and covered areas). Orthophotos indicate the net floor area (living space) of the secondary dwelling (3045 McTavish Rd) would be approximately 165 m^2 exceeding the 140 m^2 net floor area requirement of the Salmon Valley Land Use Bylaw. The total size of the building is less than the 250 m^2 floor area, gross requirement. See "LC2611D_Maps_Plans_Photos.pdf" attached for a copy of maps and orthophotos of the subject property.

A development variance permit would be required for the second dwelling (3045 McTavish Rd) to be permitted as a secondary dwelling unit on the property. The owners were informed of the floor area regulations and they would like to focus on the subdivision application.

Current Regulations for additional dwellings in the Agricultural Land Reserve

In addition to the Salmon Valley Land Use Bylaw, all properties in the Agricultural Land Reserve (ALR) are administered by the Agricultural Land Commission (ALC) and the provincial regulations regarding land use and subdivision regulations also apply to the subject property and supersede the CSRD.

At the time the second dwelling (3045 McTavish Rd) was built on the property the ALC permitted a second dwelling for the use of the owners' family. However, since then the regulations for additional dwellings in the ALR were updated and the provision regarding a second dwelling for an immediate family member no longer exists. When the new regulations regarding residential use in the ALR were enacted, the ALC provided guiding documents for the continuation of pre-existing dwellings. In ALC Bulletin 05 (Residences in the ALR) the ALC confirmed that where an additional dwelling used as a residence of an immediate family member was lawfully established it may continue to be used as a residence for an immediate family member at its current size if the size and siting are not altered.

If this subdivision application is not approved the second dwelling (3045 McTavish Rd) may continue to be used in its current configuration and would not require additional approvals from the ALC. However, this must be confirmed by the ALC. The CSRD does not have authority over the Provincial regulations and staff cannot confirm whether the existing dwelling meets the ALC criteria. The ALC has sole discretion in confirming whether the second dwelling (3045 McTavish Rd) met provincial regulations when it was first constructed.

Proposed Subdivision

The owners are proposing to subdivide the property and separate each single detached dwelling onto a separate lot. 3033 McTavish Rd would be 1.79 ha and 3045 McTavish Rd would be a 1 ha lot. Each lot would have its own independent on-site water system, sewage disposal system and access to McTavish Rd.

The Salmon Valley Land Use Bylaw promotes residential development and subdivision in established communities (Falkland, Silvernails, Silver Creek and Glenemma) and on properties which are zoned for residential development (see LC2611D_Excerpts_BL2500.pdf" for all relevant bylaw excerpts).

The subject property is in Glenemma – one of the established communities referenced in the Land Use Bylaw; and zoned Rural Residential – a zone which permits further subdivision (the minimum lot size for subdivision in the Rural Residential zone is 1 ha).

The proposed subdivision complies with the minimum lot size for new lots created by subdivision, and buildings will meet the minimum setback requirements in the proposed subdivision. There is no maximum size for principal dwelling units and if the subdivision is approved, the dwelling at 3045 McTavish Rd can maintain its current size without any additional permits from the CSRD or provincial authorizations.

Subdivision of the Agricultural Land Reserve

Final approving authority for subdivisions in the CSRD is with the provincial government. Any subdivision that affects the ALR boundary must be approved by the ALC before it is reviewed by the CSRD and Ministry of Transportation and Infrastructure (MOTI). The Provincial Approving Officer (PAO) with MoTI is the final approving authority for subdivision in the CSRD.

The CSRD will include this Board report and attachments when forwarding a recommendation to the ALC for reference. However, the ALC's review of a subdivision application will focus on the ALC Act, ALC Regulations and policies, not local government bylaws.

If the ALC approves the proposed subdivision, the owners will be able to submit a subdivision application to MoTI and then the CSRD. CSRD Staff will review the subdivision application for compliance with relevant bylaws and policies for the Provincial Approving Officer. For this application relevant bylaws include the Salmon Valley Land Use Bylaw No. 2500, as amended, and the Subdivision Servicing Bylaw No. 680, as amended.

As noted above, the proposed subdivision complies with the Salmon Valley Land Use Bylaw. However, the application has not been compared to the Subdivision Servicing Bylaw. Technical requirements of the Subdivision Servicing Bylaw are related to road access, the assessment and demonstration of potable water, and a review of the sewage disposal system or feasibility of a new sewage disposal system.

Staff will review the proposed subdivision in more detail when a complete subdivision application is received.

Rationale For Recommendation

Staff recommend that the Board forward the ALC Application LC2611D to subdivide in the ALR to the ALC with a recommendation to approve the application because the proposed subdivision complies with the Salmon Valley Land Use Bylaw No. 2500, as amended.

IMPLEMENTATION:

If the proposed subdivision is approved by the ALC, the property owner will then be able to make applications to the CSRD and MOTI for subdivision of the subject property.

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

Report Approval Details

Document Title:	2024-10-17_Board_DS_LC2611D.docx
Attachments:	- LC2611D_ALC_Application_Redacted.pdf - LC2611D_Excerpts_BL2500.pdf - LC2611D_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 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

Generated Jul 08, 2024 11:23:09 -07:00

Provincial Agricultural Land Commission - Applicant Submission

Application ID:	101274
Application Type:	Subdivide Land in the ALR
Status:	Submitted to L/FNG
Applicant:	[redacted]
Local/First Nation Government:	Columbia Shuswap Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type	Fee Simple
Legal Description	LOT 1 SECTION 30 TOWNSHIP 17 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 40938
Approx. Map Area	2.79 ha
PID	013-519-115
Purchase Date	Mar 31, 2004
Farm Classification	No
Civic Address	3033 McTavish Road
Certificate Of Title	Land Title STSR4022263.2024.06.18.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[redacted] and [redacted]	Not Applicable	[redacted]	[redacted]	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

Type	Land Owner
First Name	[redacted] and [redacted]
Last Name	[redacted]
Organization (If Applicable)	No Data
Phone	[redacted]
Email	[redacted]

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).	Parcel 1. The property is mainly course gravel with minimal top soil. The land cannot be tilled due to the extent of the gravel. Reviewing the ALC Capability Classification guideline the parcel should be considered in Class 7 Subclass D. There are areas on the parcel that are over 30 percent slope and are not safe for farm equipment to traverse. Does not support natural grass and there is no ability to provide irrigation. Over the years we have had horses and must purchase and feed hay year round as the land cannot sustain any viable pasture. All of the manure has been composted and added to some areas and the soil is still unable to hold moisture or grow viable grass. We have picked rocks and made banks in areas. In order to grow a garden we have purchased soil several times and had

hauled to the site. Last year was over $500 and we have purchased soil several times.
We have purchased soil and spread on field also.

Proposed Parcel 2. The proposed Lot 2 has essential the same gravel and rock formations. There is some areas with slope over 30 percent
A new well was drilled on this parcel to try find sufficient water to supplement the water source on parcel 1. The well is 700 feet deep, cost over $30,000 and provides domestic water only.
There is insufficient soil or water to sustain any grass or agriculture.

Describe all agricultural improvements made to the parcel(s).

Since purchasing the property in 2004 we have composted the manure from our horses and spread on the land.
We have purchased soil several times over the years and hauled to property.
We have harrowed and tried to enhance the ground to sustain grass. It is impactable and impossible to till the land. There is no top soil that can be turned or enhanced. We have picked rocks for 20 years. If we were to plow or rotertill the land the minimal top soil would be turned under and rock and gravel on the surface.
There is insufficient top soil to grow a vegetable garden. We purchase soil and have it hauled to the property in order to grow a garden.
The water source for the main residence is a shallow well located approximately 1/2 km away on a different property. There is a 1 and 1/4 inch pipe crossing 2 properties. There is insufficient water to provide irrigation.

Describe all other uses that currently take place on the parcel(s).

Primary use is residential home and we have a horse. There is a 145 m2 house, a shed row barn and shop. Due to [redacted] and [redacted] of the owners, [redacted] has [redacted] and [redacted] and can no longer [redacted] is [redacted] and has [redacted] purchased a modular home and moved on the property to provide assistance.
An engineered septic system was designed and installed.
A well was drilled and although it is 700 feet deep and provides sufficient water for one domestic residence there is no capability to provide irrigation to sustain any grass or vegetation.

Land Use of Adjacent Parcels

Main Land Use Type	Specific Activity

North	Other	Residential. Small acreage with some timber. Owner has no agricultural endeavors on the land.
East	Industrial	Gravel Pit. Ministry of Transportation McTavish Pit and CSRD Glenemma Resource Recovery & Residential Management Facility. Also newly developed Regional Park for recreation use for area.
South	Other	Residential. Small acreage, hobby farm. Similar gravel rock conditions. No agricultural activity
West	Other	Residential

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	1.79
2	Lot	1

What is the purpose of the proposal?

The residence for family member to provide assistance for parents is currently a Temporary Use Permit.
By sub dividing the 1 ha parcel will provide security to the family member and parents that it does not have to be removed.
The land base in the ALR remains the same as the property is on a existing road and no loss of land is necessary for access purpose.

Why do you believe this parcel is suitable for subdivision?

The property is adjacent to an existing gravel pit. It is also adjacent to a recycling facility and crown land .
The potential for agriculture is minimal. The proposed lot 2 and the remainder of existing lot 1 are course gravel and no top soil.
Both parcels have insufficient water sources for irrigation.
The sub division supports the goal and mandate of government to encourage affordable housing by having 2 smaller parcels that both have homes for families.

Does the proposal support agriculture in the short or long term? Please explain.

In the long term, yes, with the possibility of new technology for small scale agriculture becoming available the potential will be enhanced.
The price of land or property is continuing to increase. By having smaller plots that may be more affordable to an individuals or young families to afford and try new technology.

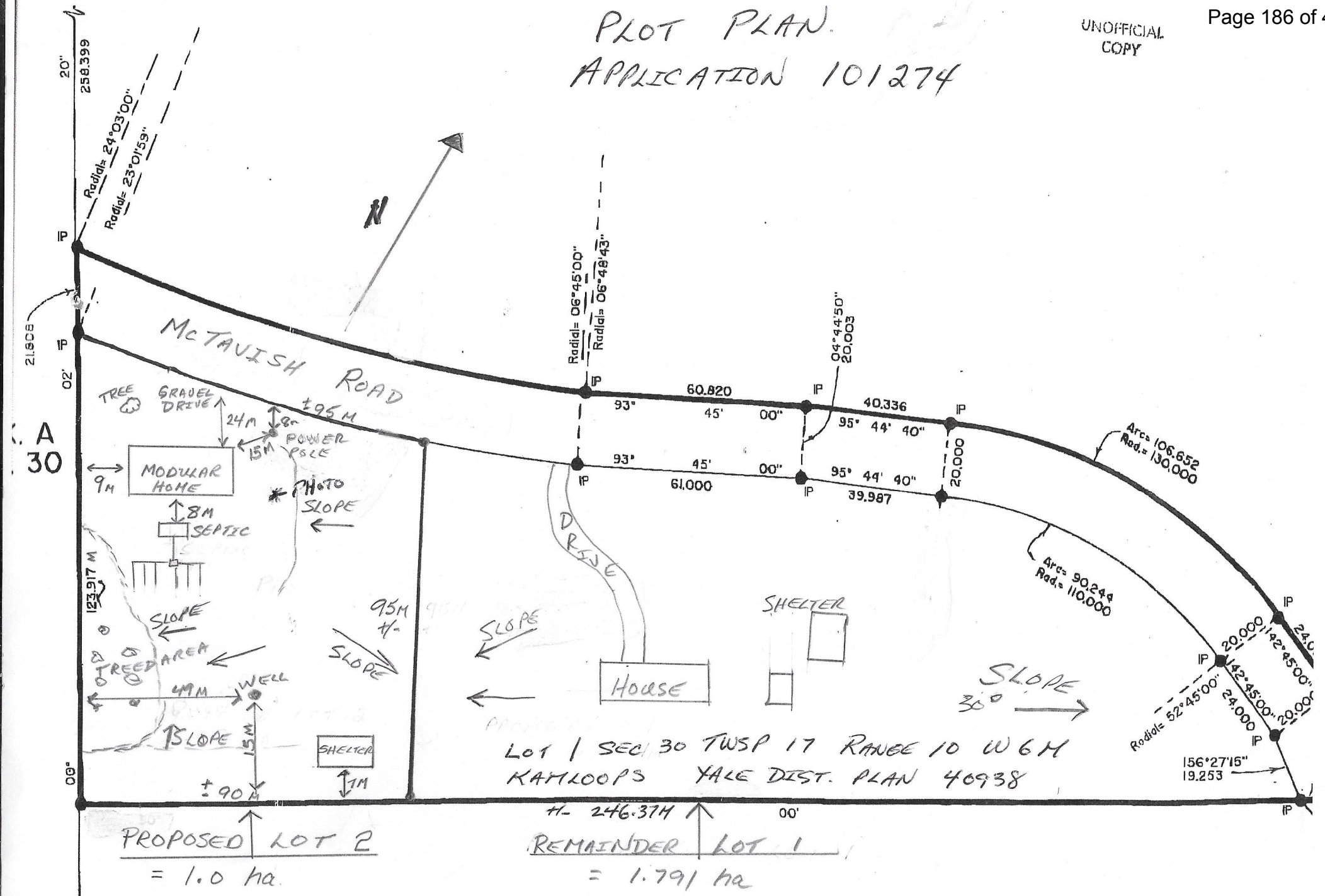
	The smaller parcels may also afford younger families to become involved in 4H activities and other types of agriculture.
Proposal Map / Site Plan	Sub division Plot Plan McTavish Road.jpg
Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?	No

7. Optional Documents

Type	Description	File Name
Other files that are related	Composting material	Sub division compost material.jpg
Photo of the Application Site	Slope on part of Lot 1	Sub division slope on Lot 1.jpg
Photo of the Application Site	gravel profile	Soil profile pic McTavish Road.jpg
Other files that are related	Location	Sub division Location map McTavish Road.jpg

UNOFFICIAL COPY

PLOT PLAN
APPLICATION 101274



Relevant Excerpts from Salmon Valley Land Use Bylaw No. 2500

(See Salmon Valley Land Use Bylaw No. 2500 for all policies and zoning regulations.)

1.7 Rural and Agricultural Character

Objective

1.7.1 An objective of the Regional Board is to generally preserve the rural and agricultural character of the area and ensure the continued viability of economic activities based on agriculture and forestry resources.

Policies

1.7.2 The policies of the Regional Board are as follows:

.1 On Schedule A, the OCP Designation Maps, the rural and agricultural areas are designated as R (Rural);

.2 Existing rural areas include parcels greater than 60 ha in area and land under resource or agricultural use. Rural areas shall be preserved to the greatest extent possible to provide for continued agricultural and resource production as the main elements of the local economy;

.5 The Regional Board wishes to discourage residential intrusion in agricultural areas. The Board sees the creation of 8 hectare parcels from larger parcels of good agricultural land (including land within the Agricultural Land Reserve and Class 4 or better agricultural land) as the first step toward residential intrusion on agricultural land. To prevent this intrusion, the Regional Board discourages new Rural Holding designations (8 ha minimum parcel size) on good agricultural land**;**

.6 The Regional Board may consider new Rural Holding designations not located on good agricultural land;

.7 The Regional Board prefers to see rural residential use concentrated on parcels approximately 1 ha (2.5 acres) in size and located in areas where the residential use clearly will not have a negative impact on agricultural uses;

1.8 Land Resource Capability

Objective

1.8.1 An objective of the Regional Board is to generally encourage a pattern of land use that respects the capability of the land-based resources to support various uses.

Policies

1.8.2 The policies of the Regional Board are as follows:

.1 Agricultural activities shall be encouraged on land with moderate to excellent agricultural capability in the valley bottoms;

.2 Agricultural activities shall also be encouraged to locate away from streams. If agricultural activities were located adjacent to streams, a buffer should be provided between streams and agricultural activities;

.3 Residential, commercial, industrial and institutional uses shall be encouraged to locate on land with low agricultural resource, or wildlife capability, and on land with soils suitable for sewage disposal.

1.9 Land Use Pattern

Objective

1.9.1 An objective of the Regional Board is to generally maintain the area's historical pattern of land use in which small-lot residential, commercial, and institutional uses concentrate in the rural communities, leaving the majority of the land for agricultural uses as well as forestry, fishery, and wildlife uses.

Policies

1.9.2 The policies of the Regional Board are as follows:

.1 On Schedule A, the OCP Designation Maps, the rural residential areas, with a minimum parcel size of 1 ha are designated as RR (Rural Residential);

.2 Future rural residential uses with a minimum parcel size of 1 hectare shall be limited to areas within the communities of Falkland (Shown on Map 2), Silvernails Bench Area (subject to mitigation of fire interface issues) (shown on Map 2(a)), Silver Creek (Shown on Map 3), and Glenemma.

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

.9 New local commercial development will be accommodated in Falkland, Silver Creek and Glenemma provided it serves local residents;

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:

Parcel Size	**Level of Service**	**SDU Regulation**	**Total Dwelling Units Permitted**	**Number of Residential Buildings**
Any	*Community Sewer System***	1 attached* and 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* or 1 detached SDU	2	1-2
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^2;

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.

Agricultural Land Reserve (ALR)

2.2.5 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 (ALC) Act, regulations and orders of the ALC (thereby not permitting the subdivision of land or the development of non-farm uses unless approved by the ALC).

Additional Residences within the ALR

2.2.5.1 Any properties located within the ALR and in land use zones that permit two single detached dwellings must have the approval of the ALC, prior to establishing the second residence.

In the event that a farm requires more than two single detached dwellings on the property, either issuance of a Temporary Use Permit or a successful rezoning is required, after approval from the ALC is received.

2.6 RR Rural Residential
Permitted Uses

2.6.1 The following uses and no others are permitted in the area zoned as RR:

.1 agriculture;
.2 secondary dwelling unit;
.3 church;
.4 home occupation;
.5 single detached dwelling;
.6 accessory use.

Regulations

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

	Column I	Column II
.1	maximum number of single detached dwellings	1 single detached dwelling per parcel
.2	maximum number of single detached dwellings	in accordance with Section 2.2.19
.3	minimum siting of the following buildings, structures or uses from any parcel line or watercourse:	
	*a structure for the keeping of animals (does not include a fence):	30 m
	*feeding or drinking trough:	15 m
.4	minimum siting of other buildings, structures or uses from parcel lines:	
	*front and rear parcel lines:	10 metres
	*side parcel lines:	2 metres
	*exterior side parcel lines:	4.5 metres
.5	Minimum area of parcels created by subdivision:	1 hectare
.6	Minimum servicing standard	on-site sewage disposal on-site water supply
.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
.8	Maximum floor area, gross of an accessory building:	
	1. on a parcel less than 0.4 ha	
	a. accessory building containing a dwelling unit	250 m^2 (2690.98 ft^2)
	b. all other accessory buildings and structures.	150 m^2(1614.59 ft^2)
	2. on a parcel greater than 0.4 ha and less than 2.0 ha	250 m^2 (2690.98 ft^2)

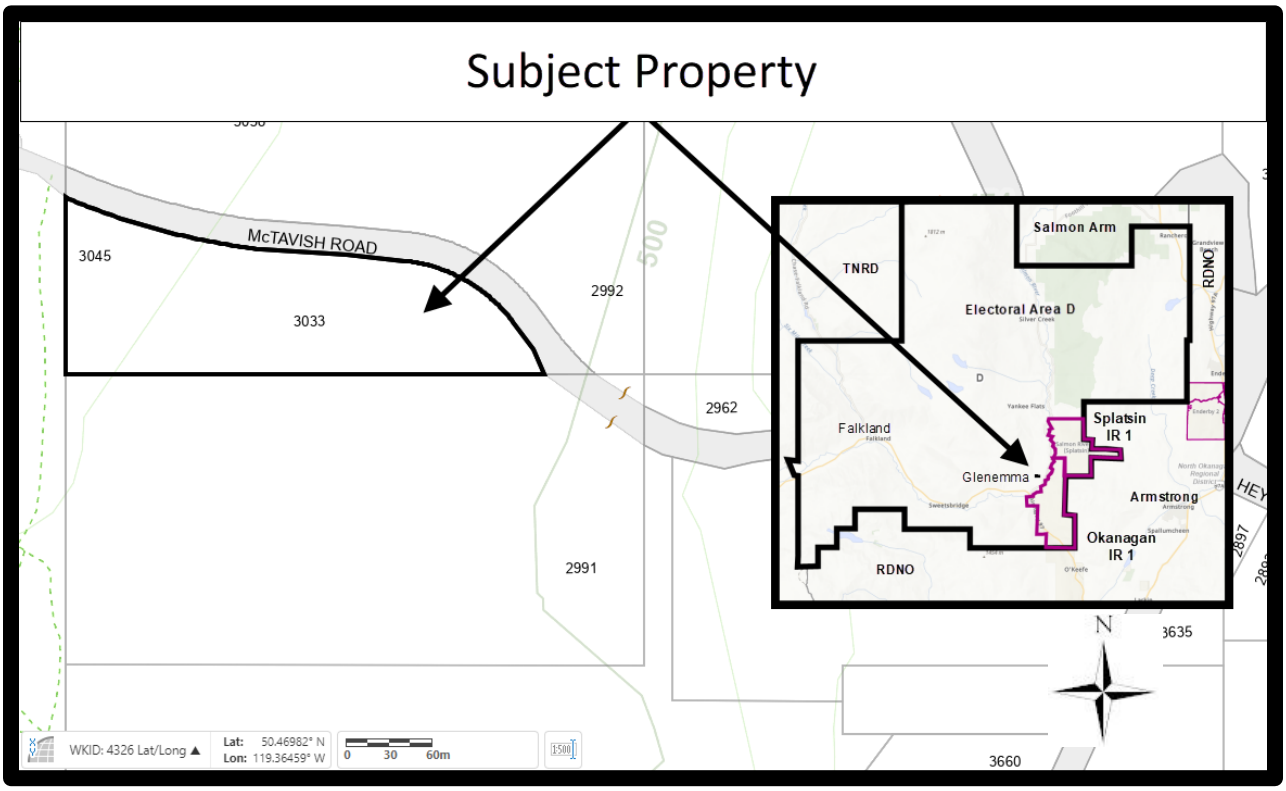
3.1 Interpretation

3.1.1 In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

"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;"

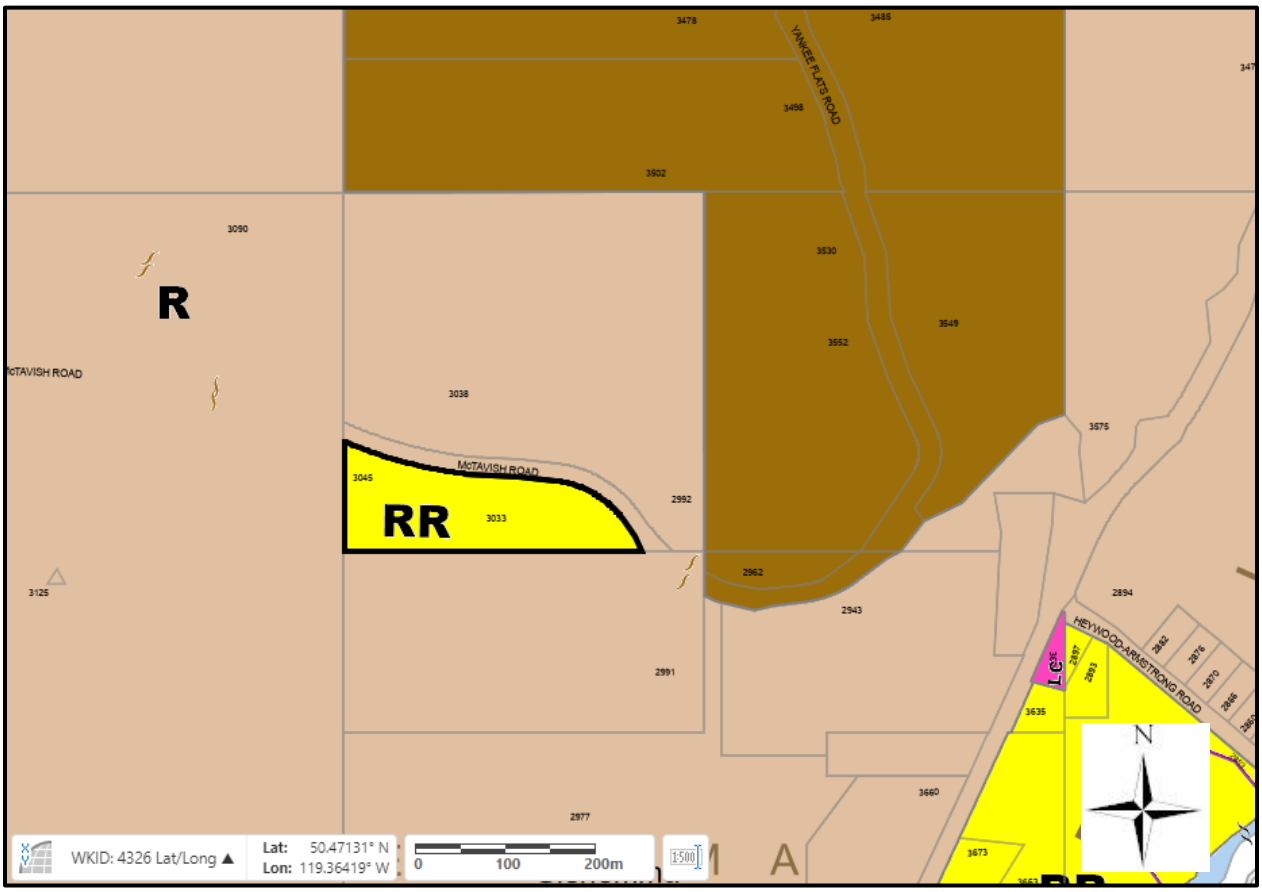
"floor area, net" is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas

Location Map



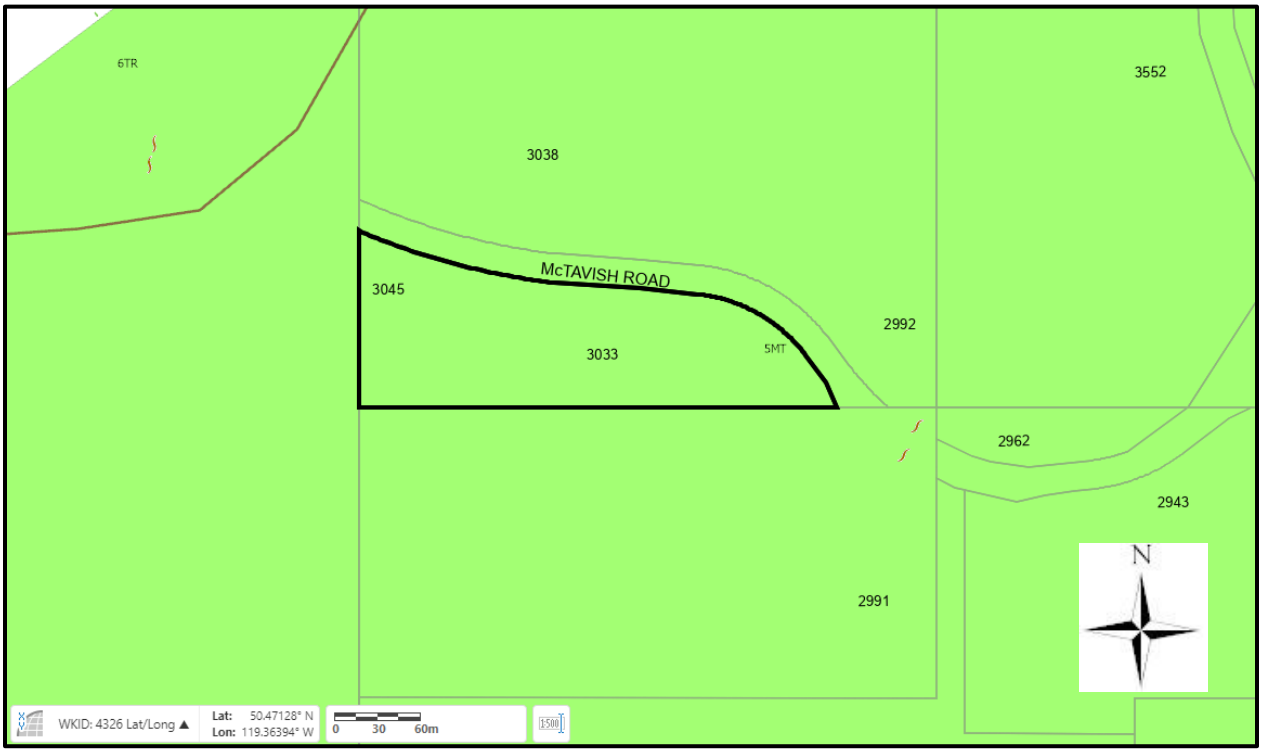
Salmon Valley Land Use Bylaw No. 2500

RR – Rural Residential

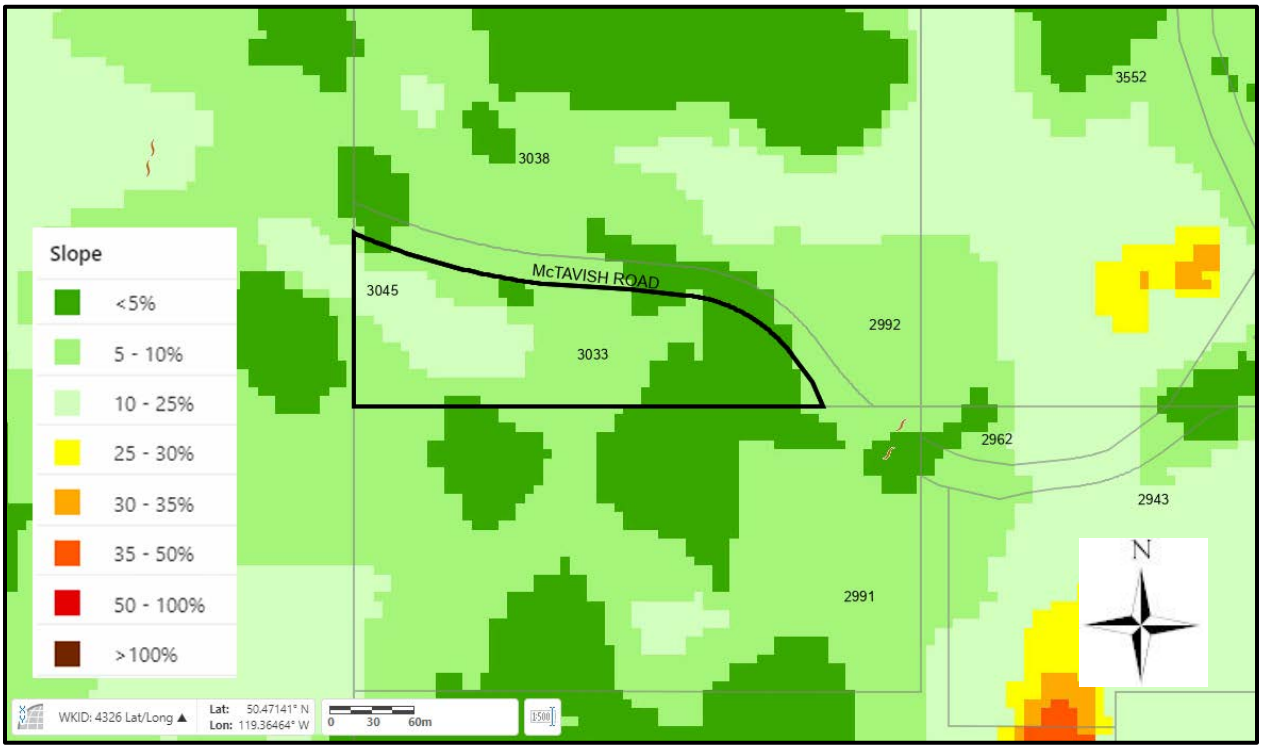


Agricultural Land Reserve

Soil Capability: 5MT (6:4TP – 4:5TM)



Slope


Slope
<5%
5 - 10%
10 - 25%
25 - 30%
30 - 35%
35 - 50%
50 - 100%
>100%
McTAVISH ROAD
3552
3038
3045
3033
2992
2962
2943
2991
N
WKID: 4326 Lat/Long
Lat: 50.47141° N
Lon: 119.36464° W
0 30 60m

Ortho Imagery – CSRD 2023

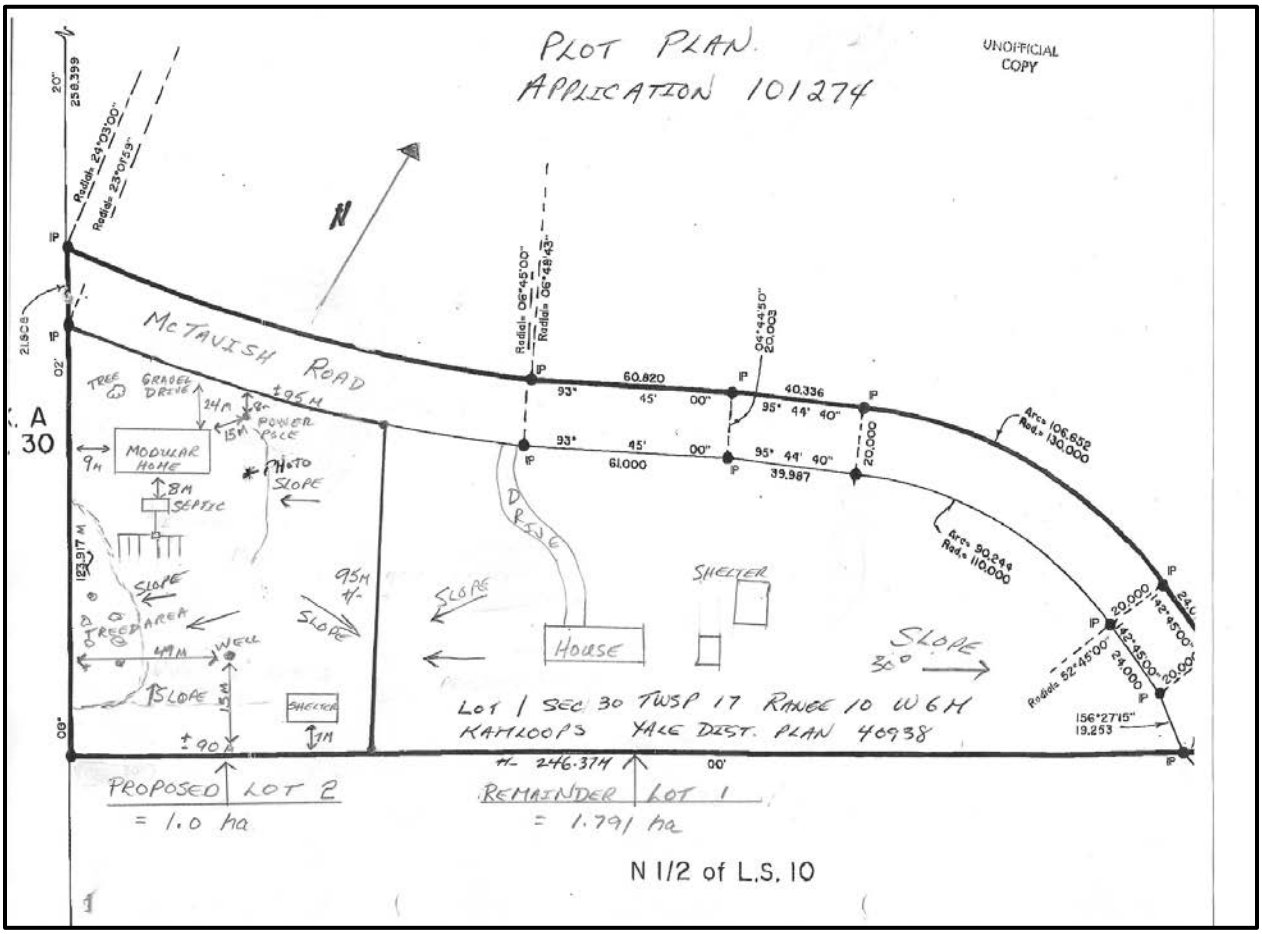
Ortho Imagery – CSRD 2023

Approximate Subdivision

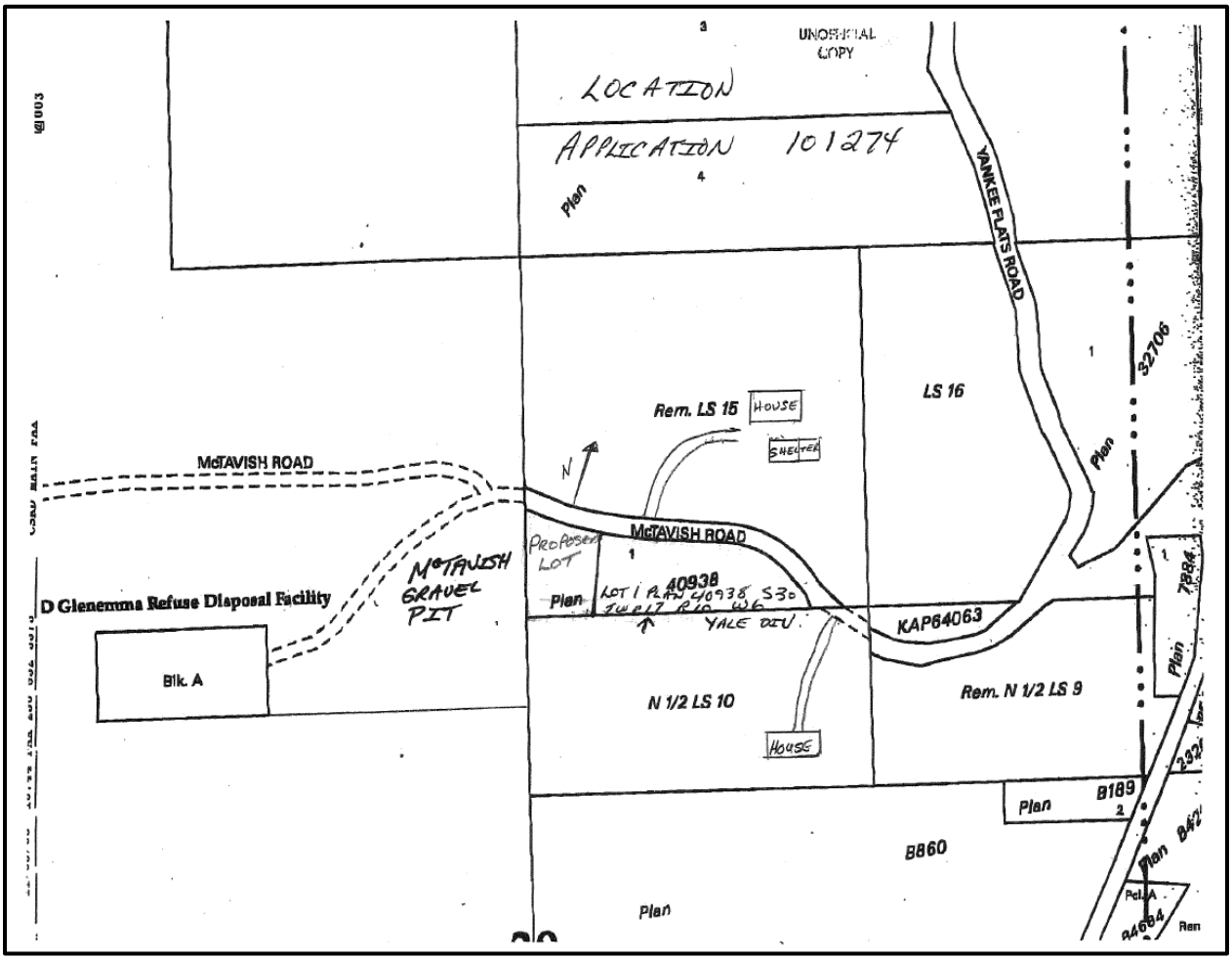
Ortho Imagery – CSRD 2023

Approximate Size of Secondary Dwelling Unit (3045 McTavish Rd)

Site Plan (Submitted by Applicant)



Proposed Subdivision Plan (Submitted by Applicant)



Google Streetview:

3033 McTavish Rd

Google Streetview:

3045 McTavish Rd

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: ALR Exclusion Application No. LC2612F
DESCRIPTION:	Report from Laura Gibson, Planner II, dated October 2, 2024 PIDs 008-596-051 and 008-596-042, Lee Creek
RECOMMENDATION:	THAT: ALR Exclusion Application No. 2612F proceed to Stage 2 - Public Consultation as per the requirements of CSRD ALR Exclusion Policy P-24, this 17th day of October 2024. *Corporate Vote Unweighted Majority*

SUMMARY:

This Agricultural Land Reserve (ALR) exclusion application is for two properties in Lee Creek (15.1 and 16.4 ha), which are accessed by a private road off the end of Lee Creek Drive and are entirely located within the ALR. The properties are a shared interest, meaning each property has multiple owners. There are seven owners on title for the west property and seven owners on title for the east property. The Bush Creek East wildfire in summer 2023 destroyed eight of the dwellings that formerly existed on the properties. Five dwellings remain on the east property and two remain on the west property. The Agricultural Land Commission (ALC) will not allow the owners to rebuild the dwellings that were lost to the wildfire as the current ALC regulations only allow for one primary dwelling and one secondary dwelling per parcel. The properties were included into the ALR in 1981 following a request made by the property owners. The owners are now seeking an ALR Exclusion to facilitate rebuilding their dwellings. Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825), has site specific regulations for each subject property, allowing the east property to have eight dwelling units and the west to have six dwelling units. This totals a permitted 14 dwellings between the two properties, one less dwelling than what existed prior to the wildfire. A zoning amendment will be required to Bylaw No. 825 if more than seven homes are proposed to be rebuilt.

BACKGROUND:

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
East property: Block A of North East ¼ of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

West property: Block A of North West ¼ of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District
PID:
East property: 008-596-051

West property: 008-596-042

CIVIC ADDRESS:

East property: 1787, 1802, 1804, 1810, 1837, 1854, 1866, and 1900 Lee Creek Drive, Lee Creek

West property: 1875, 1885, 1888, 1902, 1904, 1-1904, 1935, and 1937 1940 Lee Creek Drive, Lee Creek

SURROUNDING LAND USE PATTERN:
North = Vacant crown land
South = Vacant crown land, Rural Residential
East = Rural Residential (vacant)
West = Vacant crown land

CURRENT USE:
East property: Five single detached dwellings, two accessory buildings (shop, mill), some small gardens.

West property: Two single detached dwellings, one accessory building (community centre), two small orchards and some small gardens.

PROPOSED USE:
East property: Rebuild up to three single detached dwellings

West property: Rebuild up to five single detached dwellings

PARCEL SIZE:
East property: 15.06 ha (37.22 ac)

West property: 16.4 ha (38.44 ac)

DESIGNATION:
Electoral Area F Official Community Plan Bylaw No. 830
AG – Agriculture

ZONE:
Scotch Creek/Lee Creek Zoning Bylaw No. 825
AG - Agriculture

AGRICULTURAL LAND RESERVE:
100%

SOIL CAPABILITY:
East property: 80% Class 6 limited by Topography and Stoniness and 20% Class 7 limited by Shallow Soil Over Bedrock/Bedrock Outcroppings and Topography. Not indicated as improvable.

West property: Approximately 86% of the property is 80% Class 6 limited by Topography and Stoniness and 20% Class 7 limited by Shallow Soil Over Bedrock/Bedrock Outcroppings and Topography; the remaining 14% of the property is 70% Class 7 limited by Topography and Adverse Climate and 30% Class 6 limited by Topography and Stoniness. Not indicated as improvable.

See attached "Agricultural_Capability_Classification.pdf" for information on interpretation of soil classification mapping.

HISTORY:
CSRD File No. 1553-F (1978) – Request from subject property owners to be included in the ALR. Inclusion was eventually successful, and the land was included into the ALR in 1981. See Key Concepts/Issues below for more details.

SITE COMMENTS:
A site visit was completed by Planning staff for this application on June 14, 2024 (see attached "LC2612F_Maps_Plans_Photos_Redacted.pdf"). The subject properties have varied topography with steep slopes on the north sections and bedrock outcroppings throughout. On the west property, there are five sites where single detached dwellings were lost to the wildfire. The foundations that remain reflect that the homes were very modest in size. Three single detached dwellings remain on the west property, as well as a community centre which is shared by all the property owners (which contains a recreation area and kitchen). On the east property, two single detached dwellings were lost to the wildfire and six single detached dwellings remain standing. There is also an accessory building (shop) and a small pond on the east property, as well as two small orchards with fruit trees, each approximately 0.2 ha. On both the east and west properties, some of the dwellings have or had small personal gardens.

BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this file.

POLICY:

See attached "LC2612F_BL830_BL825_Excerpts.pdf".

Electoral Area F Official Community Plan Bylaw No. 830

- 1.2 Sustainable Planning Principles
- 6.0 A Well-Housed Community
- 6.1 Housing Affordability and Special Needs
- 11.3 Agriculture

Scotch Creek/Lee Creek Zoning Bylaw No. 825

- 1.0 Definitions
- 3.19 Secondary Dwelling Unit
- 5.3 Agriculture Zone

See attached "LC2612F_ALC_Policy_Excerpts.pdf".

- House Legislation in the ALR
- ALC Policy I-26 – Non-adhering Residential Use Applications
- ALC Exclusion Application Guide

ALR Exclusion

As a result of Bill 15-2019, as of September 30, 2020, private landowners are no longer able to make an application to the ALC for exclusion from the ALR; only the Provincial Government, local or First Nation governments or prescribed public bodies may make such applications.

The CSRD adopted ALR Exclusion Policy P-24 on December 9, 2021, to establish a procedure to follow when reviewing requests for exclusion from private landowners. ALR Exclusion Policy P-24 (see attached

"ALR_Exclusion_Policy_Graphic_P-24.pdf") establishes a set of considerations for the CSRD to consider when reviewing an application for exclusion from the ALR. The purpose of these considerations is to provide some guidance for the CSRD Board and staff in evaluating an ALR exclusion application as well as give insight to property owners to evaluate the likelihood of their application for exclusion being supported by the CSRD and, if supported, the likelihood of the ALC approving exclusion.

The considerations, like most OCP policies, are guidelines to inform the Board's consideration of the application. The Board will determine its support, or not, for an application based on the details of the specific application for a property. The initial application fee is $650. If this application proceeds to public consultation, the property owner will be charged a subsequent fee of $1000. If the CSRD Board ultimately motions to send the application to the ALC, the applicants will also be charged the $750 ALC application fee.

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

History

According to the agent's letter included with the application, the subject properties were originally occupied in the 1970s through a lease from the Province of British Columbia as part of the Homestead Act (see attached "LC2612F_Letters_of_Rationale_redacted.pdf"). The Homestead Act allowed persons to improve and eventually claim crown land. The original lessee, who invited others to live on the land with him, forming the "Lee Creek Village" which still exists today, applied to include the land in the Agricultural Land Reserve in 1978.

The following history is summarized from letters in the CSRD's historic paper file for the ALR inclusion application, which may be incomplete (see attached "LC2612F_Historic_ALR_Inclusion_File_Documents_redacted.pdf"). The Province's Lands Management Branch, who leased out the land, had no objections to the land being included in the ALR. The CSRD reviewed the application and supported the request for inclusion and commented, "Most of the site is capable of agricultural development requiring intensive effort, such as now being undertaken on this property by the Lee Creek commune." According to the application form for the ALR inclusion request, at the time, the land was used for two or more acres of orchards, one acre of garden, four pigs, four to six sheep, and two colonies of bees.

In 1980, as part of reviewing the inclusion application, the Agricultural Land Commission (ALC) requested that a soil report be prepared by a Professional Agrologist. A Provincial Agrologist concluded that most of the acreage has limitations for agriculture due to topography, stoniness, and shallowness to bedrock, but also determined that a small acreage of Class 5 soil could be designated on an area referred to as the Lee Creek Bench, and the agrologist ultimately supported inclusion into the ALR (see attached "LC2612F_Soils Report_1980-02-07_redacted.pdf"). The ALC wrote a letter to the Ministry of Agriculture stating that the dedication and hard work of the commune brought the somewhat marginal land into a relatively high level of agricultural productivity and that those efforts proved that the land, if intensively managed, had capabilities which merited its inclusion in the ALR. The ALC requested that the Ministry of Agriculture support the inclusion.

The Ministry of Agriculture did not initially support the inclusion on the grounds that the land under application did not conform with the guidelines used to dedicate Agricultural Land Reserves (generally,

Class 1 to 4 soils) and stated that "in this instance, the land has an agricultural capability of 5, 6 and 7 with no opportunity for an improved rating." The ALC wrote another letter to appeal this decision and drew attention to the fact the present agricultural use and good farm management were evidence of the capability of the land to support agriculture. The Ministry of Agriculture subsequently provided approval for the land to be included in the ALR. The CSRD received notification from the ALC of the land's inclusion into the ALR on June 4, 1981.

The CSRD does not have a record of how many single detached dwellings existed on the property at the time of the inclusion into the ALR. The agent indicates there were five dwellings on the west property and four on the east property at the time of inclusion. The Scotch Creek/Lee Creek Zoning Bylaw No. 825, which was adopted in November 2005, recognized what was existing on the subject properties at the time of the zoning bylaw adoption through two special regulations which permit the east property to have eight dwelling units and the west to have six dwelling units. The agent indicates that by August 2023, there were seven single detached dwellings on the west property and eight on the east property, and a total of eight dwellings were destroyed by the Bush Creek East Wildfire. The owners want to rebuild the dwellings that were lost.

The properties currently remain 100% in the ALR. The ALC currently regulates how many dwellings can be on a property in the ALR. Only one principal residence (maximum floor area of 500 m^2) and one additional residence (maximum floor area of 90 m^2), are permitted for each parcel (see attached "LC2612F_ALC_Policy_Excerpts.pdf"). This means the property owners cannot rebuild the homes they lost to the wildfire. The ALC has a route to apply for a Non-Adhering Residential Use (NARU) application to seek approval for additional residences, however, the Commission is bound by legislation that only allows them to approve a NARU application if the additional residence is necessary for farm help. This is not the case for the subject property.

The letter of rational submitted by the agent notes that the property owners are primarily seniors who are incapable of continuing to intensively manage the land to make it suitable for agriculture. Therefore, they are seeking exclusion from the ALR in order to rebuild the dwellings that were lost to the wildfire.

ALR Exclusion Policy P-24 Considerations

The CSRD's ALR Exclusion Policy P-24 contains a series of considerations for the CSRD Board to consider when deciding to support an exclusion application.

1. *Official Community Plan Policies*

   The subject properties are designated Agriculture in the Electoral Area F Official Community Plan Bylaw No. 830 (adopted June 2009). The land would have been designated Agriculture because it was in the ALR at the time the plan was written. There are no other properties designated Agriculture in the vicinity of the subject properties. If the properties were not in the ALR, they would have likely been designated RR – Rural Residential like the surrounding parcels. The maximum density permitted in the RR designation is 1 unit per hectare (0.4 units per acre). If the owners were to rebuild the dwellings that were lost to the wildfire, neither property would exceed 1 unit per hectare the proposed density of each is approximately 1 per 2 hectares).

   OCP Bylaw No. 830 only speaks to ALR exclusions in Scotch Creek and in the defined Settlement Areas, which the subject properties are not in. However, the CSRD has created ALC Exclusion Policy P-24 to establish conditions to review ALR exclusion requests on a case-by-case basis.

   OCP policies include in Section 6, A Well-Housed Community, to provide a range of housing types and tenures to meet the needs of the community and to encourage affordable, appropriate housing for seniors to allow North Shuswap residents to age in place, close to friends and family.

Furthermore, Section 6.1, Housing Affordability and Special Needs, specifically states that the Regional District strongly supports innovative approaches to creating affordable housing such as rent-to-own, cooperatives, mixed market and non-market projects, and public-private partnerships.

2. *Zoning*

The subject properties are zoned AG - Agriculture in the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (adopted November 2005). As with the Agriculture designation in Bylaw No. 830, this zone would have been applied to the properties because they were in the ALR and not because of their agricultural potential. None of the other properties in the vicinity of the subject properties are zoned Agriculture.

The subject properties have site specific regulations to allow for more dwellings than the AG zone typically permits. The east property is permitted a density of one dwelling per 1.7 ha, which equals eight dwellings. The west property is permitted a density of one dwelling per 2.5 ha which equals six dwellings. The site specific regulation also allows the public assembly facility (community centre) on the west property.

The philosophy of the zoning bylaw was to identify what existed on properties at the time the zoning bylaw was adopted, which was in November 2005.

If the ALR exclusion is successful, the owners will be able to rebuild up to a total of seven single detached dwellings as per the site specific regulation in Bylaw No. 825. A zoning bylaw amendment would be required to rebuild the eighth dwellings on the east parcel.

3. *Soil Capability*

According to the Land Capability Classification for Agriculture in British Columbia (see soil classification in attached "LC2612F_Maps_Plans_Photos_Redacted.pdf" and "Agriculture_Capability_Classifcation.pdf":

> Approximately 92% of the properties are 80% Class 6 limited by Topography and Stoniness and 20% Class 7 limited by Shallow Soil Over Bedrock/Bedrock Outcroppings and Topography; the remaining 8% of the properties are 70% Class 7 limited by Topography and Adverse Climate and 30% Class 6 limited by Topography and Stoniness. The soils are not indicated as being improvable.

Class 6 soils are considered nonarable but capable of producing native or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other non-soil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking.

A.B. Dawson, P. Ag., did a site visit to the property to further assess the soils and prepared a Soils Report dated February 7, 1980 (see attached "LC2612F_Soils_Report_1980-02-07_redacted). A copy of the soils report was in the historic CSRD ALR inclusion file. Dawson refers to an area as the Lee Creek Bench, which much of the two properties fall into and which,

when cleared, has potential for agriculture due to its south aspect, low elevation, and Class 1a climate. However, Dawson notes that most of the acreage has limitations for agriculture due to topography, stoniness, and shallowness to bedrock. The conclusion for soil classification by Dawson was (for both the east and west properties combined):

> Approximately 17.5% of the properties are 70% Class 7, limited by Shallow Soil or Bedrock Outcroppings and Topography, and 30% Class 6 soils, limited by Topography and Shallow Soil or Bedrock Outcroppings. The other 82.5% of the properties are 60% Class 5 soils, limited by Topography and Stoniness, 20% Class 6 soils, limited by Topographic and Stoniness, and 20% Class 6 soils, limited by Shallow Soil or Bedrock Outcroppings and Topography.

This means approximately 50% of the properties could be considered Class 5 soils.

> Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Some Class 5 lands can be used for cultivated field crops provided unusually intensive management and/or the use of particularly well-adapted crops. Where adverse climate is the main limitation, a broader range of cultivated field crops may be grown, but periodic crop failure can be expected under average conditions. Note that in areas that are climatically suitable for growing tree fruits and grapes, stoniness and/or topography are not significant limitations.

Generally, land with Class 1 to 4 soils is included in the ALR, as Class 5 has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

4. *Farm Classification*

The east parcel currently has farm classification from BC Assessment.

Farm classification is a voluntary program. Owners of land who want all or part of it classified as farm must apply to the local assessor. Farm Classification is a benefit which is intended to encourage the farming of land, and production of local food sources. The Classification of Land as a Farm Regulation sets out income thresholds, which are to be achieved in order to obtain farm classification. BC Assessment is required to confirm a farm continues to meet the income thresholds, to ensure a property should maintain its farm classification, and the associated benefits - such as regulated land rates, which result in lower assessed values on which property taxes are based.

Due to privacy reasons, BC Assessment was not able to share specific details regarding the farm classification for the east parcel. In the agent's letter of rationale, the agent describes the farm class being a result of a "you-pick" orchard and some garden produce sales at the local farm markets. However, as noted by the other owners, the orchards were failing to produce much fruit, and the gardens required intensive management which is not able to be sustained by the older residents of the properties. The agent has indicated that the two previous owners who had farmed some of their share of the property passed away in 2022. Other owners have indicated they do not plan on taking over these limited agricultural activities. Therefore, it is likely that the farm class status will be removed from the property in the near future.

5. *Surrounding Uses*

There are no agricultural uses occurring on any adjacent parcels and no adjacent ALR land.

North = Vacant crown land

South = Vacant crown land; Rural-1, Rural-2, and Country Residential zoned properties

East = Vacant. Was redesignated from Rural and Resource to Rural Residential and rezoned from Rural 1 to Country Residential in April 2021 to facilitate a proposed subdivision to 9 lots with a minimum parcel size of 2 ha. (Subdivision not yet completed.)

West = Vacant crown land

6. *Slopes and Hazards*

   The topography of the property varies greatly, with much of the north portions of the properties steep-sloped (35-100% grade).

   Both properties have overlap with an area identified as a low risk of rockfall or shallow landslide hazard in the BGC 2023 report because of the wildfire burn. This potential hazard would need to be evaluated by a Qualified Professional as part of the building permit process, if the owners are able to proceed with rebuilding.

7. *Public Interest*

   Public interest would mean there is a community benefit that could not be realized without the successful exclusion of the property from the ALR. There is no corporate CSRD strategic public interest if the exclusion is successful or not; for example, using the subject properties for a CSRD project such as a recreational facility, sewage treatment plant, etc. However, there is a community public interest in allowing eight families to rebuild their homes that were lost to the wildfire, most of which were constructed decades prior.

8. *Is another ALC approval more suitable?*

   No, the alternative is a Non-Adhering Residential Use application which would not be approved as the proposed additional dwellings are not for farm help.

Letters of Rationale

A series of Letters of Rationale prepared by the individual property owners and the agent for the application were submitted along with this application for exclusion (see attached "LC2612F_Letters_of_Rationale_redacted.pdf"). In the letters, most of the owners state they do not use or have plans to use the property for agriculture. The orchards and gardens that do exist never produced on a large scale, just enough for local farm markets, and have been negatively impacted by climate change in recent years. A lack of water is a specific challenge and that has only been exacerbated by the loss of tree cover from the wildfire.

The owners describe how they worked together as the original homesteaders and have established a strong community over the last several decades. While they used to do lots of work to manage the land and grow their own food, they are now seniors who are less fit to do so. All they hope for is to rebuild what they lost to the wildfire. Most of them have nowhere else to go and limited incomes.

Analysis

The properties would have been designated Agriculture in Bylaw No. 830 and zoned Agriculture in Bylaw No. 825 because they were in the ALR at the time the bylaws were adopted. The properties would have been given other designations and zones if they were not in the ALR, similar to the adjacent properties which are not in the ALR.

The subject properties were not initially included in the ALR because of their soil classification (Class 6 and Class 7 that are not improvable). The general practice was to include lands having a Canada Land Inventory agricultural rating of Class 1 to 4. In the soils report which was prepared for the original

inclusion application in 1980, the best soils identified were, if irrigated, Class 5 soils (not indicated to be improvable), still below the rating usually included in the ALR. These Class 5 soils accounted for approximately half of the subject properties. The intensive management by the lessee/owners at the time, which created some agricultural potential, was seen as justification for including the land. The intensive management cannot be maintained by the current owners, who are now much older. Furthermore, the challenges faced by climate change and lack of water will continue to limit agricultural potential of the land.

In reviewing the history of the ALC regulations it appears that historically, residences were permitted only for those engaged in the operation of the farm, but there was no maximum number of residences for a parcel. The ALC rules are now much stricter, specifically limiting the number of residences to one primary residence and one secondary residence per parcel. As this property has a long history of being a shared interest, the residents likely never would have opted for inclusion into the ALR if they had known what the future restrictions would be.

OCP Bylaw No. 830 policies encourage a range of housing types and tenures to meet the needs of all residents in the community and specifically states that the Regional District will strongly support innovative approaches to creating affordable housing such as cooperatives like the Lee Creek Village. When it comes to seniors housing projects specifically, however (i.e. group housing, assisted living projects, and residential complex care facilities), those are directed to Scotch Creek where there are already services and amenities, and the terrain provides for pedestrian-friendly environment. However, while most of the owners of the subject properties are seniors, this proposal is not considered a seniors specific housing project.

During the site visit to the subject properties, several of the residents of the subject properties who lost their homes to the wildfire noted that they have been living temporarily with friends or family members, some in other communities. They expressed that they are seniors who are not capable of intensively managing the land for agricultural use and who do not have the funds to purchase or rent elsewhere.

Rationale for Recommendation

Staff are recommending that the Board support this application for exclusion and that the application proceeds to Stage 2 – Public Consultation for the following reasons:

- The subject land was never intended to be placed in the ALR by the ALC and was only added by request of the residents, and not without hesitation by the Ministry of Agriculture,
- The residents have now lost their homes to a wildfire that was out of their control and wish to rebuild what they lost so they can return to their home and properties,
- According to the agent, 9 dwellings existed prior to inclusion into the ALR in 1981, and the Scotch Creek/Lee Creek Zoning Bylaw No. 825 includes a special regulation to recognize the 14 dwellings that existed prior to the zoning bylaw's adoption in 2005,
- If the ALC will not allow them to rebuild what they lost while the land is in the ALR, it seems reasonable for the land to be excluded from the ALR to facilitate rebuilding given that the land would never have been included in the ALR were it not at the request of the residents over 40 years ago, and,
- There is no suitable alternative application through the ALC to seek another approval for the dwellings.

IMPLEMENTATION:

If the Board supports the staff recommendation to proceed to Stage 2 - Public Consultation requirements for an ALR exclusion application, the landowner will be charged a subsequent fee of $1000, staff will create an ALR exclusion application in the ALC Portal, and staff will move forward with

the public consultation requirements for an ALR exclusion application, as established by the ALC Act. Public consultation will include posting a notice of application sign on the property, mailing copies of the application to affected First Nations, and holding a public hearing, including advertising for the public hearing in two issues of a local newspaper.

COMMUNICATIONS:

If the Board supports the staff recommendation to proceed with the public consultation requirements for an ALR exclusion application, CSRD staff will send a copy of the application to affected First Nation governments, have a sign advising of the application prepared and posted at the driveway entrance to the subject properties, advertise a public hearing in at least two issues of a local newspaper, and host a public hearing for the subject application.

Planning staff reached out to the ALC to request that they waive the requirement for a sign given that the property is so rural and only traffic proceeding up the Adam Plateau Forest Service Road would see the sign, but the ALC said the requirement could not be waived. The ALC said one sign for both properties instead of one for each property would be acceptable.

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:	2024-10-17_Board_DS_LC2612F.docx
Attachments:	- LC2612F_Letters_of_Rationale_redacted.pdf - LC2612F_Maps_Plans_Photos_Redacted.pdf - ALR_Exclusion_Policy_Graphic_P-24.pdf - LC2612F_BL830_BL825_Excerpts.pdf - LC2612F_ALC_Policy_Excerpts.pdf - LC2612F_Historic_ALR_Inclusion_File_Documents_redacted.pdf - Agriculture_Capability_Classification.pdf - LC2612F_Soils Report_1980-02-07_redacted.pdf
Final Approval Date:	Oct 8, 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

Introduction:

On 26 May 2024 I was appointed as Agent, by all Village owners, to collaborate with Columbia Shuswap Regional District planning staff , with the primary goal; 'exclude my lands from the ALR'.

Subsequently, Corey Paiement, Haley Johnson, Laura Gibson and I (in daily contact with my community), traded emails and had in-person meetings, which resulted in an 'exclusion strategy'. Villagers[1] understand this strategy to mean:

NO FARM WITHOUT DEDICATION AND HARD WORK

The intent of this report is to summarize the Owner's history and submissions to show that the years of effort, dedication and hard work to turn marginal farmland into production has passed. What has evolved is a resilient residential Community on the Village lands and on immediate surroundings. Tying the Community together is the Community Center managed by the Lee Creek Arts and Sports Society.

According to French philosopher and sociologist Henri Lefebvre, the idea of place is socially produced. So rather than just a collection of natural features and prescribed uses, places are imbued with meanings ascribed by the people who experience them, producing a shared code that fosters a sense of belonging.

Some personal history: I first visited the Village in the summer of 1985. I bought property here, first in 1986, then traded up to a larger lot in 1990, where I commenced the construction of my present home in 1994. I have been an active member of the Lee Creek Community for over thirty years. The history which I recount in my report is comprised of my first hand knowledge supplemented by stories from my friends who were here from the beginning; friends plural meaning the stories are collaborative.

British Columbia must preserve as much productive farmland as possible. The Agricultural Land Commission, through the Agricultural Land Reserve, is to be lauded for their efforts. Villagers regret that they can no longer contribute.

My report, respectful submitted, follows.

[redacted], [redacted]

[1] Owners and families of PID 008-596-042 & PID 008-596-051.

Report Encouraging ALR Exclusion

The rules don't match the reality. Agricultural Land Commission rules[2] permit two residences on each of the subject parcels. On May 21, 1981 when the BC Executive Council approved both parcel's inclusion in the Agricultural Land Reserve, there were five residences on the NW parcel and four residences on the NE parcel. By 17 August 2024 there were seven residences, a large shop and a sawmill on the East parcel. There were seven residences and a Community Center on the west parcel. Then came the 'Fire Dragon'!
Seven residences, homes to ten Villagers, burned to the ground.

In the early 1970's, [redacted] and [redacted], with their three young children along with [redacted] and [redacted], journeyed by old school bus from California, searching for a new home. They wintered in Meadow Creek where they were joined by [redacted] and his partner [redacted]. While there, they learned that they could apply for 'Homestead' lands. [redacted] took the lead, as he continued to do until his death in 2022. In 1973 he leased the lands which now constitute the Village, subject to terms requiring land clearance.

[redacted], [redacted], [redacted] and their families were joined by others looking to establish new homes during 1974 through 1976. [redacted], his partner [redacted], [redacted] and his friend [redacted] arrived from [redacted] as did [redacted], [redacted] and his partner [redacted] [redacted] arrived from the USA. They worked together as land partners to construct residences. They purchased a saw mill and obtained a contract to manufacture railway ties so they could earn a living. They all tended gardens to produce food for themselves and to sell at the Celista market. They survived without electricity or telephones, heated their homes and baths with firewood and amongst them, raised fourteen children. [redacted] and [redacted] planted many fruit trees. Others only a few. Most had their own horse which were useful in bringing supplies up the hill. Having satisfied the terms of the homestead lease, [redacted] was declared owner of both parcels.

During the late 1970's, after being encouraged by the fledging ALC at a meeting in the hall in Celista, [redacted] applied to include his lands in the ALR. He was initially turned down. Since inclusion would reduce property taxes, important for financially struggling families, [redacted] appealed. In another effort to reduce property taxes, BC Assessment approved his request to declare the lands as farms. In finally approving ALR inclusion in 1981, the ALC noted, "Mr. [redacted]'s dedication and hard work have brought this somewhat marginal land into a relatively high level of agricultural productivity. His efforts have proven that the land, if intensively managed, has capabilities which merit its inclusion in the ALR." Yes, [redacted] and [redacted] (now both deceased) with the assistance of their three children, were able to intensively manage the land. Yes [redacted] was able, and at 82, is less able to manage a failing "You Pick' orchard and a garden, some of the produce going to market. But NO, as the attached owner comments confirm, this 'somewhat marginal land' no longer has anyone who is willing to commit to 'intensely manage' it. THE LANDS CANNOT, NOW, BE CALLED A FARM.

2 ALC Act; 20.1 (1)(a) and (b) and recent revisions.

The Villagers are poised to rebuild; to rebuild homes infrastructure and community spirit. Poised but unable. The road to recovery is blocked because the Village is in the ALR. The plans of the Mennonite Disaster Service, to rebuild five homes are on hold. Recovery efforts by the North Shuswap Disaster Society, as charity allocators for the Shuswap Community Foundation have been curtailed. The incentive to clean up the mess left by the fire and the subsequent remedial logging is lacking. The homeless are living in a variety of temporary accommodation.

If ALR exclusion is not forthcoming;

ten people will be left homeless,
seven properties will become worthless,
a thriving community will be further destroyed,
and the still remaining trauma of a disastrous wildfire will be prolonged.

Excluding the Village from the ALR is not a scheme to reap profit; but a plan to save the works of a lifetime for families whose assets were destroyed as well as the life enjoyment of neighbours who were luckier.

It is very difficult for me to believe that 'the rules' will be allowed to destroy a very good example of a close, committed, resilient and joyful community. On behalf of the Village families, I petition exclusion.

Lee Creek Lights

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code):

[redacted]

Phone: [redacted] E-mail: [redacted]

Property Information

Legal Description: As to an undivided 1/6 interest as joint tenant with [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Identifier (PID): 008-596-042 | Size of property (hectares): 2.74

Current method of water supply: ☑ Ground Water Well ☐ Surface Water ☐ Other

Current method of sewerage disposal: ☑ Septic System ☐ Other

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

The current use is residential. There are 2 small houses and a community centre remaining after the fire of august 2024

[redacted] [redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

The land is not suitable for agricultural use. We have occopied the land since 1975 as a residential community. The fire of 2023 destroyed almost all the homes that were built by hand and over many years as an expression of art. In order to receive help from any sources we need to be remoted from the ALR for permit reasons. Most members of the community are in their senior years and it is important to house them sooner than later. Most had no insurance and could not rebuild on their own given financial and physical standing.

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

[redacted]

July 9/2024

Name of Owner: Signature of Owner: Date (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information	
Legal Description: As to an undivided 1/6imterest on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District	
Parcel Identifier (PID): 008-596-051	Size of property (hectares): 2.51
Current method of water supply:	☐ √ Ground Water Well
Current method of sewerage disposal:	☐ √ Septic System

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

The original homestead burned to the ground during the wildfire. It had been occupied by my [redacted] and [redacted] The use was residential.

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary).

We have had a community on these lands for 50 years. In that time we have built a beautiful community along with many lovely homes where we brought up our families, created productive gardens and slowly turned the land unto a very happy village.

During the last 50 years we have built a community centre {LEE CREEK COMMUNITY CENTRE} where much theatre, music, dance classes and yoga has been held. In the beginning we bought a small sawmill and as we cut down the trees we cut them into railroad ties and sold them to the railroad in Grinrod. We rented a D 8 bulldozer to clear the land as was required by the land commissioner. We are one of the last homesteads in B C and are very proud of the fact that for many years we lived without hydro, running water or a maintained road. It has taken a lot of years and sacrifice to get to the community we had. I'm writing this to let you know that it was not easy to build a community and hold it together for all these years but we are a very proud bunch to have succeeded in this adventure.

On august 17th 2023 this all changed. Of 16 structures on the land, 11 burned to the ground, eight of them being homes of families for many decades. We sincerely want to rebuild our community and our main problem is being in the ALR. We have reviewed some of the documents of our inclusion in the ALR and it says the land is barely agricultural. Our request is for you to remove us from the ALR. With the help of our local and other organizations we can once again rebuild our vibrant community. We are very proud of the houses we saved from the fire but need your help with our request to rebuild the homes that were lost.

Neither my [redacted] nor I has any intention of farming my lands.

Thank you for your attention.

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

Name of Owner: [redacted]

Signature of Owner [redacted]

07/20/2024 (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code):

[redacted]

Phone: [redacted] E-mail: [redacted]

Property Information

Legal Description: As to an undivided 1/3 interest with [redacted] and [redacted] as Joint Tenants on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

Parcel Identifier (PID): 008-596-051 | Size of property (hectares): 2.15

Current method of water supply: ☑ Ground Water Well ☑ Surface Water ☐ Other

Current method of sewerage disposal: ☑ Septic System ☐ Other

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

House, BARN, outer sheds,

[redacted] [redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

Orchards and Garden don't Produce enough to Cover the Cost of raising and producing. Animal damage due to climate Change makes it hard for agriculture production as well. [redacted] [redacted] [redacted] [redacted]

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted] [redacted] 07/09/2024

Name of Owner: Signature of Owner: Date (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information			
Legal Description: As to an undivided 5/6 interest with [redacted] & [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT			
Parcel Identifier (PID): 008-596-042	Size of property (hectares): 13.68		
Current method of water supply:	☑ Ground Water Well	☑ Surface Water	☐ Other
Current method of sewerage disposal:	☑ Septic System	☐ Other	

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

No buildings on my piece.

[redacted]

[redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

The land is too steep + Rocky for agricultural purposes.

We lost seven houses to forest fire + [redacted] cannot rebuild till we are out of the A.L.R. [redacted]

The Mennonite Disaster Relief society is promising to rebuild our houses but it is not possible to get building permits in our current situation with the A.L.R.

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted] | [redacted] | July 30 2024

Name of Owner: | Signature of Owner: | ~~Date (mm/dd/yy)~~

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code):

[redacted]

Phone: [redacted] E-mail: [redacted]

Property Information

Legal Description: As to an undivided 1/6 interest as joint tenant with [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Identifier (PID): 008-596-042 | Size of property (hectares): 2.74

Current method of water supply: ☑ Ground Water Well ☐ Surface Water ☐ Other

Current method of sewerage disposal: ☑ Septic System ☐ Other

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

Residential there are 2 small houses and a community centre on the property of which I have a joint tenancy with my [redacted]

[redacted]

[redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

We need to be removed from the ALR .50 that we can rebuild our homes which have been destroyed by the August 2023 fire. The land is not suitable for agriculture I built my home over many years starting in 1975 and would like to be able to rebuild

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

Name of Owner:

[redacted]

Signature of Owner:

July 15 2024

Date (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code): [redacted]

[redacted]

Phone: [redacted] E-mail: None

Property Information

Legal Description: As to an undivided 1/3 interest with [redacted] and [redacted] as Joint Tenants on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

Parcel Identifier (PID): 008-596-051

Current method of water supply: 2 ACRE RESVOUER OWNED by 11 PEOPLE

Current method of sewerage disposal: ON Site Septic

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

2 to 3 Acres Fruit TREES.
LARGE garden PERSOAL + FOR FARMERS MARKET } All completely organic
BARN, burned IN MASIVE FIRE of 2023.

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

Name of Owner: [redacted] Signature of Owner: [redacted] Date (mm/dd/yy) 6-29-2024

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code):

[redacted]

Phone: [redacted] E-mail: [redacted]

Property Information

Legal Description: As to an undivided 1/3 interest with [redacted] and [redacted] as Joint Tenants on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

Parcel Identifier (PID): 008-596-051 | Size of property (hectares): 2.15

Current method of water supply: ☒ Ground Water Well ☐ Surface Water ☐ Other

Current method of sewerage disposal: ☒ Septic System ☐ Other

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

The land is used for a garden and orchards.
One single detached Home and Shop.

[redacted] [redacted] [redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

Orchards and garden don't produce enough to cover the cost of raising and producing. Animal damage due to climate change makes production limited as well. Sub. par soil makes it hard for agriculture production as well.

[redacted]

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

Name of Owner: [redacted] Signature of Owne [redacted] Date (mm/dd/yy) 07/08/2024

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information			
Legal Description: As to an undivided 1/3 interest with [redacted] as Joint Tenants on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District			
Parcel Identifier (PID): 008-596-051	Size of property (hectares): 2.51		
Current method of water supply:	☐ Ground Water Well	☐ Surface Water	☐ Other
Current method of sewerage disposal:	☐ Septic System	☐ Other	

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

I do not currently reside on (PID) 008-596-051.

[redacted]

[redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐√ Additional page(s) attached.

[redacted]

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted] [redacted] 08/03/2024

Name of Owner: Signature of Owner: Date (mm/dd/yy)

Reasoning for ALR exclusion, July 30, 2024

The reason these two properties, of which my name is on the title of one, need to be excluded from the ALR is because tragically eight homes of relatives and close friends were lost last year to the Bush Creek East fire and they cannot be rebuild under current ALR rules. These two properties (the two 40-acre pieces) were part of an intentional community project starting in the early 1970's. My [redacted] and [redacted] applied for, and were granted, the properties through a homesteading government program long since discontinued. They invited four other couples to join them, and the group set about clearing the land and building homes cooperatively. It is worth noting that neither property had water, sewage or electrical services, and maintaining the road from the end of the public road has always been handled by the residents. The result was a community where people worked hard, helped each other out, lived largely self-sufficiently or did without. This self-sufficiency extended even to my own birth as I was born nearly 50 years ago at home with three neighbours acting as midwives, two of whom are now homeless after the fire. Each of the houses that burned was owner-built, each was a unique construction, and most were built with hand-tools.

For myself growing up, gardening, preserving food, and growing and harvesting hay for our horse was a big part of the year's work. Later my [redacted] and [redacted] purchased a large number of fruit trees as their "retirement plan". However, our gardens and hay field growing on sloping land could never have produced food on a large scale. In some years the water reservoir ran low making keeping the garden alive difficult. Lately climate change has wreaked havoc on the fruit trees leading to three years of die-off and almost no yield. Although with enough effort one can grow food pretty much anywhere, most of the 80 acres would be considered very low quality land in terms of agricultural potential.

I do not know if the rules have changed since our families opted into the ALR, if their intent was to ignore the rules, or if the families were not aware of the rules when the properties were included, but the intent was always for the 80 acres to be home to the same families who built the community starting in the '70's. Obviously nobody could have foreseen a devastating fire destroying eight homes, but had they known that in the case of a fire destroying the community only a couple homes could be rebuilt, there is no way they would have entered into the ALR. I can guess that a lower tax rate was part of the attraction of joining the ALR for people living simply; almost all of the residents have always lived below the poverty line, accepting living without electricity for many years, and to this day living without a plowed road in the winter. But I don't know the exact reason why the group decided to join the ALR originally. However, in spite of living simply, these families created and contributed to the immediate and greater community by building a community centre,

hosting annual events, sharing artistic talents and volunteering. My [redacted] sold eggs to her neighbours for years before her death last year, and my [redacted] and [redacted] have sold vegetables and tree fruit at local farmers' markets for close to 20 years, but only on a very small scale of production and sales.

I understand the importance of protecting farmland and know that my family planned to grow food on our share of the property for as long as they were physically able. My [redacted], [redacted] and [redacted] always supported the spirit of the ALR even if they were unaware of the regulations that came with being included in it. However the priority now is bringing my friends and relatives home, able to live once again on the land where they worked so hard to build homes and create a community. If we remain in the ALR this can't happen and most will be homeless, probably for the rest of their lives, relying on family members living elsewhere to charitably house them. The tragedy of the loss of their humble but beautiful homes is cruelly compounded by rules preventing rebuilding.

Please accept our request to be allowed to leave the ALR in order to allow the eight homes to be rebuilt.

[redacted]

Thank you,

[redacted]

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information			
Legal Description: As to an undivided 1/3 interest with [redacted] and [redacted] as Joint Tenants on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District			
Parcel Identifier (PID): 008-596-051	Size of property (hectares): 2.15		
Current method of water supply:	☒ Ground Water Well	☐ Surface Water	☒ Other
Current method of sewerage disposal:	☒ Septic System	☐ Other	

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

Single dwelling, detached, home

[redacted]

[redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

Fruit trees [redacted]
We found it isn't a "viable" business
to farm them [redacted]
with today's costs, etc!

[redacted]

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted] [redacted] JULY 10 2024

Name of Owner: Signature of Owner: Date (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information	
Legal Description: As to an undivided 5/6 interest with [redacted] & [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	
Parcel Identifier (PID): 008-596-042	Size of property (hectares):12.96
Current method of water supply:	☑ √ Ground Water Well
Current method of sewerage disposal:	☑ √ Septic System

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

Previous to the wildfire a residence and storage shed existed. Both burned to the ground. My property was used as a residence. It was not farmed.

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.)

I was born in [redacted] Ontario in [redacted] I graduated with an honours standing in Psychology from Guelph University and as a young adult I headed west and found my way to the North Shuswap where I joined a partnership on an Agricultural Homesite Lease for the two 40 acre parcels previously mentioned. This required clearing and cultivating 30 of the 80 acres within a 10 year period. I cannot underline strongly enough that there were absolutely no offsite services nor barely a road to this land. It was dry.... We worked diligently to find and provide water to it. Eventually I drilled a 220 ft well to gain enough to water my garden. We fell and moved the trees with horses. We made a deal to provide all the necessary work and payment to bring hydro onto the land. We helped each other build our houses ... and they were strong, creative and unique. I learned a huge amount and suffered a lot of work and stress as well to achieve these things. When I finished building my house I wanted to pay it forward and so I took a position as [redacted] of the [redacted] in Salmon Arm and developed and spearheaded the application for a 3.5 million dollar housing project called Clover Court that offers affordable housing to the disabled, mentally ill, seniors, mentally challenged, and low income families. The success of this endeavour is directly connected to and a result of my love of my owner built home on Lee Creek Drive. Sadly, through no fault of mine... it has burned in the fires .... And I am now [redacted] years old. This is my home, my life blood... I cannot afford, nor wish to live anywhere else. Our homes were grandfathered in and we paid taxes on them for 50 years as we completed them. I simply ask to be allowed to rebuild what was mine. Thank you for your consideration.

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]	[redacted]	July 22/24
Name of Owner:	Signature of Owner:	Date (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code):

[redacted]

Phone: _____ E-mail: [redacted]

Property Information

Legal Description: As to an undivided 5/6 interest with [redacted] & [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Identifier (PID): 008-596-042 | Size of property (hectares): 12.96

Current method of water supply: ☑ Ground Water Well ☐ Surface Water ☐ Other _

Current method of sewerage disposal: ☐ Septic System ☑ Other composting toilet

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

Residence

[redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

I have never farmed my land, nor do I plan to in the future.

[redacted]

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

Name of Owner: [redacted] Signature of Owner: [redacted] Date (mm/dd/yy) 07/11/24

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information	
Legal Description: As to an undivided 5/6 interest with [redacted] & [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	
Parcel Identifier (PID): 008-596-042	Size of property (hectares):12.96
Current method of water supply: ☐ √ Ground Water Well ☐ Surface Water ☐ Other	
Current method of sewerage disposal: ☐ √ Septic System ☐ Other	

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

My residence burned to the ground in the wildfire. Prior, the land was used as a residence.

My [redacted] and I moved to Lee Creek in the early 1970's upon recommendation from some friends. We were interested in the potential opportunity to purchase land and eventually build a house. Our friend [redacted] had been granted a land lease through the Homestead Act. This agricultural lease required potential property owners to clear a specific amount of the land before any individual titles would be granted.

We set about complying to these lease requirements. We dug a shallow well , cleared property and built our log home which we moved into the fall of 1977. By 1981 five families had built their houses on the West 40 and settled on the land. We did not receive individual title to our property until 1985 and by then [redacted] had placed both 40 acre parcels in the ALR.

There are several reasons why it is imperative that we seek exclusion from the ALR. Specifically on our property is the lack of water. The shallow well that we dug supplied an unreliable source and although we had some fruit trees and a garden , there were many years where the well water was so low we had to haul water in to meet our needs.

There is also the age factor . I am [redacted] years old and my [redacted] is [redacted]. We do not have the physical ability to put in the effort to maintain our property in the manner we did when we were younger. However the land is still our home where, over fifty years, children were raised, gardens were grown, precious memories made. Now that the devastating Bush Creek fire of 2023 has erased all that we had built, we hope to realize our vision of a smaller home on our property, one where the physical demands to maintain a place are more suited to a retirement lifestyle.

One of our biggest concern is our limited financial resources. We do not have the financial ability to purchase another house . There is also a severe shortage of affordable long term rentals in the Shuswap especially when we are living on a senior's pension

We have been offered and approved by the Mennonite Disaster Service to build us a replacement home on our burned property. We would have been able to move back this year if our property was not in the ALR. If we are able to get out of the ALR, the Mennonite Disaster Service is still committed to building a modest home for us, one of five in the burned area by next year. This offer answers all our dreams of moving back to our property and living our remaining years in familiar comfort and peace.

We would appreciate your timely attention to our application.

Sincerely

[redacted]

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information			
Legal Description: As to an undivided 5/6 interest with [redacted] & [redacted] on BLOCK A OF NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT			
Parcel Identifier (PID): 008-596-042	Size of property (hectares):12.96		
Current method of water supply:	☐ Ground Water Well	☑ Surface Water	☑ Other NONE
Current method of sewerage disposal:	☐ Septic System	☐ Other	NONE

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

As of Aug, 2023, There is NO STRUCTURES ON THE LAND AS THE FIRE BURNED EVERTHING. THERE WAS A HOME, A FENCED YARD AND A DOG PEN. THERE WAS A OUTHOUSE. THE LAND IS STEEP AND ROCKY SO NOT MUCH WAS GROWING THERE, A FEW FLOWERS AND A SMALL STRAWBERRY PATCH.

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

The land is steep and rocky with Thin rocky soil. The water source (The creek) is unreliable. The steepness of The land make The use of Farming equipment difficult. Since The Fire, 85 % of The Trees and Shade cover is goner and The soil is highly exposed To The elements, wind & sun. The Tree root system is gone and The soil is much dryer. The land never was good for Farming and is even less useful now.

we ~~do~~ want To rebuild our homes and strive To put The land back To a beautiful area as it was before.

5 people lost Their home To the Fire. We are all seniors and low income people. Relocating is not reachabe For us. There is no Financial gain, we just want our homes back

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]
Name of Owner:

[redacted]
Signature of Owner:

July 28/2024
Date (mm/dd/yy)

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).

Full Name: [redacted]

Mailing Address (house number, street name, city, province, postal code):

[redacted]

Phone:_____ E-mail: [redacted]

Property Information

Legal Description: As to an undivided 1/3 interest with [redacted] and [redacted] as Joint Tenants on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

Parcel Identifier (PID): 008-596-051 | Size of property (hectares): 2.51

Current method of water supply: ☐ Ground Water Well ☐ √ Surface Water ☐ Other

Current method of sewerage disposal: ☐ √ Septic System ☐ Other

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

Residence.

[redacted]

[redacted]

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

I am employed in other than farm work. This is a residential community. Those who lost their homes to the fire should be allowed to rebuild.

[redacted]

[redacted]

[redacted]

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

Name of Owner:

Signature of Ow[redacted]

Date (mm/dd/yy) 08/03/24

SUPPLEMENTARY ALC EXCLUSION APPLICATION FORM

Owner Information (Registered owner(s) information required).	
Full Name: [redacted]	
Mailing Address (house number, street name, city, province, postal code):	
[redacted]	
Phone: [redacted]	E-mail: [redacted]

Property Information	
Legal Description: As to an undivided 1/6 undivided interest on Block A of North East 1/4 of Section 31 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District	
Parcel Identifier (PID): 008-596-051	Size of property (hectares): 2.51
Current method of water supply:	☐ Ground Water Well
Current method of sewerage disposal:	☐ Septic System

Existing Land Use (i.e. How is the land used? What buildings and structures are on the property?

Residence.

Reasoning for ALR Exclusion (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary). ☐ Additional page(s) attached.

To whom it may concern

I lived on this property for 46 years until the Bush Creek wildfire burned my house down in August of 2023. Currently, ALR rulings prohibit me from rebuilding creating a hardship for me. While we have had some limited crops such as fruit trees, residential gardens and chickens, the land is not really capable of supporting major crops especially since the fire tore through. Further, the water supply is not reliable for the growing of crops once the freshet supply has run dry.

Please consider these points in your decision.

Declaration:

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Signature of Owner/ Agent Date (mm/dd/yy)

[redacted]

Name of Owner:

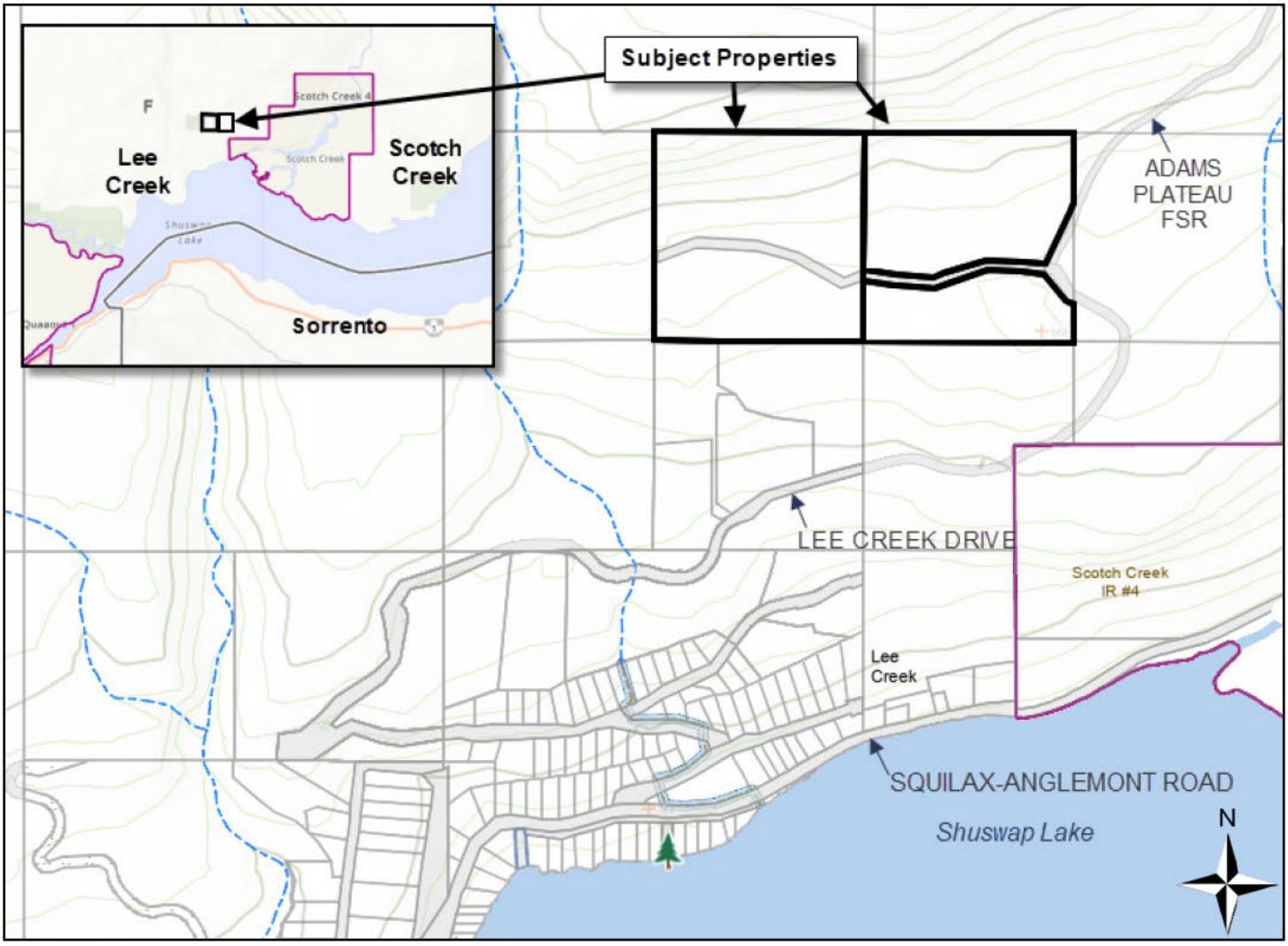
[redacted]

Signature of Owner:

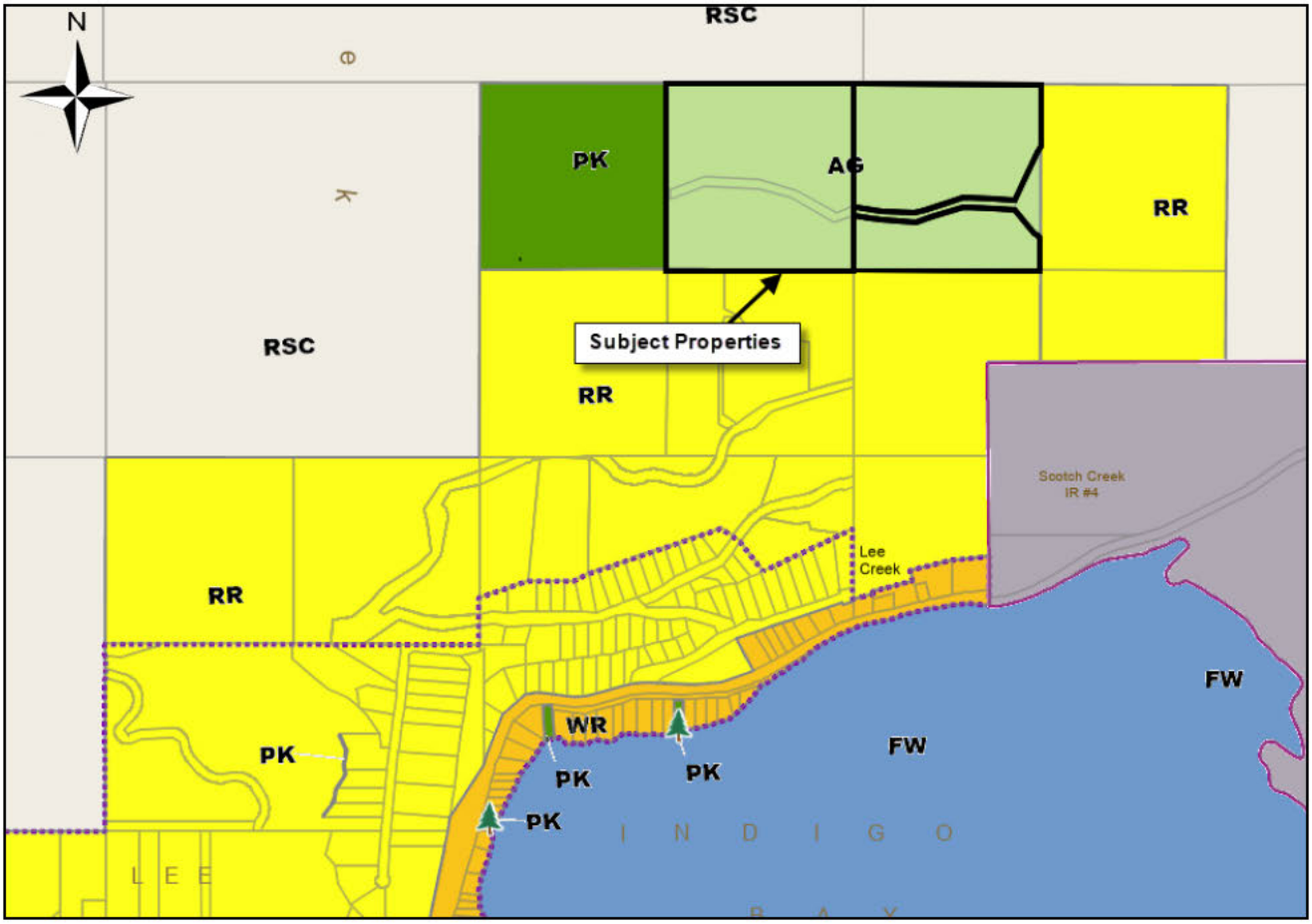
07/20/24

Date (mm/dd/yy)

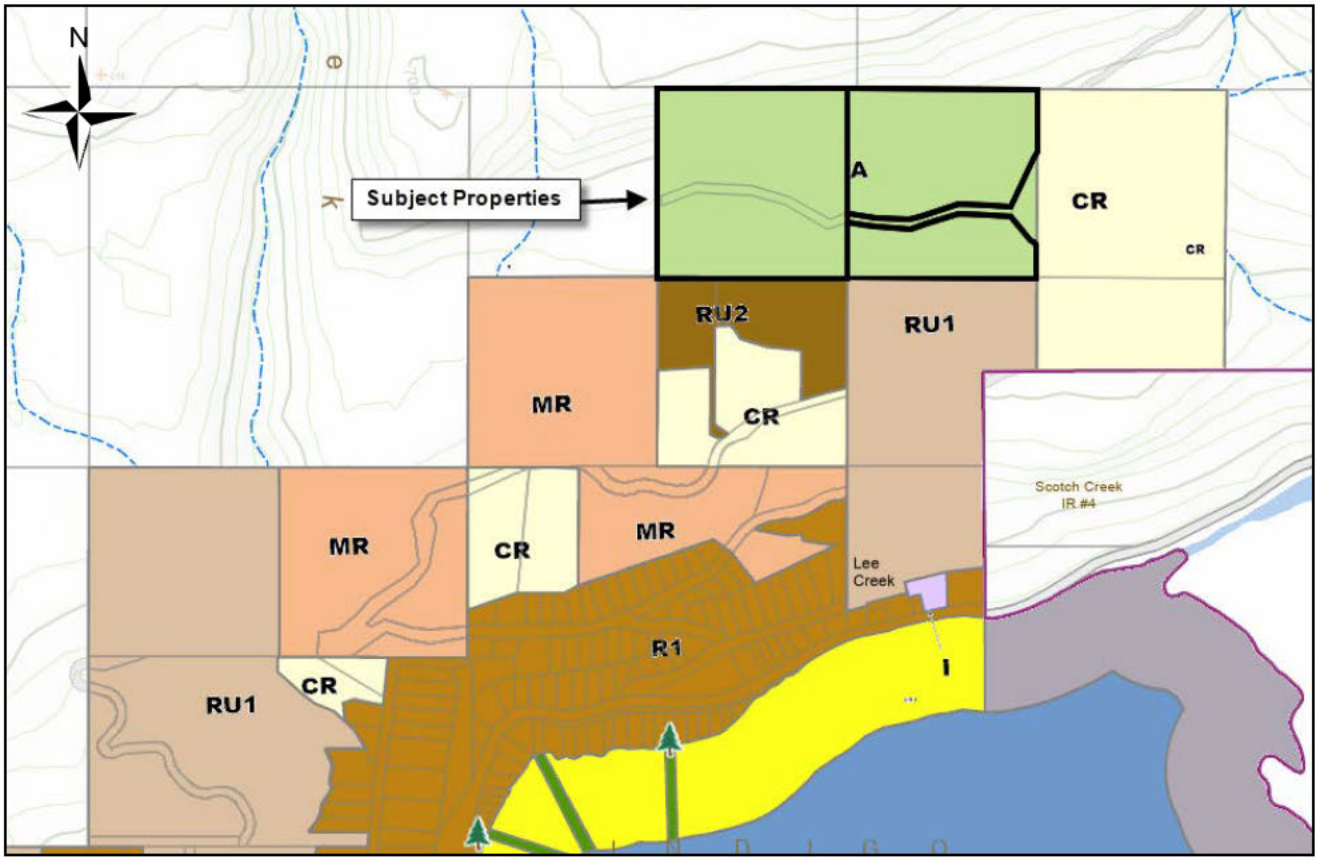
Location


Subject Properties
Lee Creek
Scotch Creek
Sorrento
ADAMS PLATEAU FSR
LEE CREEK DRIVE
Scotch Creek IR #4
Lee Creek
SQUILAX-ANGLEMONT ROAD
Shuswap Lake
N

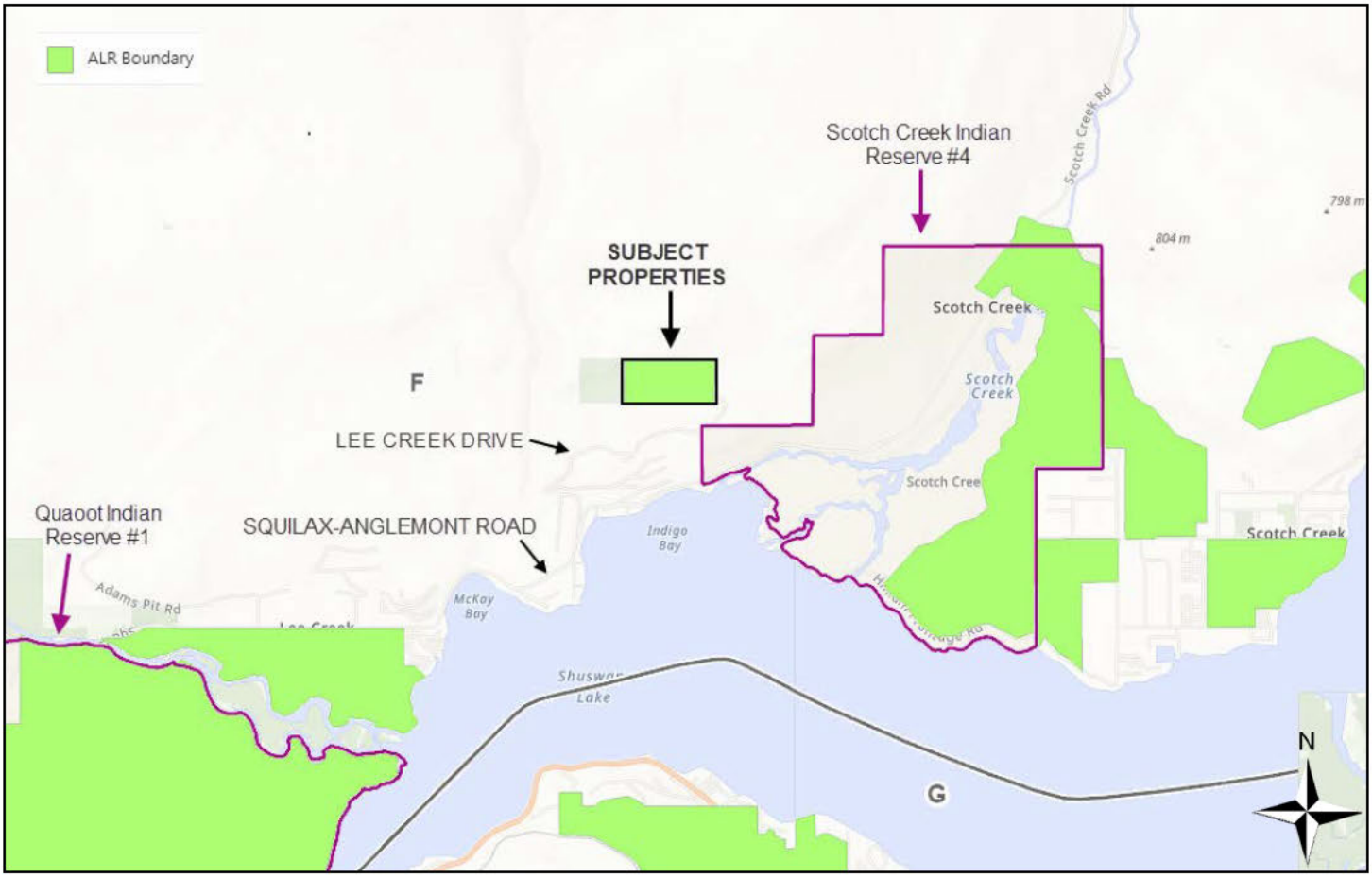
Electoral Area F Official Community Plan Bylaw No. 830



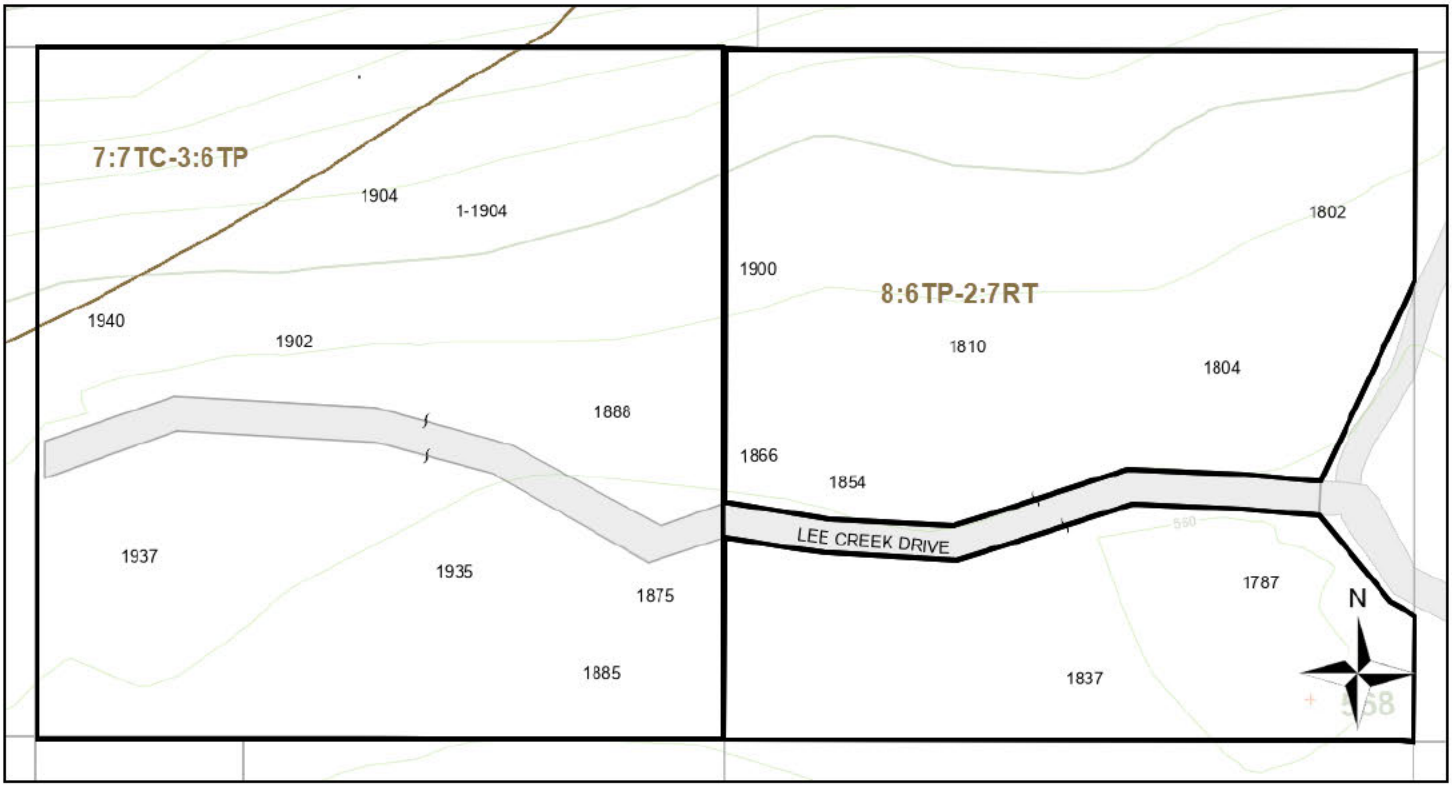
Scotch Creek/Lee Creek Zoning Bylaw No. 825



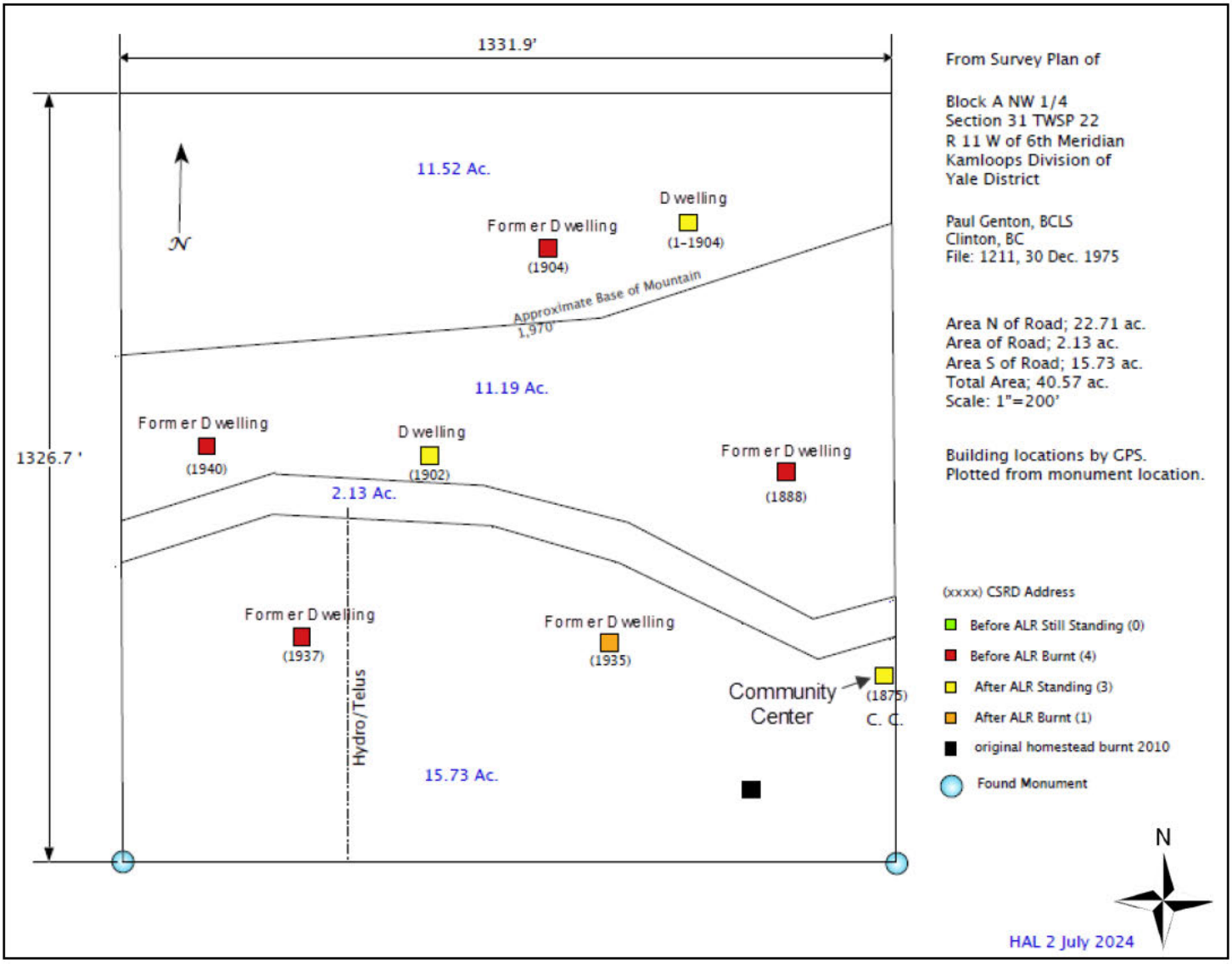
ALR


ALR Boundary
Scotch Creek Indian Reserve #4
SUBJECT PROPERTIES
F
LEE CREEK DRIVE
Quaoot Indian Reserve #1
SQUILAX-ANGLEMONT ROAD
Indigo Bay
McKay Bay
Adams Pit Rd
Scotch Creek Rd
Scotch Creek
798 m
804 m
G
N

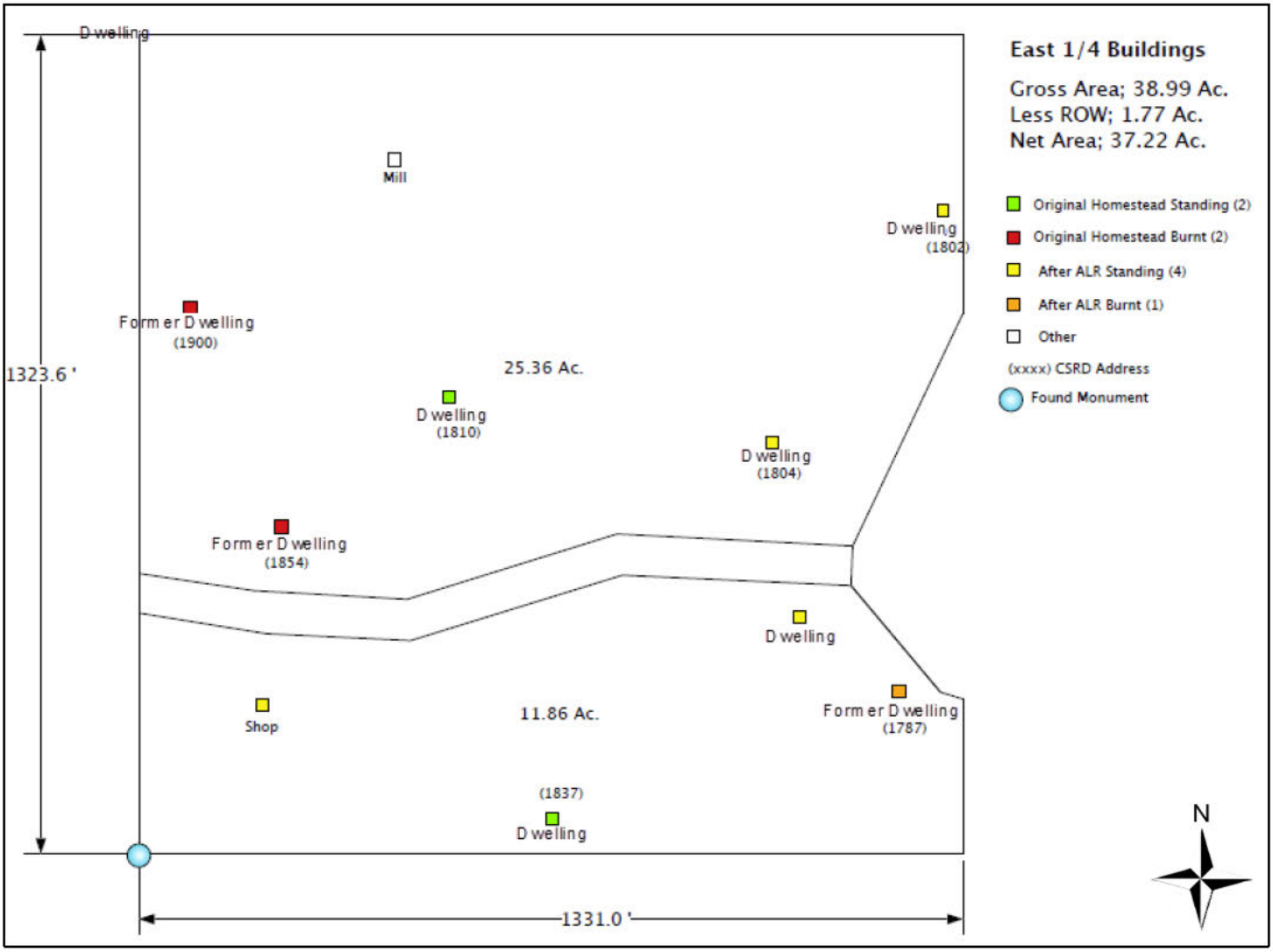
Soils


7:7TC-3:6TP
1904
1-1904
1940
1902
1888
1937
1935
1875
1885
1900
8:6TP-2:7RT
1802
1810
1804
1866
1854
LEE CREEK DRIVE
1787
1837
N

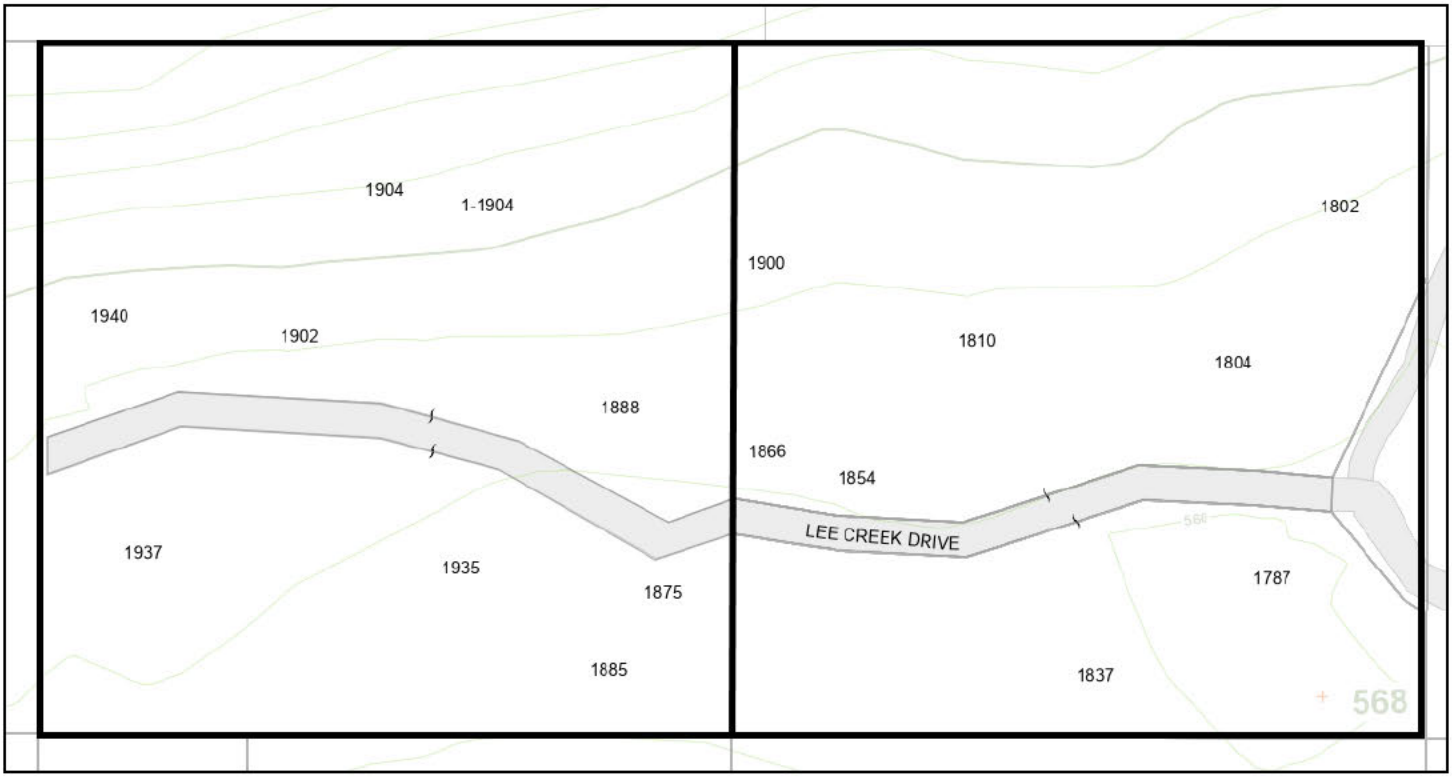
Site Plan Submitted by Agent – West Property



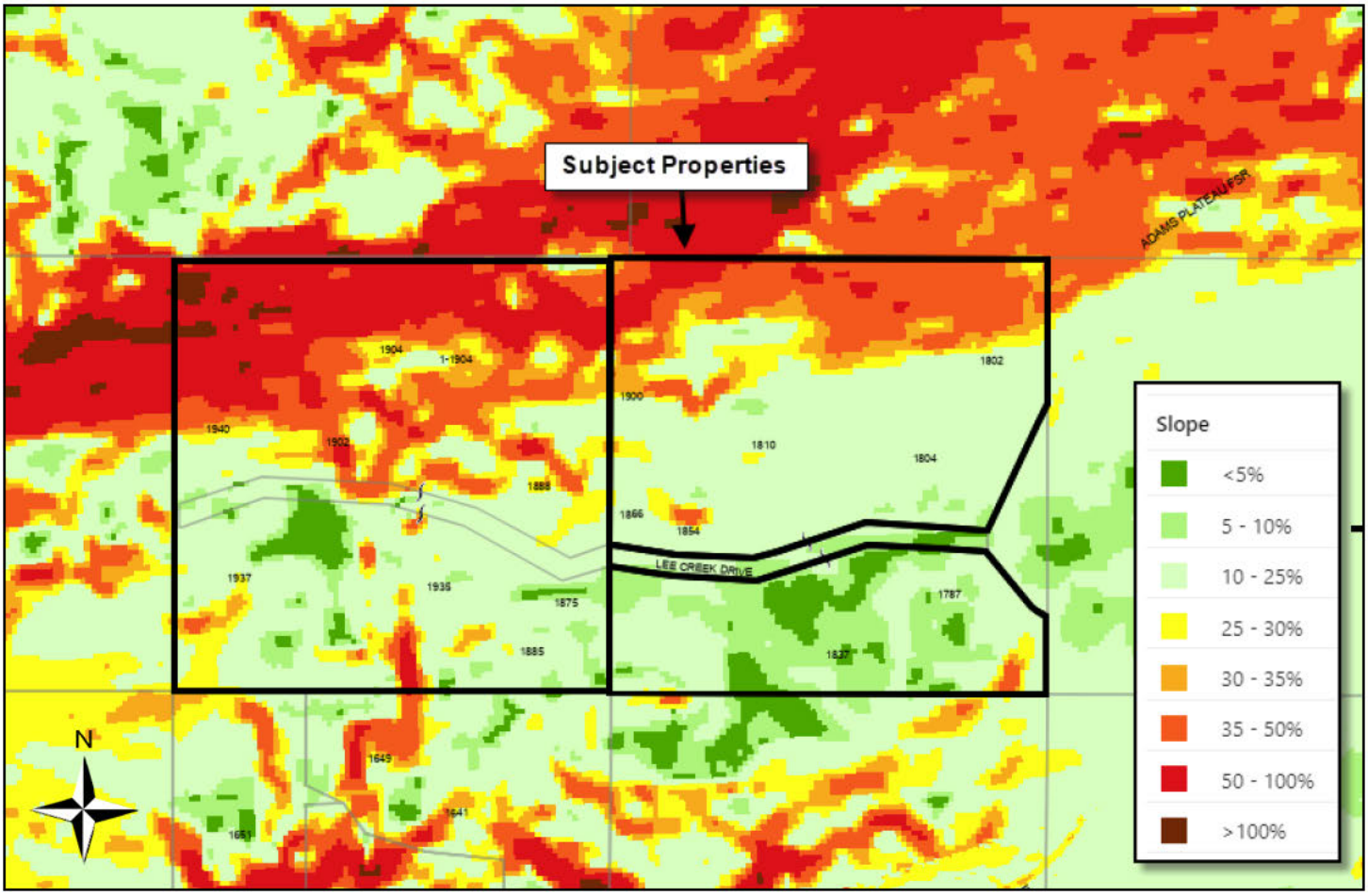
Site Plan Submitted by Agent – East Property



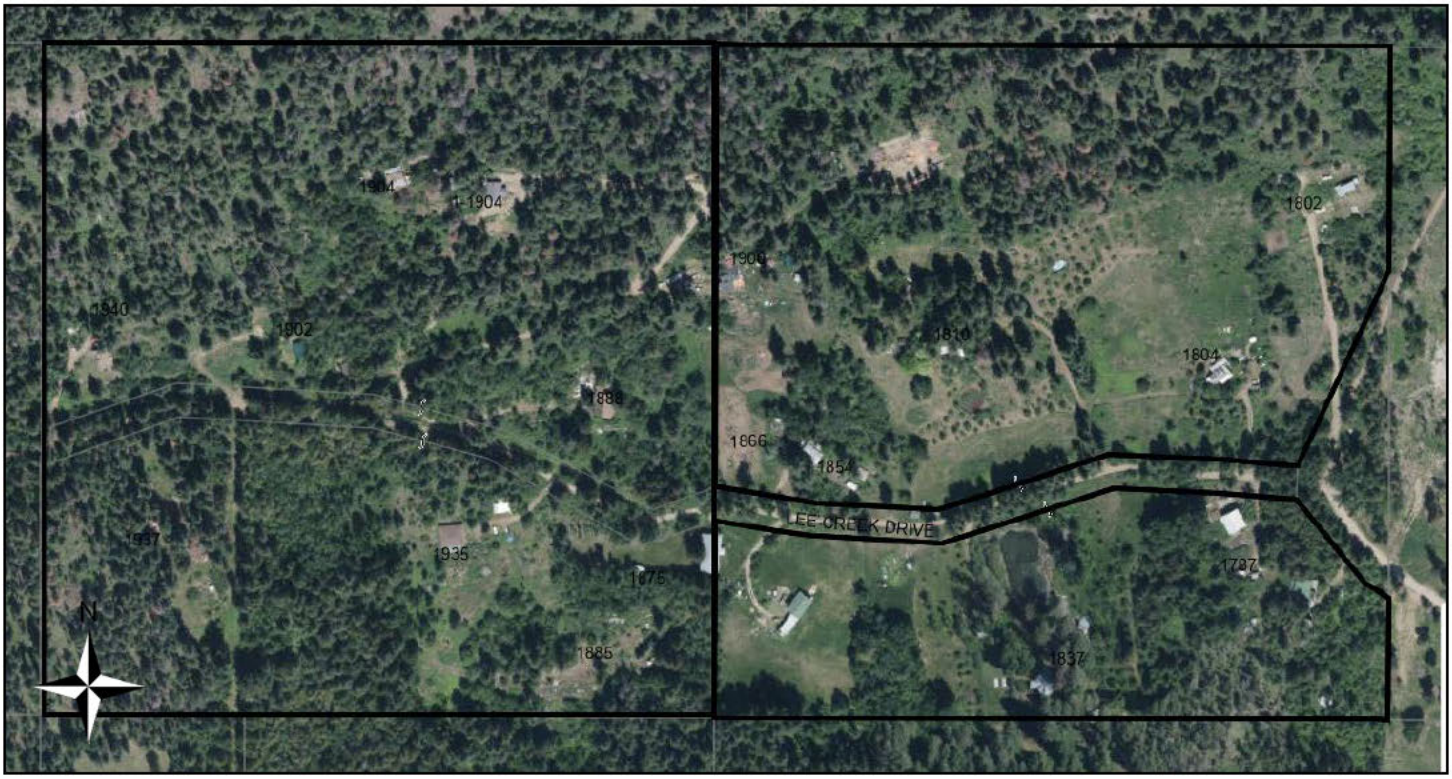
CSRD Addresses



Slopes



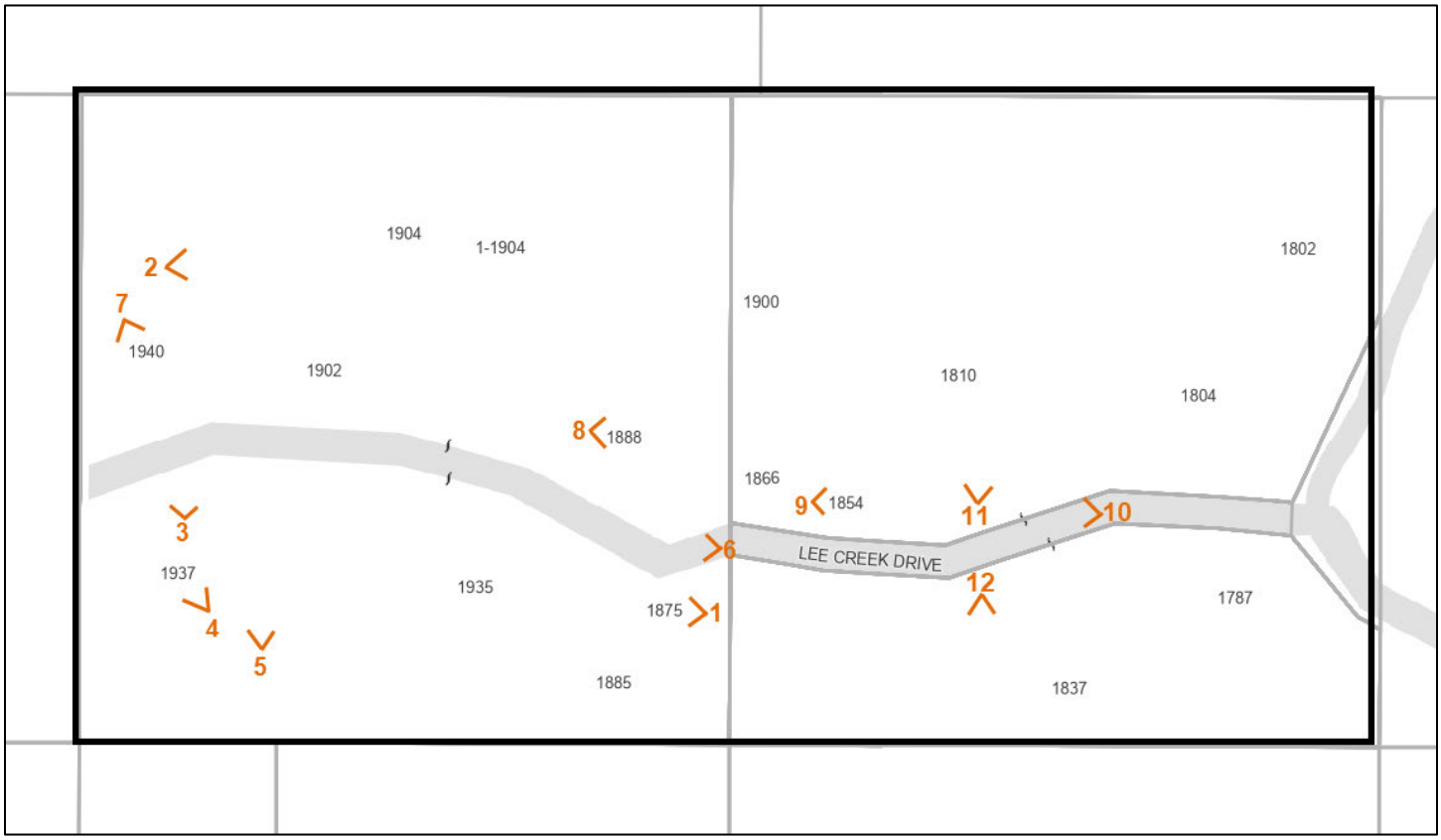
June 2023 Orthophoto (pre-wildfire)



October 2023 Orthophoto (post-wildfire)

Photos (taken by staff during June 14, 2024 site visit)

Map showing approximate photo locations



1. Community Center

2. Slopes on West property

3. West property

4. West property

5. West property

6. West property

7. Former dwelling site on west property

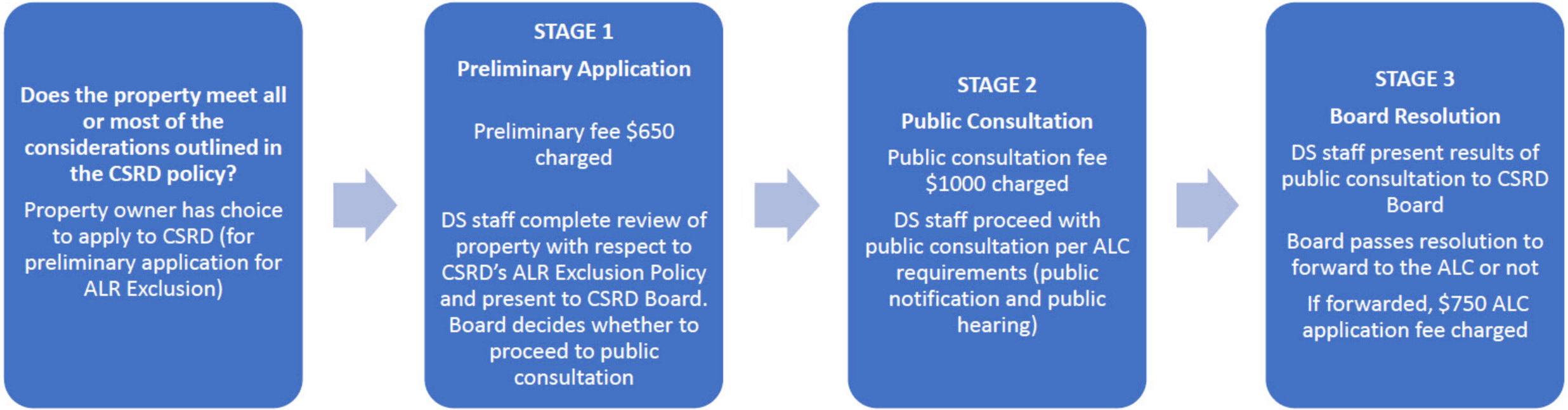
8. Former dwelling site on west property

9. Former dwelling site on east property

10. East property

11. East property field

12. East property orchard


Does the property meet all or most of the considerations outlined in the CSRD policy?
Property owner has choice to apply to CSRD (for preliminary application for ALR Exclusion)
STAGE 1
Preliminary Application
Preliminary fee $650 charged
DS staff complete review of property with respect to CSRD's ALR Exclusion Policy and present to CSRD Board. Board decides whether to proceed to public consultation
STAGE 2
Public Consultation
Public consultation fee $1000 charged
DS staff proceed with public consultation per ALC requirements (public notification and public hearing)
STAGE 3
Board Resolution
DS staff present results of public consultation to CSRD Board
Board passes resolution to forward to the ALC or not
If forwarded, $750 ALC application fee charged

Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and Scotch Creek/Lee Creek Zoning Bylaw No.825

(See Electoral Area F Official Community Plan Bylaw No. 830 and Scotch Creek/Lee Creek Zoning Bylaw No.825 for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

1.2 Sustainable Planning Principles

Principle 3 To encourage a range of housing choices for all age groups, taking into account affordability choices for existing residents, particularly young families. Only ground-oriented housing is appropriate near Shuswap Lake.

Section 6 – A Well-House Community

Objective 1 To provide a range of housing types and tenures to meet the needs of all residents of the community.

Objective 2 To encourage affordable, appropriate housing for seniors to allow North Shuswap residents to age in place, close to friends and family.

6.1 Housing Affordability and Special Needs

Policy 1 The Regional District will:

1. Strongly supports innovative approaches to creating affordable housing such as rent-to own, cooperatives, mixed market and non-market projects, and public-private partnerships.

11.3 Agriculture

Objective 1 To support the long-term viability of the agricultural industry in the North Shuswap and to ensure valuable agricultural lands are preserved for agricultural purposes and protected from inappropriate fragmentation through subdivision.

Policy 1 The lands designated as Agriculture are shown on Schedules B & C. Agriculture is the primary and dominant land use, with a full range of crop and livestock production activities permissible, as well as homes, buildings and structures associated with agricultural operations. Lands within the Provincially-designated Agricultural Land Reserve (ALR) at the time of writing of this Plan are shown on Schedule D.

Policy 4 No exclusions of the Scotch Creek ALR lands are recommended, with the following potential exceptions:

a) Land that may be required to improve the right angle intersection of the Squilax Anglemont road (for example, through the construction of a roundabout).

b) Land directly adjacent to the Scotch Creek Village Core, and only for the purposes of development for civic or community uses, subject to consultation with the ALC through a community planning exercise that will examine both non-ALR and ALR site options.

Policy 8 Exclusion or subdivision of ALR lands within Settlement Areas will be reviewed on a case-by-case basis. ALR lands in Settlement Areas should not be presumed to be excludable or subdividable. An Agriculture Strategy or Agriculture Plan should be developed to help determine when exclusions or subdivisions are appropriate.

Scotch Creek/Lee Creek Zoning Bylaw No.825

1.0 Definitions

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

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;

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* and 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* or 1 detached SDU	2	1-2
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

5.3 Agriculture Zone

5.3 (1) Principal Uses

(a) Agriculture
(b) Aquaculture
(c) Single detached dwelling
(d) Standalone residential campsite

(2) Secondary Uses

(a) Accessory use
(b) Bed and breakfast
(c) Secondary dwelling unit
(d) Home business
(e) Kennel
(f) Residential campsite

(3) Regulations

(e) Maximum number of single detached dwellings per parcel

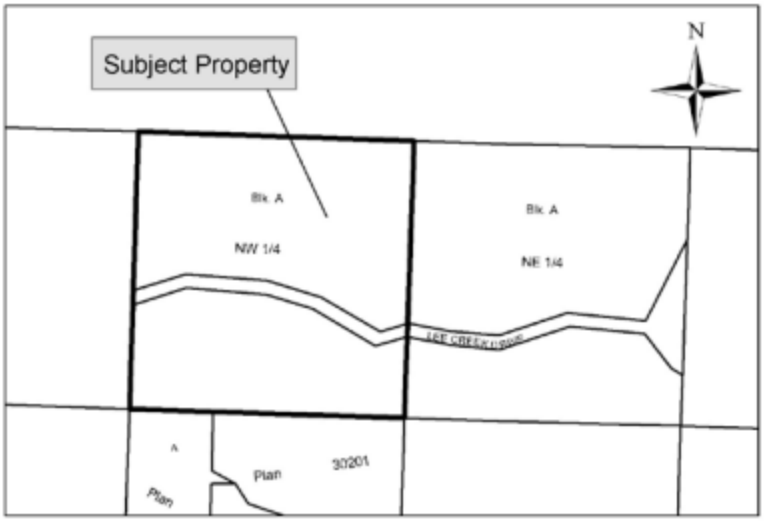
- On parcels less than 8 ha (19.76 ac): 1
- On parcels equal to or greater than 8 ha (19.76 ac): 2

(h) Maximum number of secondary dwelling units per parcel

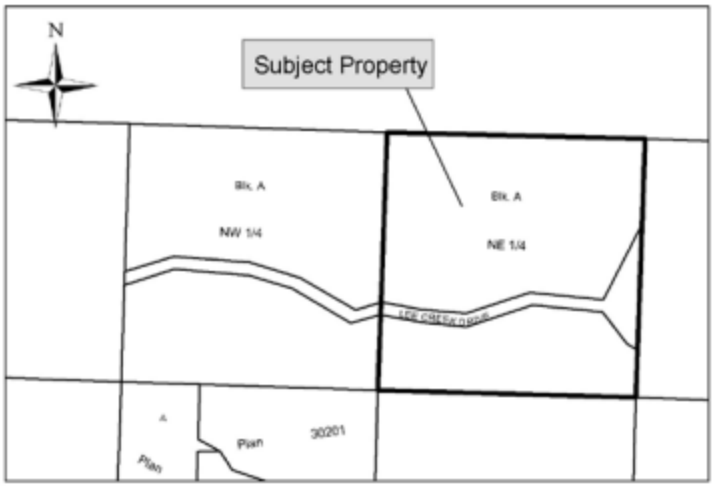
- Shall be in accordance with Section 3.19

(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) Notwithstanding subsection (3)(e) the maximum number of single detached dwellings on Part NW ¼, Section 31, Township 22, Range 11, W6M, KDYD as shown on the map below is one per 2.5 ha (6.2 ac); and on this parcel one public assembly facility shall be permitted as a secondary use.



(b) Notwithstanding subsection (3)(e) the maximum number of single detached dwellings on Block A, Part NE ¼, Section 31, Township 22, Range 11, W6M, KDYD as shown on the map below is one per 1.7 ha (4.2 ac.); and on this parcel permitted secondary uses shall include mills for production of lumber, shingles, and other wood products; welding shop; greenhouse; storage of vehicles and boats; storage of mechanical equipment; and storage of equipment related to communications, water storage and pumping, welding, and woodworking.



Housing Legislation in the ALR

July 16, 2024

In 2023, the B.C. Government introduced several new statutes to create more housing for people in B.C., including the *Housing Supply Act*, *Short-Term Rental Accommodations Act*, *Housing Statutes (Residential Development) Amendment Act* and *Housing Statutes (Transit Oriented Areas) Amendment Act* (the "Housing Statutes"). The Housing Statutes do not expressly refer to, or expressly exclude, the Agricultural Land Reserve ("ALR"); however, the *Agricultural Land Commission Act* ("ALCA") is paramount to the Housing Statutes and there are no changes to the ALCA or its regulations. This document provides guidance for local governments and the public on how the Housing Statutes apply to the ALR.

1. *Housing Supply Act*

The *Housing Supply Act* ("HSA") provides the B.C. Minister of Housing the ability to establish targets for the availability and affordability of housing in specific communities. The HSA does not have primacy over the ALCA and does not direct housing developments into the ALR as a strategy to meet its targets. If land in the ALR is proposed for housing development, the Agricultural Land Commission (the "Commission" or "ALC") must continue to consider agriculture under section 6 of the ALCA.

2. Small Scale Multi Unit Housing

The *Housing Statutes (Residential Development) Amendment Act*, i.e., Small Scale, Multi-Unit Housing ("SSMUH") legislation was introduced to encourage more small-scale, multi-unit housing for people in B.C. The SSMUH legislation requires local governments to allow multiple residential units on a parcel subject to criteria and exceptions. In particular, SSMUH legislation aims to allow more small scale, multi-unit housing in 'restricted zones' which are land use zones that are restricted to single-family dwellings or duplexes.

The SSMUH legislation does not apply in certain circumstances that may coincide with the ALR such as rural land use bylaws and Islands Trust.

Where the SSMUH does apply to an ALR parcel, the following considerations must be taken into account.

The ALCA and the ALR Use Regulation already permit up to three residential units on an ALR parcel:

- a principal residence up to 500 m^2 total floor area,
- a secondary suite within that principal residence, and
- an additional residence up to 90 m^2 total floor area for parcels 40 ha or less, or up to 186 m^2 for parcels larger than 40 ha.

The ALR Use Regulation allows all of the above; however, the SSMUH differentiates between areas where a local government *may* allow all or some of the above housing in the ALR, and areas where a local government *must* allow all of the above residential units. A local government cannot permit more housing

Housing Legislation in the ALR

on an ALR parcel than what is permitted by the ALCA and ALR Use Regulation regardless of the SSMUH legislation (i.e., a bylaw may not allow up to 6 units on an ALR parcel). Any bylaw that permits more housing than what is permitted by the ALCA and ALR Use Regulation is of no force and effect to the extent of inconsistency. The SSMUH also refers to several different types of possible multi-unit housing; however, duplexes, triplexes, townhomes, etc. are not permitted in the ALR. In addition, bare land stratas and "building" stratas are a form of subdivision and are not permitted outright in the ALR, and as such, ALC permission is required (see ALC Information Bulletin 09: Subdivision and Plans that Cause Subdivision in the ALR).

A. Where a local government *may* restrict or allow a secondary suite or additional residence in the ALR

Where the SSMUH legislation does not apply, local governments may continue to allow neither, one, or both the secondary suite and/or additional residence.

B. Where a local government *must* allow a secondary suite ***or*** an additional residence in the ALR

If the ALR parcel is in a certain type of 'restricted zone', a local government *must* allow at least a secondary suite or an additional residence. See section 481.3(3) of the LGA.

C. Where a local government *must* allow a suite ***and*** an additional residence in the ALR

If the ALR parcel is in another type of 'restricted zone', and the parcel is smaller than 4,050 m^2 (~1 acre) or in a zone which has a minimum lot size of less than 4,050 m^2 for the purposes of subdivision, a local government must allow both a secondary suite and additional residence *if* the ALR parcel is:

- partly or wholly within an urban containment boundary established by a regional growth strategy, or
- is within an urban containment boundary established by an Official Community Plan and in a municipality with a population greater than 5,000, or
- is within a municipality with a population greater than 5,000 that does not have an urban containment boundary.

See section 481.3(4) of the LGA as well as s. 481.4, which also sets out certain additional exemptions.

Landowners should seek guidance from their local government on whether the SSMUH legislation applies to their property, whether their property is within a 'restricted zone' within the ALR, and how many dwellings are permitted for that specific property.

More information on SSMUH and the ALCA can be found in section 7.1 of the Provincial Policy Manual & Site Standards: Small Scale, Multi-Unit Housing.

Housing Legislation in the ALR

3. *Short Term Rentals Accommodations Act*

Effective May 1, 2024 the *Short Term Rental Accommodations Act* ("STRAA") limits short-term rentals of certain residences, in certain areas of B.C. The STRAA was introduced to regulate short-term rentals and encourage long-term rentals to address B.C.'s housing crisis.

The ALCA and ALR Use Regulation permit a principal residence, a suite within that principal residence, and an additional residence subject to criteria. A local government may prohibit or permit the suite and/or additional residence per the SSMUH legislation (see Section 2 above). Depending on where the property is and whether it includes farmland (BC Assessment Class 9), the STRAA may allow the use of a lawful principal residence including the secondary suite and/or an additional residence in the ALR for short-term rental accommodation subject to criteria.

A parcel in the ALR is subject to the ALCA and ALR Use Regulation and may also be subject to restrictions or exemptions from the STRAA. However, the STRAA does not exempt a landowner from complying with the ALCA and ALR Use Regulation with respect to Tourist Accommodation and Agri-Tourism Accommodation.

Landowners should seek guidance from their local governments on whether the STRAA applies to their property and potential restrictions.

More information on the STRAA can be found at Overview: B.C.'s short-term rental accommodations legislation.

More information on permitted tourist and agri-tourism accommodation in the ALR can be found in the ALC's Information Bulletin 06: Tourist and Agri-Tourism Accommodation in the ALR.

4. Transit Oriented Areas

The *Housing Statutes (Transit Oriented Areas) Amendment Act* facilitates high-density mixed-use development within walking distance to certain transit services. If a transit-oriented area overlaps with the ALR, the transit-oriented densities and regulations do not apply to ALR lands.

5. Areas Without Zoning Bylaws

Note that some areas of the province do not have zoning bylaws. The absence of local zoning bylaws does not relieve a landowner from complying with the restrictions in the ALCA and ALR Use Regulation. In other words, a landowner must not exceed what the ALCA and ALR Use Regulation provide for, regardless of whether any zoning bylaws apply to their property, without seeking and obtaining approval from the Commission first. For example, an ALR parcel that is not subject to a zoning bylaw may construct a maximum of a principal residence including a secondary suite within the principal residence, and a permitted additional residence in accordance with the ALCA and ALR Use Regulation. If a local government chooses to introduce a zoning bylaw to an area in the ALR that is presently without a zoning

Housing Legislation in the ALR

bylaw, it will need to comply with the new requirements of the SSMUH legislation.

6. Urban Agricultural Interface

The ALC encourages residential densification in areas outside of the ALR and for local governments to mitigate impacts of housing development near the ALR by employing strategies from the ALC and Ministry of Agriculture and Food ("MAF") Subdivision Near Agriculture: A Guide for Planners and Approving Officers in B.C. and the MAF Guide to Edge Planning: Promoting Compatibility Along Agricultural Urban Edges. Although the *Provincial Policy Manual & Site Standards: Small-Scale, Multi-Unit Housing* document encourages local governments to implement modest setbacks in an effort to accommodate additional density on the urban side, edge planning for parcels adjacent to the ALR that are actively farmed or may be farmed in the future, is still critically important to mitigate conflict between urban and agricultural land uses. At the residential/agricultural interface, farmers often experience trespass, property and equipment vandalism, crop damage and theft, livestock harassment, and litter. Residential neighbours may be impacted by odour, noise, dust, flies, spray drift, and other disturbances resulting from farm practices. Edge planning such as fencing, buffering, and setbacks on the residential side of the ALR boundary are long-standing land use tools to promote compatibility, shared health, safety, and peaceful enjoyment, as well as a farmer's right to farm under the *Farm Practices Protection (Right to Farm) Act*.

Have more questions about the Housing Statutes? Contact the Ministry of Housing PLUM@gov.bc.ca
Have more questions about housing in the ALR? Contact the ALC ALCBurnaby@Victoria1.gov.bc.ca

Agricultural Land Commission	NON-ADHERING RESIDENTIAL USE APPLICATIONS FOR HOUSING IN THE ALR	POLICY L-26 Amended June 2024 Adopted April 2020

On February 22, 2019 the ALCA was amended by the Provincial Government to directly address - principal residences and requiring that the Agricultural Land Commission (the "Commission") not grant permission for additional residences unless it is necessary for a farm use as explained in the Minister of Agriculture's February 23, 2019 news release.

This policy outlines general guidelines for the Commission's consideration of non-adhering residential use applications which request residential uses in excess of those residential uses permitted by the Agricultural Land Commission Act (the "ALCA") or its regulations. This includes applications for temporary farm worker housing, and other housing for farm labour, as well as applications to construct or alter a principal residence which will exceed 500m^2 in total floor area.

For more information on the kinds of factors the ALC may consider when deciding on applications, please see the "What the Commission Considers" page on the ALC's website.

Principal Decision-Making Considerations:

1.0 Additional Residences

Section 20.1 of the ALCA provides that unless permitted by the Commission or the regulations, an owner of agricultural land who constructs, alters or uses a residential structure on the land may have no more than one residence per parcel. The Agricultural Land Reserve Use Regulation (the "ALR Use Regulation") may permit an additional residence if certain conditions are met. If an owner wishes to construct an additional residence not permitted by the ALR Use Regulation, the owner must make a Non-Adhering Residential Use ("NARU") application to the Commission for permission.

Section 25(1.1)(b) of the ALCA states that the Commission must not grant permission for an additional residence unless the additional residence is necessary for a farm use. The Commission may consider the number of residences currently on the property, and the contribution of those their occupants to the farm operation when considering whether an additional residence is necessary to support the farm operation.

2.0 Housing for temporary farm workers under a federal agricultural worker program

In considering whether a non-adhering residential use is necessary for a farm use, the Commission will assess the scale and intensity of the farm operation. As such, the Commission's determination of a NARU application for temporary farm worker housing ("TFWH") as part of a federal agricultural worker program will be based on the agricultural operation's need. In addition to the information outlined below in Section 4.0 'Housing to reflect agricultural activity', applicants can provide other documentation associated with a

federal agricultural worker program application (e.g. previous or current Labour Market Impact Assessment "LMIA").

The Commission prefers that temporary housing for farm workers, including foreign workers, should be in an existing building, or a residential structure constructed or manufactured to be moved from one place to another, and installed on a temporary foundation with no basement.

On April 26, 2019, the Commission delegated decision-making authority to the Chief Executive Officer ("CEO") to streamline the process of NARU applications for TFWH registered in a federal agricultural worker program that meets specific criteria outlined in CEO Delegated Decision-Making Criterion 15. If the application does not meet the criteria (including because the applicant cannot or prefers not to meet all the requirements), then the application will be referred to the Commission for a decision.

The circumstances in which the CEO's delegated decision-making authority applies are as follows:

CEO Delegated Decision-Making Criterion 15:

Based on an assessment of the intensity and scale of the farm operation, non-adhering residential use applications for temporary farm worker housing (TFWH) for workers registered in a federal temporary worker program that comply with the following criteria:

i. The parcel where the TFWH is to be located is classified as 'farm' under the BC Assessment Act;

ii. The minimum size of the farm operation* on which the TFWH can be located is 4 ha;

iii. The maximum number of workers requested in each application for a farm operation* is limited to no more than:

    a. 130 workers for greenhouse, mushroom, tree fruit, and berry/vegetable production

    b. 40 workers for all other commodities

iv. The workers are housed in a temporary residential structure designed to be moved from one place to another;

v. Siting and placement of the TFWH minimizes the residential impacts on agricultural land taking into consideration topography, agricultural capability, access, and encourages the clustering of residential structures;

vi. The registration of a restrictive covenant stating that the TFWH will only be used by temporary farm workers and that the owner will remove the TFWH and restore the land to agricultural use if the TFWH is vacant for two consecutive years; and

vii. The receipt of an ILOC sufficient to remove the TFWH provided to the ALC upon approval of the NARU.

**Clarification: farm operation means an area of land used for a farm operation consisting of one or more contiguous or non-contiguous lots, that may be owned, rented or leased, which forms and is managed as a single farm.*

3.0 Principal Residences Larger than 500 m^2

Section 25(1.1)(b) of the ALCA (the requirement that an additional residence must be necessary for a farm use) does not apply to a NARU application for a principal residence larger than 500 m^2. This means that the Commission has discretion to permit a larger principal residence even if it is not necessary for a farm use.

However, the necessity for farm use of the proposed principal residence is still a relevant factor in the Commission's determination of whether a size over 500 m^2 should be allowed. The Commission will generally consider whether the requested increase in total floor area would be supportive of the current farming operation and necessary for farm use. The Commission may also consider unique or extenuating circumstances that do not negatively impact the agricultural use of the property. An applicant should provide evidence of such circumstances if it wants them to be considered by the Commission.

4.0 Housing to reflect agricultural activity

In considering whether a non-adhering residential use is necessary for a farm use, the Commission will assess the scale and intensity of the farm operation. Where an applicant can demonstrate that the scale and intensity of the farm operation has exceeded the labour capacity of the owner/residents, the Commission may determine that an additional residence would be necessary to support the farm operation.

The Commission may not be supportive of housing proposals which "intend" to expand or intensify the farm operation unless it considers there to be a satisfactory mechanism to ensure that expansion is undertaken after the new housing is constructed.

NARU applications must include an appropriate level of information to aid the Commission in its determination of whether the proposed use is consistent with the purposes of the ALCA set out at section 6 and, if applicable, that an additional residence is necessary for a farm use. The following are examples of the information that may be submitted with an application:

i. Size (ha) of the current farming operation (including leased lands)
ii. Type(s) and amount of commodity(ies) produced on the property
iii. Description and number of current farm labourers with details of roles and responsibilities
iv. Rationale for additional farm labour requirements based on the applicant's agricultural operation or commodity(ies)
v. Proposed number of farm workers to reside in the additional residence or principal residence >500 m^2
vi. Proposed length of occupancy of farm workers (e.g. seasonal, temporary, year-round)
    a. Include date ranges, if applicable
    b. Include expected work hours (part-time or full-time)

vii. Details of the proposed residence
    a. Size of residence and total residential footprint
    b. Foundation type
    c. Site map
    d. Associated infrastructure requirements
viii. Farm plan or farm business plan (support future expansion, if applicable)
ix. Professional reports (e.g. report by a professional agrologist, geotechnical report)
x. Farm succession plan, if applicable
xi. Expense receipts demonstrating equipment, start-up, or infrastructure costs
xii. Lease agreements for other properties associated with the farm operation
xiii. Farm quota records

5.0 Limiting housing's physical impact on the productive parcel

The type of non-adhering residential structure should reflect the agricultural use of the property. Preference will be provided to residential uses which utilize existing structures and/or residences that are sized appropriately and located in an area which minimizes negative impacts to the agricultural land or can easily be removed from the property, such as a manufactured home.

The total residential footprint, meaning the portion of a property used for the principal residence, additional residence(s), and the accessory residential facilities (e.g. yard, driveway, servicing, etc.), should maintain a viable agricultural remainder and should not unnecessarily infringe upon the productive farming area of the property. Unless a more restrictive local government bylaw is in place, the following parameters, consistent with the Minister's Bylaw Standards, will inform the Commission's consideration of the appropriate total residential footprint:

a) **Principal Residence**: The total residential footprint for a principal residence should not be more than 2,000 m^2.
b) **Additional Residence**: The total residential footprint for an additional residence should not be more than 1,000 m^2.
c) **Temporary Farm Worker Housing**: The total residential footprint for each permitted temporary farm worker housing space should not be more than 35 m^2 per worker.
d) **Siting**: The setback from the front lot line to the rear or opposite side of the total residential footprint should not be more than 60 metres. Lots narrower than 33 metres are exempted from the 60 metre maximum setback guideline (for the total residential footprint) from the front lot line, however, the footprint should fill the front of the lot to a maximum of 2,000 m^2.

e) The following exceptional circumstances may also apply to the siting of residential footprints and may be considered by the Commission:

   i) **Existing Footprints**: The clustering of a residence with other existing non-agricultural uses on the property to limit the fragmentation of ALR land and avoid the restriction of agricultural activities.

   ii) **Commodity-Specific Needs**: The strategic placement of a residence to benefit or optimize the agricultural operation (e.g. monitoring of livestock on a large property).

   iii) **Topographic Features**: Siting of a residence as appropriate to reduce the use of potentially productive farming land for residential purposes (e.g. sited on a non-farmable area of the property).

If the Commission approves a NARU application to place or construct an additional residence, to construct or alter a principal residence, or to reside in a residence while constructing another residence, its permission may be granted with limits or conditions. Examples of conditions may include:

a) Siting of the residence in accordance with specified criteria

b) A requirement that farm help must be contributing to the farm operation as described within the application

c) Registration of a restrictive covenant requiring the removal or "decommissioning" of the additional residence should the residence not be used for the purpose of farm labour requirements or should the residence be unoccupied for a certain length of time

d) The posting of a financial security in the form of an Irrevocable Letter of Credit in the amount of $50,000 or as otherwise determined to ensure "decommissioning" of a residence being used during construction of another residence. Without limiting other potential repercussions to the applicant or property owner, the Commission may access some or all of the financial security upon a failure to comply with any or all aspects of the conditions of permission ordered by the Commission

e) Consolidation with neighbouring parcel(s) and/or restrictions on the future residential use of other parcels included within the farm operation.

"decommission" pursuant to Commission Resolution No. 113N/2024 requires the removal of:

(a) all kitchen facilities including cabinets, counter tops, sinks and associated plumbing;
(b) all kitchen appliances (including stoves, fan hoods, microwaves, hotplates, etc);
(c) all 220 volt electrical connections for the kitchen and/or gas piping;
(d) all laundry facilities and associated plumbing; and
(e) all bathroom fixtures including toilets, bathtub/shower facilities and associated plumbing.

6.0 Building a New Principal Residence While Occupying an Existing Residence

It is the Commission's preference that the original principal residence be removed prior to the construction of a new principal residence, so that the new principal residence can be constructed in the same location as the original residence, thus minimizing the impact on the land base. However, the Commission recognizes that in some circumstances this may not be feasible. Applicants seeking to continue living in the existing residence while constructing a new residence should explain why they are required to do so, or why the new principal residence cannot be constructed in the same location as the existing principal residence.

On October 23, 2019, the Commission delegated its decision-making authority to the CEO to streamline the process of NARU applications which propose to build a new residence while occupying an existing residence, when the proposal meets the criteria outlined in CEO Delegated Decision-Making Criterion 17. If the application does not meet the criteria (including because the applicant cannot or prefers not to meet all the requirements), then the application will be referred to the Commission for a decision.

If an application is required and approved, the Commission may require conditions such as a covenant, siting, removal or decommissioning of the original residence. See Section 5.0 'Limiting housing's physical impact on the productive parcel' above for the definition of "decommission".

The circumstances in which the CEO's delegated decision-making authority applies are as follows:

CEO Delegated Decision-Making Criterion 17:

Non-Adhering Residential Use applications for building a new principal residence while occupying an existing residence that complies with the following criteria:

i. At the time of the application there is only one residence on the parcel;

ii. Siting* of the new principal residence has a maximum 60 metre setback from the front lot line to the rear or opposite side of the total residential footprint, with the total residential footprint being a maximum of 2,000 m^2. Lots narrower than 33 metres are exempted from the 60 metre maximum setback (for the total residential footprint) from the front lot line; however, the footprint must fill the front of the lot to a maximum of 2,000 m^2; and,

iii. Receipt/confirmation of the following within 30 days of the date of a decision to approve is issued:

   a. registration of a restrictive covenant requiring the removal of the original residence;

   b. a signed affidavit committing to removal of the original residence; and,

c. an ILOC sufficient to ensure removal of the original residence within 60 days of completion of the new principal residence.

* The following exceptional circumstances may also be considered with respect to the siting of the new principal residence:

a. Clustering with Existing Residential Structures: The clustering of the new principal residence with other existing non-agricultural uses on the parcel to limit the fragmentation of ALR land and avoid the restriction of agricultural activities.

b. Commodity-Specific Needs: The strategic placement of the new principal residence to benefit or optimize the agricultural operation (e.g. monitoring of livestock on a large parcel).

c. Topographic Features: Siting of the new principal residence as appropriate to reduce the use of potentially productive farming land for residential purposes (e.g. sited on a non-farmable area of the parcel).

Role of the Local Government:

Local governments must review NARU applications and either provide comments and recommendations for the Commission's consideration or, in some cases, authorize the application to proceed to the Commission: ALCA, ss. 25(3), 34(4)-(5). For applications in relation to settlement lands, the First Nation Government must authorize the application to proceed to the Commission: ALCA, s. 25(3.1).

An absence of local zoning bylaws does not relieve a landowner of complying with the restrictions in the ALCA and ALR Use Regulation.

Local government bylaws can be more restrictive of residential use of the ALR than the ALCA: ALCA, s. 46(6). The ALR Use Regulation identifies certain designated farm uses and permitted non-farm uses that local governments must not prohibit, but places no limitation on local government powers to prohibit or otherwise restrict residential uses of ALR land.

EXCLUSION APPLICATION GUIDE

EFFECTIVE SEPTEMBER 30, 2020

Published August 6, 2020

Purpose: this guide is intended to outline the process for submitting a local or First Nation government initiated or prescribed body initiated exclusion application to the Agricultural Land Commission as of September 30, 2020.

Table of Contents:

1. Local or First Nation Government Initiated Exclusion Applications
2. Prescribed Body Initiated Exclusion Applications

Attachment A: Applicable Act and Regulation Sections for Local or First Nation Government Initiated Exclusion Applications

Attachment B: Applicable Act and Regulation Sections for Prescribed Body Initiated Exclusion Applications

LOCAL OR FIRST NATION GOVERNMENT INITIATED EXCLUSION APPLICATIONS

STEP 1: Local or First Nation Government Fills out the Application

- Log into the ALC Application Portal using your local or First Nation government's BCeID Business account, found here: https://a100.gov.bc.ca/pub/oatsp/
    - Please contact the ALC if your local or First Nation government does not currently have an account registered with the Portal
    - The ALC must also assign a local or First Nation government 'role' to every local or First Nation government staff BCeID used to submit a local or First Nation government initiated application
- Create the exclusion application
- Complete the application up to Step 7 and save (do not submit the application). You can move between the steps, save and exit the application multiple times
- Download a copy of the application

STEP 2: Local or First Nation Government Gives Notice of the Application

❖ **Sign:**

- Post a sign on the affected parcel(s) advising of the exclusion application
    - Contact the ALC to confirm where to place signs if multiple parcels are involved
- The Sign must be:
    - at least 60 cm x 120 cm in size
    - located at the midpoint boundary of the parcel fronting a roadway
- Provide a summary of the application and a map showing the subject parcel(s)

Figure 1: Sample Sign

❖ **Notice of Public Hearing:**

- Provide notice of the public hearing in at least two issues of a local newspaper, with the last notice appearing not less than 3 days and not more than 10 days before the public hearing. Should your area not have a local newspaper, please contact the ALC to discuss alternative notice options
- Notice must identify:

- Time and place of the public hearing
- Parcel(s) affected
- Intent of the application
- When and where application will be reviewed

❖ **Notice of Application:**

- Provide a copy of the application to adjacent or affected local or First Nation governments, where applicable

STEP 3: Local or First Nation Government Holds the Public Hearing

- Hold the public hearing in accordance with s. 465 of the *Local Government Act*
  - At the public hearing:
    - All persons must be afforded an opportunity to speak
    - Public hearing may be adjourned from time to time
    - A Council/Board member who did not attend public hearing may vote on the application if provided with a written or oral report of public hearing

STEP 4: Local or First Nation Government Passes a Resolution on the Application

- Council/Board passes a resolution to forward or not forward the application to the ALC
  - If forwarded, the application proceeds to the ALC for consideration (see Step 5 below)
  - If not forwarded, the application is refused.
- Local or First Nation government will update the application status in the ALC Application Portal to reflect the outcome of the Council/Board's resolution

STEP 5: Local or First Nation Government Submits the Application

- Proof of notice must be submitted with your application including a copy of the newspaper advertisement and photographs of the sign showing the location of posting in relation to the road or other public access
- Upload public hearing report and any other public comments received
- Upload a copy of the local or First Nation government Council/Board resolution
- Include any other application materials

STEP 6: Local or First Nation Government Pays the Application Fee

- Submit the $750 application fee to the ALC
  - Fees can be paid by cheque (made out to the Minister of Finance) or by credit card over the phone or in person

STEP 7: ALC Holds the Exclusion Meeting

- Once a completed application and prescribed fee is received, ALC processing of the application will begin

- The ALC must offer an exclusion meeting with written notice to the local or First Nation government not more than 30 days before the meeting
- If the ALC considers it advisable, the ALC may notify adjacent or affected landowners of the parcel(s) subject to the application
- In advance of the exclusion meeting, the ALC must give notice of the materials that will be considered at the meeting, and any new information received
- At the exclusion there may be:
    - representations from the local or First Nation government (e.g. a presentation)
    - written submissions and other forms of evidence to be considered by ALC
    - representations, evidence, opinions of any person present at meeting
- Following the exclusion meeting, the ALC will provide a draft summary of the exclusion meeting proceedings (the "exclusion meeting report") for verification and sign-off by the local or First Nation government

STEP 8: ALC Makes a Decision on the Application

- The ALC must make a decision on the application taking in consideration its mandate under s. 6(1) and the priorities it must consider in doing so under s. 6(2) of the ALC Act. More information about what the ALC generally considers when making a decision on applications can be found here: https://www.alc.gov.bc.ca/application-and-notice-process/applications/what-the-commission-considers/
- The ALC must provide a decision in writing, whether to refuse, approve (with or without conditions), or approve as an alternate use, such as a non-farm use
- The ALC strives to communicate most of its decisions, in writing (electronic or mail), within 60 business days of an application being received and the majority of its decisions in 90 business days. Please be advised that the 60 and 90 business day application process timeline may not be consecutive given the specifics of an application; the ALC may "pause" the business day timelines should any of the following be required:
    - The exclusion meeting
    - A site visit
    - A request for additional information (from the local government or any other person considered appropriate)

PRESCRIBED BODY INITIATED EXCLUSION APPLICATIONS

A "prescribed body" is defined in s. 16 of the ALR General Regulation as:

- Regional Health Board
- Educational Body
- Improvement District
- BC Transit Corporation
- BC Housing Management Commission
- BC Hydro and Power Authority
- South Coast BC Transportation Authority
- BC Transportation Financing Authority
- Columbia Power Corporation

STEP 1: Prescribed Body Fills out the Application

- Create a Basic or Business BCeID account
- Logon to the ALC Application Portal found here: https://a100.gov.bc.ca/pub/oatsp/
- Create the exclusion application
- Complete the application up to Step 7 and save (do not submit application)
    - Note: You can move between the steps, save and exit the application multiple times
- Download a copy of the application

STEP 2: Prescribed Body Gives Notice of the Application

- As the applicant, you are responsible for ensuring the notice requirements are fulfilled prior to filing your application with the local or First Nations government and for all costs arising from providing the notice

❖ **Sign:**

- Post a sign on each of the affected parcel(s) advising of the exclusion application
    - The Sign must be:
        - at least 60 cm x 120 cm in size
        - located at the midpoint boundary of the parcel(s) fronting a roadway
- Provide a summary of the application and a map showing the subject parcel(s)

Figure 2: Sample Sign

❖ **Notice of Public Hearing:**
- Provide notice of the public hearing in at least two issues of a local newspaper, with the last notice appearing not less than 3 days and not more than 10 days before the public hearing
- Notice must identify:
  - Time and place of the public hearing
  - Parcel(s) affected
  - Intent of the application
  - When and where application will be reviewed
- Send any comments received from the public to the local or First Nation government

❖ **Notice of Application:**
- Provide a copy of the application to a local or First Nation government that shares of common boundary to the parcel, where applicable

STEP 3: Prescribed Body Holds the Public Hearing

- Hold the public hearing
  - At the public hearing:
    - All persons must be afforded an opportunity to speak
    - Public hearing may be adjourned from time to time
    - A member who did not attend public hearing may vote on the application if provided with a written or oral report of public hearing

STEP 4: Prescribed Body Submits the Application

- Photographs of the sign showing the location of posting in relation to the road or other public access must be submitted with the application
- Upload proof of notice of public hearing (newspaper)
- Include all other application requirements
- Public comments received by prescribed body and forwarded to local or First Nation government must be uploaded

STEP 5: Prescribed Body Pays the Local or First Nation Government Portion of Application Fee

- Pay the local or First Nation government their portion of the application fee ($750)

STEP 6: Local or First Nation Government Board/Council Passes a Resolution on the Application

- Local or First Nation government may choose to hold a public information meeting

- Local or First Nation government may refer application to adjacent local or First Nation government where applicable. Adjacent local or First Nation government may provide comment on the application
- Council/Board resolves to either forward or not forward the application to the ALC
    - If forwarded, the application proceeds to the ALC for consideration
    - If not forwarded, the application is refused and the ALC portion of the fee is not required
- Local or First Nation government will update the application status in the ALC Application Portal to reflect the outcome of the Council/Board's resolution

STEP 7: Prescribed Body Pays the ALC Portion of the Application Fee

- If the Council/Board resolves to forward the application to the ALC, the applicant must now pay the ALC portion of the application fee ($750)
    - Fees can be paid by cheque (made out to the Minister of Finance) or by credit card over the phone or in person

STEP 8: ALC Holds the Exclusion Meeting

- Once a completed application and prescribed fee is received, ALC processing of the application will begin
- The ALC must offer an exclusion meeting with written notice to the applicant and local or First Nation government not more than 30 days before the meeting
- If the ALC considers it advisable, the ALC may notify adjacent or affected landowners of the parcel(s) subject to the application
- In advance of the exclusion meeting, the ALC must give notice of the materials that will be considered at the meeting, and any new information received
- At the exclusion there may be:
    - representations from the local or First Nation government (e.g. a presentation)
    - written submissions and other forms of evidence to be considered by ALC
    - representations, evidence, opinions of any person present at meeting
- Following the exclusion meeting, the ALC will provide a draft summary of the exclusion meeting proceedings (the "exclusion meeting report") for verification and sign-off by the applicant

STEP 9: ALC Makes a Decision on the Application

- The ALC must make a decision on the application taking in consideration its mandate under s. 6(1) and the priorities it must consider in doing so under s. 6(2) of the ALC Act. More information about what the ALC generally considers when making a decision on applications can be found here: https://www.alc.gov.bc.ca/application-and-notice-process/applications/what-the-commission-considers/
- The ALC must provide a decision in writing, whether to refuse, approve (with or without conditions), or approve as an alternate use, such as a non-farm use
- The ALC strives to communicate most of its decisions, in writing (electronic or mail), within 60 business days of an application being received and the majority of its decisions in 90

business days. Please be advised that the 60 and 90 business day application process timeline may not be consecutive given the specifics of an application; the ALC may “pause” the business day timelines should any of the following be required:

- The exclusion meeting
- A site visit
- A request for additional information (from the local government or any other person considered appropriate)

ATTACHMENT A:

APPLICABLE ACT AND REGULATION SECTIONS FOR LOCAL OR FIRST NATION GOVERNMENT INITIATED EXCLUSION APPLICATIONS

ALC Act

Note: These sections of the ALC Act come into force and effect September 30, 2020. See Bill 15-2019 for text until BC Laws is updated.

s. 29 (1) A person may apply to the commission to have land excluded from the agricultural land reserve if the person is

(a) the owner of the land and is

(i) the Province, a first nation government or a local government, or

(ii) a prescribed public body,

(b) a local government, and the land is within the local government's jurisdiction, or

(c) a first nation government, and the land is within the first nation's settlement lands.

(2) Subject to subsection (3),

(a) an applicant must give notice, in the prescribed form and manner and before making the application, of the application and of a public hearing respecting that application, and

(b) the public hearing must be held in the prescribed manner.

(3) On request of an applicant described in subsection (1) (a), the commission may waive one or more of the requirements of subsection (2).

(4) An application made by an applicant described in subsection (1) (a) may not proceed unless authorized as follows:

(a) by a resolution of a local government if the application is made by a person other than a first nation government and, on the date the application is made, the application

(i) applies to land within the local government's jurisdiction that is zoned by bylaw to permit farm use, or

(ii) requires, in order to proceed, an amendment to an official settlement plan, official community plan, official development plan or zoning bylaw of the local government;

(b) by a law of a first nation government if the application applies to settlement lands over which the first nation has legislative authority.

s. 29.1 (1) In this section, **"decision respecting proposed settlement lands"** means a decision of the commission made under subsection (2) (b) or (c) of this section on receiving an application under section 29

(a) by an applicant described in subsection (1) (a) of that section, and

(b) in relation to proposed settlement lands.

(2) On receiving an application under section 29, the commission may do one of the following:

(a) refuse permission to have land excluded from the agricultural land reserve;

(b) grant permission, with or without limits or conditions, to have land excluded from the agricultural land reserve;

(c) permit, with or without limits or conditions, a non-farm use, non-adhering residential use, soil or fill use or subdivision of land.

(3) A decision respecting proposed settlement lands is not effective unless and until

(a) those lands are established, in whole or in part, as settlement lands, and

(b) the first nation government that has jurisdiction over those settlement lands enacts a law approving the commission's decision and provides a certified copy of the law to the commission.

(4) Unless a decision respecting proposed settlement lands first becomes effective under subsection (3), the decision expires on the earlier of the following dates:

(a) the date the decision expires according to its terms;

(b) the date a notice to suspend negotiations takes effect.

(5) The commission must deliver its written decision to the applicant.

s. 34 (1) This section applies to the following types of applications:

(a) an application made by a first nation government as the owner of proposed settlement lands, other than an inclusion application under section 17;

(b) an exclusion application made by a person referred to in section 29 (1) (b) or (c);

(c) an application for which review would be required under section 34.1, but the application is made by the local government or first nation government that would be responsible for the review;

(d) an application for a specific type of use prescribed by regulation as an application that must be filed directly with the commission;

(e) an application made under section 58.3 (1) (e), unless a regulation made under that section provides otherwise.

(2) A person may make an application described in subsection (1) by submitting the application and paying the prescribed application fee to the commission.

(3) In respect of an application described in subsection (1) (d), the commission

(a) may request comments and information from the local government or first nation government for the area in which the land described in the application is located, and

(b) if a request is made under paragraph (a) of this subsection, pay a prescribed portion of the fee received under subsection (2) to the local government or first nation government.

(4) A local government or first nation government that is paid a fee under subsection (3) (b) may retain the fee, and the *Financial Administration Act* does not apply in relation to that fee.

s. 34.1 (1) A person may make an application to which section 34 does not apply by submitting the application and paying the prescribed application fee, if any, to the following, as applicable:

(a) the municipality, if the land described in the application is in a municipality;

(b) the regional district, if the land described in the application is in a regional district but not in a municipality or a local trust area;

(c) the Islands Trust, if the land described in the application is within a local trust area under the *Islands Trust Act*;

(d) the first nation government, if the land described in the application is in the settlement lands of a first nation.

(2) A local government or first nation government that receives an application must review the application and do one of the following:

(a) forward to the commission

(i) the application, and

(ii) the comments and recommendations of the local government or first nation government respecting the application;

(b) notify the applicant that the application will not be forwarded to the commission if

(i) the application is refused, or

(ii) the application may not, under this Act, proceed unless authorized by a resolution of the local government or a law of the first nation government and the required resolution or law is refused.

(3) If a local government or first nation government forwards an application under subsection (2) (a) to the commission, the applicant must pay the prescribed application fee, if any, to the commission.

(4) The application fee that must be paid under subsection (3) is in addition to the application fee, if any, paid under subsection (1).

(5) A local government or first nation government that collects a fee under subsection (1) may retain the fee, and the *Financial Administration Act* does not apply in relation to that fee.

ALR General Regulation – Effective September 30, 2020

Note: These sections of the ALR General Regulation (BC Reg. 57/2020) come into force and effect September 30, 2020. See OIC 131/2020 for text until BC Laws is updated.

Procedures at meetings and public hearings

s. 9 (1) a local government or a first nation government that holds a public hearing with respect to an application may, without limiting any other powers of the commission, local government, first nation government or public body applicant,

(a) designate the date, time and place for the meeting or public hearing, and

(b) adjourn the meeting or public hearing

(2) a local government or a first nation government holding a public hearing

(a) must give all persons present an opportunity to be heard on matters related to the proposal or application that is the subject of the public hearing, and

(b) may, without further notice, allow a proposal or application that is the subject of the public hearing to be amended to accommodate representations made at that public hearing

(3) a local government or a first nation government who was not present at a public hearing may vote on the proposal or application that was the subject of the public hearing if an oral or written report of the public hearing has been given to the member

Applications by local or First Nation government applicants

s. 14 (1) If a local or first nation government applicant is applying to include land in, or exclude agricultural land from, the agricultural land reserve, the applicant must do all of the following:

(a) give notice of the application not less than 3 days and not more than 10 days before the date of the public hearing;

(b) give a copy of the application to the following:

(i) if the land that is the subject of the application is adjacent to an area over which a different local government or first nation government has jurisdiction, that different local government or first nation government;

(ii) each local government or first nation government whose interests, the local or first nation government applicant believes, will be affected by the application;

(c) include with the application

(i) a report of the public hearing and any additional public comments,

and

(ii) any other supporting material the commission may require;

(d) post a sign, in a form and manner acceptable to the commission, on the land that is the subject of the application.

(2) Despite subsection (1) (b), a local or first nation government applicant is not required to give a copy of an application to a first nation government referred to in paragraph (b) of the definition of “first nation government” in section 1 of the Act.

Notice of public hearing

s. 15 (1) A notice of a public hearing must be given in accordance with this section by

(a) the commission, in respect of a proposal on the commissions’ own initiative to include land in, or exclude agricultural land from, the agricultural land reserve, and

(b) a local or first nation government applicant, in respect of an application by the applicant to include land in, or exclude agricultural land from, the agricultural land reserve.

(2) The notice must do all of the following:

(a) state the general intent of the proposal or application;

(b) identify the land affected, whether by using the legal description or by describing the land generally;

(c) state the date, time and place of the public hearing;

(d) state when and where a copy of the proposal or application may be inspected.

(3) The notice must be published as follows:

(a) publication must be in at least 2 issues of a newspaper within the meaning of the *Community Charter*;

(b) the newspaper must be circulated in the municipality, regional district or settlement lands within which the land that is the subject of the proposal or application is located;

(c) the last publication must be circulated not less than 3 days and not more than 10 days before the date of the public hearing.

(4) Despite subsection (3) of this section, if the requirements of that subsection are not practical, the commission or local or first nation government applicant, as applicable, may give notice in the same manner as a council may give notice under section 94 (4) and (5) of the *Community Charter*.

Commission meeting

s. 20 (1) The commission must do all of the following:

(a) hold a meeting to determine an exclusion application;

(b) not more than 30 days before the meeting, give written notice of the meeting to

(i) the applicant,

(ii) the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application, and

(iii) if the commission considers it advisable, each owner of agricultural land that shares a common boundary with, or is separated by a public road right of way from, the agricultural land that is the subject of the application;

(c) before the meeting, give notice to the applicant of the following:

(i) the information, if any, related to the application that will be considered at the meeting;

(ii) any new information that becomes available.

(2) At the meeting, the commission may do one or more of the following:

(a) hear representations from the applicant;

(b) accept written submissions or any other form of evidence, whether or not it would be admissible as evidence in a court of law;

(c) hear representations, evidence and opinions the commission considers

relevant of

(i) any person present or represented at the meeting, and

(ii) the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application.

Evidence presented at meeting

s. 21 (1) This section applies if

(a) evidence is presented at a meeting of the commission held to determine an exclusion application, and

(b) a statement or summary of that evidence has not been given to the applicant before the meeting.

(2) If the applicant is present at the meeting, the commission may

(a) hear further representations in respect of the evidence, or

(b) adjourn the meeting to enable the applicant to answer the evidence.

(3) If the applicant is not present at the meeting, the commission must notify the applicant personally or by registered or electronic mail of

(a) the evidence, and

(b) the date by which the additional evidence may be answered.

ATTACHMENT B:

APPLICABLE ACT AND REGULATION SECTIONS FOR PUBLIC BODY INITIATED EXCLUSION APPLICATIONS

ALC Act

Note: These sections of the ALC Act come into force and effect September 30, 2020. See Bill 15-2019 for text until BC Laws is updated.

s. 29 (1) A person may apply to the commission to have land excluded from the agricultural land reserve if the person is

(a) the owner of the land and is

(i) the Province, a first nation government or a local government, or

(ii) a prescribed public body,

(b) a local government, and the land is within the local government's jurisdiction, or

(c) a first nation government, and the land is within the first nation's settlement lands.

(2) Subject to subsection (3),

(a) an applicant must give notice, in the prescribed form and manner and before making the application, of the application and of a public hearing respecting that application, and

(b) the public hearing must be held in the prescribed manner.

(3) On request of an applicant described in subsection (1) (a), the commission may waive one or more of the requirements of subsection (2).

(4) An application made by an applicant described in subsection (1) (a) may not proceed unless authorized as follows:

(a) by a resolution of a local government if the application is made by a person other than a first nation government and, on the date the application is made, the application

(i) applies to land within the local government's jurisdiction that is zoned by bylaw to permit farm use, or

(ii) requires, in order to proceed, an amendment to an official settlement plan, official community plan, official development plan or zoning bylaw of the local government;

(b) by a law of a first nation government if the application applies to settlement lands over which the first nation has legislative authority.

s. 29.1 (1) In this section, **"decision respecting proposed settlement lands"** means a decision of the commission made under subsection (2) (b) or (c) of this section on receiving an application under section 29

(a) by an applicant described in subsection (1) (a) of that section, and

(b) in relation to proposed settlement lands.

(2) On receiving an application under section 29, the commission may do one of the following:

(a) refuse permission to have land excluded from the agricultural land reserve;

(b) grant permission, with or without limits or conditions, to have land excluded from the agricultural land reserve;

(c) permit, with or without limits or conditions, a non-farm use, non-adhering residential use, soil or fill use or subdivision of land.

(3) A decision respecting proposed settlement lands is not effective unless and until

(a) those lands are established, in whole or in part, as settlement lands, and

(b) the first nation government that has jurisdiction over those settlement lands enacts a law approving the commission's decision and provides a certified copy of the law to the commission.

(4) Unless a decision respecting proposed settlement lands first becomes effective under subsection (3), the decision expires on the earlier of the following dates:

(a) the date the decision expires according to its terms;

(b) the date a notice to suspend negotiations takes effect.

(5) The commission must deliver its written decision to the applicant.

s. 34 (1) This section applies to the following types of applications:

(a) an application made by a first nation government as the owner of proposed settlement lands, other than an inclusion application under section 17;

(b) an exclusion application made by a person referred to in section 29 (1) (b) or (c);

(c) an application for which review would be required under section 34.1, but the application is made by the local government or first nation government that would be responsible for the review;

(d) an application for a specific type of use prescribed by regulation as an application that must be filed directly with the commission;

(e) an application made under section 58.3 (1) (e), unless a regulation made under that section provides otherwise.

(2) A person may make an application described in subsection (1) by submitting the application and paying the prescribed application fee to the commission.

(3) In respect of an application described in subsection (1) (d), the commission

(a) may request comments and information from the local government or first nation government for the area in which the land described in the application is located, and

(b) if a request is made under paragraph (a) of this subsection, pay a prescribed portion of the fee received under subsection (2) to the local government or first nation government.

(4) A local government or first nation government that is paid a fee under subsection (3) (b) may retain the fee, and the *Financial Administration Act* does not apply in relation to that fee.

s. 34.1 (1) A person may make an application to which section 34 does not apply by submitting the application and paying the prescribed application fee, if any, to the following, as applicable:

(a) the municipality, if the land described in the application is in a municipality;

(b) the regional district, if the land described in the application is in a regional district but not in a municipality or a local trust area;

(c) the Islands Trust, if the land described in the application is within a local trust area under the *Islands Trust Act*;

(d) the first nation government, if the land described in the application is in the settlement lands of a first nation.

(2) A local government or first nation government that receives an application must review the application and do one of the following:

(a) forward to the commission

(i) the application, and

(ii) the comments and recommendations of the local government or first nation government respecting the application;

(b) notify the applicant that the application will not be forwarded to the commission if

(i) the application is refused, or

(ii) the application may not, under this Act, proceed unless authorized by a resolution of the local government or a law of the first nation government and the required resolution or law is refused.

(3) If a local government or first nation government forwards an application under subsection (2) (a) to the commission, the applicant must pay the prescribed application fee, if any, to the commission.

(4) The application fee that must be paid under subsection (3) is in addition to the application fee, if any, paid under subsection (1).

(5) A local government or first nation government that collects a fee under subsection (1) may retain the fee, and the *Financial Administration Act* does not apply in relation to that fee.

ALR General Regulation – General Procedures that apply to all Application Types

Note: These sections of the ALR General Regulation (BC Reg. 57/2020) come into force and effect September 30, 2020. See OIC 131/2020 for text until BC Laws is updated.

Local or first nation government review

s.8 (1) A local government or first nation government that receives an application under section 34.1 [application procedure if local government or first nation government review required] of the Act must, in accordance with this section, forward to the commission

(a) the application, and

(b) the comments and recommendations of the local government or first nation government in respect of the application.

(2) The application, comments and recommendations must be forwarded within the following period after the local government or first nation government receives the application:

(a) 90 days, if a public information meeting is held under section 19 (b) [public hearing and public information meeting];

(b) 60 days, if paragraph (a) does not apply.

(3) The comments and recommendations must be in a form acceptable to the commission and address all of the following that apply:

(a) in the case of an exclusion application made by a public body applicant,

(i) whether the notice required under section 17 (a) [exclusion applications by public body applicants] of this regulation has been given,

(ii) whether the resolution or law required under section 29 (4) [exclusion applications] of the Act has been made, and

(iii) any responses the local government or first nation government received

(A) under section 18 [responses to exclusion applications], and

(B) through a public information meeting held under section 19 (b), if any;

(b) in the case of a use or subdivision application, whether

(i) the resolution, if required under section 25 (3) [applications by owner] of the Act, has been made, or

(ii) the law required under section 25 (3.1) of the Act has been made.

(4) The comments and recommendations may include any other information the local government or first nation government wants the commission to consider concerning the application.

Procedures at meetings and public hearings

s. 9 (1) The commission, a local government, a first nation government or a public body applicant that holds a meeting, public information meeting or a public hearing with respect

to an application may, without limiting any other powers of the commission, local government, first nation government or public body applicant,

(a) designate the date, time and place for the meeting or public hearing, and

(b) adjourn the meeting or public hearing.

(2) The commission, a local government, a first nation government or a public body applicant holding a public hearing

(a) must give all persons present an opportunity to be heard on matters related to the proposal or application that is the subject of the public hearing, and

(b) may, without further notice, allow a proposal or application that is the subject of the public hearing to be amended to accommodate representations made at that public hearing.

(3) A member of the commission, a local government or a first nation government who was not present at a public hearing may vote on the proposal or application that was the subject of the public hearing if an oral or written report of the public hearing has been given to the member.

Public body applicants

s. 16 (1) An applicant to exclude agricultural land from the agricultural land reserve is a public body applicant if the applicant is the owner of the agricultural land and is

(a) the Province, a local government or a first nation government, or

(b) a person or body listed in subsection (2).

(2) The following are prescribed for the purposes of section 29 (1) (a) (ii) *[exclusion applications]* of the Act:

(a) a regional health board designated under section 4 (1) of the *Health Authorities Act*;

(b) an educational body within the meaning of the *Freedom of Information and Protection of Privacy Act*;

(c) an improvement district within the meaning of the *Local Government Act*;

(d) BC Transportation Financing Authority;

(e) British Columbia Housing Management Commission;

(f) British Columbia Hydro and Power Authority;

(g) South Coast British Columbia Transportation Authority;

(h) British Columbia Transit Corporation;

(i) Columbia Power Corporation.

Exclusion applications by public body applicants

s. 17 If a public body applicant is applying to exclude agricultural land from the agricultural land reserve, the public body applicant must do all of the following:

(a) give notice of the application not less than 3 days and not more than 10 days before the date of the public hearing;

(b) give a copy of the application to any local government or first nation government that has jurisdiction over land that shares a common boundary with the agricultural land that is the subject of the application;

(c) include with the application a copy of the notice required under paragraph (a);

(d) post a sign, in a form and manner acceptable to the commission, on the land that is the subject of the application.

Responses to exclusion applications

s. 18 (1) If a public body applicant receives a response to a notice given under section 17 (a) *[exclusion applications by public body applicants]*, the applicant must promptly forward the response to the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application.

(2) A local government or first nation government that receives a copy of an application under section 17 (b) may respond to the application by giving comments and recommendations to the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application.

s. 19 If a public body applicant is applying to exclude agricultural land from the agricultural land reserve,

(a) the applicant must give notice of a public hearing in accordance with section 15 (2) to (4) *[notice of public hearing]* as if the applicant were a local or first nation government applicant, and

(b) the commission, or the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application, may, in addition to the public hearing, hold a public information meeting with respect to that application.

Commission meeting

20 (1) The commission must do all of the following:

(a) hold a meeting to determine an exclusion application;

(b) not more than 30 days before the meeting, give written notice of the meeting to

(i) the applicant,

(ii) the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application, and

(iii) if the commission considers it advisable, each owner of agricultural land that shares a common boundary with, or is separated by a public road right of way from, the agricultural land that is the subject of the application;

(c) before the meeting, give notice to the applicant of the following:

(i) the information, if any, related to the application that will be considered at the meeting;

(ii) any new information that becomes available.

(2) At the meeting, the commission may do one or more of the following:

(a) hear representations from the applicant;

(b) accept written submissions or any other form of evidence, whether or not it would be admissible as evidence in a court of law;

(c) hear representations, evidence and opinions the commission considers relevant of

(i) any person present or represented at the meeting, and

(ii) the local government or first nation government that has jurisdiction over the agricultural land that is the subject of the application.

Evidence presented at meeting

s. 21 (1) This section applies if

(a) evidence is presented at a meeting of the commission held to determine an exclusion application, and

(b) a statement or summary of that evidence has not been given to the applicant before the meeting.

(2) If the applicant is present at the meeting, the commission may

(a) hear further representations in respect of the evidence, or

(b) adjourn the meeting to enable the applicant to answer the evidence.

(3) If the applicant is not present at the meeting, the commission must notify the applicant personally or by registered or electronic mail of

(a) the evidence, and

(b) the date by which the additional evidence may be answered.

THE REGIONAL DISTRICT
of COLUMBIA – SHUSWAP

P.O. BOX 978, SALMON ARM,
BRITISH COLUMBIA V0E 2T0
TELEPHONE 832-3086
832-7059

December 19, 1978.

Land Management Branch,
348 Tranquille Road,
KAMLOOPS, B.C.
V2B 3G6

ATTENTION: Mr. H.K. Kidd, Administrative Officer.

RE: Files 0315542 and 0320788.

We are in receipt of an application under the Agricultural Land Commission Act, by [redacted], to include the above parcels within the Agricultural Land Reserve.

Since the Crown is still the owner of these parcels we wish to confirm that you have no objections to this proposal. The applicant has included your letter of October 4, 1978, however, the applicants letter referenced in yours has not been included and we are not sure that you are referring to the application for inclusion.

Yours very truly,

A. Black,
Technician.

AB/th

Province of
British Columbia

Ministry of Lands, Parks
~~the Environment~~ and Housing
Land Management Branch
REGIONAL LAND MANAGER

348 Tranquille Rd.
Kamloops
British Columbia
V2B 3G6

Our Files: 0315542 & 0320788
Attention: H. K. Kidd
Phone No.: 554-3144

January 8, 1979

Regional District of Columbia-Shuswap
P. O. Box 978
Salmon Arm, B. C.
V0E 2T0

Attention: A. Black, Technician

Dear Sir:

Reference is made to your letter of December 19, 1978 relative to an application by [redacted], to include certain lands in the Agricultural Land Reserve.

This will confirm that [redacted] holds two agricultural leases from the Crown, details of which are:

File 0315542 - Lease No. 27193 - dated 73/10/17 for 20 years - covers Block A of NE $\frac{1}{4}$, Section 31, Township 22, Range 11, W6M - 37.22 Acres;

File 0320788 - Lease No. 28198 - dated 74/06/15 for 20 years - covers Block A of NW $\frac{1}{4}$, Section 31, Township 22, Range 11, W6M - 38.44 Acres.

These leases are in good standing, and insofar as the Land Management Branch is concerned, we have no objection to them being included in the Agricultural Land Reserve.

Yours truly,

for D. I. Snider
Regional Land Manager

HKK/lar

RECEIVED
JAN 10 1979
REGIONAL DISTRICT OF
...USWAP
FILE

REGIONAL DISTRICT OF COLUMBIA-SHUSWAP

Date May 29 1979

Moved by Director P. Hecker

Seconded by Director G. Wattenbury

THAT: Application # 1553-F submitted by [redacted] under Section 8(14) of the Land Commission Act be recommended for: APPROVAL / ~~REFUSAL~~.

Carried: Walter Zaplatynski Chairman

20

APPLICATION FOR INC JSION OF LAND IN THE AGRICULTURAL LAND RESERVE PURSUANT TO SECTION 8 (14) OF THE AGRICULTURAL LAND COMMISSION ACT

A.L.C. File No. .....

R.D. File No. .....

SCHEDULE D

(To be completed by the applicant)

REGIONAL DISTRICT OF COLUMBIA - SHUSWAP

1. Property owner's name: [redacted]
(Please print)

Authorized agent of the owner: —
(Please print)

Address of owner: [redacted]

Address of agent: —

City/Town/Village: [redacted]

City/Town/Village: —

Postal Code: [redacted]

Postal Code: —

Telephone No.: SEE ATTACHED LETTER FROM LAND MGT. BRANCH JUN 8/09

Telephone No.: —

2. Please complete the appropriate chart or charts below, depending on whether the subject properties are Crown land, private land, or a combination of both.

(*a*) PRIVATE LAND

Full Legal Description of Each Existing Land Registry Parcel of Private Lands Under Application	Approximate Total Acreage of Each Existing Legal Parcel of Land	Cleared or Improved Acreage of Each Lot
BLK "A"; NE¼; ~~OF SEC 31;~~ TWN 22; ~~RANGE 11;~~ W6M; ~~KDYD~~	~~37.22~~	~~HOMES~~
Total acreage	~~37.22~~	

(*b*) CROWN LAND

Full Legal Description of Each Existing Land Registry Parcel of Crown Land Under Application	Type of Crown Lease	Approximate Total Acreage of Each Existing Legal Parcel of Land	Cleared or Improved Acreage of Each Lot
BLK "A"; NW¼; SEC 31; TWN 22; RANGE 11; W6M; KDYD	AGRICULTURE LEASE	38.44	4
BLK A, NE¼ Sec 31/22/11	Agricultural Lease	37.22	16
Total acreage		~~75.66~~ ~~38.44~~	20

NOTE—If there are any Crown leases, please provide a copy of each lease.

3. In support of the application, please submit a survey plan or plans (which may be obtained from the Land Registry Office) or alternatively a sketch plan identifying individual parcels by legal description and dimensions. The plan or plans of appropriate scale should also show:

   (i) the location of each of the subject properties in relation to surrounding legal parcels; and

   (ii) the location of other land owned, leased, or rented by the applicant where that land is in immediate vicinity of the subject properties.

4. Describe the existing use of the subject properties 10 ACRES (+) PASTURE, 100 LAYING HENS, 6 SHEEP, 4 GOATS, 1 ACRE ORCHARD, 2 ACRES GARDEN, 1 ACRE ASPARAGUS, 4 COLONIES OF BEES, BERRY PATCHES, VINEYARDS

NOTE—Wherever possible, provide photographs of the subject property which also shows buildings.

5. Describe the existing use of those properties which are not the subject of this application but are owned or leased by the applicant in the immediate vicinity, including the acreage, location, and legal description of each:

NONE

6. Describe the existing land use and buildings on all lots adjacent to and neighbouring the subject property or farm unit:

North CROWN LAND

East CROWN LAND

South CROWN LAND

West CROWN LAND

7. Describe the proposed use of the subject property 2 MORE ACRES OF ORCHARDS, 1 ADDITIONAL ACRE OF GARDEN, 4 PIGS, 4-6 MORE SHEEP, 2 ADDITIONAL COLONIES OF BEES

8. Clearly state the reasons for requesting inclusion of the subject property in the Agricultural Land Reserve:

BEFORE THE INTRODUCTION OF THE ALR WE APPLIED FOR INCLUSION. WE WERE ACCEPTED BY THE REGIONAL DISTRICT AREA "C" BUT TURNED DOWN BY THE ENTIRE BOARD BEHIND CLOSED DOORS. WE HAVE TRIED EVER SINCE FOR INCLUSION INCLUDING THIS APPLICATION. WE SINCERELY BELIEVE IN THE ALR CONCEPT AND WANT INCLUSION.

9. Any other information or comments WE HAVE/HAD AGRICULTURAL LEASES ON DESCRIBED LANDS AND IT SEEMS HYPOCRITICAL THAT WE CAN'T GET INCLUDED INTO THE ALR.

I hereby declare that the information contained herein is, to the best of my knowledge, factual and correct.

[redacted]
(Signature of owner)

March 2, 1979
(Date)

* If agent is handling application, please supply authorization from owner.

Please consult the *Agricultural Land Commission Act* and regulations thereunder for further details.

APPLICATION FOR IN USION OF LAND IN THE AGRICULTURAL LAND RESERVE PURSUANT TO SECTION 8 (14) OF THE AGRICULTURAL LAND COMMISSION ACT

A.L.C. File No.

R.D. File No. 1553 - F

Name of applicant [redacted]

Air photo BC 7741, #084, 085

SCHEDULE E

(To be completed by the regional district and municipality, if applicable.)

NOTE—Prior to filling in Schedule E, please verify the following information provided by the applicant:
(1) Legal description and acreage of the subject properties.
(2) Description of existing use of the subject property.
(3) Description of surrounding land uses and buildings.

10. On a map, please locate each of the subject properties in relation to the Agricultural Land Reserve, if applicable.

11. The Official Regional Plan designation of the subject property, with some details No. O.R.P.

12. Any applicable community or other plan or study designations, with some details first-draft plan contemplates rural-residential development of the bench on which this property lies, with no development on the steep side-hill at the north. Approval of this application willnecessitate re-thinking of these draft policies.

13. The zoning classification governing the subject property at the date of application (please attach map):

ZONING No zoning

(*a*) Uses permitted

(*b*) Minimum lot size permitted

(*c*) Other relevant regulations under zoning by-law (if applicable)

14. Was the property included by the regional district in the recommended Agricultural Land Reserve?

Yes ☐ No ☒

15. Recommendations for the inclusion of the subject properties in the Agricultural Land Reserve:

(*a*) Municipality's N/A

(*b*) Regional District's - most of site is capable of agricultural development requiring intensive effort, such as now being undertaken on this property by the Lee Creek commune

16. (*a*) Are there any lands adjacent to the subject properties, worthy of inclusion in the Agricultural Land Reserve? Yes ☒ ? No ☐

(*b*) If so, please give details on adjacent properties Map identifies similar soils on the balance of the bench. Map also identifies higher bench where lush grazing under powerline suggests an on-site inspection might locate some soils of agricultural (or at least range-land) interest.

(Secretary-Treasurer or Administrator)

April 9, 1979
(Date)

THE REGIONAL DISTRICT
of COLUMBIA - SHUSWAP

P.O. BOX 978, SALMON ARM,
BRITISH COLUMBIA V0E 2T0
TELEPHONE 832-3086
832-7059

April 3, 1979

Our File: 1553 - F

[redacted]

RE: Appeal No. 1553

The Regional Board has considered your application under Section 8(14) of the Land Commission Act, and has recommended to the Land Commission that your appeal be:

(x) Approved

( ) Rejected

( ) Other:

The policy of the Regional Board is to base their recommendation on a review of the agricultural capability of your parcel. This recommendation is in no way binding on the Land Commission, who will notify you, in writing, of their decision. A favourable recommendation by the Board will not guarantee that a subdivision may take place. You should familiarize yourself with current legislation which may apply to your property, (explanatory pamphlet enclosed).

Should you have any further questions do not hesitate to contact the undersigned.

Yours truly,

E. Lalonde,
Administrator

Encl.
EL/ls

British Columbia
Agricultural
Land Commission

Telephone (604) 294-5211

4333 Ledger Avenue, Burnaby, B.C., V5G 3T3

May 1, 1979

Reply to the attention of:
Shirley Brightman

[redacted]

Dear [redacted]:

Re: Application #I-H-79-08563

Please be advised that the Provincial Agricultural Land Commission has received and considered your request to have included in the Agricultural Land Reserve the 75.66 acres described as Block "A", N.W. 1/4 Section 31, Township 22, Range 11, W6M and Block "A", North-east 1/4 Section 31, Township 22, Range 11.

The Commission has tabled this application because it wishes verification of the agricultural capability of the subject property. The Soils Branch, Ministry of Agriculture, has been asked to do an On-site Inspection of your property and to prepare a detailed agricultural capability map.

Once the Commission has received this information it will give further consideration to your proposal.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

J. Glen

per
A.C. Kinnear, Chairman

SB/dj

cc: Regional District of Columbia Shuswap (#1553F)

RECEIVED
MAY 4 1979
REGIONAL DISTRICT OF
COLUMBIA-SHUSWAP
MEETING
STAFF
FILE

British Columbia
Agricultural
Land Commission

Telephone (604) 294-5211

4333 Ledger Avenue, Burnaby, B.C., V5G 3T3

RECEIVED
APR - 3 1980
REGIONAL DISTRICT OF
COLUMBIA-SHUSWAP
MEETING
STAFF
FILE ALC 1553.

March 25th, 1980

Hon. James J. Hewitt
Minister of Agriculture
Parliament Buildings
Victoria, B.C.

Dear Mr. Minister:

Re: Request for Inclusion of Land Leased by [redacted] into the Agricultural Land Reserve by the Regional District of Columbia Shuswap pursuant to Section 8(14) of the Agricultural Land Commission Act - Application #I-H-79-08563

Pursuant to Section 8(14) of the Agricultural Land Commission Act, please be advised that the Agricultural Land Commission hereby intends to seek the approval of the Lieutenant-Governor in Council to designate 75.66 acres as part of the Agricultural Land Reserve of the Regional District of Columbia Shuswap. The 75.66 acres outlined and hatchured in green on the attached map (Exhibit 1) is the subject of an application for inclusion by [redacted] to the Agricultural Land Commission.

Location - Northeast of Squilax on the north side of Shuswap Lake; East of Corning Creek

Area Requested for Inclusion - 75.66 acres

Agricultural Capability onsite

$\frac{6}{5T_P}$ - $6\frac{2}{T_P}$ - $\frac{2}{6R_T}$ (± 66 acres); $\frac{7}{7R_T}$ - $\frac{3}{6T_R}$ (± 14.0 acres)

Existing Use
10 acres pasture, 100 laying hens, 6 sheep, 4 goats, 1 acre orchard
2 acre garden, 1 acre asparagus, 4 colonies of bees, berry patches, vineyards

Intended Use increase size of farm operation by adding 2 more acres of orchards, 1 additional acre of garden, 4 pigs, 4 - 6 more sheep, 2 additional colonies of bees

Official Regional Plan Designation
No Official Regional Plan

Community Plan Designation
First draft plan contemplates Rural Residential Development of the bench on which this property lies, with no development on the steep side-hill at the north. Approval of this application will necessitate re-thinking of these draft policies.

Zoning
No zoning

..... /2

Owner's Reasons for the Request
[redacted] holds these 75.66 acres under two agricultural leases. He has gone to considerable effort to bring thisland into production and strongly supports the concept of Agricultural Land Preservation. He feels that his property is worthy of the protection offered by the Agricultural Land Commission Act.

Regional District Comments
"Most of the site is capable of agricultural development requiring intensive effort, such as now being undertaken on this property by the Lee Creek Commune" Recommend approval of inclusion.

Municipality Comments (if applicable)
Not applicable

Public Comments
No known objections

Agricultural Land Commission Comments
The Commission acknowledges that [redacted]'s dedication and hard work have brought this somewhat marginal land into a relatively high level of agricultural productivity. His efforts have proven that the land, if intensively managed, has capabilities which merit its inclusion in the ALR.

Agricultural Land Commission Decision
That the area outlined in green (± 75.66 acres) on the attached map be included within the Agricultural Land Reserve Plan of the Regional District of Columbia Shuswap as per Resolution #462/80 of the Commission dated February 21, 1980.

Agricultural Land Commission therefore respectfully requests the Environment and Land Use Committee to support its request to the Lieutenant-Governor in Council for approval to designate the area outlined in green on the attached map as part of the Agricultural Land Reserve of the Regional District of Columbia Shuswap.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

per: M. F. Clarke, Chairman
SB/tr

cc: Regional District of Columbia Shuswap
Denis O'Gorman, Director ELUC
[redacted], [redacted]
Land Management Branch, Kamloops (Attention: D.I. Snider & H.K. Kidd)
(your file #0315542 & 0320788)

(Encl.) Exhibit 1 - 82L/13 ALR Base Map
2 - Onsite Report - Agricultural Capability Map (7 pages)
3 - Schedule D - Application Form (2 pages)
4 - Schedule E (3 pages)
5 - Resolution of Regional District
6 - Letter from Land Management Branch

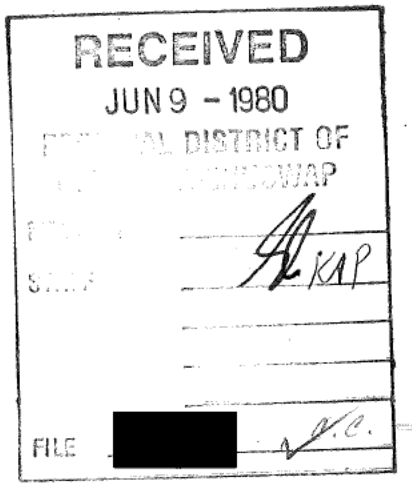
Province of British Columbia

OFFICE OF THE MINISTER

Ministry of Agriculture

Parliament Buildings
Victoria
British Columbia
V8V 1X4
Phone: 387-3656

June 2, 1980



Dr. M.F. Clarke
Chairman
Provincial Agricultural
Land Commission
4333 Ledger Avenue
Burnaby, British Columbia
V5G 3T3

Dear Dr. Clarke:

Re: Application #I-H-79-08563

I have reviewed the contents of your letter of March 25 in reference to the above noted request for inclusion of land into the Agricultural Land Reserve of the Regional District of Columbia Shuswap pursuant to Section 8(14) of the Agricultural Land Commission Act.

Please be advised that I am unable to support this application on the grounds that the land under application for inclusion does not conform with the guidelines used to designate Agricultural Land Reserves. The general practice is to include land having a Canada Land Inventory agricultural rating of Class 1 to 4 in the Reserves. Other classes have been included in some instances where minor portions exist in association with Class 4 or better. Some Class 5 land has also been included in the Reserves where climate is the only limitation or where, through improvements (irrigation or drainage), the land can obtain an improved rating of Class 4 or better.

. . . . 2

Clearly in this instance the land has an agricultural capability rating of 5, 6 and 7 with no opportunity for an improved rating. I therefore have no alternative but to reject this application for inclusion in the Agricultural Land Reserve on the basis of the agricultural capability ratings.

I assume you will advise [redacted] and the Regional District of Columbia Shuswap on the decision regarding this application.

Yours very truly,

James J. Hewitt
Minister of Agriculture

cc: Regional District of Columbia Shuswap
Mr. D.K. O'Gorman, ELUC Secretariat
Honourable Stephen Rogers
[redacted]
Land Management Branch, Kamloops - Attention D.I. Snider and H.K. Kidd
- Your File 0315542 and 0320788

British Columbia
Agricultural
Land Commission

Telephone (604) 294-5211

4333 Ledger Avenue, Burnaby, B.C., V5G 3T3

Reply to attention of G. D. Gram

12 June 1980

Ministry of Agriculture
Deputy Minister's Office
JUN 17 1980
RECEIVED
Victoria, B.C.

MINISTRY OF AGRICULTURE
RECEIVED
JUN 16 1980
MINISTER'S OFFICE
VICTORIA, B.C.

The Honourable James J. Hewitt
Minister of Agriculture
Parliament Buildings
Victoria, B. C.

Dear Mr. Hewitt

Re: Application #I-H-79-08563 ([redacted])
and #I-S-80-10227 ([redacted])

We are in receipt of your 2 June 1980 letters concerning the [redacted] application for the inclusion of 75.66 acres on the north side of Shuswap Lake, and the [redacted] application for the inclusion of 9 hectares on the west side of Beck Lake in the Cranberry Land District of Vancouver Island. We respectfully draw your attention to Section 10(5) of the Agricultural Land Commission Act (R. S. Chapter 9) formerly Section 8(14) which makes provision for a private owner of land to make an application to the Commission for the inclusion of land into an Agricultural Land Reserve. It is the responsibility of the Commission to consider the merits of such individual inclusion applications and where appropriate, and with the approval of the Lieutenant-Governor in Council, add such lands to an Agricultural Land Reserve.

Where the Commission supports an individual's application for inclusion within an Agricultural Land Reserve, it has been common practice to document the reasons for support and then to forward a letter of information to the responsible minister. The application then goes directly to the Lieutenant-Governor in Council or to the Environment and Land Use Committee for review and a recommendation to the Lieutenant-Governor in Council.

In the case of [redacted] (I-S-80-10227) we have, as you suggested, prepared an Order-in-Council which is attached for presentation to Cabinet. With regard to [redacted] (I-H-79-08563) you have expressed concern regarding the CLI rating for agricultural capability. The Commission has supported the inclusion application because the present agricultural use and good farm management is evidence of the capability of this land to support agriculture, and this is a case perhaps illustrating the caution with which one must approach BCLI agricultural capability rating when considering an individual parcel of land. It is this very problem

continued

of using a land classification system designed for large area assessment, as a decision making tool for relatively small parcels of land that the Commission wishes to review with members of the Environment and Land Use Committee.

Section 10(5) permits the Commission to request approval of the Lieutenant-Governor in Council to designate land which the Commission supports for inclusion in the Agricultural Land Reserve.

We therefore respectfully ask that this request for approval to designate this land as Agricultural Land Reserve be presented to the Lieutenant-Governor in Council for a decision. However, in view of your concerns perhaps this matter should first be discussed by the Environment and Land Use Committee as has been done with many previous applications.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per

M. F. Clarke
Chairman

GDC/pr

Province of
British Columbia

OFFICE OF THE MINISTER

Ministry of
Agriculture

Parliament Buildings
Victoria
British Columbia
V8V 1X4
Phone: 387-3656

June 20, 1980

RECEIVED
JUL - 7 1980
REGIONAL DISTRICT OF
COLUMBIA-SHUSWAP
MEETING
STAFF KAP
FILE D.C. D. Clarke

Honourable Stephen Rogers
Minister of Environment
Parliament Buildings
Victoria, British Columbia
V8V 1X4

My dear Colleague:

Re: Application # 1-H-79-08563 ([redacted])

The above noted application is submitted by the Provincial Agricultural Land Commission pursuant to Section 10(5) of the Agricultural Land Commission Act (R.S. Chapter 9).

I am referring this application to the Environment and Land Use Committee for consideration. The Provincial Agricultural Land Commission has recommended 75.66 acres be included into the Agricultural Land Reserve of the Regional District of Columbia Shuswap.

I would appreciate this application being placed on the agenda at the earliest possible opportunity.

Yours very truly,

James J. Hewitt
Minister of Agriculture

cc: Regional District of Columbia Shuswap
Mr. D.K. O'Gorman, ELUC Secretariat
Dr. M.F. Clarke, Provincial Agricultural Land Commission
[redacted]
Land Management Branch, Kamloops - Attention D.I. Snider and H.K. Kidd
- Your File 0315542 and 0320788

MAY 27 1981

BRITISH COLUMBIA

1196

BRITISH COLUMBIA
DEPARTMENT OF AGRICULTURE
MAY 1 1981
FARMLAND RESOURCES BRANCH
Victoria, B.C.

APPROVED AND ORDERED
MAY 21 1981

Administrator
~~Lieutenant-Governor~~

EXECUTIVE COUNCIL CHAMBERS, VICTORIA MAY 21 1981

On the recommendation of the undersigned, the ~~Lieutenant-Governor~~ *Administrator*, by and with the advice and consent of the Executive Council, orders that approval be given to the Provincial Agricultural Land Commission to add Block "A", N.W. 1/4, Section 31, Township 22, Range 11, W6M, KDYD, lying within the Regional District of Columbia Shuswap and shown hatched in green on the attached plan as an addition to the Agricultural Land Reserve Plan of the Regional District of Columbia Shuswap approved August 30, 1974, by B.C. Reg. #602/74 and designated by Resolution #187/74 of the Commission dated September 3, 1974.

Minister of Agriculture and Food

Presiding Member of the Executive Council

COPY

FILED
MAY 25 1981
B.C. REG No. 205/81

(This part is for administrative purposes and is not part of the Order.)

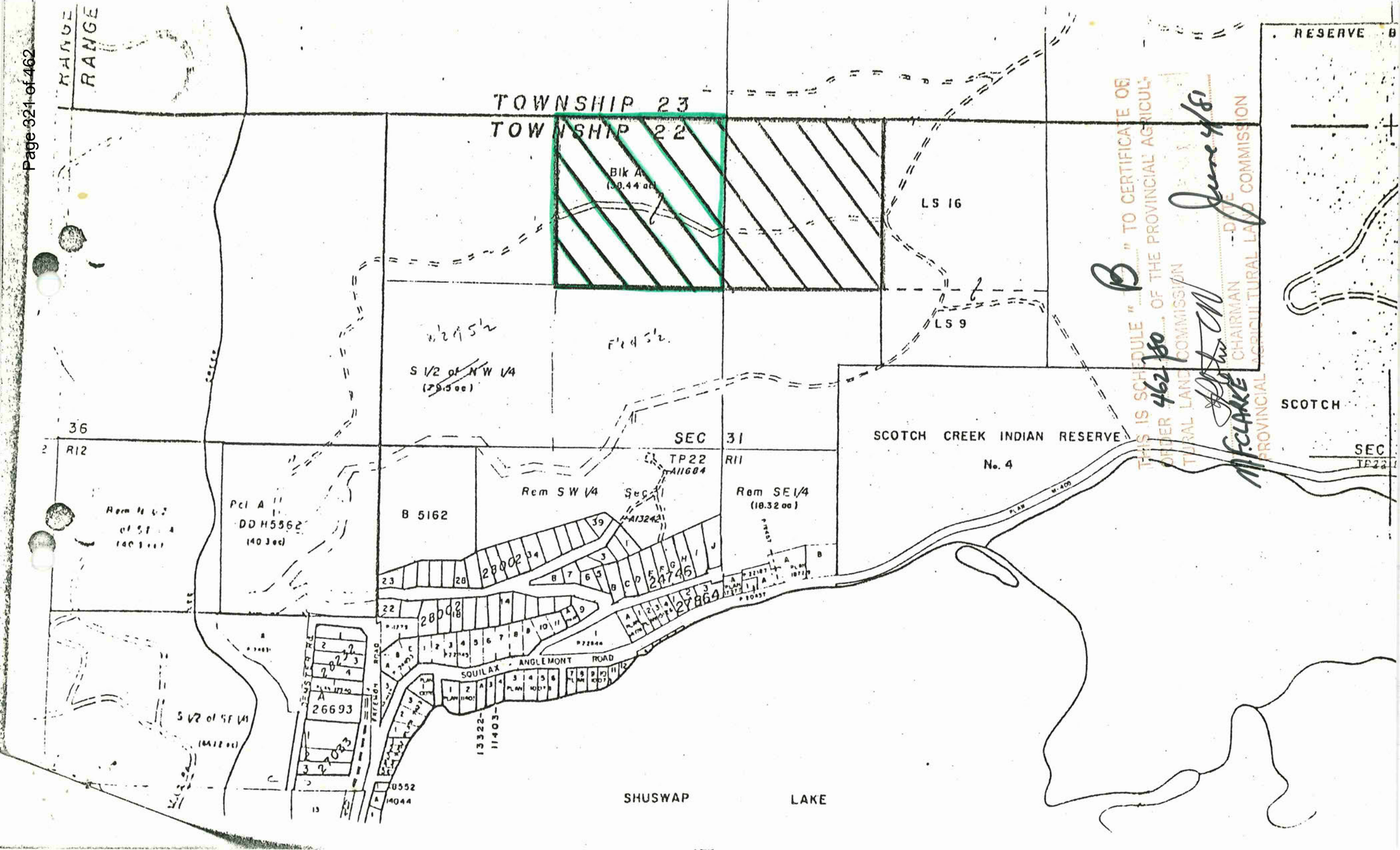
Authority under which Order is made:

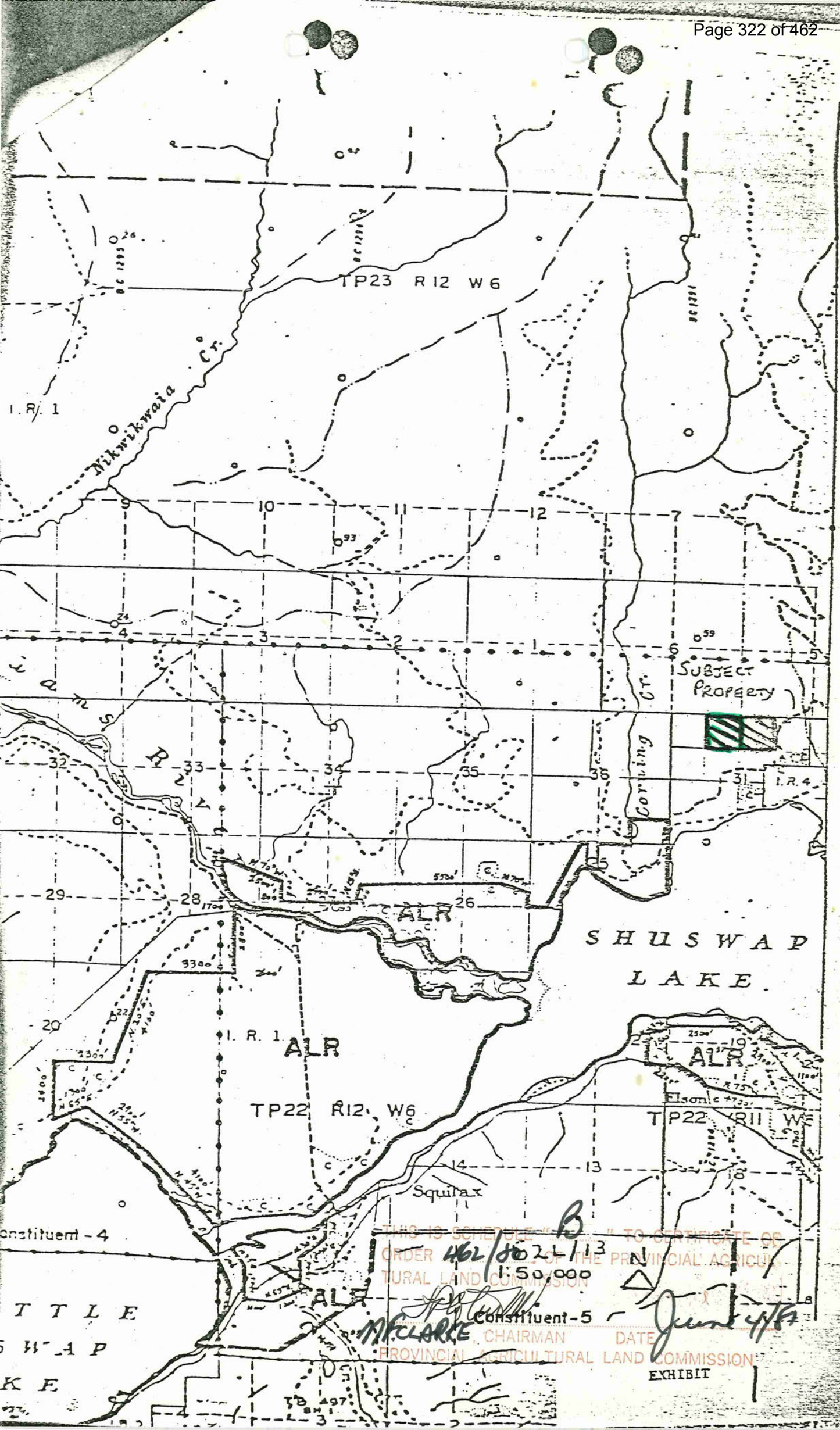
Act and section Agricultural Land Commission Act, Section 10(3)

Other (specify) Order-in-Council #2856

Statutory authority checked by

(Signature and typed or printed name of Legal Officer)


RANGE
RANGE
TOWNSHIP 23
TOWNSHIP 22
Blk A
(30.44 ac)
LS 16
LS 9
RESERVE
"B" TO CERTIFICATE OF
THIS IS SCHEDULE
ORDER 462/80 OF THE PROVINCIAL AGRICUL-
TURAL LAND COMMISSION
June 4/80
CHAIRMAN
PROVINCIAL AGRICULTURAL LAND COMMISSION
M.F. CLARKE
S 1/2 of NW 1/4
(79.5 ac)
SCOTCH
SEC
SEC 31
36
R12
R11
TP22
SCOTCH CREEK INDIAN RESERVE
No. 4
Rem SW 1/4
Sec 31
Rem SE 1/4
(18.32 ac)
Pcl A
DD H5562
(40.3 ac)
B 5162
28002
24746
27869
26693
23023
SQUILAX - ANGLEMONT ROAD
S 1/2 of SE 1/4
13322-
11403-
SHUSWAP
LAKE



THIS IS SCHEDULE "B" TO CERTIFICATE OF ORDER NO. OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

MAY 27 1981

BRITISH COLUMBIA

1197

BRITISH COLUMBIA
DEPARTMENT OF AGRICULTURE
MAY 1 1981
FARMLAND RESOURCES BRANCH
Victoria, B.C.

APPROVED AND ORDERED
MAY 21 1981

Administrator
~~Lieutenant-Governor~~

EXECUTIVE COUNCIL CHAMBERS, VICTORIA MAY 21 1981

On the recommendation of the undersigned, the ~~Lieutenant-Governor~~ *Administrator*, by and with the advice and consent of the Executive Council, orders that on the application of [redacted], Application #I-H-79-08563, approval is given to the Provincial Agricultural Land Commission to designate Block "A", N.E. 1/4, Section 31, Township 22, Range 11, W6M, KDYD, lying within the Regional District of Columbia Shuswap and hatched in green on the attached plan as an addition to the Agricultural Land Reserve of the Regional District of Columbia Shuswap, approved August 30, 1974, by B.C. Reg. #602/74 and designated by Resolution #187/74 of the Commission dated September 3, 1974.

Minister of Agriculture and Food

Presiding Member of the Executive Council

COPY

FILED.
MAY 25 1981
B.C. REG. No. 206/81

(This part is for administrative purposes and is not part of the Order.)

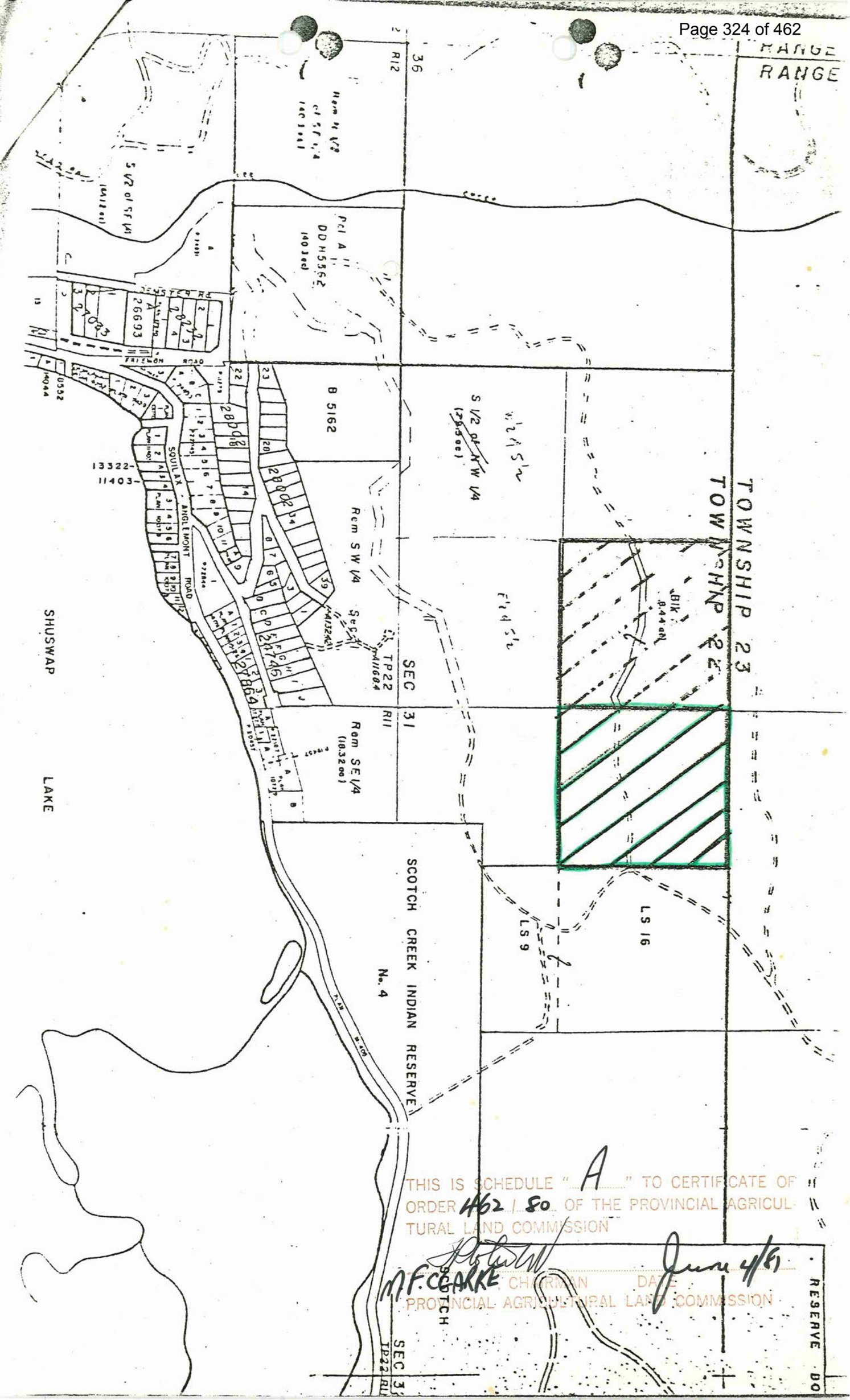
Authority under which Order is made:

Act and section Agricultural Land Commission Act, Section 10(5)

Other (specify) Order-in-Council #2856

Statutory authority checked by

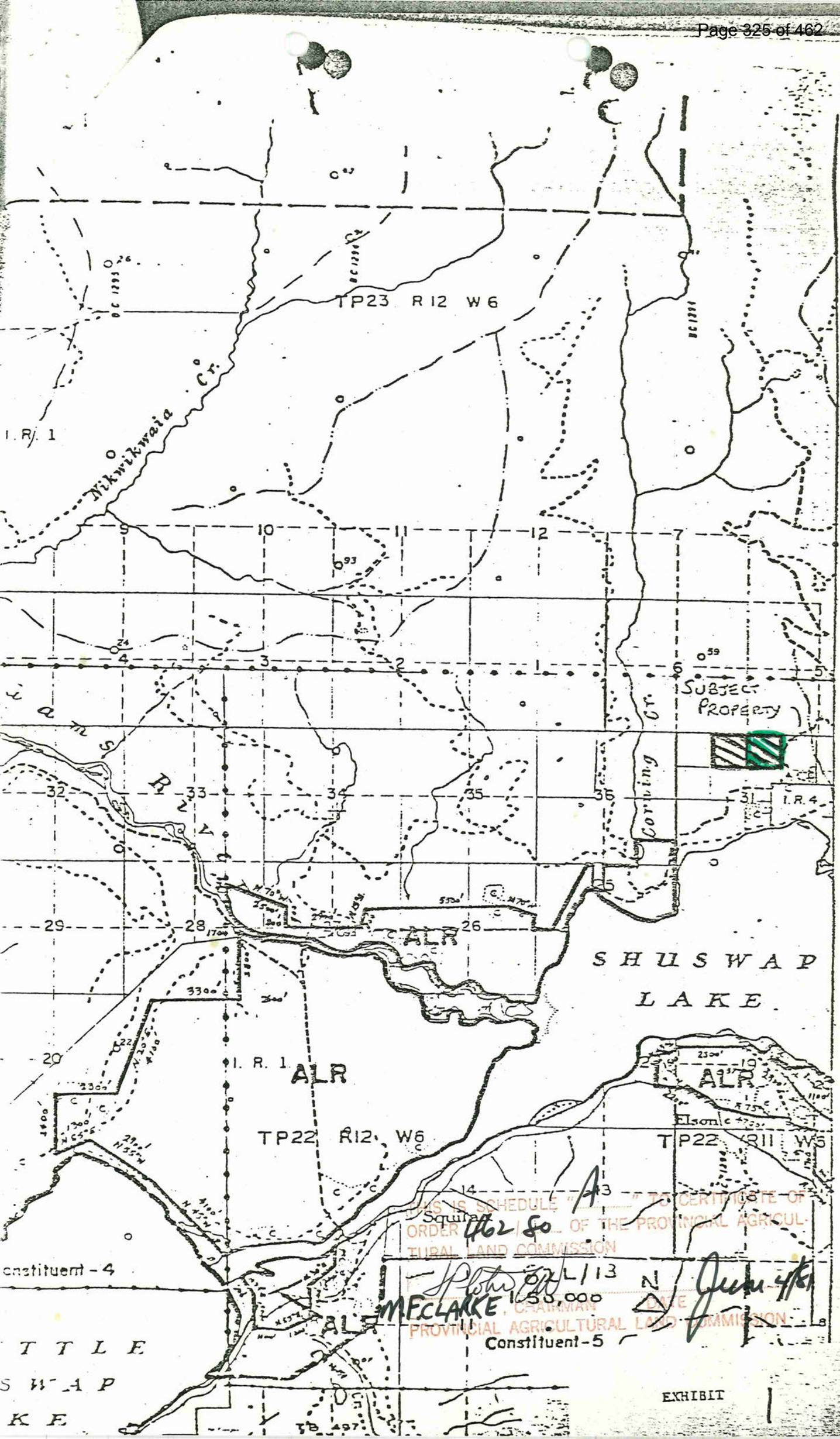
(Signature and typed or printed name of Legal Officer)



THIS IS SCHEDULE "A" TO CERTIFICATE OF ORDER 1462/80 OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

M.F. CLARKE
CHAIRMAN
PROVINCIAL AGRICULTURAL LAND COMMISSION

June 4/81
DATE



THIS IS SCHEDULE "A" TO CERTIFICATE OF ORDER NO. 1462 &0 OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

M.F. CLARKE, CHAIRMAN
PROVINCIAL AGRICULTURAL LAND COMMISSION

DATE June 4/81

British Columbia
Agricultural
Land Commission

Telephone (604) 294-5211
4940 Canada Way
Burnaby, B.C. V5G 4K6
~~4333 Ledger Avenue, Burnaby, B.C., V5G 3T3~~

June 4, 1981

Regional District of Columbia Shuswap
Box 978
Salmon Arm, B.C.
V0E 2T0

Dear Sirs:

Re: Application under the Agricultural Land Commission Act,
by [redacted] for the inclusion of land into the Regional District
of Columbia Shuswap Agricultural Land Reserve - Application #I-H-79-08563

Please be advised that the Executive Council (Cabinet) has considered an additional amendment to the Agricultural Land Reserve Plan of the Regional District of Columbia Shuswap.

Copy of Orders-in-Council #1196 and 1197 approved May 21, 1981, being B.C. Regulation #205/81 and #206/81 are attached for detailing the areas that were approved for inclusion into the Agricultural Land Reserve.

Note that these parcels may not conform exactly to the original area requested. I would recommend that you closely compare the legal description and maps on the attached Orders-in-Council to the original application to ascertain the area legally approved for inclusion.

Also enclosed for your information is a copy of Certificate of Order #462/80 which designates the land as part of the Agricultural Land Reserve Plan of the Regional District of Columbia Shuswap.

I trust this clarifies the final disposition of this application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: M. F. Clarke, Chairman

RECEIVED
JUN 16 1981
REGIONAL DISTRICT OF
COLUMBIA-SHUSWAP
MEETING
STAFF KAP
FILE c.c. F. Clarke

c.c. Registrar of Titles - Kamloops
[redacted]
Hon. J. J. Hewitt
B.C. Assessment Authority, Vernon
Ministry of Lands, Parks & Housing, Kamloops (File 0315542 and 0320788)

KM/kj

#462/80

CERTIFICATE OF ORDER OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Re: (1) Block A, N.E. 1/4, Section 31, Township 22, Range 11, W6M, KDYD
(2) Block A, N.W. 1/4, Section 31, Township 22, Range 11, W6M, KDYD

shown hatched in green on the attached plans marked Schedule "A" and Schedule "B", hereinafter referred to as the "land".

WHEREAS the Agricultural Land Commission received an application pursuant to Section 10(3) and 10(5) of the Agricultural Land Commission Act to include the land within the Agricultural Land Reserve Plan of the Regional District of Columbia Shuswap;

AND WHEREAS the Lieutenant-Governor in Council, as evidenced by Orders-in-Council #1197 and 1196 approved the application;

NOW THEREFORE be it resolved that the land is hereby designated as part of the Agricultural Land Reserve Plan of the Regional District of Columbia Shuswap.

Dated at Burnaby, British Columbia, this 4th day of June 1981.

"J. PLOTNIKOFF"

M. F. Clarke, Chairman
Provincial Agricultural Land Commission

AGRICULTURAL CAPABILITY CLASSIFICATION IN BC

Not all agricultural lands are created equal and not all agricultural land are capable or suitable for producing all agricultural products, regardless of the level of management applied. The main limiting factors in British Columbia are climate and topography. Climate determines the heat energy and moisture inputs required for agricultural production. Topographic limitations mostly restrict the ability to use cultivation equipment. Soils with all their variability are also a key limiting factor. Depending upon their properties and characteristics they may be appropriate for sustaining the production of certain agricultural products, but not others.

In BC agricultural capability ratings and limitations are assessed through a classification system known as the "Land Capability Classification for Agriculture in British Columbia"[1]. The classification system describes seven land capability classes for agriculture (Classes 1 to 7). Class 1 land has minimal limitations when associated with the most amenable climates in the Province. In Class 2 to Class 5 lands the limitations increase. Class 6 lands have limitations that preclude arable agricultural activities yet are capable of sustaining native and/or perennial uncultivated agriculture. Class 7 lands have limitations that preclude all arable and natural grazing agricultural systems, regardless of the climate. Increasingly, new innovations in drainage and irrigation, tillage, nutrient replenishment (whether organic or inorganic), pest management, as well as closed environmental systems, allow for agricultural production on agricultural land once deemed too limited or unsuited for producing specific products. The recognition of 'arable' agricultural activities is also significant in that Class 6 and 7 lands may still be agriculturally productive, where topography and climate allows, and where the agricultural activities are dedicated to closed environmental systems (i.e. greenhouses).

The land capability classification for agriculture has two main components; the capability class and the capability subclass. The class identifies potential for agriculture. **The best agricultural lands are rated Class 1 because they have the ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.** As the class numbers increase from Class 1 to Class 7, the range of crops decreases. Associated with each class is a subclass that identifies limitations or special management practices needed to improve the soil, such as topography, stoniness, soil moisture deficiency, low fertility, etc. Regular management practices required to make land productive include, drainage, irrigation, stone picking, fertilization etc.

AGRICULTURAL CAPABILITY CLASSIFICATION IN BC

LAND CAPABILITY CLASSES FOR MINERAL SOILS

The seven land capability classes for mineral soils are defined and described as follows:

CLASS 1 LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

CLASS 2 LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTISES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

CLASS 3 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTISES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 5 LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

CLASS 6 LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for

AGRICULTURAL CAPABILITY CLASSIFICATION IN BC

cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

CLASS 7 LAND IN THIS CLASS HAS NO CAPAPBILITY FOR ARABLE OR SUSTAINED NATURAL GRAZING.

All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking.

Agriculture Capability Subclasses

The subclass indicates lands with similar kinds but varying intensities of limitations and hazards. It provides information on the kind of management problem or use limitation. Except for Class 1 lands, which have no significant limitations, the capability classes are divided by subclasses on the basis of type of limitation to agricultural use. Each class can include many different kinds of soil, similar with respect to degree of limitation: but soils in any class may require unlike management and treatment as indicated by the subclasses shown.

A & M	Soil moisture deficiency	**N**	Salinity
C	Adverse climate (excluding precipitation)	**P**	Stoniness
D	Undesirable soil structure	**R**	Shallow soil over bedrock and/or bedrock outcroppings
E	Erosion	**T**	Topography
F	Low fertility	**W**	Excess water (groundwater)
I	Inundation (flooding by streams, etc.)	**S & X**	Cumulative and minor adverse conditions

AGRICULTURAL CAPABILITY CLASSIFICATION IN BC

Table 1: ALR Area by Region

Region	ALR Area (hectares)*	ALR Area (percent)
Okanagan	224,977	5
Island	116,207	2
South Coast	148,207	3
Interior	1,528,968	33
Kootenay	392,557	8
North	2,210,783	49
Total	4,621,699	100

* ALC GIS Database as of April 2013

Table 2: Total CLI Agriculturally Classified and ALR Lands in British Columbia (hectares)

CLI Agricultural Classification	Total Area Classified (hectares)	Land in the ALR	ALR as a Percent of Land Classification
Class 1	69,989	52,920	75.6%
Class 2	397,634	289,079	72.7%
Class 3	999,644	692,090	69.2%
Class 4	2,131,581	1,409,080	66.1%
Class 5	6,137,470	1,468,100	23.9%
Class 6	5,357,781	431,560	8.1%
Class 7	14,898,572	167,540	1.1%
Water		88,890	
Total	29,992,071	4,599,259	

Source: Select Standing Committee on Agriculture, 1978, Inventory of Agricultural Land Reserves in British Columbia, Phase 'I Research Report.

Table 3: Agriculture Capability (BC Land Inventory) by Region

Committee Region (Current Region)	Total ALR Area	BCLI Class 1-4 Lands (hectares)	BCLI Class 1-4 Lands (percent)
Cariboo (Interior)	947,000	335,000	37
Island (Island)	112,000	83,000	74
Kootenay (Kootenay)	429,000	232,000	54
Mainland (South Coast)	175,000	130,000	74
Okanagan (Okanagan)	238,000	140,000	59
Omineca (North)	504,000	217,000	43

AGRICULTURAL CAPABILITY CLASSIFICATION IN BC

Peace (North)	1,336,000	960,000	72
Skeena (North)	277,000	147,000	53
Thompson (Interior)	580,000	181,000	31
British Columbia	4,599,000	2,425,000	53

Source: Select Standing Committee on Agriculture, November 1978, Land Productivity in BC; Phase 1 Research Report,

Table 4: British Columbia Agricultural Capability (Percent of BC's Land Base)

Land Capable of a Range of Crops (CLI Class 1-4)	2.70%
Prime Agricultural Land (CLI Class 1-3)	1.10%
Class 1 Agricultural Capability	0.06%
Land Suitable for Tree Fruit Production in the ALR	0.04%

Source: Smith, B.E. 1998. Planning for Agriculture - Resource Materials, Provincial Agricultural Land Commission, Burnaby

References

1. Agricultural Land Commission Website November 2013. http://www.alc.gov.bc.ca/alr/What_is_Ag_Land.htm and http://www.alc.gov.bc.ca/alr/Ag_Capability.htm
2. Canada Land Inventory. 1972. Reprint. Soil Capability Classification for Agriculture. Report No. 2. Department of the Environment. Ottawa, Ontario. 16 pp. [Available here]
3. Climatology Unit. 1981. Climate Capability Classification for Agriculture in British Columbia. APD Technical Paper 4. Air Studies Branch, British Columbia Ministry of Environment. Victoria, B.C. 23 pp. [Available here]
4. Kenk, E. and I. Cotic. April, 1983. Land Capability Classification for Agriculture in British Columbia. MOE Manual 1. Surveys and Resource Mapping Branch, Ministry of Envirnoment and Soils Branch, Ministry of Agriculture and Food. Kelowna, B.C. 68 pp. ISSN 0821-0640 [Available here]
5. Runka, G.G. 1973. Methodology — Land Capability for Agriculture — British Columbia Land Inventory (CLI). Soil Survey Division, British Columbia Department of Agriculture. Kelowna, B.C. 25 pp. [Available here]
6. Smith, B.E. 1998. Planning for Agriculture - Resource Materials, Provincial Agricultural Land Commission, Burnaby https://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/planning_for_agriculture_1998.pdf
7. B. Smith. 2006. ,A Work In Progress The British Columbia Farmland Preservation Program http://www.smartgrowth.bc.ca/Portals/0/Downloads/AWorkinProgress_Smith.pdf
8. Select Standing Committee on Agriculture, November 1978, Land Productivity in BC; Phase 1 Research Report
9. Select Standing Committee on Agriculture, 1978, Inventory of Agricultural Land Reserves in British Columbia, Phase 'I Research Report

Province of British Columbia

Ministry of Agriculture

District Office
1873 Spall Road
Kelowna
British Columbia
V1Y 4R2

BRITISH COLUMBIA AGRICULTURAL LAND COMMISSION
RECEIVED
BURNABY, B.C.
FEB 11 1980

February 7th, 1980

Provincial Agricultural
Land Commission
4333 Ledger Avenue
Burnaby, B.C.
V5G 3T3

Attention: Shirley Brightman

Dear Madam:

Re: Application #I-H-79-08563 ([redacted])
Regional District: Columbia-Shuswap
Legal: (1) Block "A", NW¼ Sec. 31, Twp. 22, Range 11, W6M, K.D.Y.D.
(2) Block "A", NE¼ Sec. 31, Twp. 22, Range 11, W6M, K.D.Y.D.
(3) plus the balance of the Lee Creek Bench as outlined and shaded green on the map marked Exhibit "A".
Approximate Location: Northwest and North of Scotch Creek Indian Reserve #4. North of Indigo Bay-Shuswap Lake.

As requested in your May 1st, 1979, correspondence concerning the above application, an on-site inspection has been conducted by the writer who was accompanied by Mr. K. A. Pellett, Planning Director, Regional District of Columbia-Shuswap.

After reviewing various scales of air photos on file, recent reconnaissance soil maps, and the soil capability for agriculture maps, the findings are as follows:

1.0 Landform and Soils

The acreage in the above application forms part of an extensive acreage of glacial till deposits which occur in the Shuswap Lakes area.

The glacial till covers the underlying bedrock to variable thickness, with bedrock at or near the surface in places.

EXHIBIT 2

The topography varies from strongly to very steeply sloping (10 to 30% or more) with the latter occurring along the northwest and north sides. Stoniness and gravel content is variable due to the origin of the glacial till from the Sicamous limestone bedrock. Solum textures are mainly sandy loam and loam with a variable content of gravel.

A very minor acreage of glacial outwash occurs in the southwest corner. Gravelly outwash occurs where it has been deposited as part of the glacial delta from Lee Creek. The topography is moderately sloping with a steeply to very steeply sloping delta front. Solum textures vary from gravelly sandy loam to gravelly loamy sand with variable stoniness.

2.0 Soil Capability for Agriculture

The application acreage is included in a large acreage mapped as $6T^{8}_{P}-7R^{2}_{T}$ (Scale 1:50,000).

However, a small acreage of Class 5 can be designated on the Lee Creek Bench.

The following table presents the soil capability for agriculture classes (with irrigation) for the application acreage on the Lee Creek Bench:

Class	Color	Approximate Acreage	% of Total
$7T^{7}_{C}-6T^{3}_{P}$	Pink	6.5	2.2
$7R^{7}_{T}-6T^{3}_{R}$	Pink	25.5	8.6
$5T^{6}_{P}-6T^{2}_{P}-6R^{2}_{T}$	Green	255.0	85.7
5^{P}_{M}	Green	4.0	1.3
6^{T}_{P}	Dark Green	6.5	2.2
Total		297.5	100.0

Classes 7-6 (pink) were assigned in the northwestern and northern part due to steep topography, shallow depth to bedrock and stoniness.

Classes 5-6 (green) were classified for most of the acreage due to topography, stoniness and shallow depth to bedrock.

The small acreage of glacial outwash in the southwest corner was designated as Classes 5 and 6 due to coarse texture, stoniness and topography.

Within the two Blocks leased by [redacted], the soil capability classes are as follows:

Class	Color	Approximate Acreage	% of Total
$7R^{7}_{T}-6T^{3}_{R}$	Pink	14.0	17.5
$5T^{6}_{P}-6T^{2}_{P}-6R^{2}_{T}$	Green	66.0	82.5
Total		80.0	100.0

3.0 Land Use

3.01 Present Land Use

Most of the Lee Creek Bench is in forest which has been selectively logged in places. However, a fair amount of clearing has occurred in the two Block A's leased by [redacted].

3.01 Potential Land Use

Only a minor acreage of glacial till soils are currently used for arable agriculture in the Shuswap Lakes area and the acreage used for grazing is not extensive due to the forest vegetation which occurs. However, when cleared, the Lee Creek Bench has potential for agriculture due to its south aspect, low elevation and Class 1a climate (as indicated on climate maps prepared by the Resource Analysis Branch). However, as indicated previously, most of the acreage has limitations for agriculture due to topography, stoniness and shallowness to bedrock.

3.03 Surrounding Land Use

North - forested.
East - forested.
South and southwest - rural and urban residential proposed and potential.
- Scotch Creek Indian Reserve to the southeast.
West - forested.

4.0 Observations and Summary

The Provincial Agricultural Land Commission has been asked to recommend the inclusion of the lands leased by [redacted] (described as Blocks A, NW¼ and NE¼ of Section 31) in the A.L.R.

As indicated in the file of correspondence received, this has been recommended by the Regional District and the Land Management Branch. Similarly, after the on-site inspection, the writer would also recommend the inclusion of [redacted]'s two leases in the A.L.R.

As for the rest of the Lee Creek Bench, the Land Commission should consider including most of the remainder of the N½ of Section 31 in the ALR (green acreage).

The higher bench (outlined as the Upper Bench - Rangeland?) has potential for grazing under the presently cleared power-line and probably will continue to have grazing potential as long as the brush clearing on the right-of-way is maintained. However, due to the terrain and the forest vegetation, this Upper Bench is located in a large acreage classified as $7T^{7}_{C}$-$6T^{3}_{P}$. As the capability classes indicate, a limited amount of grazing potential is available which is associated with the forest vegetation that has developed (due to previous forest fires), aspect, shallowness to bedrock, etc.

5.0 Soil boundaries and their respective soil capability classes have been outlined on air photos BC-7741 - 84-86 (Scale 1:20,000) and plotted on a photocopy of a base map (Scale 1:10,000), which was originally received from the Provincial Agricultural Land Commission, and is enclosed. The subsequent acreage calculations outlined in Section 2.0 were obtained from this base map and should be considered as approximate acreages.

In addition, air photos BC-5257 - 236-238 (Scale 1:30,000) and BC-5378 - 61 & 62 (Scale 1:40,000) were all used in the preparation of this on-site report.

6.0 The soil capability for agriculture ratings in this on-site report have been determined according to soil survey procedures as outlined by the Canadian System of Soil Classification and The Canada Land Inventory Soil Capability Classification for Agriculture.

Yours very truly,

A. B. Dawson

A. B. Dawson, P.Ag.
Soil Specialist
Soils Branch

ABD:em

Enclosures

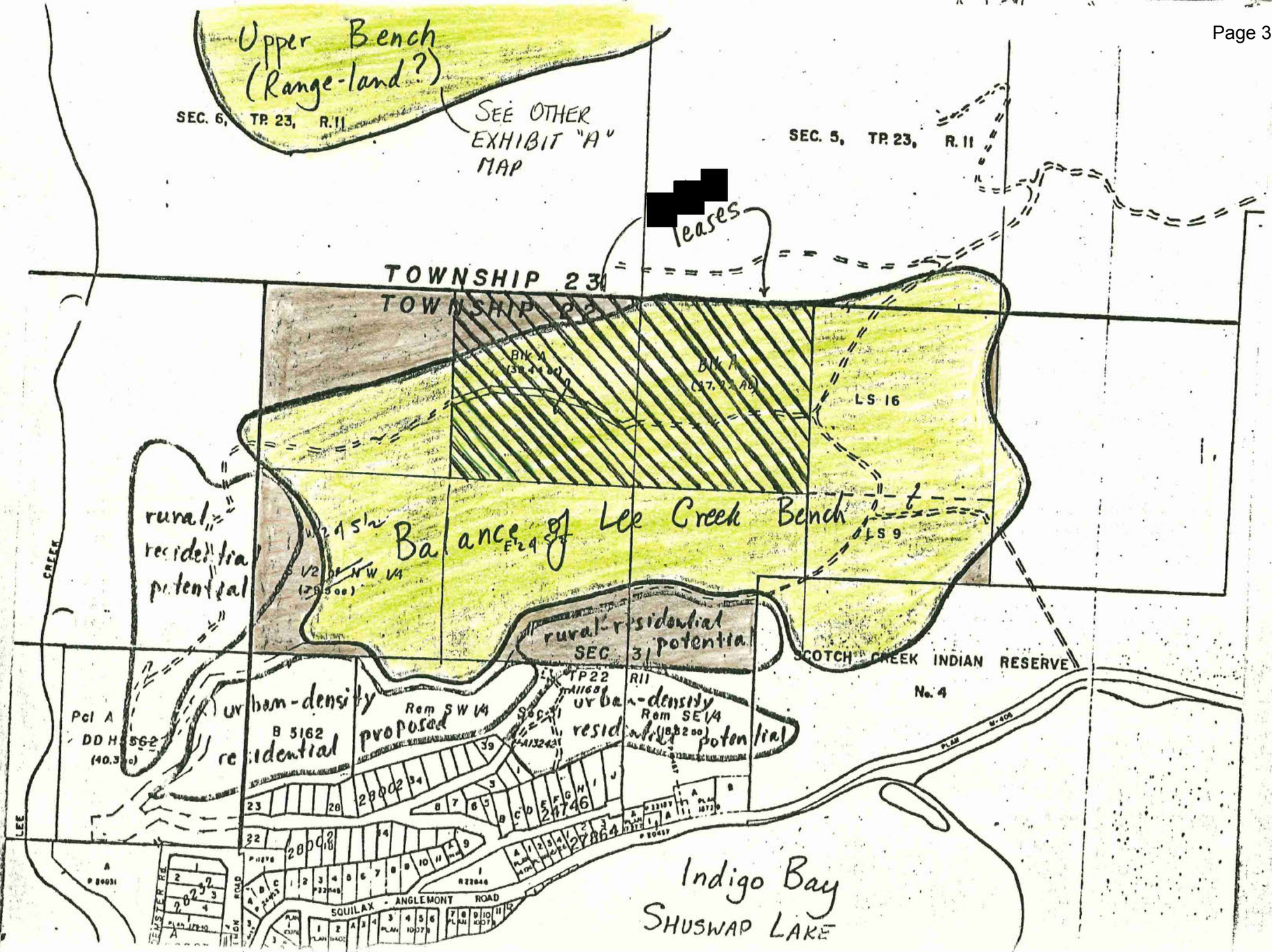
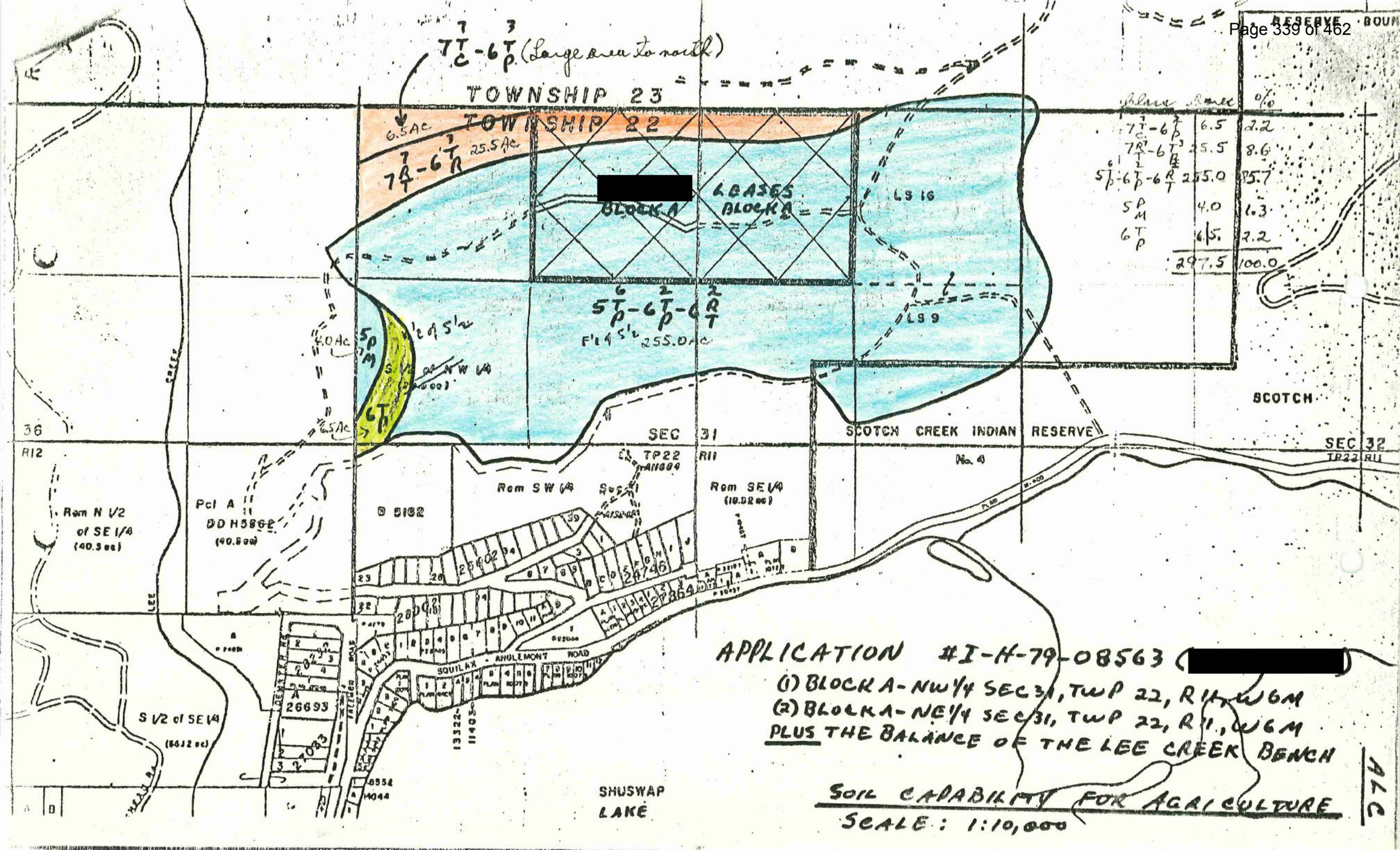

Upper Bench
(Range-land?)
SEC. 6, TP. 23, R. 11
SEE OTHER
EXHIBIT "A"
MAP
SEC. 5, TP. 23, R. 11
[redacted]
leases
TOWNSHIP 23
TOWNSHIP 22
BLK A
BLK A
LS 16
LS 9
rural-residential potential
Balance of Lee Creek Bench
rural-residential potential
SEC 31
TP22
R11
SCOTCH CREEK INDIAN RESERVE
No. 4
Pcl A
DD H 562
urban-density residential
B 5162
Rem SW 1/4
proposed
urban-density
Rem SE 1/4
potential
LEE CREEK
SQUILAX - ANGLEMONT ROAD
Indigo Bay
SHUSWAP LAKE

EXHIBIT "A"



APPLICATION #I-H-79-08563 [redacted]

(1) BLOCK A - NW 1/4 SEC 31, TWP 22, R11, W6M

(2) BLOCK A - NE 1/4 SEC 31, TWP 22, R11, W6M

PLUS THE BALANCE OF THE LEE CREEK BENCH

SOIL CAPABILITY FOR AGRICULTURE

SCALE: 1:10,000

ALC

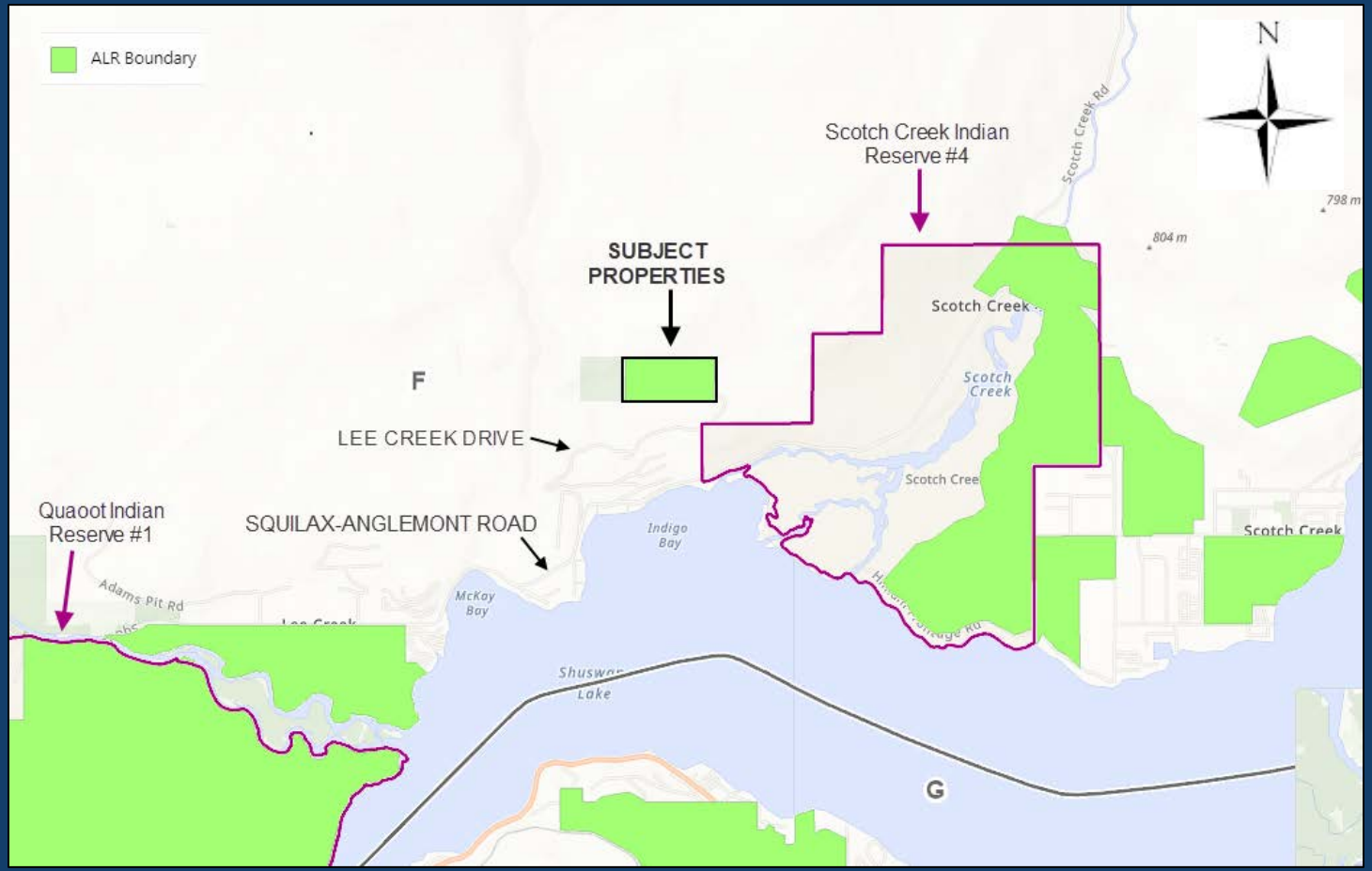
Electoral Area F:

ALR Exclusion Application No. LC2612F

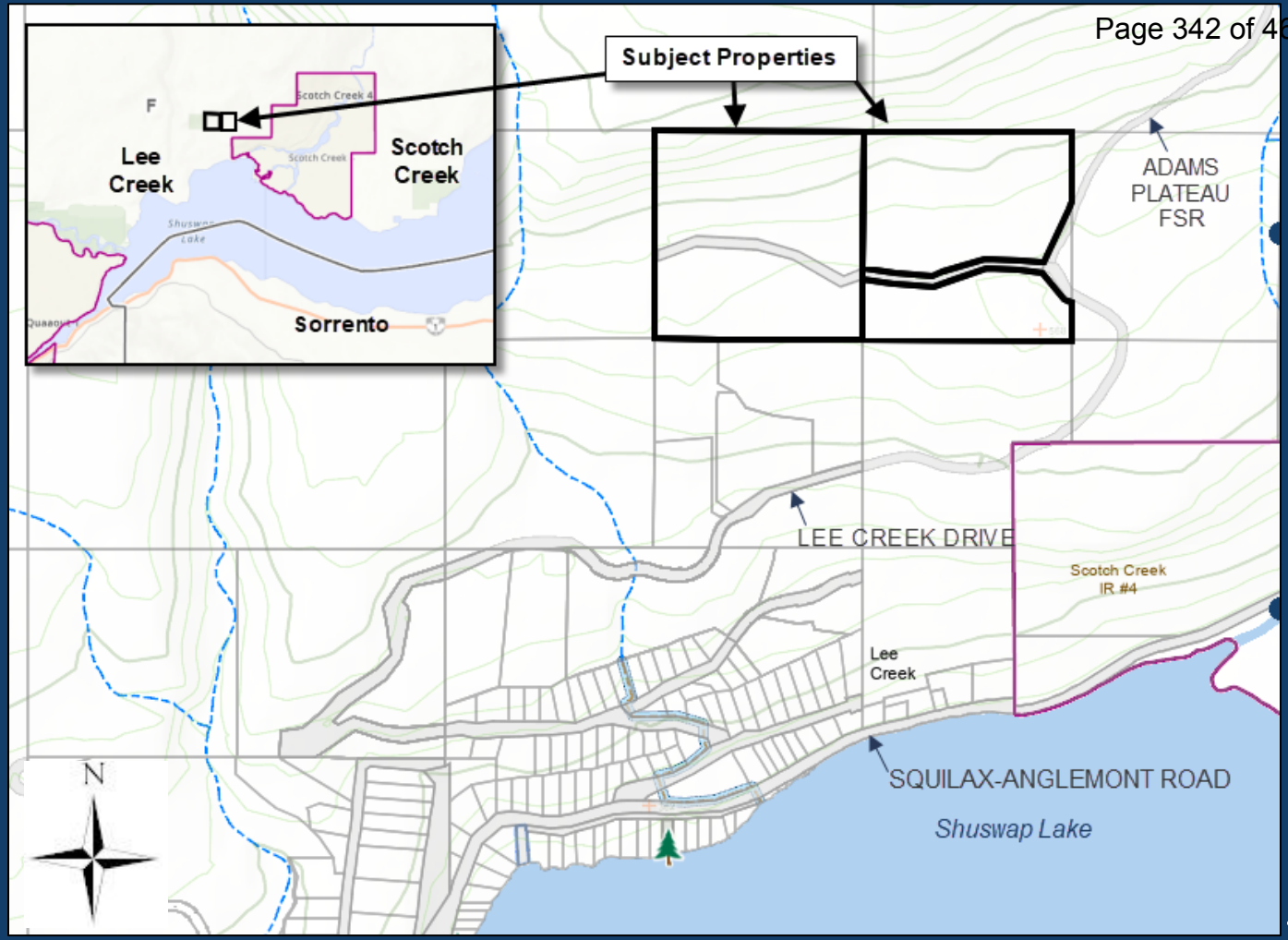
CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Development Services

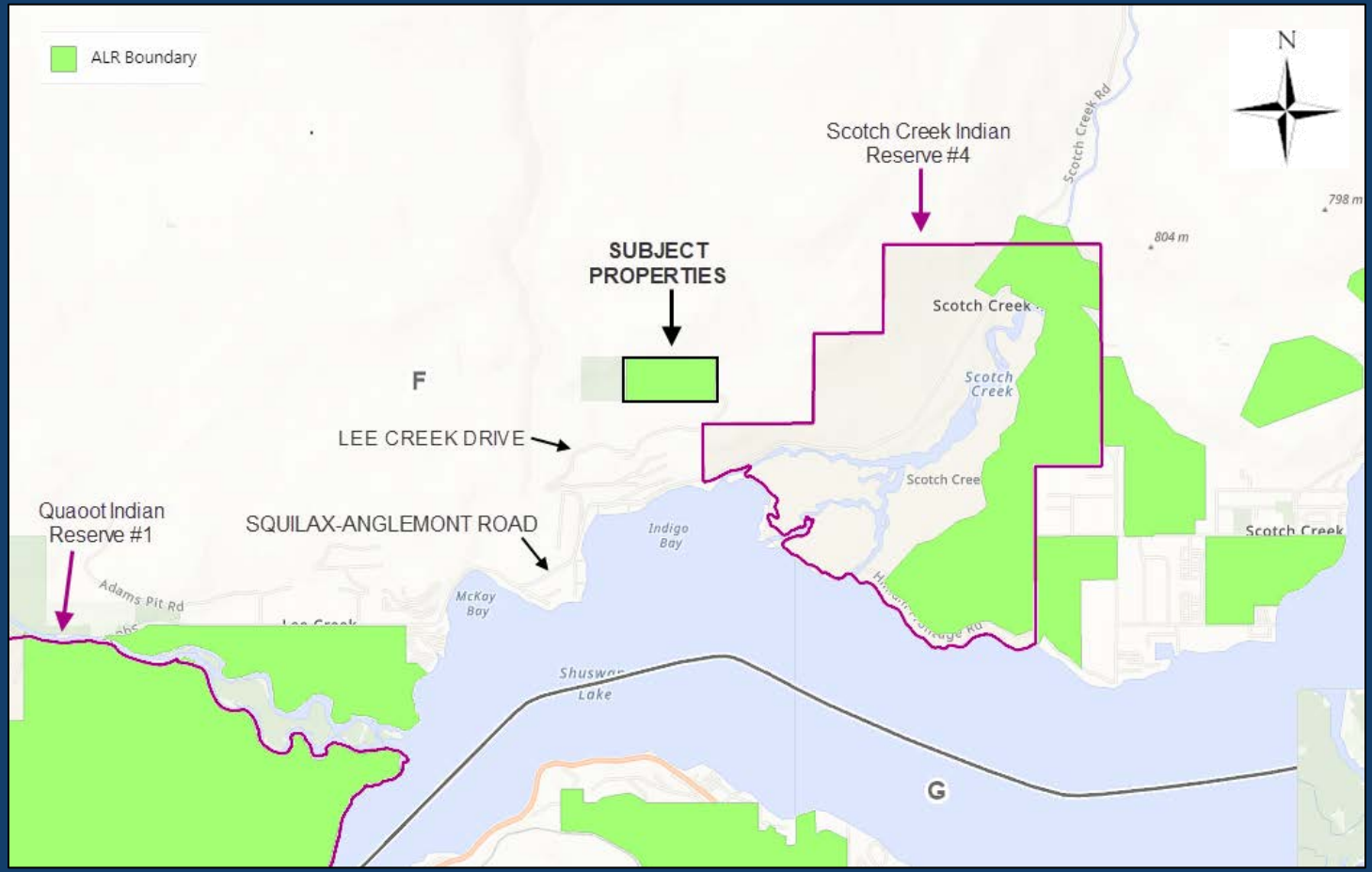
Proposal


ALR Boundary
N
Scotch Creek Indian Reserve #4
SUBJECT PROPERTIES
F
LEE CREEK DRIVE
SQUILAX-ANGLEMONT ROAD
Quaoot Indian Reserve #1
Adams Pit Rd
McKay Bay
Indigo Bay
Scotch Creek
Scotch Creek Rd
798 m
804 m
G

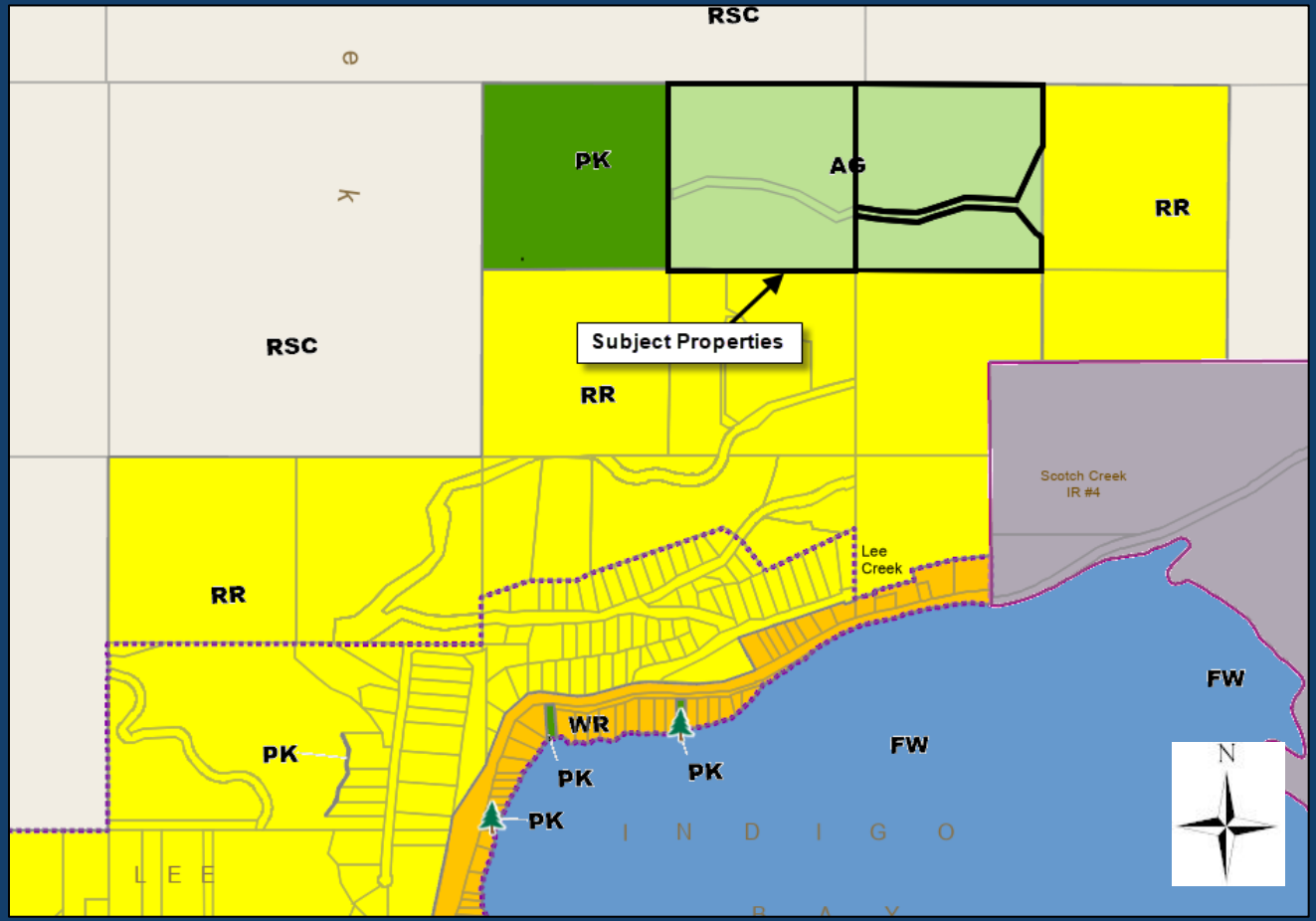
Location


Subject Properties
Lee Creek
Scotch Creek
Sorrento
ADAMS PLATEAU FSR
LEE CREEK DRIVE
Scotch Creek IR #4
Lee Creek
SQUILAX-ANGLEMONT ROAD
Shuswap Lake
N

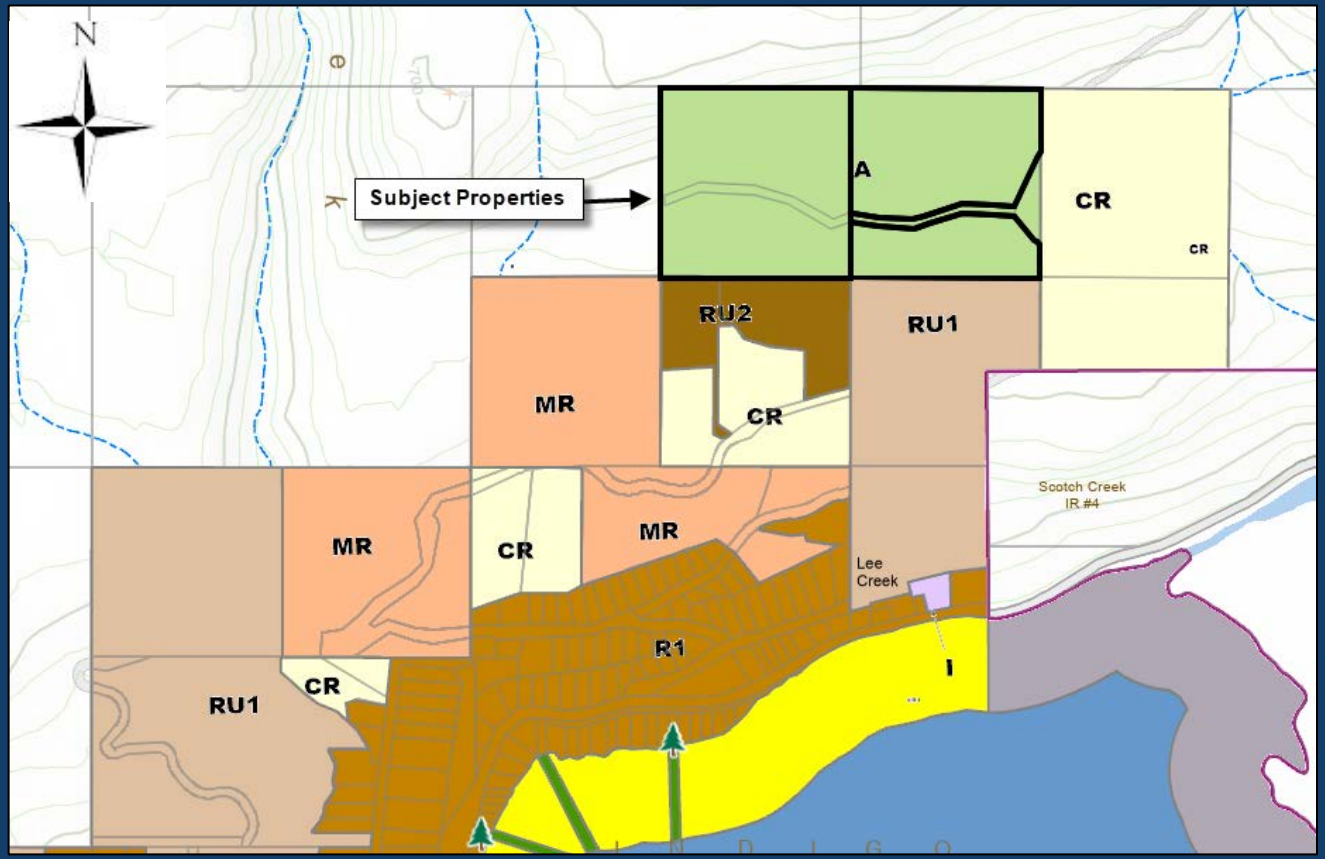
ALR


ALR Boundary
N
Scotch Creek Indian Reserve #4
SUBJECT PROPERTIES
F
LEE CREEK DRIVE
SQUILAX-ANGLEMONT ROAD
Quaoot Indian Reserve #1
Adams Pit Rd
McKay Bay
Indigo Bay
Scotch Creek
Scotch Creek Rd
798 m
804 m
Shuswap Lake
G

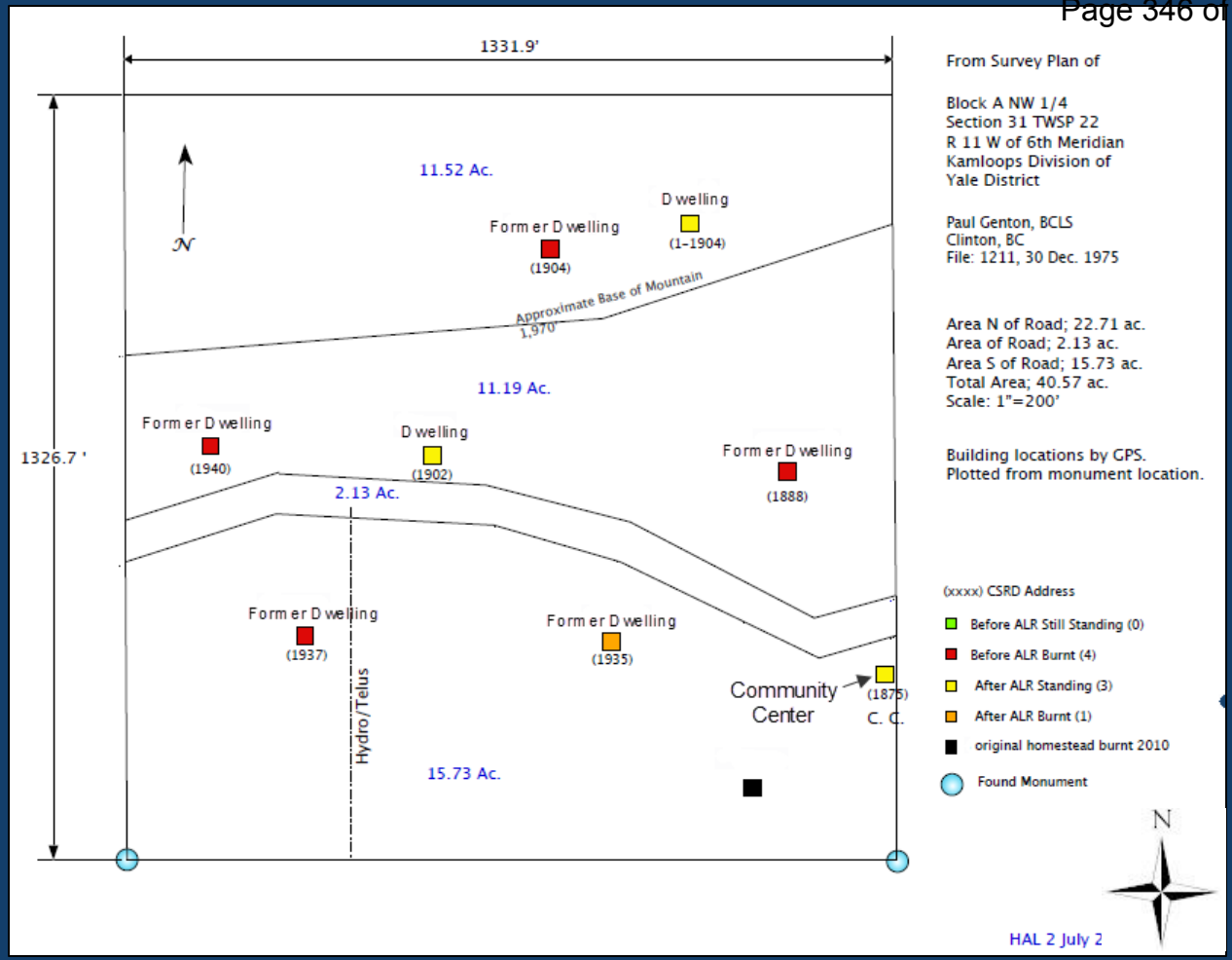
Electoral Area F Official Community Plan Bylaw No. 830



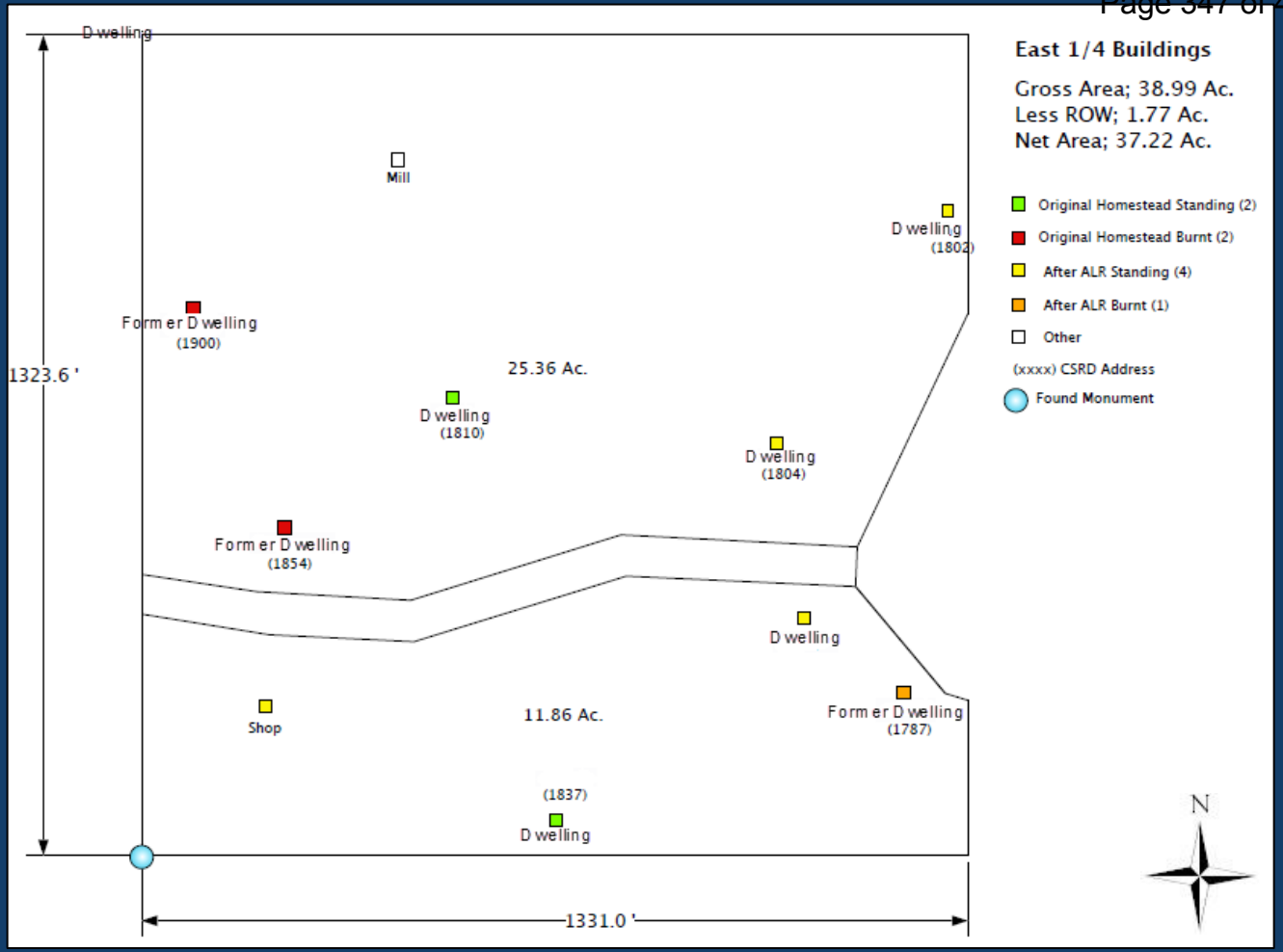
Scotch Creek/Lee Creek Zoning Bylaw No. 825



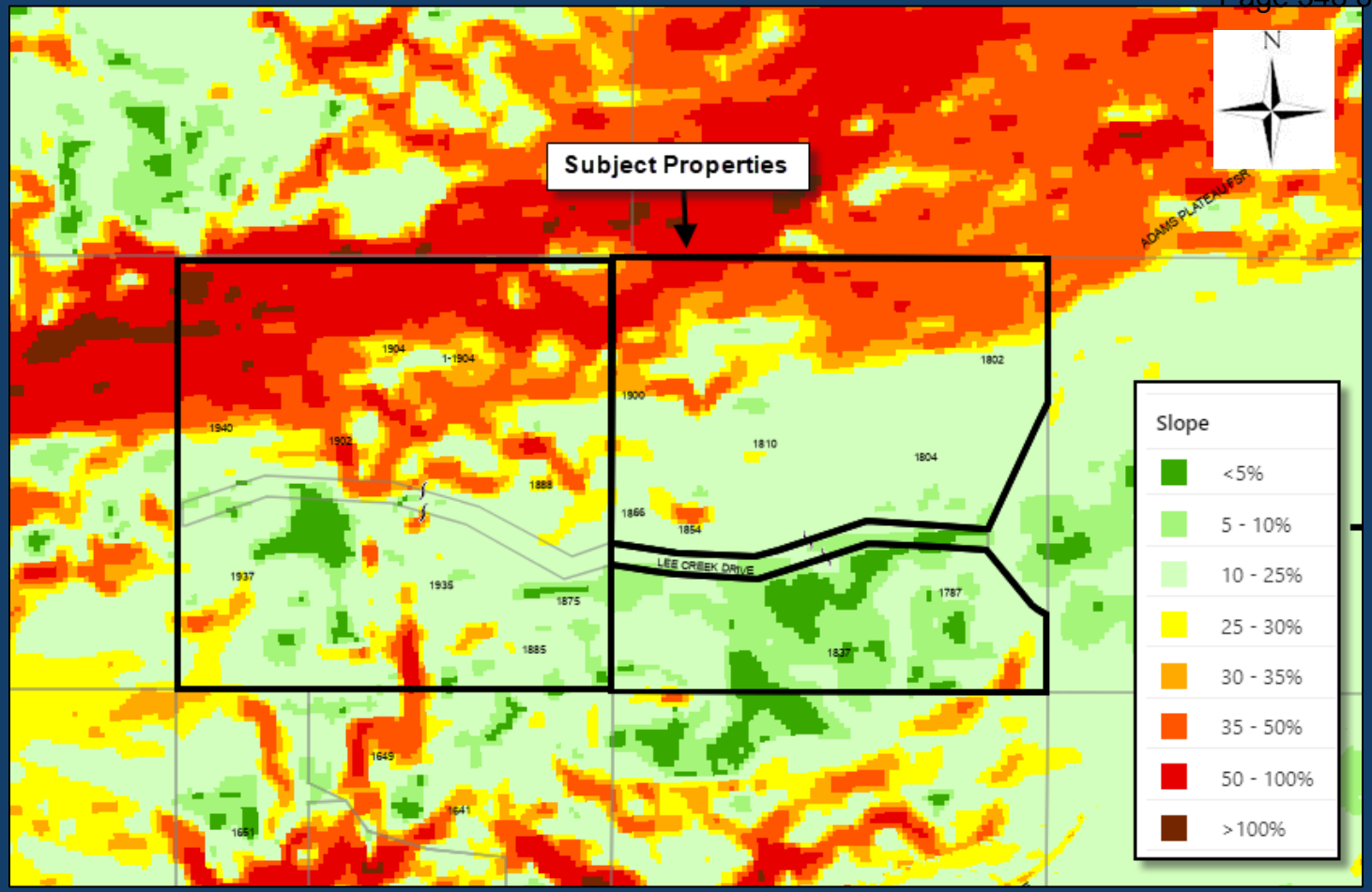
Site Plan
West Property



Site Plan
East Property



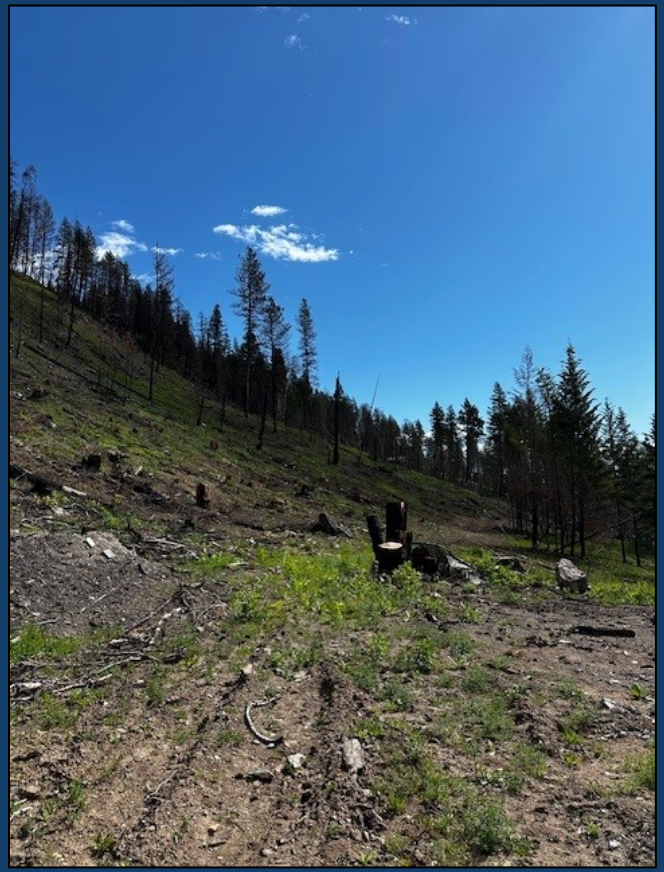
Slopes


Subject Properties
N
ADAMS PLATEAU FSR
LEE CREEK DRIVE
Slope
<5%
5 - 10%
10 - 25%
25 - 30%
30 - 35%
35 - 50%
50 - 100%
>100%

Orthophoto (Pre-wildfire)

Orthophoto (Post-wildfire)

West property

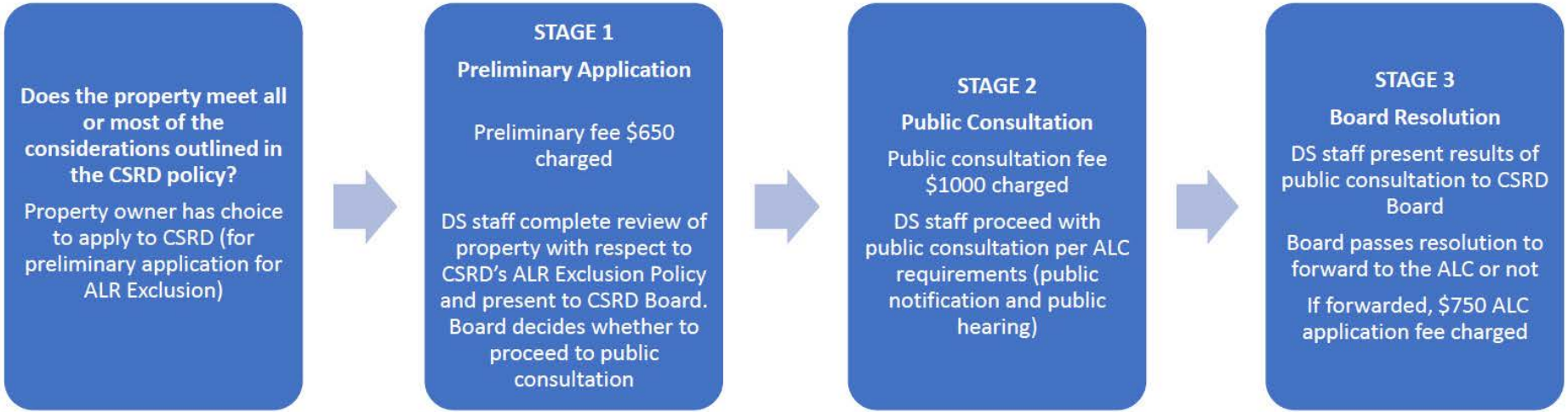


East property

Former dwelling sites

Policy P-24 Considerations

1. OCP Policies – Agriculture (but only because it was in ALR)
2. Zoning – Agriculture (but only because it was in the ALR)
3. Soil Capability – Class 6 and 7
4. Farm Classification – East parcel (but likely not for long)
5. Surrounding Uses – Not farmland or ALR
6. Slopes and Hazards – Steep Slopes on north portions
7. Public Interest – No corporate interest, but community interest
8. Is another ALC approval more suitable? No


Does the property meet all or most of the considerations outlined in the CSRD policy?
Property owner has choice to apply to CSRD (for preliminary application for ALR Exclusion)
STAGE 1
Preliminary Application
Preliminary fee $650 charged
DS staff complete review of property with respect to CSRD's ALR Exclusion Policy and present to CSRD Board. Board decides whether to proceed to public consultation
STAGE 2
Public Consultation
Public consultation fee $1000 charged
DS staff proceed with public consultation per ALC requirements (public notification and public hearing)
STAGE 3
Board Resolution
DS staff present results of public consultation to CSRD Board
Board passes resolution to forward to the ALC or not
If forwarded, $750 ALC application fee charged

RECOMMENDATION:

THAT: ALR Exclusion Application No. 2612F proceed to Stage 2 - Public Consultation as per the requirements of CSRD ALR Exclusion Policy P-24, this 17th day of October 2024.

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area G: Development Variance Permit No. 701-144
DESCRIPTION:	Report from Laura Gibson, Planner II, dated September 27, 2024. 2495 Rocky Point Road, Blind Bay
RECOMMENDATION:	THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 701-144 for Lot 10 Block 2 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 9989, varying South Shuswap Zoning Bylaw No. 701 as follows: 1) Section 7.2.5, exterior side parcel line setback, from 4.5 m to 1.5 m, only for the new accessory building with secondary dwelling unit, be approved for issuance this 17th day of October, 2024. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located a 2495 Rocky Point Road in Blind Bay in Electoral Area G. The property owners are proposing to construct a new accessory building (garage) with a secondary dwelling unit on the upper floor. This Development Variance Permit (DVP) proposes to vary the east exterior side parcel line setback from 4.5 m to 1.5 m, only for the accessory building.

BACKGROUND:

ELECTORAL AREA:
G

LEGAL DESCRIPTION:
Lot 10 Block 2 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 9989

PID:
009-630-619

CIVIC ADDRESS:
2495 Rocky Point Road, Blind Bay

SURROUNDING LAND USE PATTERN:
North = Shuswap Lake
South = Rocky Point Road
East = McArthur Road (unconstructed)
West = Residential property

CURRENT USE:
Single detached dwelling

PROPOSED USE:
New accessory building with upper floor secondary dwelling unit

PARCEL SIZE:
0.17 ha (0.38 ac)

DESIGNATION:
Electoral Area C Official Community Plan Bylaw No. 725
RR2 - Rural Residential 2

ZONE:
South Shuswap Zoning Bylaw No. 701
Land = RR1 - Rural Residential (0.4ha)

Lakes Zoning Bylaw No. 900
Foreshore = FR1 - Foreshore Residential 1

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
A site visit has not been completed for this property. The subject property is waterfront to Shuswap Lake and McArthur Road, which is unconstructed, borders the property to the east. The property is accessed by an easement through the adjacent parcel to the west, 2495 Rocky Point Road. The property is flat.

BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this file.

POLICY:

South Shuswap Zoning Bylaw No. 701

1.0 Definitions

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.

PARCEL LINE, EXTERIOR SIDE means a parcel line, other than a front parcel line, common to the parcel and a highway other than a lane.

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.

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.

3.0 General Regulations

3.22 Secondary Dwelling Units

.2 a secondary dwelling unit must

(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.

3.5 Setback Exceptions

.8 eaves and gutters, provided they are not closer than 1 m from any parcel line

7.0 RR1 – Rural Residential 1 zone

7.1 Permitted Uses

.1 single detached dwelling;
.2 secondary dwelling unit;
.3 bed and breakfast;
.4 home business;
.5 accessory use.

7.1 Regulations

.4 Maximum height for:
Accessory buildings containing a dwelling unit: 10 m
.5 Minimum setback from:
Exterior side parcel line: 4.5 m
.7 Maximum floor area, gross of an accessory building:
On parcels less than 0.4 ha
Accessory buildings containing a dwelling unit: 250 m^2

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Proposal

The property owners are proposing to vary the east side parcel line setback from 4.5 m to 1.5 m for a proposed accessory building (garage) with a secondary dwelling unit on the upper floor. The eaves of the proposed building will be as close as 1.06 m from the side parcel line. See attached "DVP701-144_Maps_Plans_Photos.pdf" for site plan and drawings of the property building.

There is a garage door at the rear of the building (facing the parcel line adjacent to the unconstructed McArthur Road). The agent has confirmed this is not intended to be vehicle access (no proposal to utilize McArthur Road, which would require clearing of trees) but rather allows for the ability to move larger items (e.g. kayak) in and out of the back of the garage.

Analysis

The subject property is currently developed with a single detached dwelling. A Development Variance Permit (DVP) was issued to the previous property owners on October 9, 2019, also for a variance for a proposed accessory building (garage) to reduce the exterior side parcel line setback from 4.5 m to 1 m, but that garage was never constructed and the DVP lapsed. The new owners are proposing a garage with a different footprint and height, and containing an upper floor secondary dwelling unit, which the original proposal did not include. A new DVP is required for this proposal.

The new accessory building will have a main floor area of 93.9 m^2 and the upper floor will be 75.7 m^2, for a total gross floor area of 169.6 m^2. The proposed height of the new building is 7.5 m. Therefore, the new accessory building will be below the maximum height (10 m) and gross floor area (250 m^2) permitted by South Shuswap Zoning Bylaw No. 701.

The subject property (Lot 10) is accessed by an easement through the neighbouring property to the west, Lot 9 (2495 Rocky Point Road). There is covenant on the subject property (Lot 10) for Lot 9 to have a septic system (see "DVP701-144_Maps_Plans_Photos.pdf"). The covenant for Lot 9's septic system makes it challenging to situate the garage elsewhere on the subject property.

The parcel line proposed to be varied is the east side parcel line, which is an exterior side parcel line as it is adjacent to McArthur Road. The unconstructed McArthur Road is approximately 20 m wide and is currently covered in trees (see attached "DVP701-144_Maps_Plans_Photos.pdf"). East of McArthur Road is Carmel Cove Resort, which will not have a view of the new garage due to the trees on McArthur Road. There should be no impact to nearby property owners if this variance is approved.

Eaves are permitted to project into the setback provided they are no closer than 1 m from any parcel line. The eaves are proposed to be as close as 1.06 m to the side parcel line and do not require a variance.

Ministry of Transportation Setback Permit

A setback permit is required from the Ministry of Transportation and Infrastructure (MOTI) to locate the proposed building within 4.5 m of McArthur Road. A setback permit was previously issued for the garage that was proposed by the former property owners. The applicants have made an application to the MOTI for a new setback permit.

Building Permit

A building permit is required for the proposed building. A building permit application has been received. Because the property is less than 1 ha, prior to issuance of the building permit for the secondary dwelling unit, a backup septic field area must be identified and protected through registration of a covenant in accordance with Section 3.22.2(d) in South Shuswap Zoning Bylaw No. 701.

Development Permit

Development Permit (DP) No. 725-230 (Lakes 100 m and Riparian Areas Regulation) was issued January 31, 2020, for the construction the single detached dwelling and installation of the septic system.

A new Lakes 100 m DP is required for the proposed building as it will increase the impervious surface area within 100 m of Shuswap Lake. A Hydrogeology Report prepared by Ecoscape Environmental Ltd., dated August 20, 2024, was submitted along with the Lakes 100 m DP application and confirms the proposed building should have no negative impacts to Shuswap Lake nor underlying groundwater quality. Lakes 100 m DP725-560 may be approved by the Manager, Planning Services.

Rationale for Recommendation:

Staff are recommending approval of DVP701-144 for the following reason:

- There should be no impact to nearby property owners as the setback being varied is adjacent to McArthur Road and not another private property.

IMPLEMENTATION:

If DVP No. 701-144 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title.

COMMUNICATIONS:

Notices of the proposed variance were sent out to property owners and tenants in occupation of properties within 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions received before the submission deadline (October 15, 2024, at 4 PM) will be included and attached to the Late Agenda Board package.

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:	2024-10-17_Board_DS_DVP701-144.docx
Attachments:	- DVP701-144_Redacted.pdf - DVP701-144_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 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. 701-144

OWNER: [redacted]

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 10 Block 2 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 9989 (PID: 009-630-619), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

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

   a. Section 7.2.5, exterior side parcel line setback, from 4.5m to 1.5 m, only for the new accessory building with secondary dwelling unit,

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

3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of_____, 2024.

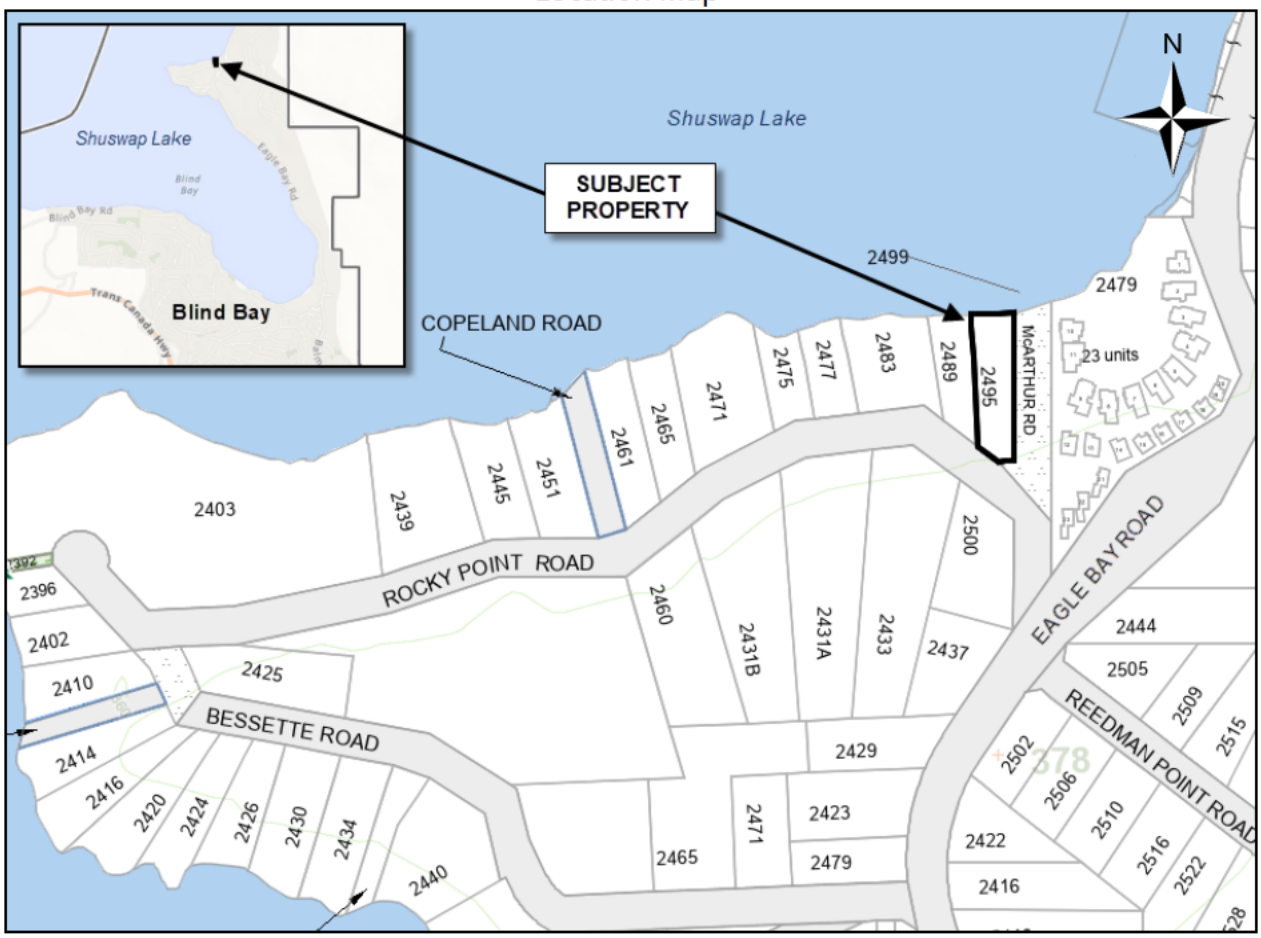
_____

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.

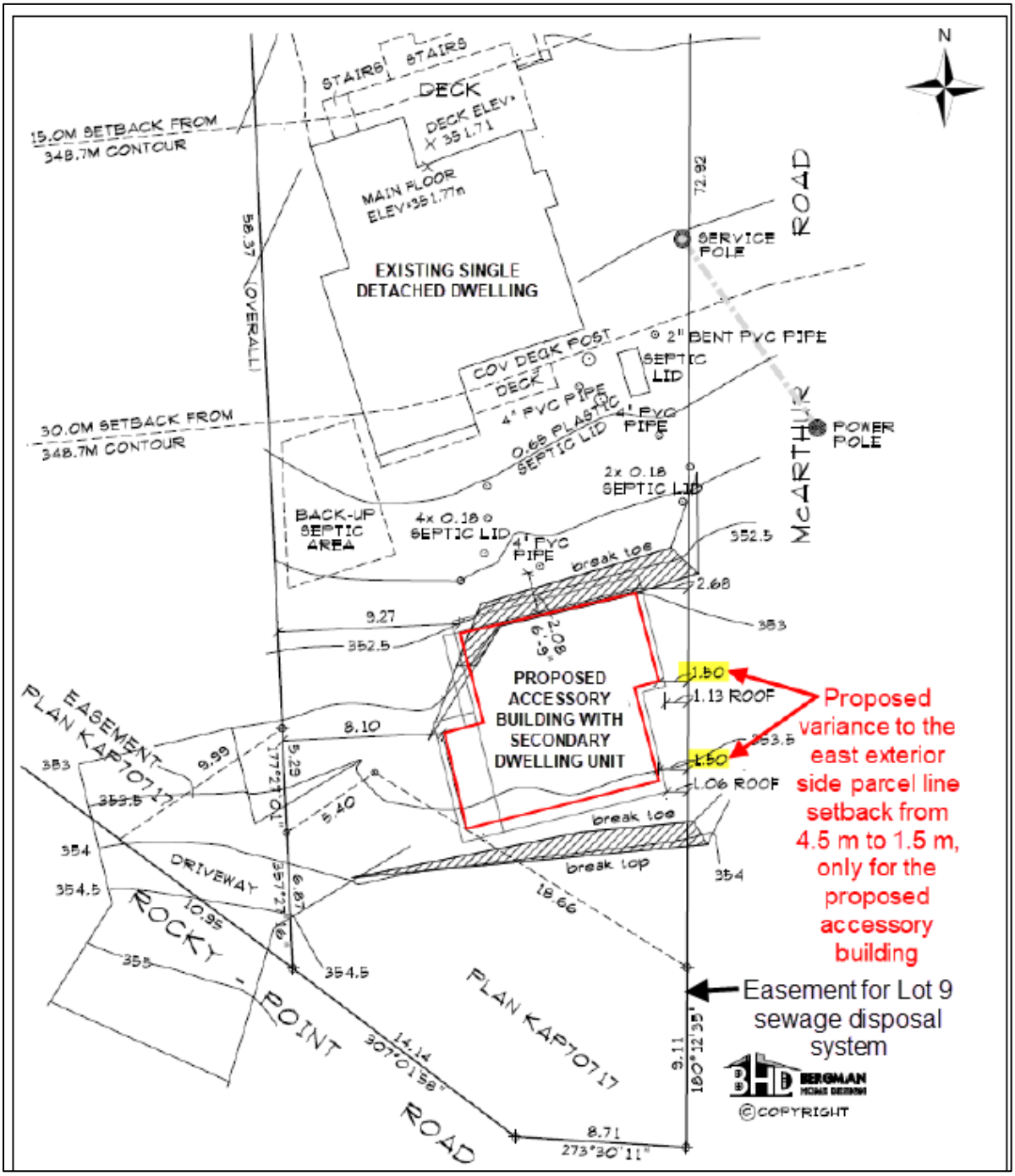
Schedule A

Location Map

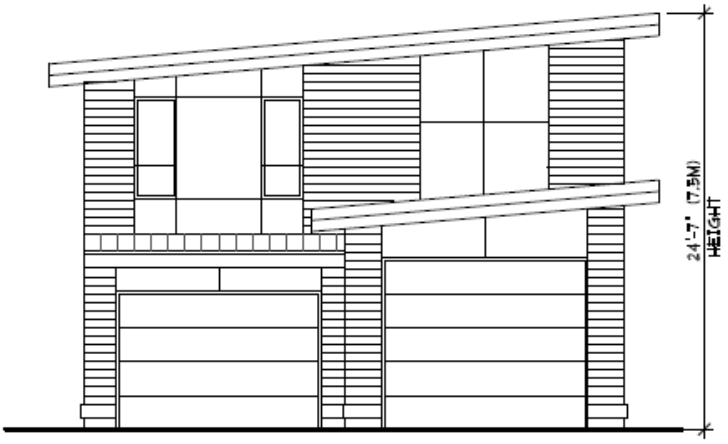


Schedule B

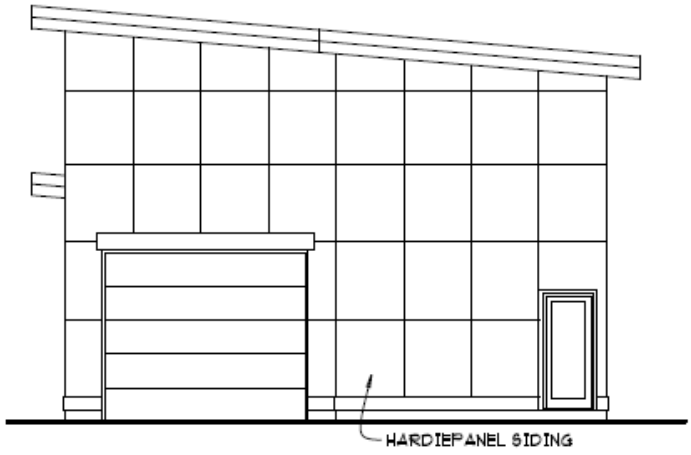
Site Plan



Schedule C
Drawings



WEST
ELEVATION

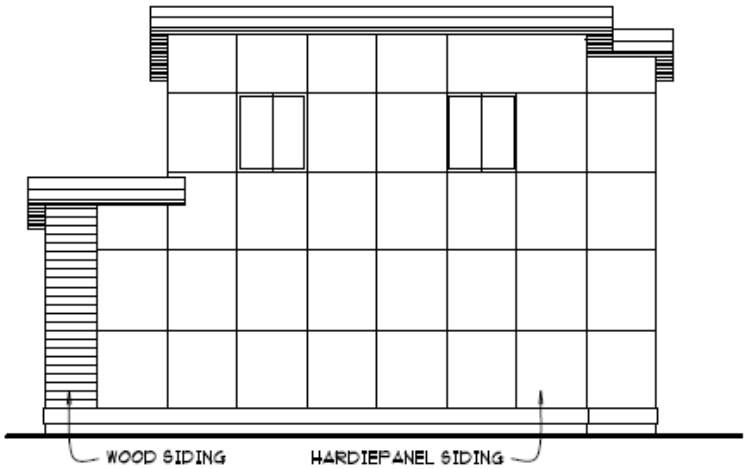


EAST
ELEVATION

BERGMAN HOME DESIGN

©COPYRIGHT

NORTH ELEVATION

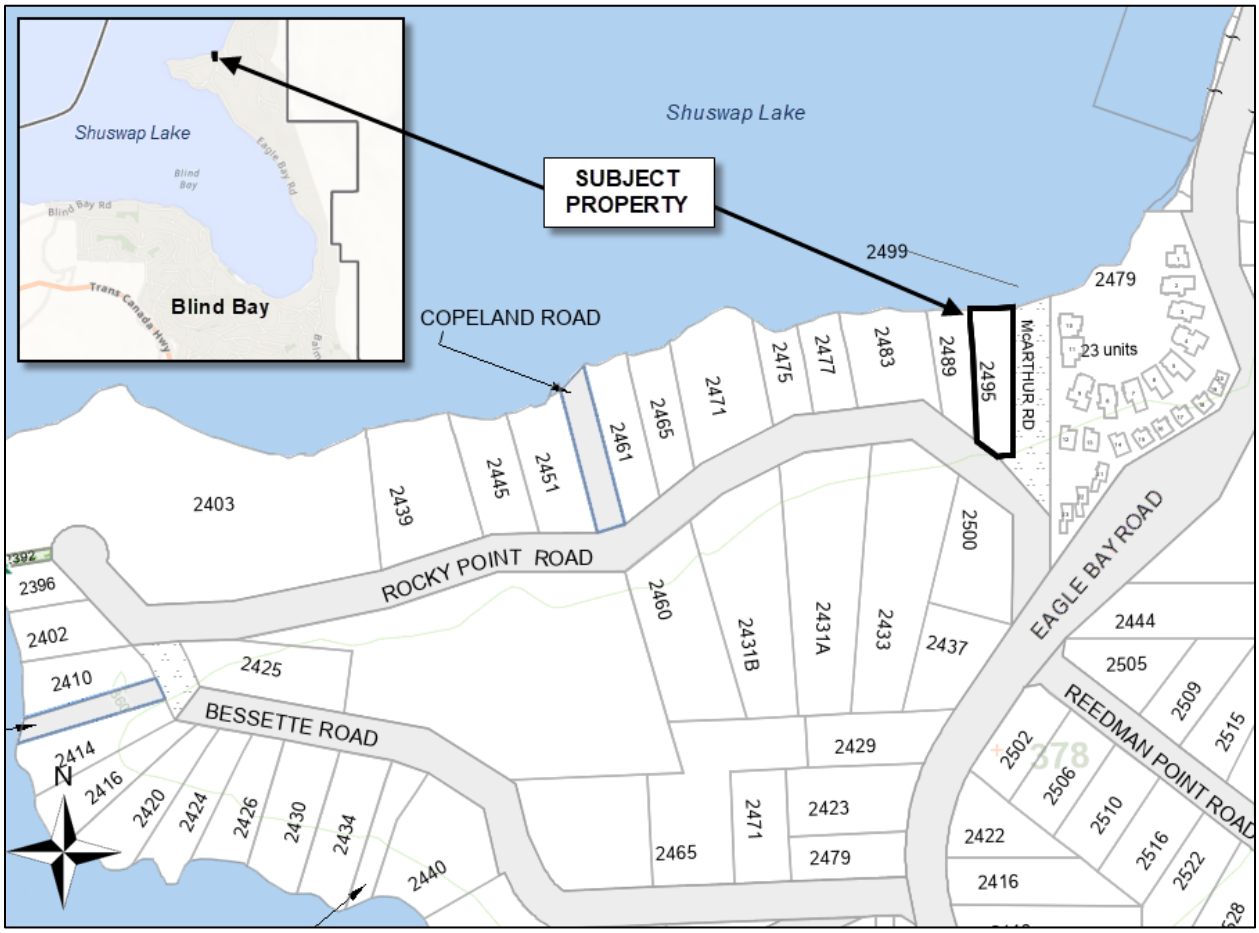


SOUTH ELEVATION

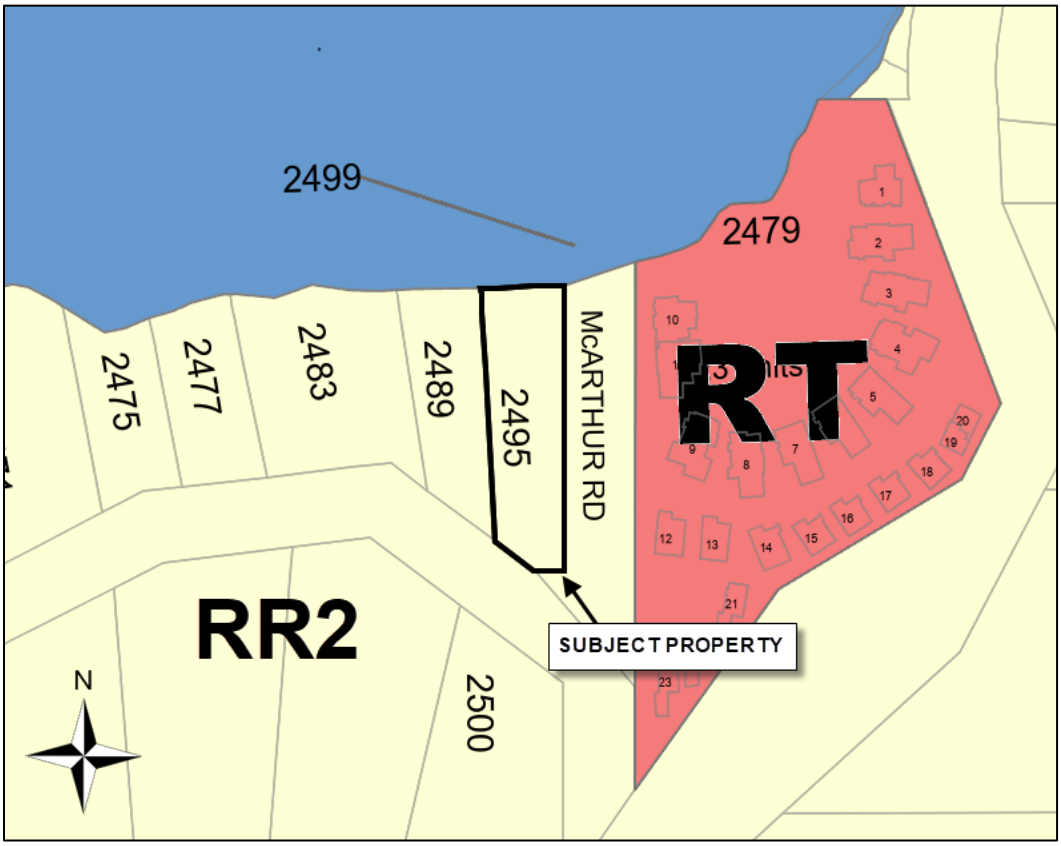
BERGMAN HOME DESIGN

©COPYRIGHT

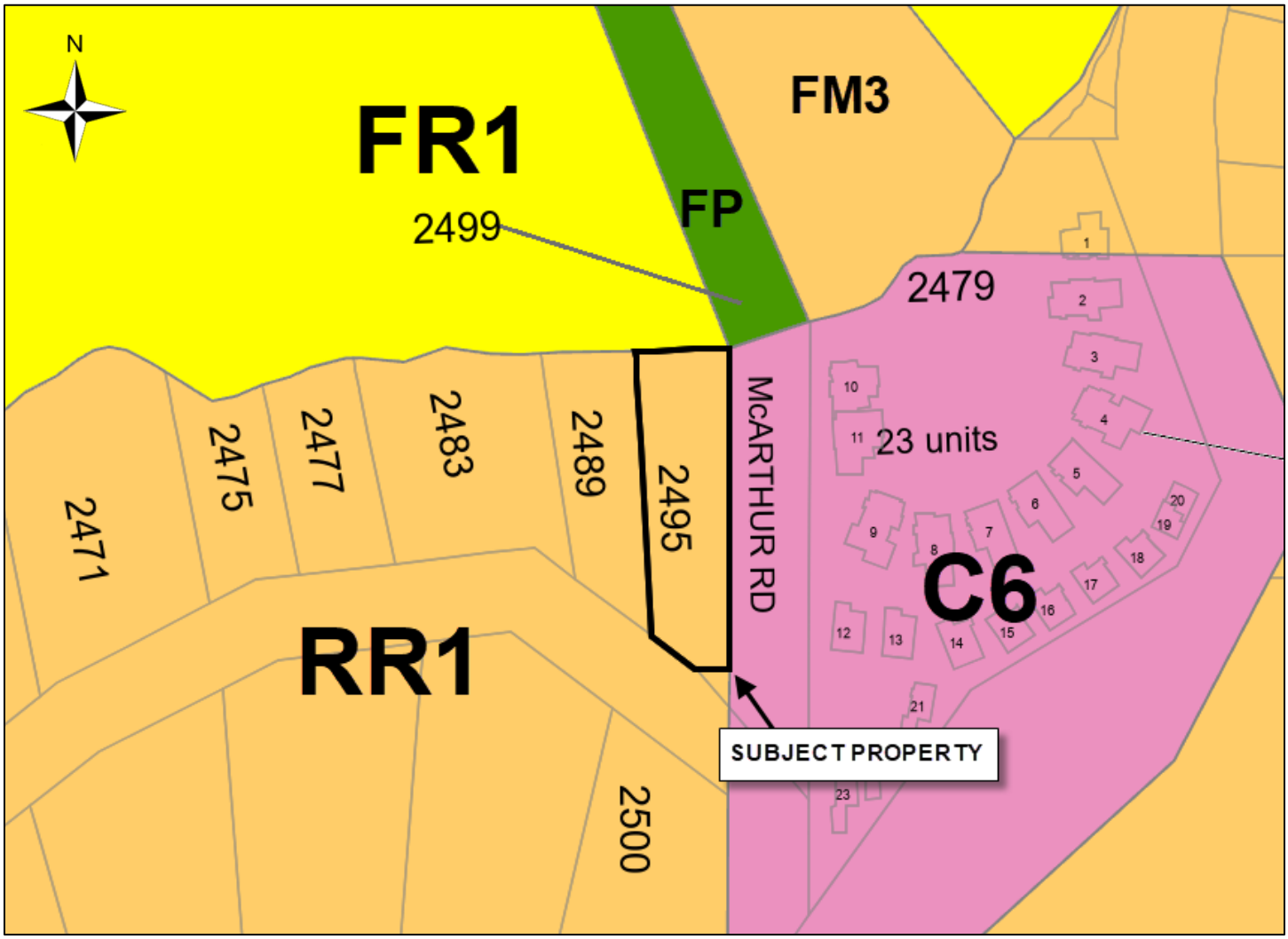
Location



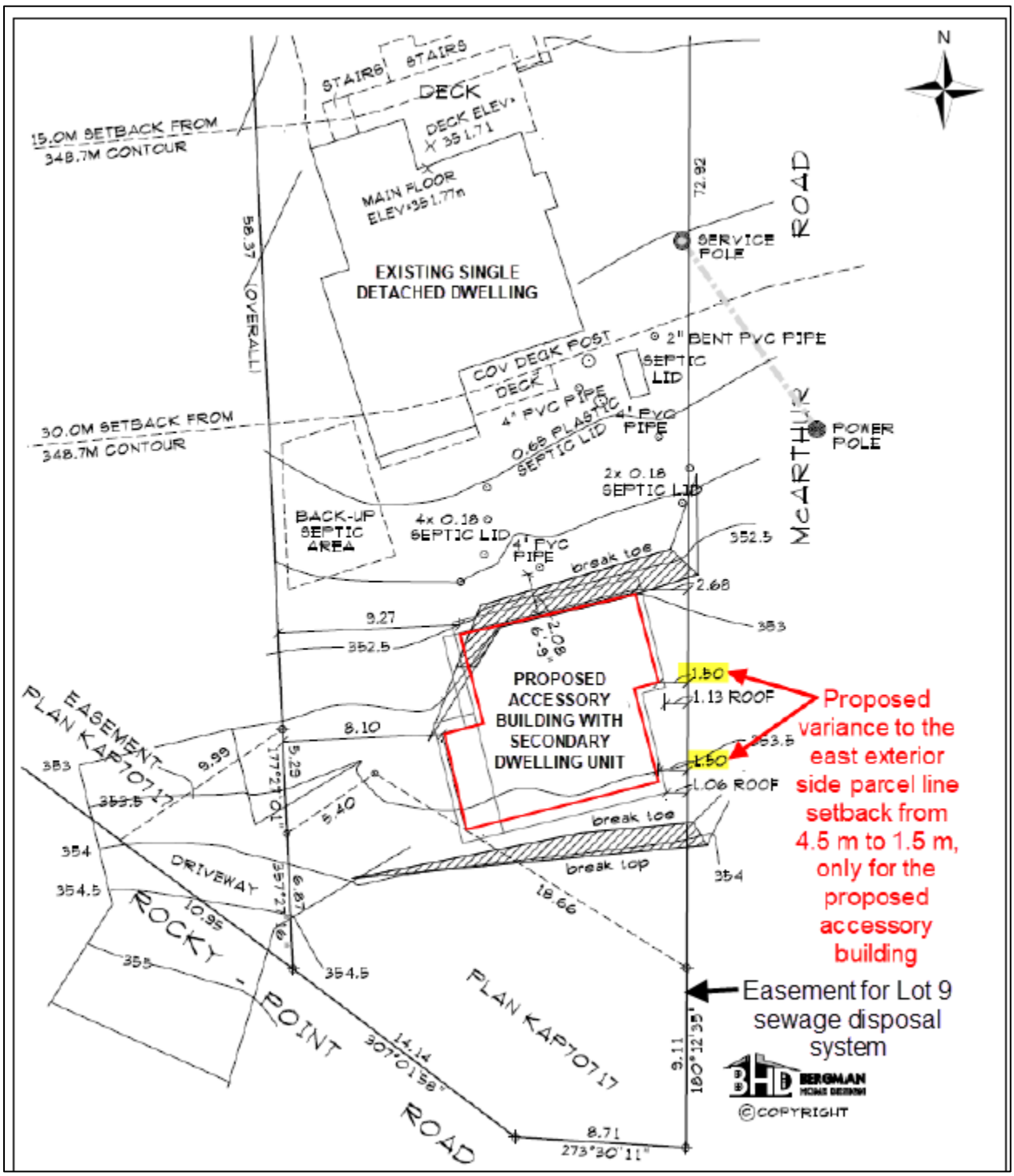
Electoral Area C Official Community Plan Bylaw No. 725



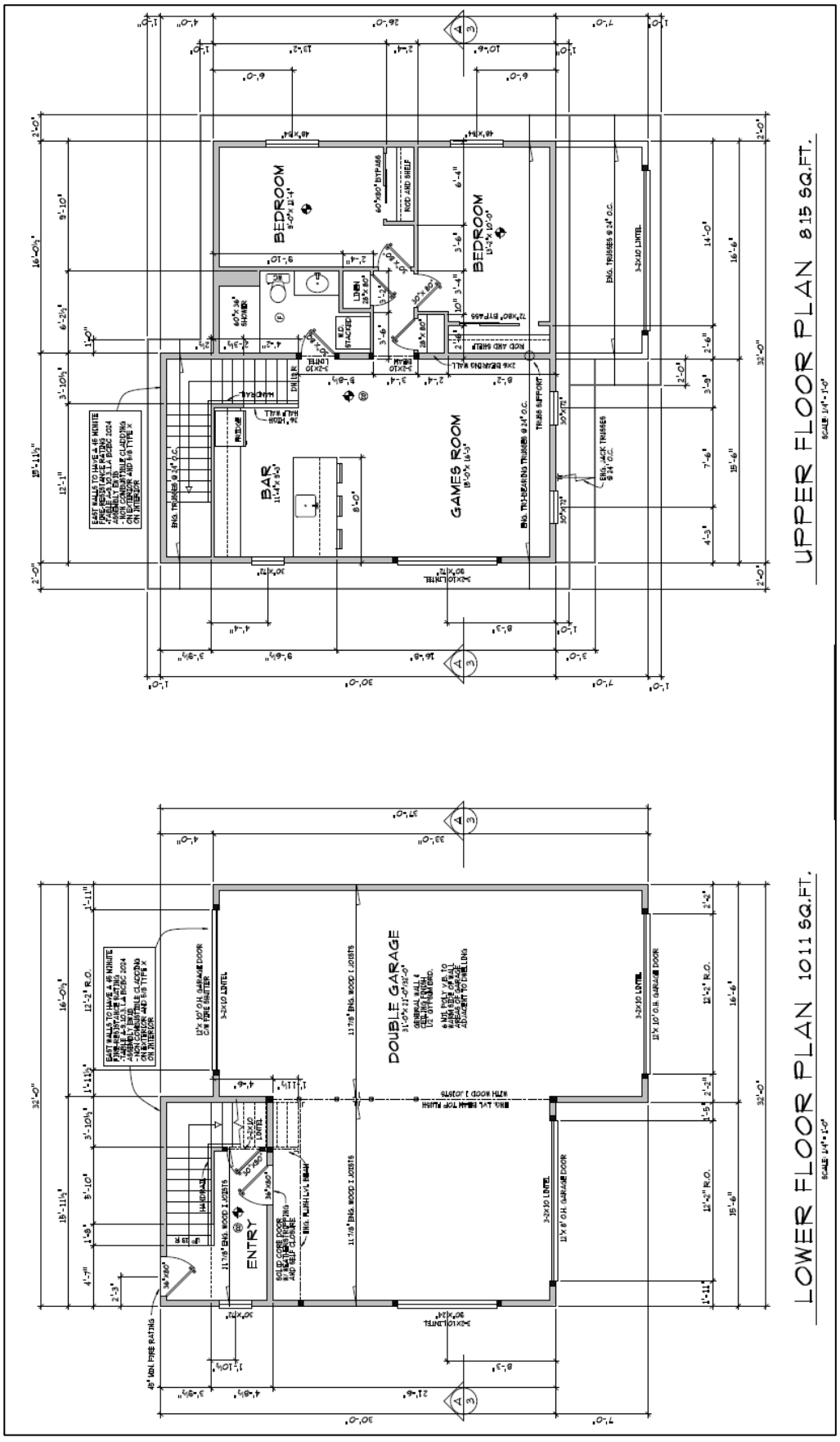
South Shuswap Zoning Bylaw No. 701

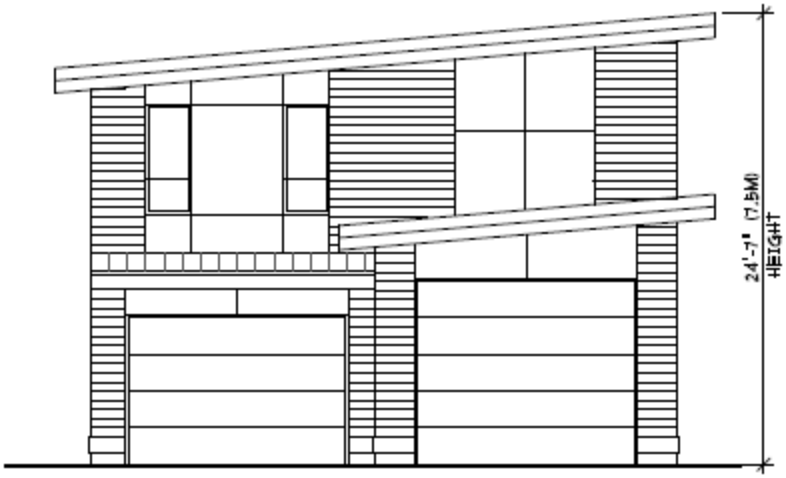


Site Plan

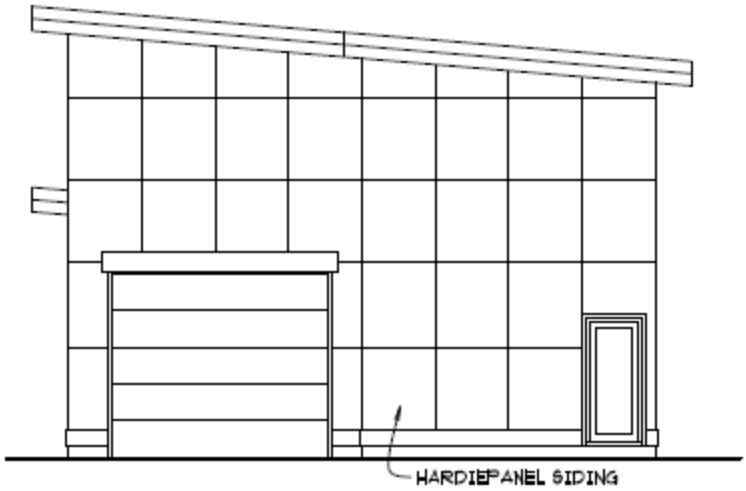

N
STAIRS
STAIRS
DECK
DECK ELEV. = 351.71
15.0M SETBACK FROM 348.7M CONTOUR
MAIN FLOOR ELEV=351.77m
58.37 (OVERALL)
72.92
SERVICE POLE
ROAD
EXISTING SINGLE DETACHED DWELLING
COV DECK POST
DECK
2" BENT PVC PIPE
SEPTIC LID
4" PVC PIPE
0.68 PLASTIC SEPTIC LID
4" PVC PIPE
30.0M SETBACK FROM 348.7M CONTOUR
POWER POLE
2x 0.18 SEPTIC LID
BACK-UP SEPTIC AREA
4x 0.18 SEPTIC LID
4" PVC PIPE
break toe
352.5
2.68
9.27
352.5
PROPOSED ACCESSORY BUILDING WITH SECONDARY DWELLING UNIT
1.50
1.13 ROOF
1.50
1.06 ROOF
Proposed variance to the east exterior side parcel line setback from 4.5 m to 1.5 m, only for the proposed accessory building
EASEMENT PLAN KAP70717
8.10
9.99
5.29
5.40
break toe
break top
DRIVEWAY
6.87
18.66
354
354.5
10.95
355
ROCKY POINT ROAD
354.5
PLAN KAP70717
14.14
307°01'58"
9.11
180°12'35"
8.71
273°30'11"
Easement for Lot 9 sewage disposal system
BERGMAN HOME DESIGN
©COPYRIGHT

Drawings


UPPER FLOOR PLAN 815 SQ.FT.
BEDROOM
BEDROOM
GAMES ROOM
BAR
LOWER FLOOR PLAN 1011 SQ.FT.
DOUBLE GARAGE
ENTRY



WEST
ELEVATION

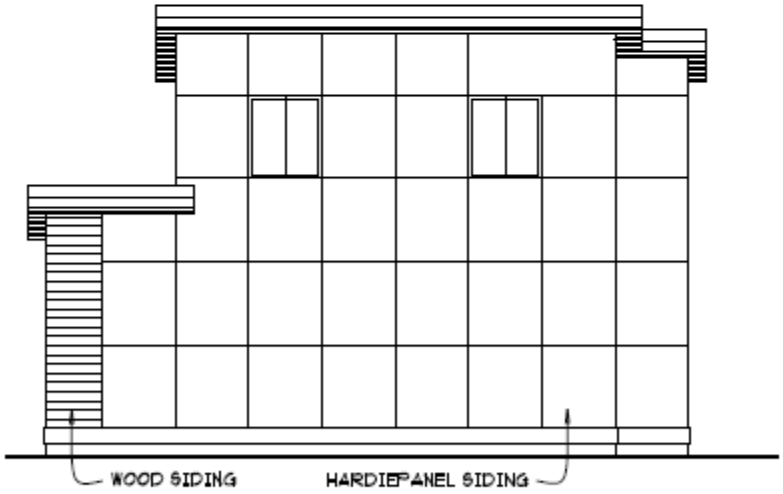


EAST
ELEVATION

BERGMAN
HOME DESIGN

©COPYRIGHT

NORTH ELEVATION

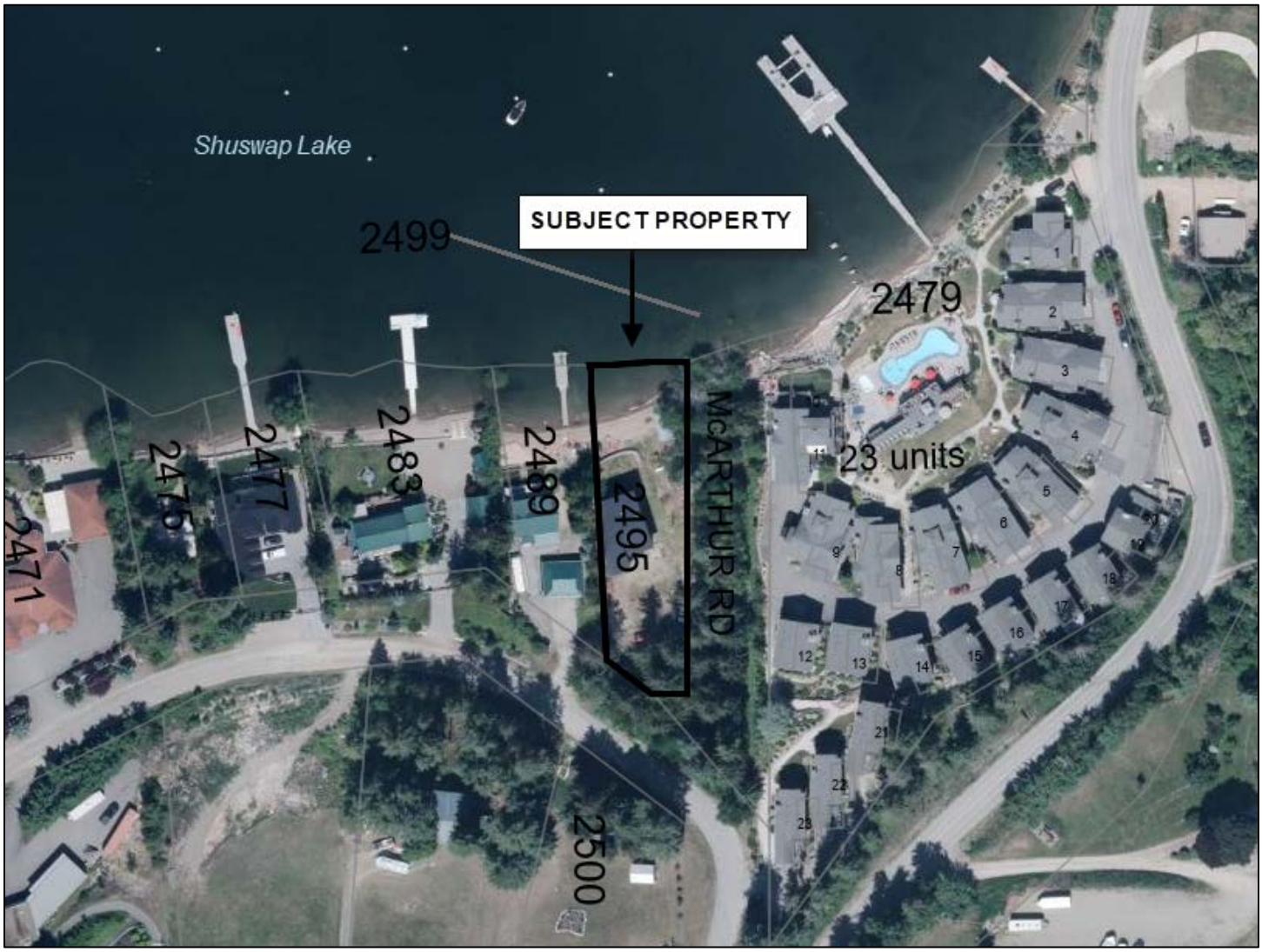


SOUTH ELEVATION

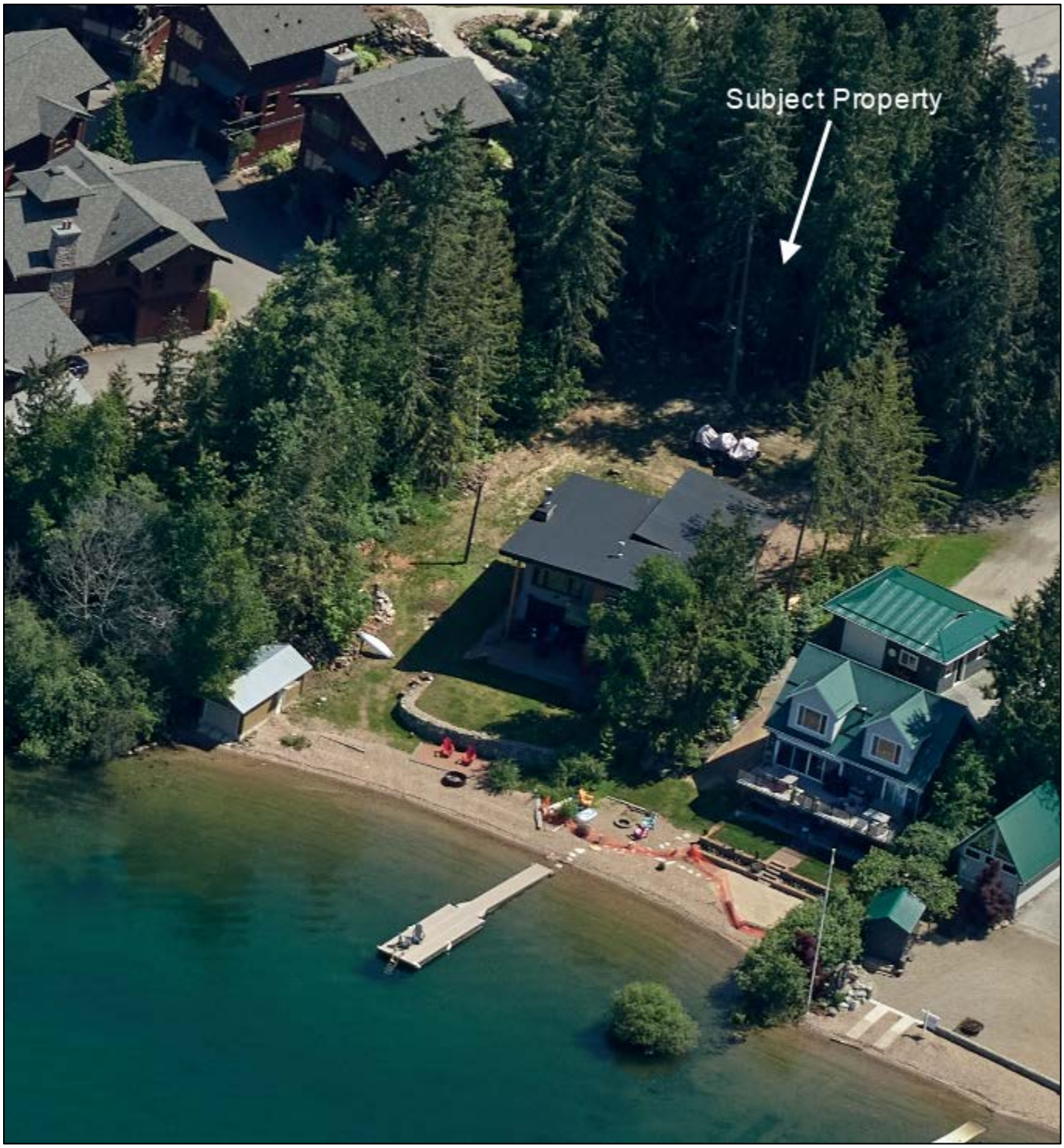
BERGMAN HOME DESIGN

©COPYRIGHT

2023 Orthophoto



2023 Oblique Photo



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area D: Development Variance Permit No. 2500-23
DESCRIPTION:	Report from Laura Gibson, Planner II, dated September 25, 2024. 4333 Colebank Road, Falkland
RECOMMENDATION:	THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 2500-23 for the East ½ of the Northwest ¼ of Section 16 Township 17 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plans A322 and 29247, varying Salmon Valley Land Use Bylaw No. 2500 as follows: 1) Section 2.4.3 minimum siting of other buildings and structures or uses from the front parcel line from 10 m to 0 m, only for the east pumphouse (including eaves) and from 10 m to 2 m, only for the west pumphouse (including eaves), be approved for issuance this 17th day of October 2024. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located at 4333 Colebank Road in Falkland in Electoral Area D and is zoned R – Rural in the Salmon Valley Land Use Bylaw No. 2500 (Bylaw No. 2500). The property owners are proposing to relocate two accessory buildings (pumphouses for irrigation wells) within the front parcel line setback. Bylaw No. 2500 requires a 10 m setback for buildings and structures from the front parcel line. The recently constructed accessory buildings are currently located in a FortisBC gas transmission line right-of-way and must be relocated. The property owners are seeking approval to relocate the pumphouses to 0 m and 2 m from the front parcel line (along Colebank Road).

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTION:
The East ½ of the Northwest ¼ of Section 16 Township 17 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plans A322 and 29247

PID:
013-970-607
CIVIC ADDRESS:
4333 Colebank Road, Falkland

SURROUNDING LAND USE PATTERN:
North = Colebank Road, Canada Pacific Railway
South = Rural private property

East = Rural private property
West = Rural private property

CURRENT USE:
Agriculture (barn and three other accessory buildings, plus the two pumphouses)

PROPOSED USE:
Relocating two accessory buildings (pumphouses) within the front parcel line setback

PARCEL SIZE:
18.25 ha (50.36 ac)

DESIGNATION:
Salmon Valley Land Use Bylaw No. 2500
R – Rural

ZONE:
Salmon Valley Land Use Bylaw No. 2500
R – Rural

AGRICULTURAL LAND RESERVE:
100%

SITE COMMENTS:
The subject property is large and primarily flat. The southern third of the subject property is treed while the northern two thirds are cleared for hay crops. There is no dwelling on the property. There is a hay barn and three small accessory buildings in the trees. The wells and two associated pumphouses are for irrigation of the fields.

BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this file.

POLICY:

Salmon Valley Land Use Bylaw No. 2500
2.4 R – Rural
2.4.1 Permitted Uses
.1 agriculture
.14 accessory use
2.4.2 Regulations
.3 minimum siting of other buildings, structures, or uses from parcel lines:
* front and rear parcel lines: 10 metres
.6 maximum height for:
* accessory buildings: 10 metres

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Background

The subject property owners use the property for agriculture (hay crops). There is no dwelling on the property, only a hay shed and three small accessory buildings (outbuildings), plus the two new accessory buildings (pumphouses for wells). The fields were previously irrigated by water from Salmon River, but the owners were finding that small fish would get stuck in the hoses and, with permission from the Province, decided to drill wells to source water for irrigation instead.

A FortisBC gas transmission line runs through the property on a slight angle, approximately 20 m south of the front parcel line on the west and approximately 13 m from the front parcel line on the east. The FortisBC right-of-way surrounding the gas transmission line is 60 ft wide, which is approximately 9 m north and south of the gas transmission line.

The two wells were drilled near the front parcel line. The west well was drilled outside of the right-of-way. However, the owners and well-driller, not realizing the gas transmission line and right-of-way runs on an angle and not parallel to Colebank Road, mistakenly drilled the east well inside the right-of-way. The pumphouse buildings that were constructed for the wells were also placed on the FortisBC right-of-way (see locations on attached "DVP2500-23_Maps_Plans_Photos.pdf"). FortisBC came across the pumphouse buildings and notified the property owners that the pumphouse buildings need to be relocated outside the right-of-way. FortisBC is has yet to confirm whether the well that is placed in the right-of-way can remain or needs to be relocated.

In the Salmon Valley Land Use Bylaw No. 2500, the required front parcel line setback is 10 m for accessory buildings in the R - Rural zone. The property owners are seeking a variance to the front parcel line setback from 10 m to 0 m for the east pumphouse and from 10 m to 2 m for the west pumphouse. The reason for the difference in distance is the angle of the FortisBC transmission line and associated right-of-way.

Analysis

The principal use on the subject property is agriculture (hay crops) and the pumphouse buildings are permitted accessory buildings. The property owners are applying for a Development Variance Permit (DVP) to reduce the front parcel line setback for the two pumphouse buildings because they are currently situated in a FortisBC gas transmission line right-of-way, which is not permitted by FortisBC. The buildings cannot be placed further south because they would be too far from the wells, which are drilled near the front parcel line (see "DVP2500-23_Maps_Plans_Photos.pdf"). The only other option would be to remove the pumphouse buildings from the subject property.

The subject property is located along a straight section of Colebank Road. There are access driveways to adjacent properties directly to the east and west of the subject property. The subject property's access is along the east parcel boundary. The west pumphouse is proposed to be situated approximately 30 m from the west parcel line and 2 m from the front parcel line, and the east pumphouse is proposed to be situated approximately 25 m from the east parcel line and 0 m from the front parcel line. Both buildings are 3.05 m (10 feet) in height, below the 10 m maximum height permitted in the Rural zone by Bylaw No. 2500. The buildings are 6 feet by 8 feet (4.45 m^2).

Although not included in Bylaw No. 2500, other CSRD zoning bylaws include regulations for 'sight triangles', which is a term used by the Province in the Transportation Act to describe a triangular area on parcels that are at the corner of two intersecting public roads. The sight triangle is created by measuring 6 m along each parcel boundary from the corner at the road intersection and connecting

those points. No fences, plants or structures higher than 0.6 m should be placed in the sight triangle. If you were to apply the same principles to the nearby driveways off Colebank Road, the proposed buildings are well away from the sight triangle and therefore should not provide any obstruction to drivers.

There should be no negative impacts to nearby property owners as a result of the proposed variance given the proximity from the side parcel lines. The buildings will not interfere with neighbouring views. There should also be no adverse impact to the natural environment as there are no nearby watercourses or slopes.

Building Permit and BC Building Code

The subject property is in Electoral Area D which currently has no CSRD Building Regulation and Inspection. This means building permits were not required for the pumphouse buildings. BC Building Code still applies to the subject pumphouses. With regard to fire spatial separation setbacks for buildings, the distance is measured from the centre of the road, and the buildings are outside this required setback.

Ministry of Transportation

The property owners have been advised to apply for a setback permit from the Ministry of Transportation as the accessory buildings will be situated in the 4.5 m setback from the front parcel line required by the Ministry.

Rationale for Recommendation

The property owners have applied for a Development Variance Permit to vary the front parcel line setback for two accessory buildings (pumphouses), in order to relocate the buildings outside of an existing FortisBC right-of-way. The proposed variance is from 10 m to 0 m, only for the east pumphouse (including eaves) and from 10 m to 2 m, only for the west pumphouse (including eaves). Staff recommend approval of DVP2500-23 for the following reasons:

- The location of the accessory buildings (pumphouses) should not block sightlines from driveways for adjacent properties; and,
- There should be no negative impact to nearby property owners as a result of the proposed variance.

IMPLEMENTATION:

If DVP2500-23 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title.

COMMUNICATIONS:

Notices of the proposed variance were sent out to property owners and tenants in occupation of properties within 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions received before the submission deadline (October 15, 2024, at 4 PM) will be included and attached to the Late Agenda Board package.

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:	2024-10-17_Board_DS_DVP2500-23.docx
Attachments:	- DVP2500-23_Redacted.pdf - DVP2500-23_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 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. 2500-23

OWNERS: [redacted]

As joint tenants

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:

   The East ½ of the Northwest ¼ of Section 16 Township 17 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plans A322 and 29247 (PID: 013-970-607), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

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

   a. Section 2.4.3 minimum siting of other buildings and structures or uses from the front parcel line from 10 m to 0 m, only for the east pumphouse (including eaves) and from 10 m to 2 m, only for the west pumphouse (including eaves),

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

3. This Permit is NOT a building permit.

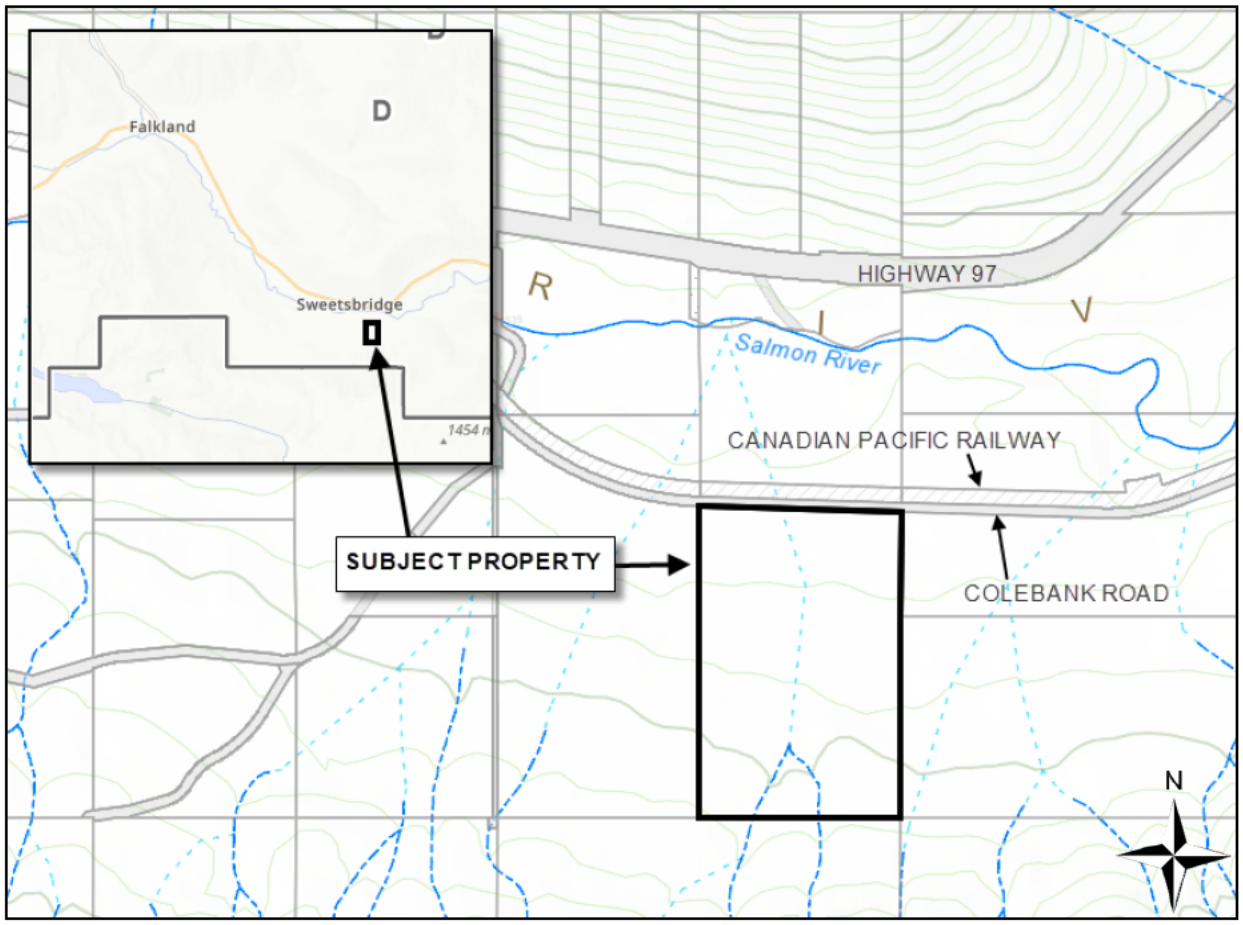
AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of_____, 2024.

_____

CORPORATE OFFICER

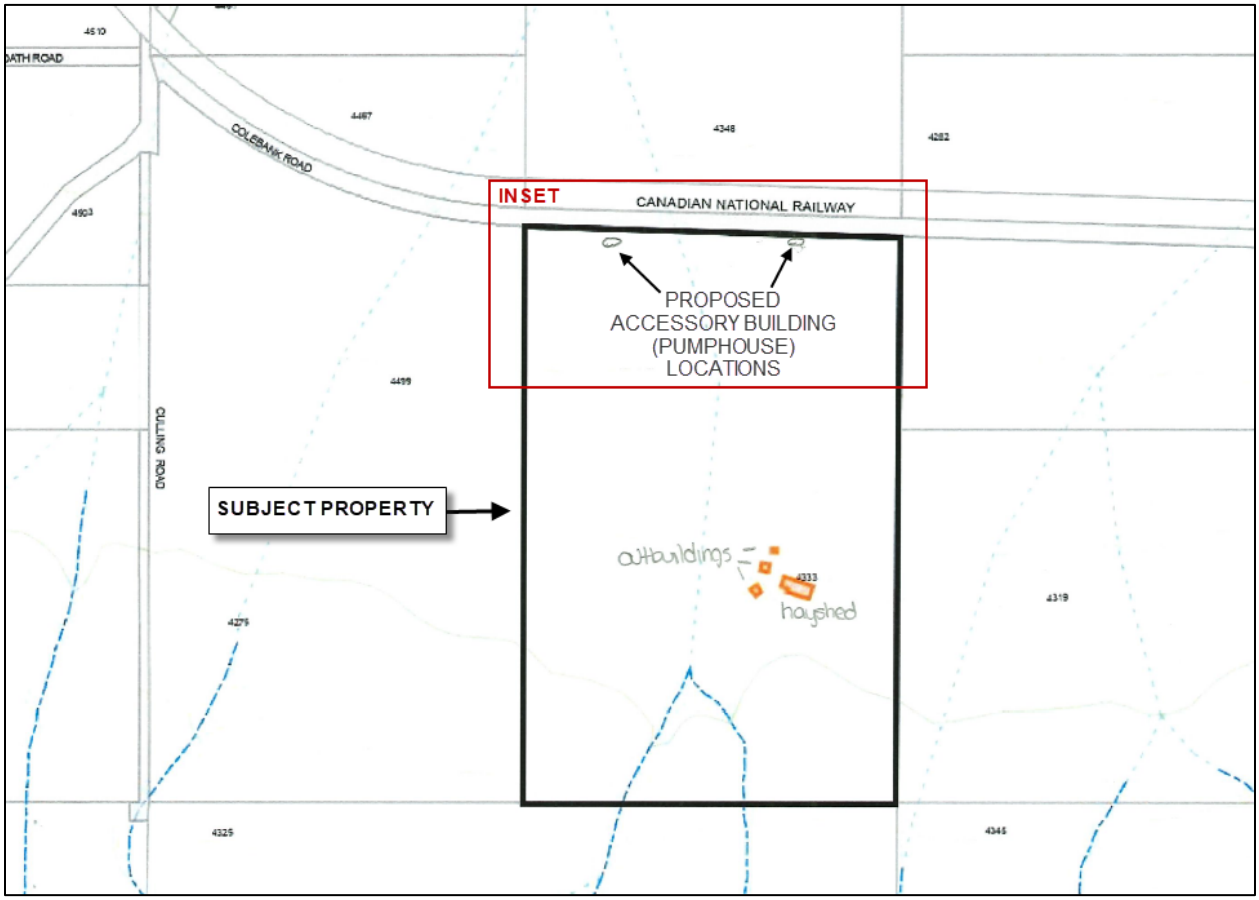
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

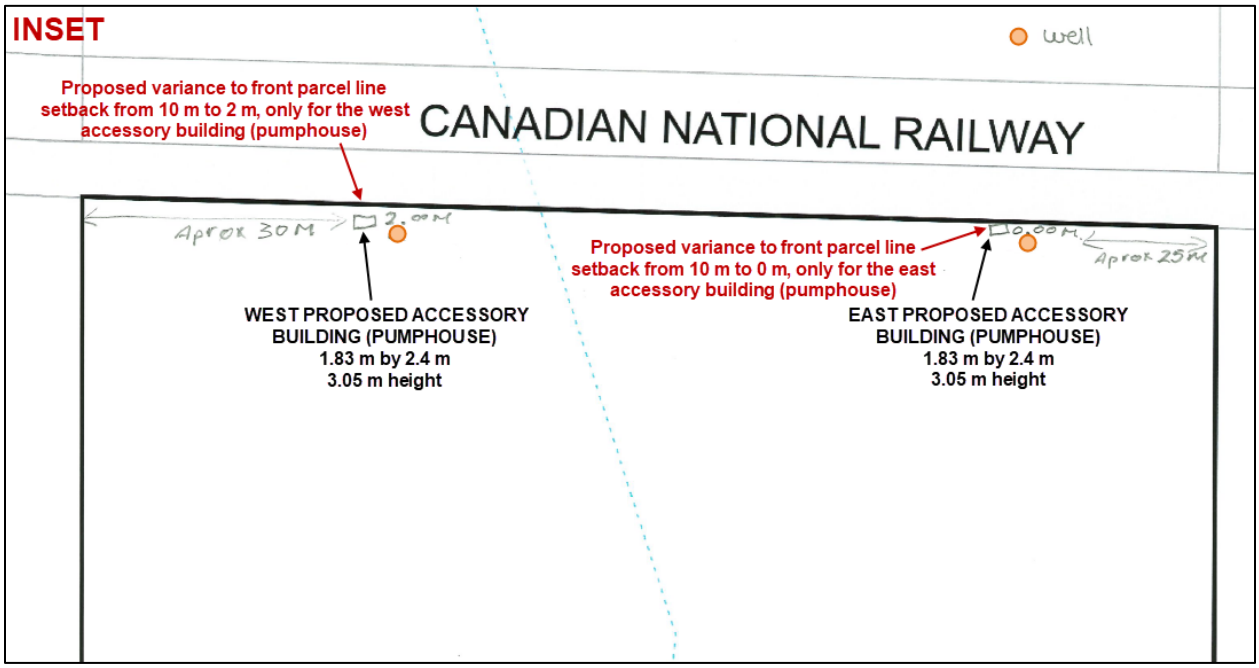
Schedule A
Location Map



Schedule B

Site Plan

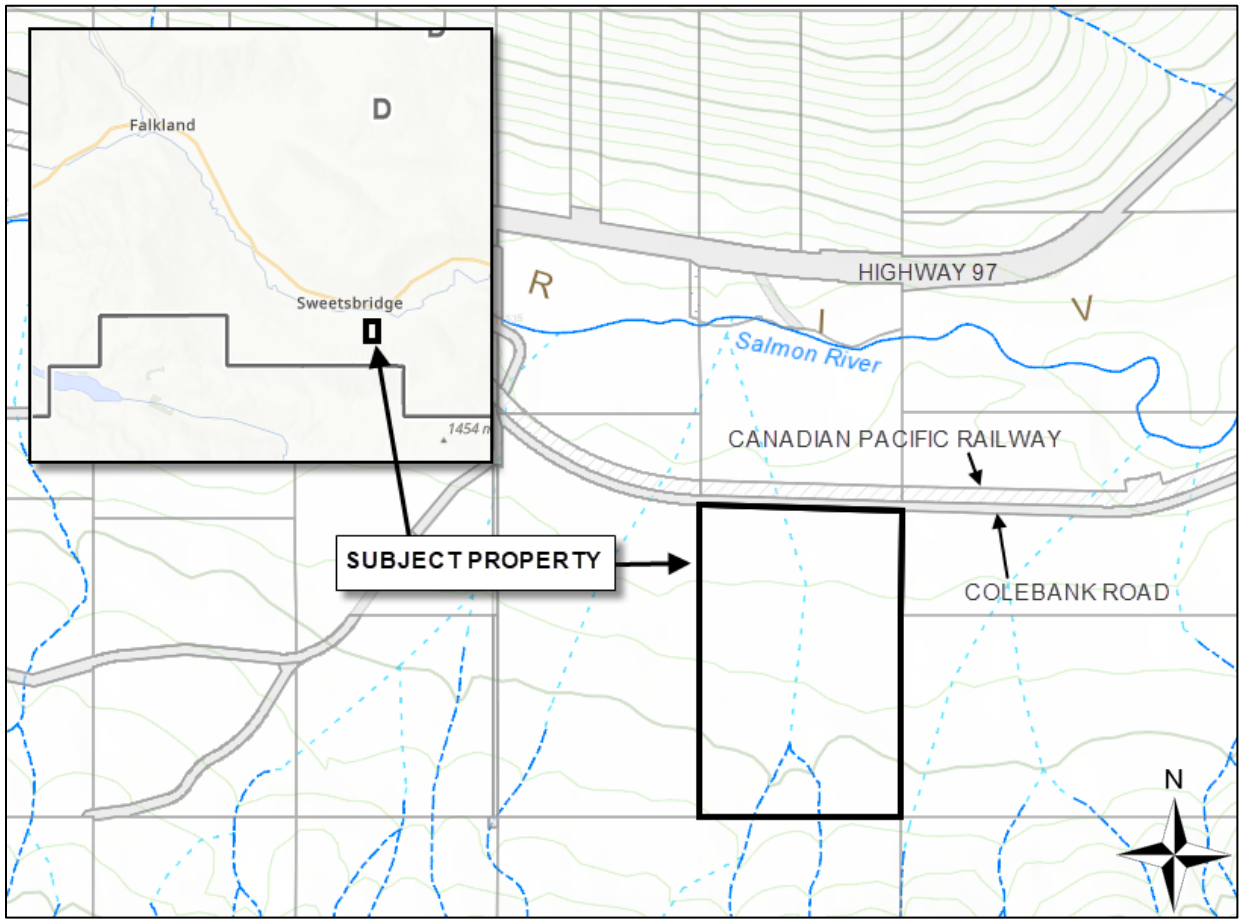




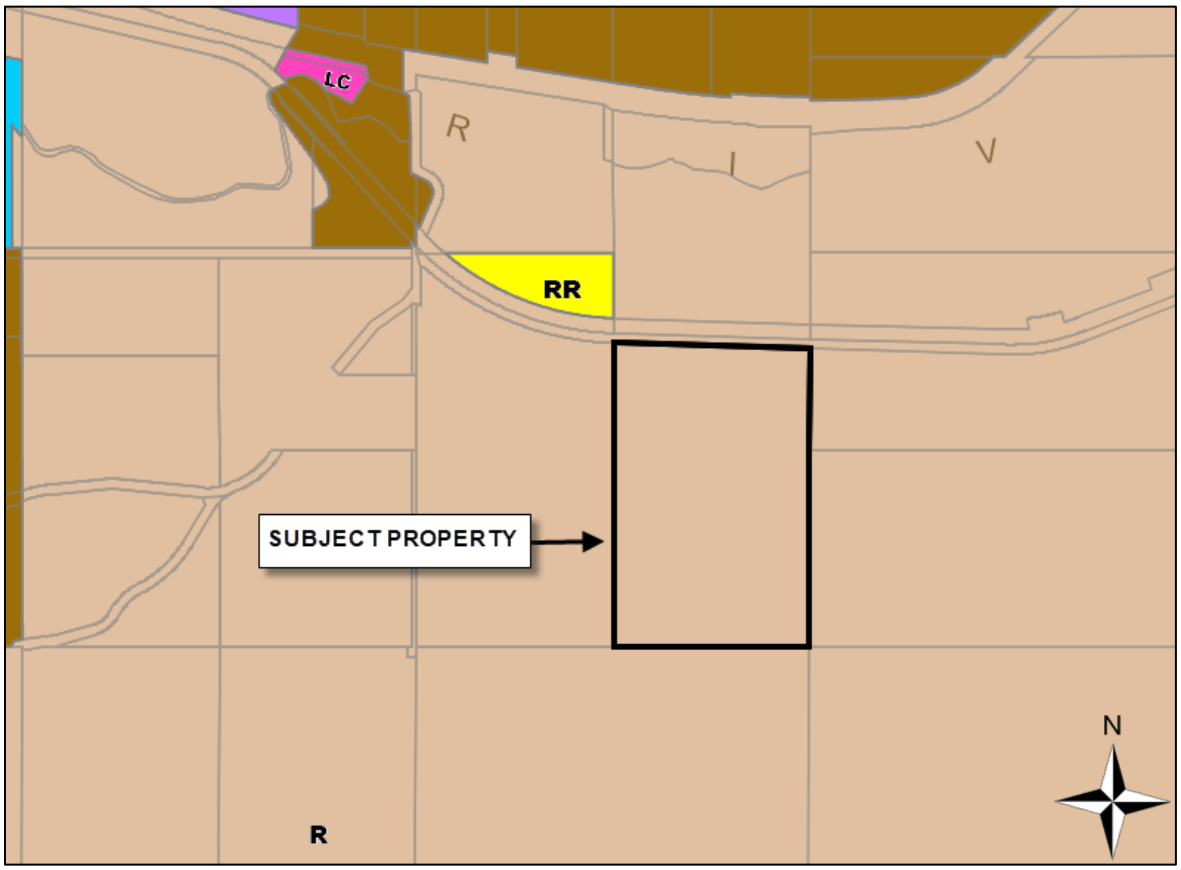
Schedule C

Photo of pumphouse building

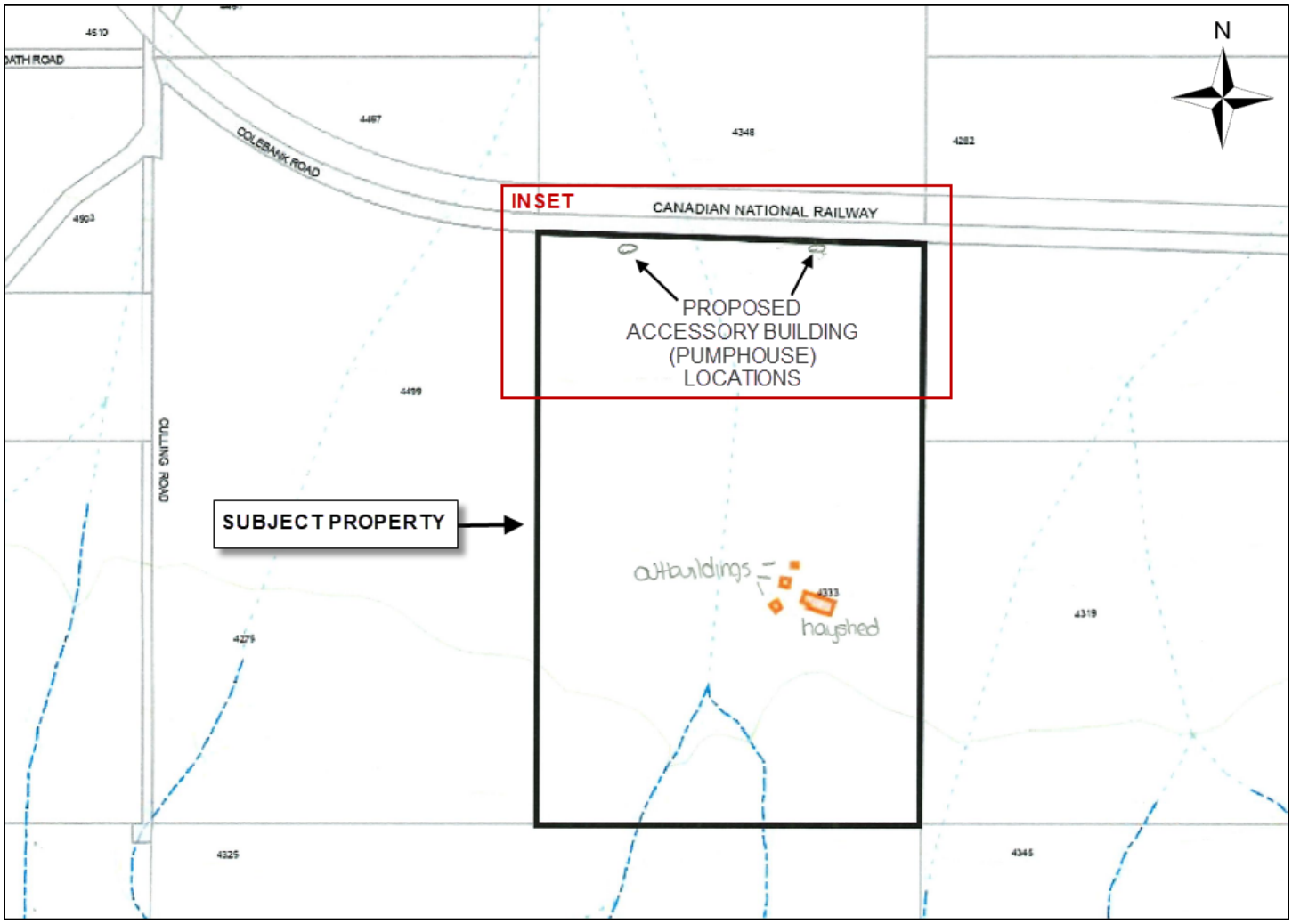
Location

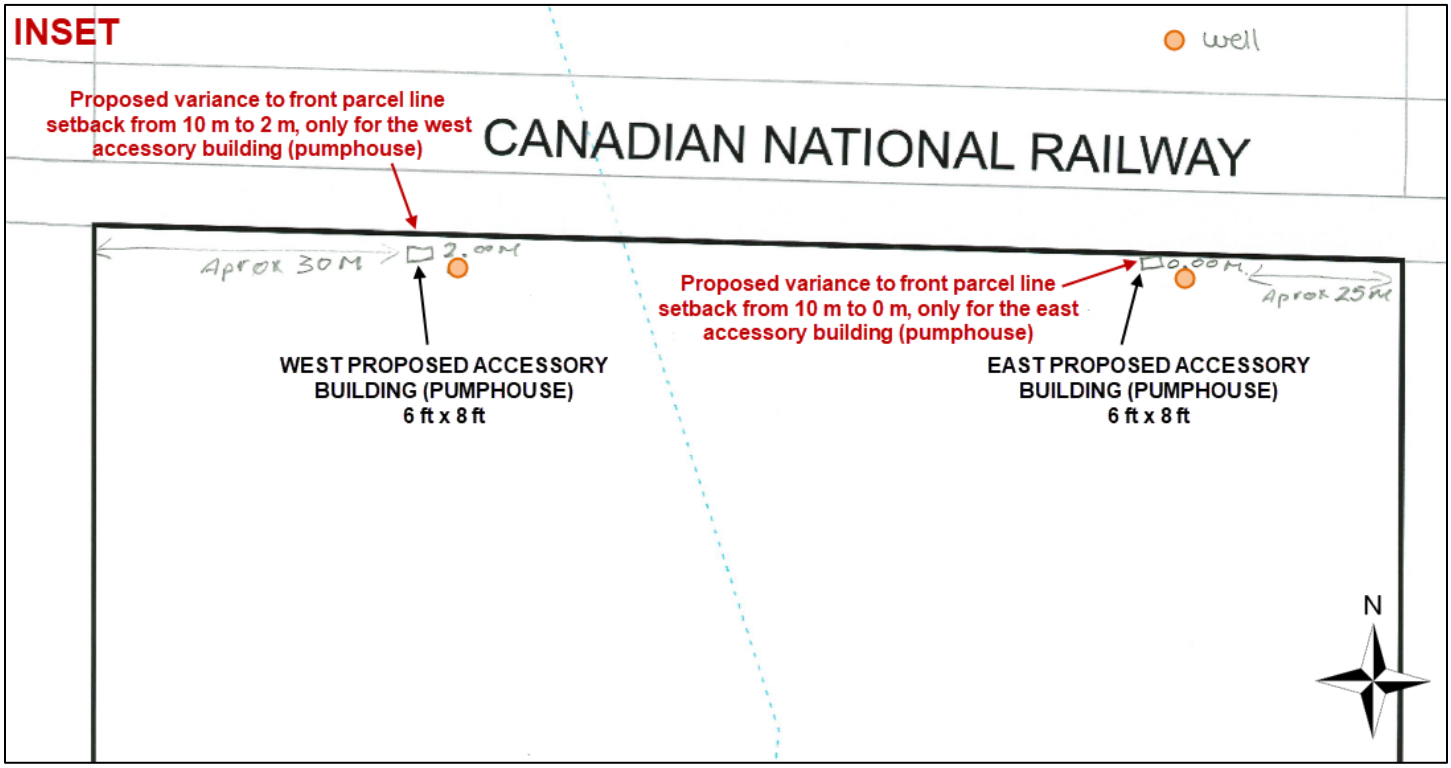


Salmon Valley Land Use Bylaw No. 2500

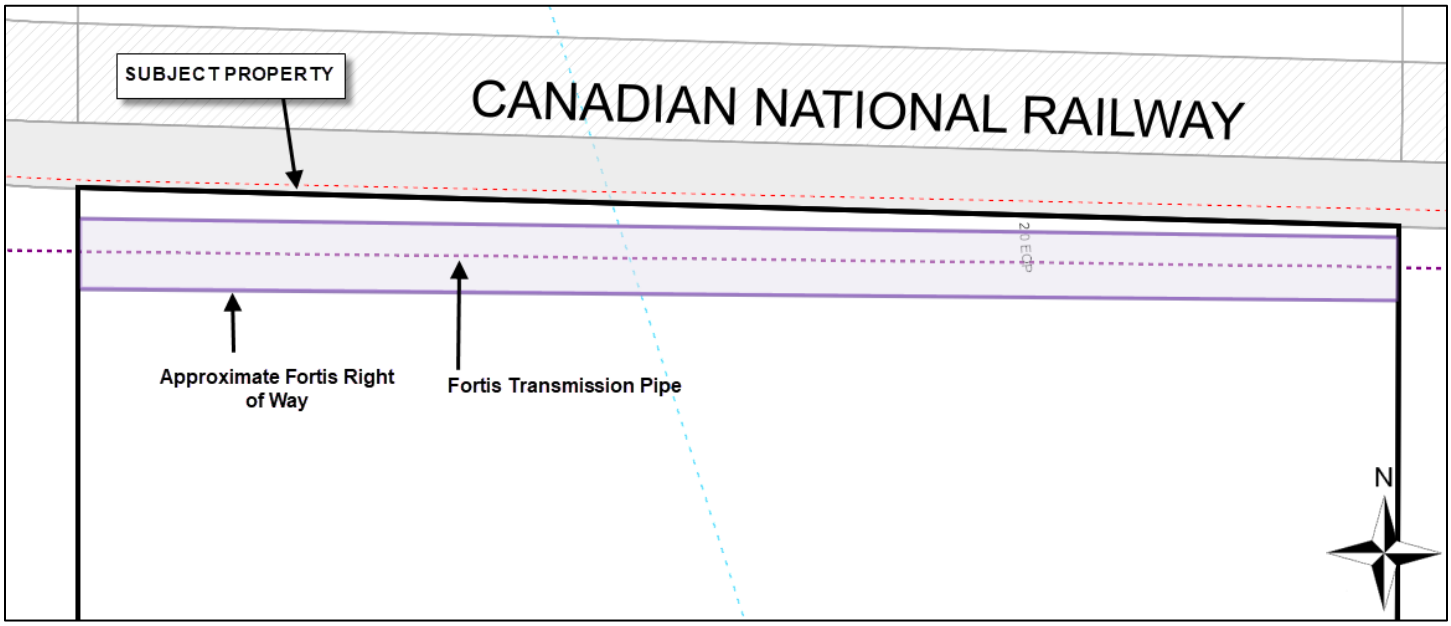


Site Plan


N
COLEBANK ROAD
CULLING ROAD
INSET
CANADIAN NATIONAL RAILWAY
PROPOSED ACCESSORY BUILDING (PUMPHOUSE) LOCATIONS
SUBJECT PROPERTY
outbuildings
haystack


INSET
well
Proposed variance to front parcel line setback from 10 m to 2 m, only for the west accessory building (pumphouse)
CANADIAN NATIONAL RAILWAY
Aprox 30 M
2.00 M
Proposed variance to front parcel line setback from 10 m to 0 m, only for the east accessory building (pumphouse)
0.00 M.
Aprox 25 M
WEST PROPOSED ACCESSORY BUILDING (PUMPHOUSE) 6 ft x 8 ft
EAST PROPOSED ACCESSORY BUILDING (PUMPHOUSE) 6 ft x 8 ft
N

Fortis Gas Right of Way



2023 Orthophotos

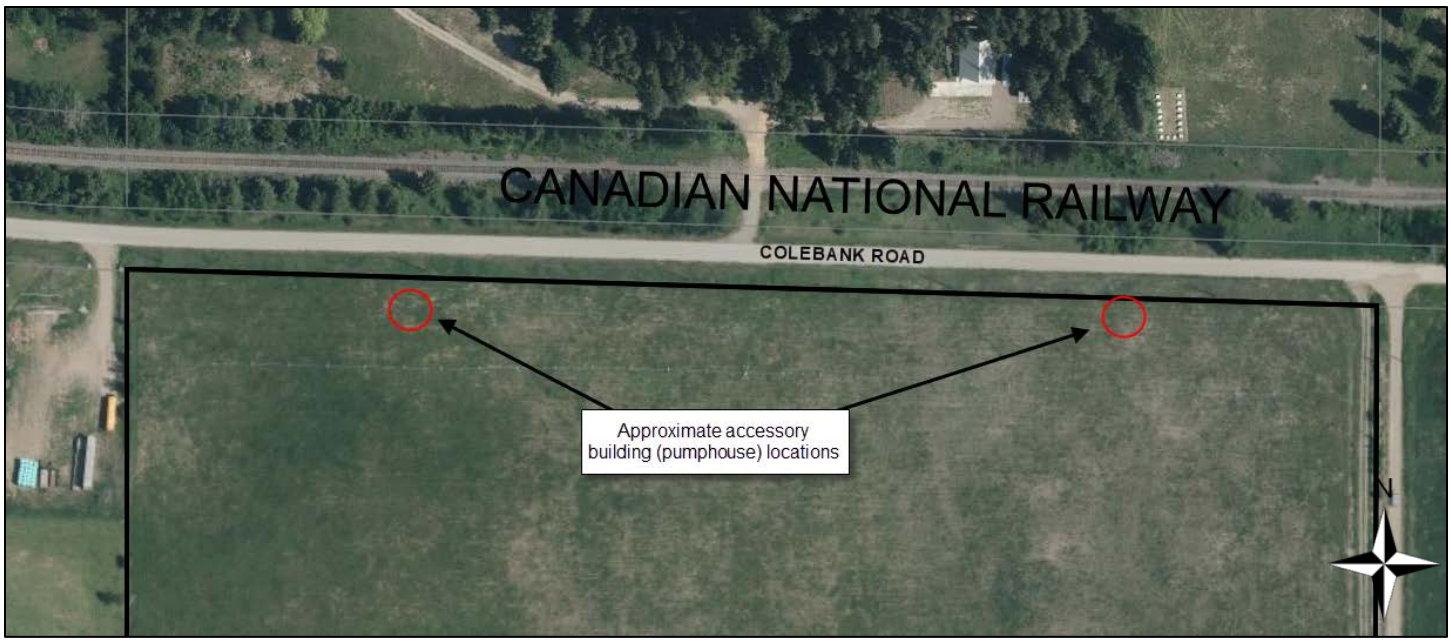


Photo from Applicant of Accessory Building (Pumphouse)

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Temporary Use Permit No. 830-13
DESCRIPTION:	Report from Laura Gibson, Planner II, dated September 25, 2024. 7630 Hudson Road, Anglemont
RECOMMENDATION:	THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-13 for Lot 57 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 19710 be approved for issuance this 17th day of October, 2024 for the temporary use of a recreational vehicle for seasonal accommodation (March 1 to October 31) for the property owners during construction of the single detached dwelling, AND THAT: issuance be withheld until the owners have provided financial security in the amount of $5000 in the form of a bank draft, certified cheque, or irrevocable letter of credit, compelling the owners to remove the recreational vehicle if the single detached dwelling has not been granted occupancy by the CSRD Building Official by the date the TUP expires. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located at 7630 Hudson Road in Anglemont in Electoral Area F. The property owners are in the process of building a single detached dwelling on the subject property. The owners are seeking approval of a Temporary Use Permit to allow seasonal accommodation (March 1 to October 31) for the property owners in a recreational vehicle (RV) on the subject property while they build. Anglemont Zoning Bylaw No. 650 only permits use of an RV as part of a campsite in conjunction with a single detached dwelling constructed on the property. If approved, the Temporary Use Permit will allow the RV property owners to use the RV from March 1 to October 31 for 2024 and 2025. A financial security of $5000 is recommended by staff as a condition of issuance of the TUP, to help ensure the RV is removed from the property if the construction of the single detached dwelling is not completed by the date this TUP expires (October 31, 2025).

BACKGROUND:

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot 57 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 19710

PID:

006-241-999

CIVIC ADDRESS:
7630 Hudson Road, Anglemont

SURROUNDING LAND USE PATTERN:
North = Hudson Road
South = Vacant rural
East = Vacant residential
West = Residential (single detached dwelling)

CURRENT USE:
Single detached dwelling under construction. RV use which is not compliant with Anglemont Zoning Bylaw No. 650.

PROPOSED USE:
Property owners are seeking approval to use an RV for seasonal accommodation while building the single detached dwelling

PARCEL SIZE:
0.18 ha (0. 43 ac)

DESIGNATION:
Electoral Area F Official Community Plan Bylaw No. 830
SSA - Secondary Settlement Area

ZONE:
Anglemont Zoning Bylaw No. 650
RS-1 Residential

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
The subject property is cleared in the centre where the single detached dwelling is under construction and is treed around the east, west and south property lines. The RV is located on a terraced area of the property between the road and the location of the single detached dwelling.

BYLAW ENFORCEMENT:
Yes, this application stems from a bylaw contravention for use of an RV without an existing single detached dwelling, which does not comply with Anglemont Zoning Bylaw No. 650 (Bylaw No 650).

Bylaw enforcement began in June 2021 for the unpermitted camping (RV) use on the subject property. The TUP application was not made by the property owners until February 22, 2022. The delay in bringing the TUP application to the Board was primarily due to a lack of initiative from the property owners, as well as a period of time where the property owners requested the application be put on hold as construction was delayed. On July 5, 2024, Bylaw Enforcement staff issued a fine to the property owners following an investigation that concluded the owners were still camping on the subject property in contravention of Bylaw No. 650. The owners paid the fine and satisfied the outstanding information

required for the application by August 11, 2024. This was not enough time to prepare and post the required Notice of Application sign on the property 30 days before the September 12, 2024, Board meeting, which is why the application is now on the Board agenda for the October 17, 2024, Board meeting.

On September 13, 2024, the property owners contacted Bylaw Enforcement (BE) staff to discuss the rationale for the TUP permit since their single detached dwelling is almost complete and ask what the implications will be should they continue to use the property contrary to zoning without a TUP. Once BE staff explained the subject property's historical non-compliance, enforcement process and implications of continued non-compliance, the owners agree to proceed with the TUP application despite expressing they feel it is unnecessary but want to move forward so they can (eventually) enjoy their new home.

POLICY:

Anglemont Zoning Bylaw No. 650

Part 1 - Definitions

CAMPING is the use of a recreational vehicle or camping tent for temporary accommodations.

CAMPING UNIT is one recreational vehicle, or one camping tent.

CAMPSITE is a use of land for a camping unit, for temporary, rent free accommodation on a non-commercial basis.

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

Part 3 - General Regulations

3.0 Uses Permitted in Each Zone

(c) issuance of a Temporary Use Permit to authorize the construction or conditional occupancy of a second dwelling unit, or seasonal recreational vehicle use, on a parcel.

3.13 Campsite

.1 The maximum area of a campsite is 45 m^2 (484.38 sq. ft.);

.2 A campsite must be located on the same parcel as a single detached dwelling and that single detached dwelling must be the principal use on the parcel; and

.3 Where a campsite is permitted, a maximum of one campsite is permitted on a parcel.

Part 5 – Zones

5.6 Residential

.1 Permitted Uses

(a) Single detached dwelling
(b) Campsite
(c) Secondary dwelling unit
(d) Home business
(e) Place of religious worship
(f) Limited agriculture
(g) Accessory use

FINANCIAL:

Security payment in the amount of $5000 will be required to be paid to the CSRD prior to issuance of this TUP. The payment may be in the form of a bank draft, cheque, or irrevocable letter of credit.

This application is a result of CSRD Bylaw Enforcement action. Future Bylaw Enforcement involvement will be required if there is future non-compliance with the issued Temporary Use Permit or after it expires.

KEY ISSUES/CONCEPTS:

Background

The property owners have been camping in a recreational vehicle (RV) on the subject property while they build their single detached dwelling. Anglemont Zoning Bylaw No. 650 (Bylaw No. 650) only allows an RV to be used as part of a campsite when there is a single detached dwelling as a principal use on a parcel. An RV is not permitted while a single detached dwelling is under construction. As a result of action from bylaw enforcement staff, the owners have applied for a Temporary Use Permit to seek approval to seasonally occupy the RV while they complete building the single detached dwelling. When the single detached dwelling is complete (meaning it has been granted occupancy from a CSRD Building Official) the use of the RV will be permitted by Bylaw No. 650.

In June 2022, the CSRD updated the Development Services Procedures Bylaw No. 4001-2 to include an option to delegate specific Temporary Use Permits to the General Manager of Development Services. See item 9.1 on the June 16, 2022, Board agenda. Temporary Use Permits may be considered and renewed by the General Manager to authorize the construction or conditional occupancy of a second dwelling unit, or seasonal recreational vehicle use:

- Whereby the second dwelling unit or recreational vehicle is serviced by an approved sewer system and potable water source; and,
- Where the second dwelling or recreational vehicle is utilized for the purposes of the landowner's accommodation during the construction of a principal dwelling.

This TUP application is being brought to the Board because of the bylaw enforcement history.

Analysis

RVs do not comply with the BC Building Code housing standards, which are in place to protect health and safety. For example, RVs do not meet code requirements for required insultation, ventilation, heating, and snow loads. Therefore, if approved, the TUP will permit only seasonal use of the RV, specifically from March 1 to October 31. The owners are aware that they are not permitted to occupy the RV between November 1 and April 30.

It is proposed that this TUP expire on October 31, 2025, as the owners have confirmed that they anticipate construction of the single detached dwelling to be complete this fall (2024). Establishing an expiry of October 31, 2025, will accommodate potential unforeseen circumstances that may delay completion of the single detached dwelling. If the owners require an extension of the TUP beyond October 31, 2025, they have the option to apply to renew the TUP. The issuance of a renewal is delegated to the General Manager of Development Services.

The general regulations in Bylaw No. 650 permit a campsite to be up to 45 m^2. A campsite is use of land for a camping unit (RV or tent) for temporary, rent free accommodation on a non-commercial basis. The RV, including its awning area, is approximately 43 m^2 in area.

The subject property is serviced by the Anglemont Waterworks System and a Type 1 onsite septic system. The RV is connected to the existing septic system. The single detached dwelling under construction is connected to the Anglemont Waterworks System and the RV is connected by a hose to the single detached dwelling.

A financial security of $5000 is recommended by staff as a condition of issuance of the TUP, to help ensure the RV is removed from the property if the construction of the single detached dwelling is not completed by the date this TUP expires (October 31, 2025). Completion of the single detached dwelling means that a CSRD building official has granted occupancy of the building. The financial security amount is consistent with other TUPs that have been issued for use of an RV during construction of a single detached dwelling.

The subject property is bordered by trees to the east and west and is sloped down from the road. There should be little impact to adjacent property owners as a result of the RV being seasonally occupied by the property owners.

Rationale for Recommendation

The applicant has made an application for a Temporary Use Permit (TUP) to seek approval for the temporary use of a recreational vehicle for seasonal accommodation (March 1 to October 31) for the property owners during construction of the single detached dwelling. If approved, the TUP will allow the property owners to occupy the RV from March 1 to October 31 during construction of the single detached dwelling on the property. It is recommended the TUP expire October 31, 2025. This application was made as a result of bylaw enforcement. Staff are recommending the Board approve TUP830-13 for the following reasons:

- The property owners have a building permit issued for the single detached dwelling and are actively building;
- The subject property is connected to the Anglemont Water System and the RV is connected to an existing septic system;
- The financial security will help ensure that the campsite use is discontinued (the RV is removed) if the single detached dwelling is not completed as proposed; and,
- It is not expected that the use of the RV on the property will have significant negative impacts to the neighbouring properties.

IMPLEMENTATION:

If the Board authorizes the issuance of TUP830-13, the property owners will be notified of the Board's decision and, upon receipt of the financial security, the TUP will be issued.

COMMUNICATIONS:

Neighbouring property owners will have become aware of the proposal when the applicant posted a notice of development sign on the subject property for the TUP and when required CSRD notification letters were received by property owners within 100 m of the subject property. An advertisement will be placed in the October 3 and 10 editions of the Shuswap Market News regarding the TUP application. Copies of any written submissions received by the deadline of 4 PM on Tuesday, October 15, 2024, will be provided to the Board on the revised agenda.

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:	2024-10-17_Board_DS_TUP830-13.docx
Attachments:	- TUP830-13_Redacted.pdf - TUP830-13_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 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

TEMPORARY USE PERMIT NO. 830-13

Registered Owner: [redacted]

As joint tenants

1. This Temporary Use 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 as Lot 57 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 19710 (PID: 006-241-999), which property is more particularly shown on the Location Map attached hereto as Schedule A.

3. The owner has applied for a Temporary Use Permit for the temporary use of a recreational vehicle for seasonal accommodation (March 1 to October 31) for the property owners during construction of the single detached dwelling, as shown on the Site Plan attached hereto as Schedule B.

4. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.

5. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.

6. Despite the General Regulations in the Anglemont Zoning Bylaw No. 650, Section 3.13.2, which states that a campsite must be located on the same parcel as a single detached dwelling and that the single detached dwelling must be the principal use on the parcel, the subject property may be used for a campsite while the single detached dwelling is being constructed, subject to compliance with the following conditions:

a) The campsite is limited to one recreational vehicle (RV);
b) The RV is only used seasonally, between March 1 and October 31;
c) The RV must be connected to an on-site sewerage system authorized by Interior Health Authority;
d) The RV must only be used by the owners of the subject property and must not be rented to others, including as short term rental (vacation rental),
e) The RV use must discontinue (must not be used for accommodation) if the single detached dwelling has not been granted final occupancy by October 31, 2025.

7. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.

8. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation).

9. This permit, issued as per Section 493 of the Local Government Act, is valid from the date of issuance, noted below, until October 31, 2025, only. This permit may be extended only up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors or General Manager of Development Services.

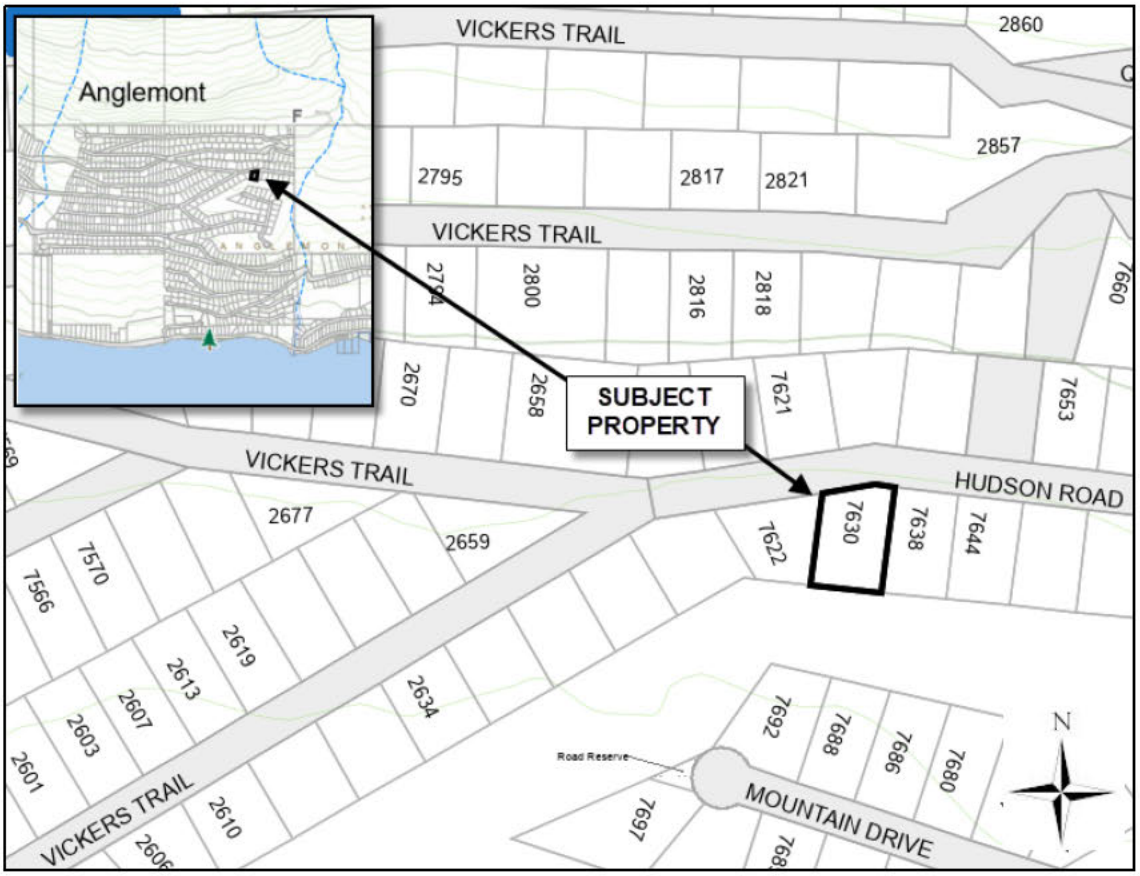
AUTHORIZED FOR ISSUANCE by resolution of the Columbia Shuswap Regional District Board on the _____ day of _____, 2024,

and ISSUED on the _____ day of _____, 2024.

_____
CORPORATE OFFICER

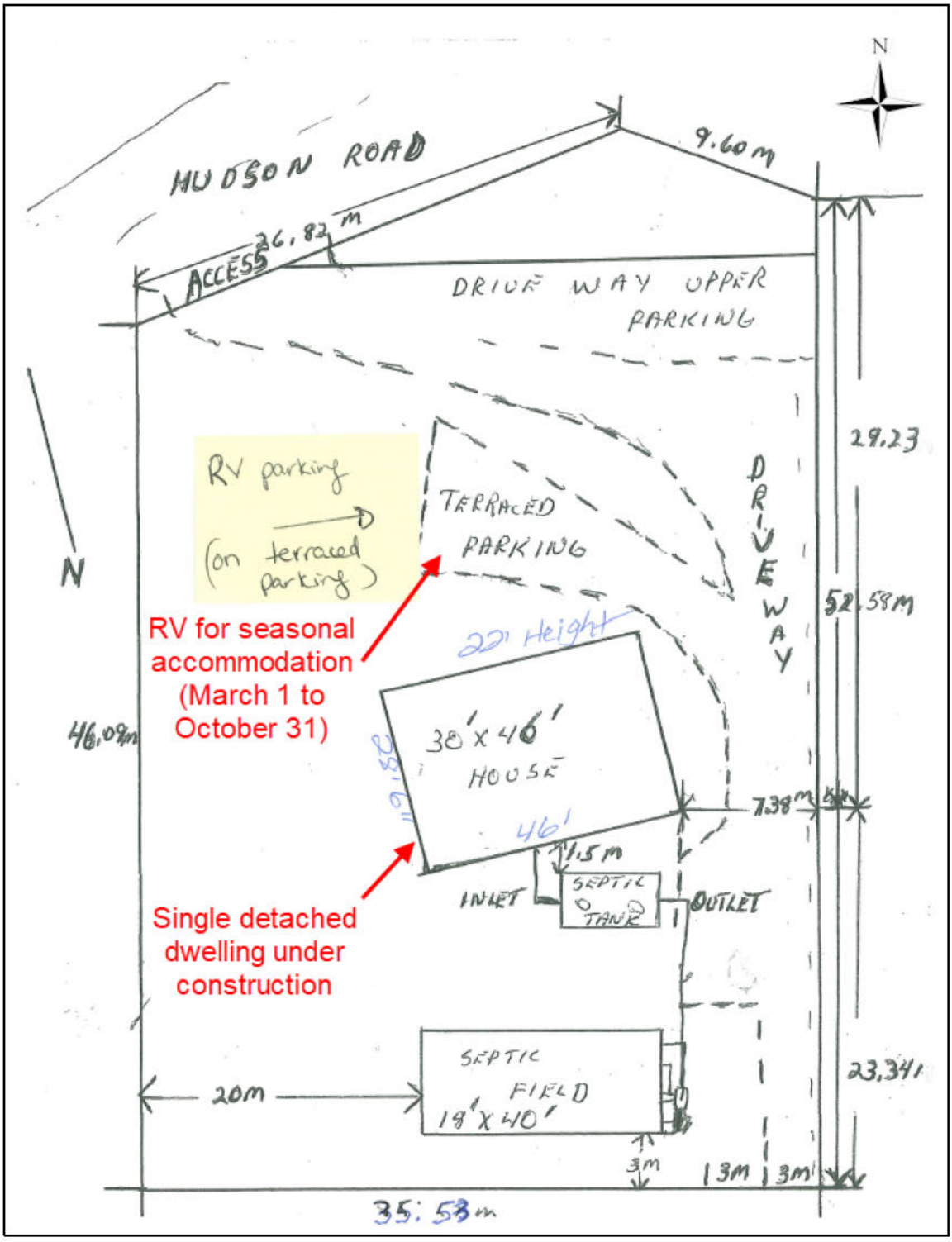
Schedule A

Location Map

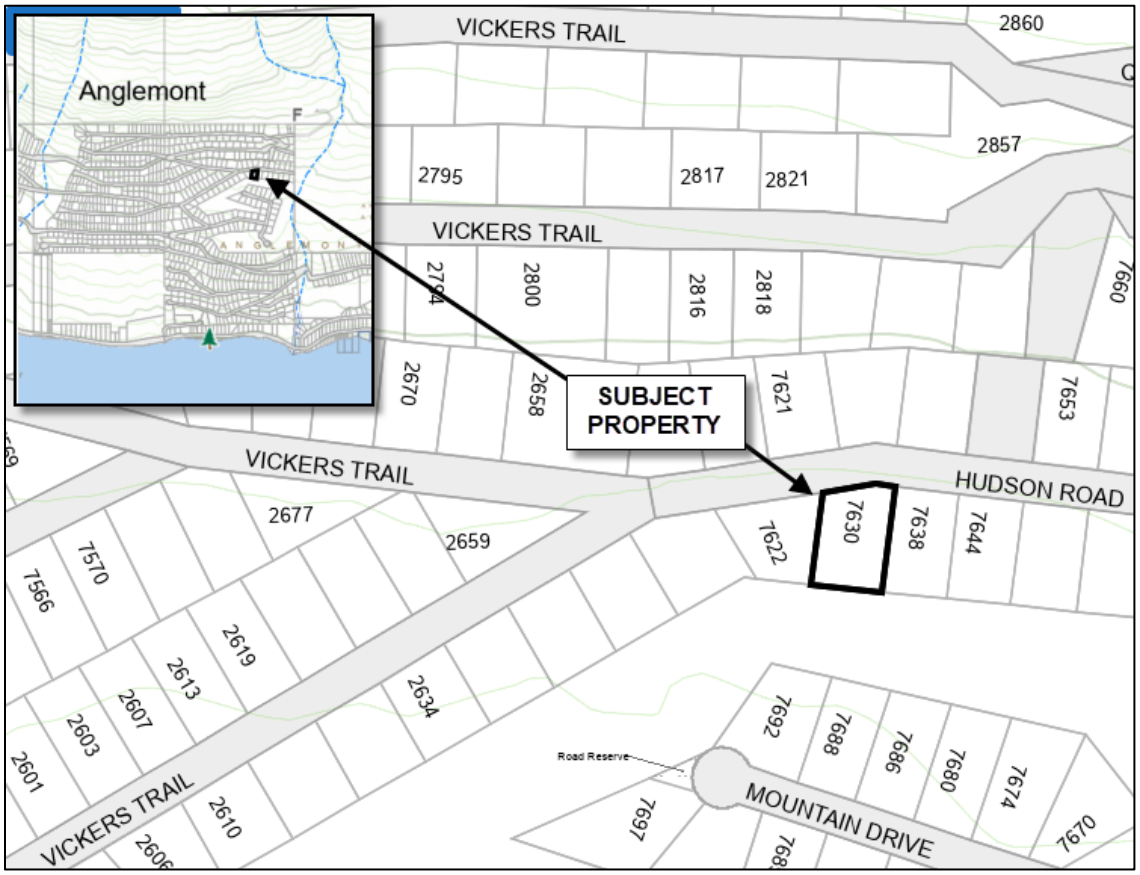


Schedule B

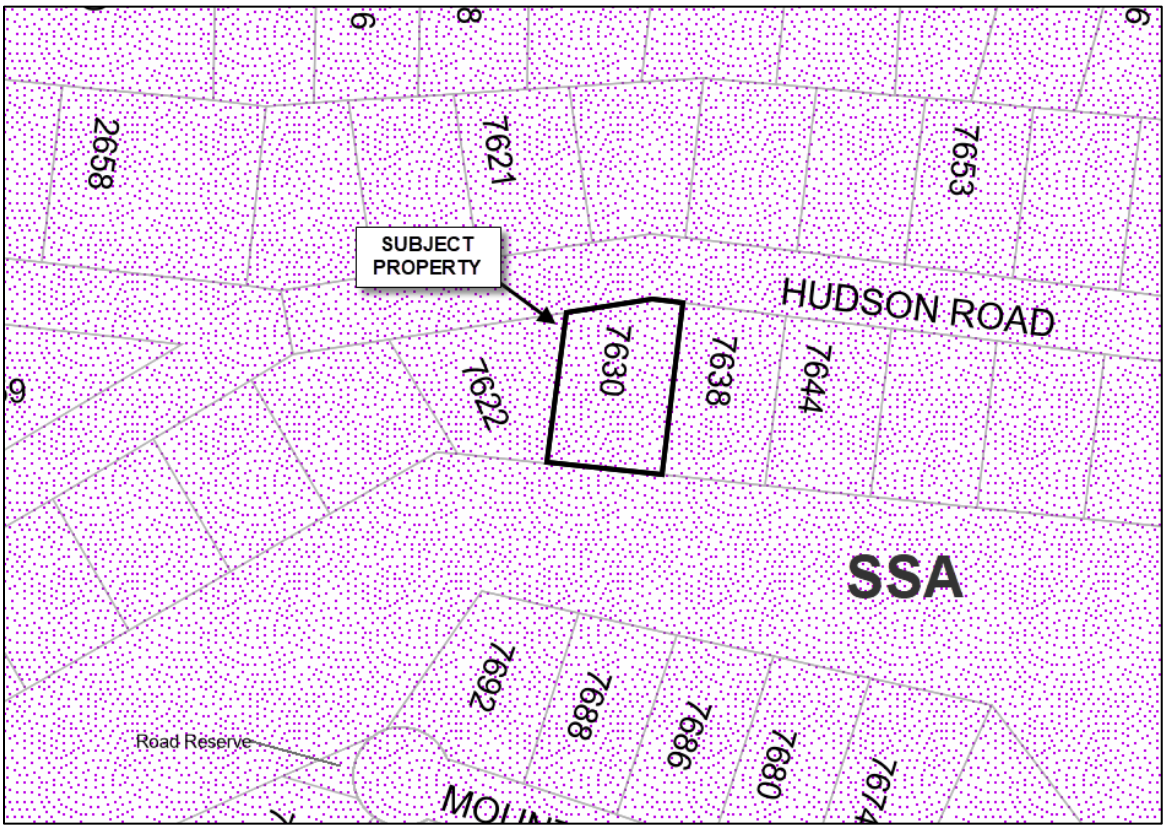
Site Plan



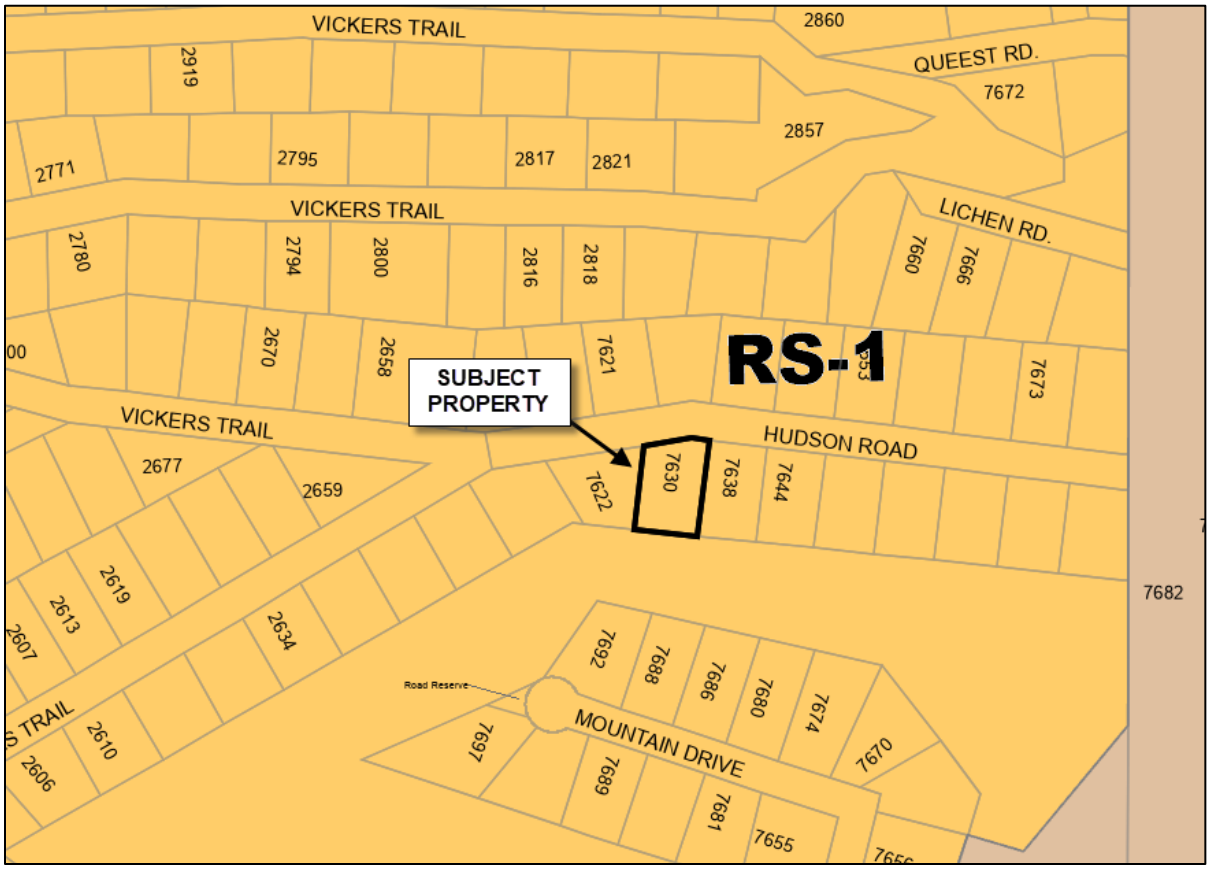
Location



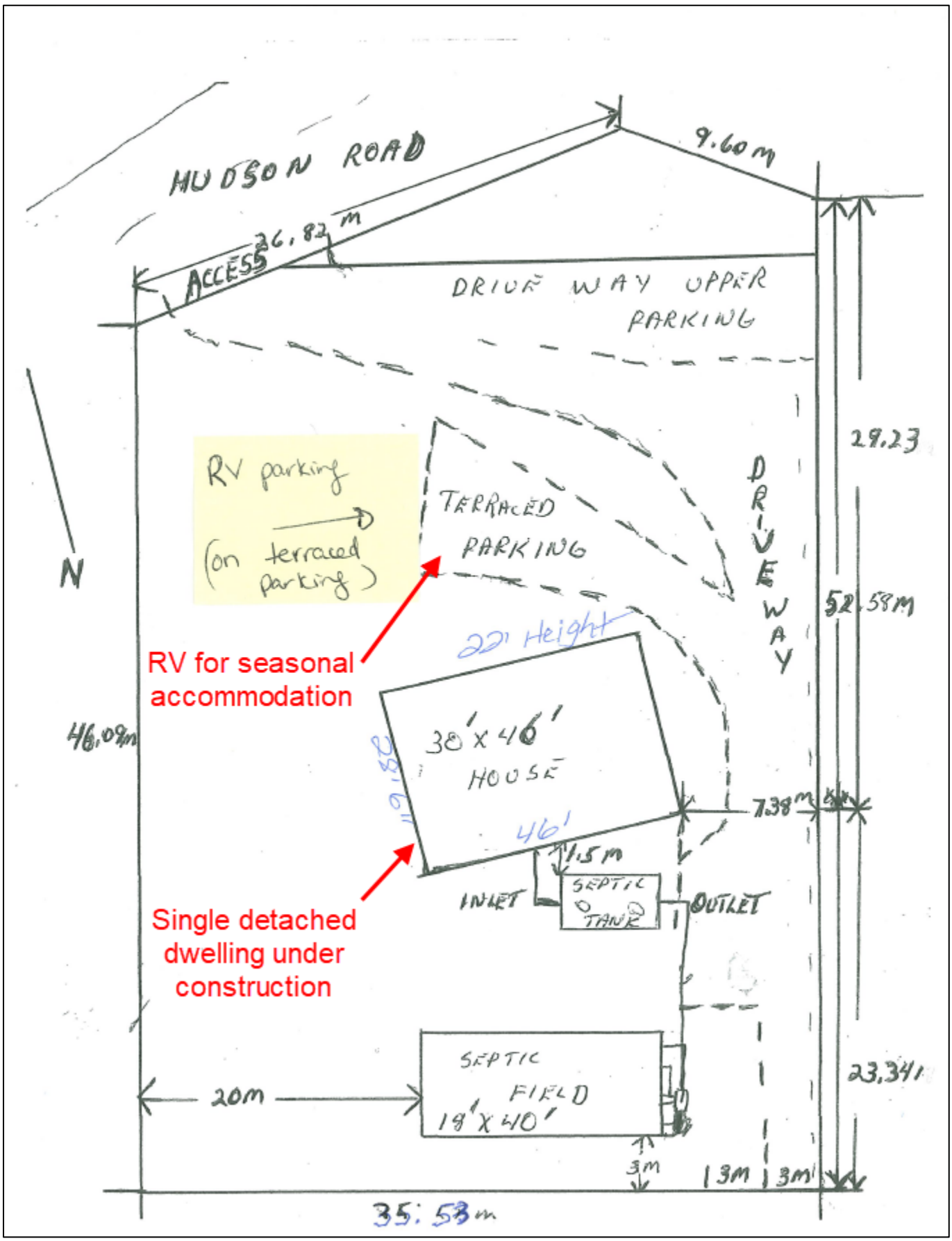
Electoral Area F Official Community Plan Bylaw No. 830



Anglemont Zoning Bylaw No. 650



Site Plan


HUDSON ROAD
9.60 m
ACCESS
26.82 m
DRIVE WAY UPPER PARKING
RV parking
(on terraced parking)
TERRACED PARKING
DRIVEWAY
29.23
N
RV for seasonal accommodation
22' Height
52.58m
46.09m
38' x 46' HOUSE
46'
7.38m
1.5 m
INLET
SEPTIC TANK
OUTLET
Single detached dwelling under construction
SEPTIC FIELD
19' x 40'
20m
23.34
3m
3m
3m
35.53m

2023 Orthophotos

2800
2816
2818
7660
2658
7621
7653
SUBJECT PROPERTY
HUDSON ROAD
7630
7638
7644
7622

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area D: Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08 and Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated October 2, 2024. 7601 Highway 97B, Ranchero.
RECOMMENDATION #1:	THAT: "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08" be read a first time, this 17th day of October, 2024. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #2:	THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09" be read a first time, this 17th day of October, 2024. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #3:	THAT: the Board utilize the complex consultation process for "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08" and "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09" and the bylaws be referred to the following agencies and First Nations: • CSRD Financial Services; • CSRD Community and Protective Services; • CSRD Environmental and Utility Services; • Regional District North Okanagan; • Interior Health Authority; • Ministry of Transportation & Infrastructure; • Agricultural Land Commission; • Ministry of Forests – Archaeology Branch; • All applicable First Nations and Bands. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The applicant is proposing to redesignate the portion of the subject property that is outside of the ALR from Agriculture to Rural Residential and rezone the same portion of the property from AG1 Agriculture 1 to RR1 Rural Residential 1 to facilitate future subdivision which could create up to nineteen lots with a minimum lot size of 1 ha. Staff are recommending the amending bylaws be read a first time, the complex consultation process be used, and referrals be sent to applicable agencies and First Nations seeking comments.

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTION:
THE NE ¼ OF SEC 28 TWP 19 RGE 9 W6M KDYD EXC PLANS 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296 AND EPP48745

PID:
013-914-791

CIVIC ADDRESS:
7600, 7601, 7602 Highway 97B; and 1118, 1122 Grandview Bench Road

SURROUNDING LAND USE PATTERN:
North = Rural Residential
South = Medium Holdings, Agriculture
East = RDNO – Non-Urban, Country Residential
West = ALR, Agriculture

CURRENT USE:
The subject property has 5 residences located on the portion of the property that is not proposed to be redesignated/rezoned. The portion proposed to be redesignated/rezoned is vacant.

PROPOSED USE:
Rural Residential subdivision on the portion of the property that is not within the ALR.

PARCEL SIZE:
56.66 ha

PROPOSED PARCEL SIZE:
Proposed RR1 Zone has a minimum parcel size of 1 ha

DESIGNATION:
Ranchero/Deep Creek Official Community Plan Bylaw No. 750
AG Agriculture

ZONE:
Ranchero/Deep Creek Zoning Bylaw No. 751
AG1 Agriculture 1

PROPOSED DESIGNATION:
RR Rural Residential – portion outside of the ALR
AG – portion in the ALR

PROPOSED ZONE:
RR1 Rural Residential – portion outside of the ALR
AG1 – portion in the ALR

AGRICULTURAL LAND RESERVE:
64%

SITE COMMENTS:
The subject property's eastern property line is the boundary between the CSRD and the Regional District North Okanagan (RDNO). The property is divided by Highway 97B and is partially located within the ALR. A mapped tributary to Canoe Creek runs through the property from north to south. There are 2 residences located on the west side of the highway and 3 residences located on the east side of the highway. The western part of the ALR portion of the property is used for pasture while the rest is forested. The portion of the property proposed to be redesignated and rezoned for rural residential use is forested hillside that is located outside of the ALR.

BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this file.

POLICY:

Please see "BL750-08_BL751-09_BL750_BL751_Excerpts.pdf" attached for applicable policies and regulations. See bylaws linked below for all policies and regulations.

Ranchero/Deep Creek Official Community Plan Bylaw No. 750
1.4 Community Values
2.2 Settlement Areas
3.1 Development Criteria
3.2 General Planning Policies
3.5 Agriculture (AG)
3.7 Rural Residential (RR)
5.1 Natural Resource Management – Agriculture
6.1 Parks and Protected Areas
6.5 Transportation
Section 7 – Riparian Areas Regulation (RAR) Development Permit Area

Ranchero/Deep Creek Zoning Bylaw No. 751

3.18 Agricultural Land Reserve Land
4.6 AG1 Agriculture 1 Zone
4.8 RR1 Rural Residential 1 Zone

FINANCIAL:

If the amending bylaws are given first reading, the CSRD Financial Services Department will review the OCP amendment bylaw in conjunction with the CSRD's Financial Plan and the Environmental and Utility Services Department will review the OCP amendment bylaw in conjunction with the CSRD's Waste Management Plans as per Section 477 of the Local Government Act.

KEY ISSUES/CONCEPTS:

Proposal
The applicant is proposing to redesignate the portion of the subject property that is outside of the ALR from Agriculture to Rural Residential and rezone the same portion of the property from AR1 Agriculture 1 to RR1 Rural Residential 1 so that it may be subdivided into lots with a minimum parcel size of 1 ha. Subject to approval of this application, the owners intend to first subdivide the subject property along the ALR boundary to create two lots. A proposed sketch plan of subdivision has been provided by the

applicant showing the potential future subdivision of up to 19 lots on the non-ALR lands. See "BL750-08_BL751-09_Maps_Plans_Photos.pdf".

The applicant has provided a letter outlining their proposal and rationale for the proposed bylaw amendments. See "BL850-08_BL851-09_Applicant_Letter_2024-04-25_redacted.pdf" attached. Staff note a correction to information provided regarding a previous application to the ALC. The letter notes that an application to the ALC in 2015 resulted in the exclusion of the portion of the property that is the subject of this proposal. This is incorrect. ALC Resolution #456/2015 refused a proposal to subdivide the subject property into 3 lots of 1.0 ha, 5.5 ha and a Remainder. This proposal was refused, but an alternate subdivision to create a homesite severance of 0.6 ha was approved. This approval was not acted upon by the owners and the approval expired 3 years following the date of the decision.

Ranchero/Deep Creek Official Community Plan Bylaw No. 750

The subject property lies immediately south of the area outlined on Schedule 'E' – Local Areas and Road Network, of the Ranchero/Deep Creek Official Community Plan and identified as 'Ranchero'. See "BL750-08_BL851-09_Maps_Plans_Photos.pdf" which includes Schedule 'E'. Historical development in this area includes lots ranging from around 0.15 ha to 0.4 ha, with more recent subdivisions having a minimum lot area of 1 ha in accordance with current policy. The Ranchero area also includes lands designated for Commercial and Institutional uses that provide local services including a grocery store, gas station, elementary school, private school and other amenities. The proposed OCP amending Bylaw No. 750-08 includes an amendment to Schedule 'E' to include the portion of the subject property that is not in the ALR as part of the area identified as Ranchero.

The property is currently designated AG Agriculture in the Ranchero/Deep Creek OCP. Lands in the plan area that are entirely or partially within the ALR have been assigned this designation. The subject property is partially within the ALR, however the lands proposed for redesignation are outside of the ALR. This designation includes a policy stating that lands within the AG designation shall be maintained as parcels of at least 60 ha. The proposed development would result in the portion of the property that is in the ALR being retained as one parcel, and it would be about 36 ha. Staff are proposing to add a new policy to Section 3.5 that would apply to the subject property only, allowing this parcel to be ± 36 ha for the land in the ALR only. OCP Amendment Bylaw No. 850-08 includes this new policy.

The portion of the subject property that is not in the ALR is proposed to be redesignated to RR Rural Residential. Lands immediately to the north of the subject property are located in the Ranchero Local Area and designated RR Rural Residential. The Rural Residential policies note that this designation recognizes the existing pattern of smaller lots distributed throughout the plan area and the relatively higher density lots located primarily in the Ranchero and Shaw Road areas, and around Gardom Lake. This proposal would expand the Ranchero Rural Residential area to include the proposed non-ALR lands within the subject property south to Grandview Bench Road. The Rural Residential designation has a minimum parcel size of 1 ha which would support future subdivision.

The Community Values and Development Strategy sections of the OCP set the parameters for development within the Plan Area. Section 3.1 Development Criteria states that when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

- reflects the Community Values Statement and objectives and policies of the OCP,
- preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas,
- protects watersheds and aquifers from degradation and pollution,
- protects and promotes natural, environmental, and geographic features,

- preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate,
- proposes a comprehensive approach to the management and disposal of sewage and septage,
- proposes a comprehensive approach to drainage including management of stormwater, and prevention of slope instability – in accordance with Provincial best management practices,
- preserves archaeological areas through adherence to the Provincial Heritage Conservation Act, and
- includes best practice interface forest fire mitigation techniques for building and landscaping.

See "BL750-08_BL751-09_BL750_BL751_Excerpts.pdf" for a summary of the OCP policies applicable to this application.

Policy 3.1.8 of the Development Criteria states that the applicant must show that the proposal preserves archaeological areas through adherence to the Provincial Heritage Conservation Act. The applicant has contacted the Archaeology Branch to obtain information regarding archeological potential of the subject property. The Branch provided the applicant with mapping indicating that there are no known archaeological sites on the subject property; and the portion of the property that generally lines up with the lands within the ALR has high potential for unrecorded archaeological sites. The portion of the property proposed for future development is not in the area identified as having high potential for unrecorded sites. This is the same information that would normally be obtained through the CSRD's referral process following first reading. The Archaeology Branch is still included on the list of referral agencies. It's noted that even where an area does not have high potential for unidentified archaeological sites to exist, a developer must stop work immediately and contact the Archaeology Branch for direction should they encounter heritage objects or sites during development activities.

As per policy 3.2.1 in the General Planning Policies, prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quality and quantity of water resources to verify the long term reliability of the water supply for the proposed development and verify that there will be no significant negative impacts on other water supplies and properties. Further, policy 3.2.4 states that all new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices. Staff recommend that a preliminary hydro-geological assessment prepared by a Qualified Professional be submitted by the applicant to the CSRD prior to second reading of the proposed bylaw amendments, to review the potential water resources for the proposed lots. As the OCP also includes policies around management of stormwater and sewage disposal, it is suggested that the Qualified Professional report also address how stormwater will be managed for the proposed subdivision. The Qualified Professional shall be an engineer or geoscientist with proven knowledge and experience in groundwater and stormwater management. Further, a report outlining the feasibility of soils on the subject property to accept sewage generated by the potential buildout as per the proposed zoning, prepared by a Registered Onsite Wastewater Practitioner or P. Eng. with experience in sewage disposal is also recommended. This may be the same Qualified Professional who completes the hydrogeology report.

Policy 3.1.3 of the General Planning Policies indicates that all development will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping. In their letter describing the proposal, the applicant has stated that they intend to create residential lands consistent with the OCP values and development criteria but do not specifically address wildfire mitigation measures. Staff strongly suggest that the applicant utilize Firesmart principles and practices

upon property development. This application will be referred to CSRD Community and Protective Services who may have additional comments that will be provided in a future Board report.

Development Permits

OCP Bylaw No. 750 designates all lands within 30 m of a watercourse as a Riparian Aras Regulation Development Permit Area. The proposed subdivision will require a Riparian Areas Regulation (RAR) Development Permit (DP) as a tributary to Canoe Creek is mapped on the subject property. The development permit would be a condition of subdivision approval. A Riparian Areas Assessment Report will need to be prepared by a Qualified Environmental Professional and submitted to the Province through the Riparian Areas Regulation Notification System. Once approved by the Province the CSRD would be able to process and issue the development permit.

Ranchero/Deep Creek Zoning Bylaw No. 751

The entire subject property is currently zoned AG1 Agriculture 1. This includes lands both in the ALR and outside of the ALR. The proposed bylaw amendment would rezone the portion of the subject property that is outside of the ALR to RR1 Rural Residential 1. If rezoning is successful, the applicant would then apply to subdivide the parent parcel along the ALR boundary (which would now be the new zone boundary) to create two parcels.

The minimum parcel size for new subdivision in the AG1 Zone is 60 ha. Subdivision to separate the portion of the property that is not in the ALR from the portion in the ALR would result in a parcel of approximately 36 ha in the AG1 Zone, which would not meet the minimum parcel size. Therefore, a special regulation for the subject property which allows the portion of the subject property in the ALR to be a minimum of 36 ha is proposed. This special regulation is included in amending Bylaw No. 751-09.

The proposed RR1 Zone permits 1 single detached dwelling plus 1 attached and 1 detached secondary dwelling unit for properties between 1-8 ha. The hydrogeological impact review and assessment along with the servicing brief regarding septic should include the potential build out of the proposed development in their calculations. Depending on the results of the studies, staff may recommend in a future Board report that the number of secondary dwellings permitted for the proposed 1 ha lots be limited through a special regulation or Section 219 covenant.

Subdivision Servicing

The CSRD's Subdivision Servicing Bylaw No. 680, as amended (Bylaw No. 680), sets the standards and requirements for servicing of all subdivisions in the CSRD Electoral Areas. It includes requirements for provision of adequate sewage disposal and potable water for each proposed lot along with building sites and driveways that meet minimum standards for grades and width. While the studies required at the time of OCP amendment and rezoning are higher level feasibility studies meant to provide information regarding the potential for servicing a future subdivision, when an application for subdivision is made, the requirements set out in Bylaw No. 680 will need to be met. Studies completed at the OCP amendment/rezoning stage should include these requirements in their calculations.

Agricultural Land Reserve

ALC approval of the proposed subdivision is not required if the new subdivision is along the ALR boundary.

Parks and Trails

The Ranchero/Deep Creek OCP includes policies and objectives for Parks and Protected Areas in Section 6.1 and 'Schedule F' of the OCP outlines the Park Classification System and Implementation Strategy. Among other things, the objectives related to parks and trails include ensuring that parks and recreational uses form an integral part of the community infrastructure and improving paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other

non-motorized transportation opportunities. Further, Policy 3.1.5 in the Development Criteria section states that an applicant must show that the proposal preserves, enhances and provides usable parkland that provides linkages to public lands where appropriate.

Transportation and Access

Access to the proposed Rural Residential area and future subdivision would be from Grandview Bench Road. The applicant's proposed plan indicates that a road would be constructed through the proposed subdivision to MOTI standards to the northern property boundary where there would be the potential for a future connection to Tatlow Road upon development of the property to the north. This potential future road connection could provide an alternate route for residents in the Black Road area to Highway 97B. Road requirements are part of the subdivision process and are determined by the Provincial Approving Officer .

Section 6.5 of the OCP outlines objectives and policies related to transportation routes in the Plan Area. These objectives include planning for the provision of a road network capable of safely servicing existing and future development and acquiring land and encouraging greenways and alternatives to motor vehicles such as cycling, walking and horse trails when considering rezoning or subdivision. This section further states that roads should be designed for safety and enhanced to accommodate use by pedestrians, cyclists and horses. Further, similar to the parks policies, it is encouraged that additional lanes, alternative trails or pathways are developed to accommodate non-motorized traffic in a safe manner.

Analysis

The area known as 'Ranchero' shown on Schedule 'E' of Official Community Plan Bylaw No. 750 is based on a general area identified by the local residents who participated in the creation of the OCP. The Ranchero area is designated RR Rural Residential. As this boundary is generalized; it is possible for the pink area on the map labeled as "Ranchero" to be considered for expansion to include the proposed non-ALR portion of the subject property. An amendment to the OCP is required to show this expanded area on Schedule 'E'. This proposed amendment is included in amending Bylaw No. 750-08.

Protection of the Plan Area's rural character and containment of urban development is the first value in the list of Community Values outlined in Section 1.4. The applicant is proposing to expand the area designated Rural Residential to include a portion of the subject property. The density permitted in this designation is a minimum lot size of 1 ha, which is not considered an urban density as a general planning consideration but does allow for higher density of development than in most other parts of the plan area.

Agriculture

The first stage of the proposed development would include subdivision along the ALR boundary to create two lots. One lot of approximately 20 ha that is outside the ALR and a Remainder of around 36 ha that is in the ALR. The ALR portion would not meet the minimum lot size for the AG1 Zone and also would not meet the OCP policies regarding lot size for lands designated AG. A new policy is proposed to be added to the Official Community Plan and a special regulation is proposed to be added to the zoning bylaw allowing the ALR portion of the subject property to be a minimum of ±36 ha. The area of land within the ALR will not change as part of this proposal; and the proposed policy and special regulation would allow for the proposed future development to move forward.

The objectives outlined in Section 3.5 Agriculture include maintenance of the agricultural land base and protection of it from activities that may reduce agricultural value and potential. Further, to this end, policy in Section 5.1 Natural Resource Management – Agriculture encourages the establishment of fencing or buffers, and 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. Currently, the ALR lands on the subject property adjacent to the area proposed for development appear to be pasture. However, there is the potential for these lands to be used for other agricultural purposes in the future. The ALC will receive a referral for this application and may have additional comments and suggestions.

Servicing

As outlined above, the OCP emphasizes the need to review servicing availability and potential impacts at the rezoning stage. This includes a review of groundwater servicing and availability, sewage disposal and stormwater management. The applicant has provided a letter explaining their proposal and providing their rationale for the proposed bylaw amendments. They note that relevant assessments will be conducted to identify development impacts, and these assessments will be used to ensure measures are integrated into future development design that avoids, minimizes and mitigates any negative impacts. As noted above, prior to staff recommending second reading the applicant will need to provide groundwater, stormwater and sewage disposal servicing information to determine the capability of the subject property to support the proposed development without impacting adjacent properties. This approach is normally recommended for all development proposals that include future subdivision into more than a few lots.

Parks & Trails

The proposed future subdivision would create nineteen 1+ ha lots and would trigger parkland dedication requirements under Section 510 of the Local Government Act. Section 510 requires that 5% of a property be provided as parkland or cash in lieu. This would amount to approximately 1 ha of land if land is dedicated. OCP policies related to the provision of parkland and trails provide guidance to the Board, staff and developers regarding the type of parks and trails that should be provided as part of a development proposal. The developer has not included parks or trails on their preliminary site plan, however at the time of subdivision this will be a requirement. It is appropriate for staff to communicate the expectations related to the OCP policies regarding parks and trails at the rezoning stage so that the applicant can work toward meeting these requirements as the application process moves forward. Planning staff suggest that as there is an elementary school and local services nearby, and the proposed development will likely attract families, it makes sense to look at the provision of a linear trail that connects the proposed development to Ranchero Drive where there is a safe walking route to these amenities. CSRD Community and Protective Services will be included in the referral process. Through this process they can provide comments related to the type of parks and trails that are needed in this area.

Transportation

These lands would provide a natural connection between the rural residential area on Tatlow Road and Grandview Bench Road. Currently Tatlow Road can only be accessed from Black Road which runs from Highway 97B over steep terrain through to Grandview Bench Road in the Regional District North Okanagan. Black Road has steep and windy sections from both directions and driving can be challenging in winter conditions. An alternate route through the subject property would be a benefit to residents in the general area should other routes be impassible due to weather conditions, motor vehicle accidents or other reasons. It would also provide an alternative route in the event that there is an accident on Highway 97B between Grandview Bench Road and Black Road, benefiting the broader community and commuters using the highway.

<u>Rationale for Recommendation</u>

The applicant is proposing to redesignate and rezone the portion of the subject property that is outside of the ALR from Agriculture to Rural Residential and rezone the same portion of the property from

Agriculture 1 to Rural Residential 1 to facilitate future subdivision of the property into up to nineteen lots with a minimum parcel area of 1 ha. Staff are recommending that the Board read the amending bylaws a first time and refer the bylaws to applicable agencies and First Nations for the following reasons:

- The area proposed to be redesignated and rezoned is a natural extension of the Ranchero rural residential area and the OCP generally supports rural residential use in this area;
- The proposed special regulation will allow for subdivision of the parent parcel along the ALR boundary and will not change the area of the parcel located within the ALR;
- The public information meeting hosted by the applicant will provide the community an opportunity to learn about the proposed development and for the developer to answer questions of the public prior to the public hearing; and
- Reading the amending bylaws a first time will provide the opportunity to solicit referral comments from applicable agencies and First Nations to find out if there are any related issues that may need to be considered through the bylaw amendment process.

Prior to staff bringing the amending bylaws back to the Board for second reading it is recommended that the following documents be provided by the applicant:

- A preliminary hydrogeological report prepared by a Qualified Professional with experience in hydrogeology regarding the feasibility of groundwater resources on the subject property to support the potential buildout of the proposed subdivision and providing an overview of how stormwater will be managed for the proposed subdivision.
- A servicing brief outlining the feasibility of soils on the subject property to accept sewage generated by the potential buildout of the proposed subdivision. This may be combined with the hydrogeological report noted above if the same Qualified Professional is preparing the report.

Staff may have additional recommendations based on referral comments that will be communicated in a future Board report.

IMPLEMENTATION:

Neighbourhood residents will first become aware of this application when a notice of application sign is posted on the property. The notice of application sign is required to be posted on the subject property no more than 30 days after the Board has given the amending bylaws first reading, in accordance with Development Services Procedures Bylaw No. 4001-2, as amended. One sign is required for every 400 m of street frontage. The property has roughly 700 m of street frontage on Highway 97B and 460 m of frontage on Grandview Bench Road, therefore 2 signs are required. It is recommended that one sign be placed on the Grandview Bench Road frontage at the location of the proposed future road into the proposed subdivision, and one placed on the Highway 97B frontage at the existing driveway.

COMMUNICATIONS:

Consultation Process

In accordance with CSRD Policy P-18 regarding Consultation Processes – bylaws, the complex consultation process is recommended where an application includes both an OCP amendment and a zoning bylaw amendment. This process includes the requirement for a public information meeting, hosted by the applicant, where the applicant is to present their proposal and listen to feedback from members of the public. The complex consultation process also includes the requirement for a public hearing which is a formal meeting run by the CSRD in accordance with Section 464 of the Local Government Act to solicit public comments regarding the application for consideration by the Board.

Details regarding the statutory requirements for a public hearing will be provided if the amending bylaws are advanced to second reading.

Referrals

If the Board reads Bylaw Nos. 750-08 and 7551-09 a first time, the bylaws will be sent out to referral agencies and First Nations. Referral responses will be provided to the Board with a future Board report, prior to consideration of second reading.

The following list of referral agencies is recommended:

- CSRD Financial Services;
- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- Regional District North Okanagan;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Agricultural Land Commission;
- Ministry of Forests – Archaeology Branch;
- Adams Lake Indian Band;
- Skw'lax te Secwepemc;
- Lower Similkameen Indian Band;
- Neskonlith Indian Band;
- Okanagan Indian Band;
- Okanagan Nation Alliance;
- Penticton Indian Band;
- Splatsin First Nation;
- Upper Nicola 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:	2024-10-17_Board_DS_BL750-08_BL751-09_First.docx
Attachments:	- BL750-08_First.pdf - BL751-09_First.pdf - BL750-08_BL751-09_Applicant_Letter_2024-04-25_redacted.pdf - BL750-08_BL751-09_BL750_BL751_Excerpts.pdf - BL750-08_BL751-09_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 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

RANCHERO/DEEP CREEK OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 750-08

A bylaw to amend the "Ranchero/Deep Creek Official Community Plan Bylaw No. 750"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. “Ranchero/Deep Creek Official Community Plan Bylaw No. 750” is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Official Community Plan Bylaw Text, is amended by adding a new policy in Section 3.5 AGRICULTURE, as follows:

7. Notwithstanding Policy 2., the minimum parcel size only for that portion of the property legally described as The NE ¼ of Section 28, Township 19, Range 9, W6M, KDYD, Except Plans 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296, and EPP48745 located within the ALR, may be reduced from 60 ha to ±36 ha.

B. MAP AMENDMENT

1. Schedule B, Land Use Designation Maps, which forms part of the "Ranchero/Deep Creek Official Community Plan Bylaw No. 750" is hereby amended as follows:

i) Redesignating part of The NE ¼ of Section 28 Township 19 Range 9 W6M KDYD Except Plans 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296, and EPP48745, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from AG Agriculture to RR Rural Residential.

2. Schedule E, Local Areas and Road Network, which forms part of the “Ranchero/Deep Creek Official Community Plan Bylaw No. 750” is hereby amended as follows:

i) Expanding the area identified as ‘Ranchero’ to include the portion of the property legally described as The NE ¼ of Section 28, Township 19, Range 9, W6M, KDYD, Except Plans 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296, and EPP48745 shown hatched on Schedule 2 attached hereto and forming part of this bylaw.

2. This bylaw may be cited as "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08 ".

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.

_____ _____

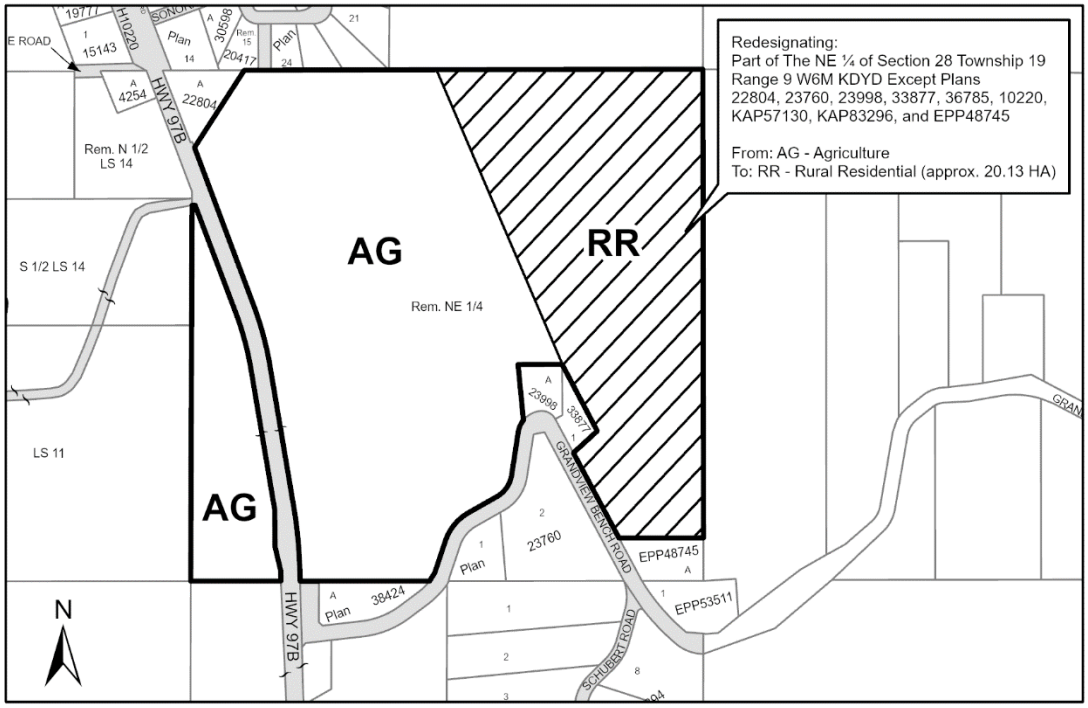
CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 750-08 as adopted.

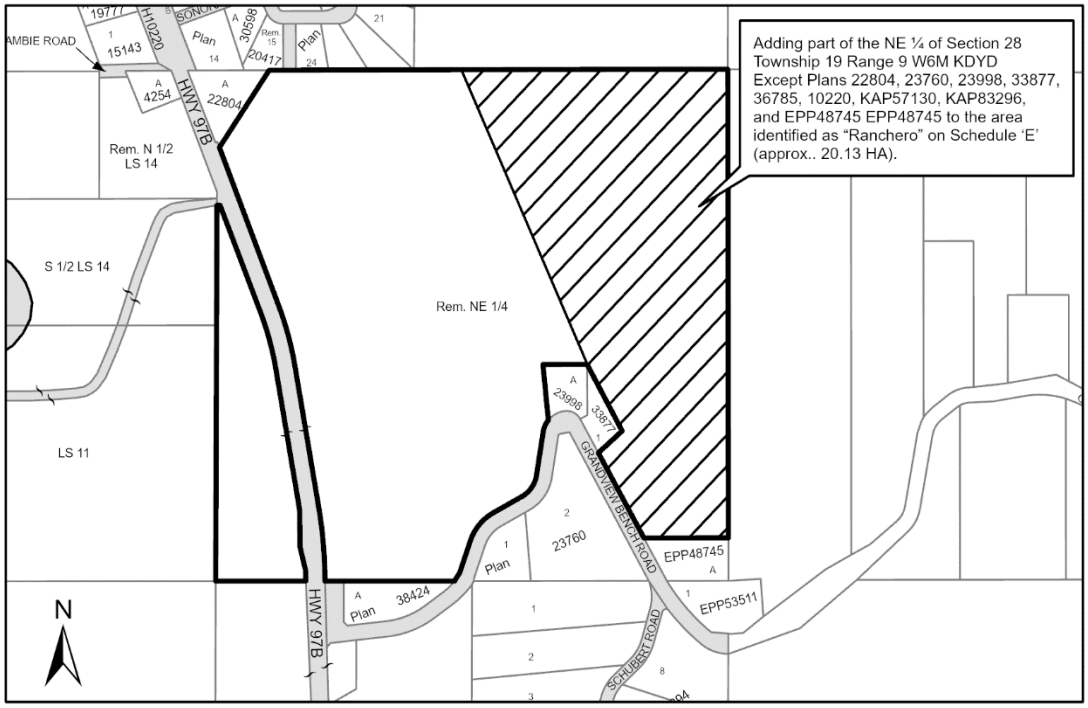
_____

CORPORATE OFFICER

Schedule 1
Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08



Schedule 2
Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08



COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-09

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No.751"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Ranchero/Deep Creek Zoning Bylaw No.751" is hereby amended as follows:

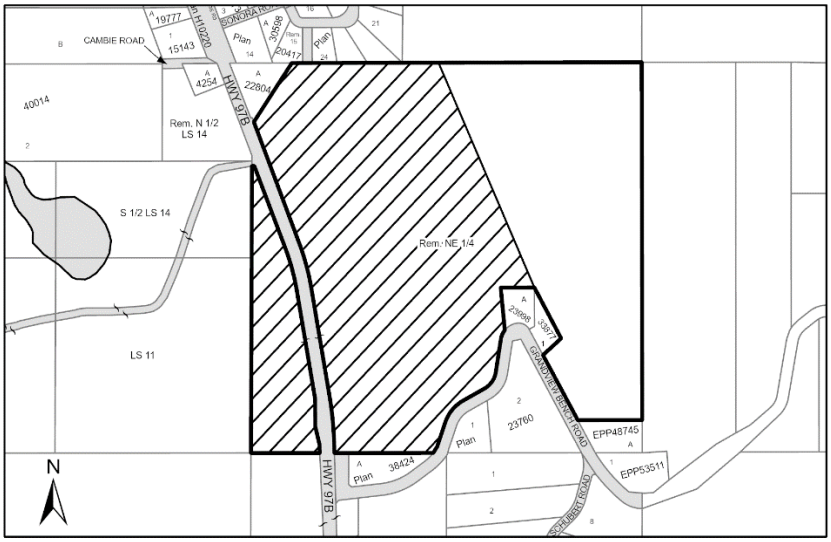
A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is amended by adding a special regulation to Section 4.6 AG1 Agriculture 1 Zone as follows:

.5 Site Specific Regulation

In this subsection, lands are described below by legal description and by map. In the event of any discrepancy between the legal description of lands and the map, the map governs.

(a) Notwithstanding subsection 4.6.4(a), the minimum parcel size only for that portion of the property legally described as The NE ¼ of Section 28, Township 19, Range 9, W6M, KDYD, Except Plans 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296, and EPP48745 shown hatched on the following map, may be reduced from 60 ha to ±36 ha.



B. MAP AMENDMENT

1. Schedule B, Zoning Maps, which forms part of the "Ranchero/Deep Creek Zoning Bylaw No.751" is hereby amended as follows:

i) Rezoning part of The NE ¼ of Section 28 Township 19 Range 9 W6M KDYD Except Plans 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296, and EPP48745, which part is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from AG1 – Agriculture 1 to RR1 – Rural Residential 1.

2. This bylaw may be cited as ""Ranchero/Deep Creek Zoning Amendment Bylaw No.751-09".

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.

Approved pursuant to Section 52(3)(a) of the Transportation Act this _____ day of

_____, 2024.

_____
for: Ministry of Transportation and Infrastructure

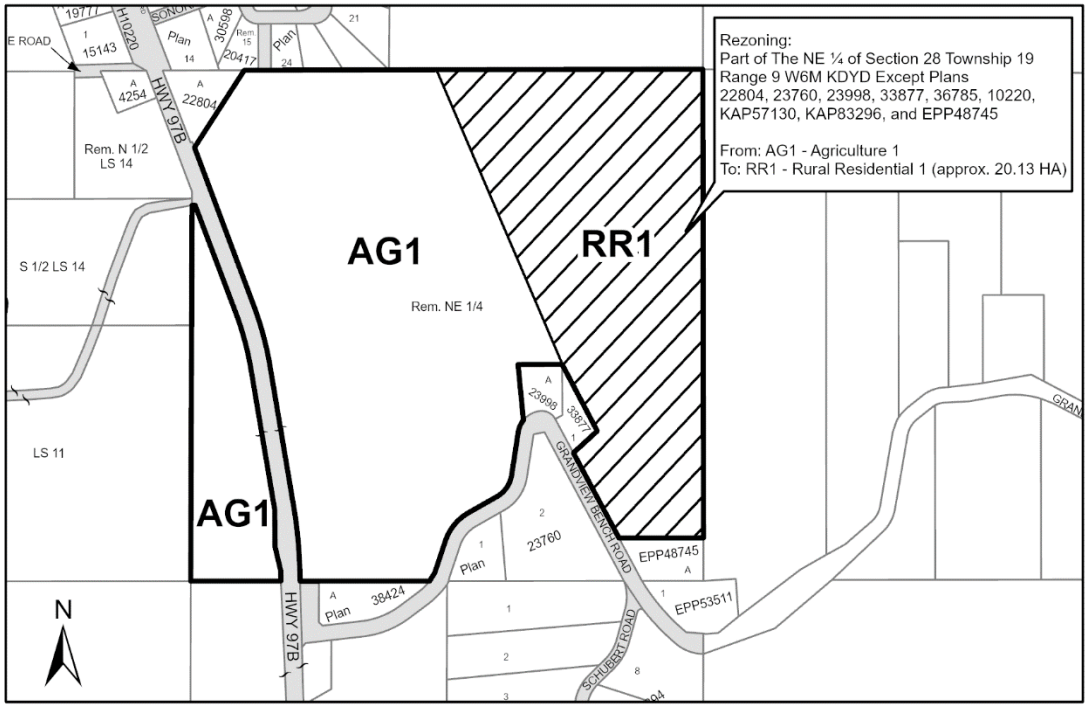
ADOPTED this _____ day of _____, 2024.

_____ _____
CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. BL751-09
as adopted.

_____
CORPORATE OFFICER

Schedule 1
Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-09



OCP Amendment Rezoning Supporting Information

7601 Hwy 97B Non-ALR Area

The owners of 7601 Hwy 97B, through their agents are applying to amend the Columbia Shuswap Regional District (CSRD) Ranchero/Deep Creek Official Community Plan Bylaw #570, as amended, (OCP) to change the land designation of the portion of their land that is not in the Agricultural Land Reserve (ALR) from AG to RR. They are also applying to rezone that same non-ALR area from AG1 to RR1 to enable future residential development. Once the OCP amendment and rezoning have been approved the owner will subdivide to create a separate title for this non-ALR land. The non-ALR portion of their lot is approximately 20Ha in size with road access from Grandview Bench Road as shown in Figure 1 below.

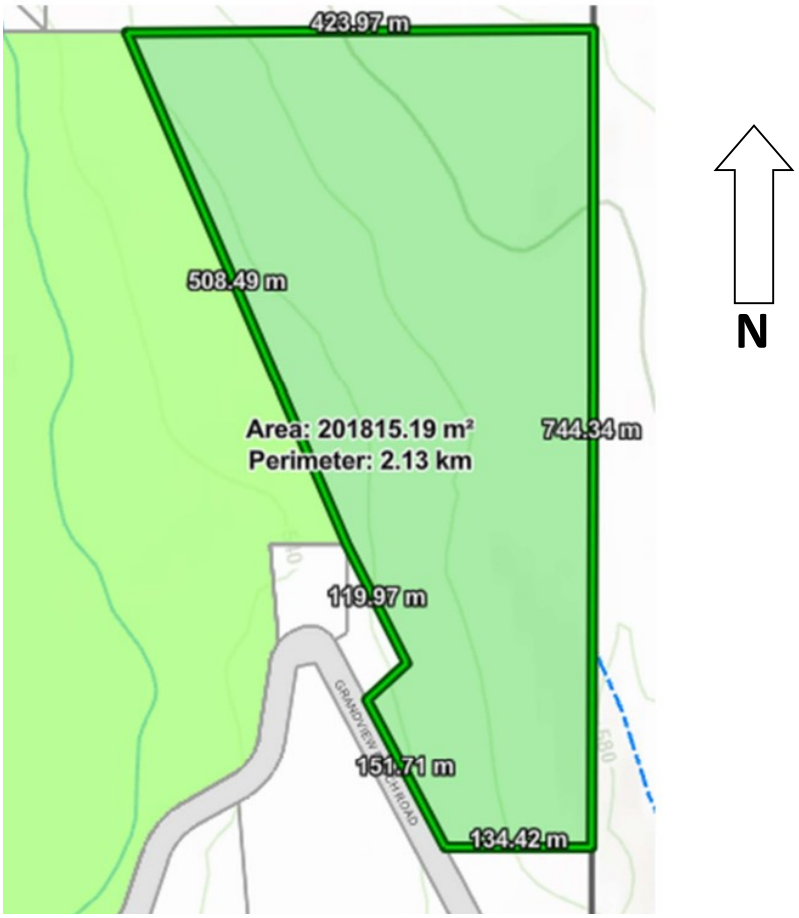


Figure 1 APPROXIMATE AREA OF NON-ALR PORTION OF 7601 HWY 97B.

The area being applied for appears to have been removed from the ALR in 2015 but the OCP land designation was not revised nor was it rezoned or separated from the remaining ALR part of the property. The current applications intend to complete the process initiated in 2015 to create residential lands consistent with the OCP values and development criteria for the Ranchero/Deep Creek plan area. Values and criteria include but are not limited to protection of the area's rural character, recognition of the importance of agriculture, support for more affordable housing, recognition and support for efficient and safe rural transportation.

The rezoning proposed is expands the extent of RR1 designated lands directly north. As per the OCP 1.6.5, relevant assessments of the area will be conducted to identify development impacts. The assessments will be used to ensure measures are integrated into future development design that avoid, minimize, and mitigate any negative impacts.

The intention is to ultimately create approximately 19 single family lots on the new parcel. The lots will be serviced with individual wells, onsite sewage disposal (septic) systems, and overhead Hydro, Telus, and Cable. The proposed lots will have legal access via a new road extending from Grandview Bench Road north (Figure 2 below). The road ROW will extend to the north property line. The design for this road will enable future extension (by others) of Tatlow Road north of this property through to Grandview Bench Road. The future connection of these roads will create an alternate access route for this land as well as the existing developed (and undeveloped) lands to the north. The connection will enhance the transportation network and safety for existing and future residents.

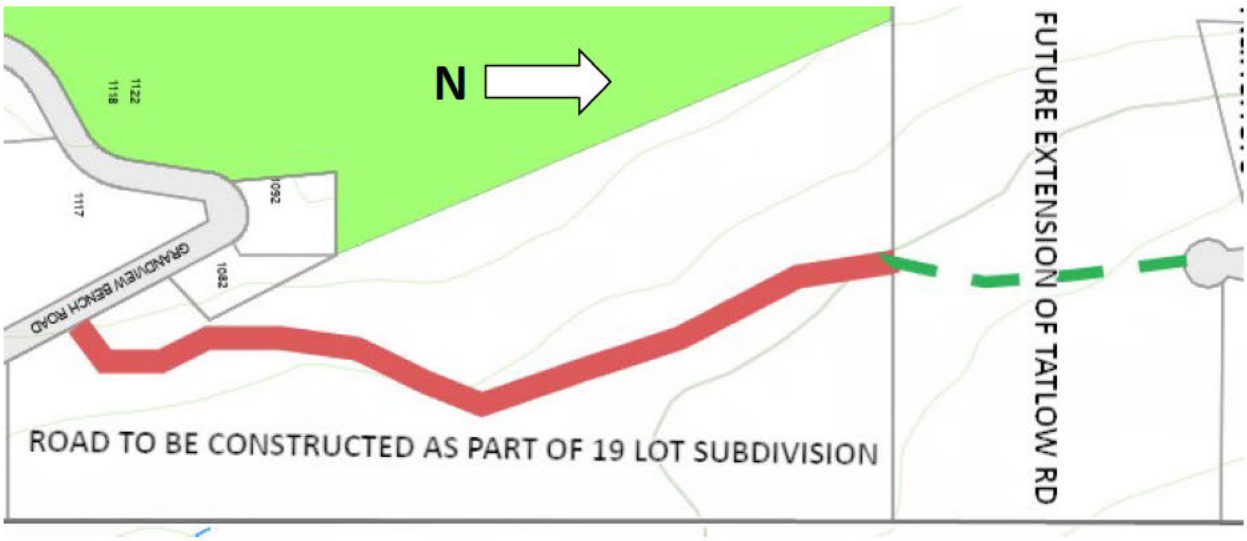


Figure 2 FUTURE NEW ROAD THROUGH SITE FOR 19 RR1 LOTS.

Thank you for your consideration.

[redacted]

e.c.c. [redacted], Owners

Relevant Excerpts from

Ranchero/Deep Creek Official Community Plan Bylaw No. 750

Ranchero/Deep Creek Zoning Bylaw No. 751

(See Bylaw No. 750 and Bylaw No. 751 for all policies and land use regulations)

Bylaw No. 750

1.4 COMMUNITY VALUES

Ranchero/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Ranchero/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Ranchero/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;

2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;

3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;

4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;

5. Recognition that a comprehensive approach to managing sewage is required;

6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;

7. Recognition of the importance of agriculture in the local economy;

8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Ranchero/Deep Creek;

9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;

10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;

11. Protection of resource lands for suitable resource uses;

12. Minimization of encroachment of land uses that are incompatible with these community values;

13. Recognition of Gardom Lake as a unique environmental resource;

14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;

15. Support for environmentally responsible recreational and silvicultural uses;

16. Preservation and enhancement of green space, access to public lands and integrated trails;

17. Recognition of the need and continued support for local schools and community centres;

18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;

19. Support for more affordable housing;

20. Recognition and support for efficient and safe rural local transportation;

21. Recognition that storm water management should be initiated;

22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

2.2 SETTLEMENT AREAS

Ranchero-Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Ranchero
- Shaw Road
- Deep Creek Valley Floor
- Mountain Benches

- Gardom Lake
- Mallory Road
- Wolfgang and Pyott Roads

Ranchero

In Ranchero, land uses are a mix of residential and commercial properties. The residential component consists mainly of 0.4 ha lots, four manufactured home parks, and some multi-family dwellings. The residents enjoy a suburban/rural lifestyle.

Home occupations are common and accepted. Residential properties are serviced by on-site sewer and water systems.

The highway commercial area is along Mellor Frontage Road between Hudson Road and Hurst Road. The services offered here include a variety of neighbourhood commercial operations including a restaurant and small vehicle repair service. Note: at the time of writing, the Ministry of Transportation and Infrastructure (MoTI) is considering changing the name of Mellor's Frontage Rd to Mayfair Rd.

Ranchero Elementary School provides for approximately 150 students. There are also some small parcels of land designated for park purposes.

SECTION 3 – THE DEVELOPMENT STRATEGY

The Development Strategy is a key component of the Ranchero/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Land Use Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

3.1 DEVELOPMENT CRITERIA

In the Ranchero/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

1. reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;

2. preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas;

3. protects watersheds and aquifers from degradation and pollution;

4. protects and promotes natural, environmental, and geographic features;

5. preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;

6. proposes a comprehensive approach to the management and disposal of sewage and septage;

7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;

8. preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;

9. includes best practice interface forest fire mitigation techniques for building and landscaping.

3.2 GENERAL PLANNING POLICIES

1. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long-term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.

3. All development will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.

4. All new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices.

7. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to: (a) setbacks from buildings and property lines; (b) the provision of required parking and access; and (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

3.5 AGRICULTURE (AG)

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

OBJECTIVES

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Agriculture designation are shown as parcels of at least 60 ha.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.
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.

3.7 RURAL RESIDENTIAL LANDS (RR)

This land use designation recognises the existing pattern of smaller lots distributed throughout the Plan Area and the relatively higher density lots located primarily in Ranchero, Shaw Road and around Gardom Lake. Neighbourhood agricultural pursuits are supported in these areas provided that they are consistent with adjacent densities and land use. Additional higher density development will be supported in the Shaw Rd and Ranchero areas for affordable housing units only. Affordable market housing refers to less costly housing that is produced at the low to moderate price range of the market for the Ranchero and Shaw Road areas.

It is essential that further infilling be in compliance with Provincial health regulations. The 1 ha minimum permitted parcel size is the smallest parcel generally allowed under current health policies for parcels with on-site water and sewage disposal. This does not mean that all properties are suitable for on-site water supply and sewage disposal.

OBJECTIVES

1. Support efforts to enhance the aesthetic appeal of rural residential neighbourhoods.
2. Ensure that the rural residential areas with natural hazards are identified and guidelines are provided to protect properties and lives from these hazards.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage affordable and subsidized housing opportunities.

POLICIES

1. Lands within the Rural Residential designation are shown as "RR" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
3. Lands within the Rural Residential designation shall have a minimum permitted parcel size of at least 1 ha.
4. Residential development in the Rural Residential designation shall be permitted at a maximum density of 1 principal dwelling unit per ha. One secondary dwelling unit may be considered in the Rural Residential designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
5. Existing higher density residential uses including: manufactured home parks, duplexes, and townhouses shall be recognized in the implementing bylaws.
6. Notwithstanding Policy 4, higher density residential uses may only be considered in the Ranchero and Shaw Road areas (shown on Schedule 'E'), to provide affordable market housing and subsidized housing. These units include, but are not limited to: duplexes, triplexes, four-plexes, townhouses and manufactured home parks. Higher densities will not be considered for units other than affordable housing.

   These affordable housing developments will be small scale and the maximum density will not exceed 15 dwelling units per ha with adequate water and sewer services that meet current Ministry of Environment Municipal Sewage Regulation Requirements. The above density is inclusive of secondary dwelling units. Further details are established in the zoning bylaw.
7. When connecting to a local water facility, any OCP redesignation, rezoning or subdivision applicant must have written confirmation from the local water facility that sufficient quantity and quality of potable water is available for the development before the CSRD Board will positively consider the application.

5.1 Natural Resource Management – Agriculture

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.

6.1 PARKS AND PROTECTED AREAS

The CSRD currently has only a few small undeveloped community parks dispersed throughout the rural residential areas in the Plan Area which are designated on Schedule 'B' as "PK". These parks were established as part of the requirements of property subdivision pursuant to Section 510 of the *Local Government Act*. Future parks obtained through subdivision or by other means are permitted in any land use designation without amendment to this OCP. A park acquisition reserve fund is also supported when cash-in-lieu of park dedication is chosen. The 13 park sites in the plan area, including present and proposed, are identified on Schedule 'B'.

Through the development of an Electoral Area 'D' Parks Plan and through the Parks Advisory Commission, residents have had the opportunity to identify additional park land that should be developed for the:

(a) identification and protection of known streams, wetlands, natural areas, and wildlife corridors;

(b) provision of access to lakes and streams for recreation purposes;

(c) provision of linear walking trails and greenway alternatives beside roadways;

(d) protection of historical features, and;

(e) pursuit of outdoor recreational and leisure activities.

A more detailed description of the Park Classification System and Implementation Strategy is found in Schedule 'F.' This Official Community Plan seeks to implement the Parks Plan, and therefore the relevant excerpts in Schedule F have been updated and modified slightly for consistency with this plan and statutory requirements.

GOAL

To ensure suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area, as well as to protect significant natural and historical features of the area.

OBJECTIVES

1. Support the Electoral Area 'D' Parks Plan as it pertains to the Plan Area, including the Park Classification System and Implementation Strategy (Schedule 'F').
2. Ensure that parks and recreational uses form an integral part of the community infrastructure.
3. Support public open space opportunities on Provincial, Federal, CSRD and private lands.
4. Establish and improve public access to lakes and linear recreational connections along creeks and river corridors in appropriate non-environmentally sensitive locations.
5. Improve paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.
6. Encourage the availability of the area's Crown lands for recreational enjoyment and education.
7 Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be funded through donations and tax appropriations. The public will also be informed that conservation covenants, nature trusts and pathway statutory right of ways and easements can be established on private land.
8. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. Lands within the Parks and Protected Areas designation are shown as "PK" on Schedule 'B'. Note that both existing and proposed park sites have been identified. For a complete list of existing and proposed sites refer to Schedule 'F'.

2. For the purposes of Section 510 of the *Local Government Act*, the entirety of the Electoral Area covered by this OCP is designated as having future park potential. Schedule 'F' of this Plan generally determines the provision of parkland within the Plan Area. In addition, the CSRD will consider the following policies, designations, locational attributes and type of parks when determining a potential park land dedication, or the Board's decision to require cash-in-lieu, under Section 191 of the *Local Government Act*:

    - Close proximity to settlement areas, other parks & trails, and bodies of water;
    - Safe distance from environmental hazard areas;
    - Average slope should be 20% or less;
    - Adequate accessibility:
        (a) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
        (b) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
    - Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewscapes and heritage sites;
    - Potential for additional dedication of park land from subdivision applications of surrounding parcels;
    - Potential for recreation (active park), conservation (passive park) or enhancement of public access; and,
    - Compatibility with the strategic directions and sites identified in Schedule 'F' and the remaining policies of this section.

3. The CSRD shall endeavour to obtain parkland for community recreation, nature preservation, linear connections, or other parkland uses including the monitoring of alienation of Crown land and subdivisions to meet these objectives.

4. The CSRD shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of industrial logging roads during non-operation periods for outdoor recreation.

5. The CSRD shall encourage and support volunteer assistance in the development and management of community parks, stream keeper projects and trails.

6. Through the implementation of the OCP and the Area 'D' Parks Plan, the CSRD will strive to achieve the above objectives providing a better parkland and open space service, including trails, protected areas, access to lakes and streams, and developed recreational areas.
7. Consult with the public, Parks Advisory Commission, volunteer groups, service organizations and other local governments including the City of Salmon Arm, the North Okanagan Regional District and the District Municipality of Spallumcheen for inter-municipal park and open space initiatives.
8. CSRD parks will be managed in a manner respectful of First Nation's cultural heritage resources.

SECTION 7- RIPARIAN AREAS REGULATION (RAR) DEVELOPMENT PERMIT AREA

PURPOSE

The Riparian Areas Regulation Development Permit Area (RAR DPA) is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

AREA

The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

As illustrated in Figure 7.1, the area comprises land:

- Within 30 m of the high water mark of the watercourse;
- Within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide; and
- Within 10 m of the top of a ravine bank for ravines 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

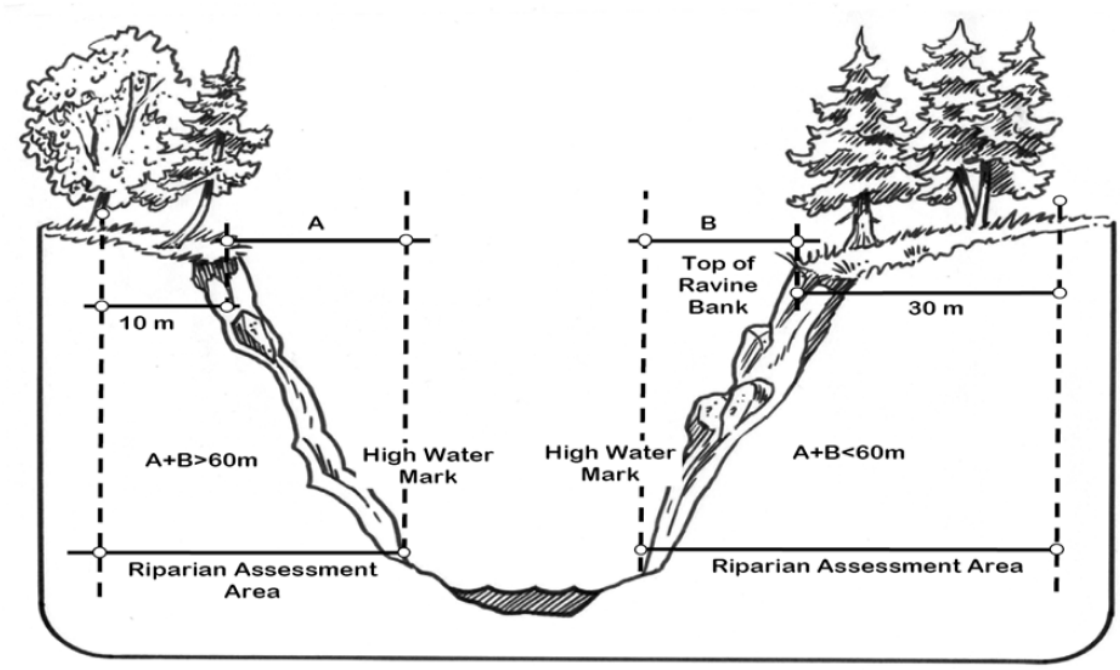


Figure 7.1

Unless the proposed development is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.
The CSRD shall consider creating a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.

JUSTIFICATION

The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes (spawning, nursery, rearing, food supply and migration). Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

GUIDELINES

A Development Permit must be obtained from the CSRD for any development on land or subdivision identified as a riparian assessment area within the RAR DPA except where exempted. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the *Local Government Act*:

- Removal, alteration, disruption or destruction of vegetation within 30m of a watercourse.
- Disturbance of soils, within 30 m of a watercourse;
- Construction or erection of buildings and structures within 30m of a watercourse;

- Creation of nonstructural impervious or semi-impervious surfaces within 30m of a watercourse.
- Flood protection works within 30 m of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30m of a watercourse;
- Provision and maintenance of sewer and water services within 30m of a watercourse;
- Development of drainage systems within 30 m of a watercourse;
- Development of utility corridors within 30 m of a watercourse; and
- Subdivision as defined in the Land Title Act, and including the division of land into two or more parcels any part of which is within 30 m of a watercourse.

A Development Permit may be issued once the following guidelines have been met:

- Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and Federal Governments; and
- Provincial notification that a QEP has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled;

Exemptions: The RAR DPA does not apply to the following:

- Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- Farming activities;
- Institutional development containing no residential, commercial or industrial aspect;
- Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- A letter is provided by a QEP confirming that there is no visible channel or a water course to be identified:
- Mining activities, hydroelectric facilities and forestry (logging) activities; and
- Land classified as Private Managed Forest Land

Bylaw No. 751

GENERAL REGULATIONS

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.

4.6 AG1 Agriculture 1 Zone

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.

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:

agriculture
cannabis production facility (only permitted in the ALR)
forestry
single detached dwelling

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:

accessory use
agri-tourism
bed and breakfast
childcare facility, in-home
guest ranch
home occupation
secondary dwelling unit

Regulations

On a *parcel zone*d 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 *parcel size* created by *subdivision*	60 ha
(b) Minimum *parcel width* created by *subdivision*	100 m
(c) Maximum *parcel* coverage	25%
(d) Maximum number of *single detached dwellings* per *parcel*	▪ On parcels less than 8 ha (19.76 ac):1 ▪ On parcels equal to or greater than 8 ha (19.76 ac);2
(e) Maximum number of *secondary dwelling units* per *parcel*	Subject to Section 3.16 of this bylaw
(f) Maximum *height* for: ▪ principal *buildings* and *structures* ▪ *accessory buildings*	 ▪ 11.5 m ▪ 10 m
(g) DELETED	DELETED
(h) *Maximum floor area, gross* of a *home occupation*	Shall be in accordance with Section 3.17
(i) Minimum *setback* from all *parcel boundaries*:	▪ 5 m

4.8 RR1 Rural Residential 1 Zone

Intent

To accommodate single detached dwellings on smaller parcels.

Principal Uses

The *uses* stated in this subsection and no others are permitted in the RR1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

single detached dwelling

Secondary Uses

The *uses* stated in this subsection and no others are permitted in the RR 1 *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

accessory use
agriculture, limited
bed and breakfast
childcare facility, in-home
home occupation
secondary dwelling unit

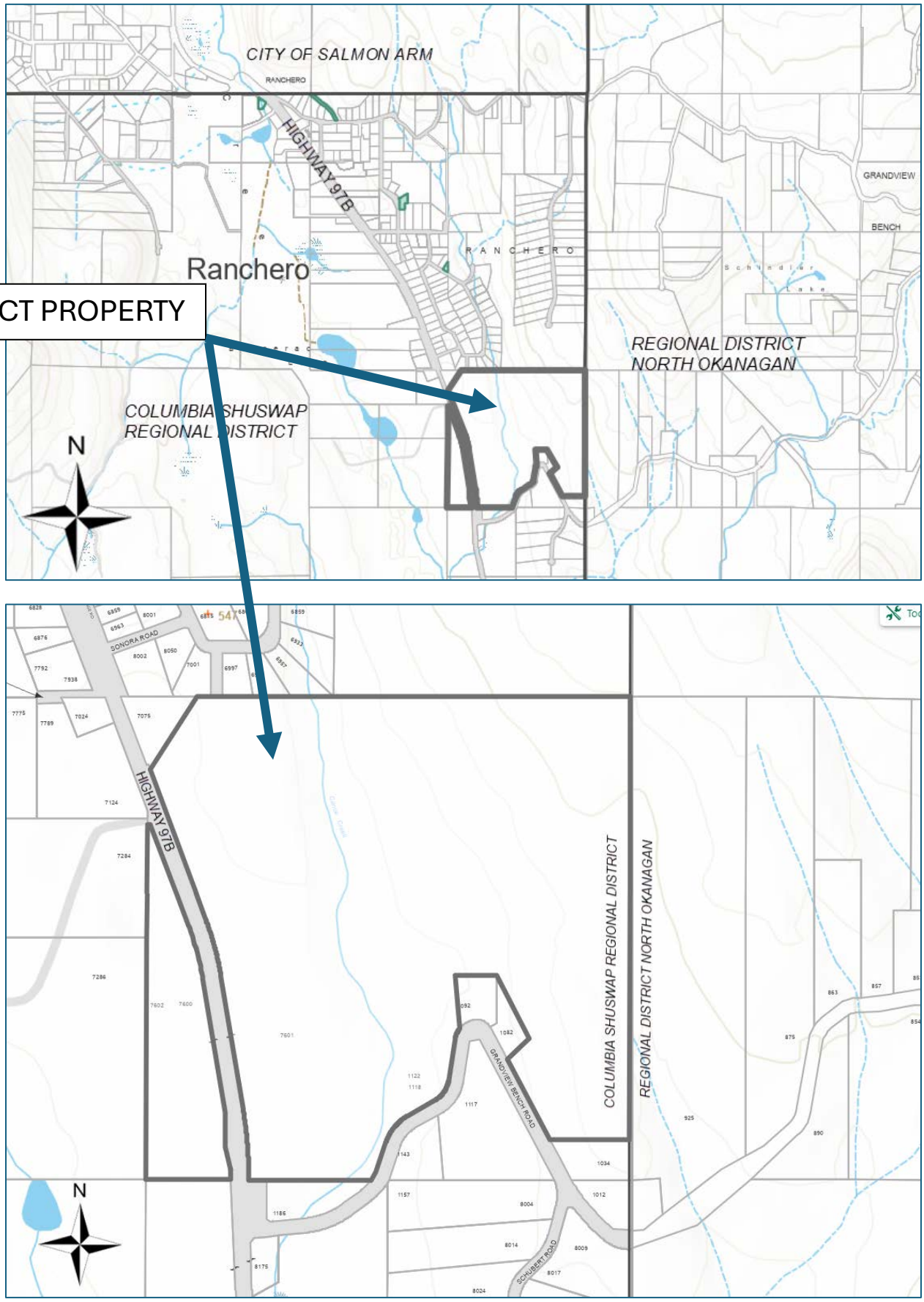
Regulations

On a *parcel zone*d RR 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 5: Parking and Loading Regulations. All agricultural *uses* must have a *setback* of at least 5 m from any *parcel boundary* and be contained by a *fence*.

	COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
	(a) Minimum *parcel* size created by *subdivision*	1 ha
	Minimum *parcel width* created by *subdivision*	20 m
	Maximum *parcel coverage*	25%
	Maximum number of *single detached dwelling*s per *parcel*	One
BL751-05	Maximum number of *secondary dwelling units* per *parcel*	Subject to Section 3.16 of this bylaw
BL751-08	Maximum height for: • *Principal buildings* and *structures* • *Accessory buildings* containing a dwelling *unit* • All other *Accessory building* and *structures*	• 11.5 m • 10 m • 8.5 m
BL751-05	Deleted	Deleted
BL751-08	Maximum *floor area, gross* of an accessory building • On a *parcel* less than .04 ha o *Accessory buildings* containing a *dwelling unit* o All other *Accessory buildings* and *structures* • On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m^2 • 150 m^2 • 250 m^2
BL751-08	*Maximum floor area, gross* of a *home occupation*	Shall be in accordance with Section 3.17

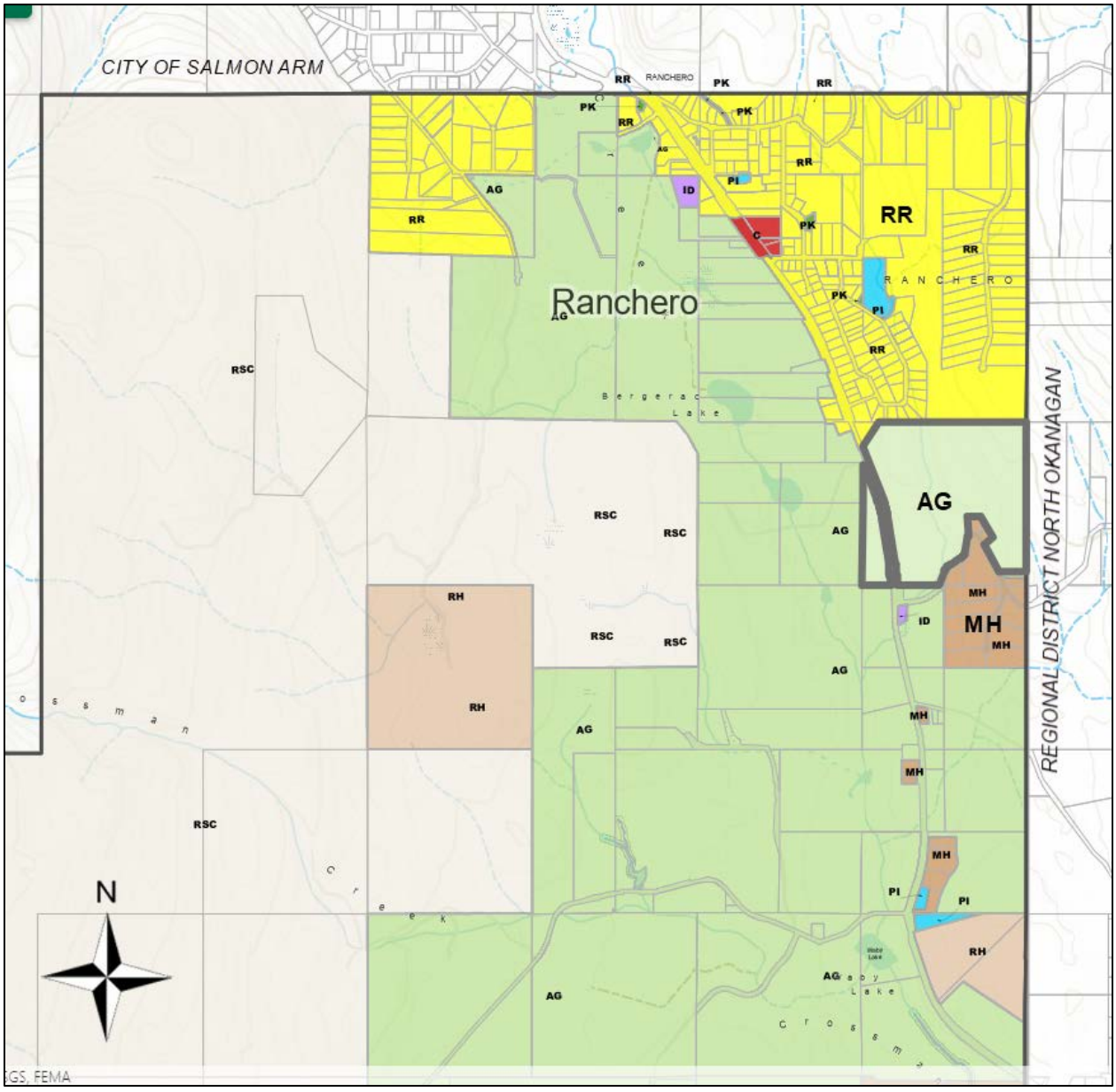
Minimum *setback* from:	
front parcel boundary	4.5 m
rear parcel boundary	5 m
rear parcel boundary for an *accessory building* or structure (excluding *secondary dwelling unit* or *home occupation*)	3 m
interior side parcel boundary	2 m
exterior side parcel boundary	5 m

Location


SUBJECT PROPERTY
CITY OF SALMON ARM
RANCHERO
HIGHWAY 97B
Ranchero
GRANDVIEW
BENCH
REGIONAL DISTRICT
NORTH OKANAGAN
COLUMBIA SHUSWAP
REGIONAL DISTRICT
N
SONORA ROAD
HIGHWAY 97B
COLUMBIA SHUSWAP REGIONAL DISTRICT
REGIONAL DISTRICT NORTH OKANAGAN
GRANDVIEW BENCH ROAD
SCHUBERT ROAD
N

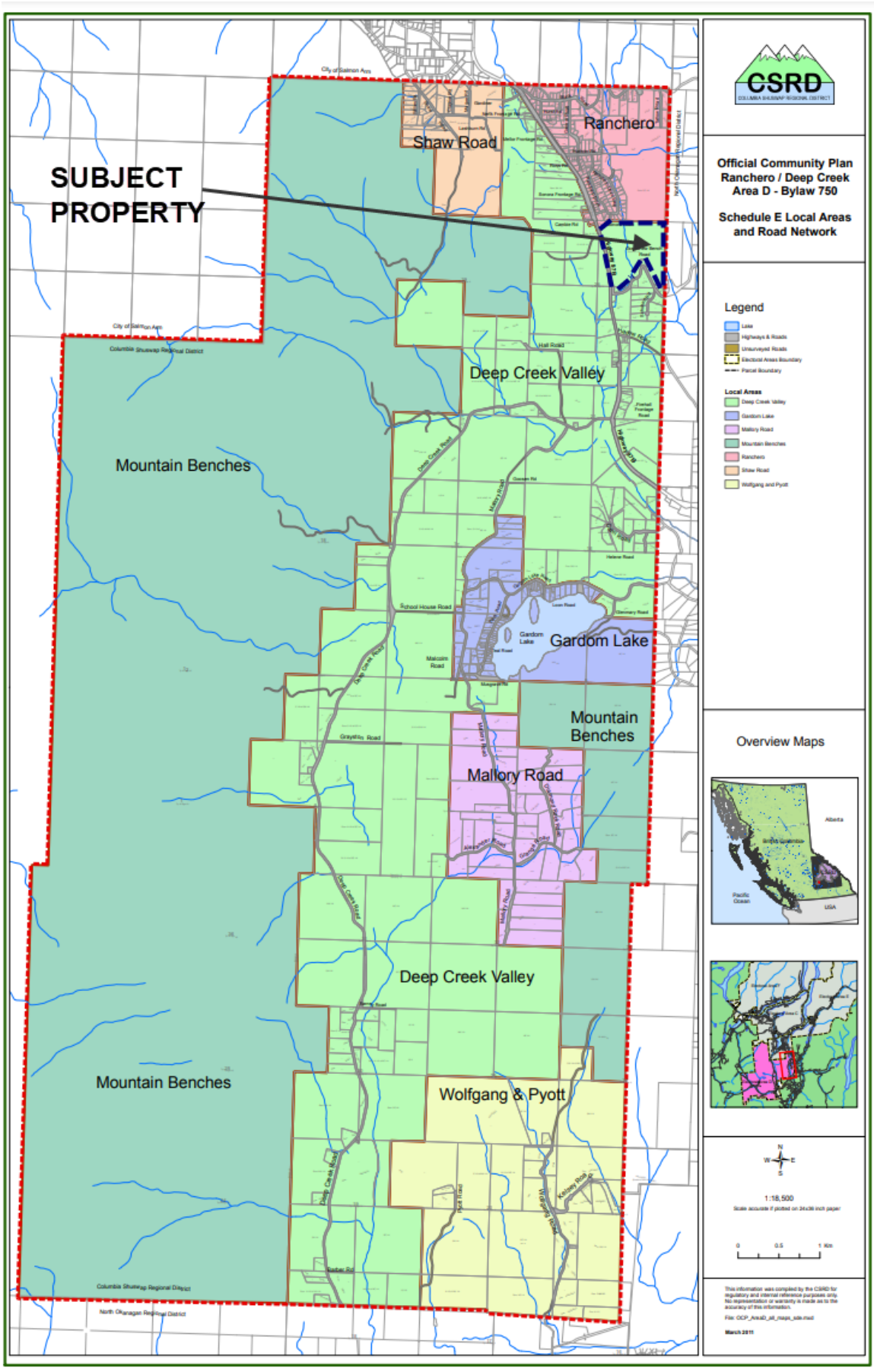
Ranchero/Deep Creek Official Community Plan Bylaw No. 750

Land Use Designations

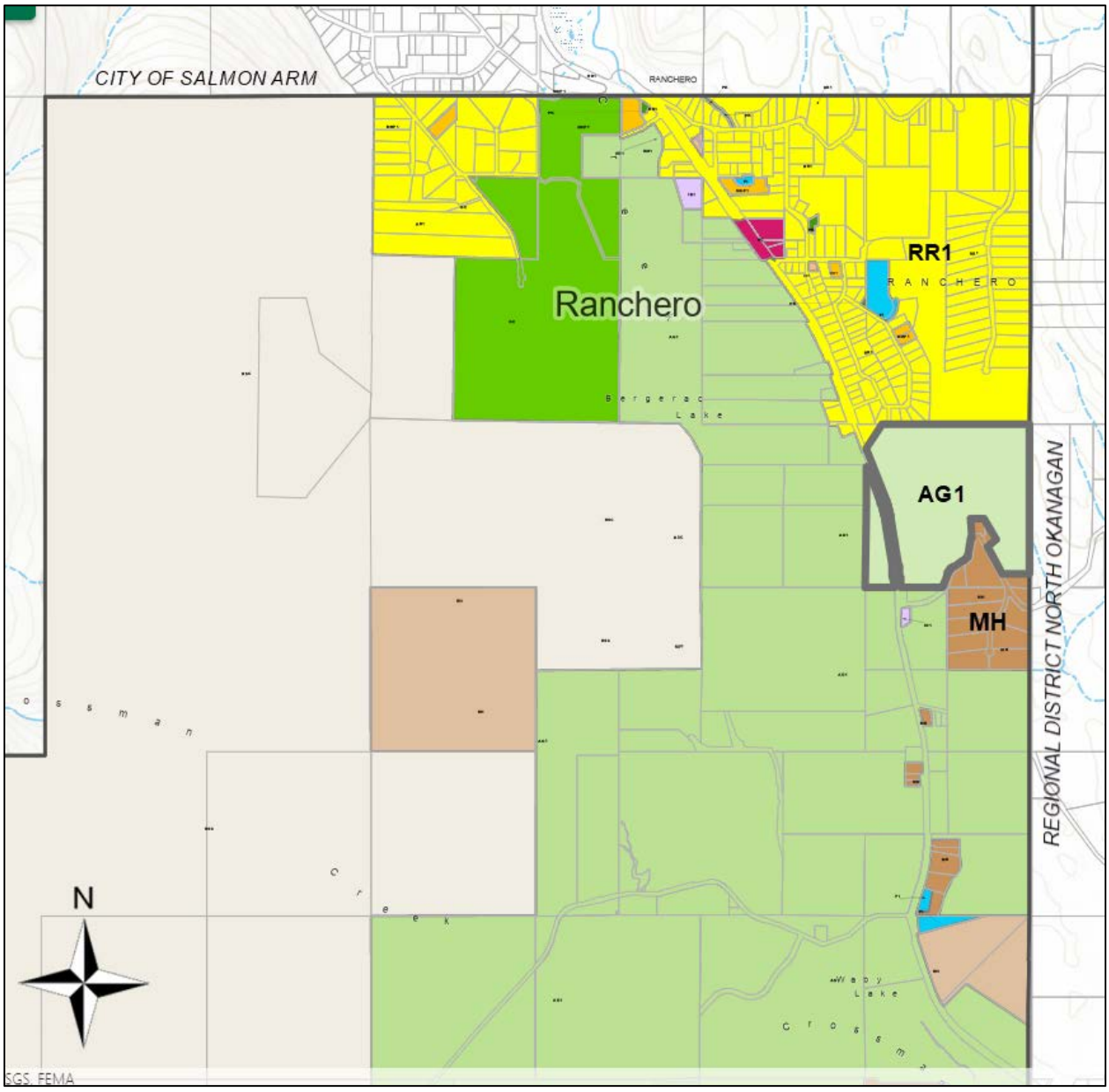


Ranchero/Deep Creek Official Community Plan Bylaw No. 750

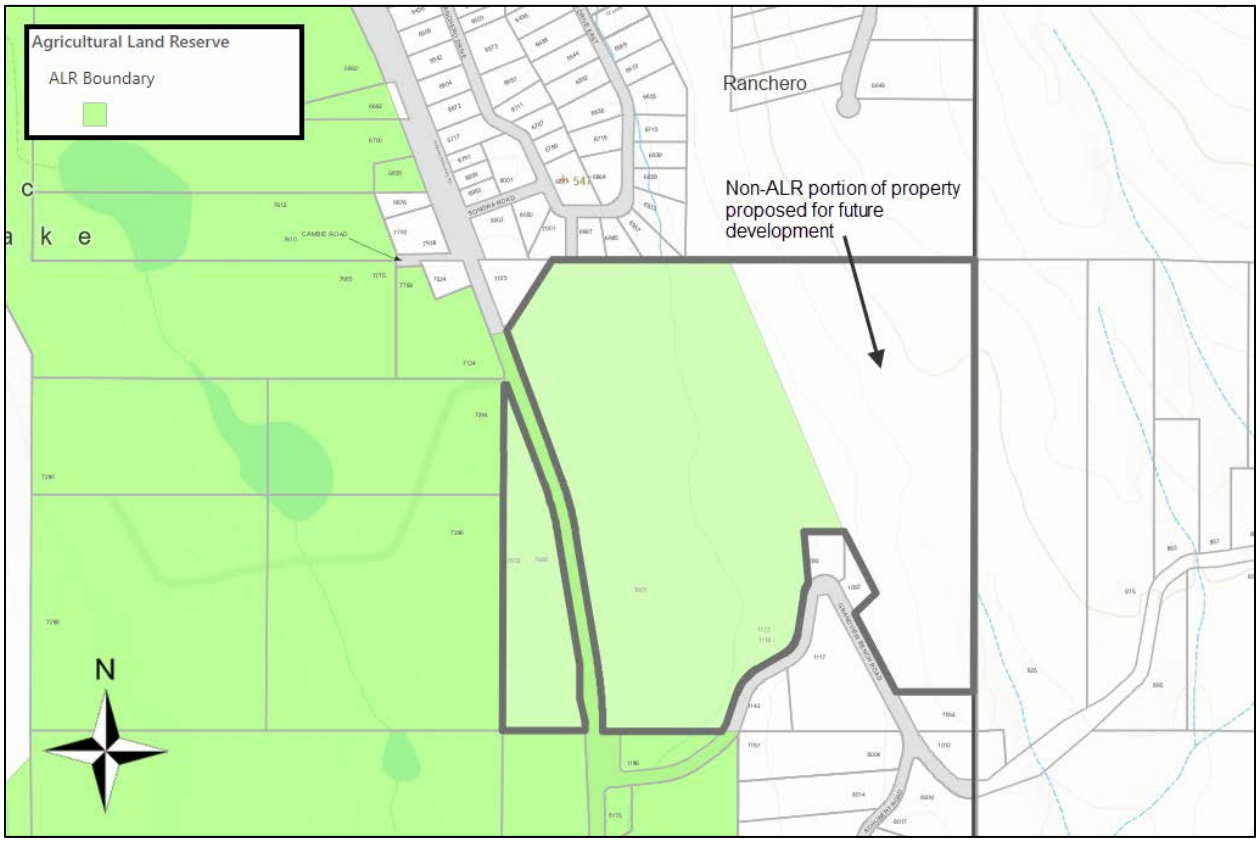
Schedule E- Local Areas and Road Network



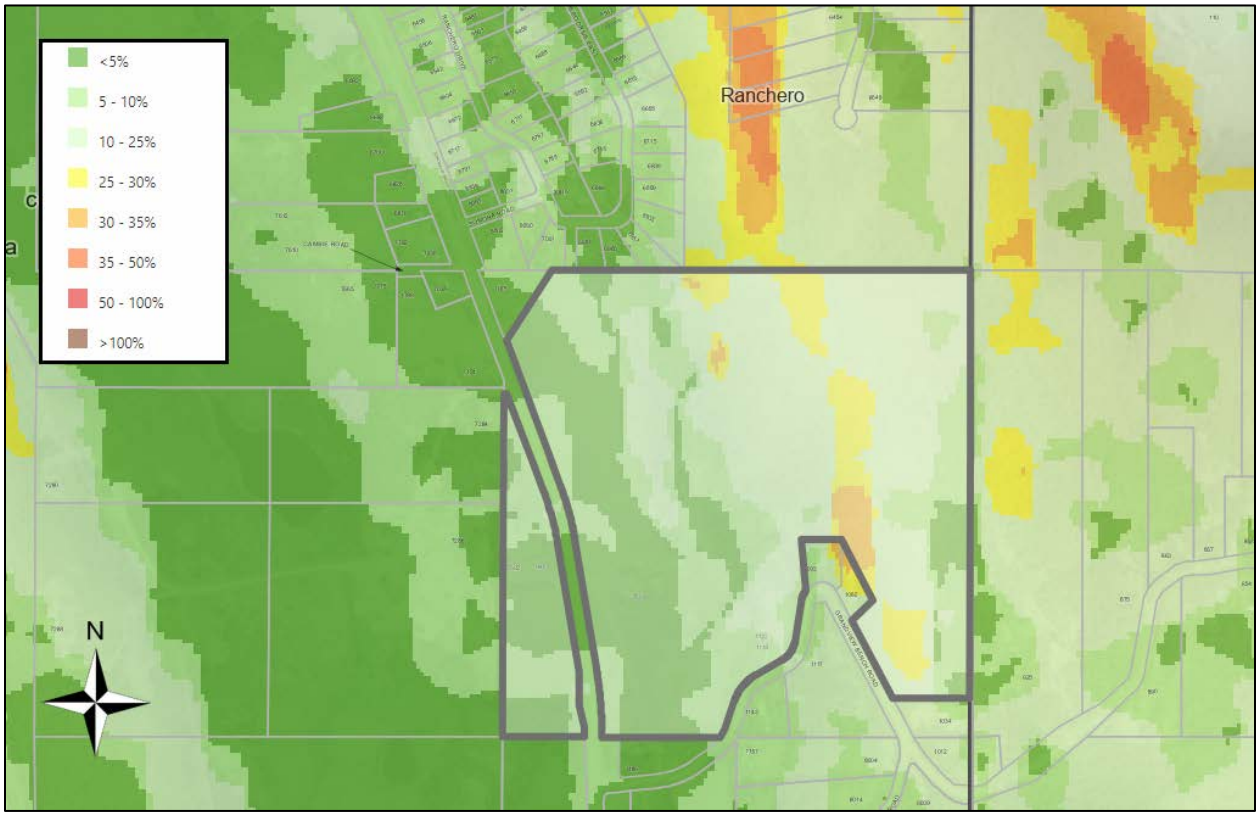
Ranchero/Deep Creek Zoning Bylaw No. 751



Agricultural Land Reserve



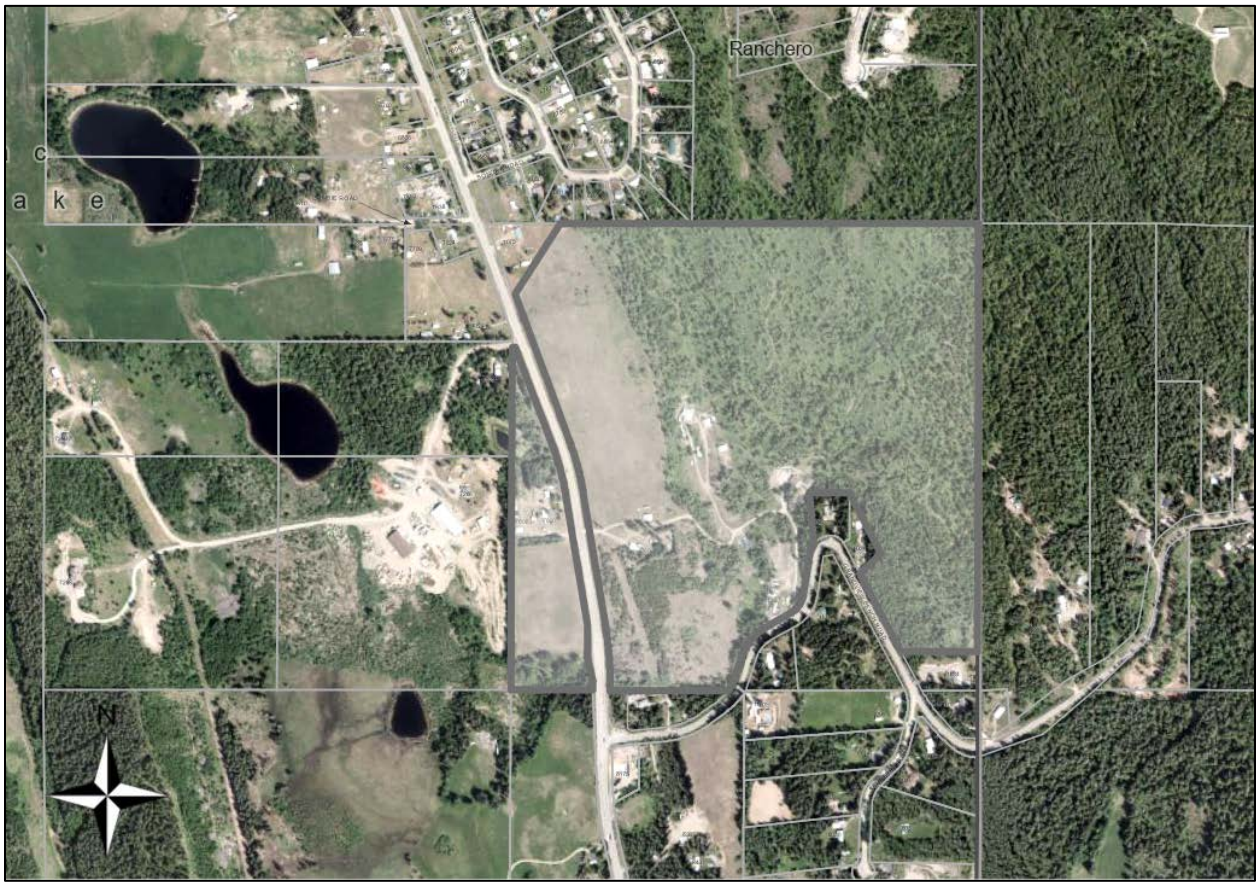
Slopes



Proposed Future Subdivision Plan of Non-ALR Portion of Property

Plan submitted by applicant

Orthophotos (June-July 2023)



Electoral Area D:

Ranchero-Deep Creek Official Community Plan Amendment Bylaw No. 750-08
and
Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-09

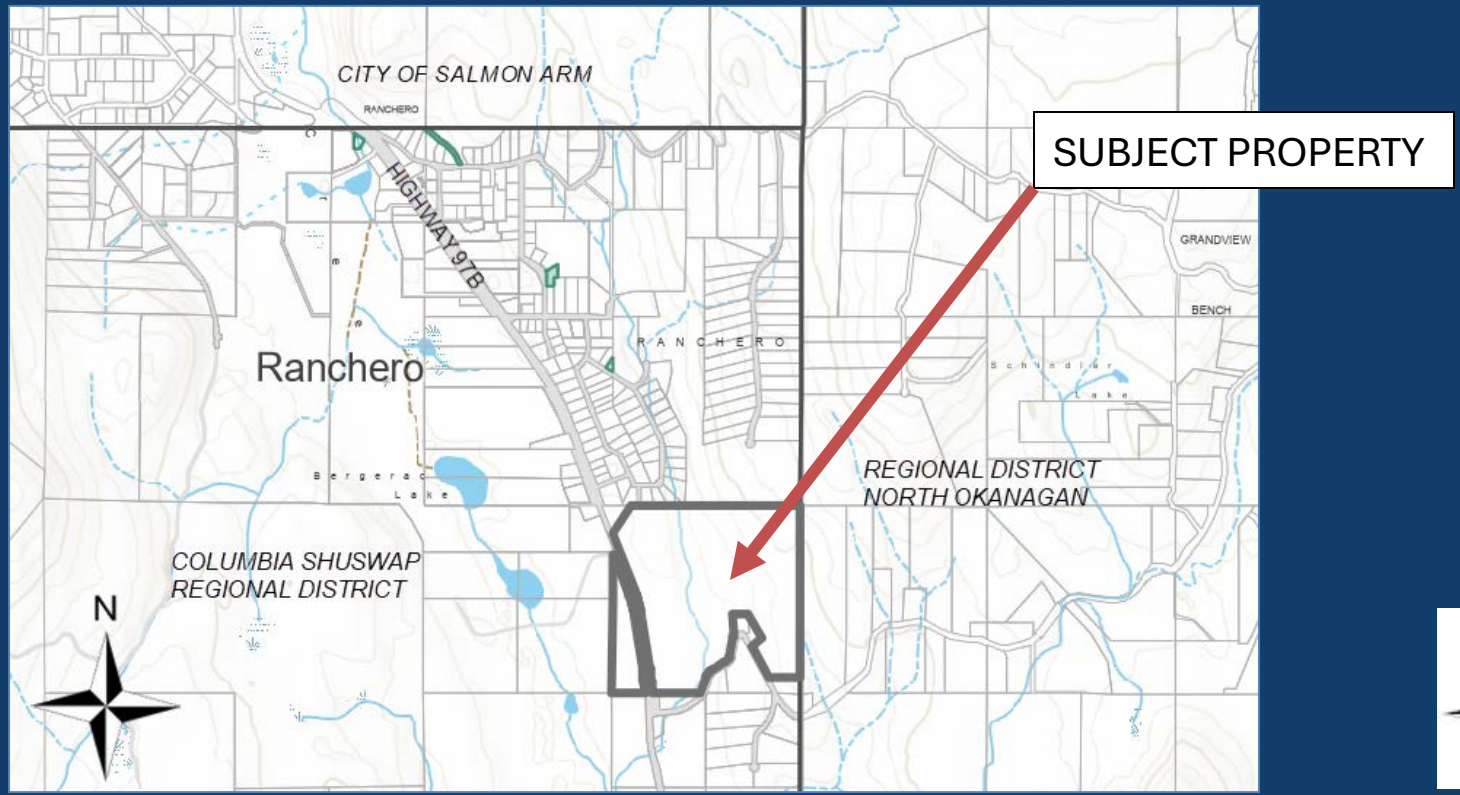
CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Development Services

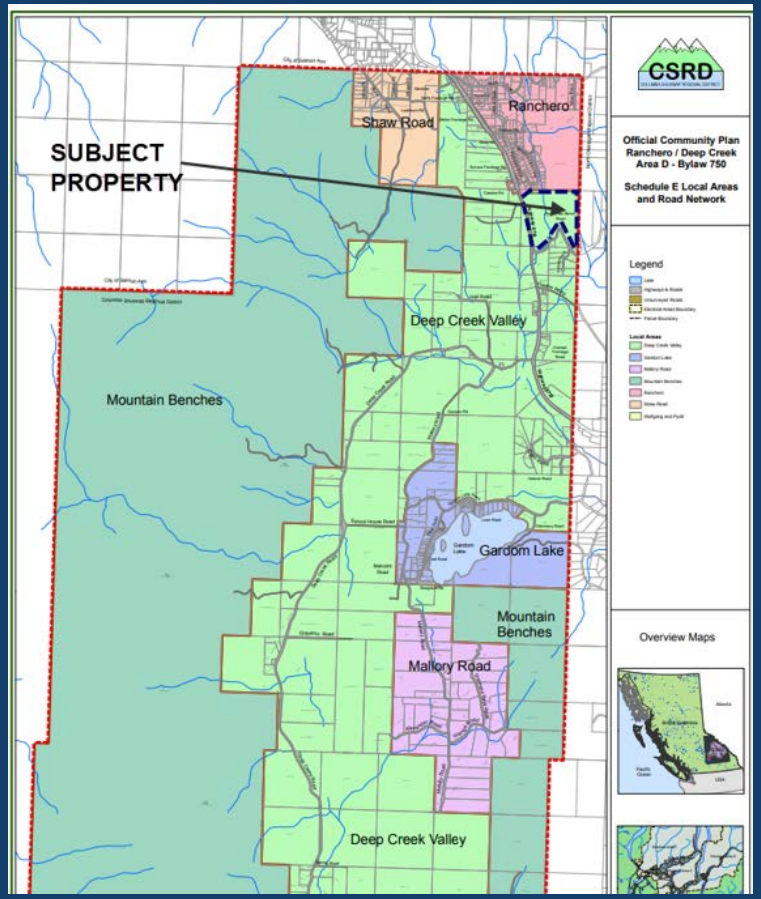
Proposal

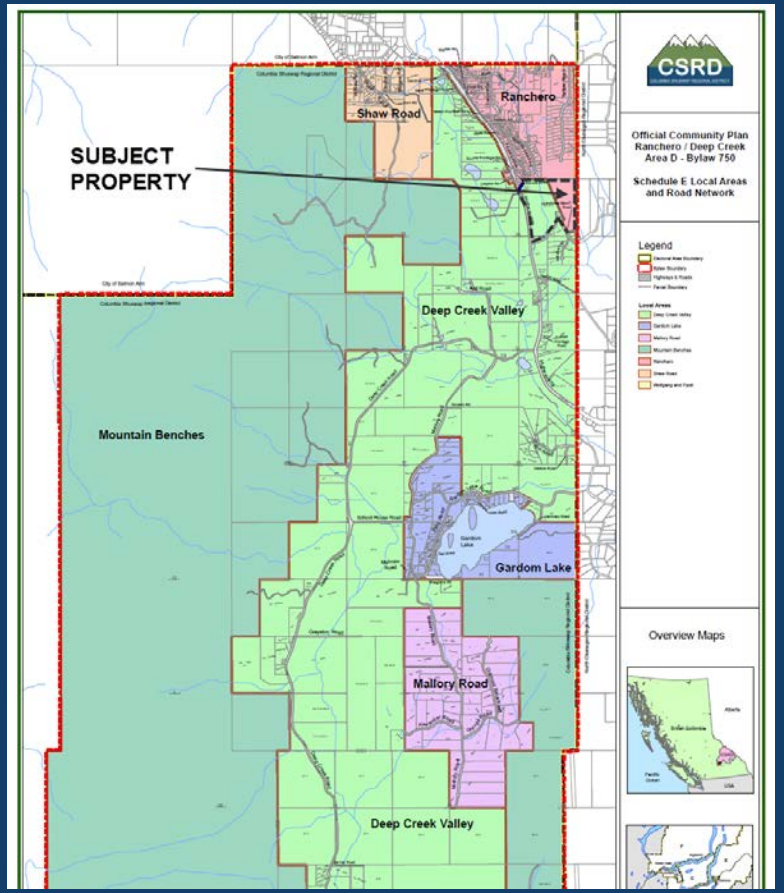
Redesignate and Rezone the portion of the subject property that is not in the ALR from AG – Agriculture to RR- Rural Residential

Location

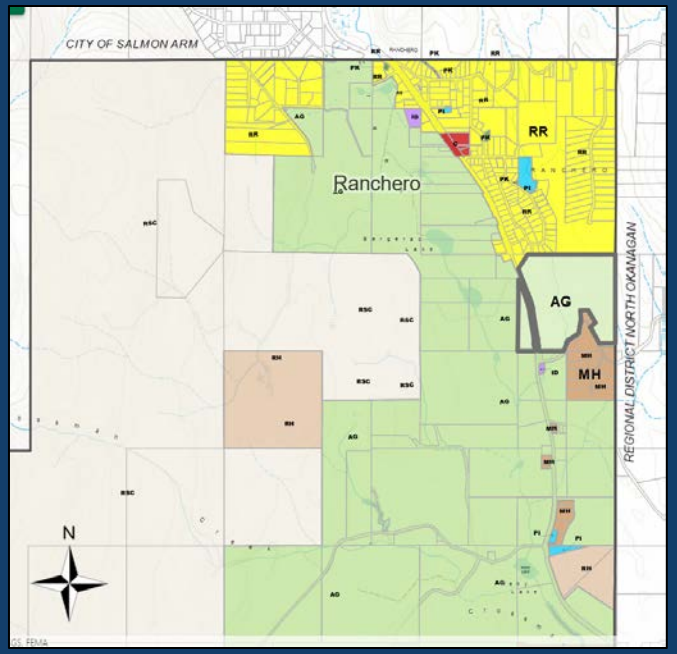

CITY OF SALMON ARM
RANCHERO
HIGHWAY 97B
Ranchero
RANCHERO
GRANDVIEW
BENCH
Schnieder Lake
Bergeron Lake
REGIONAL DISTRICT
NORTH OKANAGAN
COLUMBIA SHUSWAP
REGIONAL DISTRICT
N
SUBJECT PROPERTY
N

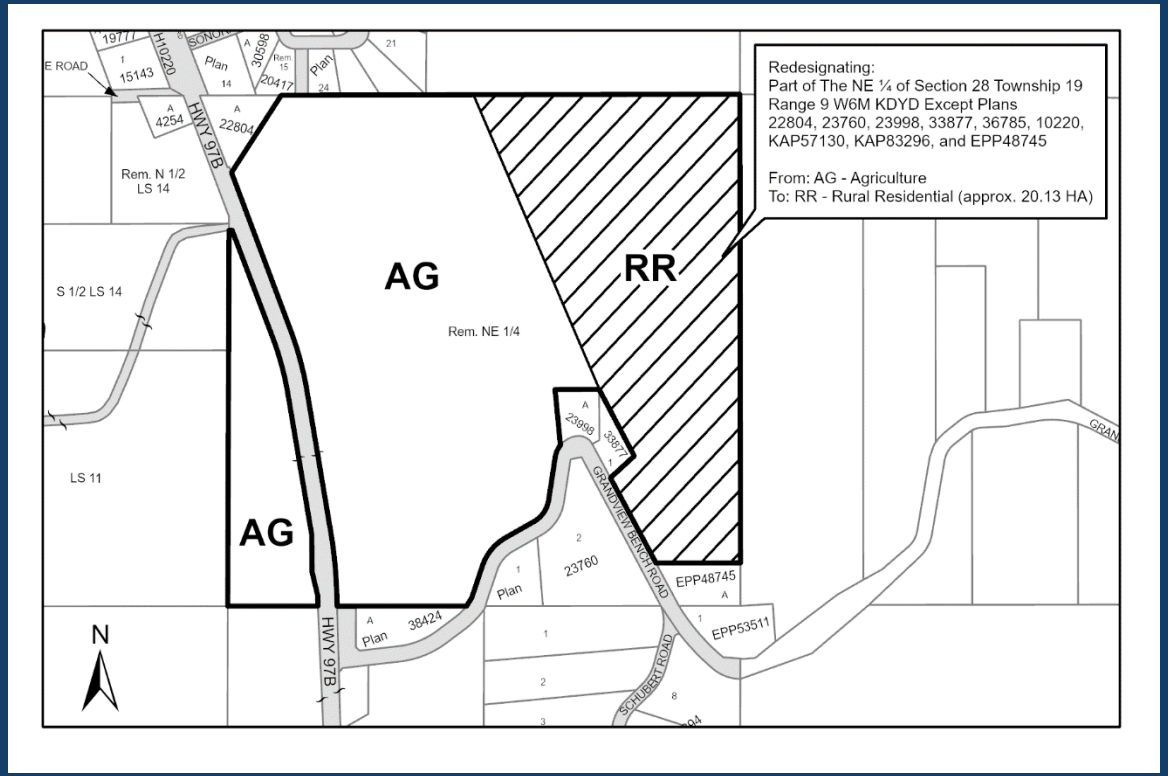
Ranchero-Deep Creek Official Community Plan Bylaw No. 750



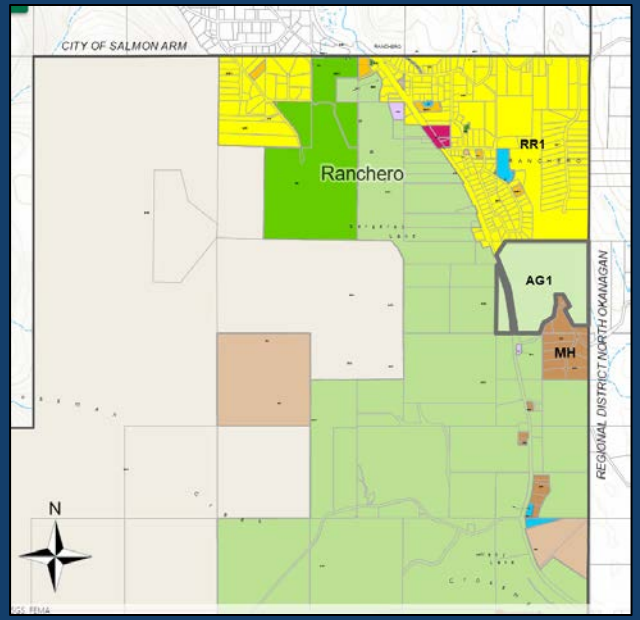


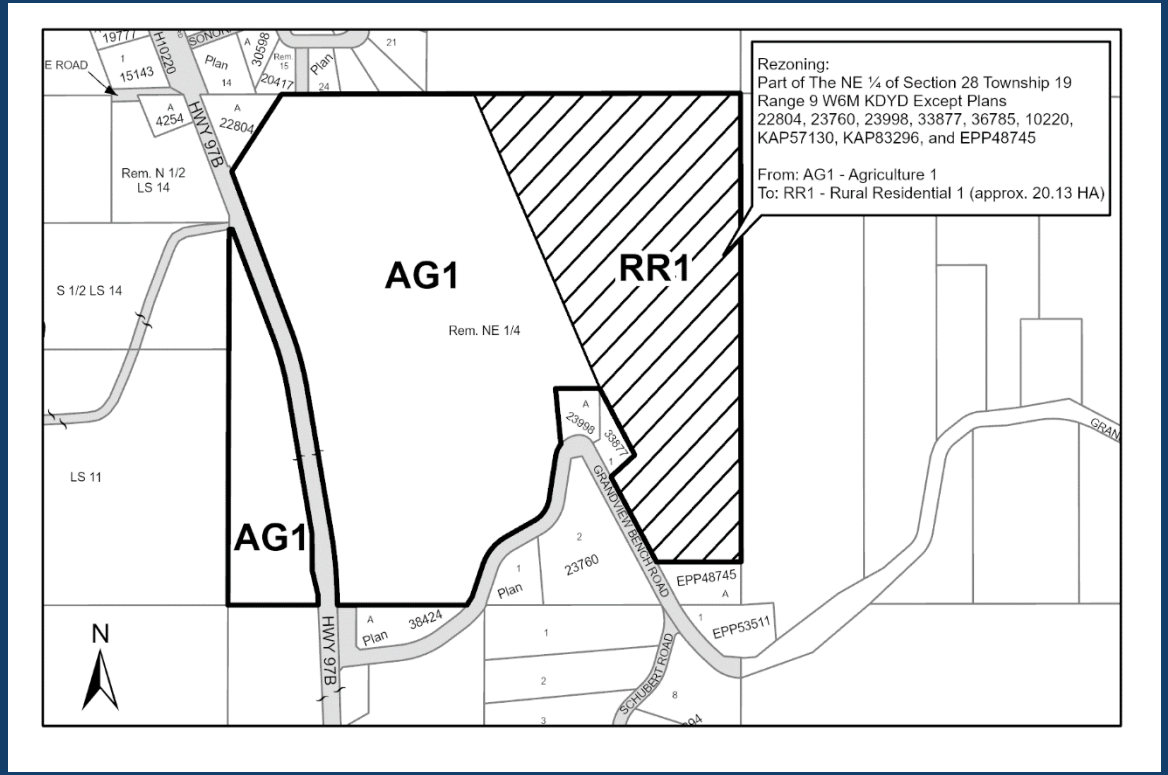
Ranchero-Deep Creek Official Community Plan Bylaw No. 750



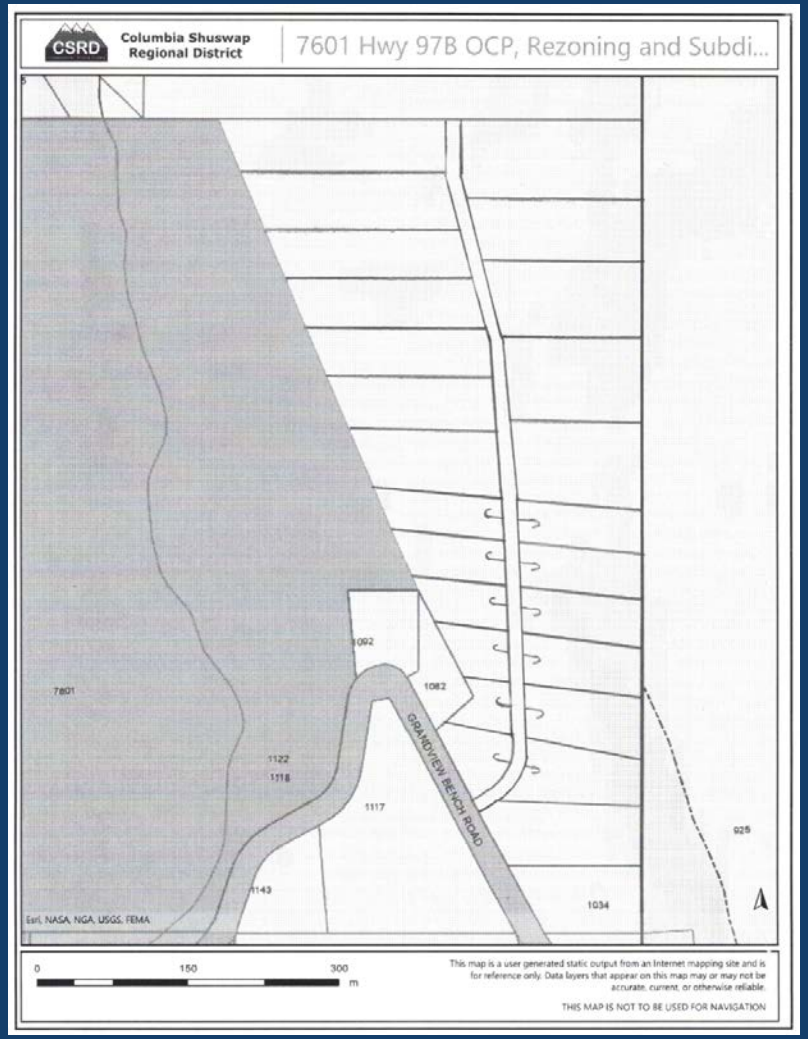


Ranchero-Deep Creek Zoning Bylaw No. 751



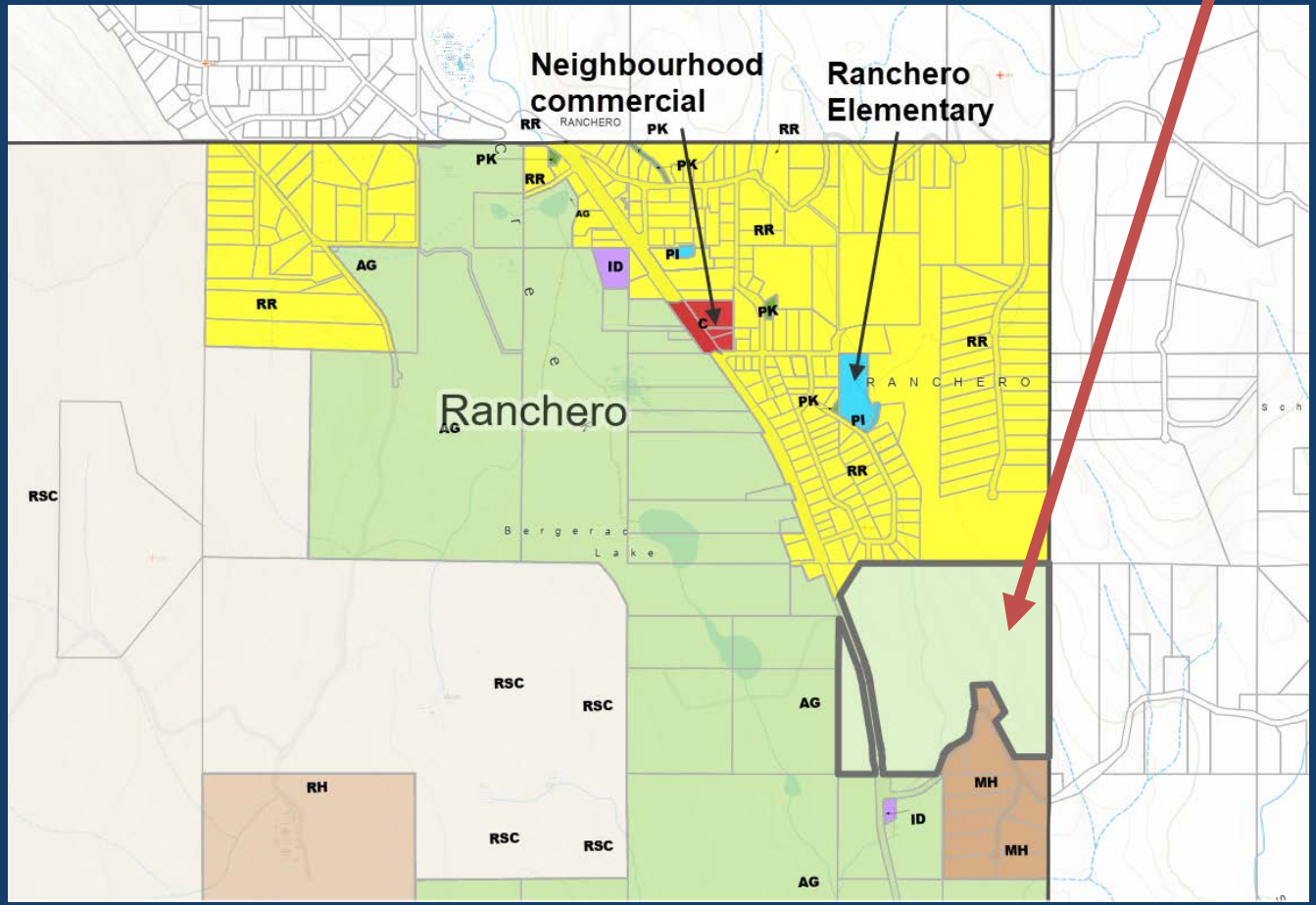


Site Plan

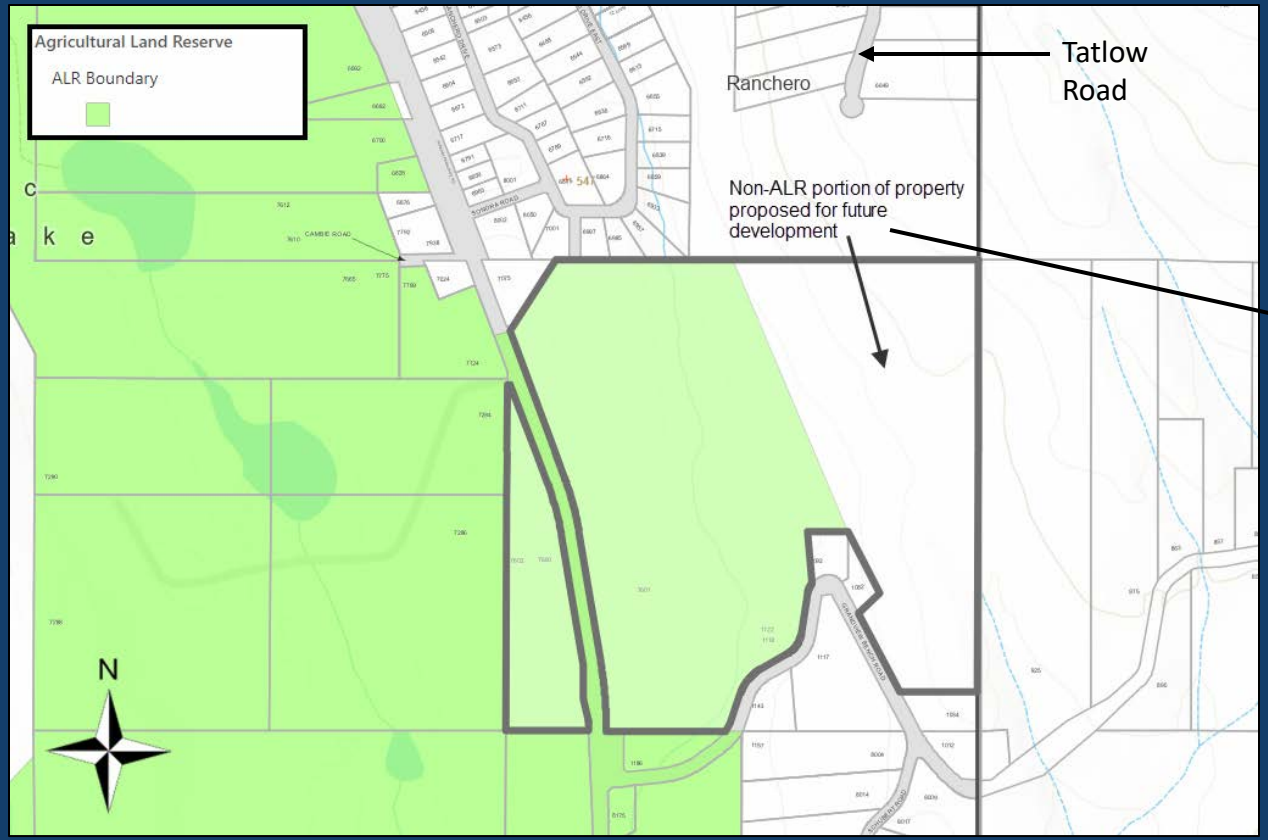

Columbia Shuswap Regional District
7601 Hwy 97B OCP, Rezoning and Subdi...
7801
1092
1082
1122
1118
1117
1143
1034
925
GRANDVIEW BENCH ROAD
Esri, NASA, NGA, USGS, FEMA
0
150
300
m
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

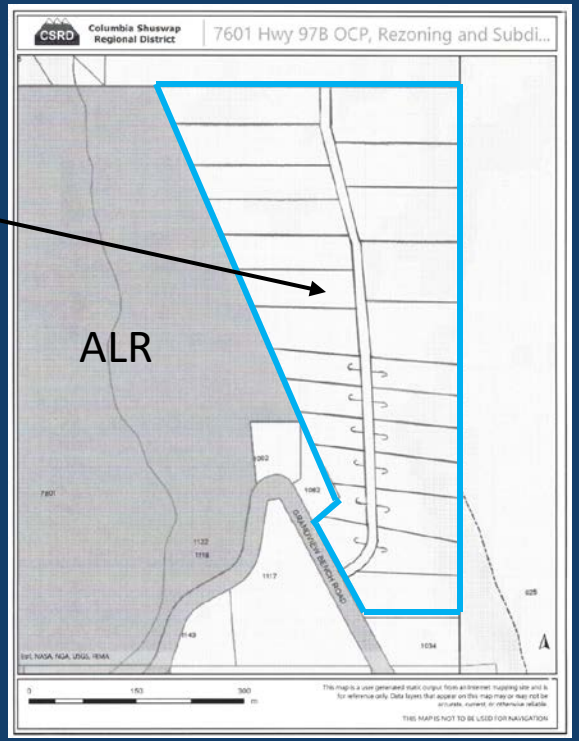
N

Parks & Trails

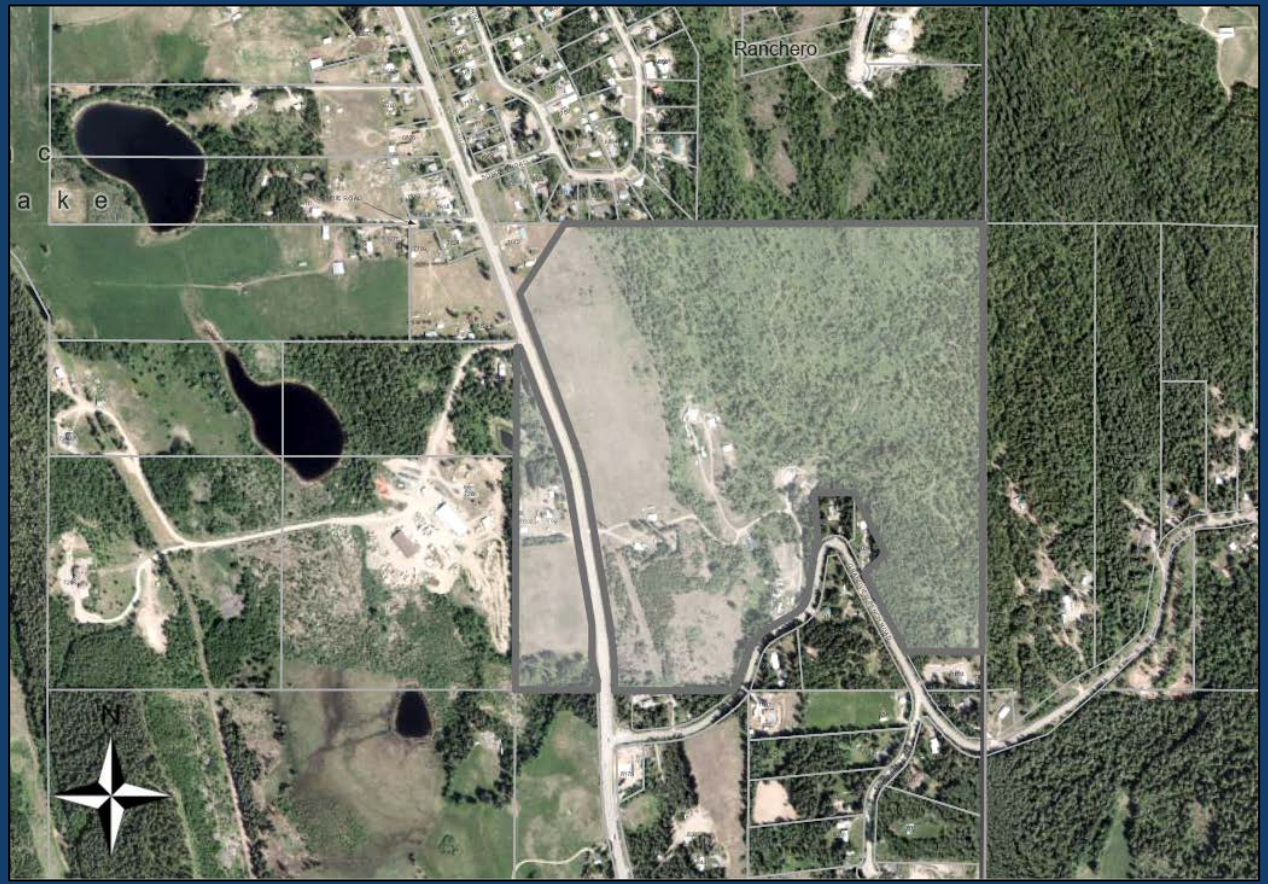


ALR


Agricultural Land Reserve
ALR Boundary
Ranchero
Tatlow Road
Non-ALR portion of property proposed for future development
N


Columbia Shuswap Regional District
7601 Hwy 97B OCP, Rezoning and Subdi...
ALR

Orthophoto (June-July 2023)



RECOMMENDATION #1:

THAT: “Ranchero-Deep Creek Official Community Plan Amendment Bylaw No. 750-08” be read a first time, this 17th day of October, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

RECOMMENDATION #2:

THAT: “Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-09” be read a first time, this 17th day of October, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

RECOMMENDATION #3:

THAT: the Board utilize the complex consultation process for “Ranchero-Deep Creek Official Community Plan Amendment Bylaw No. 750-08” and “Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-09” and the bylaws be referred to the following agencies and First Nations:

- CSRD Financial Services;
- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- Regional District North Okanagan;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Agricultural Land Commission;
- Ministry of Forests – Archaeology Branch;
- All applicable First Nations and Bands.

Stakeholder Vote Unweighted (LGA Part 14) Majority