COLUMBIA SHUSWAP REGIONAL DISTRICT
Regular Board Meeting
AGENDA

Date: Thursday, July 17, 2025
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 5:
Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

2. Call to Order

3. Adoption of Agenda

THAT: the Regular Board meeting agenda be adopted.

Corporate Vote Unweighted Majority

4. Meeting Minutes

4.1 Adoption of Minutes

The minutes from the June 19 Regular Board meeting will be attached to the Late Agenda.

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

Corporate Vote Unweighted Majority

4.2 Business Arising from the Minutes

None.

5. Announcements

None.

6. Correspondence

6.1 For Information

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

Corporate Vote Unweighted Majority

6.1.1 Members of the Legislative Assembly (June 24, 2025) 1

Letter to Premier Eby requesting urgent action regarding the Kamloops Cancer Care Centre design.

6.1.2 Ministry of Health (June 25, 2025) 42

Response from the Minister of Health announcing continued funding for the Farmers' Market Nutrition Coupon Program.

Click here to view the letter of support from Chair Melnychuk dated April 4, 2025.

6.1.3 Union of BC Municipalities (June 23, 2025) 43

Confirmation of receipt of 2025 resolution.

6.1.4 From the June 19, 2025 Regular Board Meeting

6.1.4.1 Letter to Union of BC Municipalities (July 10, 2025) 45

Letter support in principle from the CSRD Board for the initiatives in the legislative reform process.

6.2 Action Requested

6.2.1 From the May 15, 2025 Regular Board Meeting

6.2.1.1 Letter to Union of BC Municipalities 47

Draft letter supporting the intent of Bill 15 and encouraging strong support for local government and First Nations Consultation.

THAT: the Board approve the draft letter supporting the intent of Bill 15 with consultation with local governments and First Nations.

Corporate Vote Unweighted Majority

6.2.2 Okanagan Regional Library (June 17, 2025) 48

Request for a letter of support for UBCM Ministerial Meetings.

THAT: the Board approve the draft letter supporting the UBCM Ministerial meeting requests being submitted by Okanagan Regional Library.

Corporate Vote Unweighted Majority

7. Committee Reports and Updates

7.1 For Information

None.

7.2 Action Requested

None.

8. Delegations & Guest Speakers

8.1 MLA David Williams

8.2 UBCM 52

Toby Simpson, Program Officer - Canada Community-Building Fund, and Brant Felker, CCBF Program Manager, Union of BC Municipalities, to electronically present on CCBF/Community Works Funding.

8.3 Government Spending and Taxes 75

Lawren Richards sharing thoughts on government spending and taxes.

9. Business General

9.1 Chief Administrative Officer Report 78

THAT: the Board receive the Chief Administrative Officer report for information.

Corporate Vote Unweighted Majority

9.2 Water Utility Acquisition Policy W-4 Update 80

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated July 3, 2025. A report to finalize the updates to the Water Utility Acquisition Policy W-4.

THAT: the Board approve the updated Water Utility Acquisition Policy W-4;

AND THAT: Policy W-4 be included in the Policy Manual, this 17th day of July, 2025.

Corporate Vote Unweighted Majority

10. Business By Area

10.1 Golden/Area A and Revelstoke/Area B: Mosquito Control Programs – 2025 Budget Amendments 98

Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated June 27, 2025. A report to request budget amendments to support the 2025 mosquito control season.

THAT: the Board authorize an amendment to the 2025 Five Year Financial Plan for the Golden/Area A Mosquito Control Program to reallocate $100,000 from the existing Operating Reserve Fund to the Operating Budget for 2025, as a contingency for additional treatments as necessary.

Corporate Vote Weighted

THAT: the Board authorize an amendment to the 2025 Five Year Financial Plan for the Revelstoke/Area B Mosquito Control Program to reallocate $50,000 from the existing Operating Reserve Fund to the Operating Budget for 2025, as a contingency for additional treatments as necessary.

Corporate Vote Weighted

10.2 Electoral Areas A, C, D, E, F, G, District of Sicamous, City of Salmon Arm: Contribution Agreements 101

Report from Jodi Pierce, General Manager, Financial Services, dated June 25, 2025. Formalization of annual funding contributions.

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the BC SPCA – Shuswap Branch for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Falkland Historical Society for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Falkland & District Community Association for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Gardom Lake Community Park for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Golden & District Historical Society for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the North Shuswap First Responders for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Salmon Valley Senior Citizens Branch 107 Society for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Shuswap Volunteer Search & Rescue Society for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Silver Creek Community Association for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

10.3 Electoral Areas A, E, F and G: July 2025 Grant-in-Aids 158

Report from Jessica Plowman, Grants and Procurement Facilitator, dated July 3, 2025. Funding requests for consideration.

THAT: the Board approve the following allocations from the 2025 electoral area Grant-in-Aids:

Area A

$5,000 Golden Cooperative Radio (Purchase & install equipment, training, develop emergency policies)

Area E

$500 Shuswap Association of Writers (Word on the Lake Writers' Festival)

Area F

$1,950 Anglemont Firefighters Association (50th Anniversary Celebration)

Area G

$12,000 Arts Council for the South Shuswap (Music on the Bay & FACES Program)

$10,000 South Shuswap Chamber of Commerce (Operating costs)

Stakeholder Vote Weighted – Electoral Area Directors

10.4 Electoral Area G: Community Hall Assent Voting

161

Report from Jennifer Sham, General Manager, Corporate Services (Corporate Officer) dated July 10, 2025.

THAT: the Board approve the Assent Voting question for the Electoral Area G Community Halls Financial Contribution Service Establishment Bylaw No. 5902, 2025, as follows:

"Are you in favour of the Columbia Shuswap Regional District adopting the Electoral Area G Community Halls Financial Contribution Service Establishment Bylaw No. 5902, 2025 to establish a service for the purpose of providing a financial contribution to community halls in Electoral Area G, and to authorize a maximum annual taxation of $61,000 or $0.0225/$1,000 of net taxable value of land and improvements, whichever is greater?"

Corporate Vote Unweighted Majority

11. Administration Bylaws

11.1 City of Salmon Arm: Security Issuing Bylaw No. 9113, 2025

172

Report from Jodi Pierce, General Manager, Financial Services dated June 30, 2025. Legislative requirement for borrowing.

THAT: “Security Issuing Bylaw No. 9113, 2025” be read a first, second, and third time, this 17th day of July, 2025.

Corporate Vote Unweighted Majority

THAT: “Security Issuing Bylaw No. 9113, 2025” be adopted, this 17th day of July, 2025.

Corporate Vote Unweighted Majority

11.2 Electoral Areas C, D, F, and G: Road Rescue Service Establishment Alternative Approval Process Results and Bylaws

183

Report from Jennifer Sham, General Manager, Corporate Services (Corporate Officer), dated July 4, 2025.

THAT: the results of the Alternative Approval Process for the North Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5898, 2025, South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025, and Falkland Road Rescue Service Establishment Bylaw No. 5900, 2025, be received this 17th day of July, 2025.

Corporate Vote Unweighted Majority

THAT: North Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5898, 2025, be adopted this 17th day of July, 2025.

Corporate Vote Unweighted Majority

THAT: South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025, be adopted this 17th day of July, 2025.

Corporate Vote Unweighted Majority

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:

(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;

(g) litigation or potential litigation affecting the municipality;

(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

(d) a matter that, under another enactment, is such that the public must be excluded from the meeting.

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

Corporate Vote Unweighted Majority

14. Development Services Business General

None.

15. ALR Applications

None.

16. Development Services Business by Area

16.1 Electoral Area G: Temporary Use Permit No. 725-13 195

Report from Laura Gibson, Planner III, dated June 25, 2025.
2560 Eagle Bay Rd, Blind Bay

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 725-13 for Lot 1 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan KAP57413, be authorized for issuance this 17th day of July, 2025 for the temporary use of the existing 4-bedroom single detached dwelling as a short-term rental, with issuance subject to the applicant fulfilling the following conditions:

- Submitting proof of adequate short-term rental and liability insurance, with a minimum $3 million in coverage;
- Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to issuance of the Temporary Use Permit,
- Issuance of a Lakes 100 m Development Permit for the new septic system; and,
- Receipt of a Letter of Certification confirming installation of a new septic system designed to support at least 10 guests seasonally in the single detached dwelling for the short-term rental.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.2 Electoral Area F: Temporary Use Permit No. 830-24 241

Report from Laura Gibson, Planner III, dated June 25, 2025.
7655 Squilax-Anglemont Rd, Anglemont

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-24 Parcel A (DD F15382F) of Lot 1, Section 15, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District Plan 12755 be authorized for issuance this 17th of July 2025, for the temporary use of the existing 3-bedroom single detached dwelling as a short-term rental, with issuance subject to the applicant fulfilling the following conditions:

- Submitting proof of adequate short-term rental and liability insurance, with a minimum $3 million in coverage; and,
- Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to issuance of the Temporary Use Permit.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.3 Electoral Area F: Development Variance Permit No. 825-48 280

Report from Laura Gibson, Planner III, dated June 24, 2025.
4516 Squilax-Anglemont Road, Celista

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 825-48 for Lot A Section 1 Township 23 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 14636, varying Scotch Creek/Lee Creek Zoning Bylaw No. 825 as follows:

1. Section 5.7(3)(g) Maximum floor area, gross, of an accessory building from 150 m^2 to 205.15 m^2.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.4 Electoral Area A: Development Variance Permit No. 680-10A

293

Report from Ken Gobeil, Senior Planner, dated June 27, 2025.
2461 Seward Rd, Blaeberry. Varying the Subdivision Servicing Bylaw No. 680, as amended (Subdivision Servicing Bylaw)

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-10A for Lot 2 Section 3 Township 29 Range 22 West of the 5th Meridian Kootenay District Plan EPP25462 (PID: 029-197-546) to vary Section 9 of the Subdivision Servicing Bylaw No. 680, as amended, a two-lot subdivision, of which, Lot 1 is served by an off-site ground water source located on the Remainder Lot for Ministry of Transportation and Infrastructure Subdivision File No. 2024-00092, be approved this 17th day of July, 2025, subject to:

1. Confirmation of compliance with all other provisions of Part 9 of the Subdivision Servicing Bylaw, including the reporting requirements for the Professional Development Approach requirements as noted in Table 1 of Subdivision Servicing Bylaw No. 680, as amended.
2. Registration of easement over the Remainder Lot in favour of Lot 1 to establish a minimum 6 m wide easement area over all components of the water system located on the Remainder Lot.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17. Planning Bylaws

17.1 Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-27 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53

325

Report from Laura Gibson, Planner III, dated June 27, 2025.
3860, 3862, and 3868 Squilax-Anglemont Road, Scotch Creek

THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered “Electoral Area F Official Community Plan Amendment Bylaw No. 830-27” in conjunction with the Columbia Shuswap Regional District’s Financial Plan and Waste Management Plan.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: “Electoral Area F Official Community Plan Amendment Bylaw No. 830-27” be denied second reading, this 17th day of July 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53” be denied second reading, this 17th day of July 2025.

Stakeholder Vote Unweighted (LGA Part 14) / Majority

17.2 Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-26 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52 422

Report from Laura Gibson, Planner III, dated July 2, 2025.
3856 Squilax-Anglemont Road, Scotch Creek

THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered “Electoral Area F Official Community Plan Amendment Bylaw No. 830-26” in conjunction with the Columbia Shuswap Regional District’s Financial Plan and Waste Management Plan.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: “Electoral Area F Official Community Plan Amendment Bylaw No. 830-26” be read a second time, as amended, this 17th day of July, 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52” be read a second time, as amended, this 17th day of July, 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: a public hearing to hear representations regarding “Electoral Area F Official Community Plan Amendment Bylaw No. 830-26” and “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52” 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 Jay Simpson, as Director of Electoral Area F being that in which the land concerned is located, or Alternate Director Charlotte Hall if Director Simpson is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17.3 Electoral Area B: Electoral Area B Zoning Amendment Bylaw No. 851-35 526

Report from Laura Gibson, Planner III, dated June 24, 2025.
1959 Mychulac Road, Rural Revelstoke

THAT: “Electoral Area B Zoning Amendment Bylaw No. 851-35” be read a first time, this 17th day of July 2025.

Stakeholder Vote Unweighted (Part 14) Majority

THAT: The Board utilize the simple consultation process for Bylaw No. 851-35, and it be referred to the following agencies and First Nations:

- Electoral Area B Advisory Planning Commission,
- CSRD Community and Protective Services,
- CSRD Environmental and Utility Services,
- Interior Health Authority,
- Ministry of Transportation, and,
- All applicable First Nations Bands and Councils.

Stakeholder Vote Unweighted (Part 14) Majority

17.4 Electoral Area A: Highway Planning Area No. 1 Amendment Bylaw No. 168-01 549

Report from Ken Gobeil, Senior Planner, dated June 26, 2025.
2760 Trans-Canada Hwy, Donald

THAT: “Highway Planning Area Amendment Bylaw No. 168-01” be given third reading, this 17th day of July 2025

Stakeholder Vote Unweighted (LGA Part 14) Majority

17.5 Electoral Area C: Electoral Area C Official Community Plan Amendment Bylaw No. 725-25 and South Shuswap Zoning Amendment Bylaw No. 701-107 606

Report from Christine LeFloch, Planner III, dated June 18, 2025.
6169 Armstrong Road, Wild Rose Bay

THAT: “Electoral Area C Official Community Plan Amendment Bylaw No. 725-25” be read a third time, this 17th day of July, 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: “South Shuswap Zoning Amendment Bylaw No. 701-107” be read a third time, this 17th day of July, 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17.6 Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54 653

Report from Christine LeFloch, Planner III, dated June 23, 2025.
1497 Lee Creek Drive/2982 Hopwood Road

THAT: “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54” be read a second time, as amended, this 17th day of July, 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17.7 Electoral Area F: Lakes Zoning Amendment Bylaw No. 900-39F 672

Report from Christine LeFloch, Planner III, dated June 19, 2025.
1134 Pine Grove Road, Scotch Creek

THAT: “Lakes Zoning Amendment Bylaw No. 900-39F” be read a second time, this 17th day of July, 2025.

Stakeholder Vote Unweighted (LGA Part 14) Majority

18. Release of Closed Session Resolutions

Attached to minutes, if any.

19. Next Board Meeting

Thursday, August 21, 2025 at 9:30 AM.
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm.

20. Adjournment

THAT: the Regular Board meeting be adjourned.

Corporate Vote Unweighted Majority

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

Peter Milobar, MLA
Kamloops Centre

Ward Stamer, MLA
Kamloops – North Thompson

Tony Luck, MLA
Fraser – Nicola

Lorne Doerkson, MLA
Cariboo – Chilcotin

Rosalyn Bird, MLA
Prince George – Valemount

June 24, 2025

Honourable David Eby
PO BOX 9041 STN PROV GOVT
VICTORIA, BC V8W 9E1
SENT VIA EMAIL: premier@gov.bc.ca

Dear Premier Eby,

RE: Urgent Action Needed – Kamloops Cancer Care Centre Design

We are writing to you directly because repeated letters from Mayors, Chiefs, and Councils from Williams Lake south to Merritt—as well as from myself and fellow MLAs—have been ignored by your Ministers. The people of this region deserve answers and action.

As it stands, the Kamloops Cancer Care Centre—completely omitted from today's attached press release—is the only new centre in British Columbia being designed with two physically separate, disconnected sites and without a PET-CT scanner. Every other new centre includes this essential diagnostic tool within a single, fully integrated building. This disparity is a clear inequity—and it is completely unacceptable.

We are demanding that you step in immediately and ensure the Kamloops Cancer Centre is redesigned and built to match the same comprehensive standards as the rest of the province. The project is still in the architectural design phase—it is not too late to get this right.

It is deeply disappointing to see your government promote the narrative that BC is building four new cancer centres each with PET-CT scanners, when in fact two of those scanners will be located at the same facility in Surrey. Kamloops residents are being misled and left behind.

Will your government take action to fix this, or continue to ignore the unified voices of an entire region?

We expect you to ensure this project meets the standard British Columbians deserve—no less.

Kamloops Centre Constituency Office
446 Victoria Street
Kamloops, BC V2C 2A7
T 778.471.9371

Kamloops – North Thompson Constituency Office
618B Tranquille Road
Kamloops, B.C. V2B 3H6
T 250.554.5416

Fraser - Nicola Constituency Office
T 250.318.0355

Cariboo-Chilcotin Constituency Office
102-383 Oliver St.
Williams Lake, BC V2G 1M4
T 250.305.3800

Prince George Valemount Constituency Office
1350 5th Avenue
Prince George, BC V2L 3L4
T 778.744.8598

Sincerely,

Peter Milobar
MLA Kamloops Centre

Ward Stamer
MLA Kamloops – North Thompson

Tony Luck
MLA Fraser – Nicola

Lorne Doerkson
MLA Cariboo-Chilcotin

Rosalyn Bird
MLA Prince George-Valemount

Cc. Josie Osborne, Minister of Health
Bowinn Ma, Minister of Infrastructure
Chief and Council, Coldwater Indian Band (C'eletkwmx)
Chief and Council, Simpcw First Nation (North Thompson River)
Chief and Council, Tk'emlúps te Secwépemc (Kamloops Indian Band)
Chief and Council, Whispering Pines/Clinton First Nation (Pelltiq't)
Chair and Board, Columbia-Shuswap Regional District
Chair and Board, Squamish-Lillooet Regional District
Chair and Board, Thompson Regional Hospital District
Chair and Board, Thompson-Nicola Regional District
Mayor and Council, District of 100 Mile House
Mayor and Council, Village of Ashcroft
Mayor and Council, District of Barriere
Mayor and Council, Village of Cache Creek
Mayor and Council, District of Clearwater
Mayor and Council, Village of Clinton
Mayor and Council, City of Kamloops
Mayor and Council, District of Lillooet
Mayor and Council, District of Logan Lake
Mayor and Council, City of Merritt
Mayor and Council, Sun Peaks Mountain Resort Municipality
Mayor and Council, City of Williams Lake

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For immediate release

June 24, 2025

Provincial Health Services Authority
BC Cancer
Ministry of Health
The University of British Columbia

BC Cancer and UBC roll out the fastest PET/CT scanner in Canada

VANCOUVER – BC Cancer, in partnership with the University of British Columbia (UBC), has rolled out the most advanced PET/CT scanner in the country – a next generation machine that provides fast imaging and is the first capable of whole body imaging from head to pelvis in a single frame. This will provide patients with improved diagnostics and further the development of novel imaging agents and targeted cancer treatments.

“This new PET/CT scanner will be transformative,” said Josie Osborne, Minister of Health. “People with cancer today will benefit from high-quality images and a more accurate diagnosis. In the future, people who receive a cancer diagnosis could have access to innovative, precision treatments developed through research enabled by this technology.”

The new Quadra PET/CT scanner – the first in Canada – began scanning patients in May 2025. Located at BC Cancer – Vancouver, the new scanner offers the largest field of view among any PET/CT scanners in Canada and can scan faster with higher image quality and less radiation exposure than previous scanners.

“As an oncologist, having access to cutting-edge imaging technology provides the detailed and accurate information I need to create efficient and effective treatment plans,” said Dr. Paris-Ann Ingledew, interim chief medical officer and executive vice-president, BC Cancer. “For our patients, this means precision care with fewer side effects and the best chance at a long, healthy life beyond cancer.”

In addition to elevating cancer imaging, the new scanner will offer researchers at BC Cancer and UBC critical capabilities for the development of new radiopharmaceutical drugs to treat cancer. A growing area of research and innovation is to use radioisotopes to directly target cancer cells in the body. This is enabling a new generation of diagnostics that can detect cancer

earlier with lower radiation, and highly precise radiation treatments that have minimal impact on nearby healthy tissues and potentially fewer side effects for patients.

“This new scanner enables research that was previously impossible,” said Dr. François Bénard, Senior Executive Director, Research, BC Cancer and Associate Dean, Research, BC Cancer Research Institute, UBC Faculty of Medicine. “With this technology we can assess new radiopharmaceuticals at extremely low doses, conduct research on early cancer detection with minimal radiation exposure, and provide critical information to foster and evaluate new treatments.”

The purchase of this scanner was made possible as part of a larger research infrastructure grant from the Canada Foundation for Innovation (CFI) and the B.C. Knowledge Development Fund (BCKDF) awarded to UBC, with Dr. Bénard and Dr. Arman Rahmim as co-principal investigators. The total funding for this initiative includes $6.2 million from CFI and $6.2 million from BCKDF, with an additional $6.1 million from the BC Cancer Foundation.

"This is a powerful example of what can be achieved through collaboration between leading academic institutions, researchers and clinical partners,” said Dr. Dermot Kelleher, Dean, UBC Faculty of Medicine and Vice-President, Health, UBC. “The research enabled by this next-generation PET/CT scanner will drive future innovations in cancer care that allow us to detect cancer sooner, improve outcomes and enhance quality of life for patients in B.C.”

BC Cancer has the most heavily utilized PET/CT scanners in Canada. This scanner replaces an older unit that has reached the end of its life after 13 years of medical use. Though time is still needed to set up the equipment and comfortably situate the patient, this new technology allows images that previously took up to 30 minutes to be acquired in five minutes or less.

The faster scanning time and high sensitivity of this new PET/CT scanner will enable BC Cancer – Vancouver to expand its research capacity, and eventually increase its scanning capacity. Recruitments are now underway to hire the specialized staff to expand capacity in Vancouver.

The newly-renovated Molecular Imaging and Therapy Department at BC Cancer – Vancouver features a myriad of images of Indigenous art that greet patients as they undergo treatment. Created by Squamish Nation artists Kolten Khasalus Grant and Lyle Williams, the art illustrates the provincial government’s commitment to deliver culturally safe care and, together with a new immersive digital wall serves a therapeutic purpose as it will help to calm patients in a moment of tense anticipation.

B.C.’s 10-Year Cancer Action Plan outlines steps to better prevent, detect and treat cancers and deliver improved care, while preparing for growing needs, including building more cancer centres in B.C., adding new diagnostic equipment, hiring new physicians and clinical support staff and expanding cancer screening programs.

Quick Facts:

- In 2024/25, BC Cancer provided 20,314 PET/CT scans to people with cancer in our province.
- PET/CT combines positron emission tomography (PET) and computed tomography (CT) scans to evaluate a body’s organs and tissues at a molecular level. PET/CT identifies abnormalities in cells and can show whether a tumour has grown, shrunk or returned.
- PET/CT imaging enables physicians to accurately diagnose and stage cancers, determine appropriate treatment options and measure treatment efficacy.

- This next generation Quadra PET/CT scanner enables imaging of patients with lower radiation exposure, improved access to the best technology available, shorter wait times due to faster scans, more detailed and dynamic imaging of their cancer, and improved comfort during the scanning process.
- The new scanner will also enable new research and drug development to diagnose and treat cancers. From early detection of cancer for patients with genes linked to hereditary cancer to optimized treatment planning and personalized therapies, the scanner will support a wide spectrum of research projects.
- There are four publicly funded PET/CT scanners in B.C.:
    - Two are located at BC Cancer – Vancouver
    - One is located at BC Cancer – Victoria
    - One is located at BC Cancer – Kelowna
- BC Cancer's four new cancer centres will add publicly funded PET/CTs to the provincial health care system:
    - Two PET/CT scanners in the new Surrey Hospital and BC Cancer Centre
    - One PET/CT scanner as part of the new BC Cancer centre at Nanaimo Regional General Hospital
    - One PET/CT scanner as part of Burnaby Hospital phase 2 redevelopment and BC Cancer – Burnaby McCarthy Centre
- The rollout of the most advanced photon-counting CT scanner in Canada, announced on May 5, 2025, is part of B.C.'s 10-Year Cancer Care Action Plan, which is centered around improved ways to prevent, detect and treat cancers.

***BC Cancer**, a program of the Provincial Health Services Authority, is committed to reducing the incidence of cancer, reducing the mortality from cancer and improving the quality of life of those living with cancer. It provides a comprehensive cancer control program for the people of British Columbia by working with community partners to deliver a range of oncology services, including prevention, early detection, diagnosis and treatment, research, education, supportive care, rehabilitation and palliative care. For more information, visit www.bccancer.bc.ca or follow us on Twitter @BCCancer.*

*The **Provincial Health Services Authority** (PHSA) provides specialized health care services and programs to communities across British Columbia, the territories of many distinct First Nations. We are grateful to all the First Nations who have cared for and nurtured this land for all time, including the xʷməθkwəy̓əm (Musqueam), Sḵwx̱wú7mesh Úxwumixw (Squamish), and səlilw̓ətaɬ (Tsleil-Waututh) First Nations on whose unceded and ancestral territory our head office is located. We work in partnership with other B.C. health authorities and the provincial government to deliver province-wide solutions that improve the health of British Columbians. For more information, visit www.phsa.ca or follow us @PHSAofBC.*

Ranked among the world's top medical schools with the fifth-largest MD enrollment in North America, the **University of British Columbia Faculty of Medicine** is a global leader in both the science and the practice of medicine. Guided by our vision—to transform health for everyone—our faculty, learners, staff and alumni are accelerating discovery and creating pathways to better health for Canada and beyond. Through collaboration with our partners, we strive to meet the demands of today and tomorrow, bringing real and lasting hope to people everywhere. For more information, visit med.ubc.ca or find us on LinkedIn, Instagram and Facebook.

-30-

Media Contact:

Sayurie Naidoo
communications officer, BC Cancer
sayurie.naidoo@phsa.ca
416-949-7208
PHSA Media line: 778.867.7472

Brett Goldhawk
UBC Faculty of Medicine
Brett.goldhawk@ubc.ca
778-952-7858

Bands

Coldwater Indian Band, Chief and Council

Simpcw First Nation, Chief and Council and the Simpcw Health Director

Tk̓emlúps te Secwépemc, Chief and Council

Whispering Pines/Clinton Indian Band, Chief and Council

Municipalities

100 Mile House, Mayor and Council

Ashcroft, Mayor and Council

Barriere, Mayor and Council

Cache Creek, Mayor and Council

Clearwater, Mayor and Council

Clinton, Mayor and Council

Kamloops, Mayor and Council

Lillooet, Mayor and Council

Merritt, Mayor and Council

Sun Peaks, Mayor and Council

Williams Lake, Mayor and Council

Regional Districts

Columbia Shuswap Regional District, Board of Directors

Thompson-Nicola Regional District

Squamish-Lillooet Regional District

Coldwater Indian Band

PO Box 4600, Merritt, B.C., V1K 1B8

2249 Quilchena Avenue, Merritt, BC
Phone: (250) 378-6174
Fax: (250) 378-5351
Band Administrator, Public Works, Lands Wills & Estates, Housing, Economic Development, Education

#301-230th Street Coldwater Reserve
Phone: (250) 378-6174
Fax: (250) 378-6153
Chief and Council (Executive Assistant), Finance, Social Development

May 15, 2025

SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

Dear Minister Osborne,

On behalf of the Chief and Council of Coldwater Indian Band, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Chief T. Lee Spahan
On behalf of Coldwater Indian Band Council
Councillors: Jackie Aljam, Shawn Bob, Leah Collins, Veronica Jameson, Vice Chief Cheryl Rule, Carol Smith, Michael Smithers

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops □ North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Simpcw
7555 Dunn Lake Road
PO Box 220
Barriere, BC V0E 1E0
Phone 250-672-9995

7555 Dunn Lake Road

Barriere, BC V0E1E0

www.simpcw.com

May 09, 2025

Honourable Josie Osborne

Minister of Health

PO Box 9050 Stn Prov Govt

Victoria BC, V8W 9E2

SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Chief and Council of Simpcw First Nation, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges

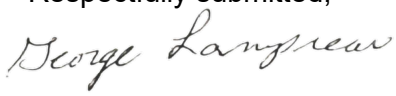
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,



Kúkwpi7 George Lampreau

On behalf of Simpcw Council:

TK'wenem7i'ple7 Christine (Tina) Donald
TK'wenem7i'ple7 Ron Lampreau Jr
TK'wenem7i'ple7 Simone Lampreau
TK'wenem7i'ple7 Alison Green
TK'wenem7i'ple7 Larry Lampreau
TK'wenem7i'ple7 Tracey Strain

Cc: Peter Milobar, MLA Kamloops Centre

Ward Stamer, MLA Kamloops North Thompson

Tony Luck, MLA Fraser – Nicola

Lorne Doerkson, MLA Cariboo – Chilcotin

Rosalyn Bird, MLA Prince George – Valemount

TK̓EMLÚPS
TE SECWÉPEMC

(Kamloops Indian Band)

OFFICE OF THE CHIEF

May 13, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2

SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

Dear Minister Osborne,

On behalf of the Chief and Council of Tk̓emlúps te Secwépemc, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to

equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Yours truly,
Tkemlúps te Secwépemc

Kúkpi7 Rosanne Casimir (Chief)
On behalf of Council

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Docusign Envelope ID: 8F49165C-A6E0-4163-AFEA-A81FE9459FD5

WHISPERING PINES CLINTON INDIAN BAND
615 Whispering Pines Drive
Kamloops, BC, V2B 8S4
Phone: (250) 579-5772
Fax: (250) 579-8367

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

May 5, 2025

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Chief and Council of Whispering Pines/Clinton Indian Band, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

Docusign Envelope ID: 8F49165C-A6E0-4163-AFEA-A81FE9459FD5

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

DocuSigned by:
9EEDC89A3847465...

Chief Edward LeBourdais

On behalf of Whispering Pines/Clinton Indian Band Chief & Council:

Chief Edward LeBourdais

Councillor Sunny LeBourdais

Councillor Mat Lewis

Cc: Peter Milobar, MLA Kamloops Centre

Ward Stamer, MLA Kamloops North Thompson

Tony Luck, MLA Fraser – Nicola

Lorne Doerkson, MLA Cariboo – Chilcotin

Rosalyn Bird, MLA Prince George – Valemount

DISTRICT OF
100 Mile House

District of 100 Mile House
PO Box 340
100 Mile House, BC, V0K 2E0
www.100milehouse.com

May 13th, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of [Municipality], we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

Ensure equitable access to life-saving cancer treatments for all residents in our region
Reduce travel burden on patients and families already facing significant health challenges
Enable local recruitment and retention of specialized healthcare professionals
Support integrated care that addresses both physical and emotional needs of cancer patients
Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Maureen Pinkney
Mayor of District of 100 Mile House

On behalf of District of 100 Mile House Council:
Councillors Donna Barnett, Jenni Guimond, David Mingo and Marty Norgren

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

File# 410-12

THE CORPORATION OF VILLAGE OF Ashcroft

May 13, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of the Village of Ashcroft we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to

equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Barbrara Roden, Mayor
Village of Ashcroft

On behalf of Village of Ashcroft Council:
Jonah Anstett
Jessica Clement
Nadine Davenport
Dorren Lambert

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

May 12, 2025

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of the District of Barriere we are writing to express our support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design may not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns important to address.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. The planned Regional Cancer Centre in Kamloops should:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Rob Kerslake, Mayor
District of Barriere
mayor@barriere.ca

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Village of Cache Creek

1389 QUARTZ ROAD

P.O. BOX 7 • CACHE CREEK, B.C. V0K 1H0 • TEL: (250) 457-6237 • FAX: (250) 457-9192
E-MAIL: admin@cachecreek.info • WEB: www.cachecreek.ca

May 9th 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of Cache Creek, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Village of Cache Creek

1389 QUARTZ ROAD

P.O. BOX 7 • CACHE CREEK, B.C. V0K 1H0 • TEL: (250) 457-6237 • FAX: (250) 457-9192
E-MAIL: admin@cachecreek.info • WEB: www.cachecreek.ca

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

P.A. John Ranta
Mayor

On behalf of the Village of Cache Creek Council:
Councillor Carmen Ranta
Councillor David Dubois
Councillor Kelly Debert
Councillor Susan Peters

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops - North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Mayor Merlin Blackwell

District of Clearwater

May 8th, 2025,

Dear Minister Osborne,

Thank you for meeting with myself and THRD Chair Mike O'Reilly on this issue on March 28th of this year.

I and my Council are joining the chorus of local elected officials and MLAs asking for a redesign of the Kamloops Cancer Centre. We need a full-service Cancer Centre for Kamloops, one that does not rely on patients having to travel to other Cancer Centres for treatment or diagnosis.

I am a four-time cancer survivor myself; I only count the ones where I had to be put under for surgery. I had to travel to Quesnel, Vancouver, and Kelowna for treatment or diagnosis in the past. It added additional stress, additional costs, and it often put me at risk, traveling long distances on snowy winter highways. It is not the same thing as having to take transit, get a ride, or catch a cab across the city in a metro area.

Many of my Councillors have and/or are going through similar situations themselves, with family members and with friends. It completely derails the lives of not just the patient and the people they need to rely on, but also the families of those supporters in a patient's cancer journey. What would be an afternoon off work for a friend in Vancouver or Kelowna is usually an overnight stay and 2 days of travel for a patient living in rural BC. A full-service Cancer Centre would dramatically reduce that burden.

We discussed the need for a PET CT and other services. Though council doesn't really want a delay in the opening of the new centre, we also want the new centre to have the same level of services as the Nanaimo Centre. If it's about funding, maybe communities and citizens can help.

Sincerely,

Mayor Merlin Blackwell

CC: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

DISTRICT OF CLEARWATER
P 250.674.2257
F 250.674.2173
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PO Box No. 157
209 Dutch Lake Road
Clearwater BC V0E 1N0

districtofclearwater.com

Where History Meets Adventure

The Corporation of the Village of Clinton
1423 Cariboo Hwy. PO Box 309
Clinton, B.C. V0K 1K0
TELEPHONE: 250-459-2261
FAX: 250-459-2227
Email: admin@village.clinton.bc.ca

May 22, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Village of Clinton, we are writing to express our support in principle for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Roland Stanke
Mayor, Village of Clinton

On behalf of Village of Clinton Council:
Councillor Sandi Burrage
Councillor Darrell Schapansky
Councillor David Park

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

City of Kamloops
City Council

May 20, 2025

SENT VIA EMAIL

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC V8W 9E2
HLTH.Minister@gov.bc.ca

Dear Minister Osborne:

RE: Urgent Request for the Redesign of Kamloops Cancer Centre

On behalf of the City of Kamloops, I am writing to express our strong support for the urgent redesign of the Kamloops Cancer Centre. It is imperative that this facility be brought up to the same comprehensive standards as other cancer treatment centres across British Columbia, ensuring equitable access to quality health care for all residents. Medical professionals have raised significant concerns about the current design proposal, stating it will not deliver the comprehensive regional cancer centre our region needs. As elected representatives, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of the City of Kamloops and the surrounding communities, including those as far north as Williams Lake, should not be required to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed, comprehensive regional cancer centre in Kamloops would:

- ensure equitable access to life-saving cancer treatments for all residents in our region
- reduce travel impacts on patients and families already facing significant health challenges
- enable local recruitment and retention of specialized health care professionals
- support integrated care that addresses both the physical and emotional needs of cancer patients
- prepare our region for projected increases in cancer incidence due to our aging population

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that, with proper consultation and a commitment to equitable health care delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We respectfully request that you direct your ministry to engage in meaningful consultation with local medical professionals and interest holders to address concerns raised and revise the current design of the Kamloops Cancer Centre. It is essential that the facility is holistically designed to deliver equitable cancer care services consistent with the standards of other BC Cancer sites, including builds currently under construction across the province. We also welcome the opportunity to meet to discuss this further and look forward to a response on this urgent matter.

Respectfully submitted,

Stephen Karpuk
Deputy Mayor

cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops-North Thompson
Tony Luck, MLA Fraser-Nicola
Lorne Doerkson, MLA Cariboo-Chilcotin
Rosalyn Bird, MLA Prince George-Valemount

DISTRICT OF LILLOOET

PO Box 610, 615 Main St.
Lillooet, BC, V0K 1V0
Lillooet.ca

June 4, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of the District of Lillooet, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

Ensure equitable access to life-saving cancer treatments for all residents in our region
Reduce travel burden on patients and families already facing significant health challenges
Enable local recruitment and retention of specialized healthcare professionals
Support integrated care that addresses both physical and emotional needs of cancer patients
Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a

a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Laurie Hopfl
Mayor of District of Lillooet

On behalf of the District of Lillooet Council:
Councillor Kevin Aitken
Councillor Randy McNary
Councillor Patti Flann
Councillor Barb Wiebe

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Merritt
FLOURISH UNDER THE SUN

May 13, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of Merritt, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

Merritt
FLOURISH UNDER THE SUN

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Mike Goetz,
Mayor

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

Sun Peaks
MOUNTAIN RESORT MUNICIPALITY

May 9, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2
SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Mayor and Council of Sun Peaks Mountain Resort Municipality, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

SUN PEAKS MOUNTAIN RESORT MUNICIPALITY

Rob O'Toole
Mayor

On behalf of Sun Peaks Municipal Council:
Councillor K. Dye
Councillor B. Gillespie
Councillor L. Hrycan
Councillor J. Kimmel

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops □ North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

May 15, 2025

File No. 0400-90 / 0530-08

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2

Sent via email: HLTH.Minister@gov.bc.ca

Dear Minister Osborne:

Re: Urgent Request for Redesign of Kamloops BC Cancer Care Centre

On behalf of City of Williams Lake Council, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Council has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities, including Williams Lake, should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

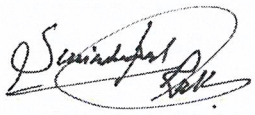
- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Yours truly,



Mayor Surinderpal Rathor

c: Peter Milobar, MLA Kamloops Centre *peter.milobar.mla@leg.bc.ca*
Lorne Doerkson, MLA Cariboo-Chilcotin *lorne.doerkson.mla@leg.bc.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

May 15, 2025

SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2

Dear Minister:

Re: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Columbia Shuswap Regional District Board of Directors, we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

Our Board has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

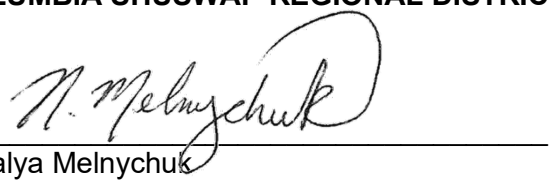
We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:



Natalya Melnychuk
Board Chair

cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops - North Thompson
Tony Luck, MLA Fraser - Nicola
Lorne Doerkson, MLA Cariboo - Chilcotin
Rosalyn Bird, MLA Prince George - Valemount

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

300-465Victoria Street
Kamloops, BC V2C 2A9
Tel: 250-377-8673
Toll Free in BC: 1-877-377-8673
Email: admin@tnrd.ca

Department: Board of Directors

May 22, 2025

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2

SENT VIA EMAIL: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Thompson-Nicola Regional District (TNRD), we are writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

The TNRD has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that our region desperately needs. As elected representatives responsible for the wellbeing of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed comprehensive Regional Cancer Centre in Kamloops would:

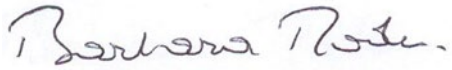
- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare our region for projected increases in cancer incidence due to our aging population

We respectfully request that you direct your Ministry to engage meaningfully with local medical professionals and stakeholders to address their concerns and revise the current design to ensure the Kamloops Cancer Care Centre is designed on one site, as is the standard of other BC Cancer sites including builds currently under construction across BC.

Our citizens deserve nothing less than the same quality of cancer care provided to British Columbians in other regions of the province. We are confident that with proper consultation and a commitment to equitable healthcare delivery, an appropriate design can be achieved that will serve the needs of cancer patients throughout the Interior for decades to come.

We would welcome the opportunity to discuss this further and to work collaboratively toward a solution that ensures our region receives a cancer centre that truly meets the needs of our communities.

Respectfully submitted,



Barbara Roden
Chair, Thompson-Nicola Regional District

Cc: Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops □ North Thompson
Tony Luck, MLA Fraser – Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

SQUAMISH - LILLOOET
REGIONAL DISTRICT

Box 219, 1350 Aster Street
Pemberton, BC V0N 2L0
P. 604-894-6371 TF. 800-298-7753
F. 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

May 28, 2025

BY EMAIL ONLY (HLTH.Minister@gov.bc.ca)

Honourable Josie Osborne
Minister of Health
PO Box 9050 Stn Prov Govt
Victoria BC, V8W 9E2

Dear Minister Osborne:

RE: Urgent Request for the Redesign of Kamloops Cancer Care Centre

On behalf of the Squamish-Lillooet Regional District Board of Directors, I am writing to express our strong support for the redesign of the Kamloops BC Cancer Care Centre to ensure it meets the same comprehensive standards as other cancer treatment facilities across British Columbia.

The SLRD Board has been made aware of significant concerns raised by medical professionals regarding the current design proposal for the Kamloops Cancer Care Centre. These healthcare experts have clearly articulated that the current design will not deliver the comprehensive Regional Cancer Centre that the region desperately needs. As elected representatives responsible for the well-being of our citizens, we find these concerns deeply troubling.

The Interior Health region serves a large geographic area with diverse communities that deserve equitable access to cancer care. Residents of Kamloops and surrounding communities should not have to travel to Kelowna or Vancouver to receive the same level of cancer treatment available elsewhere in the province. A properly designed, comprehensive Regional Cancer Centre in Kamloops would:

- Ensure equitable access to life-saving cancer treatments for all residents in our region
- Reduce travel burden on patients and families already facing significant health challenges
- Enable local recruitment and retention of specialized healthcare professionals
- Support integrated care that addresses both physical and emotional needs of cancer patients
- Prepare the region for projected increases in cancer incidence due to our aging population

We respectfully request that you instruct your Ministry to engage in meaningful discussions with local medical professionals and stakeholders. It is important to address their concerns and revise the current design of the Kamloops Cancer Care Centre. The goal is to ensure that it is built on a single site, as is the standard for other BC Cancer facilities, including those currently under construction across British Columbia.

Our citizens deserve the same high-quality cancer care that is available to British Columbians in other regions of the province. We believe that with proper consultation and a commitment to equitable healthcare delivery, we can develop a suitable design that will meet the needs of cancer patients throughout the Interior for many years to come.

We support ongoing discussions and working toward a solution that ensures all regions receive cancer facilities that genuinely address the needs of our communities.

Respectfully,

JFord.

Jen Ford
Chair, Squamish-Lillooet Regional District

CC: SLRD Board of Directors
Heather Paul, Chief Administrative Officer, SLRD
Peter Milobar, MLA Kamloops Centre
Ward Stamer, MLA Kamloops - North Thompson
Tony Luck, MLA Fraser–Nicola
Lorne Doerkson, MLA Cariboo – Chilcotin
Rosalyn Bird, MLA Prince George – Valemount

BRITISH COLUMBIA

June 25, 2025

1310193

Via email: JFreund@csrd.bc.ca

Natalya Melnychuk
Board Chair
Columbia Shuswap Regional District

Dear Natalya Melnychuk,

Thank you for your letter of April 4, 2025, regarding the Farmers' Market Nutrition Coupon Program (FMNCP). I appreciate hearing directly from you about the positive impact this program has had on local farmers, the agricultural sector in the Columbia Shuswap Regional District, and households with lower incomes over the past year.

I'm pleased to share that the BC Association of Farmers' Markets has received $4.25 million from the Ministry of Health to continue delivering the FMNCP this year. This funding will help over 8,500 lower-income households in approximately 90 communities across the province access nutritious foods at local farmers' markets.

Thank you again for taking the time to write and share your perspective.

Sincerely,

Josie Osborne
Minister

CSRD
JUN 27 2025
RECEIVED

UBCM Union of BC Municipalities

June 23, 2025

Chair Natalya Melnychuk
Columbia Shuswap Regional District
Box 978
Salmon Arm, BC V1E 4P1

Dear Chair Melnychuk:

Re: 2025 Resolution(s)

UBCM confirms receipt of the attached resolution(s) endorsed by your Board and submitted directly to UBCM by the June 15 deadline.

The resolution(s) will be included in UBCM Resolutions Book for the 2025 UBCM Convention in September.

If you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst at 604.270.8226 ext. 100 or jjustason@ubcm.ca.

Sincerely,

Mandewo

Councillor Trish Mandewo
UBCM President

Enclosure

Modernization of Municipal Wastewater Regulations and Sewerage System Regulation

Coldstream, Vernon, Lake Country, Columbia Shuswap RD

Whereas the oversight of wastewater management in British Columbia is divided between two provincial ministries, resulting in split jurisdiction over two key regulations - the Municipal Wastewater Regulation (MWR (2001 and the Sewerage System Regulation (SSR (2005;

And whereas these regulations have not undergone significant updates since their enactment, despite evolving environmental standards, increasing concerns regarding the professional oversight of these systems, emerging technologies, and increasing community and ecological demands;

And whereas the Province has established priorities to support housing development, infrastructure expansion, improved cumulative effects assessment in natural resource decision-making, and stronger integration of source water and drinking water protection:

Therefore be it resolved that UBCM requests the Province of British Columbia to undertake a comprehensive review and modernization of the Municipal Wastewater Regulation and Sewerage System Regulation to ensure alignment with current environmental pressures, technological advancements, and land use planning needs.

Convention Decision:

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

July 10, 2025

Sent by email: HMA.Minister@gov.bc.ca, tmandewo@coquitlam.ca

Honourable Ravi Kahlon, M.L.A.
Minister of Housing and Municipal Affairs
PO BOX 9074, STN PROV GOVT
Victoria, BC V8W 9E2

Trish Mandewo, President
Union of British Columbia Municipalities
10551 Shellbridge Way
Richmond, BC V6X 2W8

Dear Minister and Ms. Mandewo:

Re: Legislative Reform Initiative

On behalf of the Columbia Shuswap Regional District Board of Directors, I am writing to convey our strong support, in principle, for the initiatives within the legislative reform process of the Local Government Act (LGA). We fully endorse the establishment of a process that ensures comprehensive, inclusive, and broad consultation throughout the reform of the LGA.

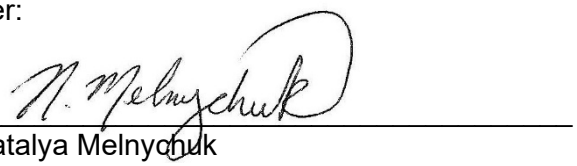
Modernizing and updating the LGA is necessary, as it governs the powers and guides operations of regional districts and municipalities throughout British Columbia. The Act must reflect current economic, social, and political realities, and respond to the evolving needs and reality of modern governance and service delivery.

At it exists today, the LGA is outdated and does not adequately address the perspective and priorities of all electoral areas. Regional districts are becoming increasingly accountable for more responsibilities yet often lack the necessary tools and authority to effectively meet these growing expectations.

The Legislative Reform Initiative presents a valuable opportunity to enact meaningful change through a clear, evidence-based approach that aligns with provincial priorities while also addressing the unique needs of regional districts. We support ongoing consultation and a collaborative process to ensure that legislative reform initiatives lead to effective and responsive governance.

On behalf of the CSRD Board, we appreciate your attention to this urgent matter. Reviewing and updating the LGA is necessary to ensure that the needs of all levels of governments are met and addressed. By refining the LGA framework, regional districts and municipalities can better respond to current challenges and strengthen the resilience of our province for the future.

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:



Natalya Melnychuk
Board Chair

cc: David Williams, M.L.A. Salmon Arm–Shuswap
Scott McInnis M.L.A. Columbia River–Revelstoke

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

June 19, 2025

Sent by email: tmandewo@coquitlam.ca

Trish Mandewo, President
Union of British Columbia Municipalities
10551 Shellbridge Way
Richmond, BC V6X 2W8

Dear Ms. Mandewo:

Re: CSRD Board Supports Bill 15, Urges Stronger Local and First Nations Consultation

The Columbia Shuswap Regional District (CSRD) Board of Directors wishes to express support for the intent of Bill 15, which aims to expedite critical projects that will benefit communities across BC. While the Board recognizes the need to streamline processes to address pressing challenges, we want to emphasize the importance of meaningful consultation with local governments and First Nations throughout the implementation of Bill 15.

Local governments have a unique position in their deep understanding of their communities' distinct needs which allows them to tailor policies and services effectively. It is crucial that Bill 15 respect this local expertise and the established processes designed to best address the specific needs of the region.

Although Bill 15 mandates that all designated projects are required to uphold the government's commitment to the Declaration of the Rights of Indigenous Peoples Act, the Board wants to stress that this is not only a vital part of the reconciliation process, but also a constitutional requirement. Communication and consultation with First Nations communities impacted by the projects is key.

Early and ongoing engagement with local governments and First Nations communities will ensure that expedited projects are implemented efficiently, effectively, and respectfully while adhering to local standards, values, and rights. A collaborative approach will help prevent unintended consequences and will result in improved outcomes for all British Columbians.

The CRSD Board respectfully requests that UBCM continue to advocate for robust consultation processes. Striking the right balance between expediting processes and maintaining the integrity of consultation is challenging, yet it is essential the quality of local government procedures and engagement with First Nations remain intact.

Thank you for your support in ensuring that the goals of Bill 15 are achieved in a way that respectfully reflects the interests of all communities.

Respectfully submitted,

COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:

_____
Natalya Melnychuk
Board Chair

DRAFT

Outlook

ORL Letter of Support for UBCM Ministerial Meetings

From Corinne Boback <cboback@orl.bc.ca>
Date Tue 6/17/2025 3:10 PM
To Jennifer Sham <jsham@csrd.bc.ca>
Cc John MacLean <JMacLean@csrd.bc.ca>; Director Simpson <JSimpson@csrd.bc.ca>

1 attachment (18 KB)
Letter of Support for UBCM Ministerial Meetings.docx;

Good afternoon,
As you know, members of your Council/Board are appointed to the Okanagan Regional Library (ORL) Board. This year, with the support of our fellow Board members, Danielle Hubbard, CEO, and I will be submitting requests to meet with Ministers at the upcoming UBCM convention.
We plan to submit meeting requests with the Honourable Sheila Malcolmson (Ministry of Social Development and Poverty Reduction) and the Honourable Ravi Kahlon (Ministry of Housing and Municipal Affairs) to explore opportunities to advance the following key objectives:

1. A 20% increase in core provincial library grants
2. The establishment of a Social Wellbeing Grant
3. The establishment of a Climate Relief Grant

To assist in this effort, we have drafted a template letter of support, should your organization wish to join us in advocating for these initiatives. If your mayor feels it is appropriate to support this request, we kindly ask that the letter be updated with your organization's letterhead, relevant information, and signature, and returned to me by mid-July. This will allow us time to prepare our meeting packages, should our requests be approved.
Please feel free to reach out if you have any questions or require additional information. We sincerely appreciate your consideration and support.
Warm regards,

Corinne Boback
Administrative Services Manager
Okanagan Regional Library | Administrative Centre

1430 KLO Road, Kelowna, V1W 3P6, BC

250.860.4033 x2451
cboback@orl.bc.ca
https://link.edgepilot.com/s/35e82a53/PojmaE6qQUup7knXkq9Jig?u=http://www.orl.bc.ca/

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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

July 17, 2025

To Whom It May Concern,

Re: Support for 2025 UBCM Convention Ministerial Meeting Requests

On behalf of the Columbia Shuswap Regional District, I am writing to express our support for the 2025 UBCM Convention ministerial requests being submitted collaboratively by the Okanagan Regional Library.

Public libraries across British Columbia provide essential front-line services, not only in literacy and education, but increasingly as safe, inclusive spaces for vulnerable and underserved community members. As local governments, we continue to shoulder increasing costs associated with population growth, inflation, housing insecurity, and public health challenges—while library funding from the province has remained largely stagnant since a 25% reduction in 2009.

We support the following three requests put forward by the Okanagan Regional Library:

1. A 20% Increase in Core Provincial Library Grants
A proportional increase to the four core provincial grants (Per Capita Operating Grant, Literacy and Equity Grant, OneCard Grant, and Resource Sharing Grant) is critical to enable libraries to meet growing community demands while relieving financial pressure on municipal governments.

2. Establishment of a Social Wellbeing Grant
Providing dedicated funding for resources and training would strengthen libraries' ability to align with and support the priorities of the Ministry of Housing and Municipal Affairs and the Ministry of Social Development and Poverty Reduction, particularly in areas related to community wellbeing, housing stability, and poverty reduction.

3. Establishment of a Climate Relief Grant
Many libraries now function as de facto heating and cooling centres during extreme weather events. Supporting this role with operational and facility-based funding ensures libraries can safely provide refuge in climate emergencies.

We believe these measures would meaningfully enhance the province's efforts in the areas of housing, social development, and climate readiness, while improving service delivery and reducing pressures on local governments.

We encourage the provincial government to engage directly with the Public Libraries Branch, along with local and regional library systems, to implement these proposals.

DRAFT

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:

_____
Natalya Melnychuk
Board Chair

Overview of CCBF in BC

1. PROGRAM BACKGROUND
2. RENEWED CCBF AGREEMENT
3. CWF PROGRAMMING UPDATES

OVERVIEW OF CCBF

- Originally called Gas Tax Fund
- Long-term predictable funding
- BC receives ~$320M annually
- $5 billion allocated since 2005

NATIONAL OBJECTIVES

1. Productivity & economic growth
2. Clean environment
3. Strong cities & communities
4. Housing**

UBCM'S ROLE

Canada

BRITISH COLUMBIA

UBCM The Voice of BC Local Government

HISTORY OF CCBF

- **2005 –** 1st Gas Tax Fund Agreement signed in BC
- **2011 –** Legislation to make program permanent
- **2014 –** Renewed for 10 years
- **2019 –** Single-year doubling
- **2021 –** Single-year doubling
- **2021 –** Renamed Canada Community-Building Fund
- **2024 –** Program renewed to 2034

RENEWED AGREEMENT 2024-2034

- Signed June 2024
- $3.6 billion for BC over 10 years

SAME:
- CWF, SPF, MVRF
- Allocation formula

NEW:
- Fire Trucks eligible
- New category: Resilience
- Investments related to housing
- Asset Management requirements

PROGRAM STREAMS IN BC

Community Works Fund

Strategic Priorities Fund

Metro Vancouver Regional Fund

PROGRAM STREAMS IN BC

Metro Vancouver Regional Fund

- Regional transportation investments in Metro Vancouver
- Projects proposed by TransLink, approved by Metro Vancouver Regional District Board

PROGRAM STREAMS IN BC

Strategic Priorities Fund

- Outside Metro Vancouver
- Application-based
- Capital & capacity-building projects that are large in scale, regional in impact, innovative and align with the CCBF's national objectives
- Intake timelines TBD

Canada Community-Building Fund BC | UBCM

Community Works Fund

OVERVIEW OF CWF

Community Works Fund

- For all local governments
- Allocated with per capita formula
- Delivered twice per year
- Recipients decide which eligible projects to fund

OVERVIEW OF COMMUNITY WORKS FUND

- Part of original CCBF programming
- Flexible, predictable funding
- 800 - 900 projects reported annually
- 6,0000+ projects since 2005
- $1.9 billion transferred to local governments, includes 2024
- $1.3 billion expended on capital and capacity building CWF projects, 2005-2023

ALLOCATION FORMULA

Years 1 -3, 2024/25 – 2026/27

Local Government Type	Base Funding Amount	Per Capita Amount
Metro Vancouver	$63,411	$3.23 / person
Outside Metro Vancouver	$63,411	$45.50 / person

CAPITAL INVESTMENT CATEGORIES

- **Resilience * NEW ***
- **Fire Halls & Trucks * NEW ***
- Recreation & Sport
- Wastewater & Stormwater
- Solid Waste Management
- Community Energy
- Roads and Bridges
- Active Transportation

- Public Transit
- Short-line Rail
- Drinking Water
- Culture and Tourism
- Brownfield Remediation
- Broadband Infrastructure
- Local and Regional Airports

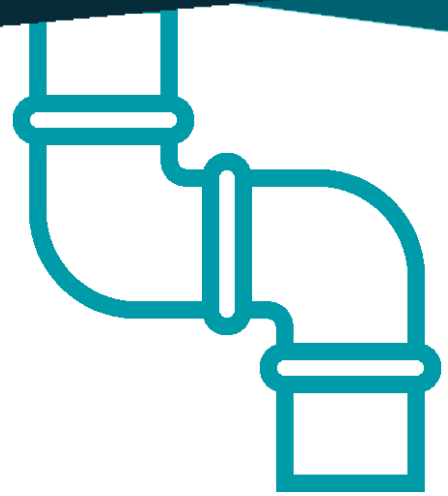
CAPACITY-BUILDING ELIGIBLE COSTS

- ☑ Asset management
- ☑ Integrated community sustainability planning
- ☑ Long term infrastructure planning
- ☑ Housing Needs Assessments and other related housing planning*
- ☑ Detailed design/ Feasibility studies

INELIGIBLE EXPENSES

- ✕ Education, Daycare, and Childcare
- ✕ Social Housing, Social Services
- ✕ City halls, public works buildings, administrative buildings
- ✕ Senior care facilities and housing
- ✕ Health infrastructure
- ✕ Small equipment purchases
- ✕ Response supplies
- ✕ Art and exhibit manufacturing
- ✕ Leasing costs
- ✕ Overhead, including salaries and other employment benefits
- ✕ Administrative costs
- ✕ Costs related to planning, engineering, etc. typically carried out by staff
- ✕ Purchase of land or any interests therein, and related costs
- ✕ Routine repair and maintenance
- ✕ Legal fees

WHAT'S NEW



2024-2034 Agreement:

- Project outcomes reporting
- Five-year spending limit on funds
- "3rd Party Projects"
- Housing reporting
- Asset management reporting
- Compliance Survey
- Communications Activities

NEW: OUTCOME REPORTING

- Outcomes reporting for projects >$25,000 CWF spending
    - Type of investment
    - Output indicator and metric
    - Outcome indicator and metric
    - Geolocation data
    - Population served by project
    - Housing supply indicator
- Information will be collected in the PIMS system
- Reporting Deadline: June 1

NEW: 5-year spending limit on CWF Funds

- Funds remaining from previous Agreement are subject to new guidelines
- CWF funds in accounts as of December 31, 2024 must be expended or identified for future investments in capital plan by December 31, 2028
- CWF funds received in 2024 must be expended or identified for future investments in capital plan by December 31, 2029

NEW: 3RD PARTY ASSETS

Projects relating to an asset not owned by a local government must be approved through a board or council resolution which should consider the following:

1. Board or council has identified the project as a regional or municipal priority within a long-term capital investment plan;
2. Board or council has not prioritized the 3rd party project over a local government owned priority project;
3. The project is supported by asset management planning;
4. The project meets the minimum outcomes reporting criteria

NEW: COMPLIANCE SURVEY

- Unspent Funds and 5-year spending limit
- Communications output
- Asset Management questionnaire

NEW: Housing Reporting

- Voluntary housing output question on the PIMS Project Page for all projects for all local governments
- Qualitative questionnaire was sent out by the Province to all the communities over 30,000
- Impacted local governments should return the questionnaire to staff the Province (Planning and Land-use Management Branch).
- Interim Housing Needs Reports for local governments over 30,000 submitted to Province

Questions?

ubcm.ca/ccbf

Program Contact
ccbf@ubcm.ca
(250) 356-5134

From: Julie Freund
To: CSRD Board
Cc: CorpAdmin
Subject: Email from Lawren Richards Re Thoughts on Spending and Taxes
Date: June 20, 2025 12:34:58 PM
Attachments: image003.png
image004.png

Good morning Directors,

The following message was received from Lawren Richards, a member of the public, who has requested to appear as a delegation at the July Board meeting. She will read out this same correspondence so that the public can hear it.

To the CSRD Board & Admin:

This is a letter about strategic spending. Some of you know me; I've lived in the Shuswap for over 20 years. I'm a business consultant, and I'm active in the community. I have a degree in economics and a master's degree in business, and I believe in fiscal responsibility. I believe in our community, I support small business, and like most other people, I'm not fond of taxes.

There are forces around the world which we have no control over which can run over all of these things like a freight train: our civil society, our small businesses, our tax frameworks, our very lives. In order to prevent civil chaos we need to start looking at changes to efficiency, effectiveness, and the mitigation of risk, and to start looking at these changes not as expenses, but as investments to prevent future costs.

Among many other actions, this includes investments in the reduction of solid waste, something which especially includes thoughtful changes to the processes which generate solid waste. Our current building practices promote increased solid waste. Our current lack of urban wildfire mitigation promotes increased solid waste. Our current business practices and lack of emphasis on circular economy efficiencies promote an increase in solid waste. Anything that lands in our landfill is essentially a wasted resource. We have never, ever looked at our overall governance policies using the framework of waste prevention.

When we start thinking of every single item thrown in the landfill as a wasted resource, we will be on our way to changing the mindset that has gotten us into the situation in the first place: this is the true meaning of a circular economy. Because we have ignored these issues for so many years in favour of spending less, we now have the double burden of dealing with the current overabundance of wasted resources that are landing in our landfills, AND correcting existing embedded waste-producing policies at the same time. Beginning to educate ourselves, our government staffs, and

the general public to this mindset is key, and that education is not free but it is also an investment. The opportunity cost of the resources that we are wasting in our landfills is tremendous, and that opportunity cost is only growing as resources become more scarce.

Just think about how much money would have been saved if we had prevented the North Shuswap wildfires from burning communities: aside from the tremendous personal impacts, there was the cost of the housing and contents, the business productivity, the cost to the community culture of the civil disobedience and standoffs with the RCMP and the province, and the cleanup—the cleanup which included the immediate cost of hauling waste to the landfill, and includes the future cost using space in the landfill that speeds us toward the need to build a new landfill with an engineered lining. This was ***our*** generation's waste, yet that very expensive engineered lining is going to sit as a cost on my children, because we didn't prevent that toxic waste from going into the landfill in the first place.

Our construction process now actively promotes the inclusion of ICF (insulating concrete forms). It allows materials like vinyl siding, asphalt roofing, and a wide variety of other toxic materials, and we do not in any meaningful way promote the local manufacture of existing nontoxic alternatives to these materials, nor do we promote the reduction or reuse of these materials once they are already in play. Have we, as a local government, thought about what we're going to do with concrete-filled Styrofoam blocks and toxic materials when it comes time to dismantle these buildings, or, worse yet, if they burn? This is another burden of ours that we are allowing to land on our children or our grandchildren because we are too focused on not spending money today to care about what will happen to the people who actually have to pick up the tab tomorrow.

I know it's not fair; we are already picking up the tab for our parents' generation: that's the expense of all the wasted resources that are already in the landfill, and the money we're having to set aside for new space.

I am pleading with you that we be the responsible generation, and not do the same to our children; the cost landing on them is already too high. We need to pay our generation's fair share.

Lawren Richards

Thank you,

Julie Freund
Legislative Clerk/Executive Assistant
Corporate Services

Columbia Shuswap Regional District
T: 250.833.5975 | **F**: 250.832.3375 | **TF**: 1.888.248.2773
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Chief Administrative Officer

Period Ending July 10, 2025

What I've been working on…

- Continued participation in the Rail Trail Project. Focus has been supporting staff in the permit granting process as well as supporting our partners as they continue discussions with the Agricultural Land Commission. We have also been working on making the existing, already approved sections fully open to the public.
- The First Nation Engagement project. We held the first Community to Community Forum in Salmon Arm with elected and staff representatives of Splatsin, Skwlax, Neskonlith and Adams Lake. We continue to work towards future meetings. We are hoping to have a planning meeting during the Summer leading to a full Community to Community meeting in the Fall.
- Attended the Strategic Planning Session with the Board of Directors. The Board has commented on the proposed strategy, and I will support the Chair as required to get this back to the Board.
- Participated in the hiring process for a new General Manager, Finance (CFO). We have hired and the start day is in early September.
- Continued support for the Bylaw Enforcement Team as we navigate several bylaw enforcement changes and efforts.
- Supporting the Community Services department as we navigate changes in leadership, service delivery issues and internal staffing matters.
- Involvement in monitoring the fire season and the impact on the CSRD. This included participation in Coordination Calls for the small fire outside Chase.
- Continued support for the Development Services Team as we navigate Provincial Housing support mandates and the changes to the regulation of short-term rentals.
- Working with Directors on initiatives or projects that are of interest. Mapping out how to move forward with the appropriate interaction and approval of the Board.
- Internal administrative matters
- Annual leave

What have I been attending…

- Attended the Federation of Canadian Municipalities Conference in Ottawa.

What's coming up…

- Meeting in Revelstoke
- Rail Trail Roundtable (August 14)

- UBCM in September
- Local Community Commission Report (August COW)

What am I keeping an eye on…

- Seasonal Planning around emergency preparedness.
- Preparation for UBCM
- 2026 Workplan and Financial Planning
- GM, Finance Transition
- Community to Community Forum Meeting 2

Respectfully submitted,

John M. MacLean, CAO

July 10, 2025

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Water Utility Acquisition Policy W-4 Update
DESCRIPTION:	Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated July 3, 2025. A report to finalize the updates to the Water Utility Acquisition Policy W-4.
RECOMMENDATION:	THAT: the Board approve the updated Water Utility Acquisition Policy W-4; AND THAT: Policy W-4 be included in the Policy Manual, this 17th day of July, 2025. *Corporate Vote Unweighted Majority*

SUMMARY:

At the CSRD Committee of the Whole meeting on June 5, 2025, staff provided the Committee with a presentation on the updated Water Utility Acquisition Policy W-4. The purpose of the presentation was to education the Committee on the updates and changes made to the Policy, which will ultimately lead to improvements in the CSRD's processes related to acquiring water utility systems and further protect the CSRD from acquiring systems that may pose financial or operational risks.

The purpose of this report is to bring forward the recommendation from the Committee of the Whole for staff to present the updated Water Utility Acquisition Policy W-4 for adoption by the Board.

BACKGROUND:

At the July 18, 2024 Regular Board meeting, a recommendation to place a moratorium on the CSRD acquiring new water systems was endorsed. The same report authorized the use $20,000 from the CSRD's Special Projects fund to hire a consultant to review department priorities, including a full review of the Water Utility Acquisition Policy W-4 and the options for removing the moratorium on accepting new applications.

In 2024/25 a thorough review of the CSRD's Water Utility Acquisition Strategies and related Policies was carried out by the Utility Services Department (USD) and John Weninger Infrastructure Planning (JWIP) resulting in a number of minor housekeeping changes and some more significant changes that reflect how the Policy will actually be implemented. In general, there were several Sections that referred to planning/subdivision standards, which are not deemed relevant to the acquisition of a system. Furthermore, there are several Sections related to actions required of the CSRD's USD, which are considerations for service delivery but not relevant to an application for acquisition.

The most significant proposed change to the Policy is the rewording of the Section 1-4 and the deletion of Section 7, which are all related to the specifics around the prioritization of an acquisition of a water system and the number of assessments in the "queue". So, although the Limit to the Number of Assessments (Section 7) has been removed, Sections 1-4 have been reworded to focus the priority on systems that:

a) pose significant health risks to users;
b) existing systems that prove to be financially viable;

c) new systems that benefit the CSRD in terms of addressing existing health issues;
d) new systems that provide economies of scale, that are beneficial to other systems; and,
e) number of residents benefiting from the service.

In addition, it was determined that in order to assess applications for take over, that a tool be developed to help staff prioritize the acquisition of water systems. The results of these efforts is a Memorandum from JWIP entitled Water System Acquisition Prioritization. Using a ranking system, which includes assigning a numerical value to factors related health and financial benefits, along with a reach factor (the number of residents the service would benefit), staff will be able to better prioritize future incoming applications. The prioritization tool has been applied to the existing backlog of water systems in the "queue", which resulted in the Upper Sorrento expansion project being the top priority for the CSRD. Furthermore, the evaluation shows that Shelter Bay and Kettleston rank extremely low and may not be good candidates to acquire.

Overall, the revised Water Utility Acquisition Policy W-4 will allow the USD to focus on systems that require assistance, while also ensuring that developers looking to offload new systems build to a standard that will ensure minimal operational challenges and maximum financial viability to the CSRD. Furthermore, the prioritization tool will allow staff to share results with applicants and provide realistic expectations for accepting applications and timelines for service delivery.

POLICY:

The purpose of this report is to update the existing Water Utility Acquisition Policy W-4.

FINANCIAL:

There are no financial implications to updating Water Utility Acquisition Policy W-4.

KEY ISSUES/CONCEPTS:

The updated Water Utility Acquisition Policy W-4 will help to protect the CSRD from taking over water utility systems that may not be financially viable. Furthermore, it provides clear direction to applicants on requirements which must be met in order for the CSRD to consider acquiring a new or existing system.

IMPLEMENTATION:

A moratorium currently exists at the CSRD which prevents the acquisition of new or existing water utility systems. When the moratorium is lifted, the updated Policy will be implemented for any new applications.

COMMUNICATIONS:

Staff will work with the CSRD's Communication department on a strategy to make the updated Policy W-4 available to public and the development community.

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:	2025-07-17_Board_EUS_Water_Aquisition_Policy_Update_Adoption.docx
Attachments:	- 2025_Policy W-04 Water Utility Acquisition.pdf
Final Approval Date:	Jul 10, 2025

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

Jennifer Sham

John MacLean

W-4 WATER UTILITY ACQUISITION

Department of Primary Responsibility: Environmental and Utility Services	
Approval Date: June 24, 2009	**Approved by: Board**

Purpose

This policy aims to reduce risks and maximize benefits for water users when evaluating requests for the Columbia Shuswap Regional District (CSRD) to acquire existing or proposed water utilities.

To minimize risk, this policy is intended to ensure that:

a. The CSRD fully understands the candidate water system's condition before acquiring it.
b. The CSRD has the financial, organizational and technological resources to own and operate additional water systems.
c. The candidate water system will be financially viable over the long term under CSRD ownership.

To maximize benefit, this policy is intended to ensure that:

a. CSRD ownership yields significant improvements in the quality and reliability of water service.
b. Economies of scope and scale are realized to reduce costs and improve affordability of user rates.
c. Water users are fairly represented within the governance system.

Scope

This Policy is meant to provide owners of existing or proposed water utility systems with clear requirements for the CSRD to consider utility system acquisition and guidance on the CSRD's processes for evaluating applications.

1. Initiating the Acquisition Process

1.1 The CSRD will entertain requests to assume ownership of existing water systems from:

a. Water users; or
b. Water system owners provided that the Electoral Area Director concludes that there is sufficient local support for the potential acquisition, which is often provided by an informal petition signed by area residents requesting that the CSRD investigate the feasibility of acquiring a water system. If water users approach the CSRD directly to request acquisition, the CSRD will consult with

the water system owner to obtain the owner's consent prior to initiating the acquisition process.

1.2 Alternatively, the CSRD may choose to initiate a water system acquisition process itself if the owner of the water system agrees, and such an acquisition would:

a. Result in result in measurable improvements to water service provision (i.e., water quality and reliability, as well as compliance with the Drinking Water Protection Act and the CSRD's Subdivision Servicing Bylaw);
b. Likely to be supported by the water users of that system;
c. Enable the CSRD to realize economies of scope or scale, which would result in cost savings relative to the water systems meeting the same standards on their own; and
d. Support broader CSRD objectives.

2. Pre-requisites for Acquisitions of Existing Water Systems

To be considered for acquisition an existing system must:

2.1 Have a minimum of 50 users connected;

2.2 Have a completed assessment that identifies any upgrades required to comply with CSRD and Provincial standards together with a financial plan to address such upgrades; and,

2.3 Be financially viable to operate and maintain over the long term (including funding for the necessary CSRD internal resources needed to manage and administer the system).

3. Pre-requisites for Acquisitions of New Water Systems

The acquisition of a new water system may be considered provided that the system:

3.1 Will have a minimum of 75 active connections;

3.2 Is constructed in accordance with CSRD standards;

3.3 Is located in a geographic area that is easily accessible for operations and maintenance;

3.4 Is financially viable to operate and maintain over the long term (including funding for the necessary CSRD internal resources needed to manage and administer the system);

3.5 Will be operated and maintained by the developer for a minimum of one year.

4. Prioritization of Water System Acquisitions

The CSRD's Prioritization Tool (Appendix A) will be used to evaluate water system acquisition applications. The tool will be used to evaluate the existing acquisition applications received prior to 2025 and any new applications received beyond. Results of the prioritization evaluation process will be shared with applicants to advise whether an application meets the threshold to accept into the CSRD acquisition process. The processing of applications accepted into the acquisition process will be dictated by staff resourcing, contractor resources and annual work planning.

The elements of the prioritization tool, used to review and process acquisition applications, include the following:

4.1 Existing systems that pose significant health risks to users.

4.2 Existing systems that prove to be financially viable.

4.3 New systems that benefit the CSRD in terms of addressing existing health issues.
4.4 New systems that provide economies of scale, that are beneficial to other systems.
4.5 Number of residents benefiting from the service.

5. Public Assent Process for Acquiring Existing Systems

5.1 The CSRD will assume ownership of an existing water system only upon a successful public assent process. A public assent process should be completed before the end of August (in order to enable appropriate coding by the BC Assessment Authority) to ensure that a CSRD takeover is possible for the following year.

6. Comprehensive Assessment of Existing Systems

6.1 The CSRD will not acquire a water system until a comprehensive assessment has been carried out by qualified professionals consistent with the requirements established by the CSRD in its Terms of Reference for Water System Assessments (Appendix B).
6.2 Upon receiving an expression of interest, the Electoral Area Director will request from the CSRD Board access to a Feasibility Study Funds. If approved, these funds will be used to engage an engineering firm to examine the history, legal status, and condition of the water system. If the water system is ultimately taken over by the CSRD, this amount is to be repaid by the new function in its first fiscal year.
6.3 The CSRD will not accept connections to an existing CSRD water system until a comprehensive engineering assessment of the existing infrastructure as well as the engineering works necessary to connect the property(s) to the CSRD water system has been carried out by qualified professionals. The cost of an engineering assessment will be paid in advance by the existing owner(s) who are requesting to connect to the CSRD water system.

7. Payment for Water Systems

7.1 It is the policy of the CSRD to pay no more than a consideration of $1.00 for the acquisition of any water system.
7.2 In extenuating circumstances, the Board may waive this requirement.

8. Transfer of All Financial Assets at Conversion

8.1 The transfer of a water system to CSRD ownership will be conditional on the transfer to the CSRD of all the financial assets related to the water system including all pertinent reserve and trust funds, performance reserve funds in place as a requirement of the Comptroller of Water Rights, bonds or other securities, as well as any pre-servicing or other prepaid commitments.
8.2 In extenuating circumstances, the Board may waive this requirement.

9. Timing

9.1 The CSRD will work with relevant regulatory agencies to promote the timely completion of required assessment and regulatory processes related to the acquisition of water systems by the CSRD.

10. Transfer of Systems and Legal Risk

10.1 The CSRD will not acquire or assume responsibility for a water system if the CSRD determines there is undue legal risk associated with doing so.

11. Transfer of Systems without Valid Permits or Licenses

11.1 The CSRD will not acquire or assume responsibility for a water system if the CSRD determines that there is substantial risk that it will not be able to obtain valid permits for the construction or operation of the system or valid licenses (e.g., water licenses).

12. Constructed Works Protected by Rights-of-Way, Easements, Lease or Fee Simple Ownership

12.1 The CSRD will not assume ownership or responsibility for a water system where major facilities, mains and other constructed works are not located within registered rights-of-way or easements held by the owner of the system or within legal parcels owned or leased by the owner unless the CSRD deems that it, rather than the existing owner, is in a better position to acquire the required rights-of-way, easements or parcels.

13. Service Delivery

13.1 All activities related to the management, operation and maintenance of CSRD water systems will be carried out by CSRD staff, its contractors and/or private sector partners.

14. Servicing Standards for New Systems

14.1 As a condition of acquisition and in accordance with the CSRD's Subdivision Servicing Bylaw, the CSRD may engage a third party (chosen by the CSRD) to review any document, report, or analysis related to the water system that the developer has submitted to the CSRD. The developer will be responsible for the full cost of any required third-party review.

15. Water Meter Installation

15.1 The CSRD will require developers to install water meters (at no cost to the CSRD) in all new developments that will be acquired by the CSRD, including single-family residential developments, as a condition of subdivision or building permit issuance as per the CSRD's Subdivision Servicing Bylaw.

15.2 For existing water systems that will be acquired by the CSRD, the CSRD may install water meters after the system is acquired. Costs (net of grants) for meter installation will be wholly funded by water users of that system.

16. Existing Committees/Governance Structures

16.1 The CSRD will not delegate any decision-making authority related to water service provision to a commission, committee or any similar body.

16.2 Upon the acquisition of an existing water system, the CSRD will establish a Local Transition Advisory Committee that will function for one year after acquisition by the CSRD.

17. Costs of Conversions

17.1 The cost of all studies to assess the feasibility of converting ownership of a water system from an improvement district, water users' community, private utility, strata or any other governance model to the CSRD will be financed by the CSRD from a Feasibility Study Fund established for such a purpose. Where the conversion is successful, the Regional District will recover its costs from Provincial grant programs and from the regional water service area established as a result of the conversion. Where the conversion is not successful, the costs of the assessment will be borne by the CSRD (net of grants).

18. Shared Interest Development

18.1 The CSRD does not support the provision of domestic water services by shared-interest developments.

18.2 The CSRD will not consider acquiring any water system owned by a shared-interest development. The shared-interest development must be converted to bare land strata or fee simple status prior to the CSRD considering acquisition.

19. Consistent with other CSRD Regulations and Policies

19.1 Official Community Plans and Zoning Regulations will guide CSRD financial planning, land use planning regulations and policies where they exist, with CSRD service delivery objectives.

20. Monitoring and Evaluating Water System Improvements

20.1 The CSRD will monitor and evaluate the impact of its acquisition policies and practices in terms of the following:

a. improvements to the reliability, safety, and quality of water provided;
b. improvements to water service delivery;
c. effectiveness of the CSRD's overall strategy for acquiring water systems; and,
d. effectiveness of the acquisition process.

20.2 The CSRD will review its policies and practices every five years and will make any necessary changes to ensure that water system improvements are occurring and that the provision of water services is of the highest quality.

21. Coordination with Provincial Ministries

21.1 The CSRD will work closely with relevant Provincial Ministries and agencies to improve water service provision in the unincorporated areas of the CSRD. The CSRD will periodically review these agreements and, if required, may negotiate a Memoranda of Understanding to better support improvements to water service provision in the CSRD's unincorporated areas.

22. Tangible Capital Assets and Infrastructure Renewal

22.1 Developers must provide information on all assets in a form acceptable to the CSRD for all new water system infrastructure they construct/install. This information will be provided to the CSRD as a condition of acquisition at no cost to the CSRD.

22.2 For existing water systems, collecting information on the system's tangible capital assets will be part of the required comprehensive assessment.

22.3 As a condition of the acquisition of a new system, the CSRD will require the developer to provide 10% of the value of the water system's tangible capital assets to the CSRD or $50,000 (whichever is greater). This amount will be deposited into a reserve fund for long-term capital replacement.

23. Existing Properties Connecting to a CSRD Water System

23.1 Existing properties applying to connect to a CSRD water system shall pay a contribution to the respective water system's Capital Reserve Fund for future capital infrastructure at a rate of ten (10) times the current parcel tax of the respective water system, based on the number of residences and/or businesses on the property, in addition to the established connection fee.

Revision History

Amendment Date	**Description of Change**
March 2010 February 2011 August 2013	

MEMORANDUM

May 15, 2025

TO: Ben Van Nostrand
CC: Tim Perepolkin
FROM: John Weninger
FILE: Columbia Shuswap Regional District
SUBJECT: Water System Acquisition Prioritization

INTRODUCTION

The CSRD often receives requests to acquire both existing water systems and systems resulting from new developments. Currently, there are seven water systems in line that have applied to the CSRD for acquisition. Due to limited resources, the CSRD Utilities department has a restricted capacity to acquire systems, necessitating the prioritization of these and future acquisition applications.

The *CSRD Water System Acquisition Policy* provides general guidelines on the preferred criteria for acquisition:

- Existing systems posing significant health risks to users.
- Existing systems that are financially viable.
- New systems that address current health issues within the CSRD.
- New systems offering economies of scale that benefit other systems.

However, the policy is not specific on how the systems meeting one or more of these criteria will be prioritized relative to other applications.

To address the need for clearer application prioritization, the Director of Environmental Services has retained JW Infrastructure Planning Ltd. to collaborate with department staff on developing a prioritization framework.

PROPOSED FRAMEWORK

After reviewing the problem and examining existing prioritization frameworks from other sectors, it is recommended to create a scoring system to rank each application. This system will assign points to reflect the benefits provided by each application and the number of CSRD residents affected (referred to as “reach”). Benefits can be categorized as either health or economic benefits. The total score will be the sum of the points attributed to health benefits and those attributed to economic benefits.

Total Points = (Health Benefit Points) + (Economic Benefit Points)

BENEFITS DEFINITIONS

It is proposed that the benefits align with the *CSRD Water System Acquisition Policy* and that the total benefits be the sum of the health benefits and the financial benefits derived from economies of scale.

Health Points

The total health points are calculated as the product of the benefits and the reach of the benefits (i.e. the number and type of residents that receive health benefits).

Total Health Points = Health Benefits x Health Reach

A maximum of 3 benefit points is awarded based on the potential health benefits resulting from the acquisition.

The potential health benefits and the associated points with each is as per the table below:

IMPACT	DESCRIPTION OF ISSUE ADDRESSED	HEALTH BENEFIT POINTS
NONE	NONE	0
MINIMAL	SEASONAL BOIL WATER ADVISORIES	1
MODERATE	CONTINUOS BOIL WATER ADVISORY	2
SIGNIFICANT	WATER UNDRINKABLE ADVISORY	3

Financial Points

The total financial points are calculated as the product of the economic benefits and the reach of the benefits (i.e. the number and type of residents that receive economic benefits).

Total Economic Points = Economic Benefits x Economic Reach

A maximum of 1.5 benefit points is awarded based the degree to which the system may contribute to the economies of scale of another CSRD system.

The potential economic benefits and the associated points with each is as per the table below:

IMPACT	DESCRIPTION OF ISSUE ADDRESSED	POINTS
MINIMAL	<10% ADDITIONAL SCALE OR >75 USERS (NEW DEV)	0.5
MODERATE	20-50% ADDITIONAL SCALE	1
SIGNIFICANT	>50% SCALE	1.5

REACH DEFINITIONS

The “reach” of the project considers both the customers of the application area and the number of existing customers that would benefits from the increased economies of scale.

TYPE OF CUSTOMER	POINTS PER CUSTOMER
NEW DEVELOPMENT CUSTOMERS	1
CUSTOMERS BENEFITTING FROM ECONOMIES OF SCALE	2
EXISTING RESIDENTS RECEIVING NEW SERVICE	3

The above definition of “reach” points gives the highest priority to existing residents in need of the service, followed by existing CSRD customers who will benefit from the economies of scale. New development customers receive the least points.

The Reach points are calculated separately for both of the Health Benefits Reach and the Economica Benefits Reach

TOTAL SCORE CALCULATION

The total score will be the product of benefits and reach for each category added together.

$$\textbf{Total Points} = \textbf{Benefits}_{H} \times \textbf{Reach}_{H} + \textbf{Benefits}_{E} \times \textbf{Reach}_{E}$$

Expressing the points as a product of benefits and reach acknowledge that two applications with similar benefits but with one application benefitting twice the number of residents should receive twice as many points.

SCORING EXAMPLE

To evaluate the framework, it has been applied to seven applications in the queue.

	UPPER SORRENTO	WILDROSE BAY	COPPER COVE	TALANA	SHELTER BAY	OSPREY	KETTLESON
HEALTH REACH POINTS =	75	318	108	153	50	50	54
HEALTH BENEFIT POINTS =	3	0	0	0	0	0	0
TOTAL HEALTH SCORE =	225	0	0	0	0	0	0
ECONOMIC REACH POINTS =	1341	318	394	439	50	220	54
ECONOMIC BENEFIT POINTS =	0.5	1	1	1	1	1.5	1
TOTAL ECONOMIC SCORE =	670.5	318	394	439	50	330	54
GRAND TOTAL =	**895.5**	**318**	**394**	**439**	**50**	**330**	**54**

An Excel spreadsheet has been developed to assist the CSRD by automatically calculating the points based on the provided inputs. I look forward to meeting with you to address any questions and receive your input.

Sincerely,

JW INFRASTRUCTURE PLANNING LTD.

John Weninger
john@jwip.ca
Principal Consultant
604-789-4538

Terms of Reference for Water System Assessments

Assessments provide an important basis for negotiating and decision-making. For this reason, they need to be comprehensive, and should be carried out by professionals who can be held accountable for the quality and accuracy of the analysis. An assessment process can have a variety of intentions. For example:

- To ensure regulatory compliance and develop plans for water system upgrades;
- To evaluate water system security and vulnerability;
- For asset management purposes;
- For source water protection;
- For risk management; and,
- For public health protection.

This Terms of Reference contains a list of topics that should be addressed in an assessment of the suitability of a water system for CSRD acquisition. The list does not address all assessment requirements of the Drinking Water Protection Act. The goals of this assessment process are to:

- Provide a description of the existing water system, including general information regarding the system and the existing infrastructure, as well as operational, management and financial information;
- Assess the water system to determine whether it meets current legislation, CSRD requirements, and best practices. This includes implications for water quality, system reliability, current/future needs, administrative/operational/maintenance activities;
- Identify implications for CSRD risk; and
- Determine the financial implications for both the CSRD and its water users through the development of a plan for system upgrades, and an assessment of the financial viability of the system.

The assessment process can often be limited by a lack of information regarding the system, including a lack of design/construction/operational records. This is further exacerbated because water system infrastructure is mainly buried/not readily visible for inspection.

The level of detail required in the assessment process therefore needs to be balanced with the benefit that will be gained by the assessment. For example, in cases where the existing infrastructure does not appear to meet CSRD standards/current best practices, then the physical assessment process does not need to be extensive.

It is therefore recommended that the assessment process consider the following:

Taking Stock of the Existing Situation

Location, History and Service Area

- Location of the system
- History of system
- Service area
- Number and type of connections (existing/build-out), population served, range of uses served Governance

Ownership of System (ID, private utility, WUC)

- Bylaws
- Method Representation/Elections
- Public Accountability Provisions
- Administration

Staffing and organization of staff

- Certification of operators and EOCP classification of water system
- Salaries and benefits of staff
- Office facilities, works yards and ownership
- Risk Management

Nature and extent of insurance coverage

- Underwriter
- Premiums
- Emergency response plans

Communications systems

- SCADA
- Method of data recording, alarms

Permits and Licenses

- Construction Permit (IHA)
- Operating Permit (IHA) – conditions of permit
- Water license(s) (MoE)
- Highway permits (MoT)
- CPCN (if private utility)
- Easements
- IHA boil orders or advisories-incidence, duration

Financial

- Existing costs (administrative, operational, debt service)
- Sources of revenue and method of cost recovery (taxes, charges, fees, development charges)
- Reserves, trust and other financial assets
- Current annual budget
- Existing rates
- Capital plan

Assets

- Nature and value of physical assets including the system itself, real property, equipment and supplies

Operations

- Sampling, testing and reporting protocols – frequency, methods
- Emergency response procedures
- Standards and specifications for infrastructure and operations
- Maintenance planning and maintenance activities
- Contracting—existing contracts, types of activities contracted out

System Description

- General – record drawings, design reports, geotechnical or other information, monitoring/maintenance records (e.g. flows, water quality, pump hours)
- Source (primary, secondary)
- If surface source-description of watershed including existing uses, tenures
- Intake (if surface source)-description, age and capacity Well – description, age, capacity, reports: hydrogeological/pump test/wellhead protection
- Treatment facilities-(nature of treatment-disinfection, filtration; age, capacity)
- Storage facilities-location, type, age, capacity, reports: geotechnical/structural/leakage investigation/inspection, frequency of cleaning
- Distribution system (pipe material, location, size; pump stations, PRVs)

Land Use Plans/Regulations

- Official Community Plan status
- Area covered by Zoning Bylaw

Infrastructure Assessment

- Description of design standards used in analysis (standards in the CSRD's Subdivision Servicing Bylaw must be used)
- Assessment of source based on existing and projected future demand:
    - Adequacy of watershed protection plans and measures (surface source)
    - Adequacy of groundwater protection plan -Source water quality (past trends, existing quality)
    - Security of well (groundwater) -Risk to well from flooding or seepage/impact by adjacent stream or lake (groundwater)
    - Adequacy of source to supply existing and projected future demand (both)
- Assessment of condition and adequacy of intake works (intake, pump station) to meet existing and projected future demand (surface), and Fisheries requirements
- Condition and adequacy of existing treatment facilities including level of treatment achieved and consistency with DWPR and Canadian Drinking Water Standards
- Condition and adequacy of storage facilities to meet existing and projected future demand
- Condition and ability of pumping facilities and PRVs to provide for existing and projected future demand
- Condition and adequacy of existing distribution system to meet existing and projected future demand
- Condition and adequacy of operator safety equipment and review of what is required to meet
- WorkSafe BC legislation

Assessment of Financial Position and Practices

- Adequacy of rates to recover full cost of operations after CSRD acquisition
- Adequacy of reserves and contingencies to fund replacement and repairs
- Budget process
- Overall financial position of system

Assessment of Easements/Rights-of-way

- Determine whether system facilities are protected by required easements and rights-of-way

Assessment of Permits and Licenses

- Review of licenses and permits to ensure validity, etc.

Land Use Management

- Determine the need for land use planning and regulations in view of potential upgrading of system

Plans and Programs

Infrastructure Upgrading Plan

- Identification of upgrading required to bring (water) system into conformity with CSRD standards and specifications, IHA operating permit, WCB requirements for operator safety equipment, and other relevant standards. The deficiencies noted in the assessment should be addressed by the recommended works. The plan should include the preparation of capital cost estimates and a recommended phasing plan (in consultation with the CSRD).

Operations and Maintenance Requirements

- Recommended resources and skills needed to operate and maintain the system in consideration of CSRD capacity
- Calculation of operation and maintenance cost for proposed upgraded system Recommended training program for operator(s)

Financial Plan – to be completed by the CSRD

- Preparation of a 5 year capital plan including staging of capital projects and proposed sources of capital revenue for each project
- Confirmation of operation and maintenance costs
- Annual costs and required revenues
- Implications for reserve and trust funds
- Implications for user fees, tax rates and tariffs

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Golden/Area A and Revelstoke/Area B Mosquito Control Programs – 2025 Budget Amendments
DESCRIPTION:	Report from Ben Van Nostrand, General Manager, Environmental and Utility Services, dated June 27, 2025. A report to request budget amendments to support the 2025 mosquito control season.
RECOMMENDATION #1:	THAT: the Board authorize an amendment to the 2025 Five Year Financial Plan for the Golden/Area A Mosquito Control Program to reallocate $100,000 from the existing Operating Reserve Fund to the Operating Budget for 2025, as a contingency for additional treatments as necessary. *Corporate Vote Weighted*
RECOMMENDATION #2:	THAT: the Board authorize an amendment to the 2025 Five Year Financial Plan for the Revelstoke/Area B Mosquito Control Program to reallocate $50,000 from the existing Operating Reserve Fund to the Operating Budget for 2025, as a contingency for additional treatments as necessary. *Corporate Vote Weighted*

SUMMARY:

High water and multiple rain events in the mosquito control program areas of Electoral Area A and B have created an unusually large amount of new mosquito habitat. This has resulted in recommendations from the mosquito control contractors to increase the number of planned treatments, which will result in budget implications. The purpose of this report is to authorize budget amendments to reallocate funds from existing operating reserve funds to the operating budgets, for both programs, in 2025.

BACKGROUND:

The amount of mosquito habitat fluctuates dependant on the weather and the amount of flooding that occurred during the spring. Areas throughout the CSRD were substantially flooded in the spring of 2025, resulting in excellent conditions for mosquito breeding. The mosquito control program is forecasted using normal year over year weather and habitat conditions in order to approximate the number of treatment events necessary. As a result of the existing conditions within the program areas, the mosquito control program contractor has recommended increased treatments which may be needed and will result in a need to access the operating reserve funds.

POLICY:

Pursuant to the Local Government Act, the utilization of reserve funds must be endorsed by a Board or Council.

FINANCIAL:

For Golden/Area A, the recommendation is to transfer $100,000 from the existing operating reserve fund for additional treatments. The current balance of the operating reserve fund as of June 30, 2025, is $225,666.05. Making $100,000 available for additional treatments means that if the contractor makes recommendations for additional treatments, staff have the funds available in the budget to approve.

For Revelstoke/Area B, the recommendation is to transfer $50,000 from the existing operating reserve fund for additional treatments. The current balance of the operating reserve fund as of June 30, 2025, is $73,061.64. Making $50,000 available for additional treatments means that if the contractor makes recommendations for additional treatments, staff have the funds available in the budget to approve.

Should there be no further need for treatments in 2025, or not all the funds are required, any residual amount will be returned to the respective operating reserves during the 2025 year end budget review process.

KEY ISSUES/CONCEPTS:

A budget amendment is required to access reserve funds to fund potential additional mosquito control treatments in the Golden/Area A and Revelstoke/Area B mosquito control programs in 2025 as needed.

IMPLEMENTATION:

Upon Board approval, the mosquito control contractor will be advised to proceed.

COMMUNICATIONS:

The contractor will be notified to proceed upon Board approval.

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:	2025-07-17_Board_EUS_Mosquito_Control_Program_Budget_Amendment.docx
Attachments:	
Final Approval Date:	Jul 8, 2025

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:	Electoral Areas A, C, D, E, F, G, District of Sicamous, City of Salmon Arm: Contribution Agreements
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services, dated June 25, 2025. Formalization of annual funding contributions.
RECOMMENDATION #1:	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the BC SPCA – Shuswap Branch for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #2:	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Falkland Historical Society for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #3:	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Falkland & District Community Association for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #4	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Gardom Lake Community Park for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #5	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Golden & District Historical Society for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #6	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the North Shuswap First Responders for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #7	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Salmon Valley Senior Citizens Branch 107 Society for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*
RECOMMENDATION #8	THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Shuswap Volunteer Search & Rescue Society for a five-year agreement commencing August 1, 2025. *Corporate Vote Weighted*

RECOMMENDATION #9 THAT: the Board empower the authorized signatories to enter into a Contribution Agreement with the Silver Creek Community Association for a five-year agreement commencing August 1, 2025.

Corporate Vote Weighted

SUMMARY:

The CSRD has provided grant in aid funding to these organizations for operating expenses over the past number of years. These organizations require annual funding for the operation of their associations and bylaws have been established to provide funding through taxation. A tax requisition for operational funding has been included within the Five-Year Financial Plan. As staff have had to repeatedly reach out to organizations for receipt of documentation, it was determined that contribution agreements that clearly identify the roles and responsibilities of the receiving organizations would be beneficial. Staff have drafted the attached Contribution Agreement to lay out the recipient's responsibilities which may include, but are not limited to, submitting annual budgets, financial statements, and an annual report.

BACKGROUND:

N/A

POLICY:

Shuswap Animal Control Service Contributions Bylaw No. 5008

Search and Rescue Grant-in-aid Service Amendment Bylaw No. 5827, 2021

North Shuswap First Responders Financial Contribution Service Bylaw No. 5367

Area 'D' Community Halls Service Contributions Bylaw No. 5007

Area "D" Community Parks Bylaw No. 1099

Golden and District Museum Operation Grants-in-Aid Specified Area Establishment Bylaw No. 1141, 1982

FINANCIAL:

The CSRD will provide an annual financial contribution to the recipient organizations beginning in 2025 to be funded through tax requisitions subject to all reporting requirements being met.

KEY ISSUES/CONCEPTS:

N/A

IMPLEMENTATION:

Upon Board approval, staff will work with the recipient organizations to have each respective Contribution Agreement executed. Once the signed agreements have been received, the operating funding will be paid to the recipient organizations in accordance with the schedule of payments within each Agreement.

COMMUNICATIONS:

Grants are reported in the CSRD Annual Report and in the Statement of Financial Information (SOFI).

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:	2025-07-17_Board_FIN 2025-2029 Contribution Agreements.docx
Attachments:	- CONTRIBUTION AGREEMENT - BC SPCA - Shuswap Branch.pdf - CONTRIBUTION AGREEMENT - Falkland and District Community Association.pdf - CONTRIBUTION AGREEMENT - Falkland Historical Society .pdf - CONTRIBUTION AGREEMENT - Gardom Lake Community Park Society .pdf - CONTRIBUTION AGREEMENT - Golden and District Historical Society.pdf - CONTRIBUTION AGREEMENT - North Shuswap First Responders.pdf - CONTRIBUTION AGREEMENT - Salmon Valley Senior Citizens Branch.pdf - CONTRIBUTION AGREEMENT - Shuswap Volunteer Search and Rescue Society.pdf - CONTRIBUTION AGREEMENT - Silver Creek Comm Association.pdf - BL1141Golden and District Museum Operation Grants-in-Aid Specified Area Establishment.pdf - BL1099 Area 'D' Community Parks.pdf - BL5007 Area 'D' Community Halls Service Contributions.pdf - BL5367 North Shuswap First Responders Financial Contribution Service.pdf - BL5827, 2021 Search and Rescue Grant-in-aid Service Amendment.pdf - BL5008 Shuswap Animal Control Service Contributions.pdf
Final Approval Date:	Jul 8, 2025

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

Jennifer Sham

John MacLean

CONTRIBUTION AGREEMENT

BC SPCA – Shuswap Branch

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **BC SPCA – SHUSWAP BRANCH**
5850 AUTO ROAD SE
SALMON ARM, BC V1E 2X2

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the BC SPCA – Shuswap Branch as established in Shuswap Animal Control Service Contributions Bylaw No. 5008.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

2. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

3. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

4. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year. The Regional District may, in its sole discretion, require that the Recipient's records be audited.

REPORTING (cont.)

5. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

6. The Regional District will provide an annual operating contribution of $12,000 to the Recipient for the services outlined herein throughout the Term of this Agreement.

7. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$12,000
2026	August 1, 2026	$12,000
2027	August 1, 2027	$12,000
2028	August 1, 2028	$12,000
2029	August 1, 2029	$12,000

GENERAL

8. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

11. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationery, postage, meetings and all other expenses related to BC SPCA – Shuswap Branch.

12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

DRAFT

GENERAL (cont.)

13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

16. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT	**BC SPCA – SHUSWAP BRANCH**
CHIEF ADMINISTRATIVE OFFICER (CAO)	Director Signature
	Director Signature
	Witness Signature
	Witness Name (please print)
	Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Falkland and District Community Association

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **FALKLAND & DISTRICT COMMUNITY ASSOCIATION**
PO BOX 193
FALKLAND, BC V0E 1W0

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the Falkland and District Community Hall as established in the Area 'D' Community Halls Service Contributions Bylaw No. 5007.

RECIPIENT'S RESPONSIBILITIES

The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

1. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

2. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

3. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year. The Regional District may, in its sole discretion, require that the Recipient's records be audited.

REPORTING (cont.)

4. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

5. The Regional District will provide an annual operating contribution of $10,200 to the Recipient for the services outlined herein throughout the Term of this Agreement.

6. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$10,200
2026	August 1, 2026	$10,200
2027	August 1, 2027	$10,200
2028	August 1, 2028	$10,200
2029	August 1, 2029	$10,200

GENERAL

7. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

8. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

9. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

10. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationery, postage, meetings and all other expenses related to Falkland and District Community Association.

11. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

DRAFT

GENERAL (cont.)

12. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

13. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

14. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

15. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

16. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT

CHIEF ADMINISTRATIVE OFFICER (CAO)

FALKLAND AND DISTRICT COMMUNITY ASSOCIATION

Director Signature

Director Signature

Witness Signature

Witness Name (please print)

Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Falkland Historical Society

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **FALKLAND HISTORICAL SOCIETY**
5657 HWY 97
PO BOX 273
FALKLAND, BC V0E 1W0

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the Falkland Historical Society as established in the Area 'D' Community Parks Bylaw No. 1099.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

2. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

3. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

4. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year.

REPORTING (cont.)

5. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

6. The Regional District will provide an annual operating contribution of $10,000 to the Recipient for the services outlined herein throughout the Term of this Agreement.

7. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$10,000
2026	August 1, 2026	$10,000
2027	August 1, 2027	$10,000
2028	August 1, 2028	$10,000
2029	August 1, 2029	$10,000

GENERAL

8. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

11. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationery, postage, meetings and all other expenses related to Falkland Historical Society.

12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

DRAFT

GENERAL (cont.)

13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

16. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT

CHIEF ADMINISTRATIVE OFFICER (CAO)

FALKLAND HISTORICAL SOCIETY

Director Signature

Director Signature

Witness Signature

Witness Name (please print)

Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Gardom Lake Community Park Society

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **GARDOM LAKE COMMUNITY PARK SOCIETY**
631 MALLORY ROAD
RR3
ENDERBY, BC V0E 1V3

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the Gardom Lake Community Park Society as established in the Area 'D' Community Parks Bylaw No. 1099.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

2. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

3. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

4. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year. The Regional District may, in its sole discretion, require that the Recipient's records be audited.

REPORTING (cont.)

5. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

6. The Regional District will provide an annual operating contribution of $10,000 to the Recipient for the services outlined herein throughout the Term of this Agreement.

7. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$10,000
2026	August 1, 2026	$10,000
2027	August 1, 2027	$10,000
2028	August 1, 2028	$10,000
2029	August 1, 2029	$10,000

GENERAL

8. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

11. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationery, postage, meetings and all other expenses related to Gardon Lake Community Park Society.

12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

DRAFT

GENERAL (cont.)

13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

16. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT

CHIEF ADMINISTRATIVE OFFICER (CAO)

GARDOM LAKE COMMUNITY PARK SOCIETY

Director Signature

Director Signature

Witness Signature

Witness Name (please print)

Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Golden & District Historical Society

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **GOLDEN & DISTRICT HISTORICAL SOCIETY**
PO BOX 992
GOLDEN, BC V0A 1H0

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the Golden & District Historical Society as established in Golden and District Museum Operation Grants-in-Aid Specified Area Establishment Bylaw No. 1141.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

2. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

3. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

4. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year.

5. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

6. The Regional District will provide an annual operating contribution of $59,000 to the Recipient for the services outlined herein throughout the Term of this Agreement.

7. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$59,000
2026	August 1, 2026	$59,000
2027	August 1, 2027	$59,000
2028	August 1, 2028	$59,000
2029	August 1, 2029	$59,000

GENERAL

8. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

11. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationery, postage, meetings and all other expenses related to Golden & District Historical Society.

12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

GENERAL (cont.)

13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

16. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT

CHIEF ADMINISTRATIVE OFFICER (CAO)

GOLDEN & DISTRICT HISTORICAL SOCIETY

Director Signature

Director Signature

Witness Signature

Witness Name (please print)

Witness Address

DRAFT

CONTRIBUTION AGREEMENT

North Shuswap First Responders

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **NORTH SHUSWAP FIRST RESPONDERS**
PO BOX 24015
SCOTCH CREEK, BC V0E 3L0

(hereinafter referred to as Recipient)

for the provision of operating funds to help support the operational capacity of the Nouth Shuswap First Responders within Electoral Area F of the Columbia Shuswap Regional District as authorized by the North Shuswap First Responders Financial Contribution Service Bylaw No. 5367.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity in order to help the Recipient coordinate the necessary tasks needed to leverage, approve, fund and implement annual projects.

2. The recipient will provide specific core functions for the provision of first responder services for Electoral Area F of the Regional District. The core functions the recipient will provide are:
    - Pre-ambulance emergency first aid and medical assistance
    - Training volunteers to respond to emergencies.
    - Provision of equipment required during core functions.

REPORTING

3. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

DRAFT

REPORTING (cont.)

4. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

5. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the previous fiscal year.

6. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

7. The Regional District will provide an annual operating contribution of $31,000 to the Recipient for the services outlined herein throughout the Term of this Agreement.

8. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$31,000
2026	August 1, 2026	$31,000
2027	August 1, 2027	$31,000
2028	August 1, 2028	$31,000
2029	August 1, 2029	$31,000

GENERAL

9. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

10. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

11. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial, or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

DRAFT

GENERAL (cont.)

12. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationary, postage, meetings and all other expenses related to the North Shuswap First Responders.

13. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

14. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

15. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

16. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

17. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

18. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT	**NORTH SHUSWAP FIRST RESPONDERS**
CHIEF ADMINISTRATIVE OFFICER (CAO)	Director Signature
	Director Signature
	Witness Signature
	Witness Name (please print)
	Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Salmon Valley Senior Citizens Branch 107

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **SALMON VALLEY SENIOR CITIZENS BRANCH 107**
3048 HORNSBERGER ROAD
SALMON ARM, BC V1E 3H1

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the Salmon Valley Senior Citizens Branch 107 as established in the Area 'D' Community Halls Service Contributions Bylaw No. 5007.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

2. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

3. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

4. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year. The Regional District may, in its sole discretion, require that the Recipient's records be audited.

REPORTING (cont.)

5. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

6. The Regional District will provide an annual operating contribution of $5,200 to the Recipient for the services outlined herein throughout the Term of this Agreement.

7. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$5,200
2026	August 1, 2026	$5,200
2027	August 1, 2027	$5,200
2028	August 1, 2028	$5,200
2029	August 1, 2029	$5,200

GENERAL

8. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

11. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationary, postage, meetings and all other expenses related to Salmon Valley Senior Citizens Branch 107.

12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

GENERAL (cont.)

DRAFT

13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

16. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT

CHIEF ADMINISTRATIVE OFFICER (CAO)

SALMON VALLEY SENIOR CITIZENS BRANCH 107

Director Signature

Director Signature

Witness Signature

Witness Name (please print)

Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Shuswap Volunteer Search & Rescue Society

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **SHUSWAP VOLUNTEER SEARCH & RESCUE SOCIETY**
PO BOX 241
SALMON ARM, BC V1E 4N3

(hereinafter referred to as Recipient)

for the provision of operating funds to help support the operational capacity of the Shuswap Volunteer Search & Rescue Society within Electoral Areas C, D, E, F and G of the Columbia Shuswap Regional District as authorized by the Shuswap Volunteer Search and Rescue Grant-in-Aid Extended Service Bylaw No. 5193, as amended.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity in order to help the Recipient coordinate the necessary tasks needed to leverage, approve, fund and implement annual projects.

2. The recipient will provide specific core functions for the provision of a Search and Rescue Program for Electoral Areas C, D, E, F and G of the Regional District as sanctioned by the provincial government to carry out grand and inland water Search & Rescue (SAR) operations.

REPORTING

3. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

4. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

DRAFT

REPORTING (cont.)

5. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the previous fiscal year.

6. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

7. The Regional District will provide an annual operating contribution of $80,000 to the Recipient for the services outlined herein throughout the Term of this Agreement.

8. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$80,000
2026	August 1, 2026	$80,000
2027	August 1, 2027	$80,000
2028	August 1, 2028	$80,000
2029	August 1, 2029	$80,000

GENERAL

9. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

10. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

11. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial, or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

DRAFT

12. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationary, postage, meetings and all other expenses related to the Shuswap Volunteer Seach & Rescue Society.

GENERAL (cont.)

13. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

14. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

15. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

16. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

17. This Agreement will commence upon signing of the Agreement and will expire the 31st day of December 2029.

TERMINATION

18. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT

CHIEF ADMINISTRATIVE OFFICER (CAO)

SHUSWAP VOLUNTEER SEARCH & RESCUE SOCIETY

Director Signature

Director Signature

Witness Signature

Witness Name (please print)

Witness Address

DRAFT

CONTRIBUTION AGREEMENT

Silver Creek Community Association

THIS AGREEMENT dated for reference the _____ day of _____ 2025.

BETWEEN: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
BOX 978
SALMON ARM BC V1E 4P1

(hereinafter referred to as the Regional District)

AND: **SILVER CREEK COMMUNITY ASSOCIATION**
3048 HORNSBERGER ROAD
SALMON ARM, BC V1E 3H1

(hereinafter referred to as Recipient)

for the provision of funds to help support the cost of operating the Silver Creek Community Hall as established in the Area 'D' Community Halls Service Contributions Bylaw No. 5007.

RECIPIENT'S RESPONSIBILITIES

1. The Recipient will utilize the contributed operating funds toward its operational capacity for various purposes including, but not limited to, operational costs, capital improvements, and specific projects.

REPORTING

2. The Recipient will submit a Budget for the upcoming year to the Regional District annually by September 30th in each year of this Agreement. The Budget will provide information on the planned projects and initiatives for the upcoming year.

3. The Recipient will submit Financial Statements for the most recent fiscal year, to the Regional District on or before June 30th of each year of this Agreement. The statements must be signed by the Recipient's authorized signing officers.

4. The Recipient will submit an Annual Report to the Regional District on or before June 30th in each year of this Agreement. The Annual Report will outline the work carried out during the fiscal year. The Regional District may, in its sole discretion, require that the Recipient's records be audited.

REPORTING (cont.)

5. All reports and statements must be sent via email to Jessica Plowman, Grants and Procurement Facilitator, at Jplowman@csrd.bc.ca.

CONTRIBUTIONS

6. The Regional District will provide an annual operating contribution of $10,200 to the Recipient for the services outlined herein throughout the Term of this Agreement.

7. Payments will be made to the Recipient according to the following schedule in each year of this Agreement:

2025	August 1, 2025	$10,200
2026	August 1, 2026	$10,200
2027	August 1, 2027	$10,200
2028	August 1, 2028	$10,200
2029	August 1, 2029	$10,200

GENERAL

8. The Recipient will maintain its status as a registered non-profit society in good standing, in accordance with the provincial legislation and will ensure compliance with all municipal, provincial, and federal requirements with respect to the conduct of its business, throughout the Term of this Agreement.

9. The Regional District will not be liable for any loss, injury or damage suffered or caused as a result of the work completed under this Agreement. The Recipient will indemnify and save harmless the Regional District from fines, suits, proceedings, claims, demands or actions of any kind or nature or from anyone whosoever, arising or growing out of or otherwise connected with the performance of its covenants herein contained.

10. The Recipient will be solely responsible for all Employment Insurance, Canada Pension Plan, Income Tax, WorkSafe BC premiums, health and welfare benefits, overtime, vacation pay, licenses, permits, any other federal, provincial or municipal tariffs or taxes usually payable by an employer to an employee and self-owned motor vehicle insurance premiums.

11. The Recipient will be responsible for all expenses including, but not limited to, the salaries of the Recipient's employees, stationery, postage, meetings and all other expenses related to Silver Creek Community Association.

12. The Recipient will not assign this Agreement or any part thereof without written authority by the Regional District.

DRAFT

13. This Agreement constitutes the entire Agreement between the parties hereto and no representations, warranties, understanding or Agreements, oral or otherwise, exist between the parties hereto except as expressly set out in this Agreement.

14. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

15. This Agreement shall enure to the benefit of and be binding upon the parties hereto and upon their respective successors, heirs, administrators, and assigns.

TERM

16. This Agreement will commence upon signing of the Agreement and will be completed by the 31st day of December 2029.

TERMINATION

17. This Agreement may be terminated by either party without cause upon giving to the other party sixty (60) days written notice at any time during the period that this Agreement is in effect to the other party at the addressed herein contained.

DRAFT

SIGNATURE

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto:

COLUMBIA SHUSWAP REGIONAL DISTRICT	**SILVER CREEK COMMUNITY ASSOCIATION**
CHIEF ADMINISTRATIVE OFFICER (CAO)	Director Signature
	Director Signature
	Witness Signature
	Witness Name (please print)
	Witness Address

DRAFT

REGIONAL DISTRICT OF COLUMBIA-SHUSWAP

BYLAW NO. 1141

A bylaw to establish Electoral Area 'A' and the Town of Golden as a specified area for the levy of Museum Operation Grants-In-Aid.

WHEREAS the Regional District of Columbia-Shuswap has been granted supplementary Letters Patent for the function of Museum Operation Grants-in-Aid by Order-in-Council No. 2584 on December 10, 1981;

AND WHEREAS the provisions of the above-noted supplementary Letters Patent allow for the establishment of a specified area consisting of one or more participating members;

AND WHEREAS it is deemed desirable to establish a specified area consisting of Electoral Area 'A' and the Town of Golden;

NOW THEREFORE the Regional Board of the Regional District of Columbia-Shuswap, in open meeting assembled, HEREBY ENACTS as follows:

1. The Regional Board is hereby empowered and authorized:

   a) to establish a specified area comprising Electoral Area 'A' and the Town of Golden; such area to be known and referred to as the "Museum Operation Grants-in-Aid Specified Area.'

   b) to make a grant-in-aid to the Golden and District Historical Society for the providing of assistance in the operation and maintenance of the Golden and District Museum.

2. The entire cost of providing the grant-in-aid to the Golden and District Historical Society shall be borne by the owners of land in the said specified area and a sum sufficient therefore shall be levied in the manner prescribed in the Municipal Act in each year on land and improvements, commencing in 1982 on the basis of assessment as fixed for taxation for school purposes, excluding property that is taxable for school purposes only by Special Act, within the said specified area.

3. The specified area established by this bylaw may be merged with any other specified area or areas for the same purpose whether contiguous or not, in the manner provided in Section 677(3) of the Municipal Act.

.../2

4. This bylaw may be cited as "Golden and District Museum Operation Grants-in-Aid Specified Area Establishment Bylaw No. 1141, 1982."

READ a first time this 18th day of March, 1982.

READ a second time this 18th day of March, 1982.

READ a third time this 18th day of March, 1982.

RECONSIDERED AND ADOPTED this 18th day of March, 1982.

CHAIRMAN

ASST. SECRETARY-TREASURER

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1141, a bylaw cited as "Golden and District Museum Operation Grants-in-Aid Specified Area Establishment Bylaw No. 1141, 1982."

Secretary-Treasurer

ORIGINAL

REGIONAL DISTRICT OF COLUMBIA-SHUSWAP

BYLAW NO. 1099

A Bylaw to provide for the acquisition, development, operation and maintenance of community parks within Electoral Area "D".

WHEREAS the Regional Board deems it desirable to provide for a program of community park establishment within Electoral Area "D";

AND WHEREAS the Regional Board has obtained from the Director of Electoral Area "D" his written approval to exercise the powers of paragraph 2 of Division XVIII of the Letters Patent of the Regional District of Columbia-Shuswap;

NOW THEREFORE the Regional Board of the Regional District of Columbia-Shuswap, in open meeting assembled, hereby enacts as follows:

1. This Bylaw may be cited for all purposes as the "Area "D" Community Parks Bylaw, No. 1099".

2. Electoral Area "D" shall henceforth participate in the acquisition, development operation, and maintenance of community parks including parks dedicated by subdivision, provided always that the Regional Board may, by resolution, entrust the development, operation, or maintenance of any such community park to any athletic club or association, service club or association, Improvement District or other public body named by the Regional Board in its resolution.

3. Where real property is held for community park purposes, the Regional Board shall be under no obligation to undertake its development, operation or maintenance as a community park, and where legally possible the Regional Board may, by resolution, dispose of any portion of a community park (other than a park dedicated by subdivision) in exchange for other lands suitable for community park purposes, provided always that the Regional Board may accept all or part of the proceeds of the disposal in moneys which shall be placed to the credit of a reserve fund pursuant to Section 378 of the Municipal Act for the purpose of acquiring park lands.

4. The net cost of the program in each year shall be borne by the owners of land within Electoral Area "D" to the maximum limit set forth in the said Division XVIII of the Letters Patent, on the basis referred to in Section 791 of the Municipal Act.

5. This bylaw shall come into force and take effect upon the adoption thereof:

READ a First Time this 21st day of November 1980.

READ a Second Time this 21st day of November 1980.

READ a Third Time this 21st day of November 1980.

RECONSIDERED AND ADOPTED this 21st day of November 1980.

CHAIRMAN

SECRETARY-TREASURER

I hereby certify that the foregoing is a true and correct copy of "Area "D" Community Parks Bylaw, No. 1099," which was adopted by the Board of Directors on the 21st day of November 1980.

SECRETARY-TREASURER

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5007

A bylaw to establish a local service within Electoral Area 'D' to provide service contributions for community halls.

WHEREAS a regional district may, by bylaw, establish and operate a local service under the provision of Part 24 of the Municipal Act;

AND WHEREAS the amount of money expended for annual operating and debt servicing costs for the service provided under this bylaw shall not exceed $.50 per $1,000 of net taxable value of land and improvements within the service area;

AND WHEREAS the Board of the Columbia Shuswap Regional District wishes to establish a local service for the purpose of providing the cost of operating contributions toward community halls within Electoral Area 'D';

AND WHEREAS the Board has published notice under Section 797(2) of the Municipal Act that it intends to establish the local service within Electoral Area 'D';

AND WHEREAS the number of counter petitions against the proposal represent fewer than five (5) percent of the electors in the proposed local service area;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

SERVICE

1. The Regional District hereby establishes a local service for the purpose of providing contributions toward the cost of operating community halls within Electoral Area 'D'.

SERVICE AREA

2. The service area boundaries shall be coterminus with those of Electoral Area 'D' of the Columbia Shuswap Regional District, with Electoral Area 'D' as the sole participating area. The service area established by this bylaw shall be known as "Area 'D' Community Halls Service Contributions Area."

COST AND COST RECOVERY

3. The maximum amount of money that may be expended for the annual operating cost for the service provided under Section 1 shall not exceed $.08/$1,000 of the net taxable value on land and improvements within the service area.

The annual operating cost shall be recovered by requisition of money to be collected by a property value tax on the net taxable value of land and improvements within the service area.

COST LIMIT

4. The maximum amount that may be expended for annual operating costs for the service shall be as provided in Section 3. No borrowing authority is provided by this bylaw.

5. This bylaw may be cited as "Area 'D' Community Halls Service Contributions Bylaw No. 5007."

READ a first time this 15th day of December, 1989.

READ a second time this 18th day of January, 1990.

READ a third time this 18th day of January, 1990.

APPROVED by the Inspector of Municipalities this 13th day of March, 1990.

RECONSIDERED AND ADOPTED this 29th day of March, 1990.

SECRETARY

CHAIRMAN

CERTIFIED a true copy of
Bylaw No. 5007, as read a third time.

Secretary

CERTIFIED a true copy of
Bylaw No. 5007, as adopted.

Secretary

Province of British Columbia

No. .....

Statutory Approval

Under the provisions of section 795(1)(a)

of the Municipal Act

I hereby approve Bylaw No. 5007

of Columbia Shuswap Regional District ***, a copy***

of which is attached hereto.

Dated this 13th ***day***

of March ***,*** 1990

.....

Deputy Inspector of Municipalities

M28-2068

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5367

A bylaw to establish a service within Electoral Area 'F'
of the Columbia Shuswap Regional District
to provide financial contribution toward the cost of a first responders program.

WHEREAS a regional district may, by bylaw, establish and operate a service under the provisions of Section 796 of the Local Government Act;

AND WHEREAS the Board of the Columbia Shuswap Regional District wishes to establish a service for the purpose of providing financial contribution toward the cost of a first responders program as provided by the North Shuswap First Responders Association;

AND WHEREAS the Board has published notice under Section 172.4 of the Local Government Act that it intends to establish the service within Electoral Area 'F' of the Columbia Shuswap Regional District;

AND WHEREAS the number of counter petitions against the service in the entire proposed service area represent fewer than five (5) percent of the electors therein;

AND WHEREAS the Director of Electoral Area 'F' has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

SERVICE

1. The Regional District hereby establishes a service, pursuant to Section 800.1(1) of the Local Government Act, for the purpose of providing, by way of an annual grant, financial contribution toward the cost of a first responders program as provided by the North Shuswap First Responders Association, and which will be known as the "North Shuswap First Responders Financial Contribution Service Area."

PARTICIPATING AREA

2. The participating area in the named service established under Section 1 is a portion of Electoral Area 'F' (which is comprised of the Scotch Creek/Lee Creek Fire Suppression Area, the Celista Fire Suppression Area, and the Anglemont Fire Suppression Area).

BOUNDARY

3. The boundary of the named service established under Section 1 is as shown on Schedule "A", which is attached hereto and forms part of this bylaw.

..../2

REQUISITION

4. The maximum amount of money that may be requisitioned for service provided under Section 1 of this bylaw will be $0.03/$1,000 of net taxable value of land and improvements within the service area.

COST RECOVERY

5. The costs of providing the service established under Section 1 shall be recovered by requisition of money to be collected by a property value tax on the net taxable value of land and improvements within the service area.

6. No borrowing shall be incurred for the purposes of this service.

CITATION

7. This bylaw may be cited as "North Shuswap First Responders Financial Contribution Service Bylaw No. 5367."

READ a first time this 24th day of April, 2003.

READ a second time this 24th day of April, 2003.

READ a third time this 24th day of April, 2003.

APPROVED by the Inspector of Municipalities this 15th day of May, 2003.

RECONSIDERED AND ADOPTED this 21st day of August, 2003.

Deputy _____
MANAGER OF CORPORATE
ADMINISTRATION SERVICES (SECRETARY)

_____
CHAIR

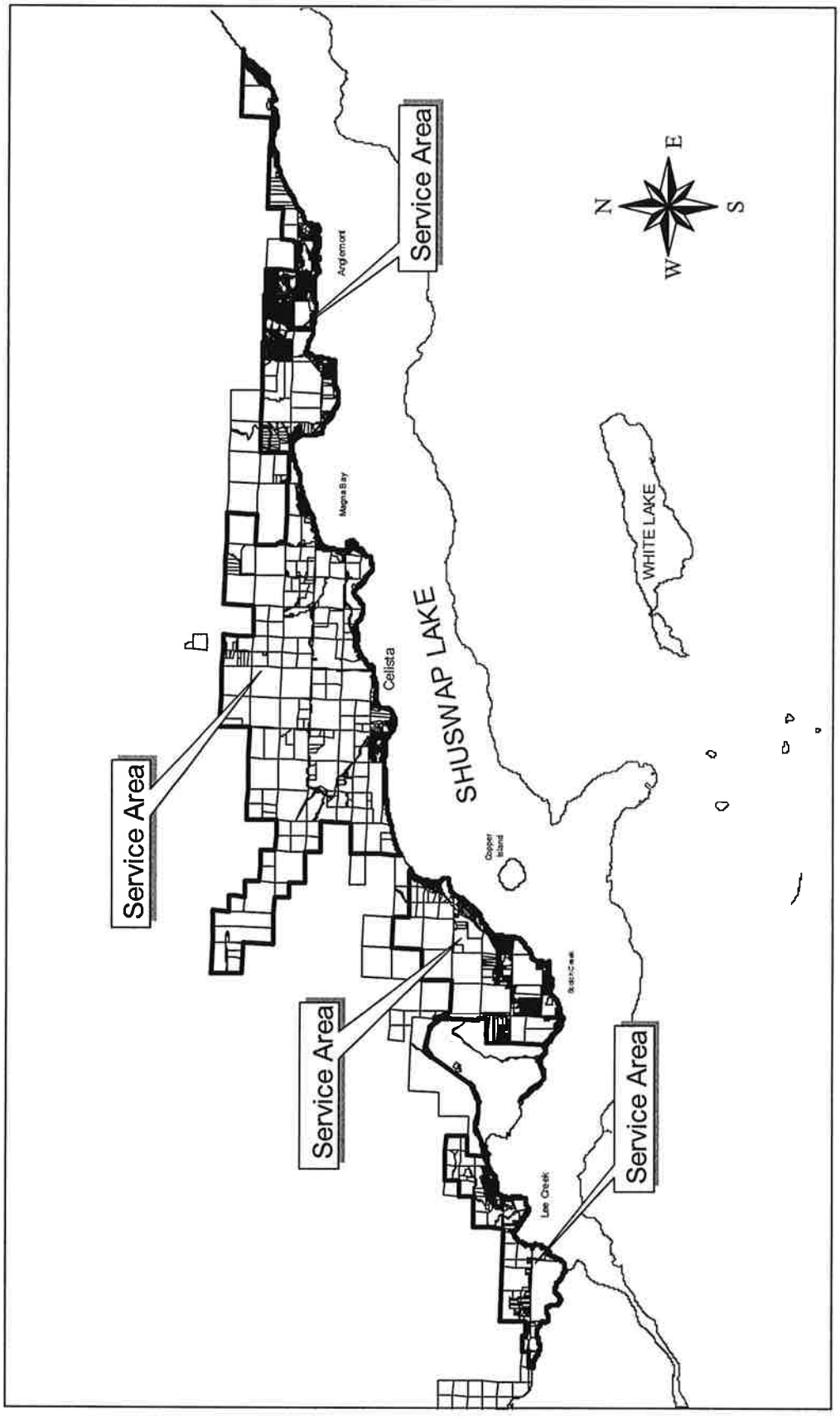
CERTIFIED a true copy of
Bylaw No. 5367 as read a third time.

_____
Manager of Corporate
Administration Services (Secretary)

CERTIFIED a true copy of
Bylaw No. 5367 as adopted.

_____
Manager of Corporate
Administration Services (Secretary)

NORTH SHUSWAP FIRST RESPONDERS
FINANCIAL CONTRIBUTION SERVICE BYLAW NO. 5367
SCHEDULE "A"



BRITISH COLUMBIA

No. _____

Statutory Approval

Under the provisions of section 801(1)(a)

of the *Local Government Act*

I hereby approve Bylaw No. 5367

of the Columbia Shuswap Regional District ,

a copy of which is attached hereto.

Dated this 15th ***day***

of May ***, 2003***

Brenda M Gibbs

Deputy Inspector of Municipalities

Stat App1 14/05/2003

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5827, 2021

A bylaw to amend the Search and Rescue Grant-in-aid Service Bylaw No. 5193

WHEREAS the Columbia Shuswap Regional District has established a service for the purpose of contributing financial aid toward the cost of a search and rescue program as provided by the Shuswap Search and Rescue in the participating areas of Electoral Areas C, D, E, F, the District of Sicamous and the City of Salmon Arm;

AND WHEREAS the Board deems it desirable to amend the service established by Bylaw No. 5193 to provide financial aid towards a society/societies that provide search and rescue operations (including marine search and rescue services) in conjunction with Shuswap Volunteer Search and Rescue;

AND WHEREAS the Directors of Electoral Areas C, D, E and F have consented, in writing, to the adoption of this bylaw;

AND WHEREAS the Councils of the City of Salmon Arm and the District of Sicamous have consented, by resolution of Council, to the service amendment;

NOW THEREFORE the Regional Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Amend Section 4 of Bylaw No. 5193 by deleting the sentence:
   "The maximum amount of money that may be requisitioned annually in support of this Service in accordance with the Local Government Act shall not exceed $105,400"

   and replacing it with:

   "The maximum amount of money that may be requisitioned annually in support of this Service in accordance with the Local Government Act shall not exceed $131,750."

2. This bylaw may be cited as "Search and Rescue Grant-in-aid Service Amendment Bylaw No. 5827, 2021".

READ a first time this 18th day of March, 2021.

READ a second time this 18th day of March, 2021.

READ a third time this 18th day of March, 2021.

ADOPTED this 23rd day of March, 2021.

Corporate Officer

Chair

CERTIFIED a true copy of
Bylaw No. 5827, 2021, as read a third time.

Corporate Officer

CERTIFIED a true copy of
Bylaw No. 5827, 2021, as adopted.

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5008

A bylaw to establish an extended service within Electoral Areas 'C', 'D', 'E', and 'F', and the District of Sicamous to provide service contributions for animal control.

WHEREAS a regional district may, by bylaw, establish and operate an extended service under the provisions of Part 24 of the Municipal Act;

AND WHEREAS the participating area includes all of Electoral Areas 'C', 'D', 'E', and 'F,' and the District of Sicamous, and the service can be established without borrowing;

AND WHEREAS under Sections 799(1) and 800(1)(b) of the Municipal Act, the Board has waived the assent requirement of Section 795(2)(a)(i);

AND WHEREAS the Council of the District of Sicamous and the Directors of Electoral Areas 'C', 'D', 'E', and 'F', have consented, in writing, to the adoption of the bylaw;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

SERVICE

1. The Regional District hereby establishes an extended service for the purpose of providing contributions toward the cost of animal control within Electoral Area 'C', 'D', 'E', and 'F', and the District of Sicamous.

SERVICE AREA

2. The service area boundaries shall be coterminus with those of Electoral Areas 'C', 'D', 'E', and 'F' of the Columbia Shuswap Regional District, and the District of Sicamous, all of which comprise the participating area, as the participating area. The service area established by this bylaw shall be known as "Shuswap Animal Control Service Contributions Area."

COST AND COST RECOVERY

3. The annual operating cost shall be recovered by requisition of money to be levied and collected by a property value tax on the net taxable value of land and improvements within the service area.

No borrowing shall be incurred for the purposes of this extended service.

4. This bylaw may be cited as "Shuswap Animal Control Service Contributions Bylaw No. 5008."

READ a first time this 15th day of December, 1989.

READ a second time this 18th day of January, 1990.

READ a third time this 18th day of January, 1990.

RECEIVED the approval of the Inspector of Municipalities this 13th day of March, 1990.

RECONSIDERED AND ADOPTED this 29th day of March, 1990.

SECRETARY

CHAIRPERSON

CERTIFIED a true copy of
Bylaw No. 5008, as read a third time.

Secretary

CERTIFIED a true copy of
Bylaw No. 5008, as adopted.

Secretary

Province of British Columbia

No. .....

Statutory Approval

Under the provisions of section 795(1)(a)

of the Municipal Act

I hereby approve Bylaw No. 5008

of Columbia Shuswap Regional District ***, a copy***

of which is attached hereto.

Dated this 13th ***day***

of March ***,*** 1990

Deputy Inspector of Municipalities

M28-2068

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Areas A, E, F and G: July 2025 Grant-in-Aids
DESCRIPTION:	Report from Jessica Plowman, Grants and Procurement Facilitator, dated July 3, 2025. Funding requests for consideration.
RECOMMENDATION:	THAT: the Board approve the following allocations from the 2025 electoral area Grant-in-Aids: Area A $5,000 Golden Cooperative Radio (Purchase & install equipment, training, develop emergency policies) Area E $500 Shuswap Association of Writers (Word on the Lake Writers' Festival) Area F $1,950 Anglemont Firefighters Association (50th Anniversary Celebration) Area G $12,000 Arts Council for the South Shuswap (Music on the Bay & FACES Program) $10,000 South Shuswap Chamber of Commerce (Operating costs) *Stakeholder Vote Weighted – Electoral Area Directors*

SUMMARY:

Electoral Area Grant-in-Aid Funding requests for consideration.

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 2025-2029 Five Year Financial Plan.

KEY ISSUES/CONCEPTS:

N/A

IMPLEMENTATION:

The respective Electoral Director will advise each organization of the Board's decision. The successful organization will be sent a cheque accompanied by a congratulatory letter.

COMMUNICATIONS:

Information on Grant in Aids is included within the CSRD Annual Report.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2025-07_17_Board_FIN Electoral Area Grant in Aids.docx
Attachments:	
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Jodi Pierce was completed by delegate Sheena Haines

Jodi Pierce

Jennifer Sham

John MacLean

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area G: Community Hall Assent Voting
DESCRIPTION:	Report from Jennifer Sham, General Manager, Corporate Services (Corporate Officer) dated July 10, 2025.
RECOMMENDATION:	THAT: the Board approve the Assent Voting question for the Electoral Area G Community Halls Financial Contribution Service Establishment Bylaw No. 5902, 2025, as follows: "Are you in favour of the Columbia Shuswap Regional District adopting the Electoral Area G Community Halls Financial Contribution Service Establishment Bylaw No. 5902, 2025 to establish a service for the purpose of providing a financial contribution to community halls in Electoral Area G, and to authorize a maximum annual taxation of $61,000 or $0.0225/$1,000 of net taxable value of land and improvements, whichever is greater?" *Corporate Vote Unweighted Majority*

SUMMARY:

Prior to adopting a service establishment bylaw, approval of the electors is required. The Board has endorsed assent voting and staff are anticipating General Voting Day to be Saturday, September 6, 2025.

BACKGROUND:

At the May 15, 2025 Regular Board meeting, the Board endorsed assent voting as the method to obtain approval of the electors on "Electoral Area G Community Halls Financial Contribution Service Establishment Bylaw No. 5902, 2025" (BL5902), authorized the expenditure of up to $40,000 from the Feasibility Study Fund to cover expenses associated with conducting the assent voting, and gave three readings to BL5902.

Unfortunately, due to an administrative error, another vote was required; a special vote was conducted and the Board endorsed assent voting, authorized the use of Feasibility Study Funds, and gave first, second, and third readings to BL5902 on May 23, 2025 and reported out at the June 19, 2025 Regular Board meeting.

After third reading, staff sent BL5902 to the Inspector of Municipalities for approval; this approval was received on June 16, 2025.

POLICY:

Community Charter, Part 4, Division 2 – Approval of the Electors and Elector Assent (s. 84 & 85) Local Government Act, Part 8, Division 3 – Approval of Electors and Elector Assent (s.269)
Local Government Act, Part 4 – Assent Voting

Local Government Act, Part 11, Division 2 – Costs of Services (s. 379(4))
Election Bylaw No. 5661, as amended

FINANCIAL:

Staff estimate the total costs for an assent vote will be less than $40,000 and includes voting location rental fees, ballot printing, postage for mail-in ballots, election staff wages, etc. Funds for the assent vote are accessed from the Feasibility Study Fund. If the service is established, those funds will be repaid from that service; if the service is not established, those funds are not paid back.

KEY ISSUES/CONCEPTS:

Regional District service establishing bylaws require approval by the Inspector of Municipalities (Inspector). Almost all regional district service establishing bylaws require some form of participating area approval prior to adoption. In this case, both Inspector approval and approval of the electors is required; provincial approval must come before approval of electors.

Assent Voting is conducted in a similar manner as the local government elections including voter eligibility. General Voting Day must be a Saturday and not more than 80 days after the Inspector Approval is given. The ballot question must be in a form of a question that can be answered with either "yes" or "no". Elector Assent is obtained when a majority of votes (50% plus 1 vote) are in favour of the bylaw.

IMPLEMENTATION:

To ensure all legislative requirements are met, staff anticipate that General Voting Day on Saturday, September 6, 2025. Advanced Voting day must take place 10 days prior to General Voting Day on Wednesday, August 27, 2025.

COMMUNICATIONS:

Notices must be published in accordance with the Community Charter (Section 94), posted to the public notice posting place (bulletin board at the office), published on the CSRD website and distributed through the CSRD email subscription service, and may be published in the Salmon Arm Observer and the South Shuswap Scoop. While the print advertising is no longer a notification requirement, staff will endeavour to ensure that method of communication is used.

Supplementary information about the assent vote will be posted on the CSRD website, including a FAQ/Fact sheet regarding the service.

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:	2025-07-17_Board_CS_EAG_Community_Halls_Assent_Voting.docx
Attachments:	- BL5902, 2025 Electoral Area G Community Halls Contribution Service Establishment.pdf - Statutory Approval Certificate Service Establishment Bylaw No. 5902, 2025 - Approved.pdf - BL5661 Election Bylaw - Consolidated DCO 2025.pdf
Final Approval Date:	Jul 10, 2025

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

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5902, 2025

A bylaw to establish a service area for the purpose of providing a financial contribution to community halls in Electoral Area G of the Columbia Shuswap Regional District

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In an open meeting assembled, the Board of Directors of the Columbia Shuswap Regional District enacts the following:

SERVICE

1. The service established by this bylaw is "Electoral Area G Community Halls Financial Contribution Service" (Service) for the purpose of providing financial contributions to community halls within Electoral Area G by way of an annual grant through a contribution agreement.

SERVICE AREA

2. The boundary of the Service area is the entirety of Electoral Area G.

PARTICIPATING AREA

3. The participating area for the Service is Electoral Area G.

REQUISITION

4. The maximum amount that may be requisitioned for the service shall not exceed $61,000.00 or $0.0225/$1,000 of net taxable value of land and improvements, whichever is greater.

COST RECOVERY

5. The annual costs for the Service shall be recovered by one or more of the following:
   (a) requisition of money to be collected by property value taxes imposed in accordance with the Local Government Act;
   (b) parcel tax imposed in accordance with the Local Government Act;
   (c) Fees and charges imposed under the Local Government Act; and,
   (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6. No borrowing shall be incurred for the purposes of this Service.

FORCE AND EFFECT

7. This bylaw will come into force and effect on January 1, 2026.

CITATION

8. This bylaw may be cited as "Electoral Area G Community Halls Financial Contribution Service Establishment Bylaw No. 5902, 2025".

READ a first time this 23rd day of May, 2025.

READ a second time this 23rd day of May, 2025.

READ a third time this 23rd day of May, 2025.

APPROVED by the Inspector of Municipalities this 16th day of June, 2025.

RECEIVED elector approval this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of
Bylaw No. 5902, 2025 as read a third time.

Corporate Officer

CERTIFIED a true copy of
Bylaw No. 5902, 2025 as adopted.

Corporate Officer

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 342

of the Local Government Act

I hereby approve Bylaw No. 5902, 2025

of the Columbia Shuswap Regional District ***,***

a copy of which is attached hereto.

Dated this ***16th*** ***day***

of **June** ***, 2025***

Deputy Inspector of Municipalities

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5661

A bylaw to provide for the determination of various procedures for the conduct of local government elections and other voting.

WHEREAS the Board may, by bylaw, determine various procedures and requirements to be applied to the conduct of local government elections and other voting;

AND WHEREAS the Board wishes to establish voting procedures and requirements under that authority;

NOW THEREFORE, the Board of the Columbia Shuswap Regional District, in open meeting assembled, enacts as follows:

REPEAL

1. General Local Government Election and Other Voting Bylaw No. 5599 is hereby repealed.

DEFINITIONS

2. In this Bylaw:

"**Chief Election Officer**" means the person appointed by the Regional District Board to carry out the duties under this bylaw and the *Local Government Act* and includes a delegation to the person who is appointed by the Regional District Board as the Deputy Chief Election Officer.

"**Elector**" means a resident elector or a non-resident property elector of an electoral area of the Regional District as defined in the Local Government Act.

"**Election**" means an election for the number of persons required to fill a Regional District office.

"**General Voting Day**" means:
(a) the date set by the Province of British Columbia for general local elections;
(b) the date set for a by-election;
(c) the date set for an election under a Minister's order;
(d) the date set for a runoff election in the event of a tie after a judicial recount, or
(e) the date set for Other Voting.

"**Other Voting**" means voting on a bylaw or a matter for which assent of the electors is authorized or required and on voting on a referendum.

"**Regional District**" means the Columbia Shuswap Regional District.

VOTING DAY REGISTRATION

3. At each Election or Other Voting, Electors who wish to vote are required to register at the time of voting.

4. Registration as an Elector is effective only for an Election or Other Voting for which the voting is being conducted at that time.

ADDITIONAL ADVANCE VOTING OPPORTUNITIES

5. The Chief Election Officer is authorized to establish additional advance voting opportunities for each Election or Other Voting to be held in advance of General Voting Day and to designate the voting places and to establish the date and voting hours of those additional advance voting opportunities.

ORDER OF NAMES ON BALLOT FOR AN ELECTION

6. The order of the names of candidates on the ballot for an Election will be alphabetical in accordance with the Local Government Act.
BL5851,2022

ACCESS TO ELECTION DOCUMENTS

7. Nomination documents may be posted on the Regional District's website after their delivery to the Chief Election Officer and until 30 days after the declaration of the Election results.

8. Disclosure statements, supplementary reports and signed declarations may be posted on the Regional District's website after their delivery to the Chief Election Officer and until six months after General Voting Day for the Election to which they relate.

MAIL BALLOT VOTING

9. Voting and Elector registration for each Election or Other Voting may be done by mail for those Electors who request a mail ballot.
BL5844,2022

10. The Chief Election Officer is authorized to establish the time limits in relation to voting by mail ballot.

11. An Elector wishing to vote by mail ballot must, during the time period and in the format established by the Chief Election Officer, apply to the Chief Election Officer.
BL5851,2022

12. Upon receipt of a request for a mail ballot, the Chief Election Officer will:

    (a) mail or otherwise deliver or make available in the manner requested by the Elector a mail ballot package to the person who applied for the mail ballot if the request for a mail ballot is delivered to the Chief Election officer before the deadline established for distributing ballots by mail; or
    (b) make the mail ballot package available to the person who applied for it, or someone acting on their behalf, to pick up the mail ballot package at a location specified by the Chief Election Officer if the request for a mail ballot is delivered to the Chief Election officer after the deadline established for distributing ballots by mail; and
    (c) record and, upon request, make available for inspection:

(i) the name and address of a person to whom the mail ballot package was issued, and

BL5851,2022 (ii) the type of ballot or ballots that were issued to that person.

13. The Chief Election Officer may determine locations at which mail ballot packages may be picked up in person.

MAIL BALLOT VOTING PROCEDURE

14. To vote using a mail ballot, the Elector will mark the ballot in accordance with the instructions contained in the mail ballot package provided by the Chief Election Officer.

15. After marking the ballot, the Elector will:

(a) place the ballot in the secrecy envelope provided and seal the secrecy envelope;
(b) place the secrecy envelope in the certification envelope, and complete and sign the certification printed on the certification envelope, and then seal the certification envelope;
(c) place the certification envelope, together with a completed elector registration application and, if applicable, the non-resident property elector consent form and proof of property ownership in the outer envelope, and then seal the outer envelope;
(d) mail or otherwise deliver the outer envelope and its contents to the Chief Election Officer at the address specified on the outer envelope so that it is received by the Chief Election Officer no later than the close of voting on General Voting Day.

MAIL BALLOT ACCEPTANCE

16. Upon receipt of the outer mail ballot envelope and its contents and in the presence of at least one other person, the Chief Election Officer will immediately record the date of such receipt and will then open the outer envelope and remove and examine the certification envelope, the completed elector registration application and other required documentation. If the Chief Election Officer is satisfied as to:

(a) the identity and entitlement to vote of the Elector whose ballot is enclosed; and
(b) the completeness of the certification, application and any other required documentation,

the Chief Election Officer will mark the certification envelope as “accepted”.

17. The unopened certification envelopes will remain in the custody of the Chief Election Officer until the close of voting on General Voting Day. At that time, the Chief Election Officer will open all accepted and unchallenged certification envelopes in the presence of at least one other person, including any scrutineers present, and place the secrecy envelope containing the ballot into the ballot box designated for mail in ballots.

18. As soon as possible after all of the secrecy envelopes have been placed in the ballot box designated for that purpose, the ballot box will be opened under the supervision of the Chief Election Officer, and in the presence of at least one other person and any scrutineers present, the secrecy envelopes will be opened and the ballots contained therein counted in accordance with the provisions of the *Local Government Act*.

MAIL BALLOT REJECTION

19. Where:

(a) upon receipt of an outer envelope, the Chief Election Officer is not satisfied as to the identity of the elector whose ballot is enclosed; or
(b) the Elector's certification and application to register as an elector is not complete; or
(c) any required additional documentation is not provided or is incomplete: or
(c) the outer envelope is received by the Chief Election Officer after the close of voting on General Voting Day,

the certification envelope will remain unopened and the Chief Election Officer will mark such envelope as “rejected” and will list the reasons for its rejection.

20. Any certification envelopes and their contents that have been rejected will remain unopened and will be destroyed subject to the provisions of the *Local Government Act*.

MAIL BALLOT CHALLENGE OF ELECTOR

21. Before the close of voting on General Voting Day and prior to the Chief Election Officer opening the certification envelope, an election official, a candidate representative, a candidate or an elector of the jurisdiction may challenge the right of a person who delivered a mail ballot to the Chief Election Officer to vote.

22. A person's right to vote may be challenged only on the basis that:

(a) that person is not entitled to vote, or
(b) that person has accepted an inducement:
    (i) to vote or refrain from voting, or
    (ii) to vote or refrain from voting for or against a particular candidate; or
    (iii) as a reward for having voted or refrained from voting as described in sections 22(b)(i) and 22(b)(ii) above.

23. Where a challenge has been received, the person asserting the right to vote must either:

(a) provide evidence satisfactory to the Chief Election Officer that the person is entitled to vote; or
(b) make a solemn declaration to the Chief Election Officer as to person's entitlement to vote.

ELECTOR’S NAME ALREADY USED

24. Where, upon receiving a request for a mail ballot, the Chief Election Officer determines that another person has voted or has already been issued a mail ballot in the elector’s name, the person asserting the right to vote as the named Elector must either:

(a) provide evidence satisfactory to the Chief Election Officer that the person is the named Elector; or
(b) make a solemn declaration as to person's entitlement to vote as the named Elector.

REPLACEMENT OF SPOILED BALLOT

25. Where an Elector unintentionally spoils a mail ballot before returning it to the Chief Election Officer, the Elector may request a replacement ballot by advising the Chief Election Officer of the ballot spoilage and by mailing or otherwise delivering by any appropriate means, the spoiled ballot package in its entirety to the Chief Election Officer.

26. The Chief Election Officer will, upon receipt of the spoiled ballot package, record such fact, and proceed in accordance with Section 13 of this bylaw.

RESOLUTION OF TIE VOTE AFTER JUDICIAL RECOUNT

27. In the event of a tie vote after a judicial recount, the tie vote will be resolved by lot.

CITATION

28. This Bylaw may be cited for all purposes as "General Local Government Election and Other Voting Bylaw No. 5661".

READ a first time this 16th day of May, 2013.

READ a second time this 16th day of May, 2013.

READ a third time this 16th day of May, 2013.

ADOPTED this 16th day of May, 2013.

Original signed by:
Charles Hamilton
CHIEF ADMINISTRATIVE OFFICER

Original signed by:
David Raven
CHAIR

CERTIFIED a true copy of
Bylaw No. 5661 as adopted.

Manager of Corporate
Administration Services

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	City of Salmon Arm: Security Issuing Bylaw No. 9113, 2025
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services dated June 30, 2025. Legislative requirement for borrowing.
RECOMMENDATION #1:	THAT: "Security Issuing Bylaw No. 9113, 2025" be read a first, second, and third time, this 17th day of July, 2025. *Corporate Vote Unweighted Majority*
RECOMMENDATION #2:	THAT: "Security Issuing Bylaw No. 9113, 2025" be adopted, this 17th day of July, 2025. *Corporate Vote Unweighted Majority*

SUMMARY:

Pursuant to Section 182 of the Community Charter, municipality borrowing under a loan authorization bylaw must be undertaken by the applicable Regional District on behalf of the municipality. Pursuant to Section 824 of the Local Government Act, the Regional District will finance the loan authorization bylaw of a municipality approved under the Community Charter. This will permit the municipality to access long-term borrowing through the Municipal Finance Authority for an upcoming issue.

BACKGROUND:

The City of Salmon Arm has provided City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502 in the amount of $2,298,000 to the Regional District. At this time, the City is only requesting $2,225,000 be converted to long-term debt with the balance to be accessed at a later point in time. This bylaw needs to be approved by the CSRD Board by August 8, 2025 to ensure that the Municipal Finance Authority deadlines for issue in the fall of 2025 are met.

POLICY:

Section 411 of the Local Government Act
Section 182(1) of the Community Charter

FINANCIAL:

There is no impact to the CSRD. The debt is issued to the City of Salmon Arm through the Regional District and all principal and interest payments are paid by the City of Salmon Arm.

KEY ISSUES/CONCEPTS:

To enable the City of Salmon Arm to access long-term borrowing from the Municipal Finance Authority.

IMPLEMENTATION:

Signed documentation will be forwarded to the Ministry of Housing and Municipal Affairs and to the Municipal Finance Authority.

COMMUNICATIONS:

The City of Salmon Arm will be informed 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:	2025-07-17_Board_FIN Security Issuing Bylaw No. 9113, 2025.docx
Attachments:	- LA Bylaw 4502 (002).pdf - Municipal Security Issuing Resolution.pdf - SIBL9113, 2025.pdf
Final Approval Date:	Jul 7, 2025

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

Jennifer Sham

John MacLean

Certified a true correct copy of By-law No. 4502 as adopted by Council on the 13 day of June 2022. Dated at Salmon Arm, B.C. this 2 day of August 2022.

Corporate Officer

CITY OF SALMON ARM

BYLAW NO. 4502

A bylaw to authorize the borrowing for the purpose of a capital nature

---

WHEREAS under the provisions of Section 179 of the Community Charter, Council may, by a loan authorization bylaw adopted with the approval of the Inspector, incur a liability by borrowing for any purpose of a capital nature;

WHEREAS it is deemed desirable and expedient to design and construct the replacement of the Zone 5 Booster Station;

AND WHEREAS the amount to be borrowed to construct such improvements and to do all things necessary in connection herewith is the sum of $2,298,000.00 which is the amount of debt intended to be created by this bylaw;

AND WHEREAS the maximum term for the debentures to be issued to secure the monies authorized to be borrowed hereunder is thirty (30) years;

AND WHEREAS the approval of the Inspector has been obtained prior to its adoption, pursuant to Section 179 of the Community Charter;

AND WHEREAS the electors within the boundaries of the City of Salmon Arm were notified, under the alternative approval process, pursuant to Section 86 of the Community Charter, that Council intends to borrow to undertake the construction of the replacement Zone 5 Booster Station and do all things necessary in connection herewith;

AND WHEREAS the Council has been advised through a report prepared by the Corporate Officer that elector responses submitted by the electors within the boundaries of the City of Salmon Arm, requesting Council not to proceed with the borrowing to construct the replacement Zone 5 Booster Station unless it is approved by assent of the electors are insufficient;

NOW THEREFORE the Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. The Council of the City of Salmon Arm is hereby authorized and empowered to undertake and carry out or cause to be carried out the borrowing for the construction of the replacement Zone 5 Booster Station and do all things necessary in connection herewith and without limiting the generality of the foregoing:

   a) To borrow upon the credit of the Municipality a sum not exceeding $2,298,000.00 and the maximum term for the debentures to be borrowed hereunder is thirty (30) years.

b) To acquire all such property, easements, rights-of-way, licences, rights or authorities as may be requisite or desirable for or in connection with the construction of the replacement Zone 5 Booster Station.

2. This bylaw may be cited as "City of Salmon Arm Zone 5 Booster Station Loan Authorization Bylaw No. 4502"

READ A FIRST TIME THIS	14	DAY OF	February	2022
READ A SECOND TIME THIS	14	DAY OF	February	2022
READ A THIRD TIME THIS	14	DAY OF	February	2022

APPROVED BY THE INSPECTOR PURSUANT TO SECTION 179 OF THE COMMUNITY

CHARTER THIS	31	DAY OF	March	2022
ADOPTED BY COUNCIL THIS	13	DAY OF	June	2022

"A. HARRISON"
MAYOR

"S. WOOD"
CORPORATE OFFICER

Rhonda West

From: DoNotReply@escribemeetings.com on behalf of eSCRIBE Notification <DoNotReply@escribemeetings.com>
Sent: Wednesday, June 25, 2025 9:12 AM
To: Rhonda West
Subject: Agenda Notification for RCM_Jun23_2025

This is an automated message from eSCRIBE.

Agenda Item: Chief Financial Officer – Zone 5 Booster Station (Bylaw No. 4502) – Long Term Financing
Description:
Minutes:
Resolution(s): :

Resolution: THAT: Council approve Long-term borrowing from the Municipal Finance Authority of British Columbia, as part of the 2025 Fall Borrowing Session, for the Zone 5 Booster Station in the amount of $2,225,000 as authorized through Bylaw No. 4502;

AND THAT: the Columbia Shuswap Regional District (CSRD) be requested to consent to our borrowing over a thirty (30) year term and include the borrowing in a Security Issuing Bylaw.

Moved By: Councillor Lindgren
Seconded By: Councillor Wallace Richmond
Result: Carried Unanimously

Task(s):

Certified a true correct copy of a resolution made by Council on the 23 day of June, 2025. Dated at Salmon Arm, B.C. this 25 day of June, 2025.

RHONDA WEST
CITY OF SALMON ARM
500 2 AVENUE NE V1E 4N2
CORPORATE OFFICER
COMMISSIONER FOR OATHS
PROVINCE OF BRITISH COLUMBIA

Regional District Security Issuing Bylaw

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 9113, 2025

A bylaw to authorize the entering into of an Agreement respecting financing between the Columbia Shuswap Regional District and the Municipal Finance Authority of British Columbia.

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

AND WHEREAS the City of Salmon Arm is a member municipality of the Columbia Shuswap Regional District (the "Regional District");

AND WHEREAS the Regional District will finance from time to time on behalf of and at the sole cost of its member municipalities, under the provisions of Section 410 of the Local Government Act, the works financed pursuant to the herein mentioned loan authorization bylaws;

AND WHEREAS under the provisions of Section 411 of the Local Government Act, the amount of borrowing authorized by each of the following loan authorization bylaws, the amount already borrowed under the authority thereof, the amount of authorization to borrow remaining thereunder, the amount being issued under the authority thereof by this bylaw, and the term of the debt are included in this bylaw;

AND WHEREAS the tables contained in this bylaw are to provide clarity and information for the purposes of this bylaw;

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority;

NOW THEREFORE the Regional Board of the Columbia Shuswap Regional District in open meeting assembled enacts as follows:

1. The Regional Board hereby consents to financing the debt of City of Salmon Arm and further described in the Municipal Loan Authorization Bylaws table, in the amount of Two Million Two Hundred Ninety-Eight Thousand Dollars ($2,298,000) in accordance with the following terms.

Municipal Loan Authorization Bylaws

Municipality	Loan Authorization Bylaw #	Purpose	MSIR #/Date	Amount of Borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
City of Salmon Arm	4502	Construction of replacement Zone 5 Booster Station	June 23, 2025	$2,298,000	$0	$2,298,000	30 years	$2,225,000
	Total			**$**	**$**	**$**		**$2,225,000**

2. The Authority is hereby requested and authorized to finance from time to time the above noted undertakings, and further described in the Municipal Loan Authorization Bylaws table, at the sole cost and on behalf of City of Salmon Arm up to, but not exceeding Two Million Two Hundred Ninety-Eight Thousand Dollars ($2,298,000) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $2,298,000 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

3. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

4. The Agreement in the form of Schedule “A” shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under section 1 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

5. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

6. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the officer assigned the responsibility of financial administration of the Regional District.

7. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Saanich and at such time or times as shall be determined by the Treasurer of the Authority.

8. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of the City of Salmon Arm Loan Authorization Bylaw No. 4502 there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

9. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

10. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

11. This bylaw may be cited as "Security Issuing Bylaw No. 9113, 2025".

READ A FIRST TIME this _____ day of _____, 2025.
READ A SECOND TIME this _____ day of _____, 2025.
READ A THIRD TIME this _____day of _____, 2025.

RECONSIDERED and FINALLY PASSED and ADOPTED this ____day of _____ , 2025.

_____ _____
Corporate Officer Chair

Certified a true copy of Bylaw 9113,2025 as adopted.

_____
Corporate Officer

Schedule "A" to Bylaw No. 9113, 2025

CANADA

PROVINCE OF BRITISH COLUMBIA

AGREEMENT

Columbia Shuswap Regional District

The Regional District of _____ (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia (the "Authority") at its Head Office in Saanich, British Columbia, the sum of _____ DOLLARS ($_____) in lawful money of Canada, together with interest thereon from the ____ day of _____ 20__, at varying rates of interest, calculated semi-annually, in each and every year during the currency of this Agreement; and payments of principal and interest shall be as specified in the schedule attached commencing on the ____ day of _____ 20___, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority such further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this ____ day of _____, 20____.

IN TESTIMONY WHEREOF and under the authority of
Bylaw # _____ cited as "_____ _____ ___",
this Agreement is sealed with the Corporate Seal of the
Regional District of _____ and signed by the Chair and Treasurer thereof.

Please note: *you do not have to fill in Schedule A. It is included to show the form that the loan agreement will be in. The MFA will generate the loan agreements and send to you, after the Issue is complete.*

_____
Chair

_____
Treasurer

Pursuant to the *Local Government Act*, I certify that the within Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatsoever in any court of the Province of British Columbia.

_____
Deputy Inspector of Municipalities of British Columbia

PRINCIPAL AND/OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Total Payment	Principal/Sinking Fund Deposit	Interest
	$	$	$
	$	$	$
	$	$	$

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Areas C, D, F, and G: Road Rescue Service Establishment Alternative Approval Process Results and Bylaws
DESCRIPTION:	Report from Jennifer Sham, General Manager, Corporate Services (Corporate Officer), dated July 4, 2025.
RECOMMENDATION #1:	THAT: the results of the Alternative Approval Process for the North Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5898, 2025, South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025, and Falkland Road Rescue Service Establishment Bylaw No. 5900, 2025, be received this 17th day of July, 2025. *Corporate Vote Unweighted Majority*
RECOMMENDATION #2:	THAT: North Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5898, 2025, be adopted this 17th day of July, 2025. *Corporate Vote Unweighted Majority*
RECOMMENDATION #3:	THAT: South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025, be adopted this 17th day of July, 2025. *Corporate Vote Unweighted Majority*

SUMMARY:

The Board utilized the Alternative Approval Process (AAP) to obtain elector approval for road rescue services in North and South Shuswap and Falkland. Elector approval was obtained for the North and South Shuswap Sub-Regional Road Rescue Service Establishment bylaws, but not in Falkland.

BACKGROUND:

March 20, 2025 Regular Board Meeting
May 15, 2025 Regular Board Meeting

POLICY:

Section 86 (1) (c) of the Community Charter provides that approval of the electors by the alternative approval process is obtained if the number of elector responses received is less than 10% of the number of electors of the area to which the approval process applies.

As the number of submissions received from eligible electors in Falkland exceeds the minimum requirement, the AAP has failed for Falkland and the bylaw cannot proceed to adoption at this time.

FINANCIAL:

There are no further costs associated with these AAPs. If the Board chooses to conduct an assent vote for the Falkland Road Rescue Service, the cost estimate is $20,000. These costs include hall rental fees, printing of ballots, election officials, etc.

KEY ISSUES/CONCEPTS:

Service Area	Accepted Responses	Percentage of Eligible Electors	Result
North Shuswap	26	0.84 %	Obtained
South Shuswap	13	0.14 %	Obtained
Falkland	216	18.32 %	Not Obtained

*See Certified Results attached for details of the elector responses.

IMPLEMENTATION:

Assent of the electors was obtained for Bylaw Nos. 5898 and 5899 and may now be adopted. Bylaw No. 5900 did not obtain elector assent and is either given no further readings or the Board may choose to move forward with an assent vote.

Should the Board direct staff to proceed with assent voting, staff will need to do so within 80 days of the deadline of the AAP; this means the last possible date for general voting day is September 13, 2025.

COMMUNICATIONS:

The preliminary results of the road rescue AAPs were posted to social media and on the CSRD website on Friday, July 4, 2025. Copies of the AAP results were also posted in the CSRD office.

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:	2025-07-17_Board_CS_Road_Rescue_AAP_Results.docx
Attachments:	- Certified_Results_of_SS_Road_Rescue_AAP_2025.pdf - Certified_Results_of_NS_Road_Rescue_AAP_2025.pdf - Certified_Results_of_Falkland_Road_Rescue_AAP_2025.pdf - North Shuswap Sub-regional Road Rescue Service Establishment Bylaw No. 5898, 2025.pdf - South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025.pdf
Final Approval Date:	Jul 9, 2025

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

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 236 of the Local Government Act, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the "South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025", as follows:

8967	Estimated number of eligible electors
14	Number of elector response forms submitted by the deadline
1	Number of electors response forms rejected
13	Number of elector response forms accepted
0.14	Percentage of estimated electors who validly submitted elector response forms

and in accordance with Section 86 of the Community Charter, the approval of the electors was obtained.

DATED this 4th day of July, 2025.

Signed by:
Jennifer Sham
B002D278ECA942D...

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 236 of the Local Government Act, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the "North Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5898, 2025", as follows:

3084	Estimated number of eligible electors
33	Number of elector response forms submitted by the deadline
7	Number of electors response forms rejected
26	Number of elector response forms accepted
0.84	Percentage of estimated electors who validly submitted elector response forms

and in accordance with Section 86 of the Community Charter, the approval of the electors was obtained.

DATED this 4th day of July, 2025.

Signed by:
Jennifer Sham
B002D278ECA942D...

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 236 of the Local Government Act, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the "Falkland Road Rescue Service Establishment Bylaw No. 5900, 2025", as follows:

1179	Estimated number of eligible electors
241	Number of elector response forms submitted by the deadline
19	Number of electors response forms rejected
216	Number of elector response forms accepted
18.32	Percentage of estimated electors who validly submitted elector response forms

and in accordance with Section 86 of the Community Charter, the approval of the electors was **not** obtained.

DATED this 4th day of July, 2025.

Signed by:
Jennifer Sham
B002D278ECA942D...

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5898, 2025

A bylaw to establish a service area within Electoral Area F of the
Columbia Shuswap Regional District for the purpose of providing road rescue services

---

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

SERVICE

1. To establish within Electoral Area F service area to be known as the "North Shuswap Sub-Regional Road Rescue Service Area".

SERVICE AREA

2. The service area established by this bylaw is shown outlined on Schedule A attached hereto and forming part of this bylaw.

PARTICIPATING AREA

3. The participating area in the named service is Electoral Area F.

REQUISITION

4. The maximum amount of money that may be requisitioned annually in support of this service shall not exceed $225,000 or $0.10/$1000 of net taxable value of land and improvements, whichever is greater.

COST RECOVERY

5. The annual operating and debt servicing costs shall be recovered by one or more of the following:
   a) The annual costs shall be recovered by requisition of money to be collected by a property value tax on land and improvements in accordance with the *Local Government Act*;
   b) The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs;
   c) Revenues received by way of agreement, enterprise, gift, grant or otherwise.

FORCE AND EFFECT

6. This bylaw will come into force and effect on January 1, 2026.

CITATION

7. This bylaw may be cited as the "North Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5898, 2025".

READ a first time, this 20th day of March, 2025.

READ a second time, this 20th day of March, 2025.

READ a third time, this 20th day of March, 2025.

APPROVED by the Inspector of Municipalities, this 28th day of April, 2025.

ADOPTED this, _____ day of _____, 2025.

Corporate Officer

Chair

CERTIFIED a true copy of
Bylaw No. 5898, 2025 as read a third time.

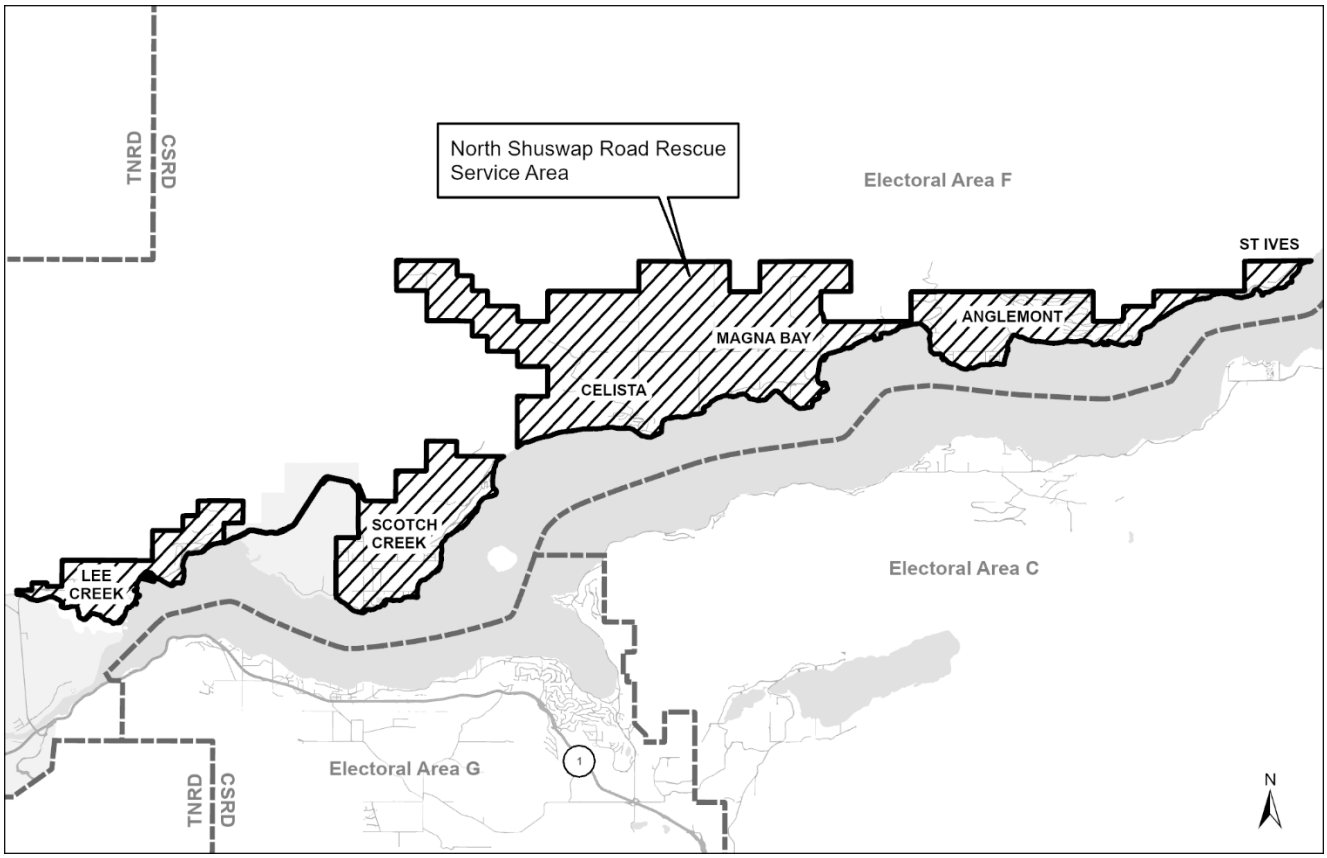
CERTIFIED a true copy of
Bylaw No. 5898 2025 as adopted.

Corporate Officer

Corporate Officer

NORTH SHUSWAP SUB-REGIONAL ROAD RESCUE SERVICE AREA ESTABLISHMENT BYLAW NO. 5898, 2025

SCHEDULE A



COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5899, 2025

A bylaw to establish a service area within Electoral Area C & G of the Columbia Shuswap Regional District for the purpose of providing road rescue services

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The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

SERVICE

1. To establish within Electoral Area C & G service area to be known as the "South Shuswap Sub-Regional Road Rescue Service Area".

SERVICE AREA

2. The service area established by this bylaw is shown outlined on Schedule A attached hereto and forming part of this bylaw.

PARTICIPATING AREA

3. The participating area in the named service is Electoral Area C & G.

REQUISITION

4. The maximum amount of money that may be requisitioned annually in support of this service shall not exceed $355,000 or $0.0803/$1000 of net taxable value of land and improvements, whichever is greater.

COST RECOVERY

5. The annual operating and debt servicing costs shall be recovered by one or more of the following:
   a) The annual costs shall be recovered by requisition of money to be collected by a property value tax on land and improvements in accordance with the *Local Government Act*;
   b) The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs;
   c) Revenues received by way of agreement, enterprise, gift, grant or otherwise.

FORCE AND EFFECT

6. This bylaw will come into force and effect upon adoption.

CITATION

7. This bylaw may be cited as the "South Shuswap Sub-Regional Road Rescue Service Establishment Bylaw No. 5899, 2025".

READ a first time, this 20th day of March, 2025.

READ a second time, this 20th day of March, 2025.

READ a third time, this 20th day of March, 2025.

APPROVED by the Inspector of Municipalities, this 28th day of April, 2025.

ADOPTED this, _____ day of _____, 2025.

Corporate Officer

Chair

CERTIFIED a true copy of
Bylaw No. 5899, 2025 as read a third time.

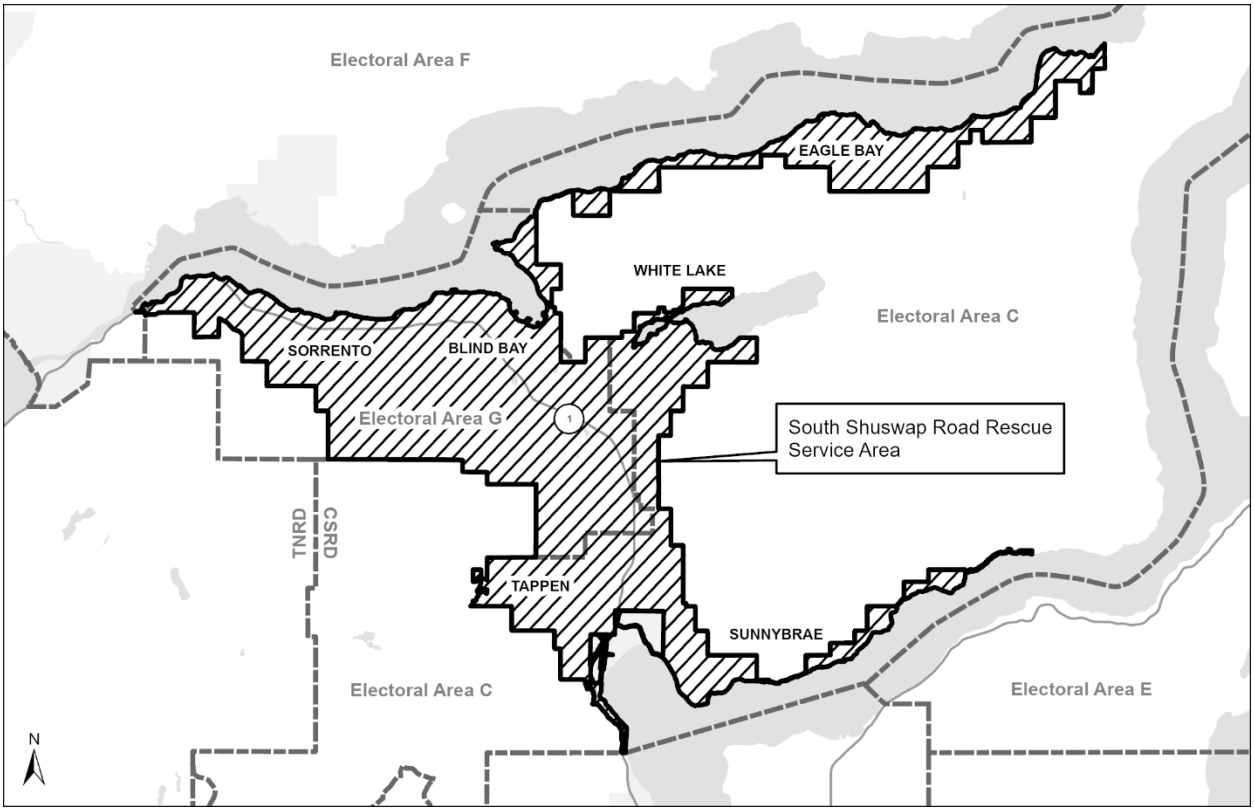
CERTIFIED a true copy of
Bylaw No. 5899, 2025 as adopted.

Corporate Officer

Corporate Officer

SOUTH SHUSWAP SUB-REGIONAL SERVICE AREA
ESTABLISHMENT BYLAW NO. 5899, 2025

SCHEDULE A



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area G: Temporary Use Permit No. 725-13
DESCRIPTION:	Report from Laura Gibson, Planner III, dated June 25, 2025. 2560 Eagle Bay Rd, Blind Bay
RECOMMENDATION:	THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 725-13 for Lot 1 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan KAP57413, be authorized for issuance this 17th day of July, 2025 for the temporary use of the existing 4-bedroom single detached dwelling as a short-term rental, with issuance subject to the applicant fulfilling the following conditions: • Submitting proof of adequate short-term rental and liability insurance, with a minimum $3 million in coverage; • Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to issuance of the Temporary Use Permit, • Issuance of a Lakes 100 m Development Permit for the new septic system; and, • Receipt of a Letter of Certification confirming installation of a new septic system designed to support at least 10 guests seasonally in the single detached dwelling for the short-term rental. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located at 2560 Eagle Bay Rd in Blind Bay. The owners have applied for a Temporary Use Permit (TUP) to seek approval to use the existing 4-bedroom single detached dwelling as a seasonal short-term rental (April 1 to October 31) for up to 10 guests. If approved, the TUP will allow the short-term rental (STR) for up to 3 years.

BACKGROUND:

ELECTORAL AREA:
G

LEGAL DESCRIPTION:
Lot 1 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan KAP57413
PID:
023-503-840

CIVIC ADDRESS:
2560 Eagle Bay Road, Blind Bay

SURROUNDING LAND USE PATTERN:
North = Eagle Bay Road, Shuswap Lake
East = Rural Residential (0.4ha) (single detached dwelling), forest
South= Rural Residential (0.4ha) (single detached dwelling)
West = Eagle Bay Road, Shuswap Lake

CURRENT USE:
Single detached dwelling and accessory building (garage)

PROPOSED USE:
To use the single detached dwelling as a short-term rental

PARCEL SIZE:
2.28 ha (5.63 acres)

DESIGNATION:
Electoral Area C Official Community Plan Bylaw No. 725, as amended (Bylaw No. 725)
RR2 – Rural Residential 2

ZONE:
South Shuswap Zoning Bylaw No. 701, as amended (Bylaw No. 701)
RR1 – Rural Residential (0.4 ha)

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
The subject property is semi-waterfront to Shuswap Lake. The single detached dwelling on the subject property is surrounded by trees providing a buffer from adjacent properties. See attached "TUP725-13_Maps_Plans_Photos.pdf".

BYLAW ENFORCEMENT:
There is no Bylaw Enforcement related to this file. There is an existing floating dock which is not permitted by Lakes Zoning Bylaw No. 900.

POLICY:

See attached "TUP725-13_BL725_BL701_Excerpts.pdf".

Bylaw No. 725 policies include that a TUP may be issued for temporary uses that are not supported or permitted by the Official Community Plan or Zoning Bylaw.

FINANCIAL:

This application is not a result of bylaw enforcement. If the TUP is not approved and the owners continue the STR use, bylaw enforcement staff would action this file as per direction noted within Bylaw Enforcement policy A-69.

KEY ISSUES/CONCEPTS:

Background

The property owners have applied for a TUP for a STR in the existing single detached dwelling.

While the owners have operated this STR in the past, this application is not a result of bylaw enforcement. No complaints have been received by the CSRD regarding this STR.

The owners are proposing a seasonal STR, operating April 1 to October 31.

A new septic system is currently being installed. A Record of Sewerage System has been received by staff. A condition of issuance of this TUP will be receipt of a Letter of Certification confirming installation of a new septic system designed to support at least 10 guests seasonally in the single detached dwelling for the short-term rental. The new septic system required a Lakes 100 m Development Permit (DP) as it is situated within 100 m of the high water mark of Shuswap Lake. The Lakes 100 m Development Permit Area is established to prevent or mitigate potential negative impacts on the lake environment from sewerage systems and large scale development. The application requires submission of a report from a Hydrogeologist to confirm there will be no negative impacts to Shuswap Lake as a result of the new septic system. A condition of issuance of this TUP is issuance of the Lakes 100 m DP.

Proposal Summary

See attached "TUP725-13_STR_TUP_Form_Redacted.pdf".

Type of dwelling	Single detached dwelling
Any new construction?	No
Seasonal or year-round?	Seasonal (April 1 - October 31)
Number of bedrooms	4
Maximum number of guests	10
Has the STR operated in the past?	Yes, STR operated July and August for the past 4 years
Will the owner/operator live on the subject property?	No, but will reside nearby while the STR is occupied
Water servicing	Community water system
Sewage disposal	Onsite septic system

Additional Comments

Originally the applicants stated they would stay on the property in their RV while the dwelling was being rented. However, when informed by staff that camping is not a permitted use on the subject property and they would need to incorporate that into their TUP if they wished to seek approval for that use as well, the owners decided they will stay nearby but off the property while the STR is occupied by guests.

Analysis

Bylaw No. 725 includes policies about considerations for TUPs as well as TUPs specifically for STRs. These policies have been incorporated into the CSRD considerations for STR TUPs (for all Electoral

Areas). The following is an analysis of the proposal with respect to the CSRD considerations for STR TUPs.

a) Is the primary use of the property residential, rural or agricultural?

Yes, the subject property is residential.

b) Will the STR keep with the residential, rural or agricultural character of the neighbourhood and not cause a nuisance or disturbance?

Yes. The property owners have described in their application how they will maintain the residential character of the neighborhood and avoid the STR causing a nuisance or disturbance to the neighbourhood, including:

- Owners/applicants will be nearby to deal with any issues that arise,
- Closest neighbours have owner's/applicant's cell phone numbers if any issues arise.
- A thorough complaint response plan has been submitted (see attached "TUP725-13_Complaint_Response_Plan_Redacted.pdf")

c) Is the season of use specified in the TUP?

Yes, the proposed STR will be seasonal running from April 1 to October 31.

d) Is the STR located within a dwelling unit permitted by the zone that applies to the property?

Yes, the single detached dwelling is a permitted use on the property.

e) Is the STR limited to one dwelling unit on the property?

Yes, the proposed STR in the existing single detached dwelling will be the only STR on the subject property. There are no other dwelling units on the property.

f) Has the applicant confirmed there is no Bed and Breakfast already existing on the property?

As the STR is the whole single detached dwelling, a Bed and Breakfast will not operate in conjunction with the STR.

g) Have the applicants acknowledged that the STR owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR?

Yes, the property owners have acknowledged that they shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR.

The owners are in the process of having a new septic system installed to service the single detached dwelling/short-term rental. A Record of Sewerage System (RSS) dated June 24, 2025, prepared by Natalya Melnychuk, Registered Onsite Wastewater Professional (ROWP), has been submitted along with the application (see attached "TUP725-13_Septic_Report_Redacted.pdf"). The ROWP confirms that a new Type 1 onsite wastewater system is being installed to serve a full-time residence that is 4 bedrooms, 372m^2 with 6 regular residents and a seasonal occupancy of up to 10 people. A condition of issuance of this TUP will be receipt of a Letter of Certification confirming installation of the new septic system is complete.

The new septic system within 100 m of Shuswap Lake requires a Lakes 100m DP. An application was not submitted prior to beginning installation of the septic system. The property owners have been advised to submit an after-the-fact DP application and a condition of issuance of this TUP is issuance of the Lakes 100 m DP for the new septic system.

h) Have the applicants acknowledged that the STR owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the STR?

Yes, the property owners have acknowledged they are responsible for providing drinking water to guests.

i) Have the applicants identified a local contact person who will be available to address issues that may arise any time that STR accommodation is provided?

Yes, the property owners/applicants will be the local contact persons and have provided their contact information.

j) Have the applicants provided a complaint response plan detailing how concerns and complaints will be addressed?

Yes, a complaint response plan has been received (see attached "TUP725-13_Complaint_ Response_Plan_Redacted.pdf").

k) Has the maximum number of guests permitted in a STR been specified?

Yes, the maximum number of guests for the proposed STR will be 10.

l) Has the quiet time been specified?

Yes, the owners will require a quiet time of 10 PM to 7 AM daily. This will be posted in a visible place within the STR.

m) Have the owners acknowledged that only one (1) sign advertising the STR may be placed on the subject property? The maximum sign area is 1 m² (0.5 m² for each side).

Yes, the owners have acknowledged that only one sign, a maximum of 1 m^2, is permitted for the STR.

n) Have the applicants identified on-site parking spaces for the STR?

Yes, there is room for 7 off-street parking spaces for guest of the STR, which exceeds the minimum number of required parking spaces for an STR for 10 guests as outlined in the CSRD's STR TUP considerations.

o) Are the owners aware that the TUP issuance is subject to proof of adequate STR and liability insurance (minimum of $3 million in coverage)?

Yes, the property owners have acknowledged that the TUP issuance is subject to proof of adequate STR and liability insurance (minimum of $3 million in coverage). The property owners have provided the proof of insurance to CSRD staff.

p) Have the owners acknowledged that TUP issuance is subject to registration of a s. 219 covenant on title releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP?

Yes, the property owners have acknowledged that TUP issuance is subject to registration of a s. 219 covenant on title releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP.

q) The STR should comply within all applicable regulations of the Agricultural Land Commission when located within the Agricultural Land Reserve.

N/A. The subject property is not in the Agricultural Land Reserve.

r) Have the owners acknowledged that the owner/operator shall be wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the STR.

Yes, the property owners have acknowledged they are wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the STR.

s) Where appropriate, the owner/operator may be required to reside on the property.

N/A. The owners cannot reside on the property as the STR is in the only dwelling unit on the property.

t) Screening or fencing may be required to address potential impacts of the STR or to address privacy concerns of adjacent properties.

N/A. Planning staff do not consider this a requirement for the subject application.

The Board may choose to include additional conditions in the STR TUP to mitigate any potential concerns identified in the written public submissions.

u) Other measures may be required to minimize potential conflicts with neighbouring properties.

N/A. Planning staff do not consider this a requirement for the subject application. However, written public submissions received may identify concerns that could possibly be mitigated. The Board may choose to include additional conditions in the STR TUP.

See attached "TUP725-13_Redacted.pdf" for a list of the conditions that the TUP is subject to if the permit is issued.

If the CSRD Board authorizes for issuance this TUP application, the conditions required to be fulfilled prior to issuance will include:

- Submitting proof of adequate short-term rental and liability insurance, with a minimum $3 million in coverage; and,
- Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to issuance of the Temporary Use Permit.
- Issuance of a Lakes 100 m Development Permit for the new septic system,
- Receipt of a Letter of Certification confirming installation of a new septic system designed to support at least 10 guests seasonally in the single detached dwelling for the short-term rental.

The property owners have acknowledged that the above conditions will be required prior to issuance of the TUP. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.

Rationale for Recommendation

The property owners have applied for a TUP to use the existing single detached dwelling as an STR. Staff are recommending that the Board consider issuance of TUP725-13 for the following reasons:

- The property owners have completed the STR TUP form, addressing and/or acknowledging each of the CSRD considerations for STR TUPs;
- The property owners have plans in place to reduce the likelihood of the STR causing any negative impacts to nearby property owners, including a complaint response plan;
- The property has the required servicing and parking areas to support the proposed STR use,
- The conditions in the permit should minimize negative impacts to neighbouring properties, and the permit may be revoked if the owners do not follow the conditions of the permit.

IMPLEMENTATION:

If the Board authorizes the issuance of TUP725-13, the property owners will be notified of the Board's decision. Upon receipt of proof of adequate short-term rental and liability insurance with a minimum of $3 million in coverage, registration of a Section 219 covenant indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP, and receipt of the Letter of Certification confirming the new septic system has been installed, the TUP will be issued, and notice will be registered to the title of the subject property.

Prior to the expiration of TUP725-13, the property owners have the option to apply for a one-time renewal for up to another 3-year term. TUP renewals may be considered by the General Manager of Development Services where there are no additional changes to the initial permit, there are no issues of non-compliance with the original permit, and the permit renewal application has been received at least three months prior to the expiration of the permit. Prior to the expiry of that TUP, the property owners have the option to apply for a bylaw amendment to seek rezoning approval to permanently allow for the short-term rental use on the subject property.

COMMUNICATIONS:

Neighbouring property owners will have first become aware of the proposal when the applicant posted a notice of application sign on the subject property for the TUP. Development Services Procedures Bylaw No. 4001-2, as amended, requires one notice of application sign for every 400 m of street frontage for a Temporary Use Permit application. The subject property has approximately 227 m of street frontage and requires one sign. The sign was posted on June 16, 2025.

In accordance with the CSRD Public Notice Bylaw No. 5893, a notice will be placed on the CSRD website advising the public of the TUP application and the deadline for written public submissions. Interested persons may also choose to sign up for notifications through the email subscription service available on the CSRD website.

In accordance with Development Services Procedures Bylaw No. 4001-2, as amended, staff prepared and mailed notices to all owners of property located within 100 m of the subject property, notifying them of the TUP application and the deadline for written public submissions. Copies of any written public submissions received by the deadline of 4 PM on Tuesday, July 15, 2025, will be provided to the Board on the late 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:	2025-07-17_Board_DS_TUP725-13.docx
Attachments:	- TUP725-13_Redacted.pdf - TUP725-13_BL725_BL701_Excerpts.pdf - TUP725-13_STR_TUP_Form_Redacted.pdf - TUP725-13_Complaint_Response_Plan_Redacted.pdf - TUP725-13_Septic_Report_Redacted.pdf - TUP725-13_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

TEMPORARY USE PERMIT NO. 725-13

Registered Owner: [redacted]
[redacted]
2560 Eagle Bay Road
Blind Bay, BC
V0E 1H1
As joint tenants

1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Columbia Shuswap Regional District (the "**CSRD**") applicable hereto, except as specifically varied or supplemented by this Permit.

2. This Temporary Use Permit applies only to the lands described as Lot 1, Section 30, Township 22, Range 10, W6M KDYD Plan KAP57413 (PID: 023-503-840), which property is more particularly shown on the Location Map attached hereto as Schedule A (the "**Lands**").

3. The owners of the Property have applied for a Temporary Use Permit to use the existing 4-bedroom single detached dwelling as a seasonal short-term rental, as shown on the Site Plan attached hereto as Schedule B.

4. "**STR**" means the use of a dwelling unit for temporary accommodation on a commercial basis. "**Temporary**" means less than four (4) consecutive weeks.

5. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.

6. If the terms of this Temporary Use Permit are not adhered to, then this Temporary Use Permit may be revoked prior to the expiry date.

7. In addition to the permitted uses in RR1 - Rural Residential 1 zone in the South Shuswap Zoning Bylaw No. 701, the existing 4-bedroom single detached dwelling may be used as a STR, subject to compliance with the following conditions:

a) STR is permitted seasonally (April 1 to October 31);
b) STR is limited to the existing 4-bedroom single detached dwelling on the property at 2560 Eagle Bay Road;
c) maximum number of guests is ten (10);
d) maximum number of bedrooms used for guests is four (4);
e) quiet time is from 10 PM to 7 AM daily;
f) STR signage shall be limited to one sign (maximum sign area 1 m^2 or 0.5 m^2 if two-sided);
g) all parking must be accommodated on site, no parking shall occur on Eagle Bay Road;
h) a minimum of four (4) parking spaces must be provided for the STR property;
i) the owner of the Property is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by operation of the STR property;
j) the clear posting of the following information in the STR at a site accessible and visible to guests:
    - the owner or local contact person information, with availability or accessibility by phone 24 hours a day and 7 days a week;
    - clear noise rules and quiet times (10 PM - 7 AM Daily);
    - emergency call number: 9-1-1; and
    - safe storage and management of garbage;
k) the owner and operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the STR property;
l) the owner and operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR.

8. This Temporary Use Permit is subject to proof of adequate vacation rental and liability insurance, with a minimum of $3 million in coverage, and registration of a covenant on title to the subject property pursuant to s. 219 of the *Land Title Act* releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of this Temporary Use Permit. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.

9. This Temporary Use Permit is also subject to the owner providing the CSRD with a local person's contact information on an annual basis, or if the local person and/or information changes. The local contact person has the responsibility of remedying non-compliance with the conditions herein or any other issues at the STR property. The name and contact information of the local contact and a copy of this Temporary Use Permit must be posted in a visible place within the STR property and provided to

owners and tenants of adjacent properties (confirmed annually with the CSRD by the owner or operator).

10. 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.

11. Issuance of this 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).

12. This Temporary Use Permit, issued as per Section 493 of the *Local Government Act*, is valid from the date of issuance, noted below, until its expiry on the first to occur of:

    a) the date that has the same day and month as the date of issuance, noted below, in the year 2028; and
    b) the date on which a proceeding for foreclosure is started in respect of the Lands or any portion thereof

    unless sooner revoked or unless renewed in accordance with the terms hereof.

13. This permit may be renewed once for up to 3 years in duration, upon application and subsequent approval by the CSRD's Board of Directors.

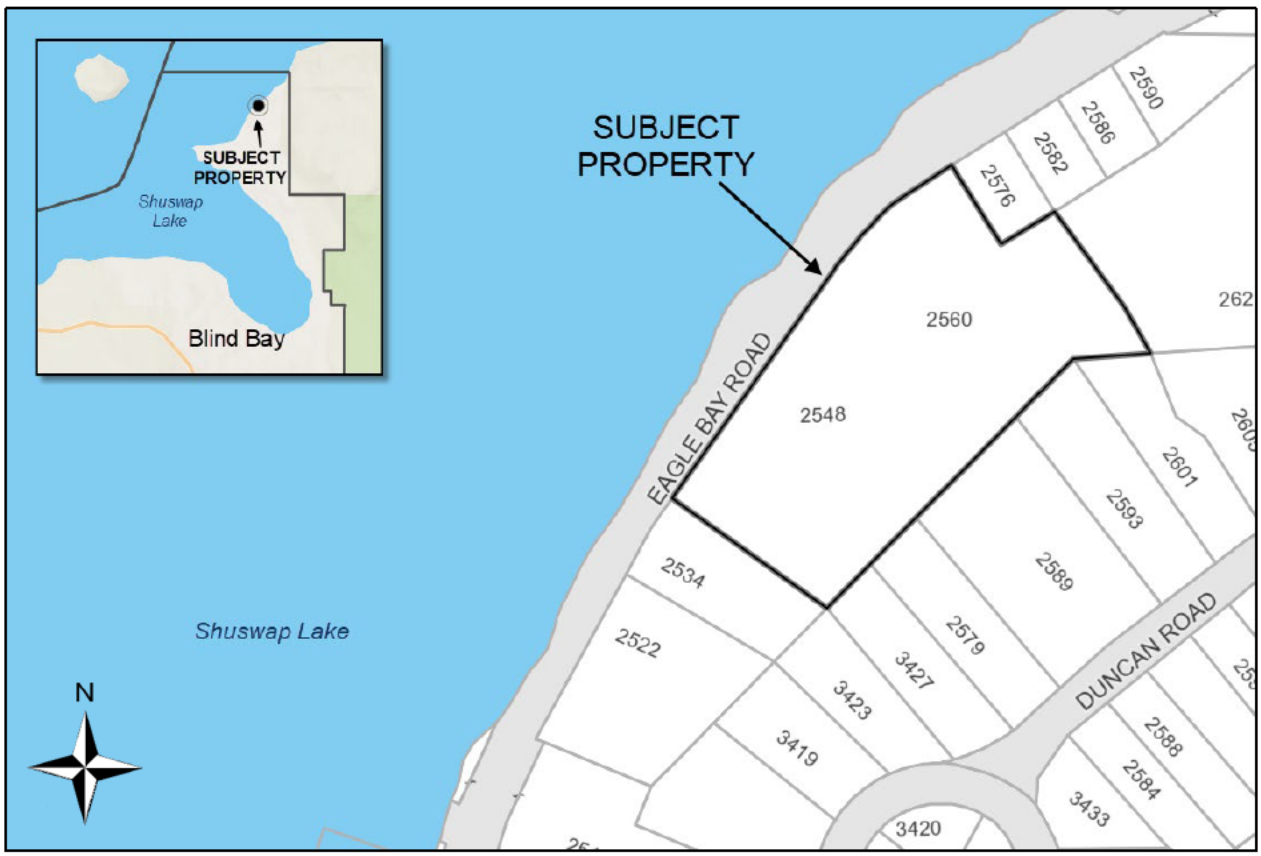
AUTHORIZED FOR ISSUANCE by resolution of the Columbia Shuswap Regional District Board on the _____ day of _____, 2025

and ISSUED on the _____ day of _____, 2025

_____
CORPORATE OFFICER

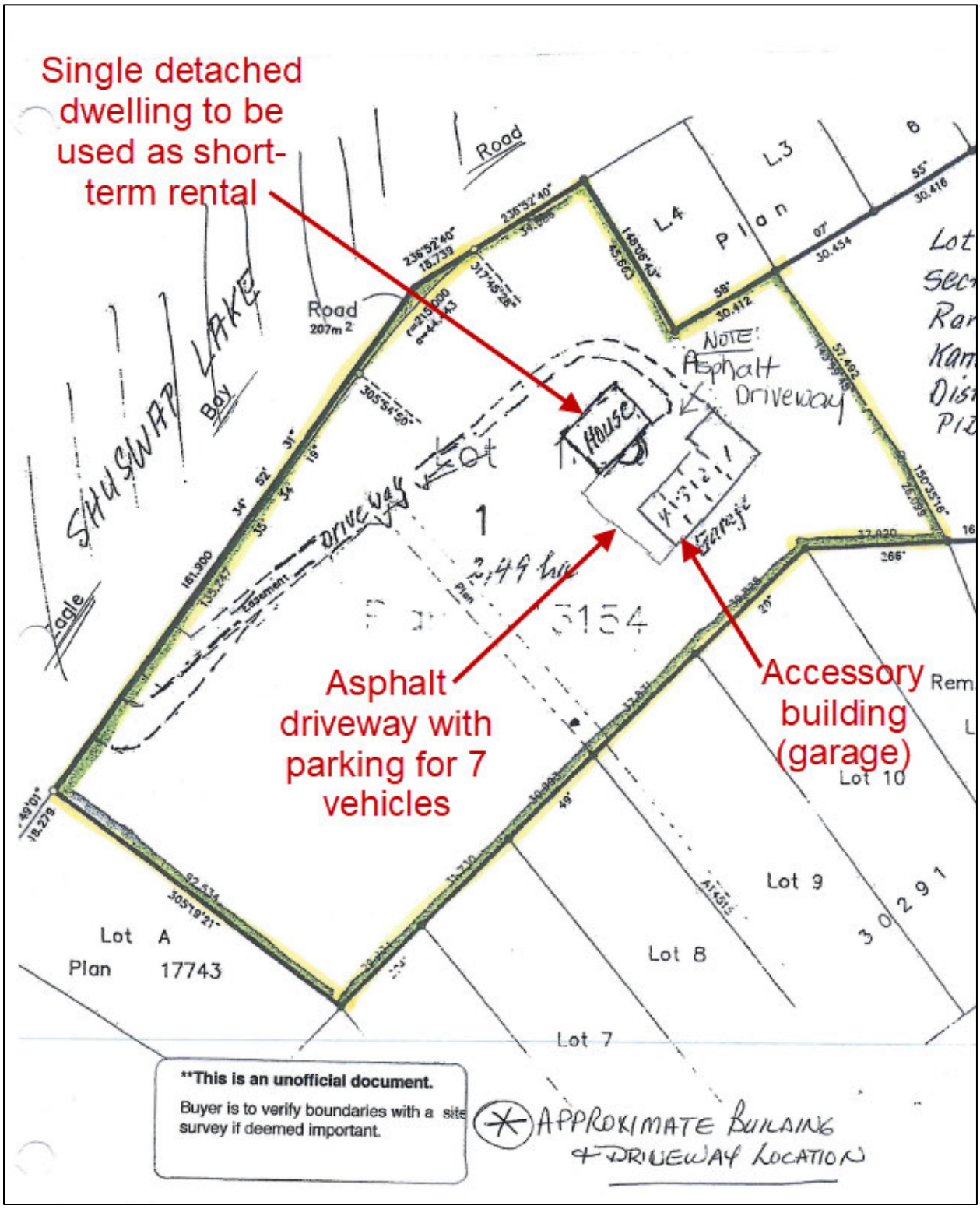
Schedule A

Location Map



Schedule B

Site Plan



Relevant Excerpts from Electoral Area C Official Community Plan Bylaw No. 725 and South Shuswap Zoning Bylaw No. 701

(See Electoral Area C Official Community Plan Bylaw No. 725

and South Shuswap Zoning Bylaw No. 701 for all policies and zoning regulations)

Electoral Area C Official Community Plan Bylaw No. 725

13.2.4 Guidelines

.1 A TUP may be issued for:

a. Temporary uses that are not supported or permitted by the OCP or Zoning Bylaw;

.2 The CSRD Board, or delegate, will consider the issuance of TUPs based on the general conditions which include, but are not limited to:

a. The TUP may be issued for a period of up to three (3) years and renewed, at the discretion of the CSRD Board, only once;
b. The use shall not be noxious or emit pollutants that are detrimental to the environment, neighbouring properties for the community as a whole
c. The use shall not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
d. The use shall be serviced with necessary water, sewage disposal, solid waste disposal, and recycling facilities;
e. Appropriate remedial measures shall be taken to mitigate any damage to the natural environment as a result of the temporary use;
f. The proposal will be reviewed by the Ministry of Transportation and Infrastructure with respect to access and effect on public roads;
g. Appropriate parking and loading spaces shall be provided; and,
h. The proposed hours, size and scale of the use will be compatible with adjacent land uses.

.3 For TUPs considered for vacation rentals and similar short-term rentals, applicants may be required to:

a. Demonstrate that the proposed use will not alter the general character of the neighbourhood;
b. Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
c. Obtain approval from the ALC, if the proposed use is on ALR land;
d. Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.

e. Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
f. Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
g. Limit the number bedrooms and number of guests per bedroom;
h. Limit the number of pets on site at anytime;
i. Restrict signage;
j. Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
k. Provide adequate proof of insurance and liability insurance;
l. Restrict rentals of items and crafts, including motorized personal watercraft, ATVs; and,
m. Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

South Shuswap Zoning Bylaw No. 701

RR1 – Rural Residential Zone (0.4 ha)

7.1 The following uses and no others are permitted in the RR1 zone:

.1 single detached dwelling;
.2 secondary dwelling unit;
.3 bed and breakfast;
.4 home business;
.5 accessory use

7.2 Regulations

.2 Maximum Number of single detached dwellings Per Parcel 1

COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | E: plan@csrd.bc.ca |www.csrd.bc.ca

SUPPLEMENTARY APPLICATION FORM FOR A TEMPORARY USE PERMIT FOR A SHORT-TERM RENTAL (VACATION RENTAL)

This is a supplementary application form to be filled out in addition to the main Online Planning Application Form (or PDF planning application form) by applicants who are applying for a Temporary Use Permit (TUP) for a short-term rental (STR) (also known as a vacation rental).

The information on this form will be used by the Planner in preparing the staff report and permit for the Board's consideration and will be attached to the Board agenda (with any personal information redacted). The checklists on pages 4 & 5 are intended to clearly outline to the applicant what is involved with a STR TUP application. Please contact plan@csrd.bc.ca or 250-832-8194 if you have any questions.

Please refer to the Short Term Rental Temporary Use Permit Considerations for guidance on what the CSRD considers when reviewing TUP applications for STRs.

TO BE FILLED OUT BY THE APPLICANT/AGENT

Short-Term Rental (STR) Information:	
Subject property address or PID	023-503-840
Is this STR proposed, currently operating, or has it operated in the past?	☐ Proposed ☐ Currently operating (please comment below on date STR started) ☒ Operated in the past (please comment below on dates operated) Comments: July & Aug
What type of building is the STR located in?	☒ Single detached dwelling ☐ Attached secondary dwelling unit (e.g. suite within single detached dwelling) ☐ Detached secondary dwelling unit (e.g. cottage or carriage house) ☐ Other (please specify) Comments:
Is the STR located in an existing or proposed building? (Is any new construction or renovations proposed?)	☒ Existing building ☐ Proposed building ☐ Other (please specify) Comments:

Will the STR be seasonal or year-round?	☐ Year-round ☒ Seasonal (please specify, e.g. March 1 to October 31) Comments: April 1 → October 31
How many bedrooms are in the STR?	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ Other (please specify)
What is the maximum number of allowable guests?	Comments: 10
How many off-street parking spaces will be provided for the STR on the subject property? Please indicate locations on the site plan. A minimum of 2 parking spaces required if 1-4 guests, 3 for 5-8 guests, and 4 for 9-10 guests (in addition to parking requirements for other uses on the subject property). Off street means on the subject property, not along an adjacent public roadway.	Comments: 7 parking spots
How is the property serviced for water? Note: The STR owner/operator is required to provide drinking water to guests as required by the Public Health Act.	☐ Groundwater well ☐ Surface water ☒ Community water system ☐ Other (please specify) Comments:
How is the property serviced for sewage disposal? Note: Documentation to confirm adequate sewage disposal for the subject property is required.	☒ Onsite septic system ☐ Community sewer system Comments:

If the STR is currently operating or has operated in the past, have you received any complaints from neighbouring property owners? (e.g. noise, parking)	☐ Yes (please describe the nature of the complaint and how it was or will be addressed) ☒ No Comments:
If the STR is proposed, have you discussed your STR application with the owners and/or tenants of adjacent properties and other neighbours?	☒ Yes (please describe the feedback received) ☐ No Comments: Neighbour shutdown their STR & had long time returned guests come to my rental. 3 years ago
What measures will you take to maintain the character of the neighbourhood and avoid the STR causing a nuisance or disturbance to neighbours?	Comments: - We live onsite to deal with any issue that come up. - Our closest neighbours have our cell # if there are issues.
Will the owner/operator of the STR live on the subject property?	☒ Yes ☐ No ☐ Other (please specify) Comments:

NEXT STEPS – PLEASE CHECK TO ACKNOWLEDGE:

	Prior to consideration of the TUP application by the CSRD Board:	Please check to acknowledge:
1	The applicant must post at least one Notice of Application sign on the subject property a minimum of 30 days prior to the Temporary Use Permit application being considered by the CSRD Board, in accordance with Development Services Procedures Bylaw No 4001-2 as amended. The cost of the sign is the responsibility of the applicant. The Planner assigned to the file will explain and assist with the wording for the sign.	☑
2	As part of a Temporary Use Permit (TUP) application for a short-term rental, documentation to confirm adequate sewage disposal for the subject property is required. Proper sewage treatment and disposal is an important consideration of public health. When a sewage treatment and disposal system is not adequately sized or functioning correctly, it can pollute water sources, damage natural habitats, and cause serious illness. The applicant is required to engage an Authorized Person (i.e. Registered Onsite Wastewater Practitioner or qualified Professional Engineer) to confirm in a sealed memo that the existing septic system is fit for the proposed use (e.g. performance report or compliance report). The memo should include confirmation of the number of people and the number of bedrooms the short-term rental can accommodate based on the existing septic system. The memo must be received by the assigned Planner prior to consideration of the TUP by the CSRD Board. If any repairs or improvements to address deficiencies are identified in the memo, they must be completed and confirmed in writing by the Authorized Person before the TUP will be issued. The costs of the sealed memo and any required repairs or improvements to the septic system are the responsibility of the applicant.	☑
3	Planner will send out notices to properties within 100 m of the property subject to the TUP application and post to the CSRD website, notifying the public about the STR TUP application and how to submit a written public submission for the CSRD Board's consideration. This cost is included in the application fee.	☑
4	The property owner must provide to the CSRD a local person's contact information who has the responsibility of remedying non-compliance with the TUP conditions or any other issues at the STR property. (This will be confirmed on an annual basis with the CSRD.)	☑
5	A complaint response plan detailing how concerns and complaints will be addressed shall be provided.	☑

If the CSRD Board approves the Temporary Use Permit, prior to issuance of the TUP:	Please check to acknowledge:
The applicant must provide proof of adequate vacation rental and liability insurance with a minimum of $3 million in coverage (to be confirmed annually by submitting a copy of the insurance to the CSRD). The cost of the insurance is the responsibility of the applicant.	☑
The applicant must register a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the Temporary Use Permit is required prior to issuance of the Temporary Use Permit (CSRD staff will provide pro-forma covenant for your notary or lawyer to prepare and register on title). The cost of the covenant preparation and registration is the responsibility of the applicant.	☑
Any septic system repairs or improvements identified in the sealed memo must be completed and confirmed by an Authorized Person.	☑

Conditions of the Temporary Use Permit may include:	Please check to acknowledge:
The specified season of use (e.g., April 1 – October 31 or year-round).	☑
The clear posting of the following information in the STR at a site accessible and visible to guests: • the owner or local contact information, with availability or accessibility by phone 24 hours a day and 7 days a week; • clear noise rules and quiet times (10 PM - 7 AM Daily); • emergency call number: 9-1-1; and • safe storage and management of garbage	☑
The owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the Short Term Rental.	☑
The owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR.	☑
The STR owner/operator shall identify a local contact person who will be available to address issues that may arise any time that STR accommodation is provided. The name and contact information of the local contact must be provided in the application and must be posted along with the STR TUP in a visible place within the STR and provided to owners and tenants of adjacent properties (confirmed annually with the CSRD by the owner/operator).	☑
The maximum number of guests (e.g., maximum of 8).	☑
Quiet time (e.g., 10 PM – 7 AM daily).	☑
STR signage shall be limited to one sign. Maximum sign area is 1 m^2 (0.5 m^2 for each side if two-sided).	☑
All STR parking must be accommodated on site; no parking shall occur on a public roadway. The number of required STR parking spaces shall be specified.	☑
The owner/operator is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the vacation rental.	☑
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. Agricultural Land Commission, Interior Health, Ministry of Transportation, Provincial STR Legislation, Strata bylaws, any private covenants (e.g. building schemes), easements, etc.).	☑

[redacted] Print name of Owner/Agent

[redacted] Signature of Owner/Agent

04/17/2025 Date (mm/dd/yy)

[redacted] Print name of Owner/Agent

[redacted] Signature of Owner/Agent

04/17/2025 Date (mm/dd/yy)

https://vacu-my.sharepoint.com/personal/mlindsay_vantageon...%5Fvantageone%5Fnet%2FDocuments%2FAttachments&ga=1 2025-04-16, 8:55 AM
Page 1 of 1

Action Plan: Complaint Response Plan for Temporary Use Permit

Short-Term Rental at 2560 Eagle Bay Road Blind Bay BC

1. Designated Contact Information for Complaints

To ensure timely and effective handling of community concerns, the following contact has been designated:

- Name: [redacted] and [redacted]
- Phone Number: [redacted] or [redacted] Direct 24/7 contact number
- Email Address: [redacted]
- Availability:
    - Urgent Complaints: Available 24/7
    - Non-Urgent Complaints: Response within 12 hours

A clearly visible sign will be installed at the property entrance displaying the above contact information for public reference.

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2. Complaint Submission Process

Community members may report concerns through:

- Phone call, text message, or email to the designated contact listed above.

All complaints should include:

- Date and time of the issue
- Description of the concern
- Complainant's contact information (for follow-up, if necessary)

Complaints will be logged and addressed in accordance with the procedures outlined below.

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3. Complaint Response Procedures

All concerns will be assessed promptly and handled according to the nature of the complaint:

a. Noise or Disturbance

- Guests will be contacted immediately to address disruptive behavior.
- A warning will be issued and the Short-Term Rental (STR) rules reiterated.
- If the issue is not resolved within 30 minutes, escalation steps will be taken, which may include contacting local authorities.

b. Parking or Traffic Issues

- Verify guest compliance with designated parking areas.
- Instruct guests to correct any violations immediately.
- Continued non-compliance may result in guest removal.

c. Garbage and Property Maintenance

- Investigate within 24 hours of receiving the complaint.
- Arrange for cleanup or garbage removal as needed.
- Ensure compliance with CSRD waste disposal guidelines.

d. Occupancy Limit Violations

- Verify number of guests currently occupying the property.
- If over-occupied, guests will be asked to vacate until compliance is met.
- Emphasize occupancy limits in future guest communications.

e. Other Concerns (e.g., safety, illegal activity)

- Conduct an immediate internal investigation.
- Contact the appropriate authorities if necessary (e.g., RCMP, Fire Services).

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4. Documentation and Record Keeping

- A Complaint Log will be maintained, including:
    - Date/time of complaint
    - Nature of complaint
    - Actions taken
    - Resolution status
- Logs will be made available to CSRD staff upon request and included in any required periodic reporting.

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5. Preventive Measures and Guest Education

To minimize disruptions and ensure respectful use of the property, the following proactive steps will be implemented:

- House Rules: Provided in writing prior to check-in and prominently displayed inside the rental unit.
- Quiet Hours: Clear signage posted inside outlining quiet hours and respectful conduct expectations.
- Parking Instructions: Guests will receive a property map with designated parking locations during booking and check-in.
- Garbage Disposal Guidelines: Instructions on local waste collection days and disposal procedures included in welcome package and posted on-site.

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6. Escalation Procedures and Guest Accountability

- Repeat offenders will be flagged and may be prohibited from future bookings.
- Continued complaints or bylaw violations will prompt enhanced screening measures for all future guests, including:
    - Minimum age requirements
    - Security deposits
    - Reference checks (if applicable)

Persistent non-compliance may also lead to temporary suspension of STR operations pending CSRD review.

Submitted to:

Columbia Shuswap Regional District (CSRD)

Property Address: 2560 Eagle Bay Rd, Blind Bay British Columbia

Prepared by: [redacted]

Date: June 12/2025

Interior Health

RECEIPT OF RECORD OF SEWERAGE SYSTEM

This receipt acknowledges that the Health Authority has received a completed Record of Sewerage System for the following location:

RECEIPT NUMBER FOR RSS FILING FEE: 10431274

TAX ASSESSMENT ROLL NUMBER: 20-789-08340.010

AUTHORIZED PERSON: Melnychuk, Natalya

CIVIC ADDRESS: 2560 Eagle Bay Rd., Blind Bay, BC

LEGAL DESCRIPTION: Lot 1, Plan KAP57413, Section 30, Township 22, Range 10, Meridian W6 (Kamloops Div of Yale Land District)

EFFECTIVE DATE: 2025-Jun-24

Please note that the system work must be completed and a Letter of Certification filed with the Health Authority within two years of the effective date noted.

EXPIRY DATE: 2027-Jun-24

Interior Health

RECORD OF SEWERAGE SYSTEM

Filing # (OFFICE USE ONLY)

1. Property Information

☒ New Construction ☐ Alteration ☐ Repair ☐ Amendment – Original Filing #

Tax Assessment Roll #: 20-789-08340.010

PID #: 023-503-840

Legal Description (Plan, Lot, District Lot, Block Numbers): Lot 1, Plan KAP57413, Section 30, Township 22, Range 10, Meridian W6 (Kamloops Div of Yale Land District)

Street (Civic) Address or General Location: 2560 Eagle Bay Rd.

City: Blind Bay

2. Owner Information

Name of Legal Owner: [redacted]

Mailing Address: 2560 Eagle Bay Rd.

Phone: [redacted]

City: Blind Bay

Prov: BC

Postal Code: V0E1H1

3. Authorized Person Information

Name of Authorized Person: Melnychuk, Natalya

Mailing Address: 2262 Eagle Bay Rd

Phone: 7789295396

City: Blind Bay

Prov: BC

Postal Code: V0E1H1

Registration #: OW0921

Email: natalyamelnychuk@gmail.com

4. Structure Information

Sewerage System Will Serve:

☒ Single Family Dwelling ☐ Other Dwelling/Structure *(specify)* _____

The sewerage system is designed for an estimated minimum daily domestic sewage flow of *(check one)*

☒ Less than or equal to 9,100 litres ☐ More than 9,100 litres but less than 22,700 litres

5. Site Information

Depth of native soil to seasonal high water table or restrictive layer *(cm)*: 150

Information respecting the type, depth and porosity of the soil is attached ☒ Yes ☐ No

GPS Location of System *(decimal degrees)* Latitude: 50.907338 Longitude: -119.372989

Horizontal Accuracy *(m)*: 23 ☒ Recreational GPS ☐ Differential GPS

6. Drinking Water Protection

Will the sewerage system be located less than 30 m from a well? ☐ Yes ☒ No

If yes, attach a professional's report and specify the intended distance _____ *(m)*

Distance of proposed sewerage system to the closest body of surface water: 60 *(m)*

7. System Information

Sewerage treatment method ☒ Type 1 ☐ Type 2 ☐ Type 3

8. Legal or Regulatory Considerations

☒ Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.

Is this filing submitted as the result of an order from the Health Authority? ☐ Yes *(attach a copy of the order)* ☒ No

9. Plot Plan and Specifications

Plot Plan (to scale) and specifications are attached ☒ Yes ☐ No

☒ The plans and specifications are consistent with Standard Practice

Source of Standard Practice: ☒ Ministry of Health Standard Practice Manual ☐ Other

10. Authorized Person's Signature

Signature *(email submission does not require a signature)*: Melnychuk, Natalya

Date: 2025-Jun-21

OFFICE USE ONLY

Filing Accepted Date: 2025-Jun-24

Receipt #: 10431274

Health Authority Initial Filing for Construction of Sewerage System:

Site Investigation Report, Record of Design and Specifications

Date: June 21, 2025

Legal Description: Lot 1, Plan KAP57413, Section 30, Township 22, Range 10, Meridian W6 , Kamloops Div of Yale Land District

Street Address: 2560 Eagle Bay Road, Blind Bay B.C.

GPS Location: 50.907338, -119.372989

Property Owner: [redacted]

Summary of Proposed Works:

New Type 1 onsite wastewater system to serve a full-time residence that is 4 bedrooms, 372m^2 with 6 regular residents and a seasonal occupancy of up to 10 people.

Proposed wastewater system:

- Daily Design Flow: 2500L/day.
- Type 1 effluent
- Existing 800IG tank as initial trash tank followed by new 1400 IG single compartment tank (RKS1400LP/1); effluent filter installed in outlet
- D-box gravity distribution trenches.

Site Information:

Total parcel size: 5.635 Acres

Potable Water Source: Municipal

Topography: The proposed dispersal system alignment is on a contour with a 0-5% slope perpendicular to the bed centreline.

General Description: The proposed dispersal area and new tank location is undeveloped. The existing 800IG tank will also be used in sequence with a new tank. Soils in the proposed area for the sewerage system are characterized as favorable sandy loam soils. There are no intermittent water bodies or water coursed located on the land parcel. There are no wells within 30m; however, there is an easement for the CSRD Water Utility and the Shuswap Lake High Water Mark is 60m distance.

Site/Soil Evaluation: conducted June 4, 2025 (see attached drawing for test pit locations)

Native soil in area of proposed dispersal field:

Test pit #1:

0-20cm	Dark brown sandy loam texture with organic content (topsoil)
20-160cm	*Texture:* Sandy Loam *Structure:* mod grade granular *Consistence:* loose *Coarse fragments:20%* *Roots:* common; fine *Colour:* 7.5yr 3/2 *Mottling or Gleying:* none *Moisture: moist*
• The VS limiting condition in TP1 is design limit • Permeameter testing adjacent to TP1 (AH1 &2) was approximately 600mm/day (average between the two tests) in the 'B' Horizon (36cm depth)	

Test pit #2

0-10cm	Dark brown sandy loam texture with organic content (topsoil)
10- 150cm	*Texture:* Sandy Loam *Structure: mod grade blocky* *Consistence:* friable *Coarse fragments:20%* *Roots:* few fine *Colour:* 7.5 yr 5/3 *Mottling or Gleying:* none *Moisture:* dry
• The VS limiting condition in TP2 is the design limit. • Permeameter testing adjacent to TP1 (AH3 &4) was approximately 800 mm/day (average between the two tests) in the B' Horizon (41cm depth)	

Native soil in area of proposed dispersal field: Gravelly Sand

Constraints and design rationale:

- The disposal field will be located on the available area north of the house in the front yard. Soils are primarily sandy loam with a favourable structure and consistency category as per table II-22 and II-23 of the SPMV3. The disposal system shall consist of type 1 treatment using a hydraulic loading rate of 27L/day/m2. Septic tank pre-treatment using the existing 800IGtank (inspected by It Happens Wastewater Inc on April 29, 2025) and used as a primary settling tank followed by a 1400IG single compartment plastic tank with effluent filter at outlet.
- Linear Load: 250L/day/m

Record of Design Information and Calculations:

Source: Wastewater source is a typical residence with volume, strength and constituents expected to fall within domestic sewage parameters of the SSR and residential sewage parameters of SPM Table III-8 (e.g., no garburator, water softeners, unusual usage)

Daily Design Flow and Tank sizing

- Daily Design Flow (DDF): 4-bedroom, 372m^2 house (SPM Table 11-8/use Table 11-9 for seasonal cottage usage)
- Tank size = 2500 L/day x3 = 7500 Liters minimum. Therefore, recommended 1400IG volume tank capacity – use the refurbished existing 800IG tank + 1400IG Canwest single compartment tank in sequence.

Hydraulic Loading Rate (HLR) Selected for Design:

- HLR for sandy loam= 27L/m^2

Minimum Area of Infiltrative Surface (AIS)

- AIS 2500/27 = 92.6m^2

Linear Loading Rate and Calculation of Minimum System Length:

LLR for 'F' sandy loam on a 10-15% slope is 130L/d/m

Minimum 19.2 m dispersal length

Configuration of Dispersal System

5- 0.9cm wide trenches, each 20.6 m in length. Trenches spaced 1.8m center-line to center-line.

0.9mx20.6=92.7m(>AIS)

Construction Specifications and Procedures:

Gravity-fed trenches

- Minimum trench dimensions (x5) 20.6mx0.9m. Centre-feed.
- To prepare the site, remove small trees and vegetation over the dispersal area.
- Scarify the basal infiltrative surface (trench base) and scarify any smeared sidewalls.
- Place 30cm drain rock in trenches; level;
- Install the dispersal piping network; cover with 15cm drain rock and geotextile fabric
- Place cover soil at minimum 15cm depth to a maximum of 30cm
- Install two – 100mm (4") PVC infiltrative surface observation ports
    - Place the bottom of the ports at a depth approximately 5 cm below the infiltrative surface.
    - Include drilled holes or saw cuts to perforate the bottom 15 to 20 cm of the port.
    - Install through the cutouts of the infiltrator chambers
- Ensure 90cm horizontal separation between trench sides

Aggregates:

- Bedding material under the tanks must be free of coarse fragments larger than 10 mm (3/8”). Backfill material for sides and top of tanks must be free of coarse fragments larger than 25mm (1”). Care must be taken to avoid large rock in the native soil from contacting the tanks. Installer may decide to use sorted native material (without large fragments as described above) or screened bedding sand, C33 or pea gravel.
- Bedding material under and over piping must be free of coarse fragments larger than 10 mm (3/8”). Screened bedding sand is highly recommended. Bedding material depth must be at least 25 mm under and 75 mm over piping and must in all cases be adequate to prevent contact of pipe with coarse fragments.

Pipe:

- 100mm (4”) sewer connections must be CSA PVC drain line or better.
- Ensure minimum 2% fall (downward gradient) from sewer service to septic tank
- Install cleanouts every 20m for transport lines from sewer service to first tank and second tank to field.
- Transport line to dispersal area must be 2% grade.
- Laterals must be 76mm (3”) sched 40 PVC. Ensure perforated holes are placed at 4 and 8 o’clock positions.
- Protect pipes from frost, either with adequate soil cover (below frost line – approximately 90cm for transport and force main pipes) or with suitable insulation.

Septic tank:

- New 1400IG single compartment Canwest tank + existing 800IG tank
- Select the excavation elevation to ensure at least 2% fall from sewer system service to the tank and with consideration of riser heights (multiples of 15cm) to ensure the green lids are flush with the desired finished grade.
- Install an effluent filter (polylok PL250) at the outlet of second tank with handle extended to within 15cm (6”) of access lid.
- Tanks to be installed on stable and level foundation subgrade
- Manufacturers backfill specifications must be followed.

Distribution box:

- Distribution box: 7-hole Tuf-Tite
- Ensure D-box invert is a minimum of 5cm higher than invert of perforated pipe.

Miscellaneous specs and installation procedures:

- Ensure 7.5m setback from house and from drinking water line
- Decommission existing dry wells
- Ensure the soil conditions in the dispersal area will promote vertical flow, so that soils will receive effluent without causing any significant horizontal flow or ponding.
    - Assess conditions. Adjust procedures and/or do not install in wet conditions.
    - Prevent excessive disturbance or compaction or smearing of the original soil in the dispersal area and downslope receiving areas; do not back trucks onto area, do not drive

any rubber-tired machinery over infiltrative surfaces or basal interfaces, minimize loads, do not smear soils with the back or bottom of the bucket.

- Scarify the infiltrative surface effectively, loosen the soil surface thoroughly but do not disturb the underlying soil excessively, scarify only to a shallow depth (approximately 10 cm).

- Ensure no subsequent settling or misalignment of tanks.
  - Provide consistent support of the tanks, ensure the depth of pea gravel or bedding material placed under the tanks is consistent by not over excavating and by making the excavation reasonably level before placing bedding. Then, for flat bottomed tanks, the pea gravel or bedding sand should be exceptionally level (±6 mm, ¼ inch or better).
  - Place water inside the tanks before backfill to secure them in place. This is always recommended but is especially critical if any groundwater is present in the excavation … which could cause shifting or floatation of the tank before or during or after backfill.
  - Place backfill material consistently around tanks and with suitable care to avoid excessive side pressure that could cause the tank to shift.
  - Keep tires on tracks away from the tanks to avoid excessive side pressure.
- Ensure there is no risk of any tank movement, floating, or distortion that could be caused by excessive elevations of groundwater. If there is a risk of highwater table conditions, drain the tank backfill area to an elevation at or below 2/3 of tank height (lower for poly tanks), by using drain rock leading to the foundation perimeter drain, or by installing rock and a piping system that will discharge to other downslope point on the property. If this is not practical, then use anchoring methods approved by the tank manufacturer, and inspected and approved by the Planner. On this site, preliminary assessment indicates no such precautions are necessary, but the planner will attend the site during excavation to confirm.
- Ensure there is no subsequent settling, distortion or misalignment of the inlet and outlet piping for the septic tank, pump chamber, dbox AND provide reliable support for all piping systems.
  - Use suitable backfill material (unsaturated, granular material) under the piping to the full depth of the excavation or trench.
  - Use effective compaction techniques, such as a jumping jack, with soil lifts not exceeding 18 inches depth, or other methods approved by the Planner.
  - An alternative is to use rock fill under the piping to the full depth of the excavation.
- Protect all tanks and piping systems by using bedding material as described in the aggregate specifications section.
- Ensure that sewage or effluent will not leak from tanks or associated piping and that groundwater will not infiltrate tanks or any part of the system. Perform water tight testing of tanks and associated piping. Typically, this is done by installing suitable plugs in inlet piping and outlet piping, then filling tanks with water to 5 cm above tank lid within the risers and confirming leak free condition after 24 hours (as per SPM III- 6.4.3.2).
- Perform flushing and testing of the distribution box, in a manner that reduces the risk of clogging the distribution piping
- Establish appropriate vegetation cover of the dispersal field (grass) or ensure the owner agrees to this task.
- Ensure the dispersal field and tanks are protected during and after construction from traffic, animals, heavy loads, surface or sub surface flows of water. This may require fencing, rock

barriers or other suitable means to restrict access, and may require drainage systems such as swales and/or interceptor drains.

Contact the Planner, Natalya Melnychuk, before starting construction, to schedule a preconstruction meeting, and to make arrangements for construction oversight, final inspection and system commissioning.

Declaration:

These plans and specifications are consistent with standard practice with regard to the Sewerage System Regulation and the Sewerage System Standard Practice Manual of the B.C. Ministry of Health. I have conducted a site evaluation and exercised due diligence. I am a registered on-site practitioner authorized to plan wastewater systems herein.

Proposed Type 1 Trench based Gravity System

Seasonal Highwater Line; Shuswap Lake

Property Line

Eagle Bay Rd.

Driveway

< Slope 10-15%

Test pits x2 + AH(x4)

5 - 20.6mx 0.9m trenches; centre-feed lateral runs

100mm (4") CSA sewer grade PVC with cleanout

House

ConcreteSingle Compartment 800IG existing tank refurbished

Canwest Single Compartment 1400IG Plastic Tank

Approx. area of existing drywells; to be decommissioned

Buried Utility; 1m setback

Drinking Water Line Pressurized; 3m setback

Garage

Easement for watermain No A14515; ensure 3m setback from waterline

GENERAL NOTES

This drawing is issued for RSS.
Drawing is not for construction unless stamped by planner.
Installation to be completed by It Happens Wastewater Inc.

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
NATALYA MELNYCHUK
PL
OW0921

PROJECT NAME: 2560 Eagle Bay Rd.

DRAWING TITLE: System Location

Planner: NATALYA_MELNYCHUK_PL_OW0921

CLIENT NAME & ADDRESS

[redacted]

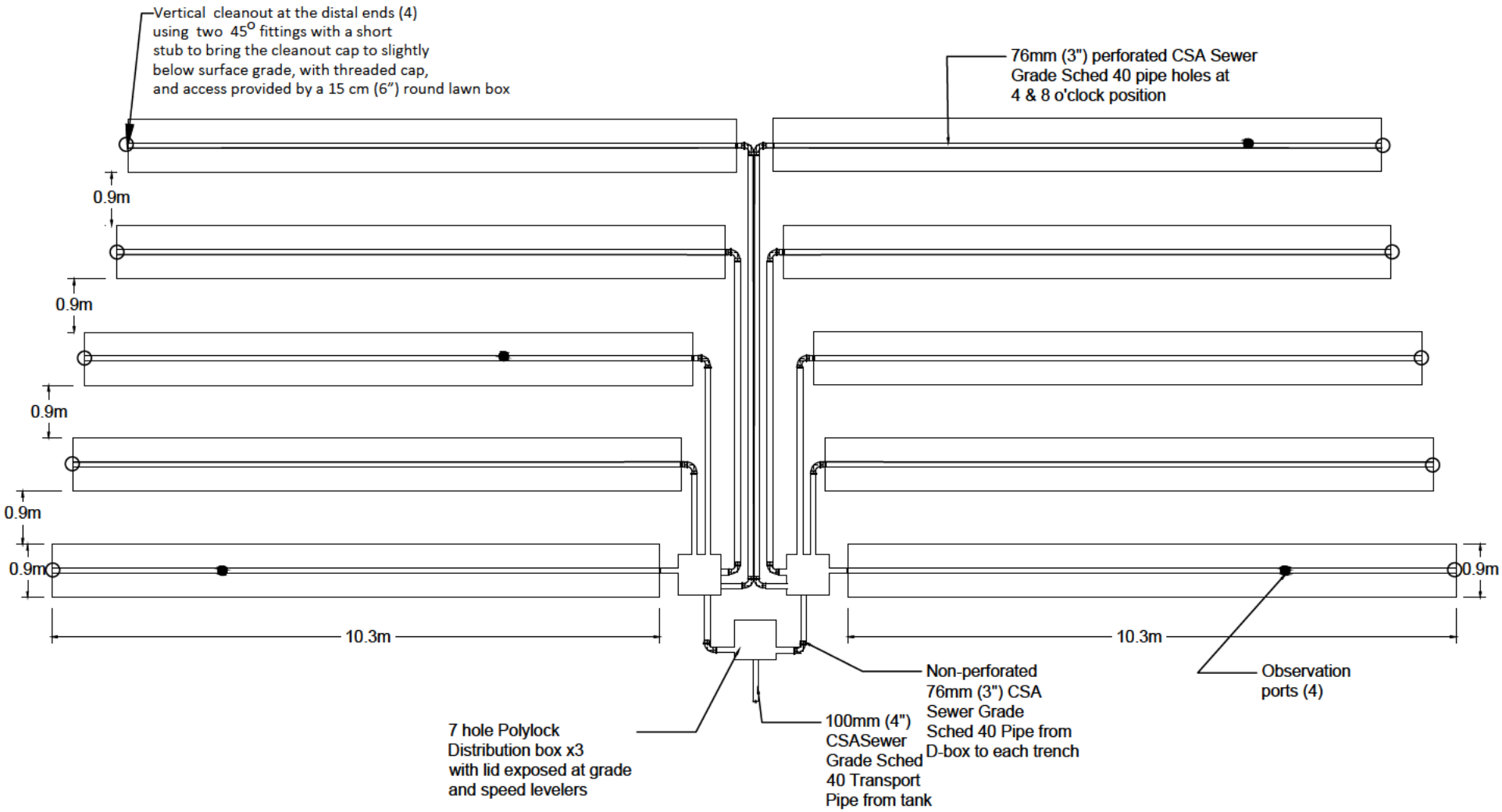
2560 Eagle Bay Rd.
Blind Bay, BC, V0E1H1

Company: It Happens Wastewater Inc.

Blind Bay, B.C.

CONTACT NO- 250 253-2059
E-MAIL : info@ithappen.ca

PROJECT NO:	SHEET:	SHEET SIZE:
725	NA	A4
DRAWING NO: 1-4	**SCALE:** 1:4000/1000	
Date: 06-21-2025	N	
UNIT: Metric	W E S	



GENERAL NOTES

This drawing is issued for RSS.
Drawing is not for construction unless stamped by planner.
Contact planner for pre-construction, pre-backfill and final review meeting

REGISTERED ONSITE WASTEWATER PRACTITIONER ASTTBC NATALYA MELNYCHUK PL OW0921

PROJECT NAME: 2560 Eagle Bay Rd.

DRAWING TITLE: Disposal Field Details

Planner: NATALYA_MELNYCHUK_PL_OW0921

CLIENT NAME & ADDRESS

[redacted]

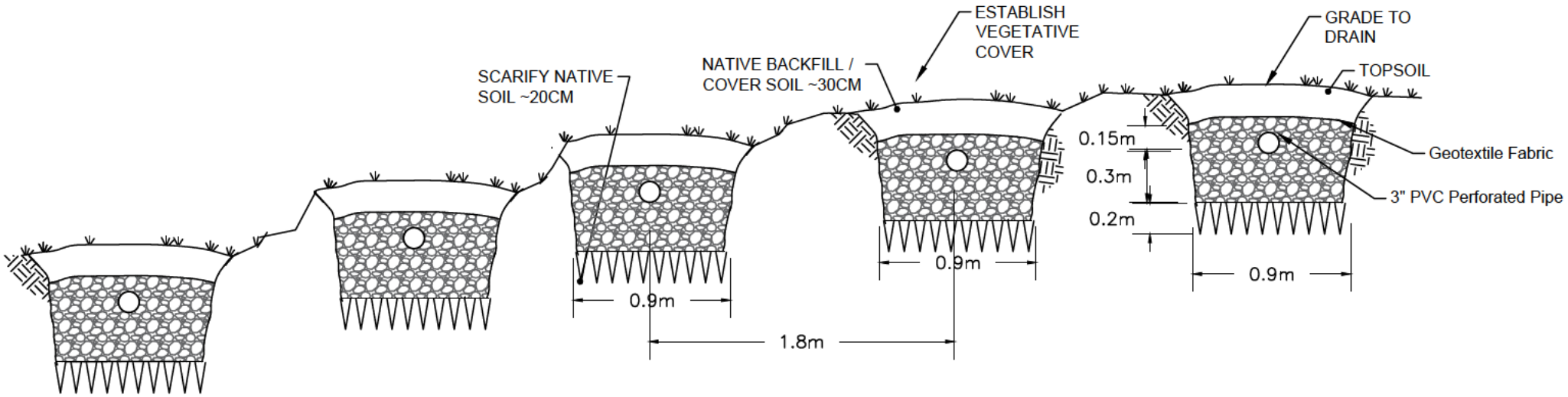
2560 Eagle Bay Rd.
Blind Bay, B.C., V0E1H1

Company: It Happens Wastewater Inc.

Blind Bay, B.C.

CONTACT NO- 250 253-2059
E-MAIL : info@ithappen.ca

PROJECT NO:	SCALE:	SHEET SIZE:
725	1:100	A4
DRAWING NO: 2-4	SHEET NO: N/A	
Date: 06/21/2025		
UNIT: Metric		



GENERAL NOTES

This drawing is issued for RSS.
Drawing is not for construction unless stamped by planner.
Contact planner for pre-construction, pre-backfill and review upon completion

REGISTERED ONSITE WASTEWATER PRACTITIONER ASTTBC NATALYA MELNYCHUK PL OW0921

PROJECT NAME: 2560 Eagle Bay Rd.

DRAWING TITLE: Section View Trenches

Planner: NATALYA_MELNYCHUK_PL_OW0921

CLIENT NAME & ADDRESS

[redacted]

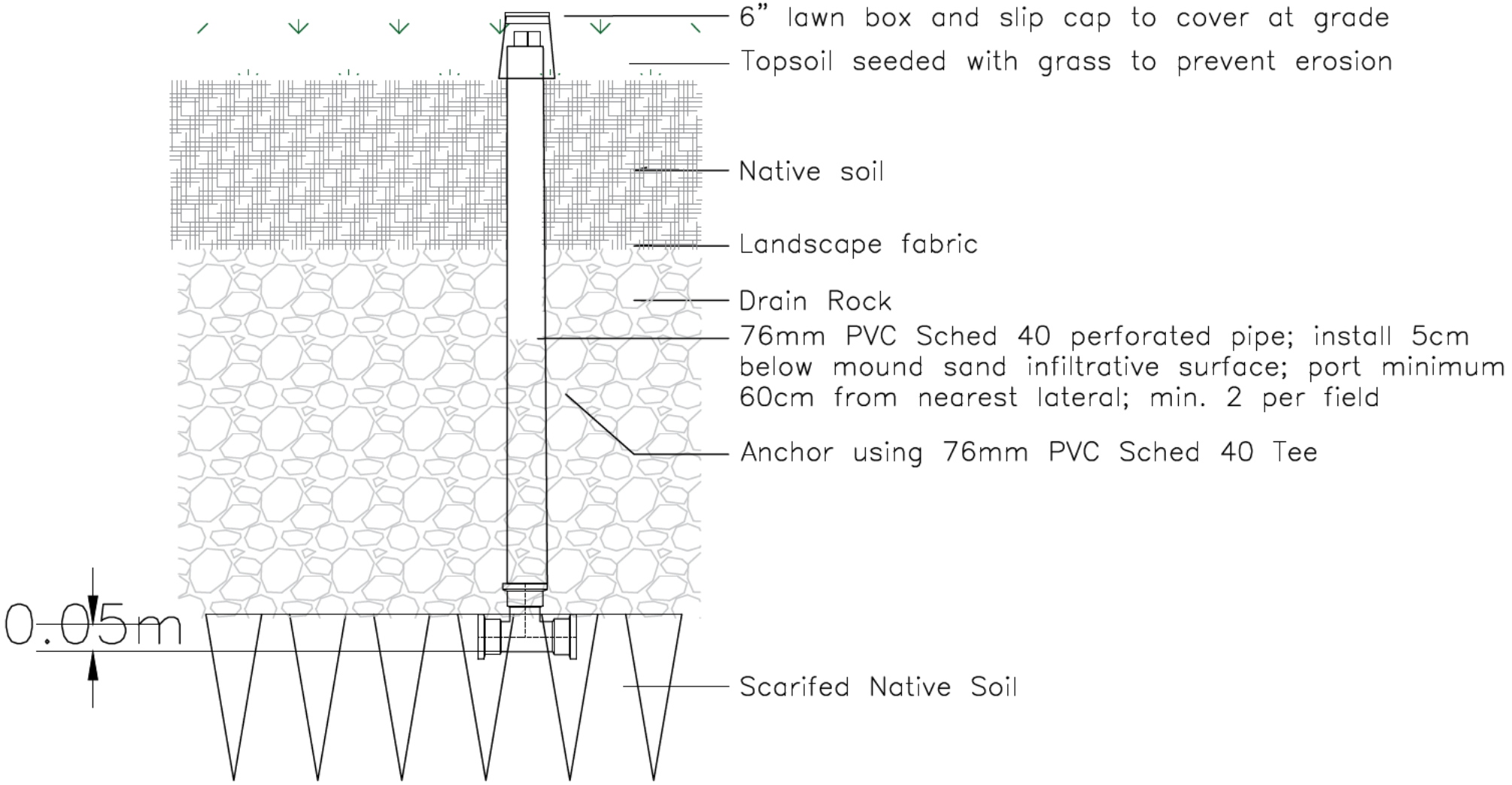
2560 Eagle Bay Rd.
Blind Bay, B.C., V0E1H1

Company: It Happens Wastewater Inc.

Blind Bay, B.C.

CONTACT NO- 250 253-2059
E-MAIL : info@ithappen.ca

PROJECT NO:	SCALE:	SHEET SIZE:
725	NTS	A4
DRAWING NO: 3-4	SHEET NO: N/A	
Date: 06/21/2025		
UNIT: Metric		



GENERAL NOTES

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Drawing is not for construction unless stamped by planner.
Contact planner for pre–construction, pre–backfill and review upon completion

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
NATALYA MELNYCHUK
PL
OW0921

PROJECT NAME: 2560 Eagle Bay Rd.

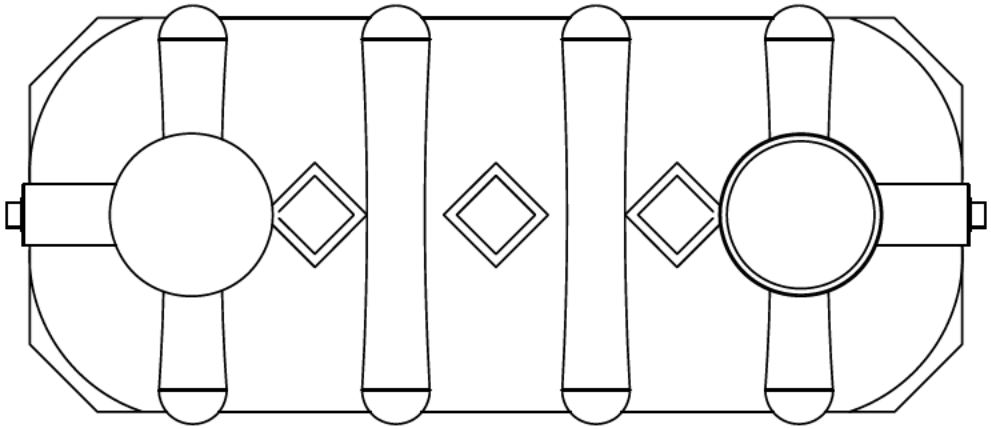
DRAWING TITLE: Observation Port

Planner: NATALYA_MELNYCHUK_PL_OW0921

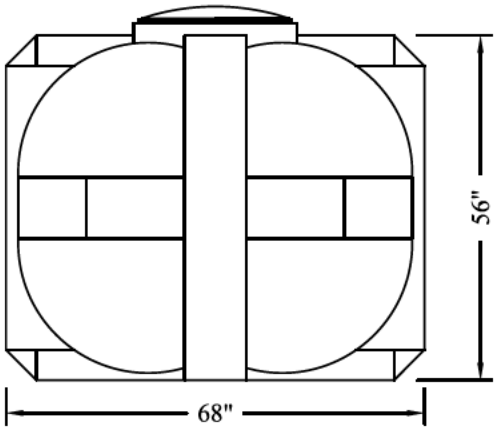
CLIENT NAME & ADDRESS
[redacted]
2560 Eagle Bay Rd.
Blind Bay, BC, V0E1H1

Company: It Happens Wastewater Inc.
Blind Bay, B.C.
CONTACT NO- 250 253-2059
E-MAIL : info@ithappen.ca

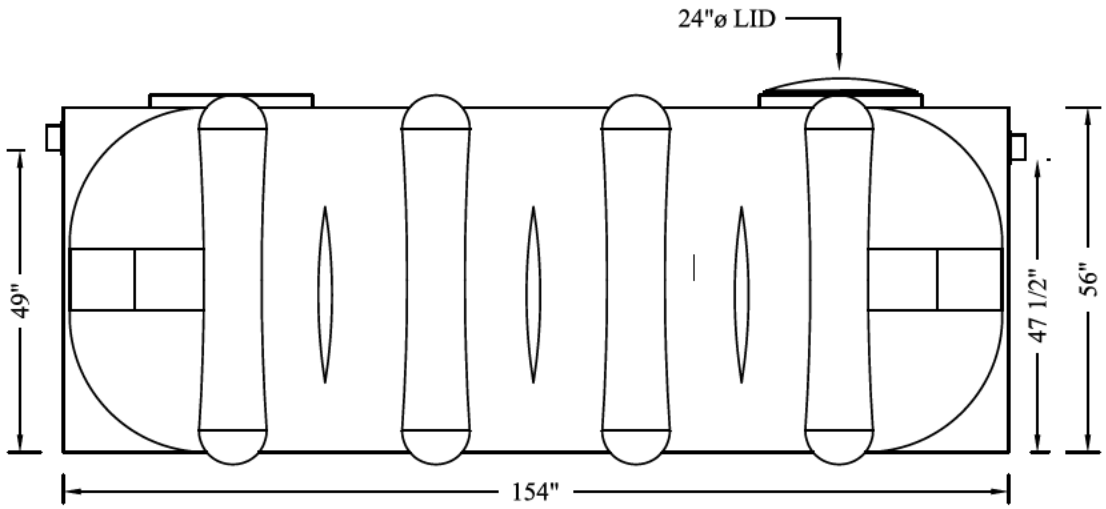
PROJECT NO:	SCALE:	SHEET SIZE:
725	NTS	A4
DRAWING NO: 4-4	SHEET NO: N/A	
Date: 06.21.2025		
UNIT: Metric		



TOP VIEW



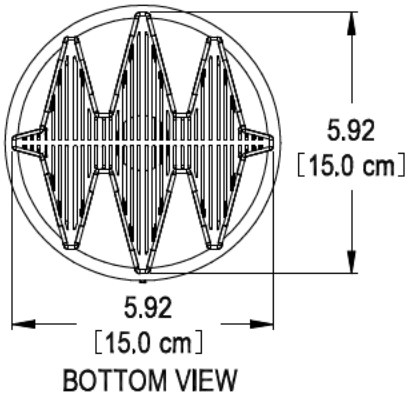
END VIEW

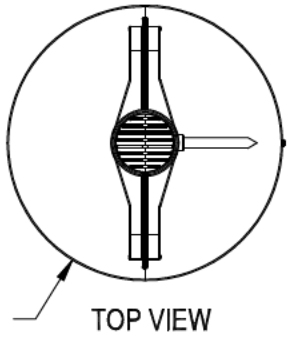


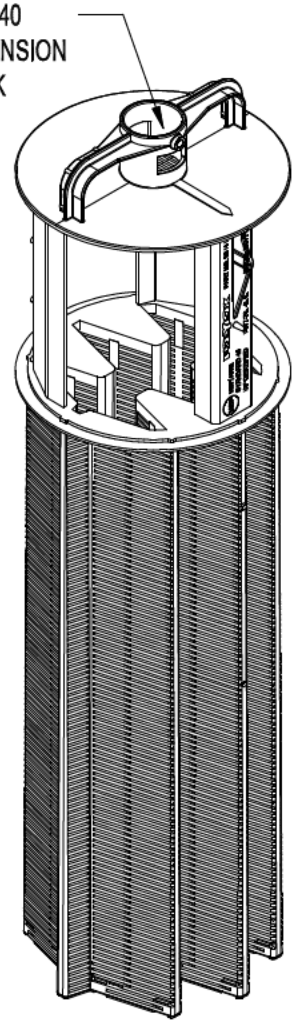
SIDE VIEW

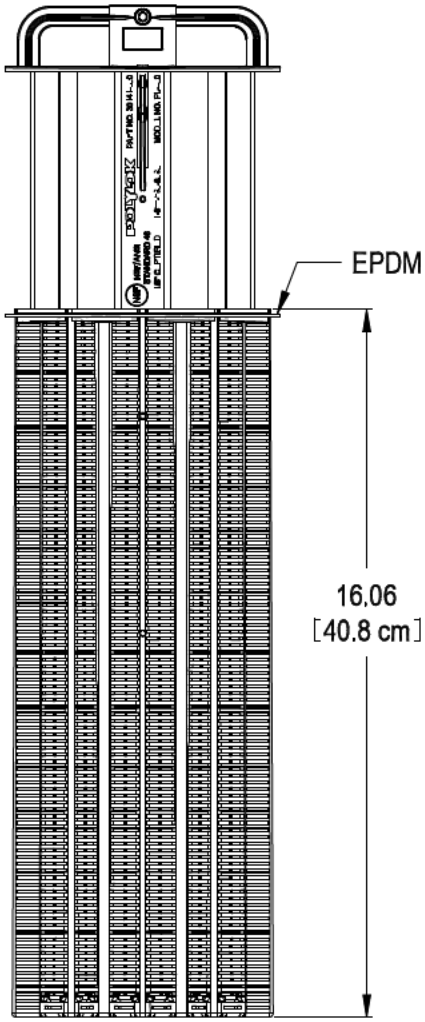
MODEL No. RKS1400LP
VOL. CAP. - 1,400 IGALS
1,680 USGALS
6,364 LITERS

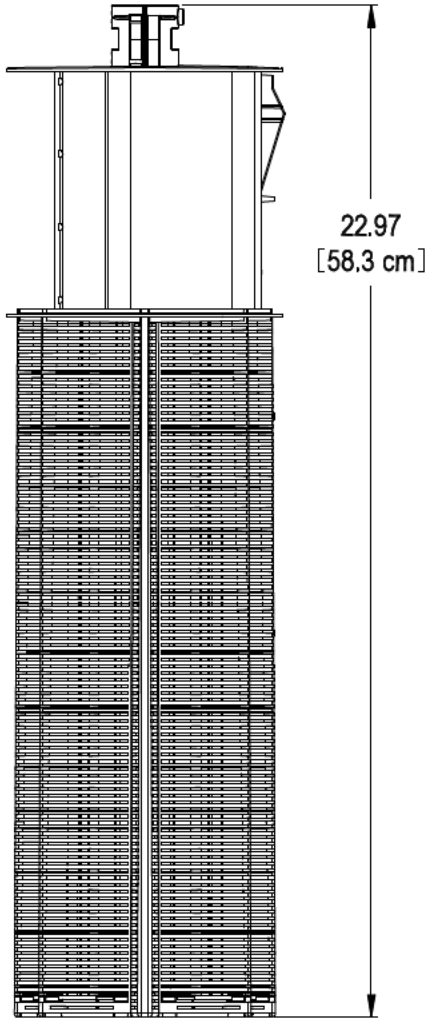
NOTES:	PROJECT MODEL No. RKC1400LP SINGLE CHAMBER SEPTIC TANK
TOTAL VOLUME LITERS: IGALS:	
LENGHT METRIC (mm): IMPERIAL:	CANWEST TANKS & ECOLOGICAL SYSTEMS LTD. www.canwest-tanks.com
DATE: DRAWN BY: L J	REV No. / SCALE: / SHEET OF / DWG REF.











POLYLOK PL-250 FILTER CARTRIDGE
PART NO. - 30141-250
MATERIAL - POLYPROPYLENE
COLOR - WHITE
TOTAL FILTRATION - 250' OF 1/16" SLOTS
(76.20 METERS OF1.59 MM SLOTS)
TOTAL FILTER SURFACE - 550 SQ.IN. (3548.38 SQ.CM.)

It Happens

Septic Design | Installation | Inspection

ithappens.ca 250.253.2059

Home Owners Declaration Form

It Happens Wastewater Incorporated

Please fill out and email to info@ithappens.ca

Blind Bay, B.C

Legal Owner Information as on title (Please provide one copy of the land title search)

Name(s): [redacted]

Mailing Address: 2560-Eagle Bay Road Blind Bay BC V0E 1H1

Phone Number: Home: _____ **Cell:** [redacted]

Site information: Parcel Identification Number (PID#): 023-503-340

Site Address: 2560-Eagle Bay Road Blind Bay BC V0E 1H1

Lot Size (Acres): 5.5 Acres (About)

Legal Description: LOT 1 section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan KAP57413

Water Source Information:

Mac Arthur/Reedman Residential CSRD Regional District Water User.

1. **Source of Domestic Drinking Water (check one)**
   Municipal ☑ private well ☐ private utility ☐ shared well ☐ lake ☐ stream ☐
2. **Are there any other domestic drinking water sources in use or abandoned? If yes, describe:**
   No
3. **Please describe all water source location(s):** Main water from CSRD Mac Arthur/Reedman point system into the house. Automatic sprinklers around house & gardens, 2 water stations.
4. **Please identify the locations of neighbouring wells if known:** none

Lot information

1. **Are you aware of any easements/covenants/right-of-ways associated to this property?**

   YES

2. **Are there any private access agreements between you and your neighbours?**

   No

3. **Have you ever filled or know of any fill (soil, etc) placed on this property? Please specify type, depth and location.**

   No

4. **Are you aware of any drainage systems? (not around the house) Please specify type, depth and location.**

   No

5. **Are you aware of any buried electrical, water, or gas lines? Please specify type, depth and location.**

   YES hydro ~~By~~, 3 feet DEPTH: By the drywell, gas line by the driveway to the house south west corner, water to the house, don't know where.

6. **Do you have, plan to change, or plan to install a swimming pool, hot tub, workshop, shed, parking area, driveway, landscaping. Please provide details.**

   No

Building Information

1. **Is this system needed for a new building or an existing building?**

   New Building ☐ **Existing Building** ☒

2. **Is there to be a secondary building or suit to be connected to this septic system?**

   Yes ☐ **No** ☒

3. **Is there to be any non-residential use, i.e., small business, employees, hobby wine/beer making, dog kennel, horse blanket-washing etc.?**

   Yes ☐ **No** ☒ **If yes, type of use:** _____

4. **Does this location experience long or frequent power outages?**

   Yes ☐ **No** ☒

5. **Is this property used full time, part time, or seasonally?**

   Full Time ☒ **Part time** ☐ **Seasonally** ☐

   If seasonally, which season? _____

6. **How many people do you expect to be regularly using the septic system?**

   6, 10 in the summer

7. Approximately how many visitors to you expect to have and how often do you expect them? How long do you expect them to stay?

July-Aug 10 people

8. Main residence liveable space (square meters) including finished basement. Does not include garage or deck.

4000 sq

9. Number of bedrooms in the main residence. 4

10. Second building or suit liveable space (square meters). Does not include garage or deck. 0

How many bedrooms in the suit/second bedroom? How many people living there?

11. Do the building(s) have perimeter drainage? Describe.

YES going around the house

12. Is there a garburator installed or planned for? Yes ☐ No ☒

13. Is there a water softener or iron filter installed or planned? Yes ☐ No ☒

Necessary Documents

Please provide us with the following documents in either hard or electronic versions. They are necessary to design and file the system. If you need assistance to obtain them, please contact us as soon as possible.

1. Land title
2. Survey plan (if available)
3. Building plan (if new building or addition)
4. Entire contents of the file held by the Health Authority (if site has or had a septic system)

Declaration Statement

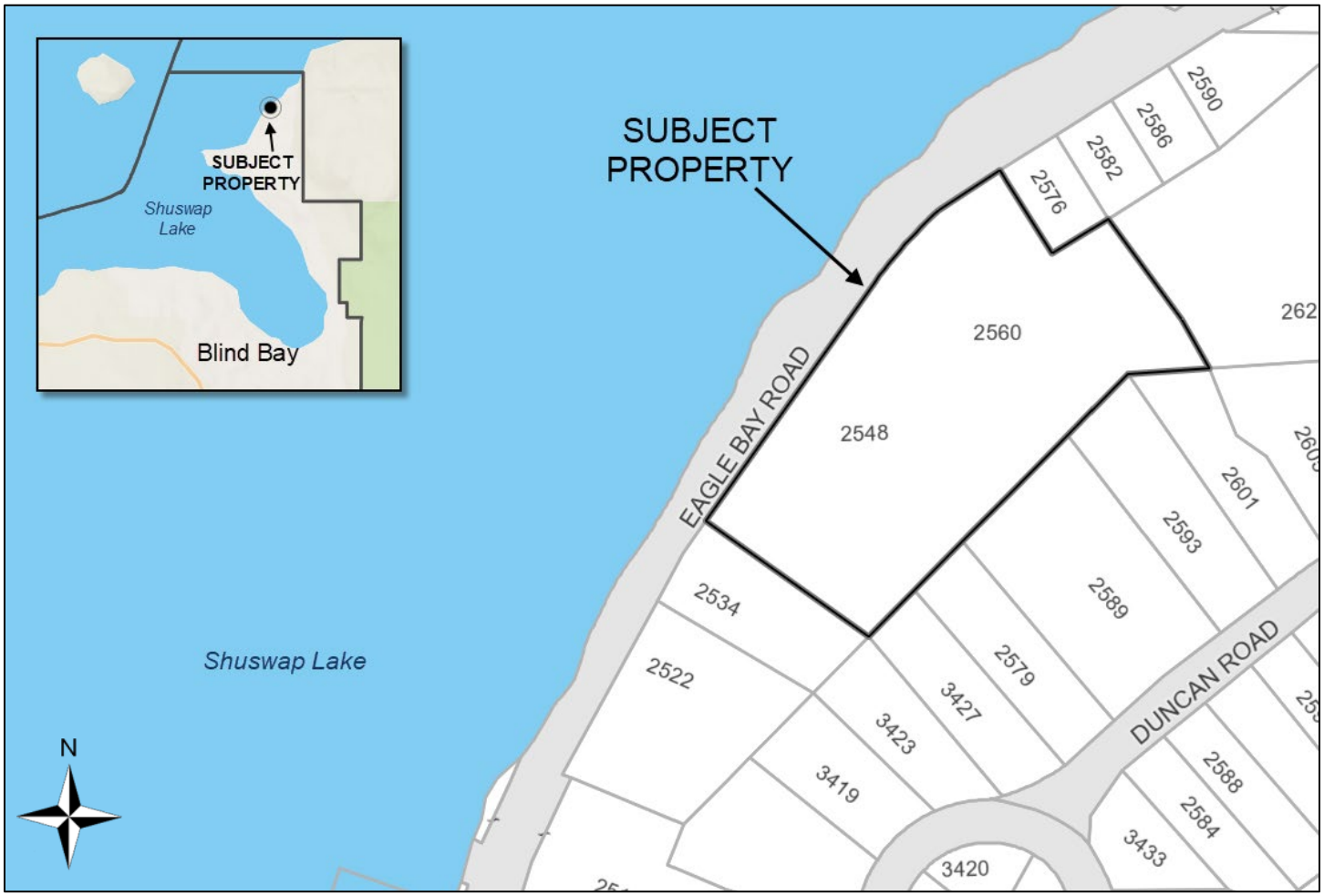
I/We, the undersigned declare that I/we are legal owners of the above mentioned property and the information given above is true and accurate for the purpose of planning, designing, constructing and maintaining a sewerage system for said property. and that changes alterations or amendment to this above information (before construction of the sewerage system) will be provided to Rodric Van Woerkom, the Authorized Person as defined in the B.C. Health Act, Sewerage System Regulation 324/2004, in writing prior to any installation of a sewerage system.

Name of Owner(s) **Date of signed declaration:** May 14 2025

Print name [redacted] **Print name** [redacted]

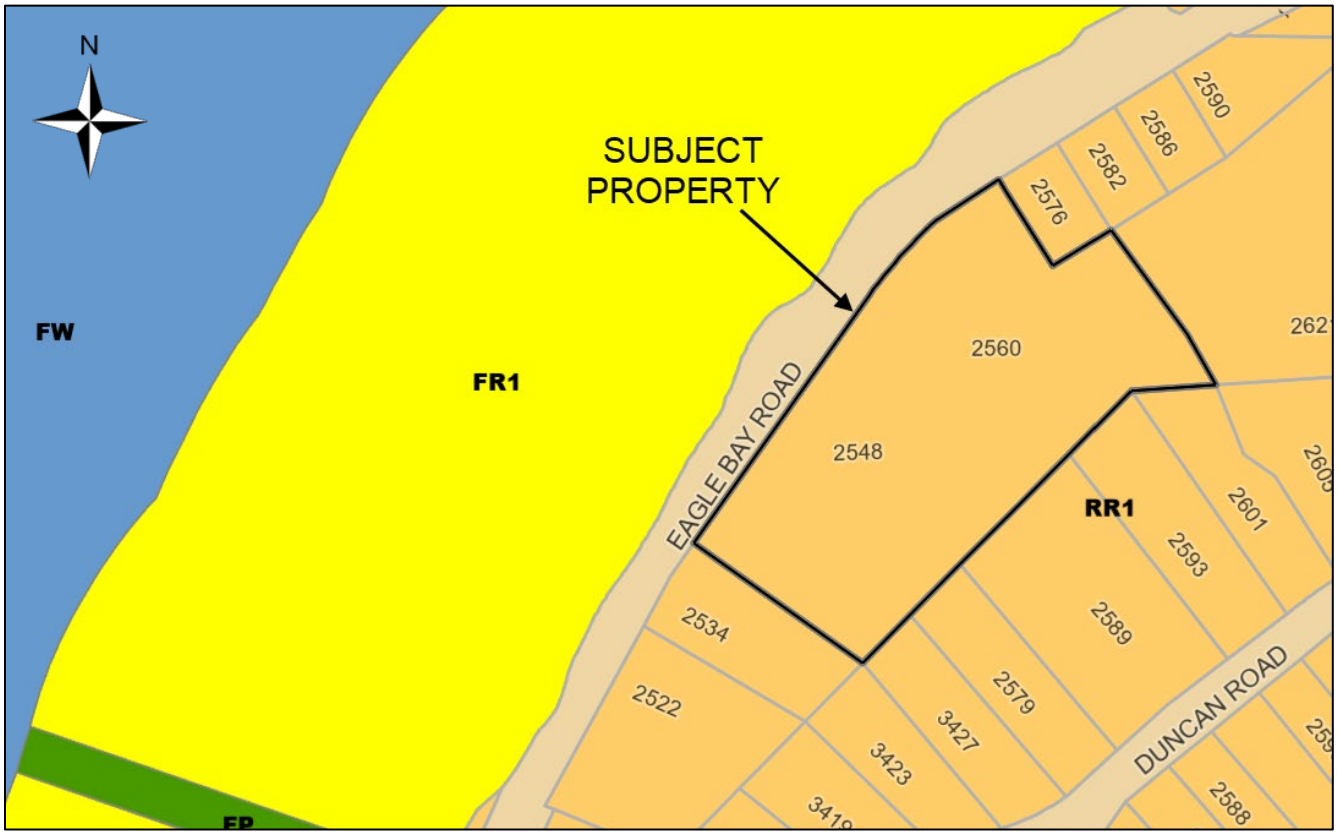
Signature [redacted] **Signature** [redacted]

Location

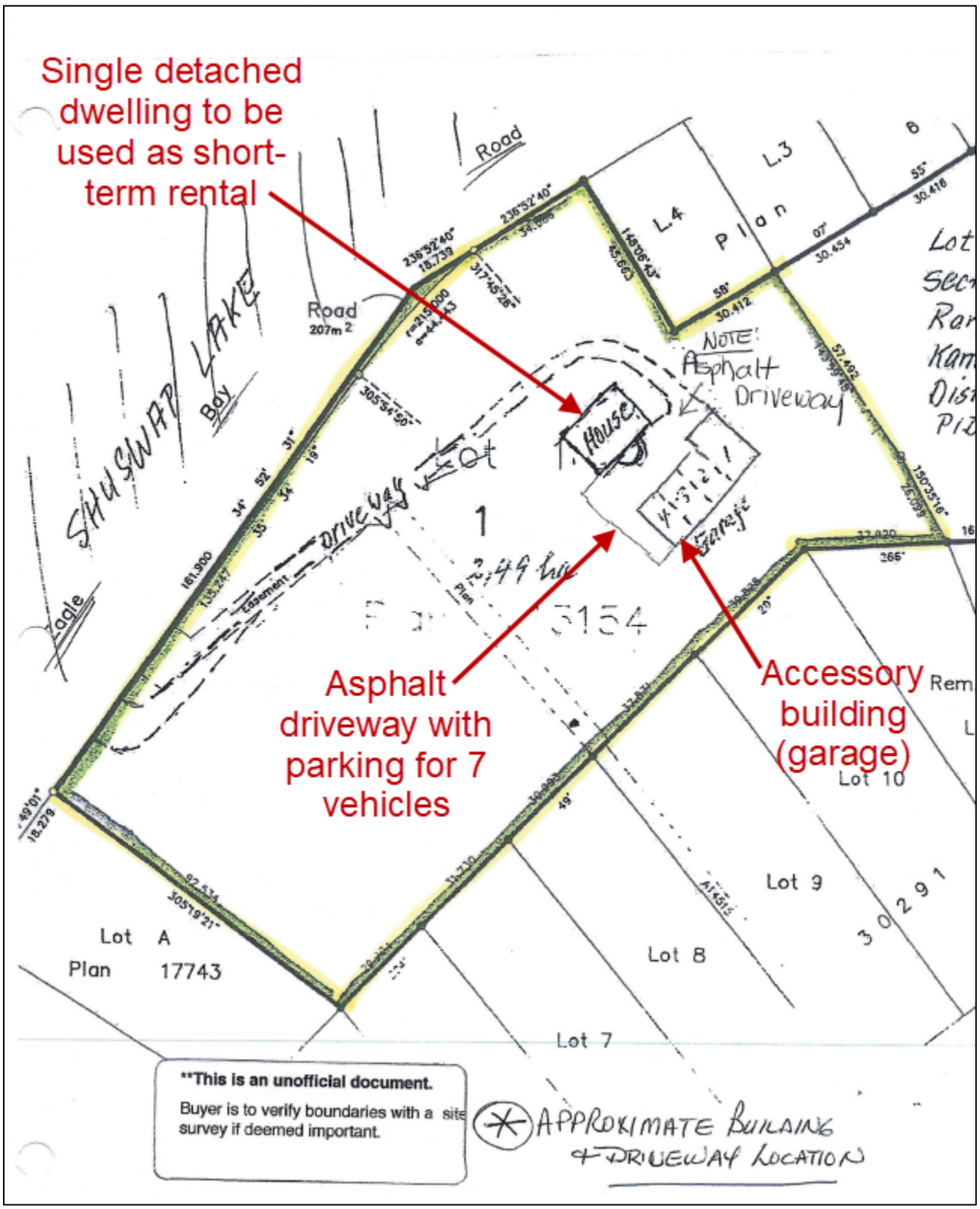

SUBJECT PROPERTY
Shuswap Lake
Blind Bay
SUBJECT PROPERTY
EAGLE BAY ROAD
DUNCAN ROAD
Shuswap Lake
N
2590
2586
2582
2576
2560
2548
2534
2522
3423
3427
2579
2589
2593
2601
3419
3420
3433
2584
2588

Electoral Area C Official Community Plan Bylaw No. 725

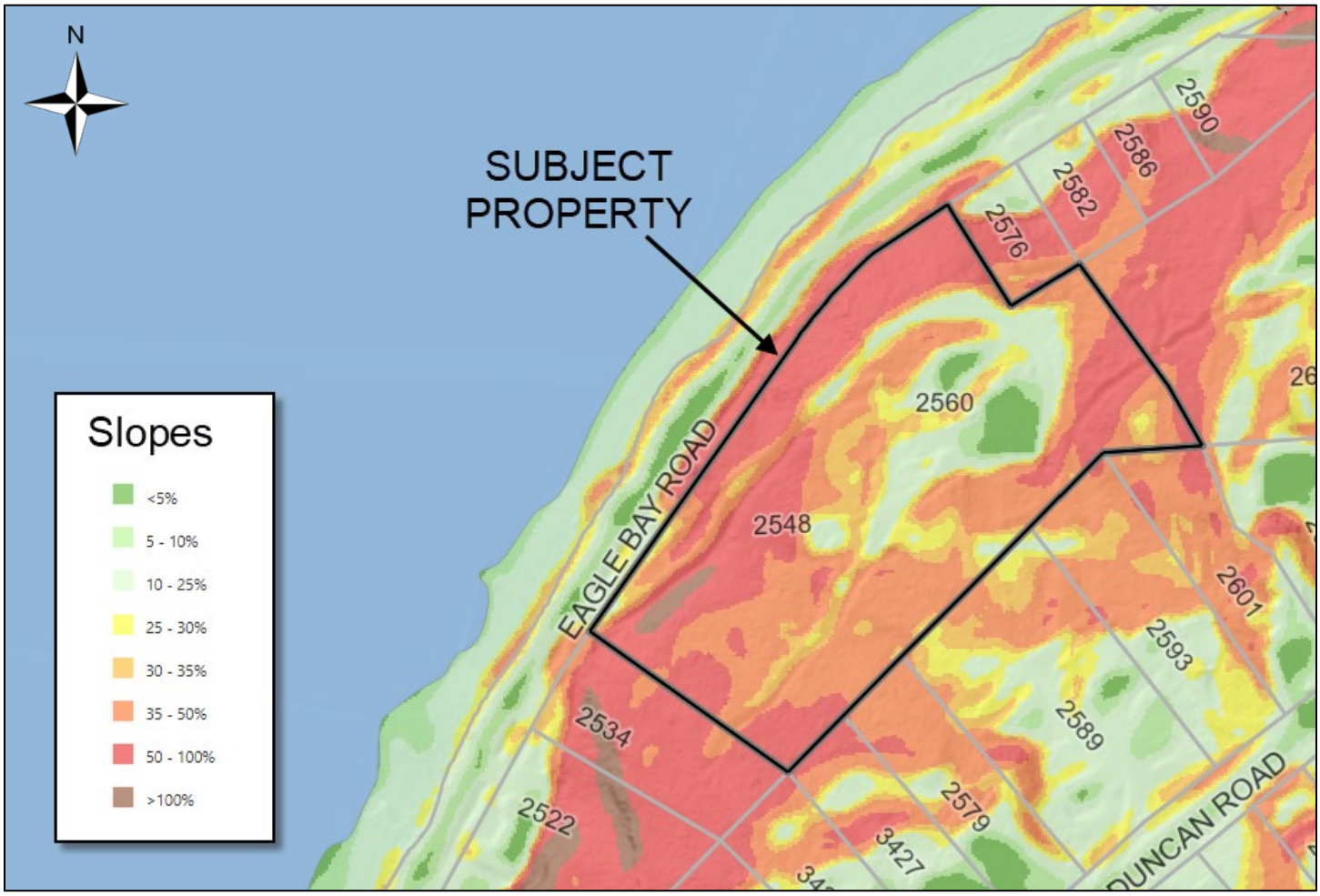
South Shuswap Zoning Bylaw No. 701



Site Plan


Single detached dwelling to be used as short-term rental
Asphalt driveway with parking for 7 vehicles
Accessory building (garage)
Road
Road
207m²
SHUSWAP LAKE
Bay
Eagle
NOTE:
Asphalt
Driveway
House
Garage
Drive Way
Easement
Lot
1
Plan
3154
L.3
L.4
Plan
Lot 10
Lot 9
Lot 8
Lot 7
Lot A
Plan 17743
3029
**This is an unofficial document.
Buyer is to verify boundaries with a site survey if deemed important.
APPROXIMATE BUILDING & DRIVEWAY LOCATION

Slopes


N
SUBJECT PROPERTY
Slopes
<5%
5 - 10%
10 - 25%
25 - 30%
30 - 35%
35 - 50%
50 - 100%
>100%
EAGLE BAY ROAD
DUNCAN ROAD
2590
2586
2582
2576
2560
2548
2601
2593
2589
2579
2534
2522
3427

2023 Orthophoto

Google Street View

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Temporary Use Permit No. 830-24
DESCRIPTION:	Report from Laura Gibson, Planner III, dated June 25, 2025. 7655 Squilax-Anglemont Rd, Anglemont
RECOMMENDATION:	THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-24 Parcel A (DD F15382F) of Lot 1, Section 15, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District Plan 12755 be authorized for issuance this 17th of July 2025, for the temporary use of the existing 3-bedroom single detached dwelling as a short-term rental, with issuance subject to the applicant fulfilling the following conditions: • Submitting proof of adequate short-term rental and liability insurance, with a minimum $3 million in coverage; and, • Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to issuance of the Temporary Use Permit. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located at 7655 Squilax-Anglemont Rd, Anglemont. The owner has applied for a Temporary Use Permit (TUP) to seek approval to use the existing 3-bedroom single detached dwelling as a year-round short-term rental for up to 6 guests. If approved, the TUP will allow the short-term rental (STR) for up to 3 years.

BACKGROUND:

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Parcel A (DD F15382F) of Lot 1 Section 15 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 12755

PID:
009-381-325

CIVIC ADDRESS:
7655 Squilax-Anglemont Rd, Anglemont

SURROUNDING LAND USE PATTERN:
North = Residential (vacant, forested)

East = Residential (single detached dwelling)
South= Squilax-Anglemont Road, Shuswap Lake
West = Residential (single detached dwelling)

CURRENT USE:
Single detached dwelling

PROPOSED USE:
To use the existing single detached dwelling as a short-term rental

PARCEL SIZE:
0.22 ha (0.54 acres)

DESIGNATION:
Electoral Area F Official Community Plan Bylaw No. 830, as amended (Bylaw No. 830)
SSA - Secondary Settlement Area

ZONE:
Anglemont Zoning Bylaw No. 650, as amended (Bylaw No. 650)
RS-1 – Residential

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
The subject property is semi-waterfront to Shuswap Lake. There are single detached dwellings on the properties to the east and west of the subject property, with a buffer of trees between those dwellings and the subject property. The property to the north is a vacant forested lot.

See attached "TUP830-24_Maps_Plans_Photos.pdf".

BYLAW ENFORCEMENT:
There is no Bylaw Enforcement related to this file.

POLICY:

See attached "TUP830-24_BL830_BL650_Excerpts.pdf".

Bylaw No. 830 policies include that a TUP may be issued for temporary uses that are not supported or permitted by the Official Community Plan or Zoning Bylaw.

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Background

The property owner has applied for a TUP for a STR in the existing single detached dwelling.

The owner is proposing a year-round STR. According to the applicant, the property has not been operated as an STR in the past.

Proposal Summary

See attached "TUP830-24_STR_TUP_Form_Redacted.pdf".

Type of dwelling	Single detached dwelling
Any new construction?	No
Seasonal or year-round?	Year-round
Number of bedrooms	3
Maximum number of guests	6
Has the STR operated in the past?	No
Will the owner/operator live on the subject property?	No
Water servicing	Community water system
Sewage disposal	Onsite septic system

Analysis

Bylaw No. 830 includes policies about considerations for TUPs as well as TUPs specifically for STRs. These policies have been incorporated into the CSRD considerations for STR TUPs (for all Electoral Areas). The following is an analysis of the proposal with respect to the CSRD considerations for STR TUPs.

a) Is the primary use of the property residential, rural or agricultural?

Yes, the subject property is residential.

b) Will the STR keep with the residential, rural or agricultural character of the neighbourhood and not cause a nuisance or disturbance?

Yes. The property owners have described in their application how they will maintain the residential character of the neighborhood and avoid the STR causing a nuisance or disturbance to the neighbourhood, including:

- Providing neighbours with the rules for the TUP, the owner's phone number, and the STR cleaner's phone number,
- Posting rules and regulations in the STR,
- Having guests sign written agreements,
- If any issues arise, the neighbours will notify the owner, and the matter will be addressed promptly,
- Guests who are not following rules will be notified and if the situation does not improve, they will be asked to leave.

c) Is the season of use specified in the TUP?

Yes, the proposed STR will be year-round.

d) Is the STR located within a dwelling unit permitted by the zone that applies to the property?

Yes, the single detached dwelling is a permitted use on the property.

e) Is the STR limited to one dwelling unit on the property?

Yes, the proposed STR in the existing single detached dwelling will be the only STR on the subject property. There are no other dwelling units on the property.

f) Has the applicant confirmed there is no Bed and Breakfast already existing on the property?

As the STR is the whole single detached dwelling, a Bed and Breakfast will not operate in conjunction with the STR.

g) Have the applicants acknowledged that the STR owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR?

Yes, the property owner has acknowledged that they shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR. The applicant is also required to engage an Authorized Person (i.e. Registered Onsite Wastewater Practitioner or qualified Professional Engineer) to confirm in a sealed memo that the existing septic system is fit for the proposed use.

A Septic System Compliance Report prepared by Rodric van Woerkom, ROWP, dated March 12, 2025, has been submitted along with this application (see attached "TUP830-24_Septic_Report_Redacted.pdf"). The report confirms that the purpose of the report was to assess the onsite wastewater treatment system for a STR TUP application. The assessment found that the system components are functional and some minor improvements are recommended, including: line jetting, high-level alarm install, pump the tank every 2 years and inspect it annually, and make an operation and maintenance plan. The ROWP has confirmed with staff that these are not mandatory changes but rather recommended improvements to optimize the system's performance. A maximum occupancy of 6 persons is recommended which aligns with the applicant's proposed number of guests.

h) Have the applicants acknowledged that the STR owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the STR?

Yes, the property owner has acknowledged they are responsible for providing drinking water to guests.

i) Have the applicants identified a local contact person who will be available to address issues that may arise any time that STR accommodation is provided?

Yes, the property owner is the local contact person and has provided staff with their contact information.

j) Have the applicants provided a complaint response plan detailing how concerns and complaints will be addressed?

Yes, a complaint response plan has been received (see attached "TUP830-24_Complaint_Response_Plan.pdf").

k) Has the maximum number of guests permitted in a STR been specified?

Yes, the maximum number of guests for the proposed STR will be 6.

l) Has the quiet time been specified?

Yes, the owner will require a quiet time of 10 PM to 7 AM daily. This will be posted in a visible place within the STR.

m) Have the owners acknowledged that only one (1) sign advertising the STR may be placed on the subject property? The maximum sign area is 1 m² (0.5 m² for each side).

Yes, the owner has acknowledged that only one sign, a maximum of 1 m^2, is permitted for the STR.

n) Have the applicants identified on-site parking spaces for the STR?

Yes, there is room for 7 off-street parking spaces for guest of the STR, which exceeds the minimum number of required parking spaces for an STR for 6 guests (three) as outlined in the CSRD's STR TUP considerations.

o) Are the owners aware that the TUP issuance is subject to proof of adequate STR and liability insurance (minimum of $3 million in coverage)?

Yes, the property owner has acknowledged that the TUP issuance is subject to proof of adequate STR and liability insurance (minimum of $3 million in coverage).

p) Have the owners acknowledged that TUP issuance is subject to registration of a s. 219 covenant on title releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP?

Yes, the property owner has acknowledged that TUP issuance is subject to registration of a s. 219 covenant on title releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP.

q) The STR should comply within all applicable regulations of the Agricultural Land Commission when located within the Agricultural Land Reserve.

N/A. The subject property is not in the Agricultural Land Reserve.

r) Have the owners acknowledged that the owner/operator shall be wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the STR.

Yes, the property owner has acknowledged they are wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the STR.

s) Where appropriate, the owner/operator may be required to reside on the property.

N/A. The owner cannot reside on the property as the STR is in the only dwelling unit on the property.

t) Screening or fencing may be required to address potential impacts of the STR or to address privacy concerns of adjacent properties.

N/A. Planning staff do not consider this a requirement for the subject application.

The Board may choose to include additional conditions in the STR TUP to mitigate any potential concerns identified in the written public submissions.

u) Other measures may be required to minimize potential conflicts with neighbouring properties.

N/A. Planning staff do not consider this a requirement for the subject application. However, written public submissions received may identify concerns that could possibly be mitigated. The Board may choose to include additional conditions in the STR TUP.

See attached "TUP830-24_Redacted.pdf" for a list of the conditions that the TUP is subject to if the permit is issued.

If the CSRD Board authorizes for issuance this TUP application, the conditions required to be fulfilled prior to issuance will include:

- Submitting proof of adequate short-term rental and liability insurance, with a minimum $3 million in coverage; and,
- Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to issuance of the Temporary Use Permit.

The property owner has acknowledged that the above conditions will be required prior to issuance of the TUP. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.

Rationale for Recommendation

The property owner has applied for a TUP to use the existing single detached dwelling as an STR. Staff are recommending that the Board consider issuance of TUP830-24 for the following reasons:

- The property owner has completed the STR TUP form, addressing and/or acknowledging each of the CSRD considerations for STR TUPs;
- The property owner has plans in place to reduce the likelihood of the STR causing any negative impacts to nearby property owners, including a complaint response plan;
- The property has the required servicing and parking areas to support the proposed STR use,
- The conditions in the permit should minimize negative impacts to neighbouring properties, and the permit may be revoked if the owners do not follow the conditions of the permit.

IMPLEMENTATION:

If the Board authorizes the issuance of TUP830-24, the property owners will be notified of the Board's decision. Upon receipt of proof of adequate short-term rental and liability insurance with a minimum of $3 million in coverage and registration of a Section 219 covenant indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP, the TUP will be issued, and notice will be registered to the title of the subject property.

Prior to the expiration of TUP830-24, the property owners have the option to apply for a one-time renewal for up to another 3-year term. TUP renewals may be considered by the General Manager of Development Services where there are no additional changes to the initial permit, there are no issues of non-compliance with the original permit, and the permit renewal application has been received at least three months prior to the expiration of the permit. Prior to the expiry of that TUP, the property owners have the option to apply for a bylaw amendment to seek rezoning approval to permanently allow for the short-term rental use on the subject property.

COMMUNICATIONS:

Neighbouring property owners will have first become aware of the proposal when the applicant posted a notice of application sign on the subject property for the TUP. Development Services Procedures Bylaw No. 4001-2, as amended, requires one notice of application sign for every 400 m of street frontage for a Temporary Use Permit application. The subject property has approximately 32 m of street frontage and requires one sign. The sign was posted on June 16, 2025.

In accordance with the CSRD Public Notice Bylaw No. 5893, a notice will be placed on the CSRD website advising the public of the TUP application and the deadline for written public submissions. Interested persons may also choose to sign up for notifications through the email subscription service available on the CSRD website.

In accordance with Development Services Procedures Bylaw No. 4001-2, as amended, staff prepared and mailed notices to all owners of property located within 100 m of the subject property, notifying them of the TUP application and the deadline for written public submissions. Copies of any written public submissions received by the deadline of 4 PM on Tuesday, July 15, 2025, will be provided to the Board on the late 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:	2025_07-17_Board_DS_TUP830-24.docx
Attachments:	- TUP830-24_Redacted.pdf - TUP830-24_BL830_BL650_Excerpts.pdf - TUP830-24_STR_TUP_Form_Redacted.pdf - TUP830-24_Complaint_Response_Plan.pdf - TUP830-24_Septic_Report_Redacted.pdf - TUP830-24_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

TEMPORARY USE PERMIT NO. 830-24

Registered Owner: [redacted]
7655 Squilax-Anglemont Road
Anglemont, BC
V0E 1M8

1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Columbia Shuswap Regional District (the "**CSRD**") applicable hereto, except as specifically varied or supplemented by this Permit.

2. This Temporary Use Permit applies only to the lands described as Parcel A (DD F15382F) of Lot 1, Section 15, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District Plan 12755 (PID: 009-381-325), which property is more particularly shown on the Location Map attached hereto as Schedule A (the "**Lands**").

3. The owner of the Property has applied for a Temporary Use Permit to use existing 3-bedroom single detached dwelling as a year-round short-term rental, as shown on the Site Plan attached hereto as Schedule B.

4. "**STR**" means the use of a dwelling unit for temporary accommodation on a commercial basis. "**Temporary**" means less than four (4) consecutive weeks.

5. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.

6. If the terms of this Temporary Use Permit are not adhered to, then this Temporary Use Permit may be revoked prior to the expiry date.

7. In addition to the permitted uses in RS-1 - Residential 1 zone in the Anglemont Zoning Bylaw No. 650, the existing 3-bedroom single detached dwelling may be used as a STR, subject to compliance with the following conditions:

    a) STR is permitted year-round;

b) STR is limited to the existing single detached dwelling on the property at 7655 Squilax-Anglemont Rd;
c) maximum number of guests is six (6);
d) maximum number of bedrooms used for guests is three (3);
e) quiet time is from 10 PM to 7 AM daily;
f) STR signage shall be limited to one sign (maximum sign area 1 m^2 or 0.5 m^2 if two-sided);
g) all parking must be accommodated on site, no parking shall occur on Squilax-Anglemont Road;
h) a minimum of three (3) parking spaces must be provided for the STR property;
i) the owner of the Property is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by operation of the STR property;
j) the clear posting of the following information in the STR at a site accessible and visible to guests:
    - the owner or local contact person information, with availability or accessibility by phone 24 hours a day and 7 days a week;
    - clear noise rules and quiet times (10 PM - 7 AM Daily);
    - emergency call number: 9-1-1; and
    - safe storage and management of garbage;
k) the owner and operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the STR property;
l) the owner and operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR.

8. This Temporary Use Permit is subject to proof of adequate vacation rental and liability insurance, with a minimum of $3 million in coverage, and registration of a covenant on title to the subject property pursuant to s. 219 of the *Land Title Act* releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of this Temporary Use Permit. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.

9. This Temporary Use Permit is also subject to the owner providing the CSRD with a local person's contact information on an annual basis, or if the local person and/or information changes. The local contact person has the responsibility of remedying non-compliance with the conditions herein or any other issues at the STR property. The name and contact information of the local contact and a copy of this Temporary Use Permit must be posted in a visible place within the STR property and provided to owners and tenants of adjacent properties (confirmed annually with the CSRD by the owner or operator).

10. 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.

11. Issuance of this 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).

12. This Temporary Use Permit, issued as per Section 493 of the *Local Government Act*, is valid from the date of issuance, noted below, until its expiry on the first to occur of:

    a) the date that has the same day and month as the date of issuance, noted below, in the year 2028; and
    b) the date on which a proceeding for foreclosure is started in respect of the Lands or any portion thereof

    unless sooner revoked or unless renewed in accordance with the terms hereof.

13. This permit may be renewed once for up to 3 years in duration, upon application and subsequent approval by the CSRD's Board of Directors.

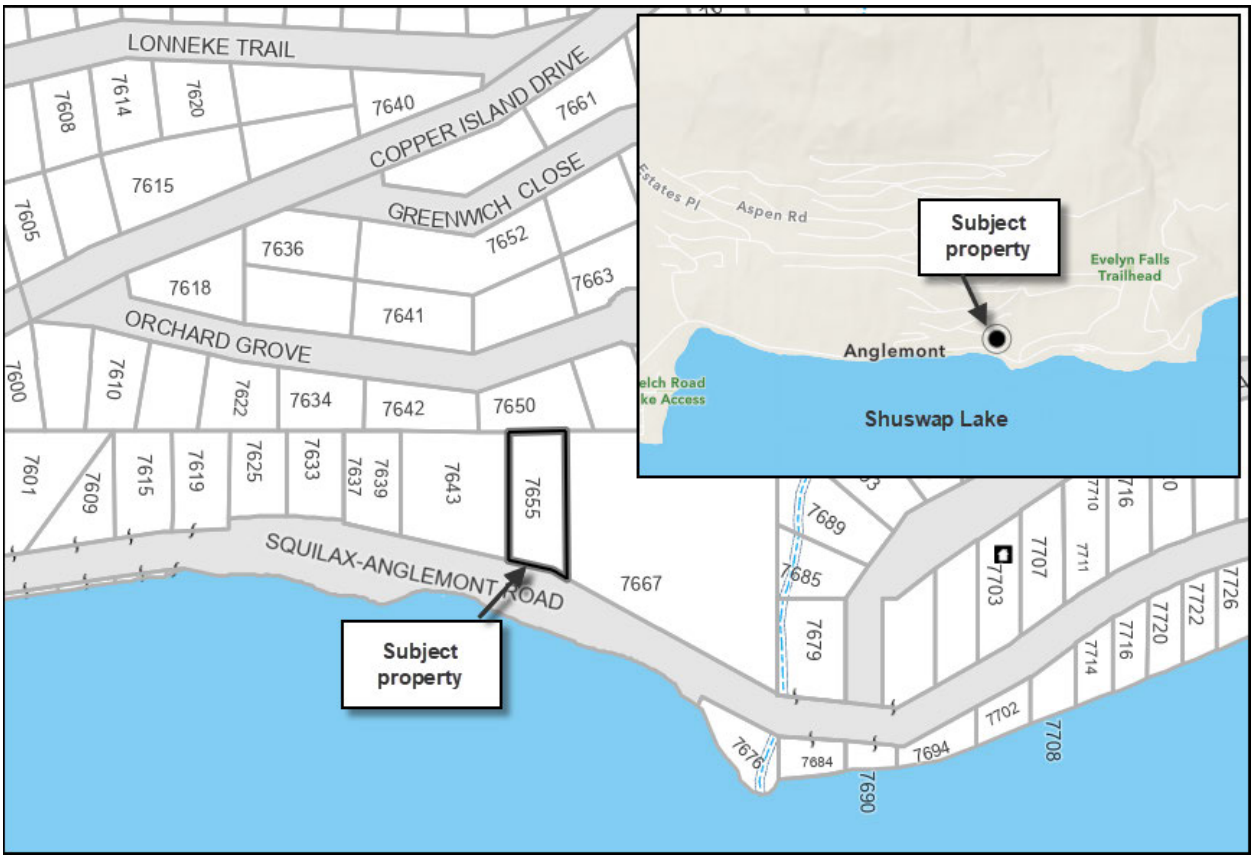
AUTHORIZED FOR ISSUANCE by resolution of the Columbia Shuswap Regional District Board on the _____ day of _____, 2025

and ISSUED on the _____ day of _____, 2025

_____
CORPORATE OFFICER

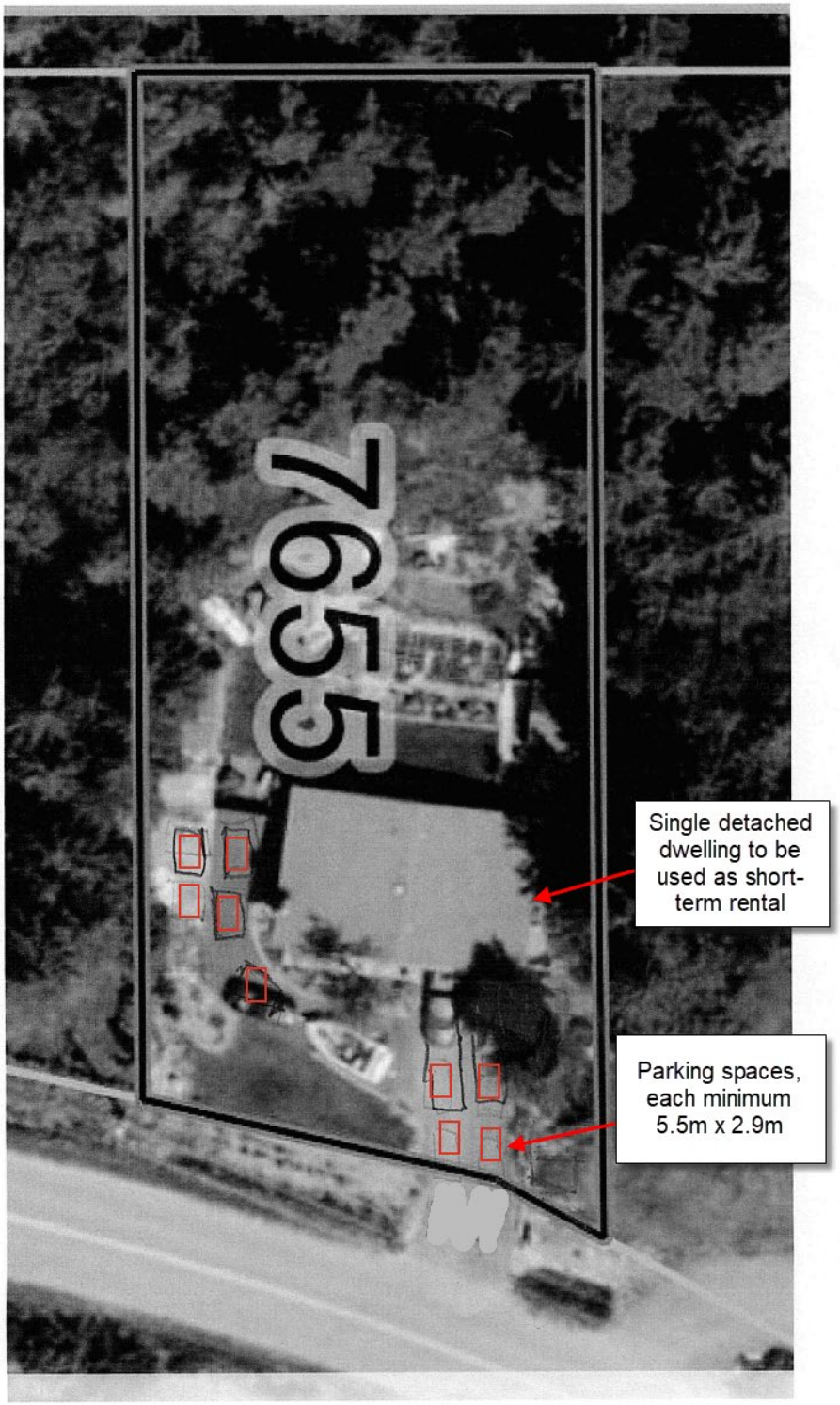
Schedule A

Location Map



Schedule B

Site Plan



Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and Anglemont Zoning Bylaw No. 650

(See Electoral Area F Official Community Plan Bylaw No. 830 and Anglemont Zoning Bylaw No. 650 for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the Local Government Act.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

1. For all temporary use permits:

    a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.

2. For vacation rentals and similar short-term property rentals, applicants may be required to:

    a) Demonstrate that the proposed use will not alter the general character of the neighbourhood;

    b) Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;

    c) Obtain approval from the ALC, if the proposed use is on ALR land;

    d) Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.

    e) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;

    f) Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;

g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;

h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;

i) Limit the number of pets on site at anytime;

j) Restrict signage,

k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;

l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;

m) Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

Anglemont Zoning Bylaw No. 650

Part 1 Definitions

DWELLING UNIT is a use of one (1) or more rooms in a building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) household.

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.

SINGLE DETACHED DWELLING means a detached building containing only one (1) principal dwelling unit and, where permitted by this Bylaw, one (1) secondary dwelling unit. For the purposes of this Bylaw, a manufactured home is considered a single detached dwelling.

VACATION RENTAL is the use of a residential dwelling unit for temporary accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

5.6 Zone Title **RESIDENTIAL** Zone Symbol - **RS-1**

.1 **Permitted Uses**

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

(a) *Single detached dwelling*
BL650-1 **(b)** *Campsite*
BL650-19 **(c)** *Secondary dwelling unit*
(d) Home business
(e) Place of religious worship
(f) *Limited agriculture, buildings* and structures must be a minimum of 15 m (49.22 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential Summer Home and Residential Town House zones except that *buildings* and structures used for animals must be a minimum of 30 m (98.43 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential Summer Home and Residential Town House zones.
(g) *Accessory use*
BL650-15 **(h)** *Upper floor dwelling unit,* permitted only on Lot 11, Section 22, Township 23, Range 9, W6M, KDYD, Plan 19710, (PID: 007-976-712). *Upper floor dwelling* unit is permitted a maximum *floor area, net* up to 90 m^2. *Guest accommodation* is not permitted.
BL650-17

.2 **Regulations**

On a *parcel* zoned Residential: 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 stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum *parcel* size created by subdivision where; • *parcel* is served by *community sewer system* • in all other cases	 1,000 m^2 (10,764 sq. ft.) 4,000 m^2 (0.99 ac.)
(b) Minimum *parcel* size averaging in (a), in all other cases	Minimum *parcel* size may be reduced to 3,200 m^2 (0.79 ac.) provided the average *parcel* size of all *parcels* in the subdivision is a minimum of 4,000 m^2 (0.99 ac.) and provided the largest *parcel* size used to calculate the average is 7,999 m^2 (1.98 ac.)

	(c) Minimum *parcel width* created by subdivision	20 m (65.62 ft.)
	(d) Maximum *parcel coverage*	30 percent
	(e) Maximum number of *single detached dwellings* per *parcel*	1

BL650-4
BL650-17
	(f) Maximum *height* for:
	• *Principal building* and *structures*
	• *Accessory Buildings*
	  ○ On *buildings* containing a *dwelling unit*
	  ○ In all other cases
		• 11.5 m (37.73 ft.)
		• 10 m (32.81 ft.)
		• 8.5m (27.89 ft)

BL650-14	**(g)** Minimum *setback* from: • *front parcel boundary* • *interior side parcel boundary* • *exterior side parcel boundary* • *rear parcel boundary*	5 m (16.41 ft.) 2 m (6.56 ft.) 4.5 m (14.76 ft.) • for an *accessory building* 3 m (9.84 ft.) • for a *single detached dwelling*, *guest accommodation* and *home business* 6 m (19.69 ft.) • for other *principal buildings* or structures 10 m (32.81 ft.)
BL650-17	**(h)** Minimum *floor area, net* on the largest floor of a *single detached dwelling*	60 m² (645.84 sq. ft.)
	(i) Minimum *horizontal dimensions* of largest floor of a *single detached dwelling*.	5 m (16.41 ft.)

BL650-17	**(j)** Maximum *floor area, gross* of an *accessory building*
	• On a *parcel* less than 0.4 ha
	  • *Accessory buildings* containing a *dwelling unit*
	  • 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 (2690.98 ft^2)
		• 150 m^2 (1614.59 ft^2)
		• 250 m^2 (2690.98 ft^2)

	(k) Minimum *parcel* size on which *limited agriculture* is permitted	2 ha (4.94 ac.)
BL650-19	**(l)** Maximum number of *secondary dwelling units* per *parcel*	Shall be in accordance with Section 3.9

COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | E: plan@csrd.bc.ca | www.csrd.bc.ca

SUPPLEMENTARY APPLICATION FORM FOR A TEMPORARY USE PERMIT FOR A SHORT-TERM RENTAL (VACATION RENTAL)

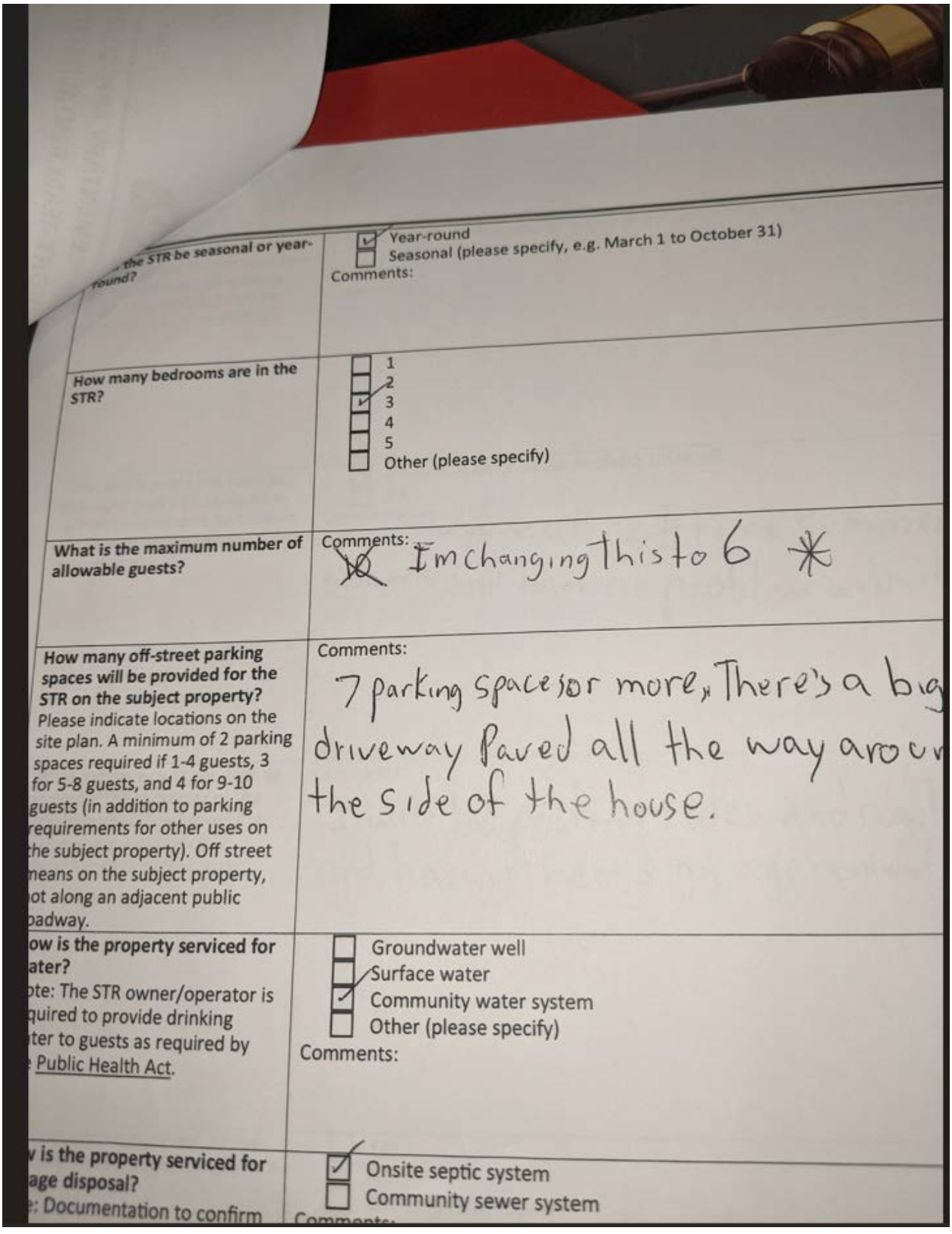
This is a supplementary application form to be filled out in addition to the main Online Planning Application Form (or PDF planning application form) by applicants who are applying for a Temporary Use Permit (TUP) for a short-term rental (STR) (also known as a vacation rental).

The information on this form will be used by the Planner in preparing the staff report and permit for the Board's consideration and will be attached to the Board agenda (with any personal information redacted). The checklists on pages 4 & 5 are intended to clearly outline to the applicant what is involved with a STR TUP application. Please contact plan@csrd.bc.ca or 250-832-8194 if you have any questions.

Please refer to the Short Term Rental Temporary Use Permit Considerations for guidance on what the CSRD considers when reviewing TUP applications for STRs.

TO BE FILLED OUT BY THE APPLICANT/AGENT

Short-Term Rental (STR) Information:	
Subject property address or PID	7655 Squilax-Anglemont Rd
Is this STR proposed, currently operating, or has it operated in the past?	☑ Proposed ☐ Currently operating (please comment below on date STR started) ☐ Operated in the past (please comment below on dates operated) Comments:
What type of building is the STR located in?	☑ Single detached dwelling ☐ Attached secondary dwelling unit (e.g. suite within single detached dwelling) ☐ Detached secondary dwelling unit (e.g. cottage or carriage house) ☐ Other (please specify) Comments:
Is the STR located in an existing or proposed building? (Is any new construction or renovations proposed?)	☑ Existing building ☐ Proposed building ☐ Other (please specify) Comments:



...the STR be seasonal or year-round?	☑ Year-round ☐ Seasonal (please specify, e.g. March 1 to October 31) Comments:
How many bedrooms are in the STR?	☐ 1 ☐ 2 ☑ 3 ☐ 4 ☐ 5 ☐ Other (please specify)
What is the maximum number of allowable guests?	Comments: ~~10~~ Im changing this to 6 *
How many off-street parking spaces will be provided for the STR on the subject property? *Please indicate locations on the site plan. A minimum of 2 parking spaces required if 1-4 guests, 3 for 5-8 guests, and 4 for 9-10 guests (in addition to parking requirements for other uses on the subject property). Off street means on the subject property, not along an adjacent public roadway.*	Comments: 7 parking space or more, There's a big driveway Paved all the way arou the side of the house.
...ow is the property serviced for ...ater? ...te: The STR owner/operator is ...quired to provide drinking ...ter to guests as required by ... Public Health Act.	☐ Groundwater well ☑ Surface water ☐ Community water system ☐ Other (please specify) Comments:
...v is the property serviced for ...age disposal? ...: Documentation to confirm	☑ Onsite septic system ☐ Community sewer system Comments:

Will the STR be seasonal or year-round?	☑ Year-round ☐ Seasonal (please specify, e.g. March 1 to October 31) Comments:
How many bedrooms are in the STR?	☐ 1 ☐ 2 ☑ 3 ☐ 4 ☐ 5 ☐ Other (please specify)
What is the maximum number of allowable guests?	Comments: 10 APPLICANT HAS CHANGED THIS TO 6. 4/24/2025
How many off-street parking spaces will be provided for the STR on the subject property? Please indicate locations on the site plan. A minimum of 2 parking spaces required if 1-4 guests, 3 for 5-8 guests, and 4 for 9-10 guests (in addition to parking requirements for other uses on the subject property). Off street means on the subject property, not along an adjacent public roadway.	Comments: 7 parking spaces or more, There's a big long driveway Paved all the way around the side of the house.
How is the property serviced for water? Note: The STR owner/operator is required to provide drinking water to guests as required by the Public Health Act.	☐ Groundwater well ☐ Surface water ☑ Community water system ☐ Other (please specify) Comments:
How is the property serviced for sewage disposal? Note: Documentation to confirm adequate sewage disposal for the subject property is required.	☑ Onsite septic system ☐ Community sewer system Comments:

If the STR is currently operating or has operated in the past, have you received any complaints from neighbouring property owners? (e.g. noise, parking)	☐ Yes (please describe the nature of the complaint and how it was or will be addressed) ☑ No Comments:
If the STR is proposed, have you discussed your STR application with the owners and/or tenants of adjacent properties and other neighbours?	☑ Yes (please describe the feedback received) ☐ No Comments: They are all part time summer owners and have no problem with it.
What measures will you take to maintain the character of the neighbourhood and avoid the STR causing a nuisance or disturbance to neighbours?	Comments: I will be posting rules and regulations and having them sign agreements
Will the owner/operator of the STR live on the subject property?	☐ Yes ☑ No ☐ Other (please specify) Comments: I will be 5 mins away if they have any problems or if nabours have any problems they both have my PH.#

NEXT STEPS – PLEASE CHECK TO ACKNOWLEDGE:

	Prior to consideration of the TUP application by the CSRD Board:	Please check to acknowledge:
1	The applicant must post at least one Notice of Application sign on the subject property a minimum of 30 days prior to the Temporary Use Permit application being considered by the CSRD Board, in accordance with Development Services Procedures Bylaw No 4001-2 as amended. The cost of the sign is the responsibility of the applicant. The Planner assigned to the file will explain and assist with the wording for the sign.	☑
2	As part of a Temporary Use Permit (TUP) application for a short-term rental, documentation to confirm adequate sewage disposal for the subject property is required. Proper sewage treatment and disposal is an important consideration of public health. When a sewage treatment and disposal system is not adequately sized or functioning correctly, it can pollute water sources, damage natural habitats, and cause serious illness. The applicant is required to engage an Authorized Person (i.e. Registered Onsite Wastewater Practitioner or qualified Professional Engineer) to confirm in a sealed memo that the existing septic system is fit for the proposed use (e.g. performance report or compliance report). The memo should include confirmation of the number of people and the number of bedrooms the short-term rental can accommodate based on the existing septic system. The memo must be received by the assigned Planner prior to consideration of the TUP by the CSRD Board. If any repairs or improvements to address deficiencies are identified in the memo, they must be completed and confirmed in writing by the Authorized Person before the TUP will be issued. The costs of the sealed memo and any required repairs or improvements to the septic system are the responsibility of the applicant.	☑
3	Planner will send out notices to properties within 100 m of the property subject to the TUP application and post to the CSRD website, notifying the public about the STR TUP application and how to submit a written public submission for the CSRD Board's consideration. This cost is included in the application fee.	☑
4	The property owner must provide to the CSRD a local person's contact information who has the responsibility of remedying non-compliance with the TUP conditions or any other issues at the STR property. (This will be confirmed on an annual basis with the CSRD.)	☑
5	A complaint response plan detailing how concerns and complaints will be addressed shall be provided.	☑

If the CSRD Board approves the Temporary Use Permit, prior to issuance of the TUP:	Please check to acknowledge:
The applicant must provide proof of adequate vacation rental and liability insurance with a minimum of $3 million in coverage (to be confirmed annually by submitting a copy of the insurance to the CSRD). The cost of the insurance is the responsibility of the applicant.	☑
The applicant must register a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the Temporary Use Permit is required prior to issuance of the Temporary Use Permit (CSRD staff will provide pro-forma covenant for your notary or lawyer to prepare and register on title). The cost of the covenant preparation and registration is the responsibility of the applicant.	☑
Any septic system repairs or improvements identified in the sealed memo must be completed and confirmed by an Authorized Person.	☑

Conditions of the Temporary Use Permit may include:	**Please check to acknowledge:**
The specified season of use (e.g., April 1 – October 31 or year-round).	☐
The clear posting of the following information in the STR at a site accessible and visible to guests: • the owner or local contact information, with availability or accessibility by phone 24 hours a day and 7 days a week; • clear noise rules and quiet times (10 PM - 7 AM Daily); • emergency call number: 9-1-1; and • safe storage and management of garbage	☑
The owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the Short Term Rental.	☑
The owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR.	☑
The STR owner/operator shall identify a local contact person who will be available to address issues that may arise any time that STR accommodation is provided. The name and contact information of the local contact must be provided in the application and must be posted along with the STR TUP in a visible place within the STR and provided to owners and tenants of adjacent properties (confirmed annually with the CSRD by the owner/operator).	☑
The maximum number of guests (e.g., maximum of 8).	☑
Quiet time (e.g., 10 PM – 7 AM daily).	☑
STR signage shall be limited to one sign. Maximum sign area is 1 m^2 (0.5 m^2 for each side if two-sided).	☑
All STR parking must be accommodated on site; no parking shall occur on a public roadway. The number of required STR parking spaces shall be specified.	☑
The owner/operator is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the vacation rental.	☑
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. Agricultural Land Commission, Interior Health, Ministry of Transportation, Provincial STR Legislation, Strata bylaws, any private covenants (e.g. building schemes), easements, etc.).	☑

[redacted] | [redacted] | 03/28/2025

Print name of Owner/Agent | Signature of Owner/Agent | Date (mm/dd/yy)

Print name of Owner/Agent | Signature of Owner/Agent | Date (mm/dd/yy)

Complaint Response Plan For 7655 Squilax-Anglemount RD

I will be giving all my nabours in the area the rules for my tup. people. my Ph.# my clean up peoples Ph.# I will be handing to the renter and having them sign the rules and regulations. if they have any problems with noise or sloppy renter my nabours will get a hold of me and I will deal with any problem's promptly, either they will Smarten up or they will be asked to leave and if they won't leave then the R.C.M.P will be called for assistance, and they will not be allowed back

It Happens

Septic Design | Installation | Inspection

ithappens.ca 250.253.2059

Rodric van Woerkom

Registered Onsite Wastewater Practitioner

Blind Bay B.C. V0E 1H1

1-250-253-2059 email: info@ithappens.ca

Septic System Compliance Report

For Short Term Rental TUP Application - 3 bedroom 7655 Squilax-Anglemont Rd, Anglemont BC
Prepared for Columbia Shuswap Regional District (CSRD)
Date of Report: March 12, 2025
Prepared by: Rodric Van Woerkom, ROWP Private Inspector (PIR)
ASTTBC Registration Number: OW640
Contact Information: 250-253-2059 info@ithappens.ca

1. Introduction

This report assesses the onsite wastewater treatment system at 7655 Squilax-Anglemont Rd, Anglemont, BC, for [redacted]'s Short Term Rental Temporary Use Permit (TUP) three bedroom application to the Columbia Shuswap Regional District (CSRD). The evaluation follows the Applied Science Technologists and Technicians of British Columbia (ASTTBC) Practice Guidelines for Private Inspectors (Residential), the Sewage Disposal Regulation (SDR), and the Sewerage System Standard Practice Manual (SPM) Version 3. The system's design, condition, and capacity were reviewed to ensure suitability for temporary rental use, *with a recommended maximum occupancy of 6 persons.*

2. Property and System Overview

- **Property Address:** 7655 Squilax-Anglemont Rd, Anglemont, BC
- **Legal Description:** PCL A (DD F15382F) OF L 1 SEC 15 TP 23 R 9 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 12755
- **Use:** Short Term Rental 6 person occupancy.
- **System Type:** Type 1 (gravity-fed with pump-assisted dispersal)
- **Components:**
  - **Main Tank:** Approx.800 Imperial Gallon (IG) cast concrete tank with an access riser at grade
  - **Pump Chamber:** 100 IG chamber, 31 meters from the lake, with pump and float
  - **Dispersal Area:** Distribution box with three 3" PVC laterals behind the house
- **Daily Design Flow Estimate:** 6 persons × 283 litres/day/person (short-term rental adjustment per SPM) = 1698 litres/day. Two day retention time as per Sewage Disposal Regulation = 3396 litre tank (897 USG)
- **Date of Inspection:** April fourth, 2025

3. Methodology

The inspection adhered to ASTTBC Private Inspector guidelines, including:
- Visual assessment of the tank, pump chamber, and dispersal area.
- Functional test of the pump and float in the pump chamber.
- Review of site conditions (e.g., proximity to lake, dispersal layout).
- Compliance check against SDR and SPM standards, with no invasive testing (e.g., dye tests) unless required by CSRD.

4. System Assessment

4.1 Main Tank (800 IG)
- **Capacity:** 800 IG (960 USG) exceeds the minimum 2-day retention for 450 USG/day (900 USG total capacity needed for 2 days). Suitable for short-term rental use.
- **Condition:** Cast concrete tank with access riser at grade appeared intact; no visible cracks or leaks noted externally.
- **Compliance:** Meets SSR Section 7(1)(b) for watertight construction.

4.2 Pump Chamber (100 IG)
- **Capacity:** 100 IG (120 USG) serves as a buffer for peak flows; adequate for temporary use.
- **Condition:** Located 31 meters from the lake, with pump and float tested and functioning (activated during inspection).
- **Compliance:** Does not meet SDR standards for pump chamber design and but meets SSR setbacks (>30m from Lake).

4.3 Dispersal Area
- **Type:** Distribution box with three 3" PVC laterals behind the house. 15m each.
- **Condition:** No surfacing or ponding observed; solids buildup in lines noted (see recommendations).
- **Setbacks:** Assumed >3m from property lines; lake setback covered by pump chamber distance.
- **Compliance:** Appears adequate, pending soil verification.

4.4 Site Conditions
- **Soil Type:** [e.g., To be confirmed; no test holes dug].
- **Topography:** [e.g., Sloped behind house; to be confirmed].
- **Proximity to Water:** >40 meters from lake exceeds SSR minimum setback.

5. Findings

- **Capacity:** The 800 IG tank and 100 IG pump chamber support a daily flow of 450 USG/day, suitable for a maximum occupancy of 6 persons under short-term rental use. The 49 year old 1976 system has been taken in consideration under this decision.
- **Condition:** System components are functional, with the pump and float operational and no immediate failures observed.
- **Compliance:** Preliminary assessment aligns with SDR and some parts SPM, with minor improvements recommended.

6. Recommended Improvements and Maintenance

To ensure optimal performance during the TUP period:

1. **Line Jetting:** Remove solids buildup in the 3" PVC laterals to maintain flow efficiency.
2. **High-Level Alarm:** Install on the pump chamber to alert for overflow risks, enhancing system reliability.
3. **Maintenance Schedule:** Pump the tank every 2 years. Inspect pump annually.
4. **Operation and Maintenance Plan** should be made.

7. Maximum Occupancy Recommendation

For the Short Term Rental TUP application, I recommend a maximum occupancy of 6 persons. This aligns with the system's capacity (450 USG/day design flow) and ensures compliance with SPM guidelines for short-term rentals, assuming 75 USG/day/person.

8. Limitations

- No soil test holes dug due to scope of inspection; dispersal area suitability assumed based on visual check.
- Internal tank condition not assessed (no Confined Space Entry).
- Maintenance history unavailable at drafting; to be sourced if possible.

9. Certification

I, Rodric Van Woerkom, a Registered Onsite Wastewater Practitioner (ROWP) Private Inspector (PIR) with ASTTBC, certify that this report reflects the inspection conducted at 7655 Squilax-Anglemont Rd. The system appears suitable for short-term rental use under the TUP, with the noted improvements.

Date: June 25, 2025

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Appendix A

Statement of general conditions
This document does not constitute any form of warranty or guarantee, nor does it provide assurance of continued performance to any degree of the system evaluated. It Happens Wastewater Inc (IHWW)and its agents expressly disclaim any warranty or guarantee anything expressed or implied arising from this septic system evaluation.

Reliance on Provided Information
IHWW has relied on the accuracy and completeness of the information provided by its client the home owner and by other professionals. We are not responsible for any deficiency in this document that results from a deficiency in this information.

Standard of Care
We exercise a standard of care consistent with that level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions.This information is only our opinion as viewed in the snapshot of time that we were on the site assessing the system.

Review
We recommend that our client engage IHWW to review this document and discuss our conclusions and recommendations.

Limitation of Liability Clause
In all cases the liability of It Happens Wastewater Inc. and/or Rodric van Woerkom's is limited to the fees charged. By accepting and using this report the client accepts IHWW and Rodric van Woerkom's liability are limited in this way

***Photo 1**. Site plan. Approximate distance to pump chamber and dispersal area are highlighted.*

Photo 2.

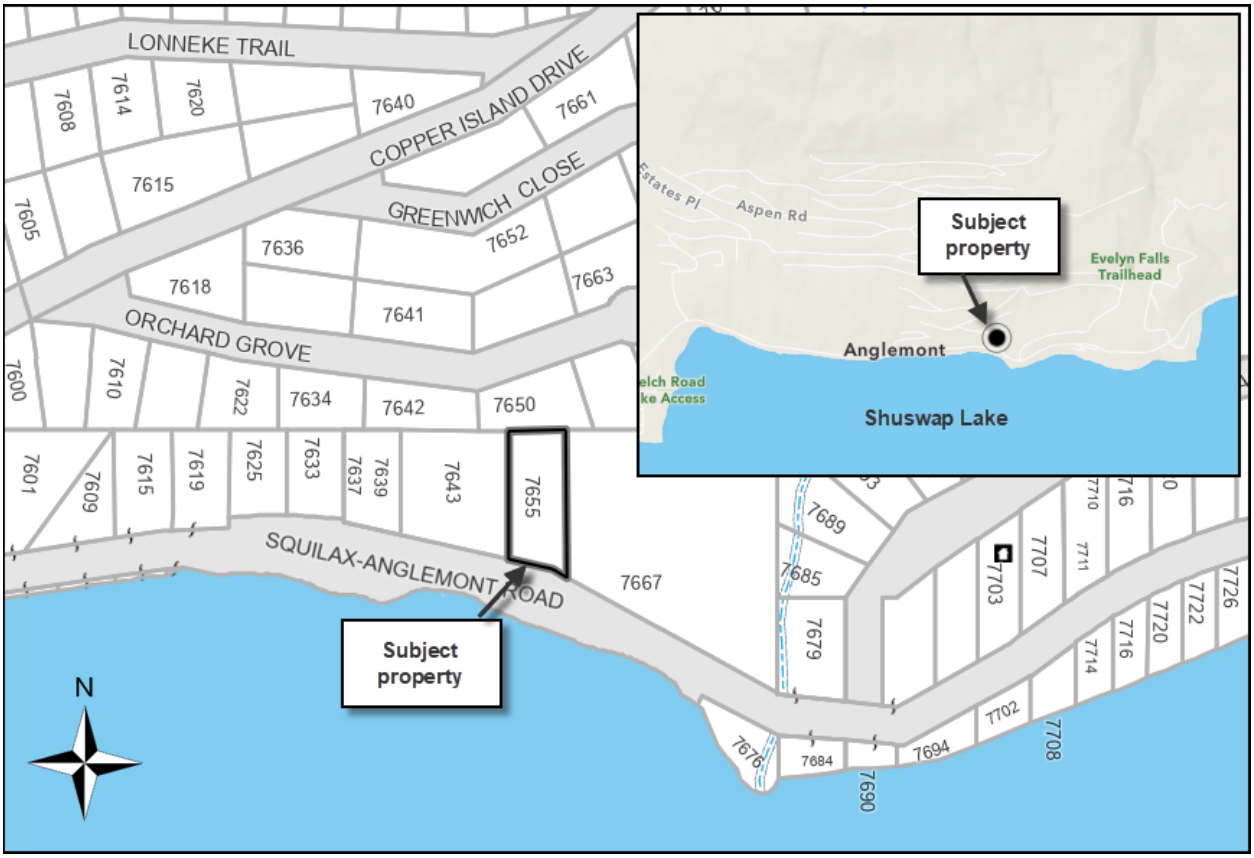
***Photo 3**. Distance from the pump chamber.*

***Photo 4**. Distribution box*

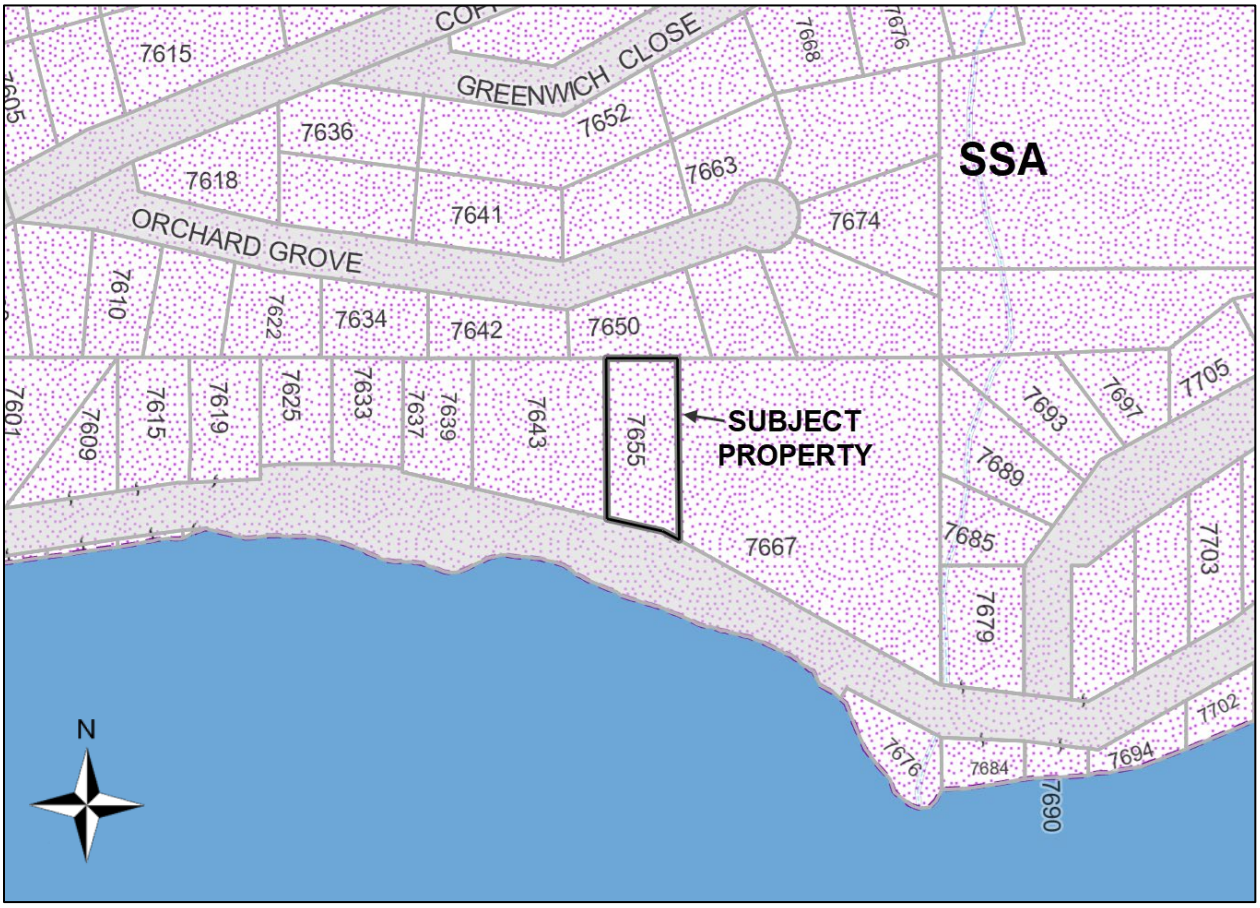
Photo 5. Sludge inside laterals

***Photo 6**. Main tank*

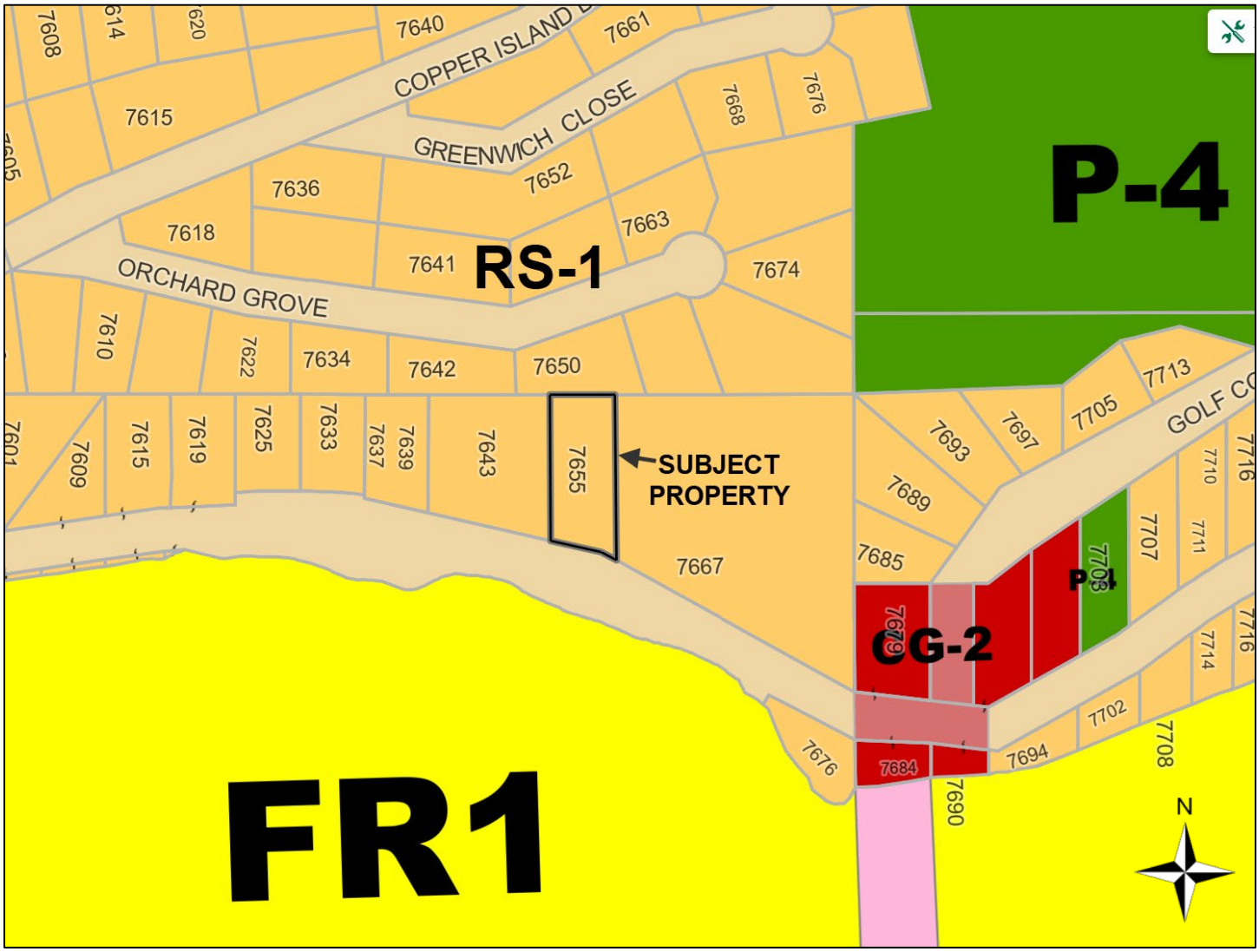
Location



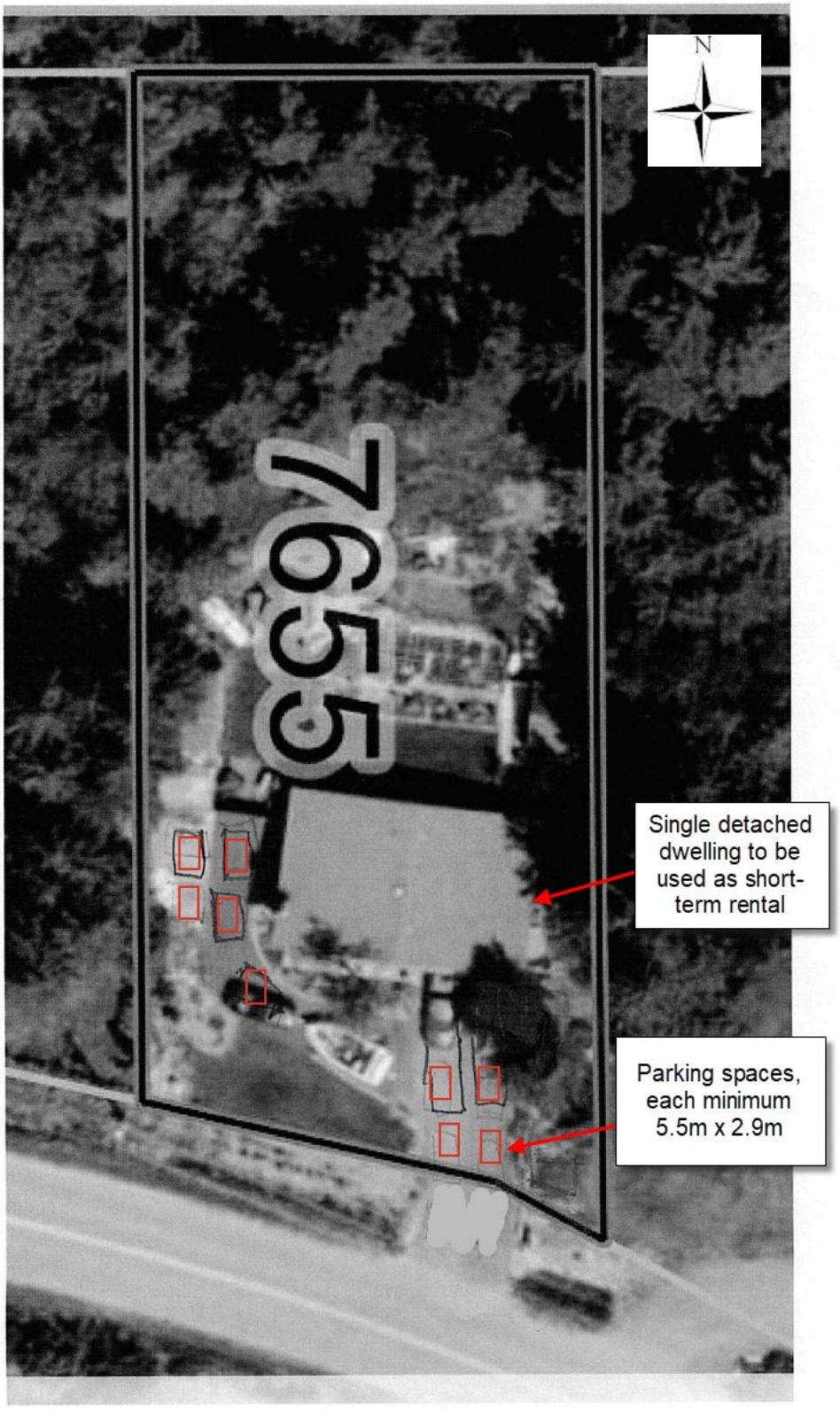
Electoral Area F Official Community Plan Bylaw No. 830



Anglemont Zoning Bylaw No. 650

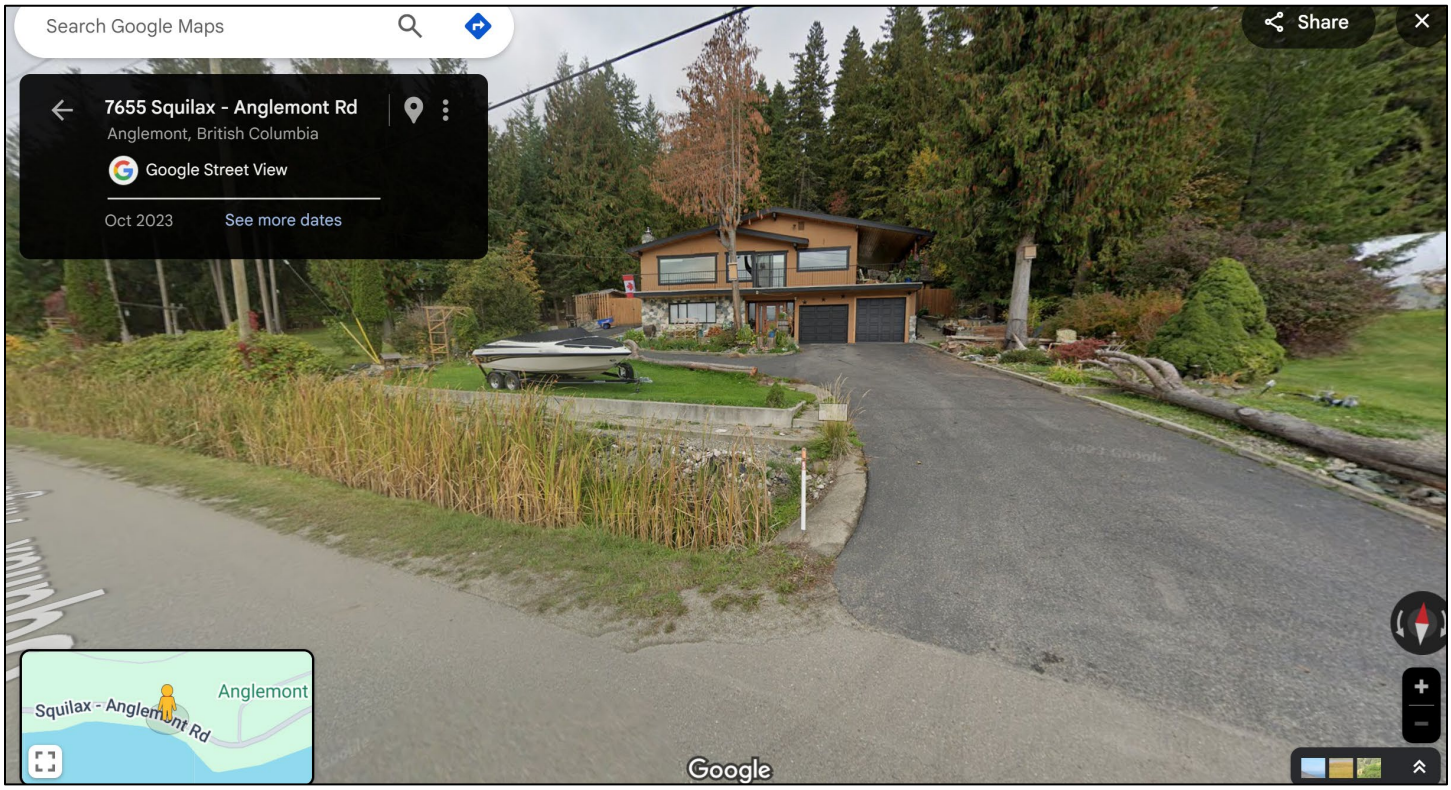


Site Plan


N
3697
Single detached dwelling to be used as short-term rental
Parking spaces, each minimum 5.5m x 2.9m

2023 Orthophotos

Google Street View – October 2023



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Development Variance Permit No. 825-48
DESCRIPTION:	Report from Laura Gibson, Planner III, dated June 24, 2025. 4516 Squilax-Anglemont Road, Celista
RECOMMENDATION:	THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 825-48 for Lot A Section 1 Township 23 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 14636, varying Scotch Creek/Lee Creek Zoning Bylaw No. 825 as follows: 1) Section 5.7(3)(g) Maximum floor area, gross, of an accessory building from 150 m^2 to 205.15 m^2. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located at 4516 Squilax-Anglemont Road, Celista, in Electoral Area F. The property is subject to the Electoral Area F Official Community Plan Bylaw No. 830, as amended (Bylaw No. 830) and the Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825). The property lost its former single detached dwelling to the Bush Creek East Wildfire in Summer 2023. The owners are proposing to rebuild the single detached dwelling and a new accessory building (shop) and are applying for a variance to the maximum floor area, gross, for an accessory building, only for the proposed shop. The maximum floor area is proposed to be varied from 150 m^2 to 205.15 m^2.

BACKGROUND:

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot A Section 1 Township 23 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 14636

PID:
008- 972- 044

CIVIC ADDRESS:
4516 Squilax-Anglemont Road, Celista
SURROUNDING LAND USE PATTERN:
North = Waterfront residential
South = Unconstructed road (Irving Access)
East = Shuswap Lake
West = Squilax-Anglemont Road

CURRENT USE:
Vacant

PROPOSED USE:
Single detached dwelling, accessory building (shop)

PARCEL SIZE:
0.31 ha (0.75 ac)

DESIGNATION:
Electoral Area F Official Community Plan Bylaw No. 830, as amended
WR - Waterfront Residential

ZONE:
Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended
Land = R1 - Residential-1
Lakes Zoning No. 900
FR1 - Foreshore Residential 1

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
The subject property has a panhandle connecting to Squilax-Anglemont Road on the west but is accessed by an easement over the private strata road and strata properties to the south. An unconstructed MOTT road (Irving Access) south of the subject property was previously treed but lost some of the trees to the wildfire in summer 2023. Shuswap Lake borders the subject property to the east. North of the subject property is another residential property with a single detached dwelling. Some trees exist between the subject property and the other private property to the north.

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

POLICY:

Bylaw No. 825

5.7 Residential-1 Zone

(1) Principal Uses
(a) Single detached dwelling

(3) Regulations
(e) Maximum height for:

Principal buildings and structures	11.5 m
Accessory building containing a dwelling unit	10 m
All other accessory buildings and units	8.5 m

(g) Maximum floor area, gross for an accessory building:

Accessory buildings containing a dwelling unit	250 m^2
All other accessory buildings and structures	150 m^2

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Background

The subject property is located at 4516 Squilax-Anglemont Road, Celista, in Electoral Area F. The property is subject to the Electoral Area F Official Community Plan Bylaw No. 830, as amended (Bylaw No. 830) and the Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825). The property lost its former single detached dwelling to the Bush Creek East Wildfire in Summer 2023. The owners are proposing to rebuild the single detached dwelling and a new accessory building (shop). The shop is proposed to have a greater floor area than what the R1 zone in Bylaw No. 825 permits. The owners are applying for a variance to the maximum floor area, gross, for an accessory building, from 150 m^2 to 205.15 m^2, only for the proposed shop.

A delegated Development Variance Permit (DVP) application was made to reduce the required west and south exterior side parcel boundary setbacks from 4.5 m to 2.25 m, only for the proposed single detached dwelling. A Delegated DVP may be issued directly by the Manager of the Development Services Department to vary a minor setback regulation in a zoning bylaw where, in the opinion of the Manager, there exists an undue hardship. DVP825-47 was issued on June 23, 2025.

Analysis

The subject property is waterfront to Shuswap Lake on the east and has a panhandle connecting it to Squilax-Anglemont Road to the west (see attached "DVP825-48_Maps_Plans_Photos.pdf"). The property's current driveway is through the strata to the south rather than through the panhandle, likely due to a steep slope from the road to the subject property. Also south of the property is an unconstructed MOTT right of way (Irving Access) and to the north is another private residential property. The other private property to the north is the only property that would likely be impacted by the proposed variance. The location of the proposed shop will not be between the lake and the existing single detached dwelling to the north and should not impact lake view.

The floor area, gross, of the accessory building is proposed to be varied from 150 m^2 to 205.15 m^2, which is a 27% variance. The application form states that the purpose of the variance is to have more space for storage of the property owner's boats and vehicles. The garage is located closer to the panhandle access than the single detached dwelling, but it should not be visible from Squilax-Anglemont Road due to an existing buffer of trees. The panhandle is also treed as it is not currently used for access to the subject property. While the shop will be visible to the neighbouring property owners to the north, it is not expected that the increase in size will have any negative impacts to those property owners.

Development Permits

Prior to issuance of a building permit, the proposal will require development permits (DP). The Hazardous Lands (Steep Slopes) DP is required for development on slopes of 30% grade or more, the Riparian Areas Regulation DP is required for development in the 30 m riparian assessment area adjacent to Shuswap Lake, and the Lakes 100 m DP is required for installation of a new septic system and increase to impervious surface area within 100 m of Shuswap Lake. Issuance of these DPs is delegated to the General Manager of Development Services.

Rationale for Recommendation

Staff are recommending approval of DVP825-48 for the following reasons:

- The location of the proposed accessory building (shop) should not block sightlines from the single detached dwelling on the property to the north and Shuswap Lake;
- The increase in floor area should have little to no negative impact to adjacent property owners; and,
- A Lakes 100 m Development Permit will be required prior to issuance of a building permit, which will ensure that there are no negative impacts to Shuswap Lake or underlying groundwater quality as a result of the increase in impervious surface area within 100 m of Shuswap Lake.

IMPLEMENTATION:

If DVP825-48 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title. If the DVP is denied, the property owners will need to alter their proposal to comply with Bylaw No. 825.

COMMUNICATIONS:

Notices of the proposed variance will be 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 (July 15, 2025, 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:	2025-07-17_Board_DS_DVP825-48.docx
Attachments:	- DVP825-48.pdf - DVP825-48_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 7, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

DEVELOPMENT VARIANCE PERMIT NO. 825-48

OWNERS: C & C Capital Investments Inc.
56 Kenton Woods Lane
Spruce Grove, AB
T7X 0P8

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

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

Lot A Section 1 Township 23 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 14636 (PID: 008-972-044), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

3. The Scotch Creek/Lee Creek Zoning Bylaw No. 825, is hereby varied as follows:

   a. Section 5.7(3)(g) Maximum floor area, gross, of an accessory building from 150 m^2 to 205.15 m^2,

as more particularly shown on the site plan and drawings attached hereto as Schedule B.

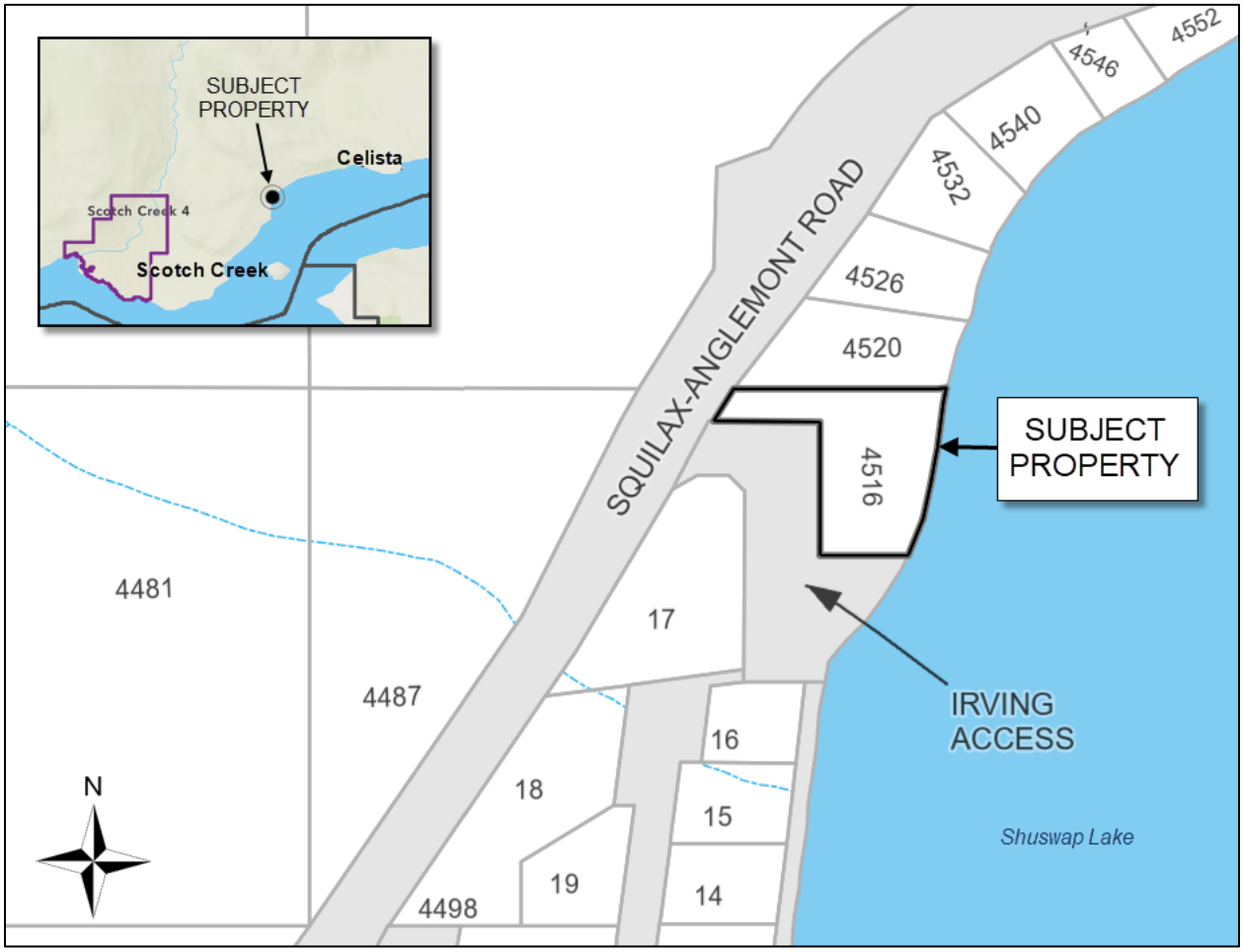
3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of_____, 2025.

_____
CORPORATE OFFICER

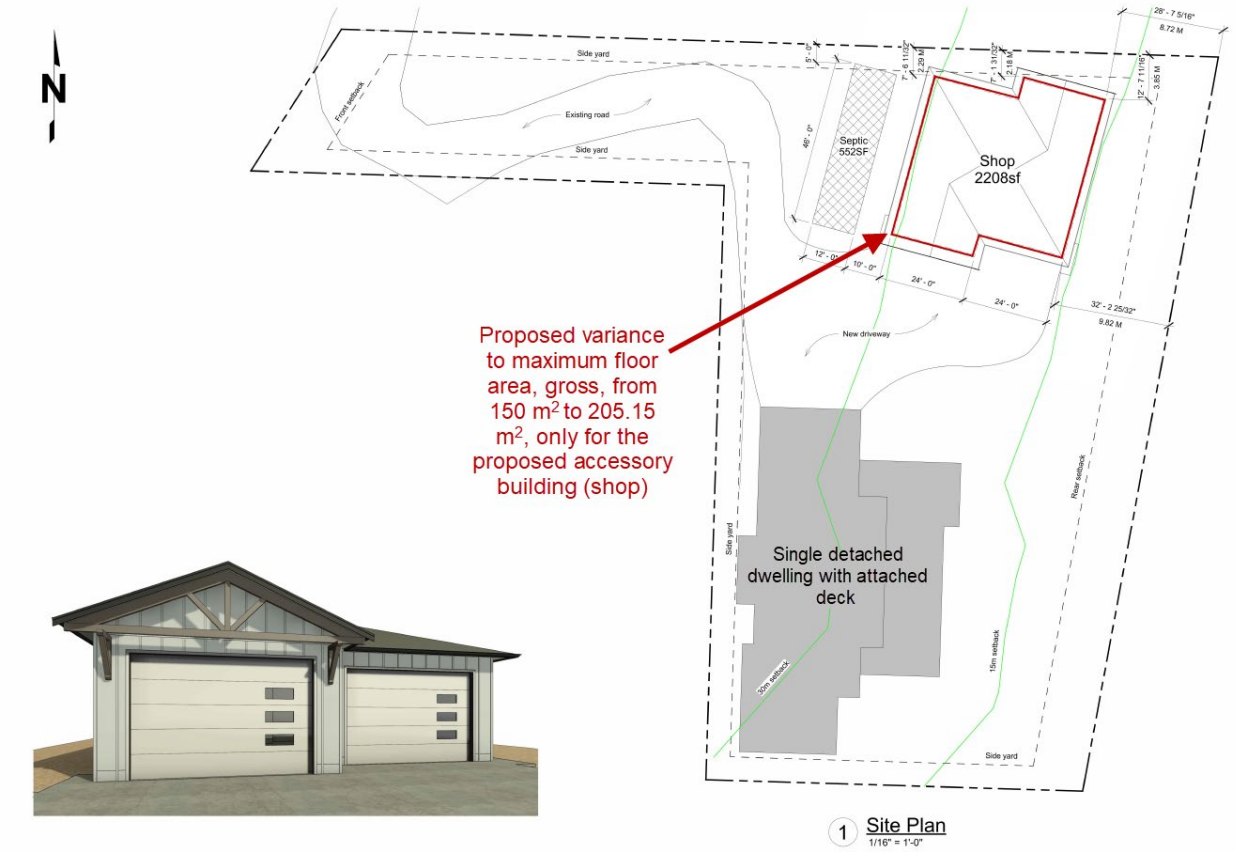
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

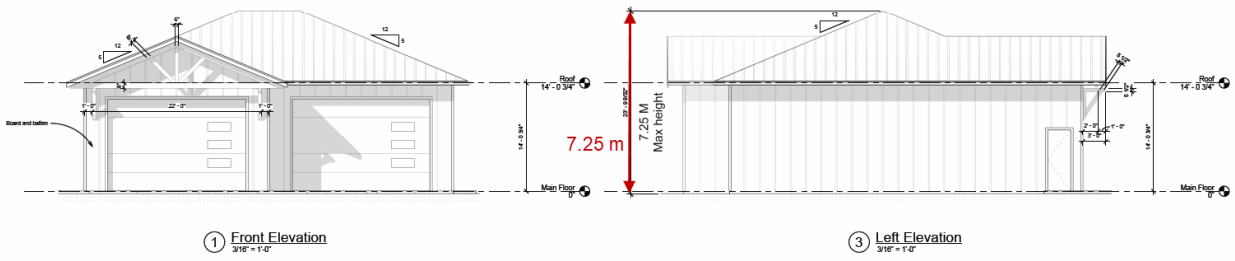
Schedule A
Location Map



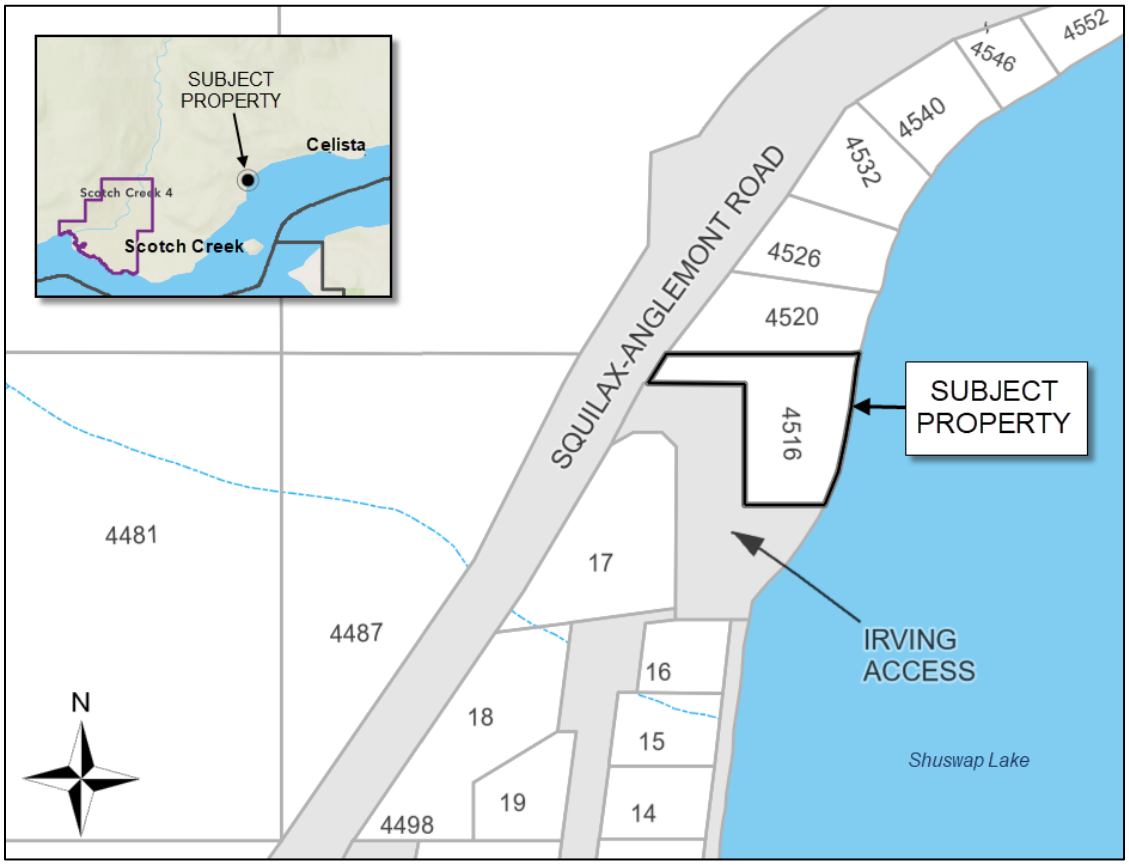
Schedule B

Site Plan and Drawings

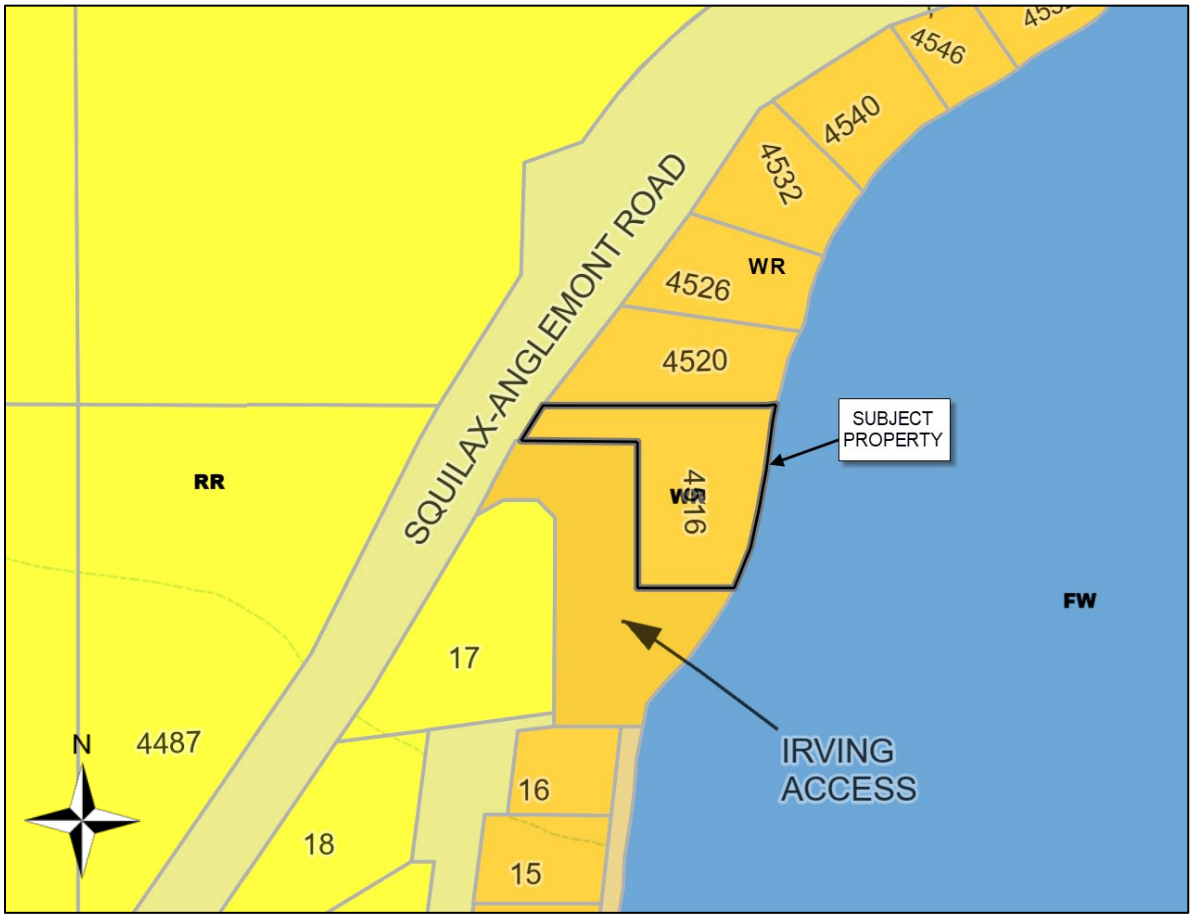




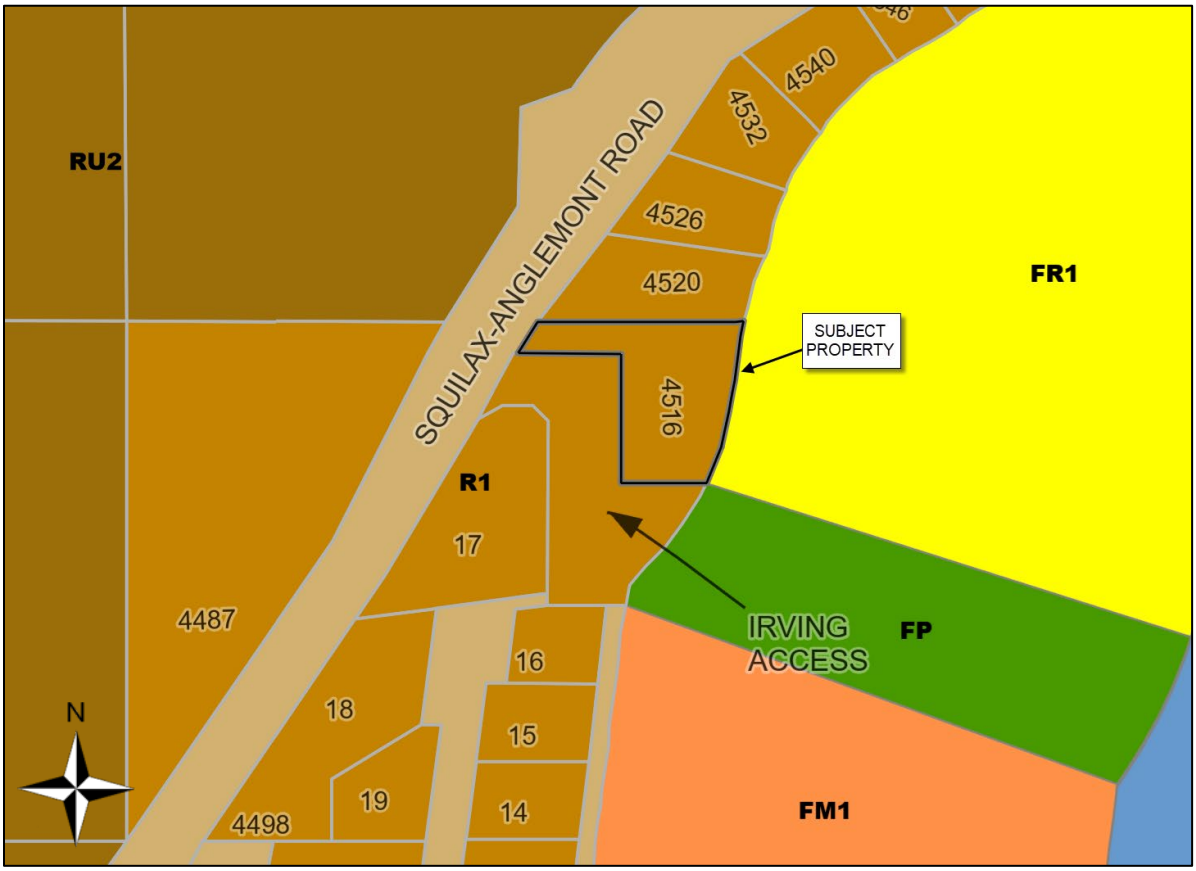
Location



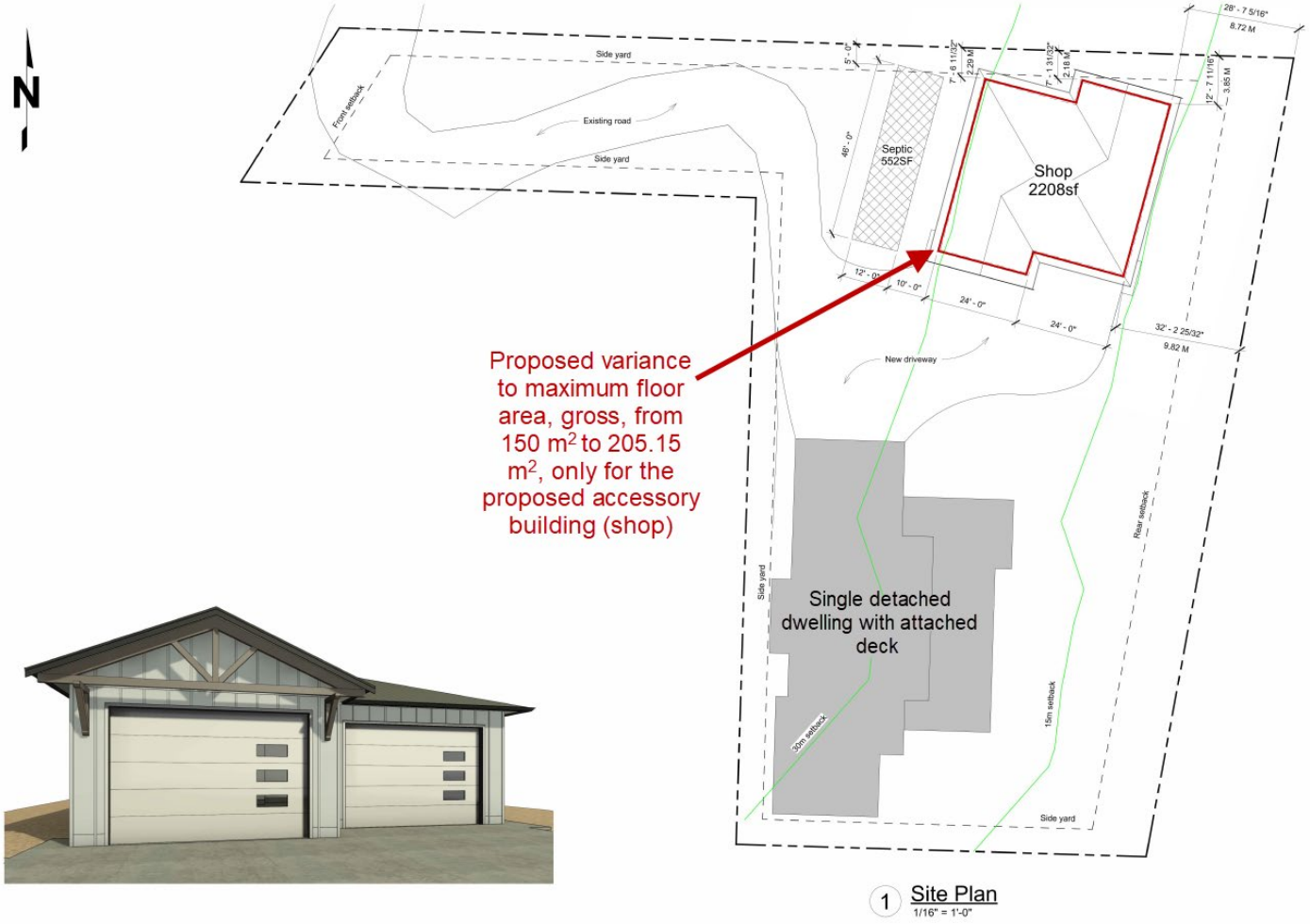
Electoral Area F Official Community Plan Bylaw No. 830

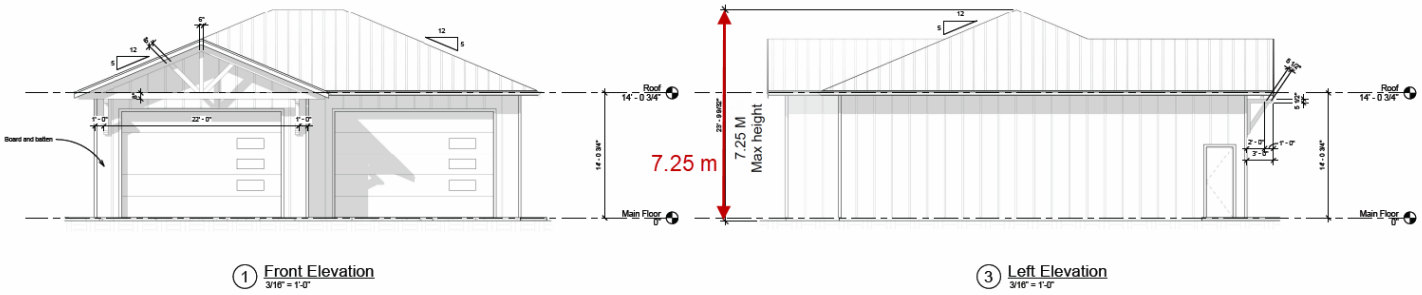


Scotch Creek/Lee Creek Zoning Bylaw No. 825

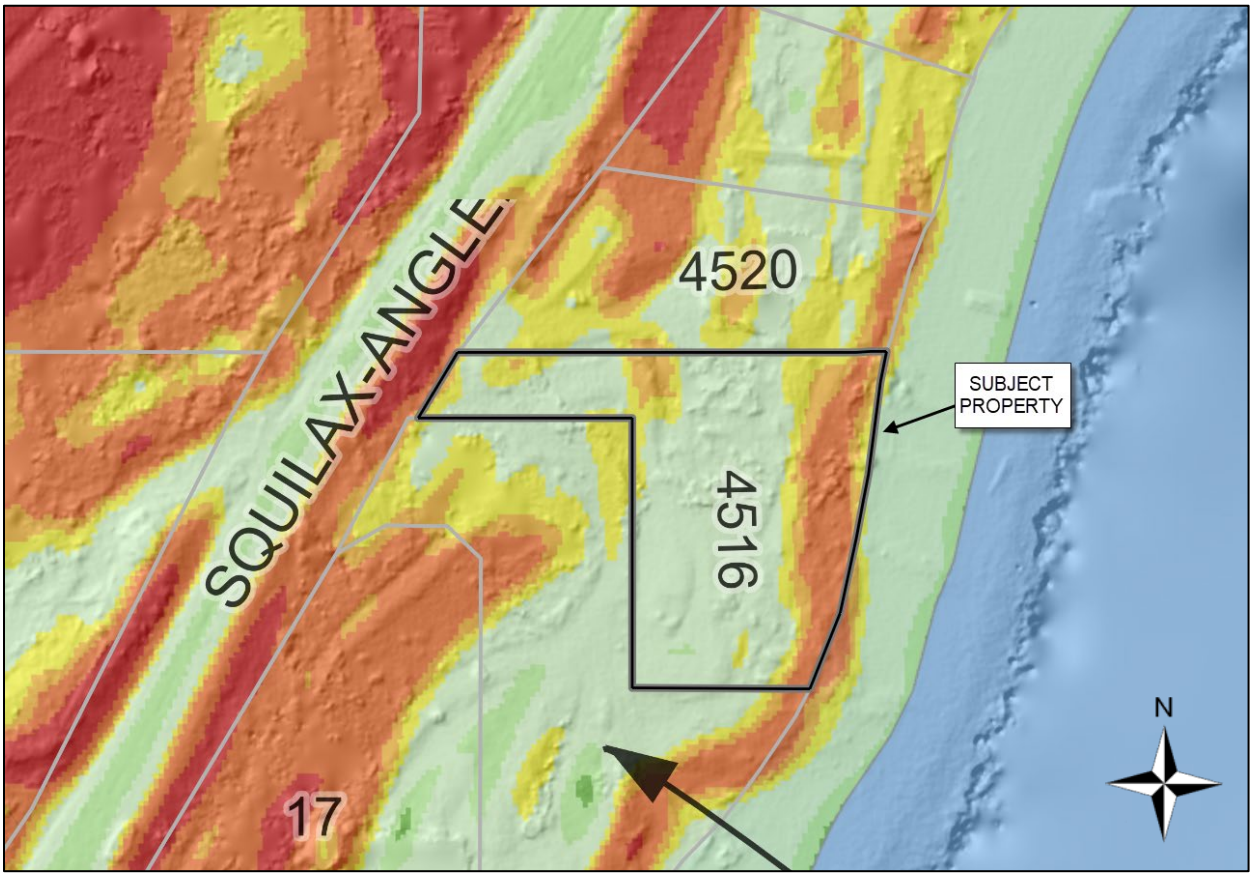


Site Plan and Drawings





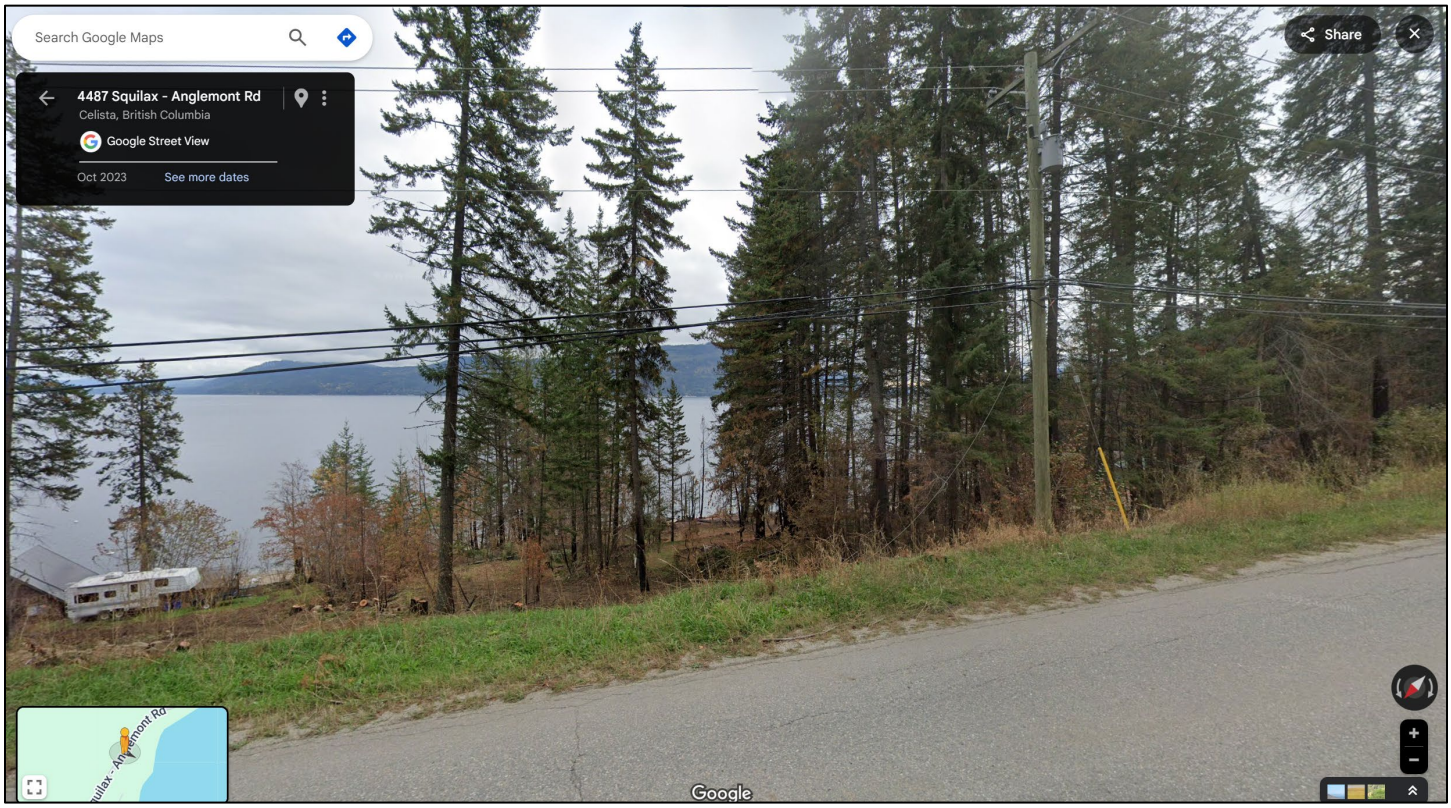
Slopes



Spring 2023 Orthophoto

Fall 2023 Orthophoto

Google Street View October 2023



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area A: Development Variance Permit No. 680-10A
DESCRIPTION:	Report from Ken Gobeil, Senior Planner, dated June 27, 2025. 2461 Seward Rd, Blaeberry. Varying the Subdivision Servicing Bylaw No. 680, as amended (Subdivision Servicing Bylaw)
RECOMMENDATION:	THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-10A for Lot 2 Section 3 Township 29 Range 22 West of the 5th Meridian Kootenay District Plan EPP25462 (PID: 029-197-546) to vary Section 9 of the Subdivision Servicing Bylaw No. 680, as amended, a two-lot subdivision, of which, Lot 1 is served by an off-site ground water source located on the Remainder Lot for Ministry of Transportation and Infrastructure Subdivision File No. 2024-00092, be approved this 17th day of July, 2025, subject to:

1. Confirmation of compliance with all other provisions of Part 9 of the Subdivision Servicing Bylaw, including the reporting requirements for the Professional Development Approach requirements as noted in Table 1 of Subdivision Servicing Bylaw No. 680, as amended.
2. Registration of easement over the Remainder Lot in favour of Lot 1 to establish a minimum 6 m wide easement area over all components of the water system located on the Remainder Lot.

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owners of 2461 Seward Rd are applying to subdivide their property into two lots (Lot 1 (2.4 ha) and a Remainder Lot (9.3 ha), see "DVP680-10A_Maps_plans.pdf" attached. The proposed water source for Lot 1 is a shallow well located on the proposed Remainder Lot. Under Part 9 of the Subdivision Servicing Bylaw, each lot must have an independent on-site water source. The owners are applying for a development variance permit (DVP) to have an off-site water source for Lot 1 (see DPP680-10A_Redacted.pdf" attached). The owners are not applying for any other variances to the Subdivision Servicing Bylaw requirements.

BACKGROUND:

ELECTORAL AREA:
A

CIVIC ADDRESS:
2461 Seward Rd, Blaeberry

SURROUNDING LAND USE PATTERN:
Noth = Rural Residential
South = Rural Residential
East = Rural Residential
West = Rural Residential

CURRENT USE:
Rural Residential

PROPOSED USE:
Residential Subdivision

PARCEL SIZE:
11.28 ha (27.92 acres)

PROPOSED PARCEL SIZE:
Lot 1 - 2.4 ha
Remainder Lot - 9.3 ha

CURRENT DESIGNATION:
The subject property is in an area that does not have an official community plan.

PROPOSED DESIGNATION:
NA.

CURRENT ZONING:
The subject property is in an area that does not have a zoning bylaw.

PROPOSED ZONING:
NA.

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
The subject property is mostly treed with slopes less than 25% with an existing dwelling and accessory buildings the flattest portion of the property near the north-eastern corner of the property. The property has frontage on Seward Rd to the east and Holmes-Deakin Rd to the south. Water is served by an existing shallow well.

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

POLICY:

See "DVP680-10A_Excerpts_BL680.pdf" attached for excerpts of relevant policies and regulations from the Subdivision Servicing Bylaw No 680, as amended.

- Part 2 – Interpretation
- Part 9 – Assessment and Demonstration of Potable Water
- Schedule A – Levels of Services
- Schedule B – List of Eligible Sources

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

History – Subdivisions & Boundary Adjustments

Previous owners have attempted this subdivision in the past. With each application the previous owners proposed a shared water system with 2455 Seward Rd but could not confirm compliance with water servicing requirements of the subdivision servicing bylaw. The previous subdivision attempts were eventually revised to boundary adjustments between the subject property and 2455 Seward Rd (see "DVP680-10A_Maps_Plans.pdf" attached for a history of the subdivisions).

Current Subdivision Application (Subdivision File 2024-00009)

The current owners of 2461 Seward Rd would like to subdivide Lot 1 as a separate lot similar to previous applications.

- Lot 1 (approximately 2.4 ha) would access Holmes-Deakin Rd. This lot is treed and vacant.
    - Water to Lot 1 would be provided by a shallow well (wells that are less than 15m deep) located on the Remainder Lot
- The Remainder Lot (approximate 9.3 ha) has access to Seward Rd and contains the existing dwelling, accessory building, and both water sources at 2461 Seward Rd.
    - The water source for the Remainder Lot is an existing shallow well.

This application differs from the previous attempts because this proposed subdivision will have a completely different water system (with a different water intake and separate waterlines) where previous attempts proposed a shared water system. When asked if the plan of proposed subdivision could be revised so that each lot has its own independent on-site water source, the current owners noted that they would prefer to keep the boundaries of proposed Lot 1 away from the existing house and accessory buildings on the Remainder Lot (which is near the existing shallow well to serve Lot 1). See "DVP680-10A_Maps_Plans.pdf" attached for a site plan and location of the shallow well.

Subdivision Servicing Bylaw Requirements

The Subdivision Servicing Bylaw establishes the technical requirements for proposed subdivisions in the CSRD. There are two professional reports required for this subdivision.

1. A report regarding the sewage disposal and
2. A report regarding the assessment and demonstration of potable water.

Sewer (Part 7): Part 7 of Bylaw No. 680 requires the owner to submit documentation from an Authorized Person (as defined in the Sewerage System Regulation pursuant to the Public Health Act) confirming that each proposed lot is capable of supporting a primary and reserve Type 1 trench disposal system for a 4 - bedroom home (minimum 1,600 liters/day) which meets Regulatory and Standard Practice requirements on lots less than 4 ha.

This report is only required for Lot 1, documentation and professional reporting is not required on the Remainder Lot because it is over 4 ha.

The owners were informed of the report requirement. The owners are confident the proposed lot has sufficient space for a sewage disposal system. However, they noted that due to the costs, they prefer to have their DVP application approved before spending any funds on professional reports.

If this DVP is approved, the owners would still have to prove compliance with Part 7 of the Subdivision Servicing Bylaw prior to final approval of the subdivision. If the owners cannot confirm compliance, the subdivision cannot be approved.

Water (Part 9): Part 9 of Bylaw No. 680 requires that each lot have an independent on-site water source, and an assessment of the water source to demonstrate that it can meet the requirements set out in the Subdivision Servicing Bylaw. Part 9 of Bylaw No. 680 is generally described as follows:

- Lots must be served by an independent on-site water system.
    - Independent means that it only serves one property.
    - On-site means that all components of the water system are all located on the same property.
        - In the case of a surface water system, the source may be off-site. However, the water source must come from an existing surface license or be one listed in "Schedule B – List of Eligible Sources".
        - Intake and components of that system may be located on crown land, or an adjacent property provided a 6 m easement is registered on title in favour of the proposed Lot.
- That the water supply be capable of supplying at least 2,000 litres per day, 365 days per year, and not adversely affect the water supply of nearby residents and draw down of the aquifer.
- That the water produced can meet, or be treated to meet, the Canadian Drinking Water Guidelines.

These details must be confirmed by a report from a qualified professional (a person who is registered or duly licensed as a Professional Engineer or a professional geoscientist under the provisions of the Engineers and Geoscientists Act).

The owners were informed of these requirements, and the owners are confident the proposed lot has sufficient water supply. However, like the septic report, the owners noted that due to the costs, they prefer to have the DVP application approved before spending any funds on professional reports.

Lot Shape and Size:

Staff note that there are no land use bylaws in effect for this property (such as an official community plan or zoning bylaw) to regulate, or support lot shape or size (such as frontage, width, or panhandle regulations) that are typically included in official community plans and zoning bylaws for staff to utilize for considering their rationale in whether a subdivision should be supported. The intent of the Subdivision Servicing Bylaw is only to ensure that minimum technical conditions and feasibility of lots created by subdivision can be confirmed.

Analysis

The intent of Part 9 is to ensure that a sustainable supply of potable water can be provided, and the water system can be maintained or replaced at any time. The best way to ensure this is for the water source (in this case a shallow well) to be located on the same property. However, staff are comfortable supporting a DVP for an off-site water source if the water source is protected by an adequate easement with a minimum 6 m width (the same easement width required for components of a surface water system) to provide space for a property owner or contractor to install, maintain, or replace components of the water system and provides space for placement of fill when trenching water lines, or moving equipment. This easement must be registered in favour of proposed Lot 1 to avoid conflicts with other property owners.

The owners originally intended to utilize an existing easement (Easement LB219806 and Reference Plan NEP87060) for components of the water system to serve Lot 1. This easement was created with a previous subdivision attempt (which became a boundary adjustment of 2544 Seward Rd) and is registered in favour of both the subject property and 2544 Seward Rd. Reference Plan NEP87060 notes that the minimum width is 4 m. Staff do not support using this easement for the following reasons:

1. The easement is registered in favour of more than one property which can create potential future conflicts as this is no longer an independent water system.
    a. A water system is no longer independent when it is included in a shared easement.
2. The easement was created as part of a separate subdivision application that was not approved by the CSRD.
3. The easement width is less than 6 m which does not provide sufficient space for vehicles and equipment to work on components of the water system.

Staff recommend that a new easement be drafted specifically for Lot 1 with a minimum width of 6 m to provide use of the water source and waterlines, as well as access for repair and replacement of the components of the water system.

Staff informed the owners of these reasons for not supporting using the existing easement and the owners have agreed that if the DVP application is approved, they will register a new easement.

Rationale for Recommendation

Staff are recommending the Board conditionally approve Development Variance Permit No. 680-10A for the following reasons:

- Each lot in the proposed subdivision would be provided with an independent water source;
- Conditions of the permit requires the owners to meet all other requirements of the Subdivision Servicing Bylaw; and,
- A 6 m easement registered on the Remainder Lot in favour of Lot 1 will allow sufficient space to work on a water system without conflict with another property owner.

IMPLEMENTATION:

If the Board chooses to approve the proposed DVP subject to the reporting and easement conditions recommended by staff, the owners will be notified and staff will work with the owners, their surveyor and lawyer on the appropriate easement documents, and other subdivision requirements.

COMMUNICATIONS:

Planning staff referred this application to the Environmental and Utility Services and the Community and Protective Services Departments for comment and no concerns were raised.

- Environmental and Utility Services noted that all other servicing of the Subdivision Servicing Bylaw should apply, and
- Community and Protective Services noted that the property is not within a fire protection service area.

Letters were sent to all owners of property lying within 100 m of the subject property advising of this application for Development Variance Permit in accordance with the Local Government Act

requirements. Written submissions received regarding this application will be attached to the late agenda.

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:	2025-07-17_Board_DS_DVP680-10A.docx
Attachments:	- DVP680-10A_Permit_Redacted.pdf - DVP680-10A_Excerpts_BL680.pdf - DVP680-10A_Maps_Plans.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

DEVELOPMENT VARIANCE PERMIT NO. 680-10A

OWNERS: [redacted] and [redacted]
2461 Seward Rd, Golden BC
V0A 1H1
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:

   Lot 2 Section 3 Township 29 Range 22 West of the 5th Meridian Kootenay District Plan EPP25462 (PID: 029-197-546), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

3. The Subdivision Servicing Bylaw No. 680, as amended, is hereby varied as follows:

   a. Section 9 is varied to allow a two-lot subdivision where Lot 1 to be served by an off-site water system located on the Remainder Lot with components of the water system located on the Remainder Lot protected by an easement registered in favour of Lot 1 with a minimum width of 6 m.

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

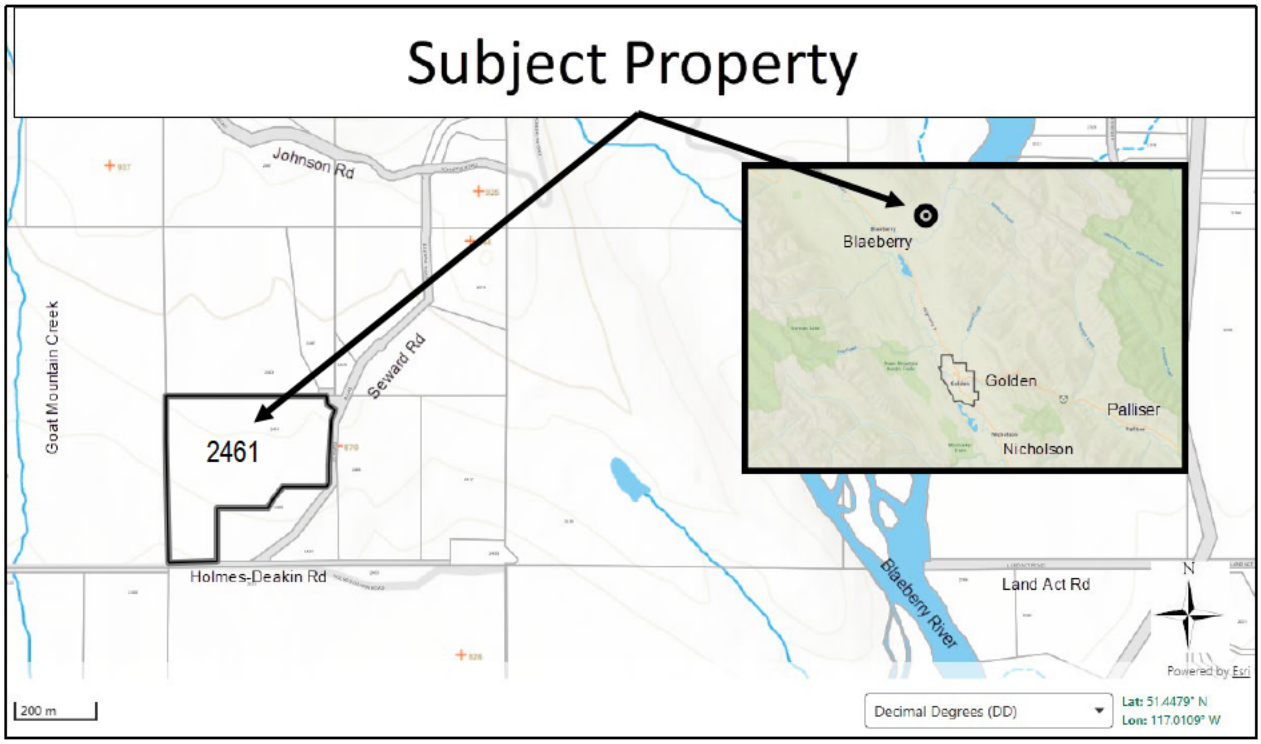
3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of_____, 2025.

_____
CORPORATE OFFICER

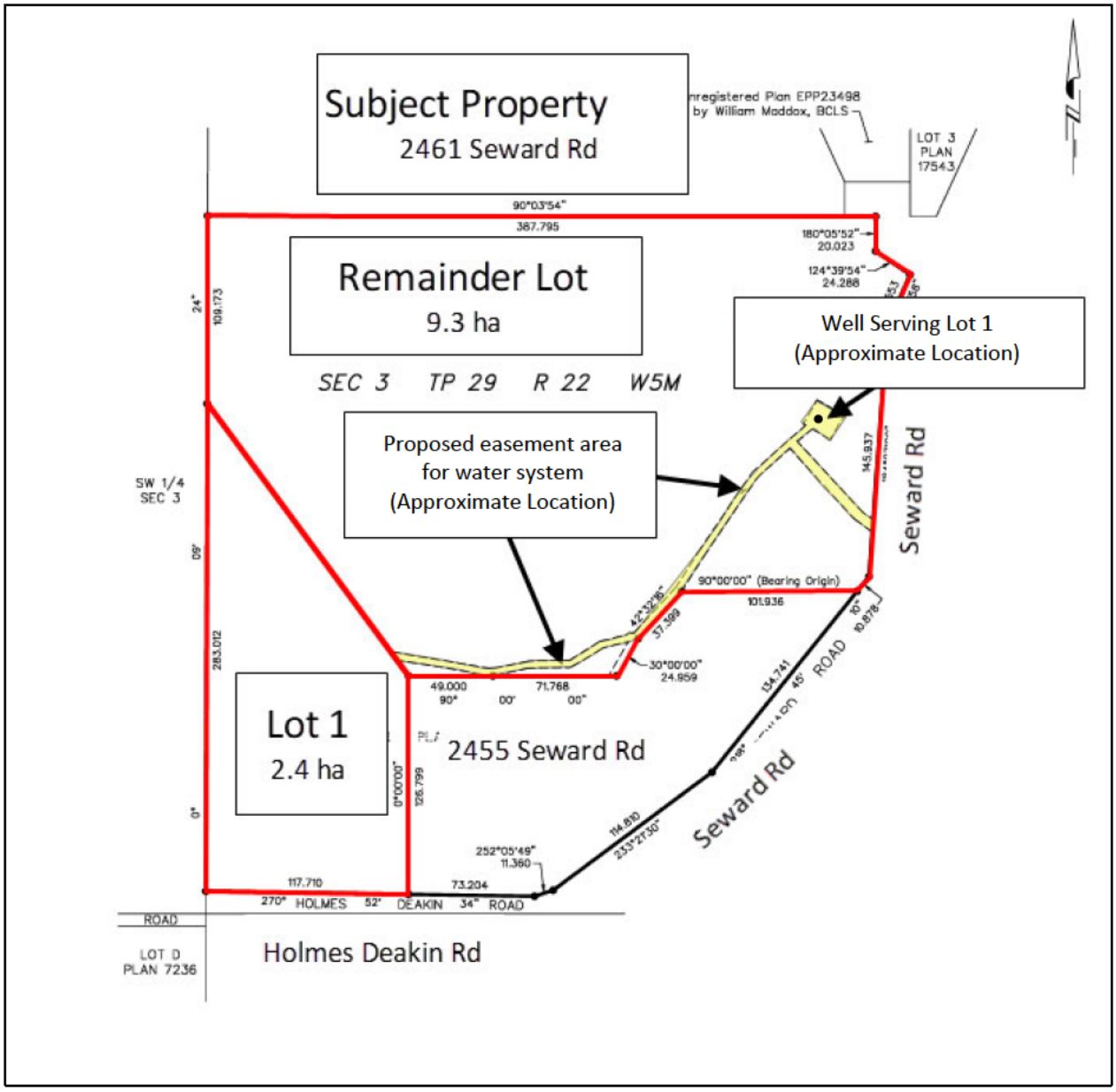
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

Schedule A
Location Map



Schedule B

Site Plan



Subdivision Servicing Bylaw No. 680

The following excerpts from the Subdivision Servicing Bylaw No. 680 are applicable to this application:

Part 2. Interpretation

2.1 Definitions

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

2,000 LITRES/DAY means the equivalent of 439.94 imperial gallons/day or 528.34 US gallons/day.

DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.

DRILLED WELL means a well that is greater than 15.0 m in depth installed tested and reported to the Comptroller of Water Rights in accordance with the Water Sustainability Act, by a *Qualified Well Driller*, in accordance with the Ground Water Protection Regulation.

ENGINEER means a person who is registered in good standing, or duly licensed as such, under the provisions of the Engineers and Geoscientists Act of British Columbia.

GROUNDWATER has the same meaning as in the Water Sustainability Act.

INDEPENDENT ON-SITE WATER SYSTEM means a *Domestic Water System* that serves up to 2 *Dwelling Unit*s located on the same *parcel*.

LIST OF ELIGIBLE SOURCES means a document submitted to the *Regional District* from time to time and attached to and included with this bylaw as Schedule B, provided by the *Comptroller* of Water Rights, the Regional Water Manager, or the Assistant Regional Water Manager of the Ministry of Environment that identifies surface water sources in the *Regional District* that are considered by the Ministry of Natural Resource Operations to be capable of providing sustainable domestic water supplies.

QUALIFIED PROFESSIONAL means a person who is registered or duly licensed as a Professional Engineer or a professional geoscientist under the provisions of the Engineers and Geoscientists Act.

WATER SUPPLY SYSTEM has the same meaning as in the Drinking Water Protection Act.

WELL has the same meaning as in the Water Sustainability Act.

WELL PIT has the same meaning as in the Groundwater Protection Regulation.

Part 9. Assessment and Demonstration of Potable Water (for Independent On-site Water System)

Application and Exemptions

BL680-01 **9.1** Sections 9.2 through 9.19 do not apply:

a) to a *Parcel* being created:
   i. to provide *highway* access by common lot;
   ii. for installation of Public Utilities and related structures and equipment;
   iii. for use as a surface parking lot, provided that a covenant in favour of the Regional District restricting the use to that purpose is registered against the land under Section 219 of the *Land Title Act;*

b) to a *Parcel* being created solely for use as an unserviced park; or

BL680-01 c) to a *Parcel* being created that contains a pre-existing residential *dwelling unit* that is connected to and using a water source, provided that the owner has submitted documentation in the form of a statutory declaration accompanied by a surveyed site plan indicating that:

   i. the water source meets current setback requirements, established by an enactment, from sources of contamination, and
   ii. the water source is either:
      A. located on the same *Parcel* as the pre-existing residential *dwelling unit;* or
      B. located on Crown land along with all water system components, which have been approved or permitted by the Provincial authority.
BL680-01 C. and in the case of a surface water source, has been licensed by the Provincial authority for domestic use in a volume meeting the requirements of this bylaw.

d) to a vacant *Parcel* that is part of a boundary adjustment, provided that the vacant *Parcel* was created by subdivision after January 16, 2014.

Independent On-site Water System

9.2 Where no *Community Water System* is available, and the proposed *Parcels* comply with Schedule A Levels of Service requirements, all new *Parcels* created by subdivision must be provided with an *Independent On-site Water System*.

9.3 The water source for an *Independent On-site Water System* must be:

BL680-01 a) surface water from an intake in a water source that either has an existing license for domestic use issued by the Provincial Authority or is included on the List of Eligible Sources of the Ministry of Forests, Lands and Natural Resource Operations (or applicable Ministry at the time of application) that is current prior to issuance of final comments for the subdivision, or as provided in Schedule B attached to this

bylaw;

b) *Groundwater* from a Drilled *Well*; or,

c) *Groundwater* from a Shallow *Well*.

9.4 All *Wells* other than those identified in Section 9.1 c) and d) and related components of the *Independent On-site Water System* using *Groundwater* sources must:

a) be on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are
required.

9.5 All components, including the intake, for an *Independent On-site Water System* using surface water sources must be:

a) located on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required; or

b) located within easements that are a minimum of 6.0 m in width, provided that the delivery system from the surface water source to the *Dwelling Unit* is only for a single residential *Dwelling Unit;* or

c) installed under the applicable road or railway right of way to the *Parcel* boundary, if the *Parcel* is located across a road or railway line from the surface water source.

9.6 A person must not proceed to develop any water source or construct any water system until documentation for all information required under subsections 9.11 through 9.12 has been received and approved by the *Manager, Environmental and Utility Services* or his designate.

9.7 If the *Owner* is required under this bylaw to engage a *Qualified Professional*, a person must not commence any work, study or analysis related to the proposed development of an *Independent On-site Water System* without the involvement of a *Qualified Professional*.

9.8 Each *Independent On-site Water System* must be capable of providing, year round, at least *2,000 litres* of *Potable Water* per day for each *Parcel* that includes, or can be reasonably expected in future to include, a residential *Dwelling Unit,* per each *Dwelling Unit*.

9.9 Each *Independent On-site Water System* must meet each of the water quantity and water quality requirements for the relevant subdivision type set out in Table 1.

9.10 For each existing and proposed *Independent On-site Water System* and especially where testing of the *Independent On-site Water System* indicates that treatment is required, the *Owner* must enter into a covenant under Section 219 of the Land Title Act in favour of the *Regional District*, in accordance with subsection 9.20, acknowledging that the quality and quantity of all water sources change over time

and where treatment is required, to ensure suitable treatment systems are installed and maintained so that each *Dwelling Unit* is provided with *Potable Water*, and must register the covenant against the property title concurrently with the deposit of the plan of subdivision.

Documentation Requirements

9.11 The *Owner*, where proposing to develop an *Independent On-site Water System*, shall submit to the *Regional District* the following information:

a) agent contact information if the *Owner* has hired an agent to develop an *Independent On-site Water System* on the *Owner*'s behalf;

b) general information about the proposed subdivision or current phase of subdivision, as well as information about any plan for future phases of subdivision;

c) information about water supplies and sewage systems and any other potential sources of contamination (including, but not limited to underground storage tanks, car wrecks, manure piles, dead animal pits, privies, holding tanks, *highways*, and on-site sewerage systems, whether or not permitted or currently lawful) and plans showing these situated within 30 meters of the land being subdivided that could affect either the quantity or quality of water available to the subdivision;

d) information regarding the proposed water source for the subdivision or current phase of subdivision; and

e) plans showing, proposed water sources for the subdivision, and proposed subdivision layout.

9.12 All documentation submitted to the *Regional District* in connection with subsection 9.11, above must reflect conditions prevailing at the time of application for the subdivision.

9.13 The *Regional District* reserves the right to require information on a larger area than 30.0 meters, as specified in paragraph (c) of subsection 9.11, above, at the discretion of the *Manager, Environmental and Utility Services*, or his designate. If the *Manager, Environmental and Utility Services*, or his designate considers that soil conditions, aquifer sensitivity and potential sources of contamination warrant further consideration, the *Manager, Environmental and Utility Services*, or his designate may require further or additional information, including about an area beyond that specified in paragraph (c) of subsection 9.11 of up to 60 meters.

Professional-Directed Approach (*Qualified Professional*)

BL680-01 **9.14** The *Owner* shall engage a *Qualified Professional* to manage all aspects of developing an *Independent On-site Water System* on each proposed lot (this approach is referred to as the "Professional Directed Approach") if any of the following conditions apply:

a) the proposed subdivision will result in three or more *Parcels*;

b) any of the proposed *Parcels* are less than 2 hectares in area;

BL680-01 c) the proposed subdivision is not located within an area indicated as being within a known aquifer, as identified on the *Mapping for Areas of Groundwater Concern* or Provincial aquifer mapping;

d) the proposed subdivision is located within an area of concern for *Groundwater* issues as identified on the *Mapping for Areas of Groundwater Concern* that is current at the time of subdivision application;

e) any proposed *Groundwater* source is within 30.0 m of any other existing groundwater source or source of potential contamination;

d) the proposed water source is surface water;

e) the source of water is a *Well Pit*;

h) the proposed water source is a *Shallow Well* that the *Owner* intends to install without hiring a *Qualified Well Driller* or a *Qualified Pump Installer*;

i) prior to commencing construction or testing, the *Qualified Well Driller* or *Qualified Pump Installer* engaged to provide a *Well* expects that drawdown interference, or water quality issues are likely to occur based on their personal knowledge of the area the *Well* is proposed; or

BL680-01 j) the *Regional District* has requested a review of the information provided, as required in 9.12 above, by a Qualified Professional, and that professional recommends a professional-directed approach.

***Owner*-Directed Approach**

9.15 If conditions described in subsection 9.14 do not apply, the *Owner* may direct the development of an *Independent On-site Water System* without engaging a *Qualified Professional* (this approach is referred to as the "*Owner*-Directed Approach") by hiring either a *Qualified Well Driller* or a *Qualified Pump Installer*. Having been retained by the *Owner* for this purpose, the *Qualified Well Driller* or *Qualified Pump Installer* must submit a copy of all *Well* reports together with the water quality analysis, indicating a *Potable Water* source, as required in the Water Sustainability Act to the *Comptroller* of Water Rights and to the *Manager, Environmental and Utility Services*, or his designate.

9.16 Notwithstanding Section 9.15, the *Regional District* may require the *Owner* to engage, at the *Owner*'s cost, a *Qualified Professional* at any point during the testing and development of an *Independent On-site Water System* if any of the conditions described in Section 9.14 become apparent in the course of the procedures set out in this *Bylaw*.

9.17 If a *Qualified Professional*'s involvement is required, the *Qualified Professional* retained to undertake the project shall provide written confirmation to the *Regional District* that:

a) they have suitable training and experience in the discipline of Engineering or Geosciences including documentation that their registration with the Association of Professional Engineers and Geoscientists of BC is in a relevant area;

b) they are a member in good standing of the Association of Professional Engineers and Geoscientists of BC; and

c) they are familiar with this bylaw and in particular, without limitation, the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources; and will perform their work in accordance with the procedures set out in the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources.

9.18 If the *Owner* appoints a substitute *Qualified Professional* during the process of developing the required *Independent On-site Water System*, the substitute *Qualified Professional* must immediately provide to the *Regional District* the written confirmation required by Section 9.17.

9.19 If a *Qualified Professional* is required, the *Qualified Professional* must supervise all components of developing the *Independent On-site Water System* and the *Owner* must not commence any work, study or analysis related to the water system without the involvement of the *Qualified Professional*.

Table 1: Requirements for Independent On-site Water System

Groundwater Sources					
Subdivision Type	**Proof of Water Quantity**			**Proof of Water Quality**	**Covenant**
	Source Yield	**Well Recovery**	**Drawdown Interference**		
Subdivisions qualifying for the *Owner*-Directed Approach as per Section 9.15.	A *Qualified Well Driller* or *Qualified Pump Installer* has performed a *Well* test and determined that the *Well* yield is *2,000 liters/day*.	To be indicated on required *Well* logs.	N/A	A *Qualified Well Driller* or *Qualified Pump Installer* has sampled the *Well* water and submitted a sample to an accredited water testing laboratory for analysis of water quality which has then provided written confirmation that the water will be *Potable Water* as defined in this bylaw.	A covenant as per Section 9.20 has been placed on the property.

Table 1: Requirements for Independent On-site Water System (cont'd)

Groundwater Sources					
Subdivision Type	**Proof of Water Quantity**			**Proof of Water Quality**	**Covenant**
	Source Yield	**Well Recovery**	**Drawdown Interference**		
Subdivisions requiring a Professional-Directed Approach as per Section 9.14	A *Qualified Professional* has submitted written confirmation that the sustainable *Well* yield is at least *2,000 liters/day*.	A *Qualified Professional* has submitted written confirmation that *Well* recovery is adequate to support the intended use of the *Well* (minimum *2,000 L/day*).	A Q*ualified Professional* has submitted written confirmation that the operation of the proposed *Well* at the desired rate (minimum *2,000 L/day*) will not: reduce the amount of available Water for any *Well*, within 250 m of the tested *Well*; or result in changes to the water balance of the aquifer, considering cumulative impacts that could result in long-term environmental changes and/or reduced yield on a regional scale.	A *Qualified Professional* has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be *Potable Water* as defined in this bylaw when the recommended system is properly installed and operated.	A covenant as per Section 9.20 has been placed on the property

Table 1: Requirements for Independent On-site Water Systems (cont'd)

Surface Water Sources (only those included on the List of Eligible Sources)

Subdivision Type	Water Quantity	Water Quality	Covenant on Title
All types of subdivision.	The *Owner* submits an undertaking from a solicitor that a suitably worded Section 219 covenant will be registered on title, at the *Owners* cost, that any lots created with a surface water source will not be used for residential purposes until the *owner* has provided a copy of an issued license to the *Regional District*.	A *Qualified Professional* has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be *Potable Water* as defined in this bylaw when the recommended system is properly installed and operated.	A covenant as per Section 9.20 has been placed on the property.

Section 219 Covenant

9.20 An *Owner* is required to enter into a covenant under this Part pursuant to Section 219 of the *Land Title Act*, for all existing and proposed *Independent On-site Water Systems*. The covenant must be registered in the Land Title Office against the title to the land subject to the proposed subdivision. The covenant shall include an acknowledgement that the quality and quantity of a water source may change over time. The covenant may include such prohibitions, restrictions and requirements as a condition of subdivision, use, building, or, in relation to a *parcel*, transfer, as required by the *Manager, Environmental and Utility Services*, or his designate; provisions for conditions for reimbursement by the *Owner* for any expenses that may be incurred by the *Regional District* as a result of any breach of the covenant; and without limitation, any or all of the following conditions:

(a) proper installation and maintenance of a pump by a *Qualified Pump Installer*;

(b) submission of a *Well* report and water quality analysis by a *Qualified Pump Installer* to the *Manager, Environmental and Utility Services*, or his designate and to the *Comptroller* of Water Rights;

(c) construction and maintenance of any and all water system infrastructure in a safe and sanitary manner and in compliance with applicable enactments of the *Regional District*, Province of British Columbia, and Canada;

(d) installation and maintenance of effective cross-connection control;

(e) completion of system disinfection prior to use and as may be necessary or recommended for safety and sanitation;

(f) installation of a water system and any components of a water system as may be recommended by the *Qualified Professional*, to ensure that the water supplied through the system and its components is *Potable Water*;

(g) confirmation through water quality testing that the water is *Potable Water*;

(h) a water licence for surface water sources;

(i) irrigation conditions, restrictions and requirements; and

(j) obligations of the *Owner* to ensure ongoing monitoring, maintenance, inspection, repair and replacement of water systems and components so that the water supplied is *Potable Water*.

Schedule A - Levels of Service

BL680-01

A.1 All properties to be subdivided proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System are to be a minimum of 1.0 Ha. in size, unless a smaller *parcel* size is permitted in Zoning regulations.

A.2 Level of Service Table

The minimum level of servicing required is on-site sewage disposal and independent on-site water system unless a property is subject to an Official Community Plan (OCP), in which case the following applies:

OCP Designation	Water Requirement	Sewer Requirement
Village Centre	*Community Water System**	*Community Sewer System**
Primary Settlement	*Community Water System**	*Community Sewer System**
Secondary Settlement	*Community Water System**	*Community Sewer System**
Town Centre Commercial	*Community Water System**	*Community Sewer System*
Commercial Designations	*Community Water System**	*Community Sewer System**
Industrial Designations	*Community Water System**	*Community Sewer System**
Comprehensive Development Designations	*Community Water System**	*Community Sewer System**
Medium Density Residential	*Community Water System*	*Community Sewer System*
Resort	*Community Water System**	*Community Sewer System**
All other designations	**Independent On-site Water System*/*Water Supply System*	**On-site Sewage Disposal System*

* If proposed lots are less than 1.0 Ha. in size. If proposed lots are 1.0 Ha. or larger, an *On-site Sewage Disposal* System may be utilised if approved in accordance with the Sewerage System Regulation pursuant to the Public Health Act, and an *Independent On-site Water System* may be utilized only where there is no *Community Water System*.

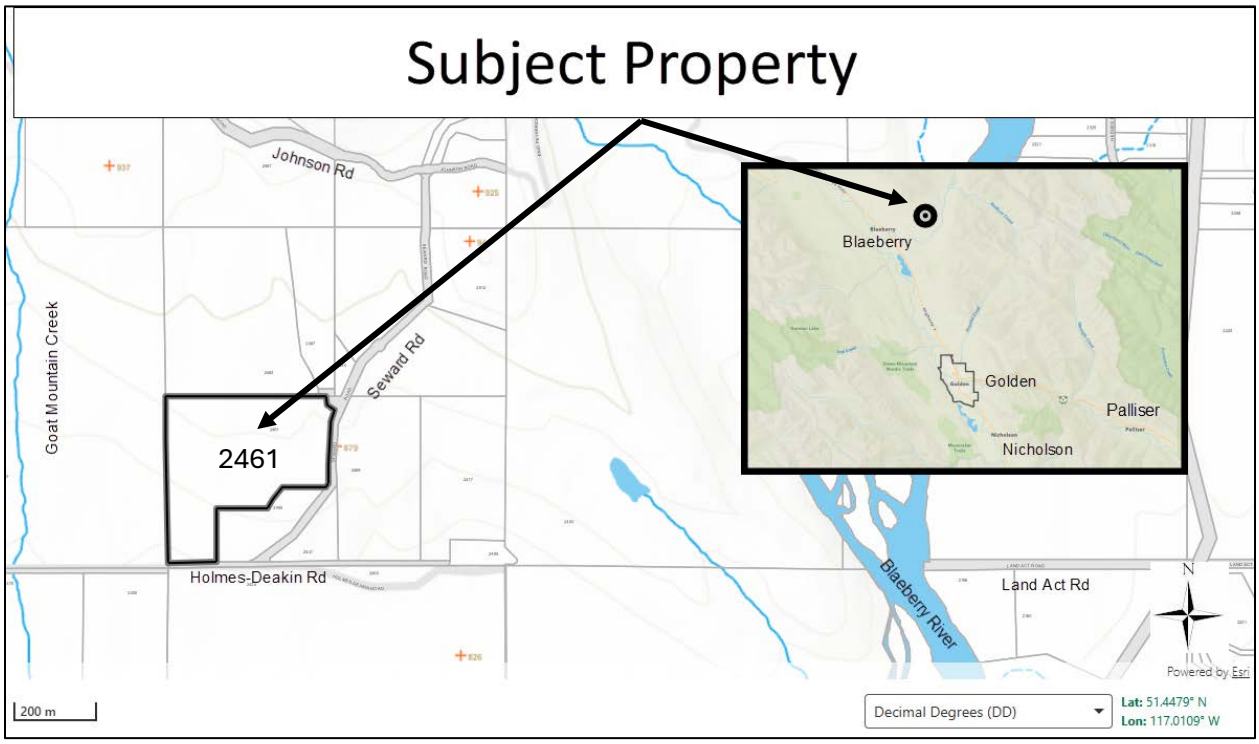
Schedule B - List of Eligible Sources

The following eligible sources for surface water was produced by the Water Stewardship Division and provided to the CSRD in a memorandum dated October 21, 2011. It is re-produced here for the purpose of Subdivision Servicing Bylaw No. 648.

For consideration by CSRD in application of their bylaws regarding single residence domestic purpose water use, the Kootenay and Thompson Regions of Water Stewardship Division provides the following list of eligible sources.

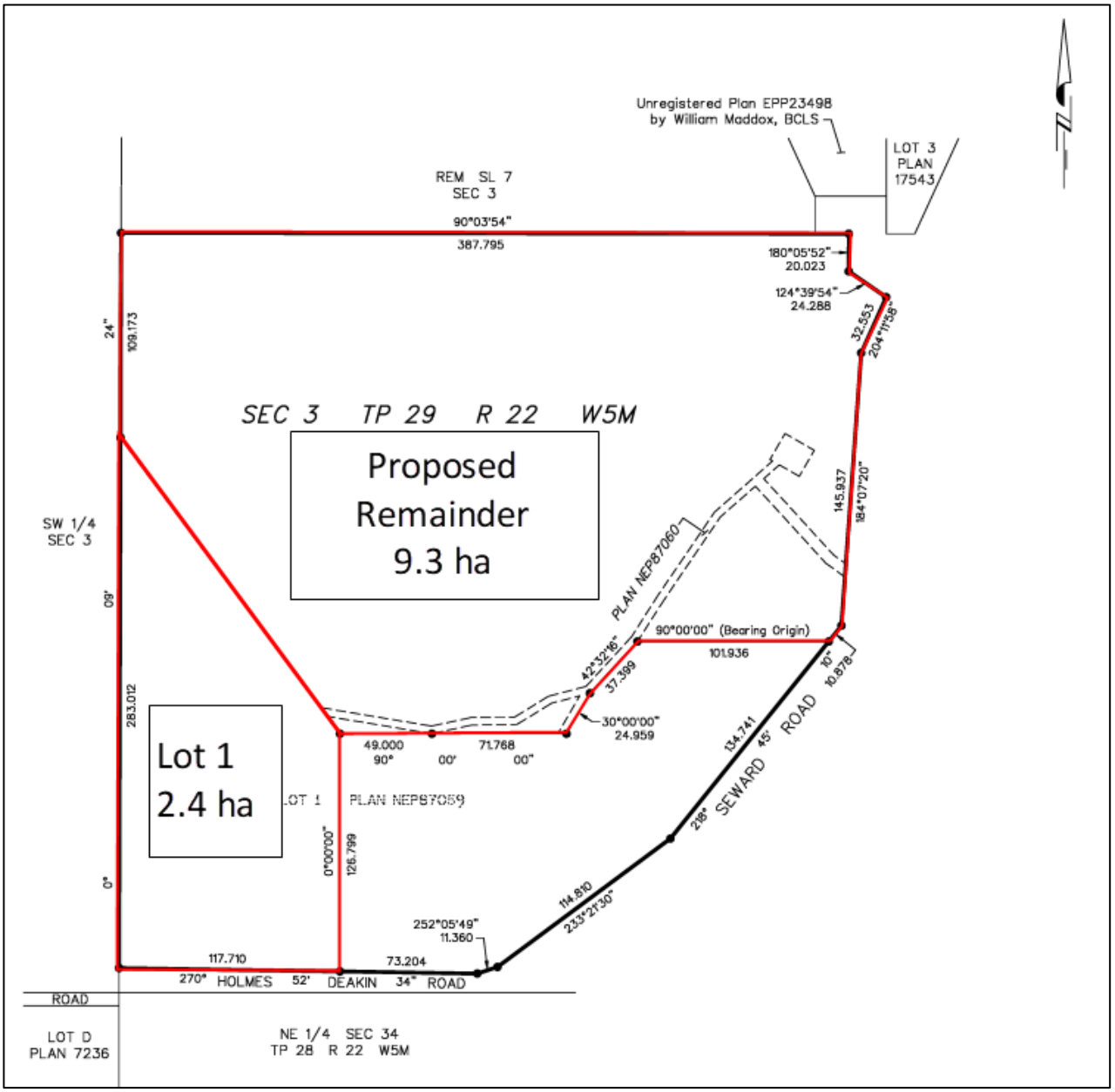
1. Adams Lake
2. Upper Adams River
3. Scotch Creek
4. Fransen Creek
5. Seymour River
6. Shuswap Lake
7. Little Shuswap Lake
8. Eagle River
9. Owlhead Creek
10. Yard Creek
11. Malakwa Creek
12. Loftus Creek
13. Legerwood Creek
14. Willis Lake
15. Craigellachie (Gorge) Creek
16. Perry River
17. Griffin Lake
18. Three Valley Lake
19. South Pass Creek
20. Victor Lake
21. Victor Creek
22. Clanwilliam Lake
23. Ratchford River
24. Wiseman Creek
25. Columbia River
26. Upper Arrow Lake Reservoir
27. Jordan River
28. Revelstoke Lake Reservoir
29. Kinbasket Lake Reservoir
30. Blaeberry River
31. Kicking Horse River
32. Trout Lake
33. Wells Creek
34. Tonkawatia Creek

Location Map



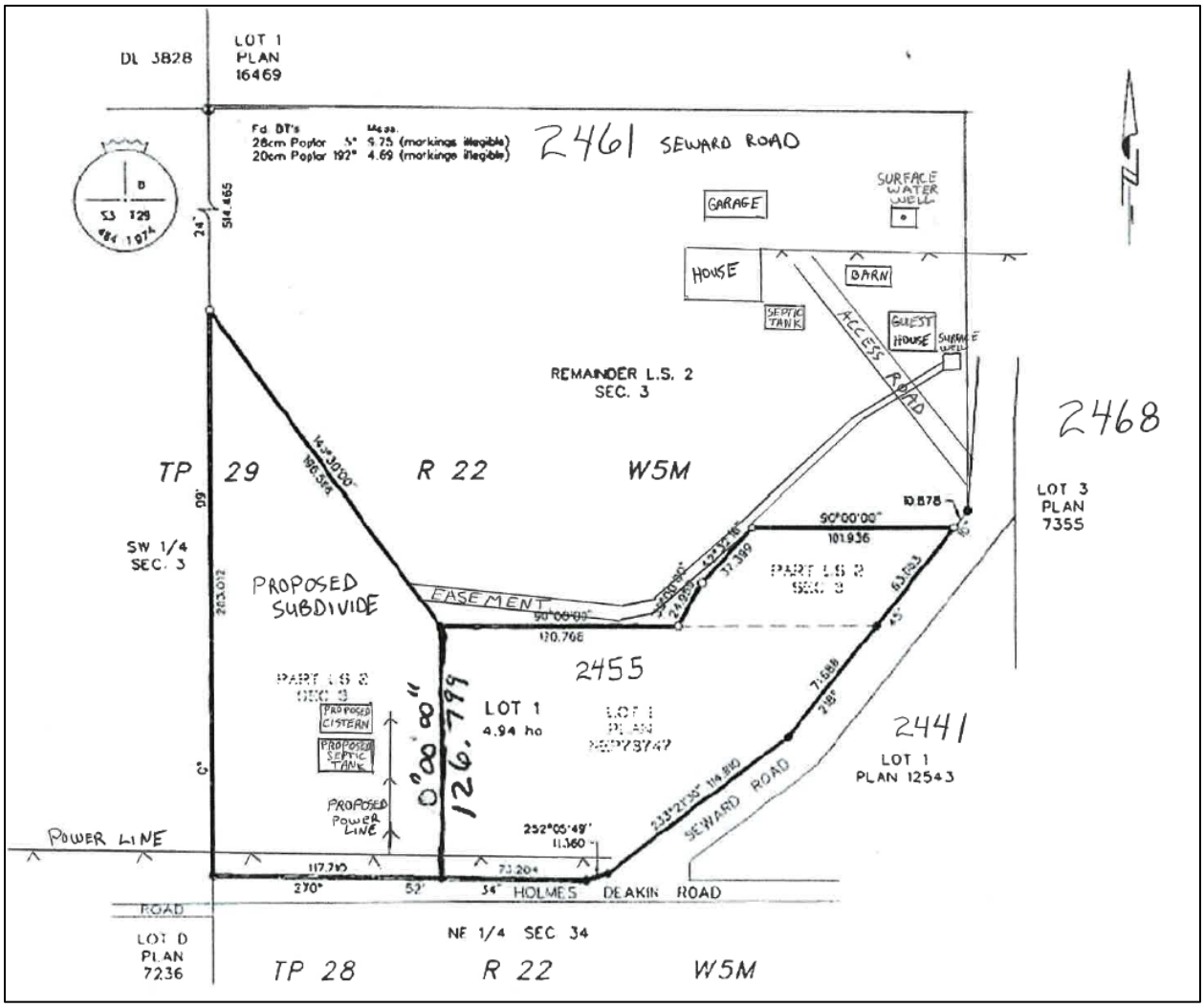
Proposed Plan of Subdivision – File 2024-00092

Prepared by staff



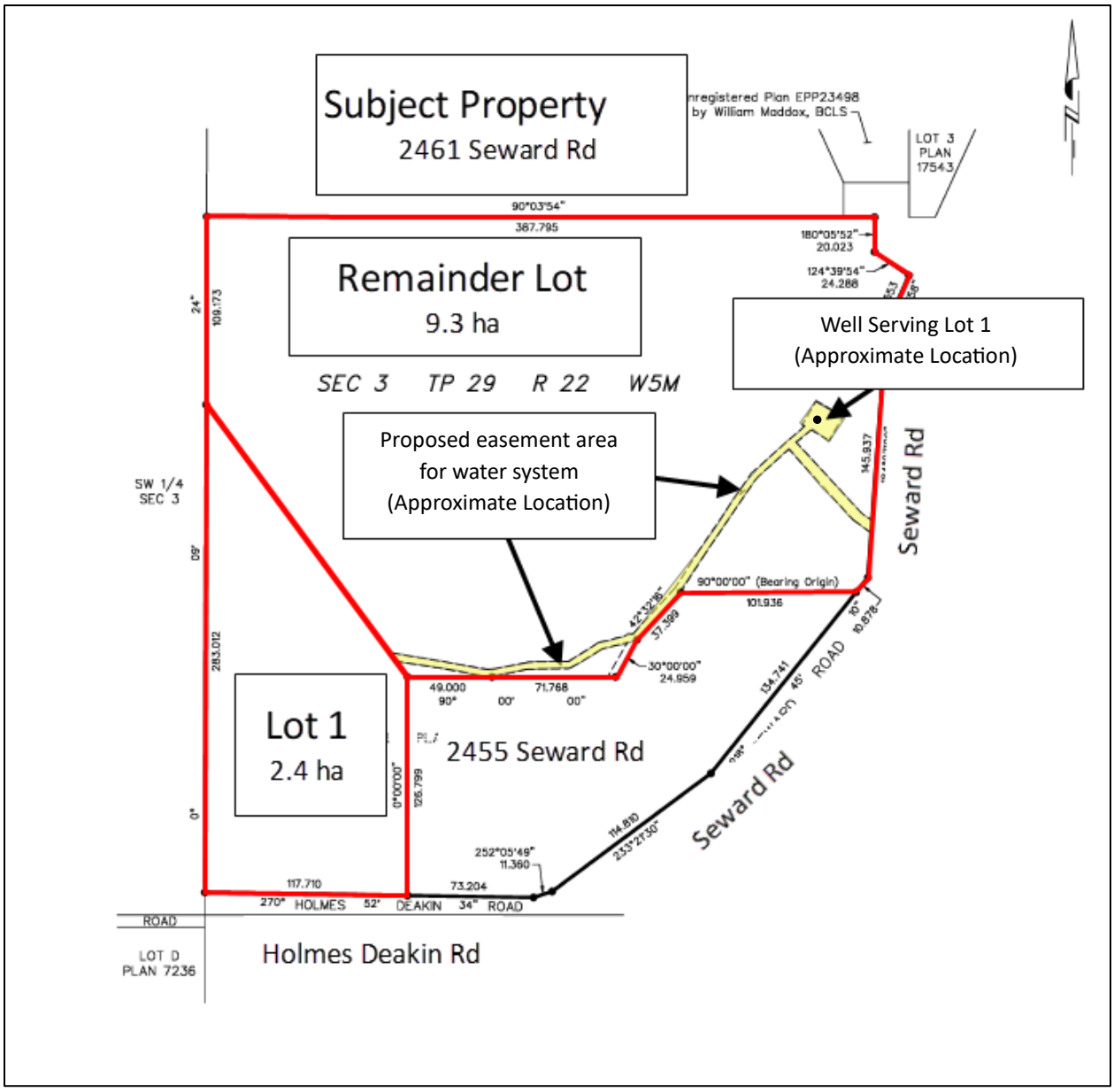
Site Plan

Prepared by Applicant



Development Variance Permit (DVP680-10A) Schedule B

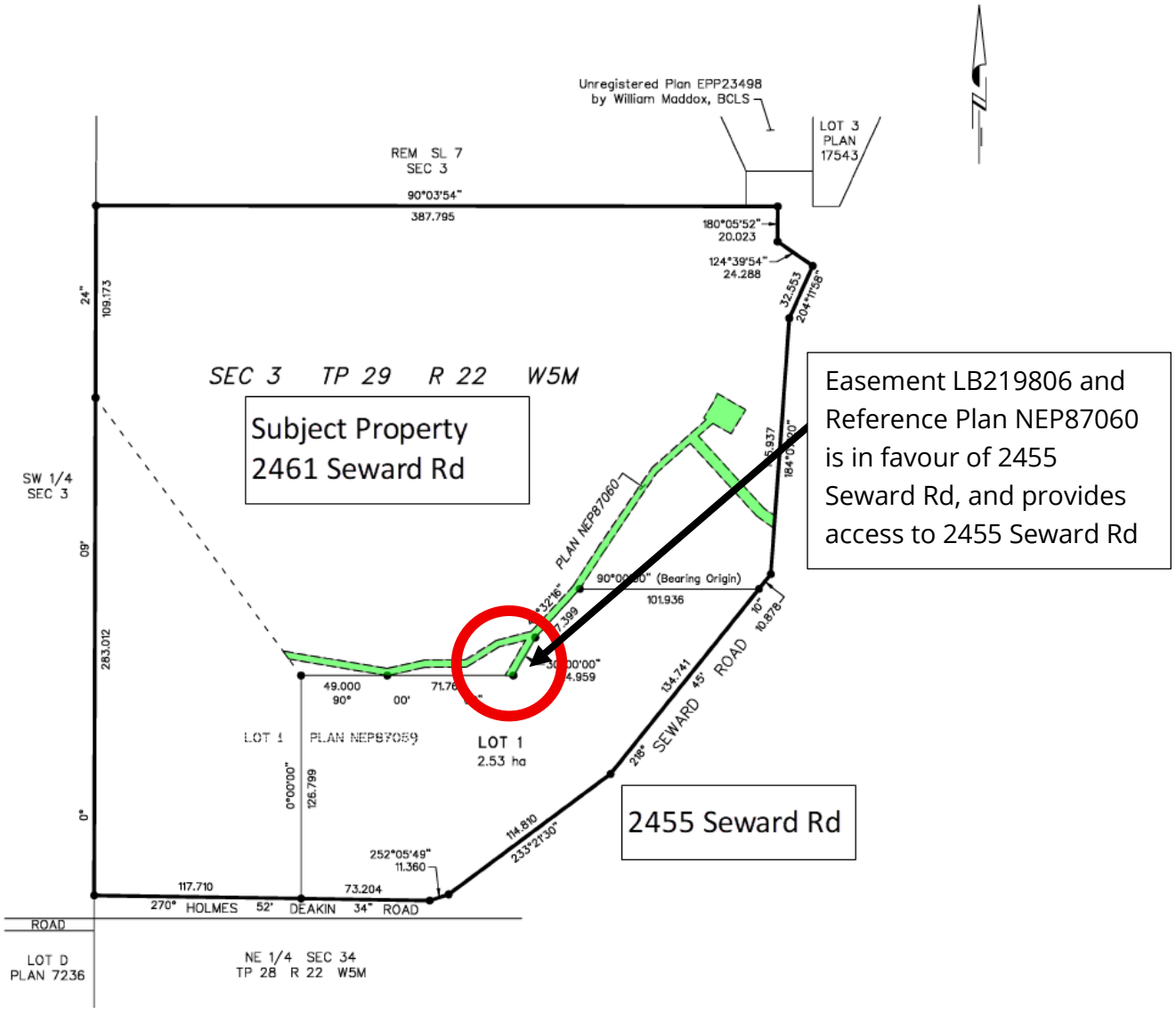
Prepared by Staff



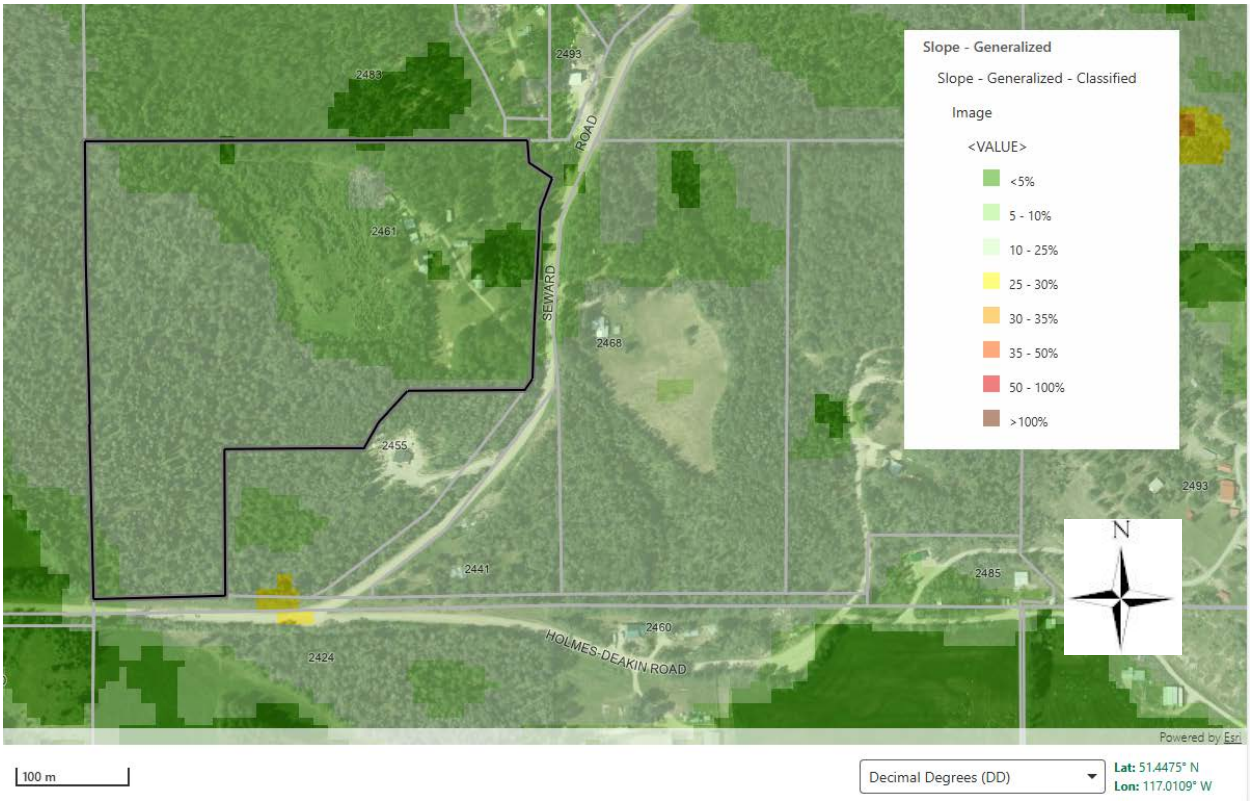
Existing Water Easement - Plan NEP87060 (Green)

Easement LB219806 - Registered in favour of 2455 Seward Rd and 2461 Seward Rd to use a water source and waterlines on 2461 Seward Rd

Prepared by Staff



Slope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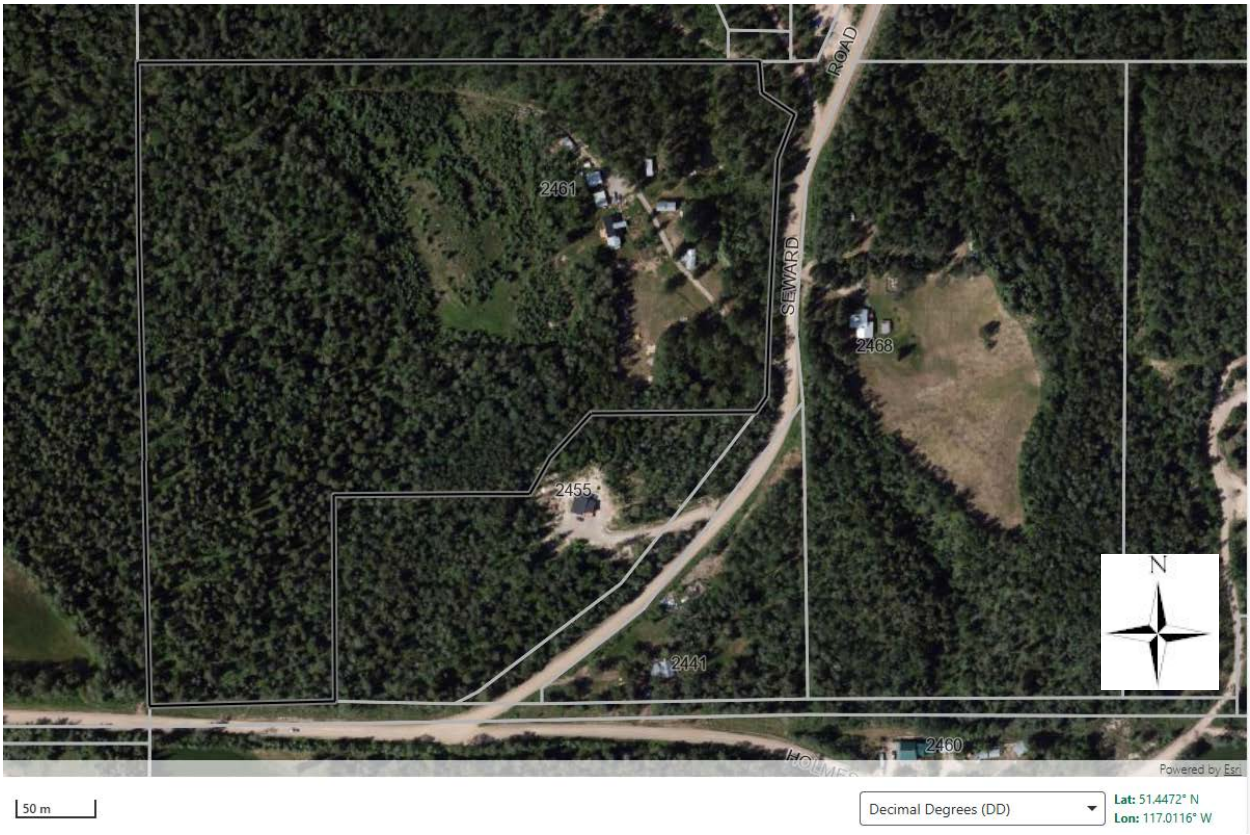
Orthophoto

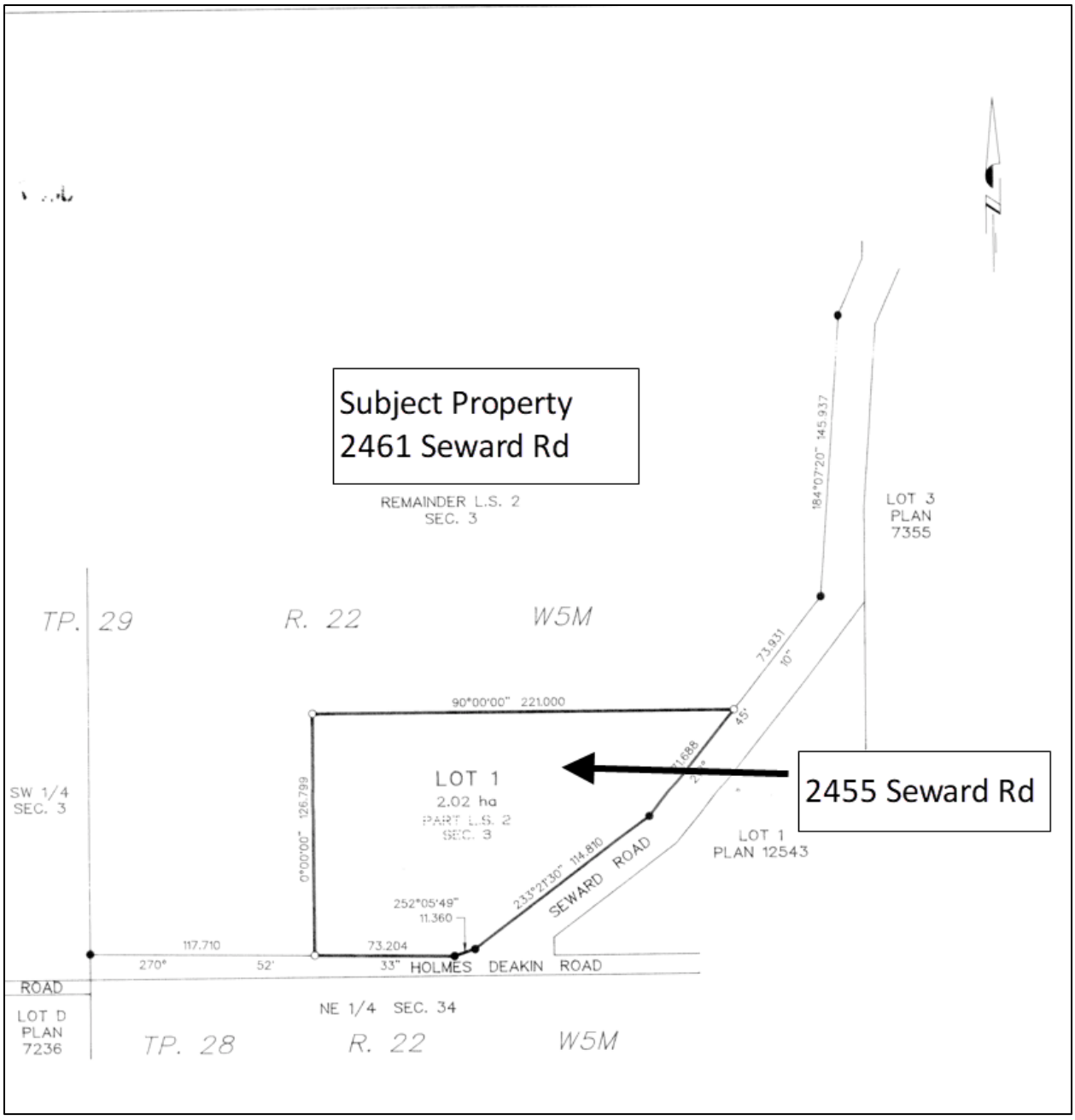
CSRD – July 2023



Subdivision History

Subdivision File 03-012-11491 - Creating 2455 Seward Rd

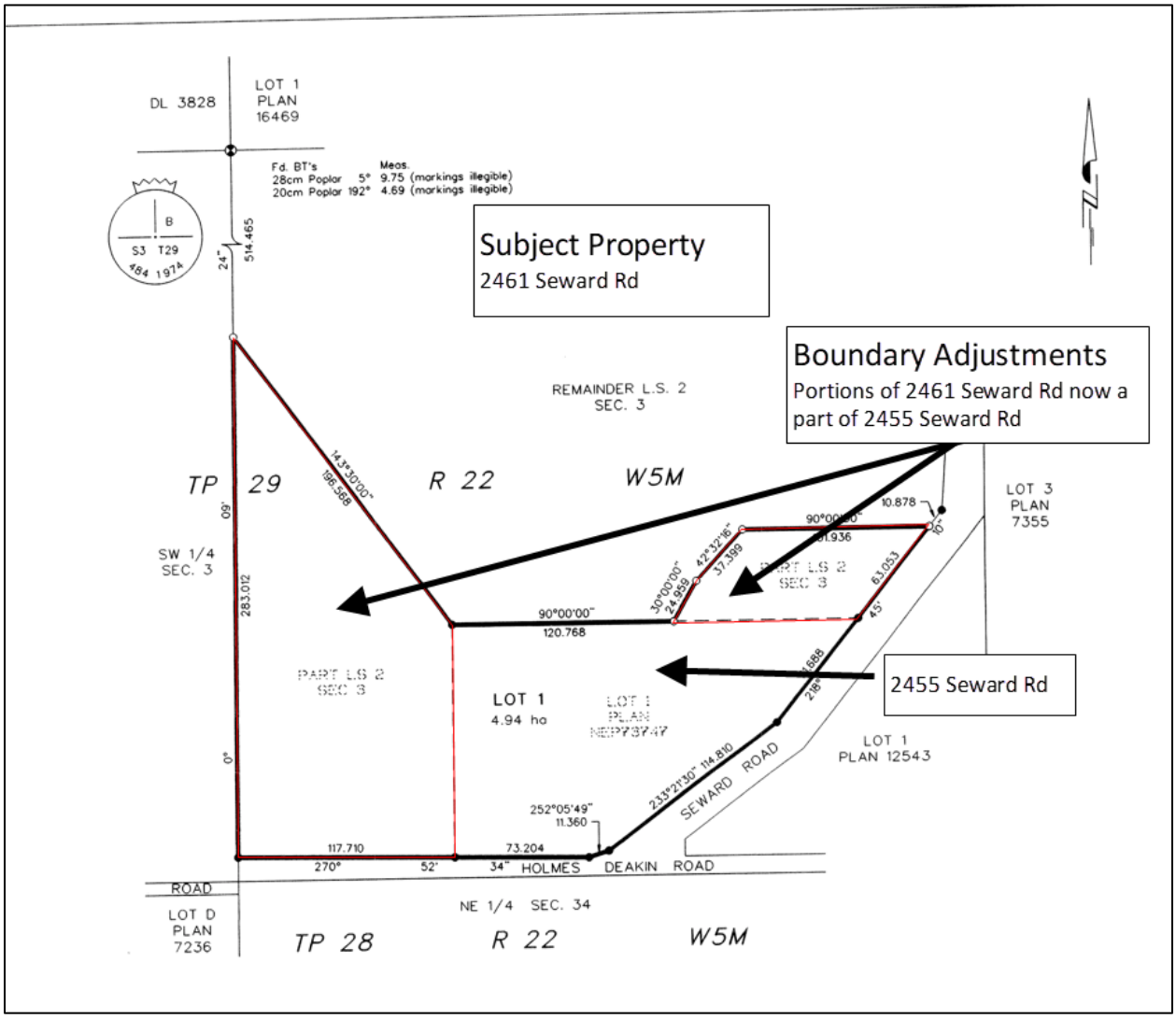
- Water Source is on 2461 Seward Rd



Subdivision History

Subdivision File 02-012-11721 - Boundary Adjustment with 2455 Seward Rd

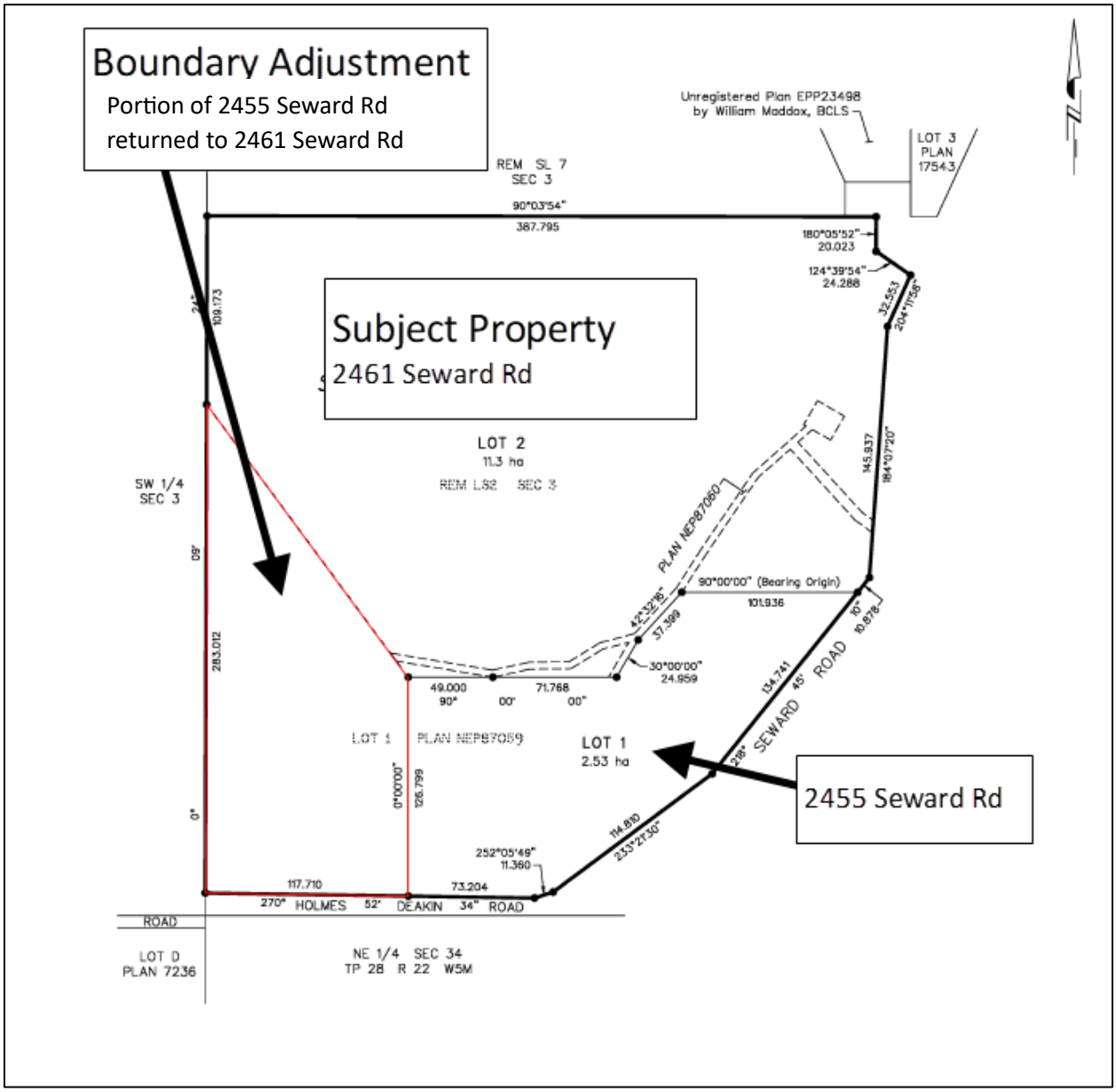
- This application started as a subdivision of Proposed Lot 1 and a boundary adjustment to expand the northeast corner of 2455 Seward Rd.
    - Easement LB219806 (Reference Plan NEP87060) were created.
- This subdivision finished as a boundary where Proposed Lot 1 was transferred to 2455 Seward Rd and no additional lots were created.



Subdivision History

Subdivision 2009-05428 - Boundary Adjustment with 2455 Seward Rd

- This application started as a subdivision to create Proposed Lot 1.
- This subdivision finished as a boundary where Proposed Lot 1 was transferred back to 2461 Seward Rd and no additional lots were created



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-27 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53
DESCRIPTION:	Report from Laura Gibson, Planner III, dated June 27, 2025. 3860, 3862, and 3868 Squilax-Anglemont Road, Scotch Creek
RECOMMENDATION #1:	THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered "Electoral Area F Official Community Plan Amendment Bylaw No. 830-27" in conjunction with the Columbia Shuswap Regional District's Financial Plan and Waste Management Plan. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #2:	THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-27" be denied second reading, this 17th day of July 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #3:	THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53" be denied second reading, this 17th day of July 2025. *Stakeholder Vote Unweighted (LGA Part 14) / Majority*

SUMMARY:

The proposed bylaw amendments are for three properties located at 3860, 3862, and 3868 Squilax-Anglemont Road in Scotch Creek. The subject properties are designated VC – Village Centre in the Electoral Area F Official Community Plan (OCP) Bylaw No. 830, as amended (Bylaw No. 830), and zoned CR – Country Residential and MU – Mixed Use in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825). The applicant is proposing to redesignate and rezone the properties to facilitate development of commercial buildings with upper floor dwelling units, row house dwellings (townhomes), and mini storage.

The proposed area of land to be used for mini storage requires a redesignation in Bylaw No. 830 from VC to ID – Industrial. An OCP amendment is also required to permit the new development of mini-storage and the commercial buildings with upper floor dwelling units without connections to community sewer and community water systems. In the zoning bylaw, a new Comprehensive Development zone is proposed to accommodate the proposed land uses for the three properties.

The bylaws were given first reading at the March 20, 2025, Board meeting. Since first reading, the applicant has amended the site plan because as part of a related subdivision application the Ministry of Transportation and Transit is requiring road dedication. One major change is that the applicant is proposing fewer row house dwellings. They are also proposing to reconfigure the parcel lines between 3860 and 3868 Squilax-Anglemont Road, which means the minimum parcel size for proposed Development Area 1 is smaller than proposed at first reading.

The applicant held their public information meeting on May 8, 2025. It is now appropriate for the Board to consider second reading of the bylaws, as amended, and delegate a public hearing.

Staff recommended the Board deny first reading of the bylaws at the March 20, 2025, meeting and continue to recommend the Board not support further readings of the proposed bylaw amendments as storage is not a permitted or desired use in the VC designation.

BACKGROUND:

See item 17.4 on the March 20, 2025, Board meeting agenda for the staff report recommending First Reading. The report provides the full background and supporting documents for this application. Updated maps, plans and photos reflecting changes proposed at second reading are attached to this Board report.

POLICY:

See attached BL830-27 BL825-53 BL830 BL825 Excerpts for applicable policies and zoning regulations.

Electoral Area F Official Community Plan Bylaw No. 830

- Section 6 A Well-housed Community
- Section 10 A Well-serviced Community
- Section 11 Managing Growth: North Shuswap
- Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)
- Section 13.5 Village Centre Development Permit Area
- Section 13.8 Industrial Development Permit Area

Scotch Creek/Lee Creek Zoning Bylaw No. 825

- Definitions
- 5.6 Country Residential Zone
- 5.12 Mixed Use Zone
- 5.13 Commercial-1 Zone
- 5.18 Light Industrial Zone

FINANCIAL:

In accordance with Section 477 of the Local Government Act, the Financial Services and Environmental and Utility Services Departments have reviewed the proposed OCP amendment and confirmed that it is consistent with the CSRD's Financial Plan and Waste Management Plan.

KEY ISSUES/CONCEPTS:

The amending bylaws applicable to this application were read a first time at the March 20, 2025, Board Meeting and referred to applicable agencies and First Nations. The Complex Consultation process was recommended and approved for this application because it includes an OCP amendment. The Complex Consultation process includes referrals to agencies and First Nations and a public information meeting hosted by the applicant. A statutory public hearing is also required because an amendment to the OCP is required. The Local Government Act requires that public hearings be held for all OCP amendments.

Revised Proposal

As a result of road dedication requirements from the Ministry of Transportation and Transit (MOTT) that will be required as a condition of the future subdivision, the applicants have revised the proposal and site plan. The result is approximately the same number of storage units but a reduction in townhomes from 54 to 35. See revised site plan in attached "BL830-27_BL825-53_Maps_Plans_Photos_2025-07-17.pdf".

The applicant is also proposing to reconfigure the parcel boundary between 3860 and 3868 Squilax-Anglemont Road. This results in fewer accesses to the subject properties from Squilax-Anglemont Road, which is preferable to MOTT.

Referrals

Following first reading of the amending bylaws referrals were sent to applicable agencies and First Nations. A summary of all comments received is provided in the Communications section below. Full referral comments are attached to the Board agenda as "BL830-27_BL825-53_Agency_First_Nations_Referral_Repsonses.pdf".

Public Information Meeting

A public information meeting was held on May 8, 2025, between 2 and 4 PM at Unit 36 – 1252 Jordan way in Scotch Creek. The meeting was advertised in the May 1, 2025, edition of the Salmon Arm Observer. The only people in attendance were the property owners and the agent.

Analysis

Staff recommended denial of first reading of the bylaw amendments due to the amount of land proposed to be used for mini storage as opposed to uses supported in the Village Centre (VC) designation. The full analysis is included in the Board report from first reading (linked above in the Background section). Bylaw No. 830 policies do not support storage in the Village Centre of Scotch Creek. Once storage is developed, it is unlikely that land will be redeveloped for uses permitted in the Village Center designation and there is limited land available in the Scotch Creek Village Centre. Staff has suggested an alternative proposal with about half the storage as proposed by the applicant (two rows of storage buildings with approximately 40 units instead of four rows with 80 units). The applicant submitted a Letter of Rationale describing why the development was only financially feasible as they had proposed. The Board gave first reading of the bylaw amendments as proposed by the applicant, which on the site plan corresponded to 80 mini storage units and 54 future townhomes.

Since first reading, the applicant found out that MOTT is requiring road dedication along the north boundary and potentially the west property boundary of 3860 Squilax-Anglemont Road (still to be confirmed by the Provincial Approving Officer) as part of the subdivision application to subdivide the mini storage from the remainder of the property. This has resulted in a revised site plan from the applicant which now shows 78 mini storage units (in five buildings) and the area for the townhomes has been reduced to support up to 35 dwelling units. The originally 2-lot subdivision will also change to a 3-lot subdivision to allow a different configuration of 3868 Squilax-Anglemont Road (see "BL830-27_BL825-53_Maps_Plans_Photos_2025-07-17.pdf"). While the commercial building space has increased for 3868 Squilax-Anglemont Road with the new configuration from 948 m^2 to 1320 m^2, the number of proposed residential units in the proposed mixed use buildings on 3862 and 3868 Squilax-Anglemont Road has remained the same (4 and 8, for a total of 12 accessory upper floor dwelling units in Development Area 1).

Incorporating 3868 Squilax-Anglemont Road into the proposed subdivision requires a change to the minimum parcel size for Development Area 1 (DA1) of the proposed Comprehensive Development zone. At first reading it was proposed to have a 1 ha minimum parcel size if no connection to community

sewer system and 0.4 ha if there was a connection to a community sewer system. The proposed parcel size for 3868 Squilax-Anglemont Road is approximately 0.67 ha. The minimum parcel size in the new DA1 zone has been changed to 0.5 ha, and it is not dependent on servicing. The proposed bylaw amendments are allowing the development to proceed without connection to a community sewer system, so there is no need to include a servicing requirement for the minimum parcel size.

With the change in configuration came changes in parking spaces. There are now 94 parking spaces proposed between 3862 and 3868 Squilax-Anglemont Road, a change from 83 previously proposed. If development of 3868 Squilax-Anglemont proceeds before there is a connection to community sewer available, some parking spaces will be replaced by a septic system and approximately 7 spaces may be lost. Staff also note that the applicant has not included landscaping on the site plan between the parking spaces and the road which is a requirement of the Village Centre Development Permit Area guidelines, and this may affect some of the proposed parking spaces. The accessory upper floor dwelling units will each require two parking spaces. Other parking requirements will depend on the types of commercial use. For example, an office requires one parking space per 30 m^2 of floor area, net, a retail store requires one for each 20 m^2 of floor area, net, and amusement establishment requires one for each 10 m^2 of floor area, net. There is a total of 1673 m^2 of commercial area proposed. At one per 30 m^2 this would be 56 spaces and at one per 10 m^2 this would be 168 required spaces, plus up to 24 accessory upper floor dwelling unit spaces for a total of 80 to 192 required parking spaces. The details of the parking spaces will be addressed at the time of the Village Centre Development Permit prior to issuance of a building permit. A Development Variance Permit could be an option if the parking requirements could not be met.

Staff continue to not support the proposed bylaw amendments due to the amount of land proposed to be used for mini storage as opposed to uses supported in the Village Centre (VC) designation. The revised proposal provides a further reduction to the VC designated portion of land by approximately 0.18 ha. If the Board chooses to continue to support the proposed development, staff recommend that one row of storage buildings (approximately 21 units) on the revised proposal be removed to keep the VC designated area closer to the size proposed at first reading. This may allow for approximately 19 more row house dwellings, which brings the total back to 54 (what was originally proposed). Staff note that according to the applicant, this would impact the financial feasibility of the entire development, as per the applicants original Letter of Rationale.

Hydro-geological Report

At first reading, it was recommended that prior to consideration of second reading, a hydro-geological impact assessment be required to review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater.

A Hydrogeological Assessment report prepared by Kala Geoscience Ltd. (Kala), dated June 27, 2025, has been submitted to staff (see attached "BL830-27_BL825-53_Hydrogeological_Report_2025-06-27_Redacted.pdf"). The report confirms that the objectives of the hydrogeological assessment are to verify the long-term reliability of the water supply for the proposed developments; evaluate the impacts of water supply on other water supplies and properties within a radius of 250 m; and review the proposed method of sewage disposal and potential impacts to groundwater.

The report describes the proposed development as ministorage and a single washroom on 3860 Squilax-Anglemont Road, four dwelling units and commercial space at 3862 Squilax-Anglemont Road, and eight dwelling units and commercial space at 3868 Squilax-Anglemont Road.

The existing well at 3860 Squilax-Anglemont Road with well tag number (WTN) WTN36448 was tested. A pumping test was completed, and water samples were taken. To review wastewater disposal, auger

holes, permeameter tests and percolation tests were advanced and performed via this project. The aquifer recharge rate was concluded to be 266 L/s. The required water supply is likely in the order of 2000 L/day at 3860 Squilax-Anglemont Road, 8000 L/day at 3862 Squilax-Anglemont Road, and 16,000 L/day at 3868 Squilax-Anglemont Road. Kala states that comparing to the aquifer recharge of 266 L/s, this required 0.30 L/s (26,000 L/day) of water supply is minimal and is sustainable.

The water sample collected indicates the water meets the Summary of Guidelines for Canadian Drinking Water Quality – 2024 for those parameters tested for with the exception of total coliforms (1 CFU/100 mL). However, the groundwater is treatable.

Kala also notes that the testing well WTN36448 is constructed in 1976 and approaching its lifespan. The subject property is located near the center of the Scotch Creek alluvial fan. Aquifer is expected to be relatively homogeneous. New water well construction will not be challenging. Therefore, long-term reliability of water supply is excellent at the Subject Property. It is recommended that new wells be constructed to a depth of greater than 24 m. Kala confirms that groundwater withdrawal for the proposed development will not impact or have a minimal impact on wells at neighbouring properties as demonstrated by the April 30, 2025, pumping.

Kala also concluded that soil and groundwater conditions within the subject properties are suitable for wastewater disposal. Wastewater disposal at the subject properties will have no detrimental impacts on groundwater.

Rationale for Recommendation

In general, staff consider the proposed bylaw amendments to be a positive change for Scotch Creek. The properties are an excellent location for the commercial buildings with accessory upper floor dwelling units and row house dwellings. If less area were being used for Industrial (storage), staff would support the application for the following reasons:

- The location of 3862 and 3868 Squilax-Anglemont Road are ideal for the proposed commercial buildings with accessory upper floor dwelling units, being in the Village Centre of Scotch Creek and near other commercially zoned properties and local amenities;
- The proposed accessory upper floor dwelling units at 3862 and 3868 Squilax-Anglemont Road will provide more housing options for Scotch Creek residents without taking away from land available for commercial use in the Village Centre;
- There is no existing community sewer system or community water system in the vicinity of the subject property to connect to at this time, and the proposed method of servicing provides 3862 and 3868 Squilax-Anglemont Road an adequate alternative for the short-term;
- The applicant has provided information on how the buildings at 3862 and 3868 Squilax-Anglemont Road will be serviced for water and sewage disposal and states that the design will be as such that connections to a future community water and community sewer system should they become available without significate site disruption;
- The proposed mini storage buildings will provide a suitable buffer between the proposed row houses and the existing development on the parcels to the west;
- The proposed row houses will add a significant amount of housing to Scotch Creek in an area that is walkable to local amenities;
- A hydrogeological assessment to review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater has been submitted and did not raise any concerns with the proposal, and,
- Prior to consideration of adoption of the proposed bylaw amendments, a covenant would need to be registered on title for each of the subject properties which would require that the properties

connect to a community water system and/or community sewer system should a system become available to the property.

The property owners have revised their proposal, which reduces the VC designated land further from the original proposal at first reading. Staff are recommending that Bylaw No. 830-27 and Bylaw No. 825-53 be denied second reading for the following reasons:

- Bylaw No. 830 policies do not support storage in the Village Centre of Scotch Creek;
- It is unlikely that land developed for mini storage will be redeveloped for uses permitted in the Village Center designation and there is limited land available in the Scotch Creek Village Centre.

Next Steps

If the Board chooses to give the amending bylaw second reading, the Board should also delegate a public hearing to hear representations regarding "Electoral Area F Official Community Plan Amendment Bylaw No. 830-27" and "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53". Staff recommend this be held in the Board Room at the CSRD Office; 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 that the holding of the public hearing be delegated to Director Jay Simpson, as Director of Electoral Area F being that in which the land concerned is located, or Alternate Director Charlotte Hall if Director Simpson is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

IMPLEMENTATION:

If the Board goes against the staff recommendation and chooses to give the amending bylaws second reading, as amended, and delegate a public hearing, staff will arrange for a public hearing to be held and undertake the communications related to advertising a public hearing as outlined below. Policy P-25 Public Hearings indicates that public hearings will be organized to provide for in person attendance and remote participation by way of electronic attendance via Zoom or telephone. Public hearings are to be held in the Board room of the CSRD Office in Salmon Arm unless there are unique circumstances that necessitate holding the public hearing at an alternative location. In this case, there has not been much interest expressed through inquiries regarding the proposed development from the local community and limited attendance at the public information meeting.

Staff have verified that the Area Director is supportive of holding the public hearing in the Board Room of the CSRD Office in this case. As such, it is recommended that the public hearing be held at the CSRD office to save time for Planning and IT staff arranging and attending a public hearing in the community, with the closest venue in Lee Creek. Interested parties will be able to participate remotely if they are unable to attend in person. The public hearing chair can also attend via Zoom.

If a PH is held and the Board provides third reading, prior to staff bringing the amending bylaws back to the Board for adoption a Section 219 covenant be registered on title for each of the subject properties which would require that the properties connect to a community water system and/or community sewer system should a system become available to the property

COMMUNICATIONS:

Notice of Application Sign

A Notice of Application sign was placed on the subject property following first reading of the bylaw amendments. Photos of the sign were provided as proof to staff.

Public Hearing

If the Board reads Bylaw Nos. 830-27 and 825-53 a second time, as amended, and delegates a public hearing, staff will make arrangements for the public hearing, including: posting a notice to the CSRD website and social media and sending notices to all property owners of land located within 100 m of the subject property. The public hearing package will be made available on the CSRD website at least 10 days in advance of the public hearing.

Referral Responses

Following first reading of Bylaw No. 830-27 and Bylaw No. 825-53, referrals were sent to relevant agencies and First Nations. Responses are briefly noted below. Full referral comments are attached to the Board agenda as "BL830-27_BL825-53_Agency_First_Nations_Referral_Responses.pdf".

AGENCY/FIRST NATION	**RESPONSE**
CSRD Community and Protective Services	The subject property is within the Scotch Creek/Lee Creek fire protection area. Access requirements as per MOTT guidelines and CSRD Subdivision Servicing bylaw is required. Secondary road egress or turnaround for fire apparatus to access the storage locker area is recommended. FireSmart principles and practices are encouraged. Property owner is encouraged to contact the local fire department for pre-incident planning upon completion of the project.
CSRD Environmental and Utility Services	No Concerns, Water and Sewer servicing to meet Bylaw 680, Interior Health and/or Ministry of Environment permitting requirements.
CSRD Financial Services	The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.
Interior Health Authority	From a healthy community development perspective, no objections to this development proposal. Source water (well water) and water system plans must be approved by Interior Health prior to any construction of the water system. Once construction is completed an Operating permit will also be needed. More information is available on our Drinking Water Providers & Operators webpage.
Ministry of Environment and Parks	No response
Ministry of Transportation and Transit	The Transportation Act applies, and an access permit is required for all land uses except for single family dwelling. As noted in the referral package, the proposed development includes subdivision. A conventional subdivision application for 3860 Squilax-Anglemont

	Road has been received (MOTT File No. 2025-00186). Subdivisions are reviewed and a response is determined by the Provincial Approving Officer.
Ministry of Forests: Archaeology Branch	According to Provincial records, there are no known archaeological sites recorded on the subject properties. However, the nearest previously recorded archaeological site is less than 400 m from these properties. If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities. However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities.
Adams Lake Indian Band	Adams Lake supports the Skwlāx te Secwepemcúl̓ecw on PL20240000163 [BL830-27] and PL20240000081 [BL825-53] as leads on any decisions associated with this project. *ALIB requested that the full referral response documents not be publicly available in staff reports.
Skw'lax te Secwepemcúl̓ecw	Skwlax's Cultural Heritage Protection Dept has participated in the archaeological preliminary field reconnaissance led by Antiquus and we support their recommendations for the archaeology component. No further concerns from our department.
Neskonlith Indian Band	No response
Okanagan Indian Band	No response
Simpcw First Nation	We will defer to Adams Lake Indian Band. Moreover, Simpcw Natural Resource Department (NRD) is satisfied with PL20240000163 [BL830-27] and PL20240000081 [BL825-53] and the collaborative work relating to their proposal and support moving forward.
Shuswap Indian Band	No response
Splatsin First Nation	No response

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:	2025-07-17_Board_DS_BL830-27_BL825-53_Second_amended.docx
Attachments:	- BL830-27_Second_amended.pdf - BL825-53_Second_amended.pdf - BL830-27_BL825-53_Agency_First_Nation_Referral_Responses.pdf - BL830-27_BL825-53_Hydrogeological_Report_2025-06-27_Redacted.pdf - BL830-27_BL825-53_Maps_Plans_Photos_2025-07-17.pdf
Final Approval Date:	Jul 9, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Jennifer Sham

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA F OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 830-27

A bylaw to amend the "Electoral Area F Official Community Plan Bylaw No. 830"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area F Official Community Plan Bylaw No. 830" is hereby amended as follows:

   A. TEXT AMENDMENT

      1. Schedule A, Official Community Plan text, is hereby amended by:

         i) Adding to Section 12.4 Village Centre (VC) after *Policy 11*:

         Policy 12

         (a) Notwithstanding Section 10.2 Water Supply and Distribution Policy 3, for Lots A and B, Section 33, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan 35916, mixed use buildings with commercial space on the ground floor and accessory upper floor dwelling units are permitted without a connection to a community water system that has 50 or more connections. The buildings shall each be serviced by a water system that is approved by Interior Health Authority.

         (b) Notwithstanding Section 10.3 Liquid Waste Management Policy 2, for Lots A and B, Section 33, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan 35916, mixed use buildings with commercial space on the ground floor and accessory upper floor dwelling units are permitted without a connection to a community sewage system that has 50 or more connections. The buildings shall each be serviced by onsite sewage system(s) constructed in accordance with the Sewerage System Regulation.

         (c) Notwithstanding Section 10.2 Water Supply and Distribution Policy 3, for the Fractional South East Quarter of Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District as shown on Plan of Said Township dated at Ottawa August 27, 1919, Except Plans 8429, 11667, 12027, 18498, 20276 and 35916, mini storage and an owner/operator dwelling unit are permitted without a connection to a community water system that has 50 or more connections. The building(s) shall be serviced by a water system that is approved by Interior Health Authority.

         (d) Notwithstanding Section 10.3 Liquid Waste Management Policy 2, for the Fractional South East Quarter of Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District as shown on Plan of Said Township dated at Ottawa August 27, 1919, Except Plans 8429, 11667, 12027, 18498, 20276 and 35916, mini storage and an owner/operator

dwelling unit are permitted without a connection to a community sewage system that has 50 or more connections. The building(s) shall be serviced by onsite sewage system constructed in accordance with the Sewerage System Regulation.

B. MAP AMENDMENT

2. Schedule B, Overview Land Use Map, and Schedule C, Land Use Map, which form part of “Electoral Area F Official Community Plan Bylaw No. 830”, are hereby amended as follows:

i) Redesignating a portion of the Fractional South East Quarter of Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District as shown on Plan of Said Township dated at Ottawa August 27, 1919, Except Plans 8429, 11667, 12027, 18498, 20276 and 35916 from VC – Village Centre to ID - Industrial, which is more particularly shown outlined in bold and labeled on Schedule 1 attached hereto and forming part of this bylaw.

2. This bylaw may be cited as " Electoral Area F Official Community Plan Amendment Bylaw No. 830-27."

READ a first time this 20th day of March, 2025.

READ a second time this _____ day of _____, 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____ _____

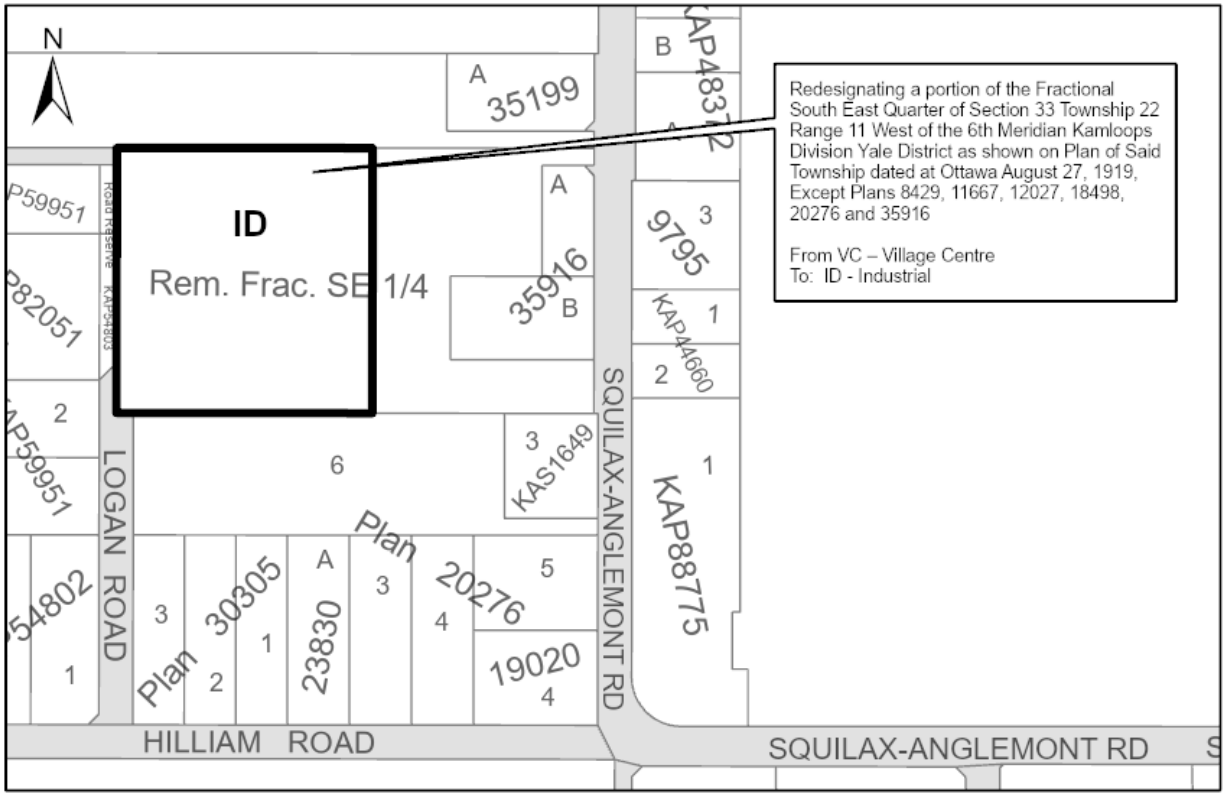
CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 830-27
as adopted.

_____

CORPORATE OFFICER

Schedule 1
Electoral Area F Official Community Plan Amendment Bylaw No. 830-27



COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-53

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, TABLE OF CONTENTS is hereby amended by:
   a) Adding a new Section "5.26 COMPREHENSIVE DEVELOPMENT 6 – (CDF6)"; and,
   b) Part 5: Zones, Table 2 ZONE TITLES AND ZONE SYMBOLS is hereby amended by adding “Comprehensive Development 6” to COLUMN 1 ZONE TITLE and by adding “CDF6” to COLUMN 2 ZONE SYMBOL.

2. Schedule A, Zoning Bylaw Text, is further amended by adding a new Section 5.26 Comprehensive Development 6 (CDF6) as follows:

5.26 Comprehensive Development 6 (CDF6)

5.26 Development Area 1

(1) Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 1 as principal uses, except as stated in Part 3: General Regulations:

(a) *Amusement establishment*
(b) *Convenience store*
(c) *Day care*
(d) *Library*
(e) *Motel*
(f) *Office*
(g) *Outdoor sales*
(h) *Personal services*
(i) *Pub*
(j) *Public assembly facility*
(k) *Rental shop*
(l) *Restaurant*
(m) *Retail store*
(n) *Service station*

(2) Secondary Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 4 zone Development Area 1 as secondary uses, except as stated in Part 3: General Regulations:

(a) *Accessory upper floor dwelling unit*
(b) *Accessory use*

(3) Regulations

On a parcel zoned Comprehensive Development 6 zone Development Area 1, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum *parcel* size created by subdivision	0.5 ha
(b) Minimum *parcel width* created by subdivision	20 m
(c) Maximum *parcel coverage*	40%
(d) Maximum number of *dwelling units* for Development Area 1	12
(e) Maximum *height* for: • Principal *buildings* and structures • *Accessory buildings*	 • 11.5 m • 8.5 m
(g) Minimum *setback* from: • *front parcel boundary* • *interior side parcel boundary* • *exterior side parcel boundary* • *rear parcel boundary*	 • 4.5 m • 2.5 m • 4.5 m • 3.0 m
(h) Minimum servicing	• Onsite sewage disposal system constructed in accordance with the Sewerage System Regulation • Onsite water system that is approved by Interior Health Authority

Development Area 2

(4) Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 2 as principal uses, except as stated in Part 3: General Regulations:

(a) Row house dwelling

(5) Secondary Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 2 as secondary uses, except as stated in Part 3: General Regulations:

(a) *Accessory use*

(6) Regulations

On a parcel zoned Comprehensive Development 6 zone Development Area 2, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum *parcel* size created by subdivision	2.0 ha
(b) Maximum *parcel coverage*	50%
(c) Maximum number of *dwelling units* per *parcel*	35
(d) Maximum *height* for: • Principal *buildings* and structures • *Accessory buildings*	 • 11.5 m • 8.5 m
(e) Minimum *setback* from: • *front parcel boundary* • *interior side parcel boundary* • *exterior side parcel boundary* • *rear parcel boundary*	 • 4.5 m • 2.5 m • 4.5 m • 3.0 m
(f) Servicing	• *Community water system* • *Community sewer system*

Development Area 3

(7) Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 3 as principal uses, except as stated in Part 3: General Regulations:

(a) *Mini storage*

(8) Secondary Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development 6 zone Development Area 3 as secondary uses, except as stated in Part 3: General Regulations:

(a) Accessory use
(b) *Office*
(c) *Owner/operator dwelling unit*

(9) Regulations

On a parcel zoned Comprehensive Development 6 zone Development Area 3, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection,

except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum *parcel* size created by subdivision	1.0 ha
(c) Maximum *parcel coverage*	50%
(d) Maximum number of *dwelling units* per *parcel*	one
(e) Maximum *height* for: • Principal *buildings* and structures • *Accessory buildings*	 • 11.5 m • 10 m
(g) Minimum setback from: • Front and exterior side parcel boundary • All other *parcel* boundaries	 • 4.5 m • 2.5 m
(h) Maximum *floor area, gross* of an *accessory building*	150 m^2 (1614.59 ft^2)
(i) Minimum servicing	• Onsite sewage disposal system constructed in accordance with the Sewerage System Regulation • Onsite well

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, which forms part of the "Scotch Creek/Lee Creek Zoning Bylaw No. 825" is hereby amended as follows:

   i) Rezoning Lot A and Lot B Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 35916 from MU – Mixed Use to CDF6 – Comprehensive Development 6, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

   ii) Rezoning the Fractional South East Quarter of Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District as shown on Plan of Said Township dated at Ottawa August 27, 1919, Except Plans 8429, 11667, 12027, 18498, 20276 and 35916 from CR – Country Residential to CDF6 – Comprehensive Development 6, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53".

READ a first time this 20th day of March, 2025.

READ a second time this _____ day of _____, 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

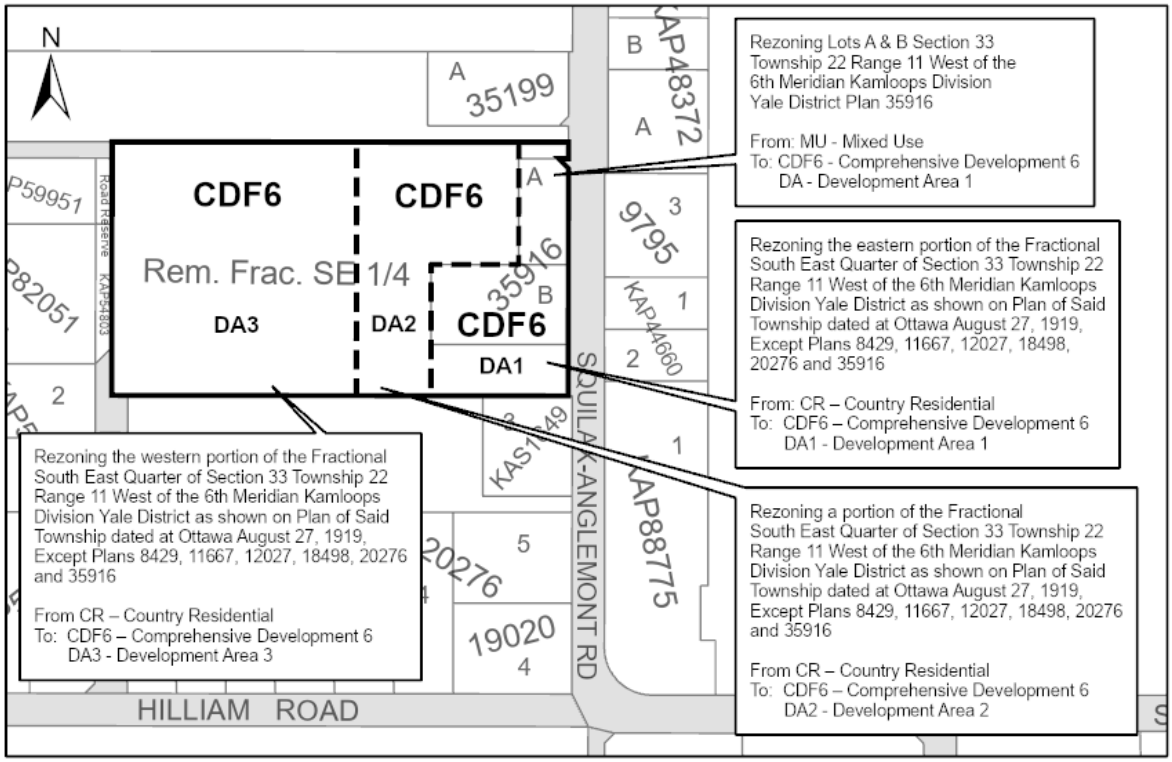
CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 825-53
as adopted.

CORPORATE OFFICER

Schedule 1
Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53



COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE: BL830-27/BL825-53
PL2024-163
/PL2024-081
DATE:

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☒ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.

Signed By: _____ Title CFO .

Date: March 27, 2025 Agency CSRD .

Columbia Shuswap Regional District
Community and Protective Services
Referral Response

Date: 2025/04/08		File No.	BL830-27 & BL825-53
Address: 3860, 3862, 3868 Squilax-Anglemont Rd		PID:	013-813-838

FUNCTION	COMMENTS	REVIEWED BY
Community Services	No concerns.	F. Barton
Protective Services	The subject property is within the Scotch Creek/Lee Creek fire protection area. Access requirements as per MOTT guidelines and CSRD Subdivision Servicing bylaw is required. Secondary road egress or turnaround for fire apparatus to access the storage locker area is recommended. FireSmart principles and practices are encouraged. Property owner is encouraged to contact the local fire department for pre-incident planning upon completion of the project.	S. Coubrough
Community & Protective Services	No comments	D. Sutherland

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE: BL830-27 BL825-53
CV:
DATE: April 10, 2025

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☒ No objections

RESPONSE TEXT:

The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current Solid Waste Management Plan.

Signed By: _____ Title: General Manager, Environmental and Utility Services

Date: April 10, 2025 Agency: Columbia Shuswap Regional District

Columbia Shuswap Regional District
Environmental and Utility Services
Referral Response

Date: 2025/04/08			File No. BL830-27 & BL825-53	
Address: 3860, 3862, and 3868 Squilax-Anglemont Road			PID:	

FUNCTION	COMMENTS	REVIEWED BY
Environmental Services	No Concerns	M. Birse
Utility Services	No Concerns, Water and Sewer servicing to meet Bylaw 680, Interior Health and/or Ministry of Environment permitting requirements.	T. Perepolkin
Environmental & Utility Services	See Attached	B. Van Nostrand

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE: BL830-27/BL825-53
PL2024-163
/PL2024-081
DATE:

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☒ No objections

RESPONSE TEXT:

Thank you for the opportunity to review and provide comments. From a healthy community development perspective, I have no objections to this development proposal.

Please pass along to the applicant that source water (well water) and water system plans must be approved by Interior Health *prior* to any construction of the water system. Then once construction is completed an Operating permit will also be needed. More information is available on our Drinking Water Providers & Operators webpage.

Thank you,

Anita Ely
Specialist Environmental Health Officer
Healthy Communities
Interior Health
250-253-3679

Signed: June 10, 2025

BRITISH COLUMBIA | Ministry of Transportation and Transit

DEVELOPMENT SERVICES BYLAW NOT APPROVED COMMUNICATION

Your File #: BL830-27/BL825-53
eDAS File #: 2025-01507
Date: Apr/22/2025

CSRD DS Clerical Assistant
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Re: Proposed Zoning Bylaw Approval Application for:
3860 Squilax-Anglemont Road, Scotch Creek (PID: 002-212-838)
3862 Squilax-Anglemont Road, Scotch Creek (PID: 002-212-234)
3868 Squilax-Anglemont Road, Scotch Creek (PID: 002-212-498)

The Ministry of Transportation and Transit (MOTT) has reviewed your referral submitted on March 26, 2025, regarding an application to redesignate and rezone the above noted properties. Section 52(3)(a) of the Transportation Act does not apply to this property as it is beyond 800m from a Controlled Access Highway, as such, this zoning bylaw amendment will not require MOTT endorsement.

Please note other ministry legislation requirements below (but not limited to), for the landowner's information:

Access Permit
The Transportation Act applies, and an access permit is required for all land uses except for single family dwelling. An access permit can be applied for through the following link: www.gov.bc.ca/highway-use-permits.

Subdivision
As noted in the referral package, the proposed development includes subdivision. A conventional subdivision application for 3860 Squilax-Anglemont Road has been received (MOTT File No. 2025-00186). Subdivisions are reviewed and a response is determined by the Provincial Approving Officer.

If you have any questions, please contact Candice Benner by phone at (236) 420-7313 or by email at candice.benner@gov.bc.ca.

Yours truly,

Candice Benner
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 Stn Main Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Email: ds.salmonarm@gov.bc.ca

From: Karen Riopel
To: Karen Riopel
Subject: FW: BL830-27 and BL825-53 Referral Request
Date: April 7, 2025 8:51:00 AM
Attachments: image001.png
image004.png
image005.png
image008.png
image009.png

From: Cooper, Diana FOR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 7, 2025 8:04 AM
To: Planning Public Email address <Plan@csrd.bc.ca>
Cc: Karen Riopel <KRiopel@csrd.bc.ca>
Subject: RE: BL830-27 and BL825-53 Referral Request

Hello CSRD Planners!

Thank you for your referral BL830-27 and BL825-53 regarding 3860, 3862 and 3868 Squilax-Anglemont Road, Scotch Creek.
PID 002212234, LOT A SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 35916;
PID 002212498, LOT B SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 35916; and
PID 002212838, THE FRACTIONAL SOUTH EAST QUARTER OF SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT AS SHOWN ON PLAN OF SAID TOWNSHIP DATED AT OTTAWA AUGUST 27TH 1919, EXCEPT PLANS 8429, 11667,12027, 18498, 20276 AND 35916.

Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject properties. However, the nearest previously recorded archaeological site is less than 400 m from these properties. **EfQu-18** includes cache pits and a roasting pit, and dates to between 2400 and 1200 years ago.

Additionally, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the properties, as indicated by the purple areas shown in the screenshot below.

Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites, and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land altering activities on the properties, no action is required at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the properties.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask

an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

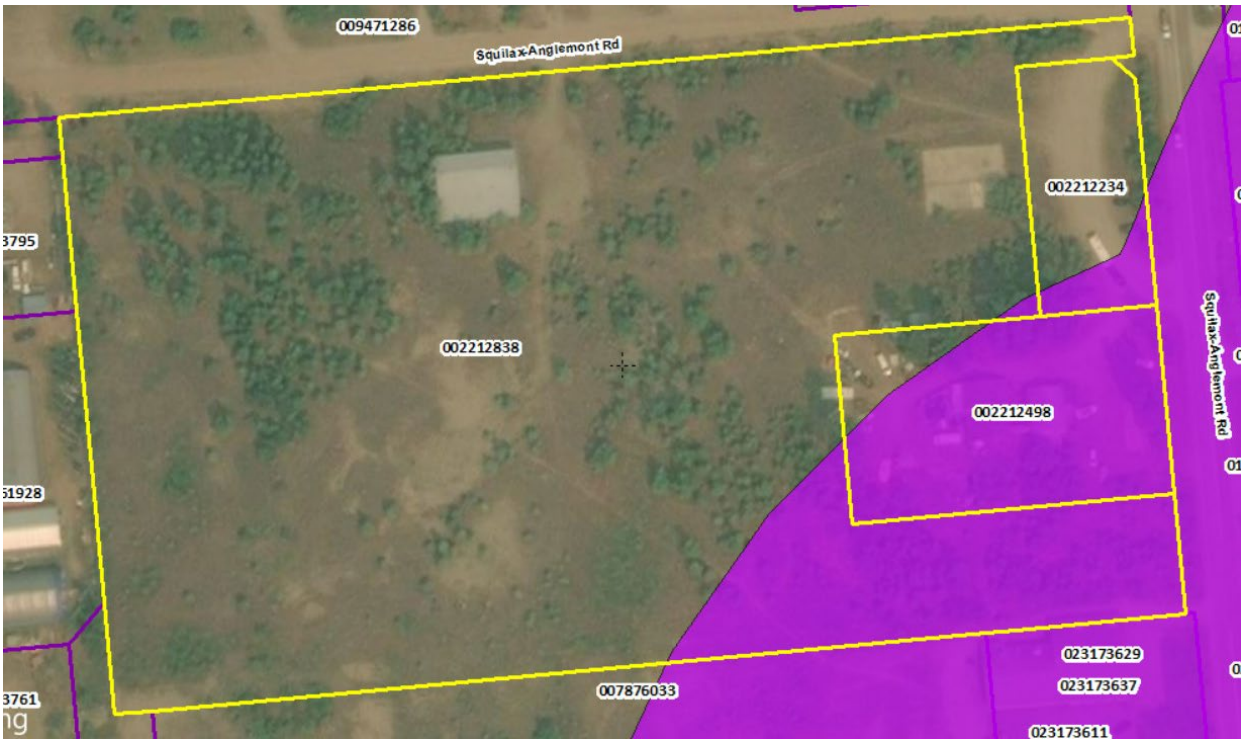
Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) and areas of archaeological potential (purple) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. If you are experiencing difficulties viewing the layers in the above screenshot, please contact us.

Diana Cooper
Archaeologist/Archaeological Information Specialist
Archaeology Branch | Ministry of Forests
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: Laura Gibson <LGibson@csrd.bc.ca>
Sent: Wednesday, April 2, 2025 2:57 PM
To: Archaeology FOR:EX <Archaeology@gov.bc.ca>

Cc: Karen Riopel <KRiopel@csrd.bc.ca>; Planning Public Email address <Plan@csrd.bc.ca>
Subject: RE: BL830-27 and BL825-53 Referral Request

[EXTERNAL] **This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Yanni,

It was referred because there is an overlap with an area of high archaeological potential.

Do you prefer we only refer where there are known sites? Thank you!

Kind regards,

Laura Gibson BSc
Planner II, Planning Services

From: Archaeology FOR:EX <Archaeology@gov.bc.ca>
Sent: April 2, 2025 2:53 PM
To: Laura Gibson <LGibson@csrd.bc.ca>
Cc: Karen Riopel <KRiopel@csrd.bc.ca>; Planning Public Email address <Plan@csrd.bc.ca>
Subject: FW: BL830-27 and BL825-53 Referral Request

Hi Laura,

We received the attached the referral request.

Do you know why the Arch Branch is being referred in this case? Is there an associated HCA permit application? With the addresses provided in the Referral Request, I cannot find any archaeological permits/applications associated with.

Thank you.
Yanni

From: FrontCounter BC Kamloops (TO) WLRS:EX <FrontCounterBC.Kamloops@gov.bc.ca>
Sent: Thursday, March 27, 2025 10:08 AM
To: Archaeology FOR:EX <Archaeology@gov.bc.ca>
Subject: FW: BL830-27 and BL825-53 Referral Request

Good Morning

Please see incoming referral request

Kind Regards
Daniel

FrontCounter BC, Kamloops
Ministry of Water, Land and Resource Stewardship
441 Columbia Street | Kamloops BC V2C 2T3
Tel: 250-828-4131 | Fax: 250-828-4442
Contact Us: FrontCounter BC
Freedom of Information Disclaimer
We are grateful to live, work and play in the traditional territories of the Tk'emlúps te Secwépemc.

From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Wednesday, March 26, 2025 3:44 PM
To: Jodi Pierce <JPierce@csrd.bc.ca>; HBE@interiorhealth.ca; Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>; FrontCounter BC Kamloops (TO) WLRS:EX <FrontCounterBC.Kamloops@gov.bc.ca>; FrontCounter BC WLRS:EX <FrontCounterBC@gov.bc.ca>; Sheena Haines <SHaines@csrd.bc.ca>
Cc: Laura Gibson <LGibson@csrd.bc.ca>; Savanha Stepkowski <SStepkowski@csrd.bc.ca>
Subject: BL830-27 and BL825-53 Referral Request

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

BL830-27/BL825-53
PL20240000163/PL20240000081

Good afternoon,

Re: Referral Request BL830-27 and BL825-53

You are requested to comment on the attached Bylaw Amendments. We would appreciate your response by **April 25, 2025** (this date may be extended upon request). If no response is received by that date, it will be assumed that your Agency will not be providing any comments.

This link will direct you to the CSRD March 20, 2025 Board Meeting Agenda (Agenda Item 17.4) where the staff report for BL830-27/BL825-53 and the following links are found. Also attached is a KMZ file for those who require it.

17.4 Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-27 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53

1. 2024-03-20_Board_DS_BL830-27_BL825-53_First.pdf
2. BL830-27_BL825-53_Maps_Plans_Photos_2025-03-20.pdf
3. EA-F_Housing_Needs_Assssment_March2022.pdf
4. Scotch_Creek_PrimarySA_Analysis.pdf
5. BL830-27_BL825-53_BL830_BL825_Excerpts.pdf
6. BL830-27_BL825-53_Letter_of_Rationale_2024-11-27.pdf
7. BL825-53_First.pdf
8. BL830-27_First.pdf
9. BL830-27_BL825-53_Supplementary_Letter_of_Rationale_2024-12-18_Redacted.pdf
10. BL830-27_BL825-53_Presentation.pdf

Kind regards,

Karen Riopel
Clerical Assistant, Development Services
Columbia Shuswap Regional District
D: 250.833.5961| **TF:** 1.888.248.2773
E: kriopel@csrd.bc.ca | **W:** www.csrd.bc.ca

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

Simpcw First Nation (Simpcw) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúl̓ecw (Simpcw Territory).

Simpcw appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 “Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.”
Simpcw exercises their right as per UNDRIP Article 11. 2 “States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.”

We will defer to Adams Lake Indian Band.

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with PL20240000163 and PL20240000081 and the collaborative work relating to their proposal and support moving forward.

This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúl̓ecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

Simpcw wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

Best Regards,

SIMPCW NRD

Laura Gibson

From: Jacqueline Chojko-Bolec <jchojko-bolec@lslb.ca>
Sent: July 3, 2025 9:44 AM
To: Karen Riopel; Laura Gibson
Cc: Celia Nord; Nola Markey; Aubrey Cartier
Subject: RE: NationsConnect: Response regarding PL20240000163 and PL20240000081

Hi Karen and Laura,

Thank you for checking in. Skwlax's Cultural Heritage Protection Dept has participated in the archaeological preliminary field reconnaissance led by Antiquus and we support their recommendations for the archaeology component. No further concerns from our department.

Kind regards,
Jacqueline

Skwlăx te Secwepemcúlecw

J. Chojko-Bolec,B.A.,Cert.CRM
Project Coordinator/Archaeologist
Territorial Resource Stewardship
Cultural Heritage Protection Dept
T: 250-679-3203
M: 250-804-9488
E: jchojko-bolec@lslb.ca
1886 Little Shuswap Lake Rd
Chase, BC V0E 1M0
www.lslb.ca

Gratefully living and working in unceded Secwepemcúl̓ecw

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From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Friday, March 28, 2025 1:09 PM
To: Laura Gibson <LGibson@csrd.bc.ca>
Subject: FW: NationsConnect: Response regarding PL20240000163 and PL20240000081

HI Laura,

Message that was sent through Nations Connect. I will advise them that I have passed this on to the planner.

Karen Riopel
Clerical Assistant, Development Services
Columbia Shuswap Regional District

From: NationsConnect <support@nationsconnect.ca>
Sent: March 27, 2025 11:21 AM
To: Karen Riopel <KRiopel@csrd.bc.ca>
Subject: NationsConnect: Response regarding PL20240000163 and PL20240000081

A new conversation has been started by CeliaNord and you were indicated as a person to notify.

Subject: Response

Body:

Weytk,

I am alerting archaeologist Jacqueline Chojko-Bolec regarding potential for impacts to cultural heritage. If you do not hear back from her by the due date, please reach out to her jchojko-bolec@lslb.ca

You will also hear from other Skwlax colleagues regarding environmental concerns.

Kukstemc,

Celia Nord, Archaeologist

View conversation in NationsConnect

KALA GEOSCIENCES LTD.
Groundwater • Wastewater • Environmental
Association of Professional Engineers and Geoscientists of British Columbia Permit No. 1000916

Date: June 27, 2025
Kala Ref.: L25050

1367410 BC Ltd.
Attn: [redacted]

Via Email: [redacted] (k4venturesltd@gmail.com)
Cc: Dave Cunliffe (davecunliffe@cablelan.net)

Attn: Dave Cunliffe, P.Eng.
Project Manager

Re: **COLUMBIA SHUSWAP REGIONAL DISTRICT**
HYDROGEOLOGICAL ASSESSMENT
PID'S 002-212-838, 002-212-234 AND 002-212-498
3860, 3862 AND 3868 SQUILAX ANGLEMONT ROAD, SCOTCH CREEK, BC
REVISED REPORT OF FINDINGS

1.0 INTRODUCTION AND BACKGROUND

Kala Geosciences Ltd., ("Kala") was retained by Mr. Dave Cunliffe to undertake a hydrogeological assessment on behalf of 1367410 BC Ltd. (the "Client") pertinent to a proposed development located at 3860, 3862 and 3868 Squilax Anglemont Road (the "Subject Property"), Scotch Creek, BC. The Client proposes a subdivision including the creation of Lot A (mixed use) and Lot B (R2 Residential) within 3860 Squilax Anglemont Road, four (4) residential units and commercial space on 3862 Squilax Anglemont Road, and eight (8) dwelling units and commercial space on 3868 Squilax-Anglemont Road, Scotch Creek, BC. The objectives of this hydrogeological assessment are to verify the long-term reliability of the water supply for the proposed developments; evaluate the impacts of water supply on other water supplies and properties within a radius of 250 m; and review the proposed method of sewage disposal and potential impacts to groundwater.

The Subject Property is located at Scotch Creek, BC, near the center of the Scotch Creek alluvial fan. There is an existing well within Lot B of 3860 Squilax Anglemont Road with a well tag number (WTN) of WTN36448. This project is to conduct a pumping test within WTN36448 to investigate the long-term reliability of water supply at the Subject Property and impacts of water supply on water wells at neighbouring properties. To review wastewater disposal, auger holes, permeameter tests and percolation tests were advanced and performed via this project.

WTN36448 is a 114 mm diameter by 17.7 m deep well located within proposed Lot B of 3860 Squilax Anglemont Road. It was constructed by Stewart Drilling Ltd. on May 21, 1976.[1] It has a driller's rating of 0.95 L/s or 82,080 L/d (Appendix A). WTN36448 is completed in a sand and gravel aquifer with a 35 slot size screen installed between 16.15 and 17.68 m. WTN36448 has a stick up of 0.84 m based on Kala April 30, 2025 field measurement, meeting the requirement of 0.3 m under current BC Groundwater Protection Regulation (GWPR).[2] Driller's log is included in Appendix A.

2.0 FIELDWORK

A 270-minute pumping test was completed by Kala personnel on April 30, 2025 discharging at 64.3 L/min (17 US gallon per minutes, USgpm). A total of 17,360 liters of water was removed during the pumping test (Appendix B). Groundwater samples were collected using laboratory prepared glassware and shipped to CARO Analytical Services Ltd. (CARO) for potable parameters in a sealed cooler via same-day courier. Certificates of analytical chemistry were included in Appendix C.

Eight (8) auger holes (AHs) were advanced within the Subject Property on April 30, 2025. Eight (8) permeameter tests were performed at each of the eight (8) AHs at depths of 0.6 m below ground surface (mbgs) to 0.75 mbgs. Four (4) percolation tests were performed at the Subject Property at four (4) locations at depth of 0.5 mbgs to 0.6 mbgs.

Subject Property location and water well location diagrams are shown in Figures 1 and 2, respectively. Permeameter test and percolation test locations are provided in Figure 3.

3.0 FINDINGS

3.1 Long-term Reliability of Groundwater Supply

WTN36448 was pumping tested at 64.3 L/minutes (1.07 L/s) for 270 minutes on April 30, 2025 and generated a drawdown of only 0.09 m (Appendix B), which is minor. The 0.09 m drawdown accounts for only 1.9% of the total available drawdown (TAD), which is the distance from static water level (12.17 mbtoc or 11.33 mbgs) to the top of screen (16.15 mbgs). WTN36448 has a long-term yield of significantly larger than the testing rate of 64.3 L/min. Based on the pumping data, WTN36448 has a recharge rate of 92,500 liters of water per day.

Water samples were collected from WTN36448 near the end of pumping test. Groundwater from WTN36448 meets the Summary of Guidelines for Canadian Drinking Water Quality – 2024 (SGCDWQ-2024) for those parameters tested for with the exception of total coliforms (1 CFU/100 mL).[3] Groundwater from WTN36448 does not meet the SGCDWQ-2024 standards but is treatable.

Drawdown is 0.02 m per cycle during the April 30, 2025 pumping test. Using the Cooper-Jacob method, aquifer transmissivity (T) is calculated at:[4]

$$T = \frac{0.183Q}{\Delta s} = \frac{0.183 \times 1.07 L/s \times 86{,}400 s/d \;/\; 1{,}000\ L/m^3}{0.02\ m} = 846\ m^2/d$$

Groundwater flow may be estimated using the following Darcy' equation:

$$Q=TIL \quad (1)$$

Where: Q is flowrate (m^3/d)
T is transmissivity (m^2/d)
I is the flow gradient (0.009)
L is the width of aquifer cross section (3,020 m)

Aquifer recharge is thus 846 m^2/d × 0.009 × 3,020 m = 23,000 m^3/d or 266 L/s.

Groundwater level at provincial groundwater observation well OBS365 at Scotch Creek is plotted in Figure 4. Figure 4 indicates that existing groundwater withdrawal at Scotch Creek alluvial fan is sustainable since no groundwater decline trending occurred to date yet.

The proposed development is mini storage with a single washroom at 3860, four (4) dwelling units and commercial space at 3862 and eight (8) dwelling units and commercial space at 3868 Squilax Anglemont Road. The required water supply is likely in the order of 2,000 L/day at 3860, 8,000 L/day at 3862 and 16,000 L/day at 3868 Squilax Anglemont Road, total at 26,000 L/day or 0.30 L/s based on CSRD Bylaw 680.[5] Comparing to the aquifer recharge of 266 L/s, this required 0.30 L/s (26,000 L/day) of water supply is minimal and is sustainable.

The testing well WTN36448 is constructed in 1976 and approaching its lifespan. The Subject Property is located near the center of the Scotch Creek alluvial fan. Aquifer is expected to be relatively homogeneous. New water well construction will not be challenging. Therefore, long-term reliability of water supply is excellent at the Subject Property. It is recommended that new wells be constructed to a depth of greater than 24 m.

3.2 Impacts of Groundwater Withdrawal on Neighbouring Properties

During the WTN36448 pumping test, WTN76359, which are located approximately 106 m away from WTN36448, is monitored for drawdown interference (DI). DI at the end of the pumping test is zero at WTN76359. Therefore, pumping at the Subject Property at the required rate of 0.30 L/s will have an influence radius of less than 100 m. In addition, the drawdown will be minimal at the pumping well, which has been demonstrated by the 0.09 m drawdown at testing well WTN36448 discharging at 1.07 L/s.

Groundwater withdrawal for the proposed development at the Subject Property will not deplete the aquifer owing to large aquifer recharge. It will not impact or have a minimal impact on water wells at neighbouring properties as demonstrated by the April 30, 2025 pumping test.

3.3 Sewage Disposal at the Subject Property

Wastewater land treatment is a process that uses the natural soil and plant environment to treat wastewater. It has been successfully used for over a century in rural area. It involves applying wastewater to the land surface, where physical, chemical, and biological processes within the soil-plant-water matrix break down pollutants.

Permeameter tests suggest that the average field saturated conductivity of onsite soils is in the order of 2,000 mm/d between a depth of 0.6 m and 0.75 m. Percolation tests suggest a percolation rate of 3 to 10 minutes/25 mm. Field saturated conductivities and percolation rates suggest that the onsite soils are sandy loams to sand.

For wastewater disposal using to ground technique, the land must have no restrictive layer within 1.50 M of infiltration surface to influence effluent downwards movement.[6] In addition, high-water table (HWT) must be below 1.5 m of ground surface to prevent direct interactions between effluent and groundwater from occurring. Available drilling records suggest that there is no restrictive layer such as hardpan, clay, or bedrock within 5 m of ground surface. Groundwater depth is 12.17 mbtoc or 11.33 mbgs on April 30, 2025. Groundwater fluctuation is approximately 0.6 m at Scotch Creek, BC according to provincial observation well OBS365 (Figure 4). Therefore, groundwater depth will be greater than 10.5 m at all time, which is significantly larger than the required vertical separation of 1.5 m. Direct interactions between effluent and groundwater will never occur at the Subject Property. Soil and groundwater conditions are suitable for wastewater disposal. Therefore, sewage disposal at the Subject Property will have no detrimental impacts on groundwater.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the scope of services described herein, the following conclusions and recommendations are provided for Client, owner and regulatory consideration:

a) A 270-minute pumping test has been conducted within the existing well WTN36448 on April 30, 2025 discharging at 1.07 L/s (17 USgpm) to investigate well productivity and impacts on neighbouring wells;

b) Eight (8) permeameter tests and four (4) percolation tests were performed within the Subject Property on April 30, 2025 to investigate the soil and groundwater conditions for sewage disposal considerations;

c) Pumping at WTN36448 generated a drawdown of only 0.09 m at the end of the pumping test. Pumping at a rate for the proposed development will generate a drawdown of less than 0.09 m;

d) The long-term reliability of water supply using groundwater for the proposed development at 3860, 3862 and 3868 Squilax Anglemont Road is excellent owing to large aquifer recharge rate;

e) Water supply at the Subject Property at the water requirement of the proposed development will not deplete the aquifer and will have no to minimal impacts on water wells in neighbouring properties; and

f) Soil and groundwater conditions within the Subject Property are suitable for wastewater disposal. Wastewater disposal at the Subject Property will have no detrimental impacts on groundwater.

6.0 CLOSURE

Please find attached a detailed description of the terms, limitations and constraints applicable to Kala involvement within this project and the uses of this report. If you have any questions regarding this letter report, please contact our office.

Sincerely,
Kala Geosciences Ltd.

2025-06-26

Per:
Yanfeng Yin, Ph.D., P.Geo.
Senior Hydrogeologist

Per:
Paul J. Blackett, ASCT., ROWP, CESA
Project Manager

250625.

Distribution: 1 Copy – [redacted] Property Owner
1 Copy – D.S. Cunliffe P.Eng. Consulting Services
1 Copy – Kala Geosciences Ltd.

P:\2025\25050 - [redacted] co Dave Cunliffe, Scotch Creek, Groundwater Well Assessments\9. Reporting\RL25050 250627 AJN.docx

REFERENCES

Kala acknowledges the following documents and references in the preparation of this report:

1. BC Ministry of Environment and Climate Change Strategy. Water Resources Atlas.
2. BC Ministry of Environment, "Water Sustainability Act" Ground Water Protection Regulation. Includes amendments up to B.C. Reg. 253/2022, current to November 29, 2022.
3. Health Canada (HC), February 2024, "Summary of Guidelines for Canadian Drinking Water Quality (SGCDWQ)".
4. Dawson, Karen J. and Jonathan D. Istok, 1991. Aquifer Testing - Design and Analysis of Pumping and Slug Tests. Lewis Publishers. ISBN 0-87371-501-2
5. Columbia Shuswap Regional District, February 15, 2024. Subdivision Servicing Bylaw No. 680.
6. BC Ministry of Health, September 2014. Sewerage System Standard Practice Manual, Version 3.

Standard of Care

This study and report has been prepared in accordance with generally accepted hydrogeological and environmental practices. Where possible and applicable Kala has referenced and undertaken authorized commissions in accordance with governing regulatory guidelines. No other warranty, expressed or implied, is provided.

Limitation of Liability

Notwithstanding any other provision of this Report/Service, the total liability of Kala, its officers, directors and employees for liabilities, claims, judgments, demands and causes of action arising under or related to this Report/Service, whether based in contract or tort, shall be limited to the total compensation actually paid to Kala for the services. All claims by the Client shall be deemed relinquished unless filed within one (1) year after substantial completion of the services. In addition, Kala shall not be liable for consequential, incidental, or indirect damages as a result of the use of this report.

Reporting

This report has been prepared for the specific site, design objective, development and purpose that was described to Kala by the Client and summarized in the report of findings. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the report are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to Kala, unless Kala was specifically requested by the Client to review and revise the report in light of such alteration or variation. Recommendations from Kala to the Client pertinent to additional and follow up site inspections are mandatory.

Preliminary Site Investigations & Environmental Site Assessments

This section pertains to the completion of Kala reports pertinent to Preliminary Site Investigations (PSIs), Detailed Site Investigations (DSIs), and Environmental Site Assessments (ESAs) as defined by the BC Ministry of Environmental Contaminated Sites Regulation, and Environmental Site Assessments (ESA) as defined by CSA Standard Z768-01 (R2016) - Phase I Environmental Site Assessment

This report authorizes the use of this Kala report by the Client as named herein, its solicitors, lenders, engineers and consultants to the same extent as the Client, and confirms that the Client can rely on this report for financial purposes. This report may be relied upon by the supporting financial institutions and related solicitors, lenders, engineers and consultants to the same extent as the original Client. Reporting is confidential and intended to provide the Client with a baseline assessment of environmental conditions within and adjacent to the subject property as previously defined. Reporting is based on data, information and materials collected during the performance of a (PSI)/(ESA). A PSI or ESA is based solely on site conditions of the subject property during the time of the site visits as described in this report. In evaluating a site, Kala relies in good faith on historical information provided by individuals and agencies noted within the report.

Kala does not warranty any property, explicitly or implicitly. Although every effort is made to verify the authenticity of pertinent information, Kala assumes no responsibility for any deficiency, misstatement or inaccuracy contained within a report as a result of omissions, misrepresentation or fraudulent acts of the individuals or parties interviewed. Kala generally deems a Stage 1 or 2 PSI, or a Phase 1 or 2 ESA to be valid for a particular site for no more than 5 years from the published date of issue. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to Kala. If new information about the environmental conditions at the site is found, the information should be provided to Kala so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

The conclusions presented in this report were based, in part, on visual observations of the site and structures. Our conclusions cannot be and are not extended to include those portions of the site or structures which were not reasonably available, in Kala's opinion, for direct observation. The environmental conditions at the site were assessed within the limitations set forth here within. A review of compliance by past owners or occupants of the site with any applicable local, provincial or federal by-laws, orders-in-council, legislative enactments and regulations was not performed. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances or different quantities of substances tested for, may be present on site and may be revealed to be different if other testing not provided for in our contract is completed. Because of the limitations referred to above, different environmental conditions from those stated in Kala's report may exist. Should such different conditions be encountered, Kala must be notified in order that it may determine if modifications to the conclusions in the report are necessary. Provided that the report is still reliable, and less than 12 months old, Kala will issue a third-party reliance letter to such parties the Client identifies in writing, upon payment of the current fee for such letters. All third parties relying on Kala's report by such reliance agree to be bound by our proposal and Kala's standard reliance letter. Kala's standard reliance letter indicates that in no event shall Kala be liable for any damages, howsoever arising, relating to third-party use of Kala's report.

Groundwater Potential Evaluations and Proof of Sufficient Water Investigations

Groundwater potential evaluations are based on a review of maps, databases and published documents available at the time of the assessment, and a site reconnaissance. The conclusions provided by Kala do not preclude the existence of other aquifers from those identified. A groundwater supply investigation involving test wells and evaluation techniques is required to verify the presence or absence of suspected aquifers. If additional information or assessment findings arise which may alter the conclusions and/or recommendations of this report Kala would be pleased to review and append our report where required.

Proof of water assessments are based on pumping test information provided by others and interpreted by Kala unless otherwise noted. Groundwater sourced from fractured bedrock aquifers is dependent on the density and aperture of randomly and structurally oriented fractures and joints. Kala cannot warranty the long term viability of domestic water wells completed within fractured bedrock. Water well maintenance is required on a regular basis to sustain long term yields.

Kala proof of water evaluations are valid for the time of year and site conditions noted. The impacts of neighboring water wells on the pumping well or the later alteration of site conditions to include additional water wells has not been determined. While every effort is made to establish a recommended pumping rate for a subject water well based on the data provided, the Client or well owner is responsible for monitoring long term well water to verify an aquifers response to pumping and maintain the well such that well bore deterioration does not impact well performance.

Kala recommends the construction, development and use of drilled wells over and above excavated wells where ever possible. Dug wells generally comprise shallow culvert style excavations which are directly under the influence of surface water owing to depth and proximity to surface water recharge. Dug wells, unlike deeper drilled wells, are more sensitive to fluctuations in total available drawdown which impacts the quantity of water available. Seasonal fluctuations in water level especially during drought periods can have pronounced impact on dug wells. Dug wells are not developed to a silt and sand free condition as deeper drilled wells completed in unconsolidated formations are; rather, dug wells rely on the filtering capacity of the surrounding envelope of drain rock to improve water quality. Both the quality and quantity of water sourced from dug wells is more sensitive to surface and local watershed changes.

Report Use

The information and opinions expressed in the report, or any document forming part of the report are for the sole benefit of the client and their approved users. No other party may use, lend, sell or otherwise make available the report or any portion thereof, to any other party without the permission of Kala. Any use of the report, or any portion of the report, by a third party are the sole responsibility of such third party. Kala is not responsible for damages suffered by any third party resulting from unauthorized use of the report.

Third Party Report Use

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Complete Report

The report is not intended to stand alone without reference to the instructions given to Kala by the Client, communications between Kala and the Client, and to any other reports prepared by Kala for the Client relative to the specific site described in the report. In order to properly understand the suggestions, recommendations and opinions expressed in the report, reference must be made to the whole of the report. Kala cannot be responsible for use by any party of portions of the report without reference to the whole report.

Interpretation of the Report

(a) *Nature and Exactness of Soil Description:* Classification and identification of soils, rocks and geologic units have been based upon commonly accepted methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from these systems have been used, they are specifically mentioned. Classification and identification of the type and condition of soils, rocks and geologic units are judgmental in nature. Accordingly, Kala cannot warrant or guarantee the exactness of the description of insitu ground conditions set forth in the report.

(b) *Logs of Test Holes, Pits, Trenches etc.:* The test hole logs are a record of information obtained from field observations and laboratory testing of selected samples as well as an interpretation of the likely subsurface stratigraphy at the test hole sites. In some instances normal sampling procedures do not recover a complete sample. Soil, rock or geologic zones have been interpreted from the available data. The change from one zone to another, indicated on the logs as a distinct line, may be transitional. The same limitations apply to test pit and other logs.

(c) *Stratigraphic and Geologic Sections:* The stratigraphic and geologic sections indicated on drawings contained in this report are interpreted from logs of test holes, test pits or other available information. Stratigraphy is inferred only at the locations of the test holes or pits to the extent indicated by items (a) and (b) above. The actual geology and stratigraphy, particularly between these locations, may vary considerably from that shown on the drawings. Since natural variations in geologic conditions are inherent and a function of the historic site environment, Kala does not represent or warrant that the conditions illustrated are exact and the user of the report should recognize that variations may exist.

(d) *Groundwater Conditions:* Groundwater conditions shown on logs of test holes and test pits, and/or given within the text of this report, record the observed conditions at the time of their measurement. Groundwater conditions may vary between test hole and test pit locations and can be affected by annual, seasonal and special meteorological conditions, or by tidal conditions for sites near the seas. Groundwater conditions can also be altered by construction activities. These types of variations need to be considered in design and construction.

Samples

Kala normally disposes of all unused soil, rock, and sediment or water samples after 90 days of completing the testing program for which the samples were obtained. Further storage or transfer of samples can be made at the owner’s expense upon written request.

Alternate Report Format

When Kala submits both electronic file and hard copies of reports, drawings and other documents and deliverables, the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by Kala shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by Kala shall be deemed to be the overall original for the project.

The Client agrees that both electronic file and hard copy versions shall not, under any circumstances, no matter who owns or uses them, be altered by any party except Kala. The Client warrants that Kala's report will be used only and exactly as submitted by Kala.

The Client recognizes and agrees that electronic files submitted by Kala have been prepared and submitted using specific software and hardware systems. Kala makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

FIGURES

Figure 1: Subject Property Location Diagram
Figure 2: Water Well Location Diagram
Figure 3: Permeameter Test and Percolation Test Location Diagram
Figure 4: Long-Term Groundwater Level at OBS365

APPENDICES

Appendix A: Driller's Well Logs

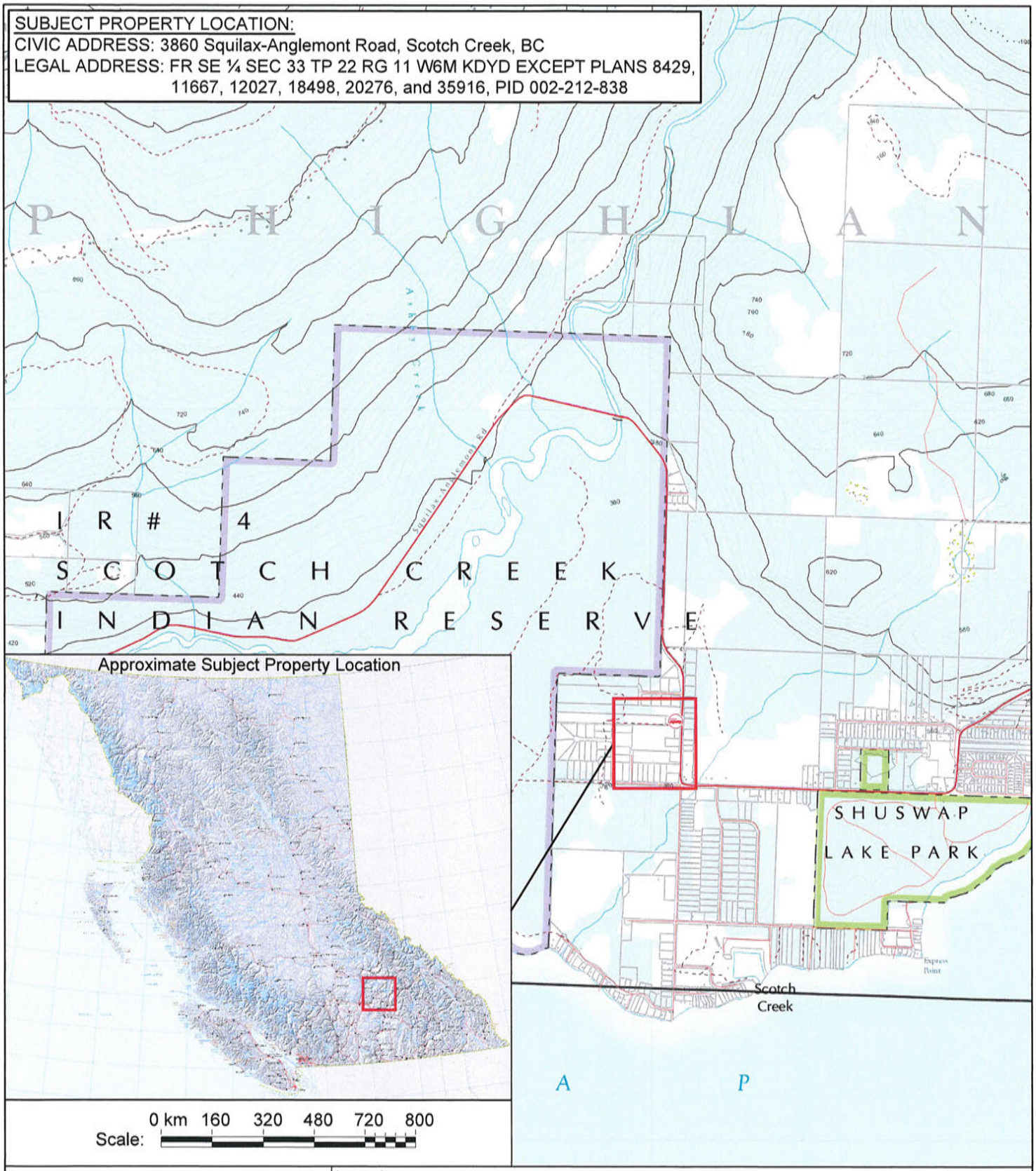
Appendix B: Definition of Terms
Yield Test Data

Appendix C: Certificates of Analytical Chemistry

FIGURES

Figure 1: Subject Property Location Diagram
Figure 2: Water Well Location Diagram
Figure 3: Permeameter Test and Percolation Test Location Diagram
Figure 4: Long-Term Groundwater Level at OBS365

SUBJECT PROPERTY LOCATION:
CIVIC ADDRESS: 3860 Squilax-Anglemont Road, Scotch Creek, BC
LEGAL ADDRESS: FR SE ¼ SEC 33 TP 22 RG 11 W6M KDYD EXCEPT PLANS 8429, 11667, 12027, 18498, 20276, and 35916, PID 002-212-838



KALA GEOSCIENCES LTD.
Groundwater • Wastewater • Environmental

Legend:
Approximate Subject Property Location

Drawing References:
Province of British Columbia

Scale:
0 m 300 600 900 1200 1500

PREPARED SOLELY FOR THE USE OF OUR CLIENT AND NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH KALA GEOSCIENCES LTD. HAS NOT ENTERED INTO A CONTRACT.
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Project #:	25050
Figure #:	1
Drawing #:	25050.1
Design By:	YY
Drawing By:	JB
Rev'd By:	YY
Date:	May 2025

Client: Dave Cunliffe
Project: Proof of Water
3860 Squilax-Anglemont Road
Scotch Creek, BC

Title: Subject Property Location Diagram

KALA GEOSCIENCES LTD.
Groundwater • Wastewater • Environmental

Legend:
Subject Property Line
Water Well

Drawing References:
Columbia Shuswap Regional District

Scale:
0 m 20 40 60 80 100

PREPARED SOLELY FOR THE USE OF OUR CLIENT AND NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH KALA GEOSCIENCES LTD. HAS NOT ENTERED INTO A CONTRACT.
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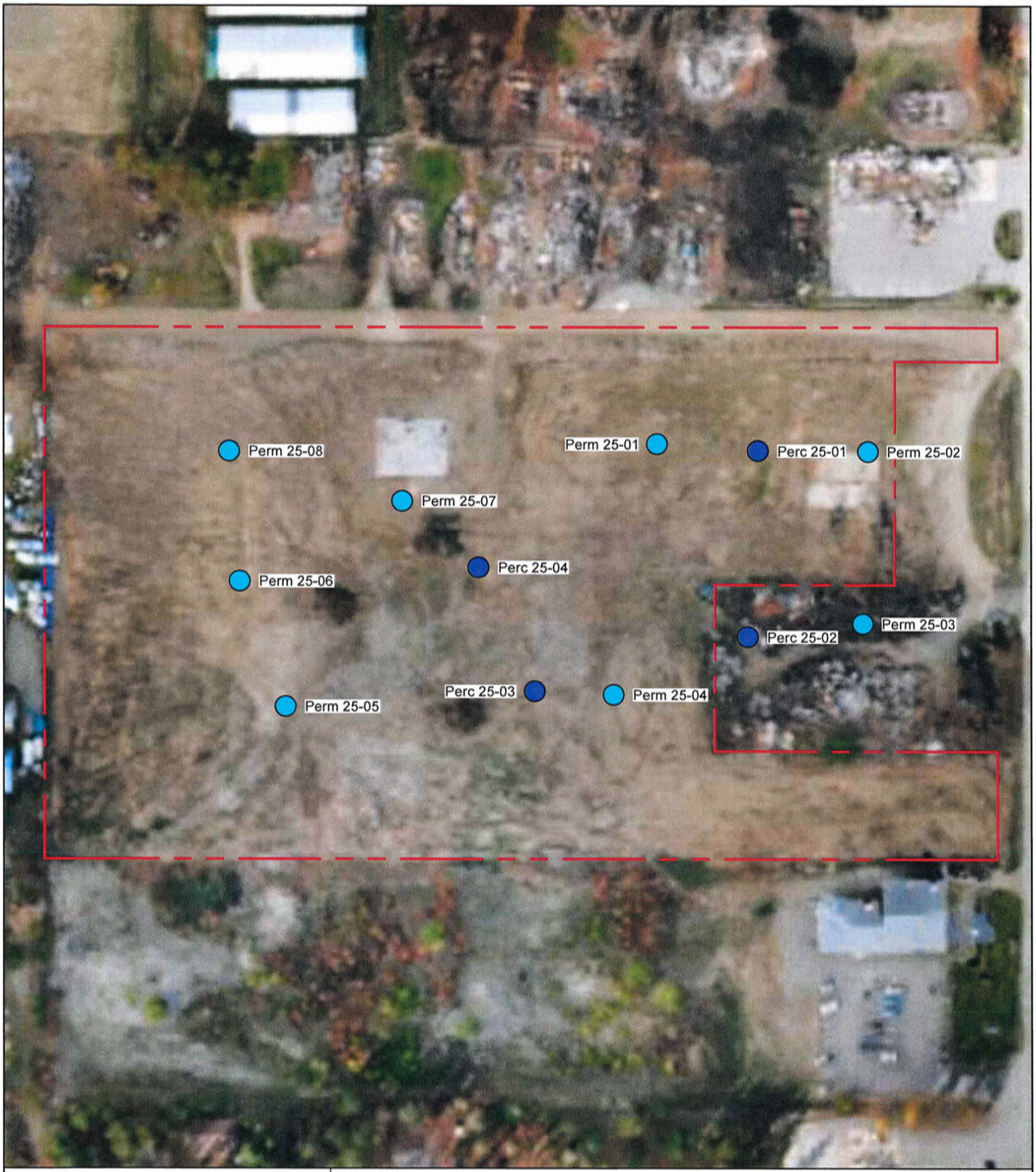
Project #: 25050
Figure #: 2
Drawing #: 25050.2
Design By: YY
Drawing By: JB
Rev'd By:
Date: May 2025

Client: Dave Cunliffe
Project: Proof of Water
3860 Squilax-Anglemont Road
Scotch Creek, BC

Title: Water Well Location Diagram



KALA GEOSCIENCES LTD.
Groundwater • Wastewater • Environmental

Legend:
Subject Property Line
Permeameter Test
Percolation Test

Drawing References:
Columbia Shuswap Regional District

Scale:
0 m 15 30 45 60 75

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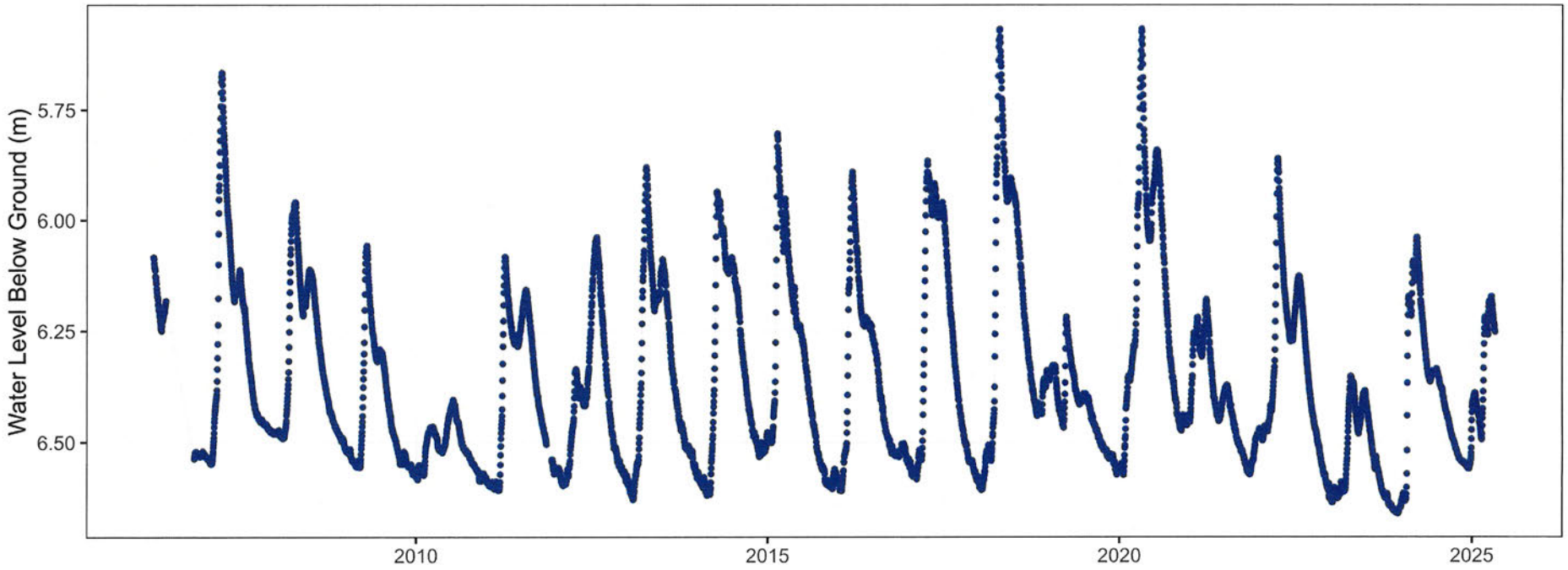
Project #: 25050
Figure #: 3
Drawing #: 25050.3
Design By: YY
Drawing By: JB
Rev'd By:
Date: Jun 2025

Client: Dave Cunliffe
Project: Proof of Water
3860 Squilax-Anglemont Road
Scotch Creek, BC

Title: Permeameter Test and Percolation Test Location Diagram

OBS WELL 365

Water Level Snapshot



Note: True data are marked with a dot, the thin line connecting points is a visual aid only and does not represent true observations.
The full data set can be downloaded via the BC Data Catalogue or the BC Real-time Water Data tool.

BRITISH COLUMBIA

KALA GEOSCIENCES LTD. Groundwater • Wastewater • Environmental Drawing Reference: Province of British Columbia Scale: N/A	Legend:	PREPARED SOLELY FOR THE USE OF OUR CLIENT AND NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH KALA GEOSCIENCES LTD. HAS NOT ENTERED INTO A CONTRACT. © KALA GEOSCIENCES LTD.	Project #: 25050 Figure: 1 Drawing #: 25050.1 Design By: YY Drawing By: JB Rev'd By: YY Date: Jun 2025	Client: Dave Cunliffe Project: Proof of Water 3860 Squilax-Anglemont Road Scotch Creek, BC	Title: Long-Term Groundwater Level at OBS365

APPENDICES

Appendix A: Driller's Well Log

Appendix B: Definition of Terms
Yield Test Data

Appendix C: Certificates of Analytical Chemistry

APPENDIX A

Driller's Well Log

Stewart Drilling Ltd.

BOX 302 — SALMON ARM, B.C.

Date MAY 31/76

Owner's Name [redacted]

Address [redacted]

Location SCOTCH CREEK (Adjacent to Co-op)

Hole # ONE

0 - 35	Rock & Gravel
35 - 50	and some Rock

Total Depth 58 Ft.

Casing Size 4½" Type black Set From 0 - 53 To

Screen 53 Length 5 Ft. Slot 35

Set [redacted] From 53 To 58

Static Water Level

Pump Tested 15 GPM Draw Down

Recommended Pumping Rate - 5 - 15

Pump Set at 50 FGL Ft.

E Logged File # 4706

Total Cost of Well $

Received Cash $ Paid in full

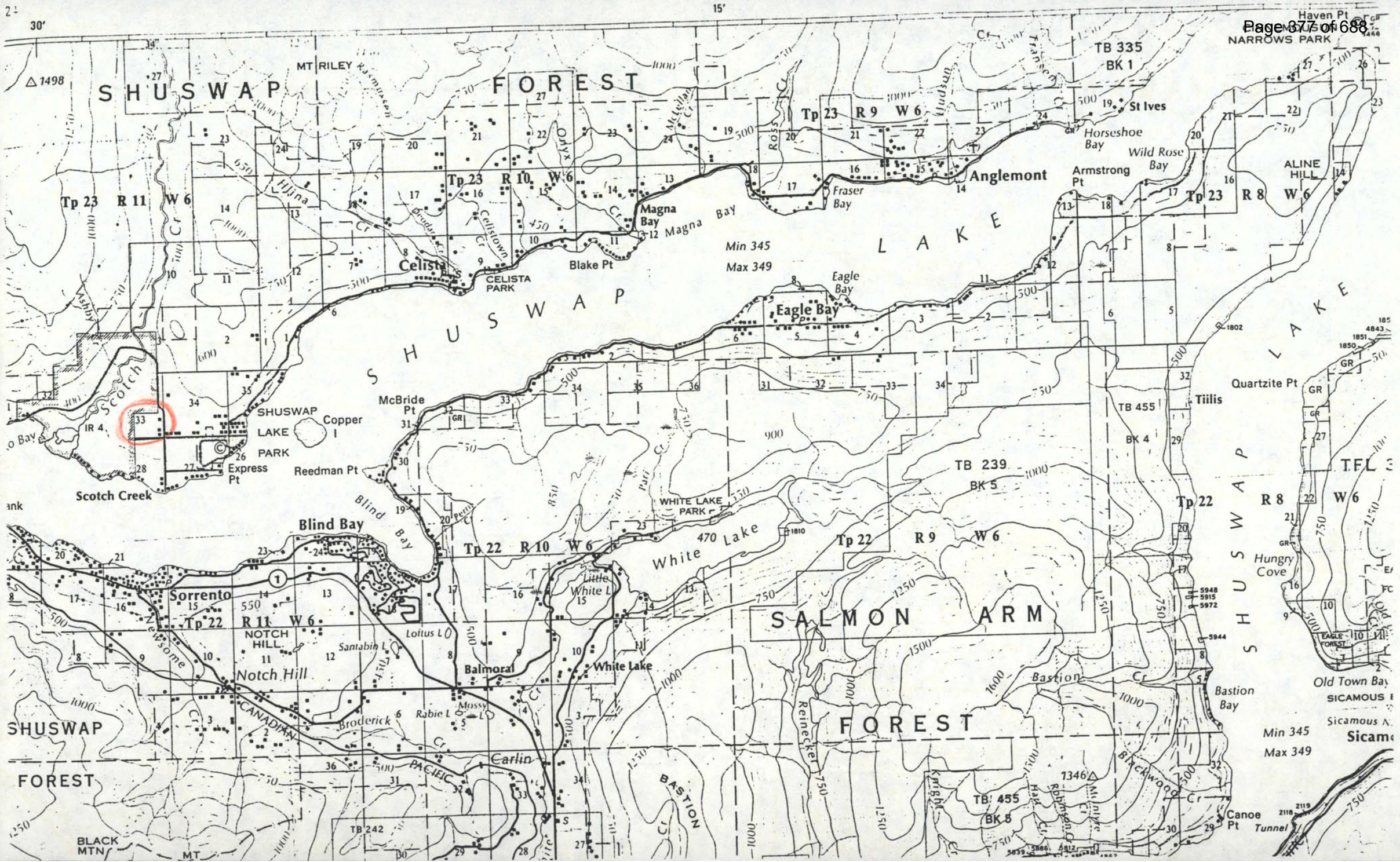
Balance $

[redacted]

Owner's Signature

STEWART DRILLING LTD.

Per


30'
15'
SHUSWAP FOREST
MT RILEY
△1498
Tp 23 R 11 W 6
Tp 23 R 10 W 6
Tp 23 R 9 W 6
Tp 23 R 8 W 6
Tp 22 R 10 W 6
Tp 22 R 9 W 6
Tp 22 R 11 W 6
SHUSWAP LAKE
Min 345
Max 349
Magna Bay
Blake Pt
Celista
CELISTA PARK
Eagle Bay
Anglemont
Fraser Bay
Armstrong Pt
Horseshoe Bay
Wild Rose Bay
St Ives
TB 335
BK 1
ALINE HILL
Haven Pt
NARROWS PARK
Tiilis
TB 455
BK 4
Quartzite Pt
Hungry Cove
TFL
Old Town Bay
SICAMOUS
Sicamous
Scotch Creek
SHUSWAP LAKE PARK
Copper I
Express Pt
Reedman Pt
McBride Pt
Blind Bay
WHITE LAKE PARK
White Lake
Little White L
Sorrento
NOTCH HILL
Notch Hill
Loitus L
Santabin L
Balmoral
Broderick
Rabie L
Mossy L
Carlin
CANADIAN PACIFIC
SALMON ARM
TB 239
BK 5
TB 455
BK 5
TB 242
BLACK MTN
Bastion Bay
Canoe Pt
Tunnel
Reinecker
Bastion Cr
Blackwood Cr
Knight Cr
Robinson Cr
Mt Ida
7346
Ashby
Scotch
Hijina
Broadview
Celistown
Ross
Mellelan
Transco
Hudson
Eagle Bay
Perry Cr
Lake
FOREST

No. 4

PLAN 8598

2 | 3 PLAN 8598 6 | 4 | 5

SEC. 33

SEC. 34, TP. 22, R. 11

82 L/4.E · 18·19·22·23
1" = 400'

2 PLAN 8429

8 | 7 | 6 | 5 | 4 | 3 | 2 PLAN | 1 STORE

9795

1 PLAN 8429

1 PLAN 12027 2

1 PLAN 11667

2

SEC. 33, TP. 22, R. 11

6 P.

1 P. | 2 19020 | 3 | 1 P. 20276

3 P. | 2 | 1 30305 | A P. 23830 | 3 | 4 20276 | 5 Coop | 4 P. 19020

SEC. 28, TP. 22, R. 11

C P. 18038 | 3 | P. 27626

D P. 18038

TP. 22, R. 11

082L.093.2.1 4 X WTN 36448 TP 22 Rg 11

WATER WELL RECORD

DEPT. OF ENVIRONMENT, WATER RESOURCES SERVICE, WATER INVESTIGATIONS BRANCH VICTORIA, BRITISH COLUMBIA

Z ___ WELL NO. ___ 24

___ E

___ N

TP 22 Rge 11 Sec 33 No. 7
Z X Y NO.

LEGAL DESCRIPTION: LOT 6 SEC. 33 TP. 22 R. 11 D.L. ___ MERG LAND DISTRICT 25 KAMLOOPS PLAN 20276

DESCRIPTIVE LOCATION BESIDE SCOTCH CREEK CO-OP LICENCE NO. ___ DATE ___

OWNER'S NAME [redacted] ADDRESS [redacted]

DRILLER'S NAME STEWART DRILLING (30) ADDRESS BOX 302, SALMON ARM DATE COMPLETED ___

NAT. TOPO. SHEET NO. MAP SHEET 42

DEPTH 58' ELEVATION OF ___ ☐ ESTIMATED ☐ SURVEYED CASING DIAM. 4½" LENGTH 0-53'

METHOD OF CONSTRUCTION DRILLED CASING DIAM ___ LENGTH ___

SCREEN LOCATION 53'-58' SCREEN ☒ SIZE 35 slot LENGTH 5' TYPE SS.

SANITARY SEAL YES ☐ NO ☐ SCREEN ☐ SIZE ___ LENGTH ___ TYPE ___

PERFORATED CASING ☐ LENGTH ___ PERFORATIONS FROM ___ TO ___

GRAVEL PACK ☐ LENGTH ___ DIAM. ___ SIZE GRAVEL, ETC. ___

DISTANCE TO WATER ___ ☐ ESTIMATED WATER LEVEL

FROM ___ ☐ MEASURED ELEVATION ___ ARTESIAN PRESSURE ___

DATE OF WATER LEVEL MEASUREMENT ___ WATER USE ___

PRODUCTION TEST SUMMARY

DATE ___

TEST BY ___

BAIL TEST ☐ PUMP TEST ☒ DURATION OF TEST ___

RATE 15 GPM DRAWDOWN ___

WATER LEVEL AT COMPLETION OF TEST ___

AVAILABLE DRAWDOWN ___ SPECIFIC CAPACITY ___

PERMEABILITY ___ STORAGE COEFF. ___

TRANSMISSIVITY ___

RECOMMENDED PUMPING RATE 5-15 GPM

RECOMMENDED PUMP SETTING 50'

CHEMISTRY

TEST BY ___ DATE ___

TOTAL DISSOLVED SOLIDS ___ mg/l TEMPERATURE ___ °C pH ___ SILICA (SiO_2) ___ mg/l

CONDUCTANCE ___ μmhos/cm AT 25°C TOTAL IRON (Fe) ___ mg/l TOTAL HARDNESS ($CaCO_3$) ___ mg/l

TOTAL ALKALINITY ($CaCO_3$) ___ mg/l PHEN. ALKALINITY ($Ca\ CO_3$) ___ mg/l MANGANESE (Mn) ___ mg/l

COLOUR ___ ODOUR ___ TURBIDITY ___

ANIONS	mg/l	epm	CATIONS	mg/l	epm
CARBONATE (CO_3)			CALCIUM (Ca)		
BICARBONATE (HCO_3)			MAGNESIUM (Mg)		
SULPHATE (SO_4)			SODIUM (Na)		
CHLORIDE (Cl)			POTASSIUM (K)		
$NO_2 + NO_3$ (NITROGEN)			IRON (DISSOLVED)		
* TKN. (NITROGEN)					
PHOSPHORUS (P)					

* TKN = TOTAL KJELDAHL NITROGEN CHEMISTRY SITE NO. ___

NO_2 = NITRITE NO_3 = NITRATE

CHEMISTRY FIELD TESTS

TEST BY ___ DATE ___ EQUIPMENT USED ___

LITHOLOGY

FROM	TO	DESCRIPTION
0	35'	ROCK AND GRAVEL
35'	50'	SAND SOME ROCK
MER 77 BM 85		AA 20 JUR 789 AR. 10644.000 - LT 6 SEC 33 TP 22 RG 11 M6 PL 20276 LD 25 (5.00 Acres) LRO: KS120F MHP # AQ 3133

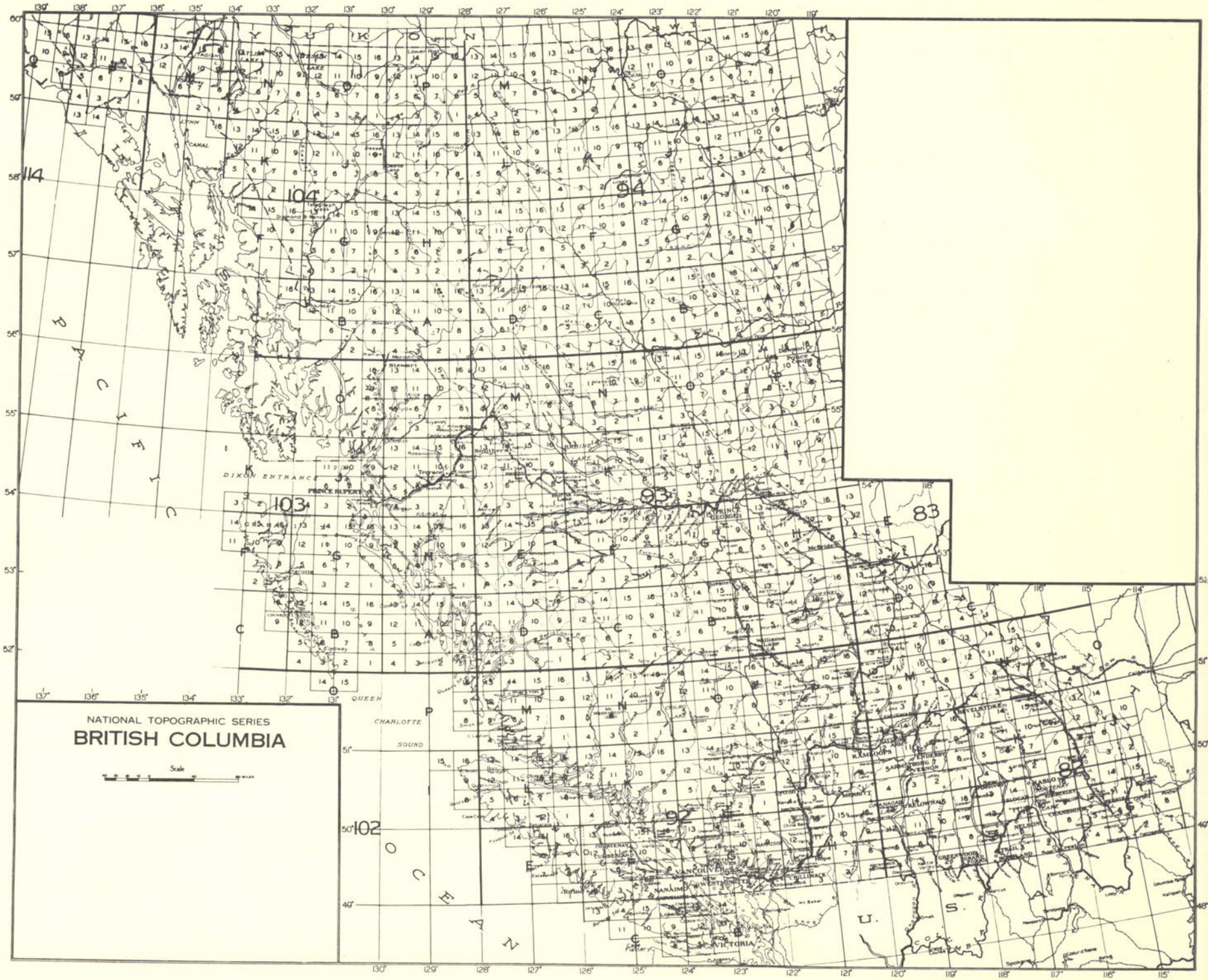
CONTENTS OF FOLDER

☒ DRILL LOG ☐ PUMP TEST DATA ☐ CHEMICAL ANALYSIS

☐ SIEVE ANALYSIS ☐ GEOPHYSICAL LOGS ☐ REPORT

OTHER AA. 20

SOURCES OF INFORMATION DRILLER


NATIONAL TOPOGRAPHIC SERIES
BRITISH COLUMBIA
Scale
114
104
94
103
93
83
102
92
82
PACIFIC
OCEAN
DIXON ENTRANCE
PRINCE RUPERT
QUEEN CHARLOTTE SOUND
VANCOUVER
VICTORIA
NANAIMO
KAMLOOPS
PRINCE GEORGE
U.S.

LAND DISTRICTS
N.W.T.
YUKON
Atlin
Cassiar
Liard R.
Stikine R.
CASSIAR
PEACE RIVER
Finlay R.
Fort St. John
Peace R.
Dawson Creek
Parsnip R.
Stewart
Nass R.
Smithers
Babine Lake
Terrace
Skeena R.
Prince Rupert
COAST RANGE 5
Kitimat
PRINCE GEORGE
CARIBOO
COAST RANGE 4
Quesnel
COAST RANGE 3
Williams Lake
ALBERTA
Columbia R.
PACIFIC OCEAN
QUEEN CHARLOTTE
Queen Charlotte Sound
COAST RANGE 2
LILLOOET
Fraser R.
KAMLOOPS
DIV. OF YALE
Thompson R.
Kamloops
OSOYOOS
Vernon
DIV. OF YALE
KOOTENAY
Kootenay Lake
Kootenay R.
Port Hardy
RUPERT
COAST RANGE 1
Kelowna
NEW WESTMINSTER
YALE
SIMILKAMEEN
DIV. OF YALE
Penticton
Nelson
Cranbrook
Trail
VANCOUVER
DIV. OF YALE
NANAIMO
VICTORIA
50 0 50 100 150 Miles
LAND DISTRICTS IN THIS AREA NOT SHOWN DUE TO SMALL AREA OF MAP.

NORTH

WEST

EAST

SOUTH

SM JUN 78

CARD BY _____ DATE _____

ADDITIONAL DATA ADDED BY _____

REMARKS

[redacted]

20 789

10644.000

13467.000

LOT 6 PL 20276 SEC 33

TWP 22 RGE 11 MERC

LD 25 RDY MH# 763135

5.00 Ac.

APPENDIX B

Definition of Terms
Yield Test Data

Definition of Terms and Abbreviations

Analytical Methods: the use of easily understood mathematical equations and calculations to define groundwater movement and contaminant transport.

Aquiclude: A geological formation, group of formations or part of a formation through which virtually no water moves.

Aquifer: a water-bearing unit that will yield water in a useable quantity to a well or spring.

Aquifer Model: a computerized mathematical description of the aquifer system, used to understand its physical behaviour.

Aquifer System: a general term used to define all areas pertaining to the aquifer that contribute, remove or store groundwater.

Aquitard: A saturated, but poorly permeable bed, formation, or group of formations that does not yield water freely to a well or spring. However, an aquitard may transmit water to or from adjacent aquifers.

Available Drawdown: A volume of water measured from static water level to top of riser above screens.

Bedrock: a general term for consolidated material, such as sandstone and shale, that underlies soils or other unconsolidated material.

Capture Zone: the entire area recharging or contributing water to a well or well field.

Casing Stickup: Well casing distance above ground surface.

Conductivity: A measure of the ability of a material to permit the passage of water. Gravel has high conductivity; clay has a very low conductivity.

Cone of Depression: the depression in the water table or potentiometric surface around a well caused by the withdrawal of water. It defines the area of influence of a well.

Confined Aquifer: an aquifer completely saturated with water and bounded above and below by units, such as clay, which have a distinctly lower permeability than the aquifer itself. In a confined aquifer the groundwater is under pressure, and when a well is drilled into a confined aquifer, the water rises above the level of the aquifer.

Contaminant: an undesirable substance not normally present in the water or soil.

Contamination: the degradation of natural water quality as a result of man's activities. The degree of permissible contamination depends upon the intended end use, or uses, of the water.

Contingency Plan: a plan that prepares for the unforeseen or an accidental occurrence.

Drift deposits: a general term for unconsolidated material transported by glaciers and deposited directly on land or in the sea.

Drawdown: the decline in groundwater level at a point caused by the withdrawal of water from an aquifer.

Evapotranspiration (ET): the process where water absorbed by plants, usually through the roots, is evaporated into the atmosphere from the plant surface.

Flow Lines: lines indicating the direction followed by groundwater toward points of discharge. Flow lines are perpendicular to water table contours.

Flow Path: subsurface course a water molecule or solute would follow.

Flowing Artesian Well: A well in which the water overflows at ground surface.

Groundwater: subsurface water contained in openings and pore spaces below the water table in an unconfined aquifer or located in a confined aquifer.

Groundwater Divide: a ridge in the water table from which groundwater moves away in both directions.

Hydraulic Gradient: the slope of the water table or potentiometric surface; that is, the change in water level per unit distance along the direction of maximum head decrease. Determined by measuring the water level in several wells.

Hydrogeologic: factors that deal with subsurface waters and related geologic aspects of surface waters.

Hydrologic Cycle: the exchange of water between the Earth and the atmosphere through evaporation and precipitation.

Infiltration: the downward entry of water into soil or rock.

Interference: the condition occurring when the cone of depression of a well comes into contact or overlaps that of a neighbouring well. At a given location, the total well interference is the sum of the drawdowns due to each individual well.

IGPM: Imperial Gallons Per Minute

L/s: Litres Per Second

Leaching: removal of materials in solution from rock, soil, or waste; separation or dissolving out of soluble constituents from a porous medium by percolation of water.

Long Term Well Capacity: Maximum recommended long term well capacity based on well equilibrium estimations.

Non-point Source: a dispersed source that discharges contaminants into the environment.

Observation Well: a non-pumping well used to observe the water table elevation or potentiometric surface.

Permeability: the measure of a material's ability to allow the passage of a fluid.

Potentiometric Surface: the potential level to which water will rise above the water level in an aquifer in a well than penetrates a confined aquifer, if the potential level is high than the land surface, the well will overflow.

Point Source: a specific site from which contaminants are or may be discharged into the environment.

Porosity: the ratio of the total volume of voids available for fluid transmission to the total volume of a porous medium.

Potable Water: suitable for human consumption as drinking water.

Production Well (PW): Well producing water for consumption.

Pumping Rate (Q): Constant or step pumping rate; typically in L/s or USgpm.

Pumping Level (PL): Water level to pumping groundwater depth as measured below ground surface.

Recharge: the addition of water to the zone of saturation; also the amount of water added. Can be expressed as a rate (i.e. mm/yr) or a volume.

Recharge Area: area in which water reaches the zone of saturation by surface infiltration.

Reservoir: a natural or artificial place where water is collected and stored for use, especially water for supplying a community, irrigating land etc.

Residual Drawdown: the difference between the non-pumping water level and the water level at a given time (t') after the pumping was stopped.

Runoff: that part of the precipitation, snow melt, or irrigation water that appears in uncontrolled surface streams, rivers, drains or sewers. Run-off may be classified according to speed of appearance after rainfall or melting snow as direct run-off or base run-off, and according to source as surface run-off, storm interflow or groundwater run-off.

Saturated Zone: the portion of the subsurface environment where the void spaces are filled with water.

Specific Capacity (Q/s): Well discharge expressed as rate of yield per unit of drawdown (i.e. USgpm/ft, L/s/m).

Spring: place where groundwater flows naturally from rock or soil onto the land surface or into a surface water body.

Static Water Level (SWL): The level of water in a well that is not being affected by withdrawal of groundwater (pre-pumping)

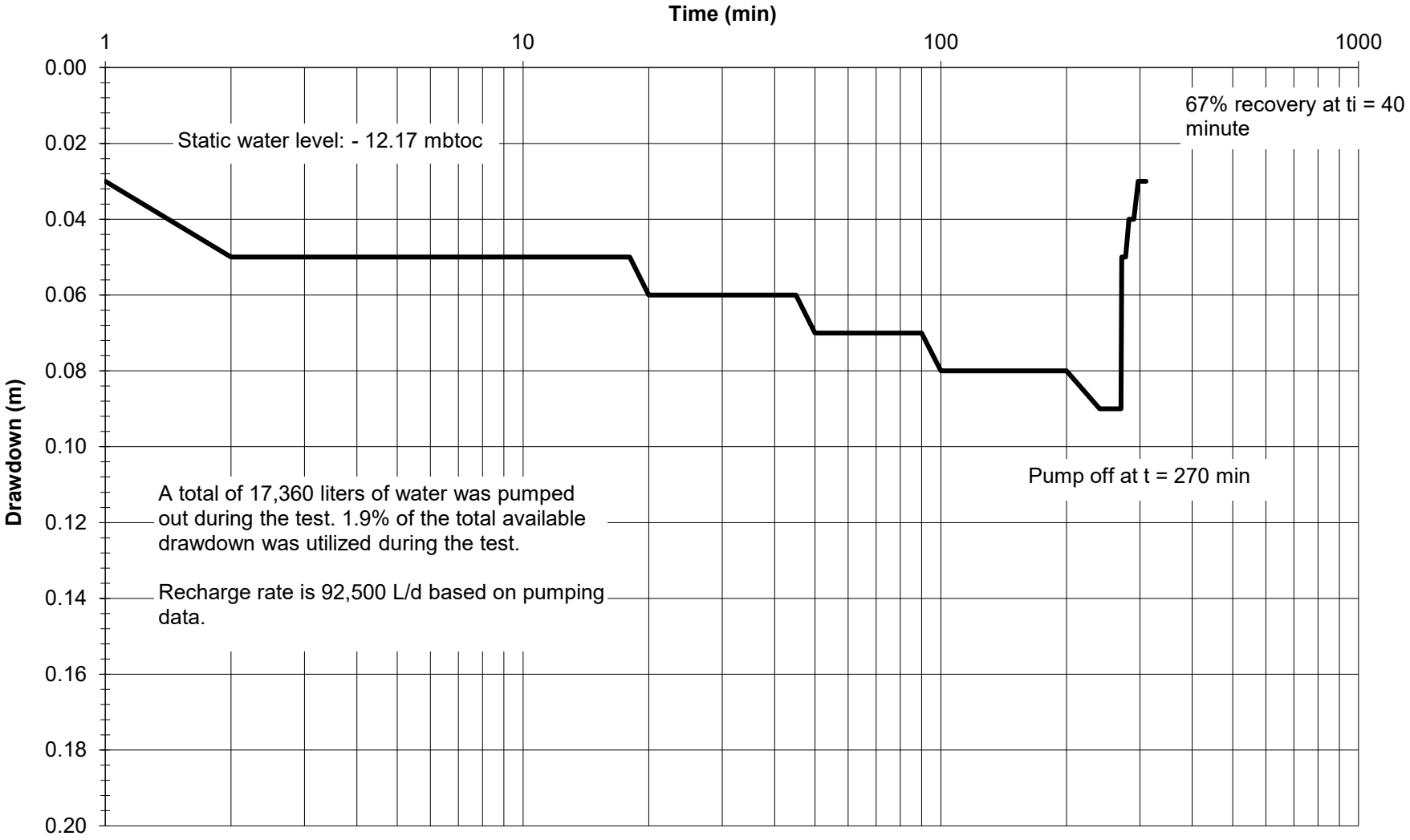
Storage Coefficient: volume of water released from aquifer storage over a unit decline in head.

Storativity (S): The volume of water that the aquifer releases from storage per unit surface area of aquifer per unit loss in the component of hydraulic head normal to that surface.

Surface Water: water on the surface of land such as in a river, lake, creek, wetland etc.

Test Well (TW): Well used for exploratory purposes to determine if a water bearing zone is present.

YIELD TEST - WTN36448 PUMPING TEST, 3860 SQUILAX-ANGLEMONT ROAD SCOTCH CREEK, BC (64.3 L/min April 30, 2025)



SUMMARY OF PUMPING TEST DATA
AT PUMPING WELL WTN36448 (April 30, 2025)

ELAPSED TIME	PUMPING TIME		RECOVERY TIME	ELAPSED TIME / RECOVERY TIME	Water Level	Drawdown	Discharge Rate	COMMENTS
[min]	[min]	[days]	[min]	[-]	[mbtoc]	[m]	[L/min]	
0	0	0.0000			12.17	0.00		SWL
1	1	0.0007			12.20	0.03	64.30	
2	2	0.0014			12.22	0.05	64.30	
3	3	0.0021			12.22	0.05	64.30	
4	4	0.0028			12.22	0.05	64.30	
5	5	0.0035			12.22	0.05	64.30	
6	6	0.0042			12.22	0.05	64.30	
7	7	0.0049			12.22	0.05	64.30	
8	8	0.0056			12.22	0.05	64.30	
9	9	0.0063			12.22	0.05	64.30	
10	10	0.0069			12.22	0.05	64.30	
12	12	0.0083			12.22	0.05	64.30	
14	14	0.0097			12.22	0.05	64.30	
16	16	0.0111			12.22	0.05	64.30	
18	18	0.0125			12.22	0.05	64.30	
20	20	0.0139			12.23	0.06	64.30	
25	25	0.0174			12.23	0.06	64.30	
30	30	0.0208			12.23	0.06	64.30	
35	35	0.0243			12.23	0.06	64.30	
40	40	0.0278			12.23	0.06	64.30	
45	45	0.0313			12.23	0.06	64.30	
50	50	0.0347			12.24	0.07	64.30	
60	60	0.0417			12.24	0.07	64.30	
70	70	0.0486			12.24	0.07	64.30	
80	80	0.0556			12.24	0.07	64.30	
90	90	0.0625			12.24	0.07	64.30	
100	100	0.0694			12.25	0.08	64.30	
120	120	0.0833			12.25	0.08	64.30	
140	140	0.0972			12.25	0.08	64.30	
160	160	0.1111			12.25	0.08	64.30	
180	180	0.1250			12.25	0.08	64.30	
200	200	0.1389			12.25	0.08	64.30	
240	240	0.1667			12.26	0.09	64.30	
270	270	0.1875			12.26	0.09	64.30	Pump off
271			1	271.0000	12.22	0.05		Recovery
272			2	136.0000	12.22	0.05		
273			3	91.0000	12.22	0.05		
274			4	68.5000	12.22	0.05		
275			5	55.0000	12.22	0.05		
276			6	46.0000	12.22	0.05		
277			7	39.5714	12.22	0.05		
282			12	23.5000	12.21	0.04		
284			14	20.2857	12.21	0.04		
288			18	16.0000	12.21	0.04		
290			20	14.5000	12.21	0.04		
297			27	11.0000	12.20	0.03		
300			30	10.0000	12.20	0.03		
305			35	8.7143	12.20	0.03		
310			40	7.7500	12.20	0.03		

NOTES

1. mbtoc = meters below top of casing.

SUMMARY OF DRAWDOWN
AT MONITORING WELL WTN76359 (April 30, 2025)

ELAPSED TIME [min]	PUMPING TIME [min]	RECOVERY TIME [min]	r = 106 m		COMMENTS
			Water Level [mbtoc]	Drawdown [m]	
0	0		11.16	0.00	SWL
5	5		11.16	0.00	
10	10		11.16	0.00	
15	15		11.16	0.00	
20	20		11.16	0.00	
25	25		11.16	0.00	
30	30		11.16	0.00	
35	35		11.16	0.00	
40	40		11.16	0.00	
50	50		11.16	0.00	
60	60		11.16	0.00	
80	80		11.16	0.00	
100	100		11.16	0.00	
120	120		11.16	0.00	
150	150		11.16	0.00	
180	180		11.16	0.00	
210	210		11.16	0.00	
240	240		11.16	0.00	
270	270		11.16	0.00	Pump off
275		5	11.16	0.00	Recovery
280		10	11.16	0.00	
285		15	11.16	0.00	
290		20	11.16	0.00	
300		30	11.16	0.00	
310		40	11.16	0.00	

NOTES

1. mbtoc = meters below top of casing.

APPENDIX C

Certificates of Analytical Chemistry

CARO ANALYTICAL SERVICES

CERTIFICATE OF ANALYSIS

REPORTED TO	Kala Geosciences Ltd. 1314 M[redacted]Rd. Kamloops, BC V2C 6N6		
ATTENTION	General	**WORK ORDER**	25E0187
PO NUMBER	25050	**RECEIVED / TEMP**	2025-05-01 14:22 / 8.6°C
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40
PROJECT INFO	Kala Basic Domestic Potability	**COC NUMBER**	No Number

Introduction:

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

Big Picture Sidekicks

You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too.

We've Got Chemistry

It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

Ahead of the Curve

Through research, regulation knowledge, and instrumentation, we are your analytical centre for the technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

Work Order Comments: Custody Seals Intact: N/A

By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: https://www.caro.ca/terms-conditions

If you have any questions or concerns, please contact me at bwhitehead@caro.ca

Authorized By:

Brent Whitehead
Account Manager

CARO ANALYTICAL SERVICES

TEST RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	Guideline	RL	Units	Analyzed	Qualifier
Win 36448 (25E0187-01) | Matrix: Drinking Water | Sampled: 2025-04-30 14:30						
Anions						
Chloride	**0.94**	AO ≤ 250	0.10	mg/L	2025-05-03	
Fluoride	< 0.10	MAC = 1.5	0.10	mg/L	2025-05-03	
Nitrate (as N)	**0.321**	MAC = 10	0.010	mg/L	2025-05-03	
Nitrite (as N)	< 0.010	MAC = 1	0.010	mg/L	2025-05-03	
Sulfate	**10.0**	AO ≤ 500	1.0	mg/L	2025-05-03	
Calculated Parameters						
Hardness, Dissolved (as CaCO3)	**174**	N/A	0.500	mg/L	N/A	
Nitrate+Nitrite (as N)	**0.321**	N/A	0.0100	mg/L	N/A	
Nitrogen, Organic	< 0.0500	N/A	0.0500	mg/L	N/A	
Dissolved Metals						
Aluminum, dissolved	< 0.0050	N/A	0.0050	mg/L	2025-05-06	
Antimony, dissolved	< 0.00020	N/A	0.00020	mg/L	2025-05-06	
Arsenic, dissolved	< 0.00050	N/A	0.00050	mg/L	2025-05-06	
Barium, dissolved	**0.0799**	N/A	0.0050	mg/L	2025-05-06	
Beryllium, dissolved	< 0.00010	N/A	0.00010	mg/L	2025-05-06	
Bismuth, dissolved	< 0.00010	N/A	0.00010	mg/L	2025-05-06	
Boron, dissolved	< 0.0500	N/A	0.0500	mg/L	2025-05-06	
Cadmium, dissolved	< 0.000010	N/A	0.000010	mg/L	2025-05-06	
Calcium, dissolved	**58.4**	N/A	0.20	mg/L	2025-05-06	
Chromium, dissolved	**0.00061**	N/A	0.00050	mg/L	2025-05-06	
Cobalt, dissolved	< 0.00010	N/A	0.00010	mg/L	2025-05-06	
Copper, dissolved	< 0.00040	N/A	0.00040	mg/L	2025-05-06	
Iron, dissolved	< 0.010	N/A	0.010	mg/L	2025-05-06	
Lead, dissolved	< 0.00020	N/A	0.00020	mg/L	2025-05-06	
Lithium, dissolved	**0.00174**	N/A	0.00010	mg/L	2025-05-06	
Magnesium, dissolved	**6.86**	N/A	0.010	mg/L	2025-05-06	
Manganese, dissolved	**0.00085**	N/A	0.00020	mg/L	2025-05-06	
Mercury, dissolved	< 0.000010	N/A	0.000010	mg/L	2025-05-04	
Molybdenum, dissolved	**0.00046**	N/A	0.00010	mg/L	2025-05-06	
Nickel, dissolved	< 0.00040	N/A	0.00040	mg/L	2025-05-06	
Phosphorus, dissolved	< 0.050	N/A	0.050	mg/L	2025-05-06	
Potassium, dissolved	**1.47**	N/A	0.10	mg/L	2025-05-06	
Selenium, dissolved	< 0.00050	N/A	0.00050	mg/L	2025-05-06	
Silicon, dissolved	**5.5**	N/A	1.0	mg/L	2025-05-06	
Silver, dissolved	< 0.000050	N/A	0.000050	mg/L	2025-05-06	
Sodium, dissolved	**1.93**	N/A	0.10	mg/L	2025-05-06	
Strontium, dissolved	**0.346**	N/A	0.0010	mg/L	2025-05-06	
Sulfur, dissolved	**3.6**	N/A	3.0	mg/L	2025-05-06	
Tellurium, dissolved	< 0.00050	N/A	0.00050	mg/L	2025-05-06	
Thallium, dissolved	< 0.000020	N/A	0.000020	mg/L	2025-05-06	
Thorium, dissolved	< 0.00010	N/A	0.00010	mg/L	2025-05-06	
Tin, dissolved	< 0.00020	N/A	0.00020	mg/L	2025-05-06	

CARO ANALYTICAL SERVICES

TEST RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	Guideline	RL	Units	Analyzed	Qualifier
Win 36448 (25E0187-01) | Matrix: Drinking Water | Sampled: 2025-04-30 14:30, Continued						
Dissolved Metals, Continued						
Titanium, dissolved	< 0.0050	N/A	0.0050	mg/L	2025-05-06	
Tungsten, dissolved	< 0.0010	N/A	0.0010	mg/L	2025-05-06	
Uranium, dissolved	**0.000771**	N/A	0.000020	mg/L	2025-05-06	
Vanadium, dissolved	< 0.0050	N/A	0.0050	mg/L	2025-05-06	
Zinc, dissolved	< 0.0040	N/A	0.0040	mg/L	2025-05-06	
Zirconium, dissolved	< 0.00010	N/A	0.00010	mg/L	2025-05-06	
General Parameters						
Alkalinity, Total (as CaCO3)	**146**	N/A	1.0	mg/L	2025-05-03	
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	N/A	1.0	mg/L	2025-05-03	
Alkalinity, Bicarbonate (as CaCO3)	**146**	N/A	1.0	mg/L	2025-05-03	
Alkalinity, Carbonate (as CaCO3)	< 1.0	N/A	1.0	mg/L	2025-05-03	
Alkalinity, Hydroxide (as CaCO3)	< 1.0	N/A	1.0	mg/L	2025-05-03	
Ammonia, Total (as N)	< 0.050	None Required	0.050	mg/L	2025-05-05	
Colour, True	< 5.0	AO ≤ 15	5.0	CU	2025-05-02	
Conductivity (EC)	**323**	N/A	2.0	µS/cm	2025-05-03	
Nitrogen, Total Kjeldahl	< 0.050	N/A	0.050	mg/L	2025-05-06	
pH	**7.87**	7.0-10.5	0.10	pH units	2025-05-03	HT2
Solids, Total Dissolved	**200**	AO ≤ 500	15	mg/L	2025-05-02	
Turbidity	**0.18**	OG < 1	0.10	NTU	2025-05-03	
Microbiological Parameters						
Coliforms, Total	**1**	MAC = 0	1	CFU/100 mL	2025-05-01	
Background Colonies	**5**	N/A	1	CFU/100 mL	2025-05-01	
Coliforms, Fecal	< 1	N/A	1	CFU/100 mL	2025-05-01	
Heterotrophic Plate Count	**6**	N/A	5	CFU/mL	2025-05-01	HT1
E. coli	< 1	MAC = 0	1	CFU/100 mL	2025-05-01	
Total Metals						
Aluminum, total	< 0.0050	OG < 0.1	0.0050	mg/L	2025-05-05	
Antimony, total	< 0.00020	MAC = 0.006	0.00020	mg/L	2025-05-05	
Arsenic, total	< 0.00050	MAC = 0.01	0.00050	mg/L	2025-05-05	
Barium, total	**0.0801**	MAC = 2	0.0050	mg/L	2025-05-05	
Beryllium, total	< 0.00010	N/A	0.00010	mg/L	2025-05-05	
Bismuth, total	< 0.00010	N/A	0.00010	mg/L	2025-05-05	
Boron, total	< 0.0500	MAC = 5	0.0500	mg/L	2025-05-05	
Cadmium, total	< 0.000010	MAC = 0.007	0.000010	mg/L	2025-05-05	
Calcium, total	**53.9**	None Required	0.20	mg/L	2025-05-05	
Chromium, total	**0.00064**	MAC = 0.05	0.00050	mg/L	2025-05-05	
Cobalt, total	< 0.00010	N/A	0.00010	mg/L	2025-05-05	
Copper, total	< 0.00040	MAC = 2	0.00040	mg/L	2025-05-05	
Iron, total	**0.025**	AO ≤ 0.1	0.010	mg/L	2025-05-05	
Lead, total	< 0.00020	MAC = 0.005	0.00020	mg/L	2025-05-05	
Lithium, total	**0.00170**	N/A	0.00010	mg/L	2025-05-05	

CARO ANALYTICAL SERVICES

TEST RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	Guideline	RL	Units	Analyzed	Qualifier
Win 36448 (25E0187-01) | Matrix: Drinking Water | Sampled: 2025-04-30 14:30, Continued						
Total Metals, Continued						
Magnesium, total	**7.11**	None Required	0.010	mg/L	2025-05-05	
Manganese, total	**0.00100**	MAC = 0.12	0.00020	mg/L	2025-05-05	
Mercury, total	< 0.000010	MAC = 0.001	0.000010	mg/L	2025-05-05	
Molybdenum, total	**0.00046**	N/A	0.00010	mg/L	2025-05-05	
Nickel, total	< 0.00040	N/A	0.00040	mg/L	2025-05-05	
Phosphorus, total	< 0.050	N/A	0.050	mg/L	2025-05-05	
Potassium, total	**1.48**	N/A	0.10	mg/L	2025-05-05	
Selenium, total	< 0.00050	MAC = 0.05	0.00050	mg/L	2025-05-05	
Silicon, total	**5.4**	N/A	1.0	mg/L	2025-05-05	
Silver, total	< 0.000050	None Required	0.000050	mg/L	2025-05-05	
Sodium, total	**1.88**	AO ≤ 200	0.10	mg/L	2025-05-05	
Strontium, total	**0.359**	MAC = 7	0.0010	mg/L	2025-05-05	
Sulfur, total	**3.4**	N/A	3.0	mg/L	2025-05-05	
Tellurium, total	< 0.00050	N/A	0.00050	mg/L	2025-05-05	
Thallium, total	< 0.000020	N/A	0.000020	mg/L	2025-05-05	
Thorium, total	< 0.00010	N/A	0.00010	mg/L	2025-05-05	
Tin, total	< 0.00020	N/A	0.00020	mg/L	2025-05-05	
Titanium, total	< 0.0050	N/A	0.0050	mg/L	2025-05-05	
Tungsten, total	< 0.0010	N/A	0.0010	mg/L	2025-05-05	
Uranium, total	**0.000796**	MAC = 0.02	0.000020	mg/L	2025-05-05	
Vanadium, total	< 0.0050	N/A	0.0050	mg/L	2025-05-05	
Zinc, total	< 0.0040	AO ≤ 5	0.0040	mg/L	2025-05-05	
Zirconium, total	< 0.00010	N/A	0.00010	mg/L	2025-05-05	

Sample Qualifiers:

HT1 The sample was prepared and/or analyzed past the recommended holding time.

HT2 The 15 minute recommended holding time (from sampling to analysis) has been exceeded - field analysis is recommended.

CARO ANALYTICAL SERVICES

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analysis Description	Method Ref.	Technique	Accredited	Location
Alkalinity in Water	SM 2320 B* (2021)	Titration with H2SO4	✓	Kelowna
Ammonia, Total in Water	SM 4500-NH3 G* (2021)	Automated Colorimetry (Phenate)	✓	Kelowna
Anions in Water	SM 4110 B (2020)	Ion Chromatography	✓	Kelowna
Coliforms, Fecal in Water	SM 9222 D (2015)	Membrane Filtration / m-FC Agar	✓	Kelowna
Coliforms, Total in Water	SM 9222* (2015)	Membrane Filtration / Chromocult Agar	✓	Kelowna
Colour, True in Water	SM 2120 C (2021)	Spectrophotometry (456 nm)	✓	Kelowna
Conductivity in Water	SM 2510 B (2021)	Conductivity Meter	✓	Kelowna
Dissolved Metals in Water	EPA 200.8 / EPA 6020B	0.45 µm Filtration / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)	✓	Richmond
E. coli in Water	SM 9222* (2015)	Membrane Filtration / Chromocult Agar	✓	Kelowna
Hardness in Water	SM 2340 B (2021)	Calculation: 2.497 [diss Ca] + 4.118 [diss Mg]	✓	N/A
Hardness in Water	SM 2340 B* (2021)	Calculation: 2.497 [total Ca] + 4.118 [total Mg] (Est)	✓	N/A
Heterotrophic Plate Count in Water	SM 9215 D (2022)	Membrane Filtration / Membrane Filtration	✓	Kelowna
Mercury, dissolved in Water	EPA 245.7*	BrCl2 Oxidation / Cold Vapor Atomic Fluorescence Spectrometry (CVAFS)	✓	Richmond
Mercury, total in Water	EPA 245.7*	BrCl2 Oxidation / Cold Vapor Atomic Fluorescence Spectrometry (CVAFS)	✓	Richmond
Nitrogen, Total Kjeldahl in Water	SM 4500-Norg D* (2021)	Block Digestion and Flow Injection Analysis	✓	Kelowna
pH in Water	SM 4500-H+ B (2021)	Electrometry	✓	Kelowna
Solids, Total Dissolved in Water	Solids in Water, Filtered / SM 2540 C* (2020)	Solids in Water, Filtered / Gravimetry (Dried at 103-105C)	✓	Kelowna
Total Metals in Water	EPA 200.2 / EPA 6020B	HNO3+HCl Hot Block Digestion / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)	✓	Richmond
Turbidity in Water	SM 2130 B (2020)	Nephelometry	✓	Kelowna

Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method

Glossary of Terms:

RL	Reporting Limit (default)
<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than the default RL due to various factors
AO	Aesthetic Objective
CFU/100 mL	Colony Forming Units per 100 millilitres
CFU/mL	Colony Forming Units per millilitre
CU	Colour Units (referenced against a platinum cobalt standard)
MAC	Maximum Acceptable Concentration (health based)
mg/L	Milligrams per litre
NTU	Nephelometric Turbidity Units
OG	Operational Guideline (treated water)
pH units	pH < 7 = acidic, ph > 7 = basic
µS/cm	Microsiemens per centimetre
EPA	United States Environmental Protection Agency Test Methods
SM	Standard Methods for the Examination of Water and Wastewater, American Public Health Association

CARO ANALYTICAL SERVICES

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

General Comments:

The results in this report apply to the received samples analyzed in accordance with the Chain of Custody document. This analytical report must be reproduced in its entirety. CARO is not responsible for any loss or damage resulting directly or indirectly from error or omission in the conduct of testing. Liability is limited to the cost of analysis. Caro will dispose of all samples within 30 days of sample receipt, unless otherwise agreed.

Results in **Bold** indicate values that are above CARO's method reporting limits. Any results that are above regulatory limits are highlighted **red**. Please note that results will only be highlighted red if the regulatory limits are included on the CARO report. Any Bold and/or highlighted results do not take into account method uncertainty. If you would like method uncertainty or regulatory limits to be included on your report, please contact your Account Manager:bwhitehead@caro.ca

Please note any regulatory guidelines applied to this report are added as a convenience to the client, at their request, to help provide some initial context to analytical results obtained. Although CARO makes every effort to ensure accuracy of the associated regulatory guideline(s) applied, the guidelines applied cannot be assumed to be correct due to a variety of factors and as such CARO Analytical Services assumes no liability or responsibility for the use of those guidelines to make any decisions. The original source of the regulation should be verified and a review of the guideline(s) should be validated as correct in order to make any decisions arising from the comparison of the analytical data obtained to the relevant regulatory guideline for one's particular circumstances. Further, CARO Analytical Services assumes no liability or responsibility for any loss attributed from the use of these guidelines in any way.

CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

The following section displays the quality control (QC) data that is associated with your sample data. Groups of samples are prepared in "batches" and analyzed in conjunction with QC samples that ensure your data is of the highest quality Common QC types include

- **Method Blank (Blk)**: A blank sample that undergoes sample processing identical to that carried out for the test samples. Method blank results are used to assess contamination from the laboratory environment and reagents.
- **Duplicate (Dup)**: An additional or second portion of a randomly selected sample in the analytical run carried through the entire analytical process. Duplicates provide a measure of the analytical method's precision (reproducibility).
- **Blank Spike (BS)** A sample of known concentration which undergoes processing identical to that carried out for test samples, also referred to as a laboratory control sample (LCS). Blank spikes provide a measure of the analytical method's accuracy.
- **Matrix Spike (MS)**: A second aliquot of sample is fortified with a known concentration of target analytes and carried through the entire analytical process. Matrix spikes evaluate potential matrix effects that may affect the analyte recovery.
- **Reference Material (SRM)**: A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Anions, Batch B5E1891										
Blank (B5E1891-BLK1)				Prepared: 2025-05-02, Analyzed: 2025-05-02						
Chloride	< 0.10	0.10	mg/L							
Fluoride	< 0.10	0.10	mg/L							
Nitrate (as N)	< 0.010	0.010	mg/L							
Nitrite (as N)	< 0.010	0.010	mg/L							
Sulfate	< 1.0	1.0	mg/L							
Blank (B5E1891-BLK2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Chloride	< 0.10	0.10	mg/L							
Fluoride	< 0.10	0.10	mg/L							
Nitrate (as N)	< 0.010	0.010	mg/L							
Nitrite (as N)	< 0.010	0.010	mg/L							
Sulfate	< 1.0	1.0	mg/L							
LCS (B5E1891-BS1)				Prepared: 2025-05-02, Analyzed: 2025-05-02						
Chloride	16.1	0.10	mg/L	16.0		101	90-110			
Fluoride	4.17	0.10	mg/L	4.00		104	88-108			
Nitrate (as N)	4.09	0.010	mg/L	4.00		102	90-110			
Nitrite (as N)	2.01	0.010	mg/L	2.00		100	85-115			
Sulfate	16.5	1.0	mg/L	16.0		103	90-110			
LCS (B5E1891-BS2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Chloride	15.7	0.10	mg/L	16.0		98	90-110			
Fluoride	4.10	0.10	mg/L	4.00		103	88-108			
Nitrate (as N)	4.11	0.010	mg/L	4.00		103	90-110			
Nitrite (as N)	2.01	0.010	mg/L	2.00		101	85-115			
Sulfate	16.1	1.0	mg/L	16.0		101	90-110			
Dissolved Metals, Batch B5E2019										
Blank (B5E2019-BLK1)				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Mercury, dissolved	< 0.000010	0.000010	mg/L							
Blank (B5E2019-BLK2)				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Mercury, dissolved	< 0.000010	0.000010	mg/L							

CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Dissolved Metals, Batch B5E2019, Continued										
LCS (B5E2019-BS1)				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Mercury, dissolved	0.00278	0.000010	mg/L	0.00250		111	80-120			
LCS (B5E2019-BS2)				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Mercury, dissolved	0.00274	0.000010	mg/L	0.00250		110	80-120			
Dissolved Metals, Batch B5E2214										
Blank (B5E2214-BLK1)				Prepared: 2025-05-06, Analyzed: 2025-05-06						
Aluminum, dissolved	< 0.0050	0.0050	mg/L							
Antimony, dissolved	< 0.00020	0.00020	mg/L							
Arsenic, dissolved	< 0.00050	0.00050	mg/L							
Barium, dissolved	< 0.0050	0.0050	mg/L							
Beryllium, dissolved	< 0.00010	0.00010	mg/L							
Bismuth, dissolved	< 0.00010	0.00010	mg/L							
Boron, dissolved	< 0.0500	0.0500	mg/L							
Cadmium, dissolved	< 0.000010	0.000010	mg/L							
Calcium, dissolved	< 0.20	0.20	mg/L							
Chromium, dissolved	< 0.00050	0.00050	mg/L							
Cobalt, dissolved	< 0.00010	0.00010	mg/L							
Copper, dissolved	< 0.00040	0.00040	mg/L							
Iron, dissolved	< 0.010	0.010	mg/L							
Lead, dissolved	< 0.00020	0.00020	mg/L							
Lithium, dissolved	< 0.00010	0.00010	mg/L							
Magnesium, dissolved	< 0.010	0.010	mg/L							
Manganese, dissolved	< 0.00020	0.00020	mg/L							
Molybdenum, dissolved	< 0.00010	0.00010	mg/L							
Nickel, dissolved	< 0.00040	0.00040	mg/L							
Phosphorus, dissolved	< 0.050	0.050	mg/L							
Potassium, dissolved	< 0.10	0.10	mg/L							
Selenium, dissolved	< 0.00050	0.00050	mg/L							
Silicon, dissolved	< 1.0	1.0	mg/L							
Silver, dissolved	< 0.000050	0.000050	mg/L							
Sodium, dissolved	< 0.10	0.10	mg/L							
Strontium, dissolved	< 0.0010	0.0010	mg/L							
Sulfur, dissolved	< 3.0	3.0	mg/L							
Tellurium, dissolved	< 0.00050	0.00050	mg/L							
Thallium, dissolved	< 0.000020	0.000020	mg/L							
Thorium, dissolved	< 0.00010	0.00010	mg/L							
Tin, dissolved	< 0.00020	0.00020	mg/L							
Titanium, dissolved	< 0.0050	0.0050	mg/L							
Tungsten, dissolved	< 0.0010	0.0010	mg/L							
Uranium, dissolved	< 0.000020	0.000020	mg/L							
Vanadium, dissolved	< 0.0050	0.0050	mg/L							
Zinc, dissolved	< 0.0040	0.0040	mg/L							
Zirconium, dissolved	< 0.00010	0.00010	mg/L							
LCS (B5E2214-BS1)				Prepared: 2025-05-06, Analyzed: 2025-05-06						
Aluminum, dissolved	3.95	0.0050	mg/L	4.00		99	80-120			
Antimony, dissolved	0.0407	0.00020	mg/L	0.0400		102	80-120			
Arsenic, dissolved	0.392	0.00050	mg/L	0.400		98	80-120			
Barium, dissolved	0.0408	0.0050	mg/L	0.0400		102	80-120			
Beryllium, dissolved	0.0409	0.00010	mg/L	0.0400		102	80-120			
Bismuth, dissolved	0.0388	0.00010	mg/L	0.0400		97	80-120			
Boron, dissolved	0.398	0.0500	mg/L	0.400		99	80-120			
Cadmium, dissolved	0.0408	0.000010	mg/L	0.0400		102	80-120			
Calcium, dissolved	4.19	0.20	mg/L	4.00		105	80-120			

CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Dissolved Metals, Batch B5E2214, Continued										
LCS (B5E2214-BS1), Continued				Prepared: 2025-05-06, Analyzed: 2025-05-06						
Chromium, dissolved	0.0399	0.00050	mg/L	0.0400		100	80-120			
Cobalt, dissolved	0.0396	0.00010	mg/L	0.0400		99	80-120			
Copper, dissolved	0.0396	0.00040	mg/L	0.0400		99	80-120			
Iron, dissolved	3.99	0.010	mg/L	4.00		100	80-120			
Lead, dissolved	0.0390	0.00020	mg/L	0.0400		97	80-120			
Lithium, dissolved	0.0399	0.00010	mg/L	0.0400		100	80-120			
Magnesium, dissolved	3.93	0.010	mg/L	4.00		98	80-120			
Manganese, dissolved	0.0397	0.00020	mg/L	0.0400		99	80-120			
Molybdenum, dissolved	0.0403	0.00010	mg/L	0.0400		101	80-120			
Nickel, dissolved	0.0391	0.00040	mg/L	0.0400		98	80-120			
Phosphorus, dissolved	4.02	0.050	mg/L	4.00		101	80-120			
Potassium, dissolved	3.99	0.10	mg/L	4.00		100	80-120			
Selenium, dissolved	0.397	0.00050	mg/L	0.400		99	80-120			
Silicon, dissolved	3.9	1.0	mg/L	4.00		98	80-120			
Silver, dissolved	0.0402	0.000050	mg/L	0.0400		100	80-120			
Sodium, dissolved	3.95	0.10	mg/L	4.00		99	80-120			
Strontium, dissolved	0.0405	0.0010	mg/L	0.0400		101	80-120			
Sulfur, dissolved	37.9	3.0	mg/L	40.0		95	80-120			
Tellurium, dissolved	0.0393	0.00050	mg/L	0.0400		98	80-120			
Thallium, dissolved	0.0382	0.000020	mg/L	0.0400		96	80-120			
Thorium, dissolved	0.0391	0.00010	mg/L	0.0400		98	80-120			
Tin, dissolved	0.0400	0.00020	mg/L	0.0400		100	80-120			
Titanium, dissolved	0.0383	0.0050	mg/L	0.0400		96	80-120			
Tungsten, dissolved	0.0394	0.0010	mg/L	0.0400		98	80-120			
Uranium, dissolved	0.0393	0.000020	mg/L	0.0400		98	80-120			
Vanadium, dissolved	0.0391	0.0050	mg/L	0.0400		98	80-120			
Zinc, dissolved	0.395	0.0040	mg/L	0.400		99	80-120			
Zirconium, dissolved	0.0400	0.00010	mg/L	0.0400		100	80-120			
General Parameters, Batch B5E1897										
Blank (B5E1897-BLK1)				Prepared: 2025-05-02, Analyzed: 2025-05-02						
Solids, Total Dissolved	< 15	15	mg/L							
LCS (B5E1897-BS1)				Prepared: 2025-05-02, Analyzed: 2025-05-02						
Solids, Total Dissolved	219	15	mg/L	240		91	85-115			
General Parameters, Batch B5E1910										
Blank (B5E1910-BLK1)				Prepared: 2025-05-02, Analyzed: 2025-05-02						
Colour, True	< 5.0	5.0	CU							
LCS (B5E1910-BS1)				Prepared: 2025-05-02, Analyzed: 2025-05-02						
Colour, True	18	5.0	CU	20.0		89	85-115			
General Parameters, Batch B5E1952										
Blank (B5E1952-BLK1)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Alkalinity, Total (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Bicarbonate (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Carbonate (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Hydroxide (as CaCO3)	< 1.0	1.0	mg/L							
Conductivity (EC)	< 2.0	2.0	µS/cm							

CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO Kala Geosciences Ltd.
PROJECT 25050 - [redacted] - K4 Adventures

WORK ORDER 25E0187
REPORTED 2025-05-08 15:40

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
General Parameters, Batch B5E1952, Continued										
Blank (B5E1952-BLK2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Alkalinity, Total (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Phenolphthalein (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Bicarbonate (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Carbonate (as CaCO3)	< 1.0	1.0	mg/L							
Alkalinity, Hydroxide (as CaCO3)	< 1.0	1.0	mg/L							
Conductivity (EC)	< 2.0	2.0	µS/cm							
LCS (B5E1952-BS1)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Alkalinity, Total (as CaCO3)	89.2	1.0	mg/L	100		89	80-120			
LCS (B5E1952-BS2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Conductivity (EC)	1410	2.0	µS/cm	1410		100	95-105			
LCS (B5E1952-BS3)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Alkalinity, Total (as CaCO3)	88.6	1.0	mg/L	100		89	80-120			
LCS (B5E1952-BS4)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Conductivity (EC)	1410	2.0	µS/cm	1410		100	95-105			
Reference (B5E1952-SRM1)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
pH	7.02	0.10	pH units	7.01		100	98-102			
Reference (B5E1952-SRM2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
pH	7.01	0.10	pH units	7.01		100	98-102			
General Parameters, Batch B5E1962										
Blank (B5E1962-BLK1)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Turbidity	< 0.10	0.10	NTU							
Blank (B5E1962-BLK2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Turbidity	< 0.10	0.10	NTU							
LCS (B5E1962-BS1)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Turbidity	15.8	0.10	NTU	15.8		100	90-110			
LCS (B5E1962-BS2)				Prepared: 2025-05-03, Analyzed: 2025-05-03						
Turbidity	15.8	0.10	NTU	15.8		100	90-110			
General Parameters, Batch B5E2074										
Blank (B5E2074-BLK1)				Prepared: 2025-05-05, Analyzed: 2025-05-06						
Nitrogen, Total Kjeldahl	< 0.050	0.050	mg/L							
Blank (B5E2074-BLK2)				Prepared: 2025-05-05, Analyzed: 2025-05-06						
Nitrogen, Total Kjeldahl	< 0.050	0.050	mg/L							
LCS (B5E2074-BS1)				Prepared: 2025-05-05, Analyzed: 2025-05-06						
Nitrogen, Total Kjeldahl	0.982	0.050	mg/L	1.00		98	85-115			
LCS (B5E2074-BS2)				Prepared: 2025-05-05, Analyzed: 2025-05-06						
Nitrogen, Total Kjeldahl	0.970	0.050	mg/L	1.00		97	85-115			
General Parameters, Batch B5E2077										

CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
General Parameters, Batch B5E2077, Continued										
Blank (B5E2077-BLK1)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Ammonia, Total (as N)	< 0.050	0.050	mg/L							
Blank (B5E2077-BLK2)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Ammonia, Total (as N)	< 0.050	0.050	mg/L							
LCS (B5E2077-BS1)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Ammonia, Total (as N)	0.999	0.050	mg/L	1.00		100	85-115			
LCS (B5E2077-BS2)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Ammonia, Total (as N)	0.975	0.050	mg/L	1.00		98	85-115			
Microbiological Parameters, Batch B5E1759										
Blank (B5E1759-BLK1)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK2)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK3)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK4)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK5)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK6)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK7)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Blank (B5E1759-BLK8)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Total	< 1	1	CFU/100 mL							
E. coli	< 1	1	CFU/100 mL							
Microbiological Parameters, Batch B5E1805										
Blank (B5E1805-BLK1)				Prepared: 2025-05-01, Analyzed: 2025-05-01						
Coliforms, Fecal	< 1	1	CFU/100 mL							
Microbiological Parameters, Batch B5E1835										
Blank (B5E1835-BLK1)				Prepared 2025 05 01, Analyzed 2025 05 01						
Heterotrophic Plate Count	< 5	5	CFU/mL							

CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Total Metals, Batch B5E2005										
Blank (B5E2005-BLK1)				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Aluminum, total	< 0.0050	0.0050	mg/L							
Antimony, total	< 0.00020	0.00020	mg/L							
Arsenic, total	< 0.00050	0.00050	mg/L							
Barium, total	< 0.0050	0.0050	mg/L							
Beryllium, total	< 0.00010	0.00010	mg/L							
Bismuth, total	< 0.00010	0.00010	mg/L							
Boron, total	< 0.0500	0.0500	mg/L							
Cadmium, total	< 0.000010	0.000010	mg/L							
Calcium, total	< 0.20	0.20	mg/L							
Chromium, total	< 0.00050	0.00050	mg/L							
Cobalt, total	< 0.00010	0.00010	mg/L							
Copper, total	< 0.00040	0.00040	mg/L							
Iron, total	< 0.010	0.010	mg/L							
Lead, total	< 0.00020	0.00020	mg/L							
Lithium, total	< 0.00010	0.00010	mg/L							
Magnesium, total	< 0.010	0.010	mg/L							
Manganese, total	< 0.00020	0.00020	mg/L							
Molybdenum, total	< 0.00010	0.00010	mg/L							
Nickel, total	< 0.00040	0.00040	mg/L							
Phosphorus, total	< 0.050	0.050	mg/L							
Potassium, total	< 0.10	0.10	mg/L							
Selenium, total	< 0.00050	0.00050	mg/L							
Silicon, total	< 1.0	1.0	mg/L							
Silver, total	< 0.000050	0.000050	mg/L							
Sodium, total	< 0.10	0.10	mg/L							
Strontium, total	< 0.0010	0.0010	mg/L							
Sulfur, total	< 3.0	3.0	mg/L							
Tellurium, total	< 0.00050	0.00050	mg/L							
Thallium, total	< 0.000020	0.000020	mg/L							
Thorium, total	< 0.00010	0.00010	mg/L							
Tin, total	< 0.00020	0.00020	mg/L							
Titanium, total	< 0.0050	0.0050	mg/L							
Tungsten, total	< 0.0010	0.0010	mg/L							
Uranium, total	< 0.000020	0.000020	mg/L							
Vanadium, total	< 0.0050	0.0050	mg/L							
Zinc, total	< 0.0040	0.0040	mg/L							
Zirconium, total	< 0.00010	0.00010	mg/L							
LCS (B5E2005-BS1)				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Aluminum, total	3.81	0.0050	mg/L	4.00		95	80-120			
Antimony, total	0.0384	0.00020	mg/L	0.0400		96	80-120			
Arsenic, total	0.385	0.00050	mg/L	0.400		96	80-120			
Barium, total	0.0386	0.0050	mg/L	0.0400		96	80-120			
Beryllium, total	0.0390	0.00010	mg/L	0.0400		97	80-120			
Bismuth, total	0.0388	0.00010	mg/L	0.0400		97	80-120			
Boron, total	0.398	0.0500	mg/L	0.400		100	80-120			
Cadmium, total	0.0384	0.000010	mg/L	0.0400		96	80-120			
Calcium, total	4.12	0.20	mg/L	4.00		103	80-120			
Chromium, total	0.0393	0.00050	mg/L	0.0400		98	80-120			
Cobalt, total	0.0393	0.00010	mg/L	0.0400		98	80-120			
Copper, total	0.0389	0.00040	mg/L	0.0400		97	80-120			
Iron, total	3.97	0.010	mg/L	4.00		99	80-120			
Lead, total	0.0405	0.00020	mg/L	0.0400		101	80-120			
Lithium, total	0.0391	0.00010	mg/L	0.0400		98	80-120			
Magnesium, total	3.80	0.010	mg/L	4.00		95	80-120			
Manganese, total	0.0392	0.00020	mg/L	0.0400		98	80-120			

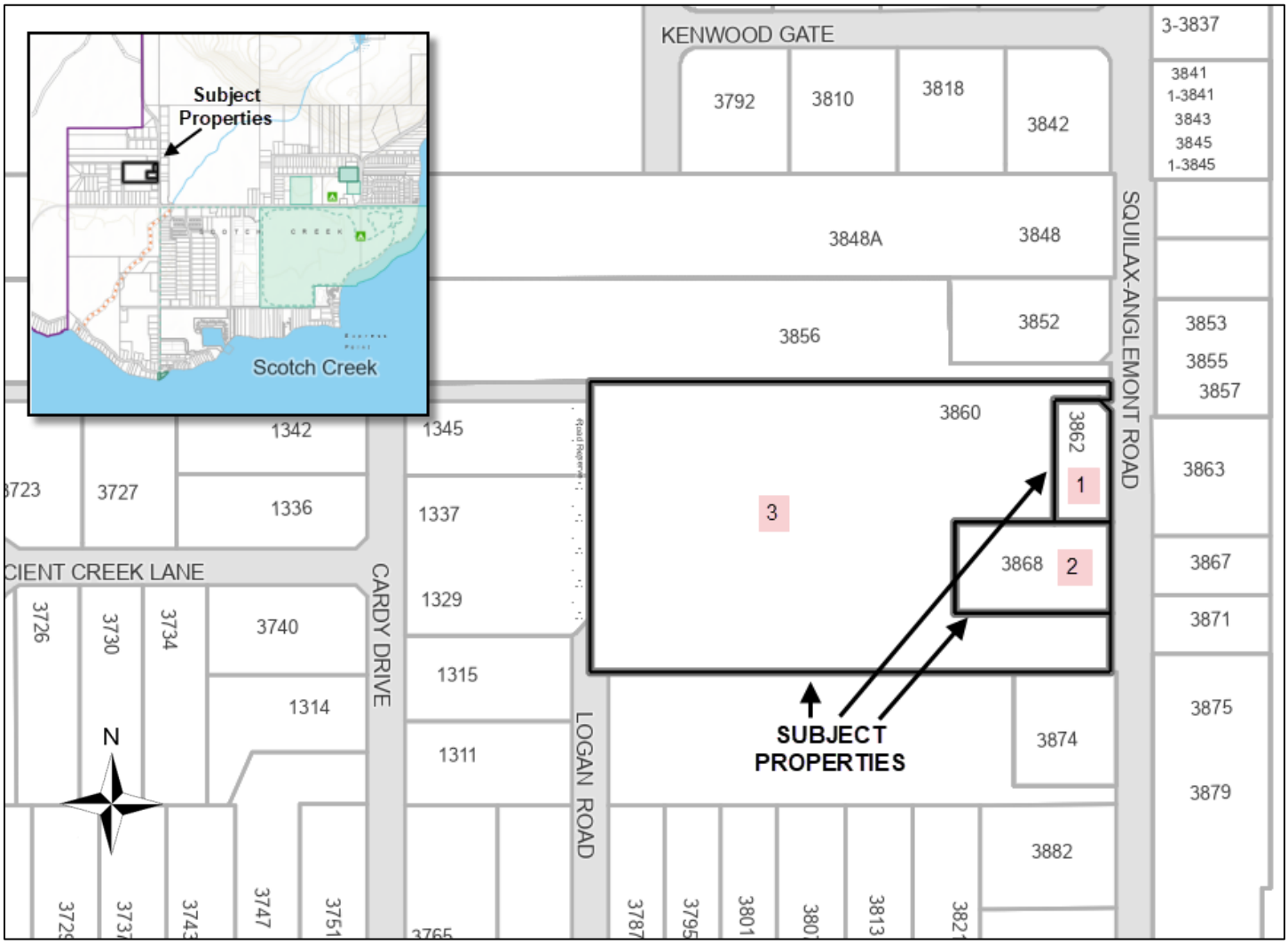
CARO ANALYTICAL SERVICES

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Kala Geosciences Ltd.	**WORK ORDER**	25E0187
PROJECT	25050 - [redacted] - K4 Adventures	**REPORTED**	2025-05-08 15:40

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Total Metals, Batch B5E2005, Continued										
LCS (B5E2005-BS1), Continued				Prepared: 2025-05-04, Analyzed: 2025-05-04						
Molybdenum, total	0.0394	0.00010	mg/L	0.0400		98	80-120			
Nickel, total	0.0399	0.00040	mg/L	0.0400		100	80-120			
Phosphorus, total	3.88	0.050	mg/L	4.00		97	80-120			
Potassium, total	3.76	0.10	mg/L	4.00		94	80-120			
Selenium, total	0.409	0.00050	mg/L	0.400		102	80-120			
Silicon, total	4.1	1.0	mg/L	4.00		103	80-120			
Silver, total	0.0387	0.000050	mg/L	0.0400		97	80-120			
Sodium, total	3.86	0.10	mg/L	4.00		97	80-120			
Strontium, total	0.0380	0.0010	mg/L	0.0400		95	80-120			
Sulfur, total	40.0	3.0	mg/L	40.0		100	80-120			
Tellurium, total	0.0386	0.00050	mg/L	0.0400		96	80-120			
Thallium, total	0.0410	0.000020	mg/L	0.0400		103	80-120			
Thorium, total	0.0416	0.00010	mg/L	0.0400		104	80-120			
Tin, total	0.0389	0.00020	mg/L	0.0400		97	80-120			
Titanium, total	0.0398	0.0050	mg/L	0.0400		100	80-120			
Tungsten, total	0.0405	0.0010	mg/L	0.0400		101	80-120			
Uranium, total	0.0411	0.000020	mg/L	0.0400		103	80-120			
Vanadium, total	0.0391	0.0050	mg/L	0.0400		98	80-120			
Zinc, total	0.381	0.0040	mg/L	0.400		95	80-120			
Zirconium, total	0.0391	0.00010	mg/L	0.0400		98	80-120			
Total Metals, Batch B5E2029										
Blank (B5E2029-BLK1)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	< 0.000010	0.000010	mg/L							
Blank (B5E2029-BLK2)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	< 0.000010	0.000010	mg/L							
Blank (B5E2029-BLK3)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	< 0.000010	0.000010	mg/L							
Blank (B5E2029-BLK4)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	< 0.000010	0.000010	mg/L							
LCS (B5E2029-BS1)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	0.00244	0.000010	mg/L	0.00250		98	80-120			
LCS (B5E2029-BS2)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	0.00244	0.000010	mg/L	0.00250		98	80-120			
LCS (B5E2029-BS3)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	0.00241	0.000010	mg/L	0.00250		96	80-120			
LCS (B5E2029-BS4)				Prepared: 2025-05-05, Analyzed: 2025-05-05						
Mercury, total	0.00243	0.000010	mg/L	0.00250		97	80-120			

Location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KENWOOD GATE
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3818
3842
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3852
3860
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3
3868
2
3874
3882
3-3837
3841
1-3841
3843
3845
1-3845
3853
3855
3857
3863
3867
3871
3875
3879
SQUILAX-ANGLEMONT ROAD
SUBJECT PROPERTIES
1342
1345
3723
3727
1336
1337
CIENT CREEK LANE
1329
3726
3730
3734
3740
1315
1314
1311
CARDY DRIVE
LOGAN ROAD
N
3729
3737
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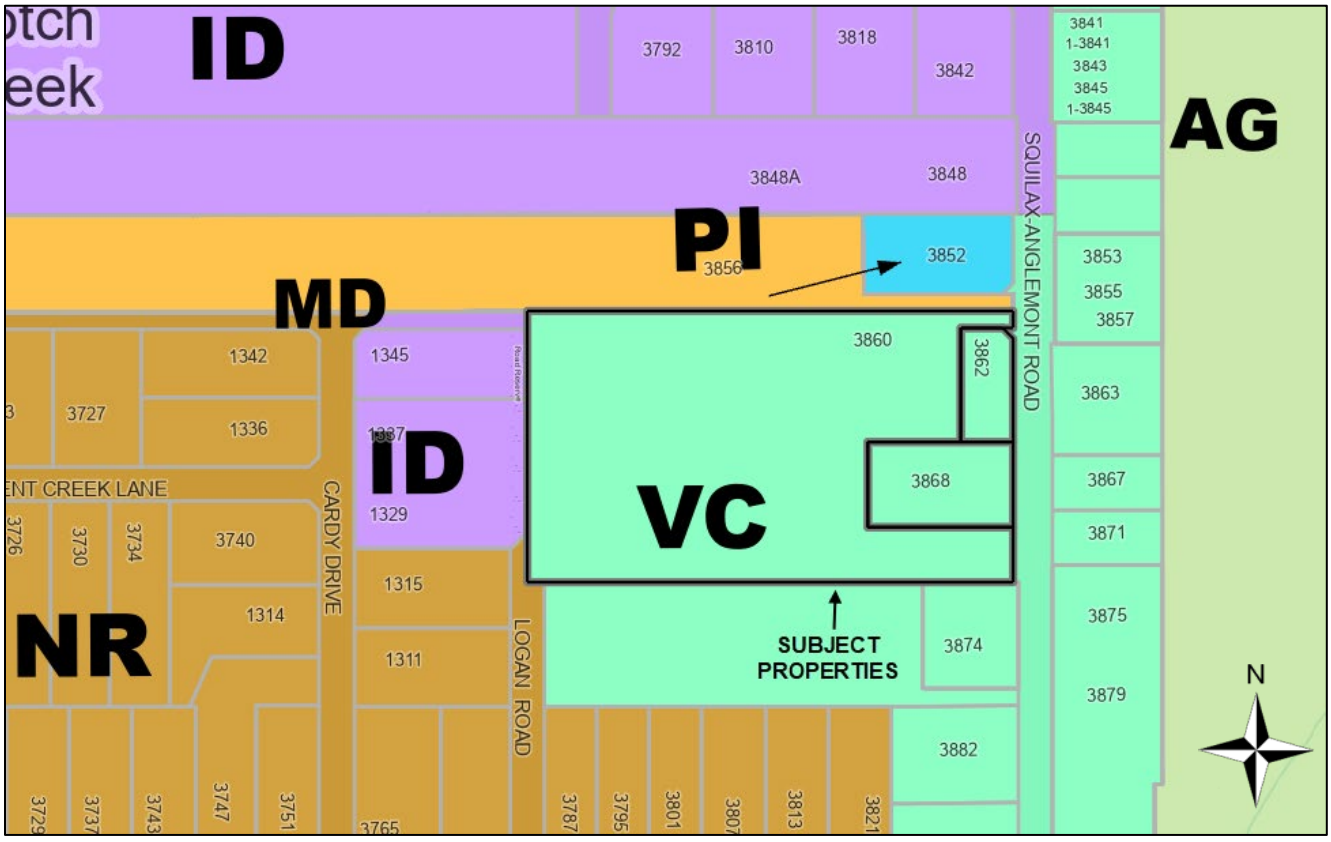
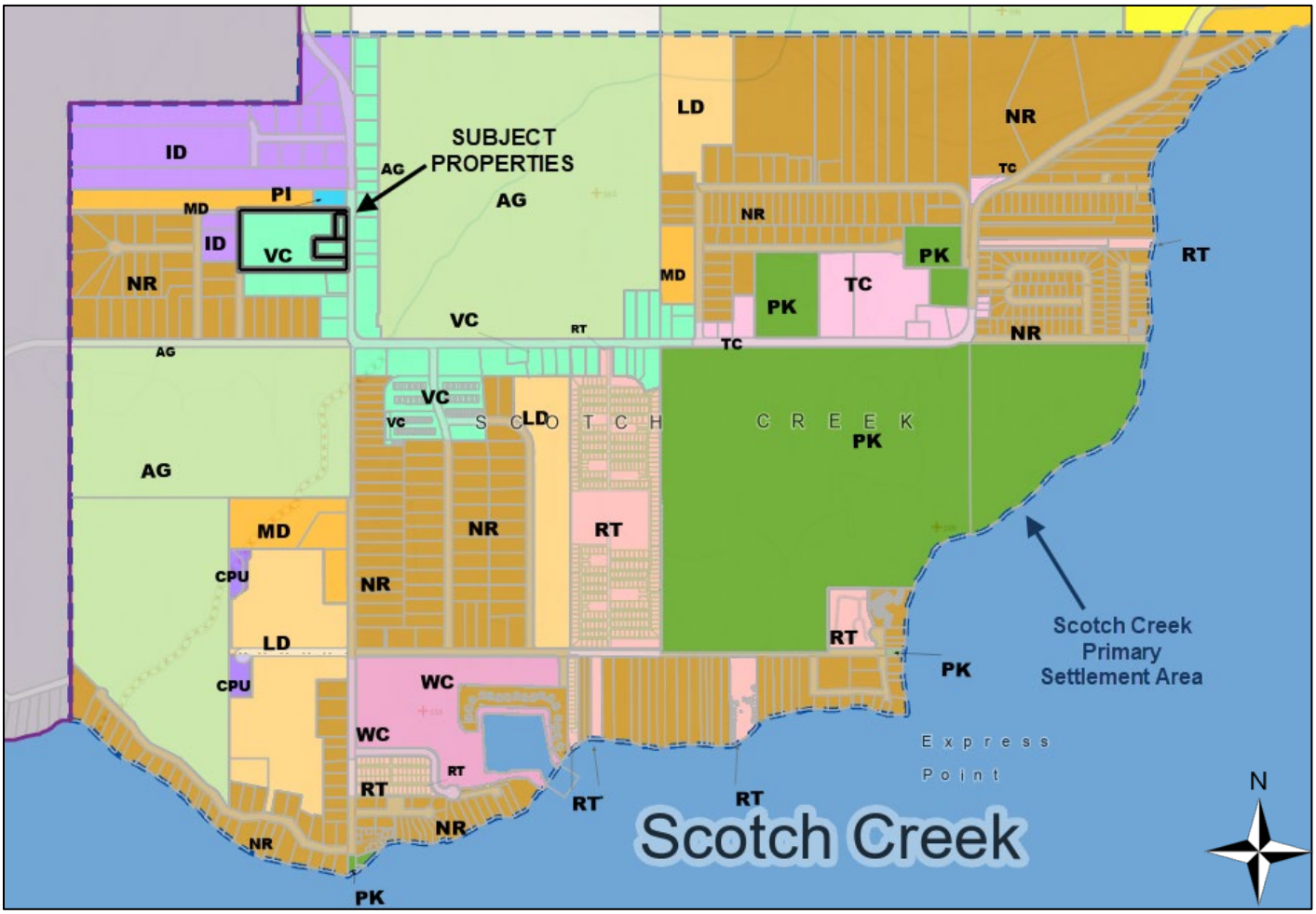
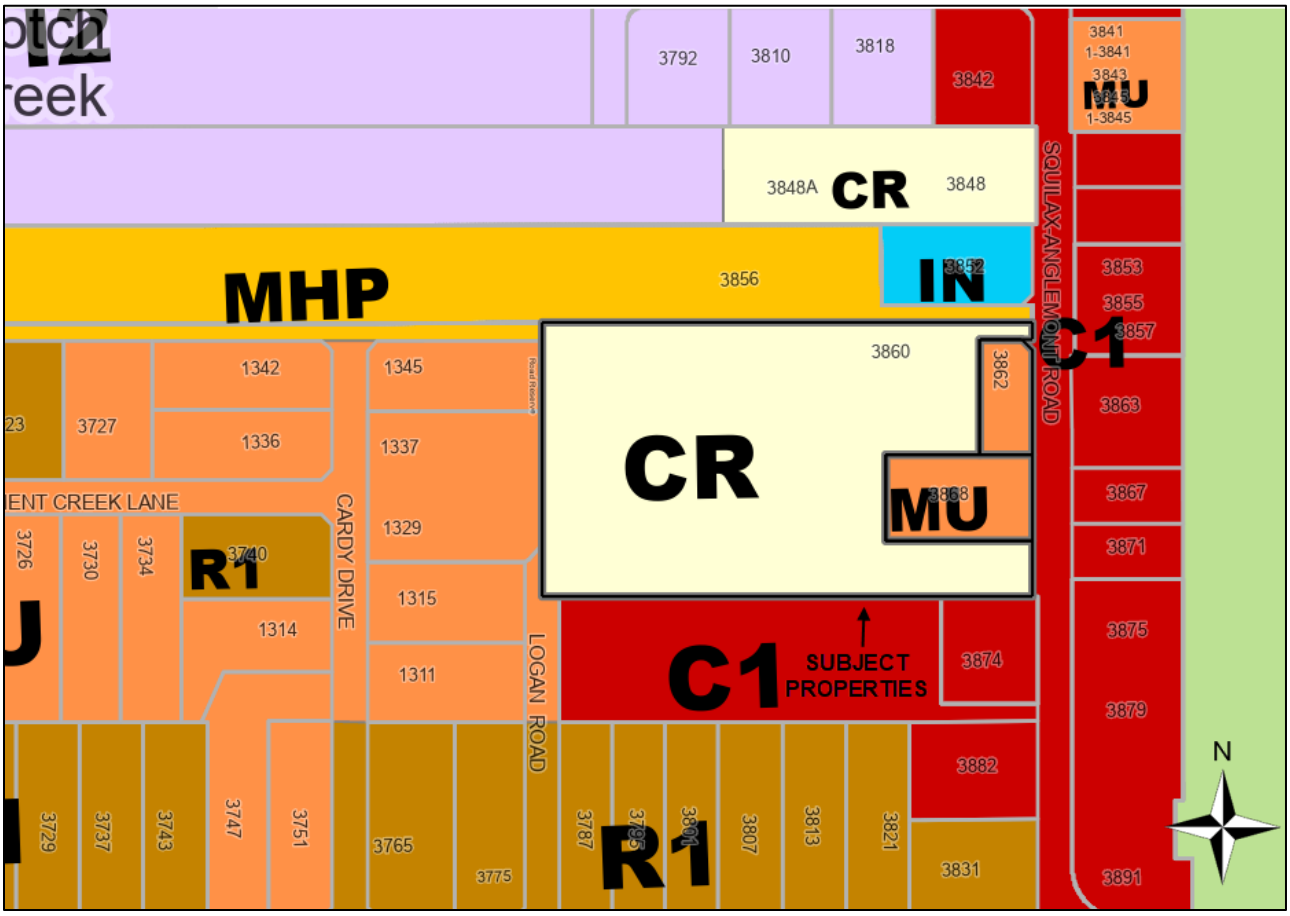
3813
3821

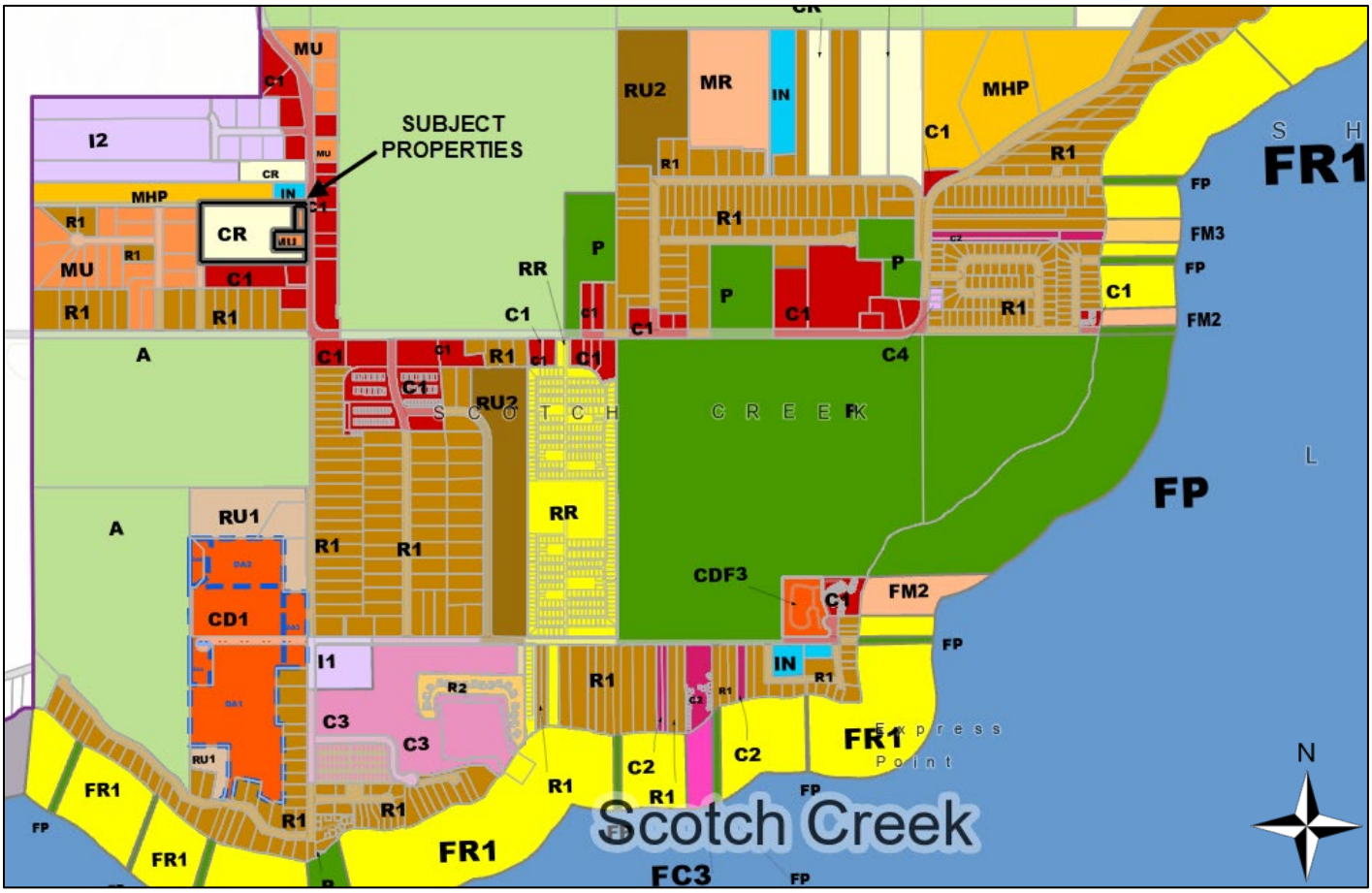
Electoral Area F Official Community Plan Bylaw No. 830



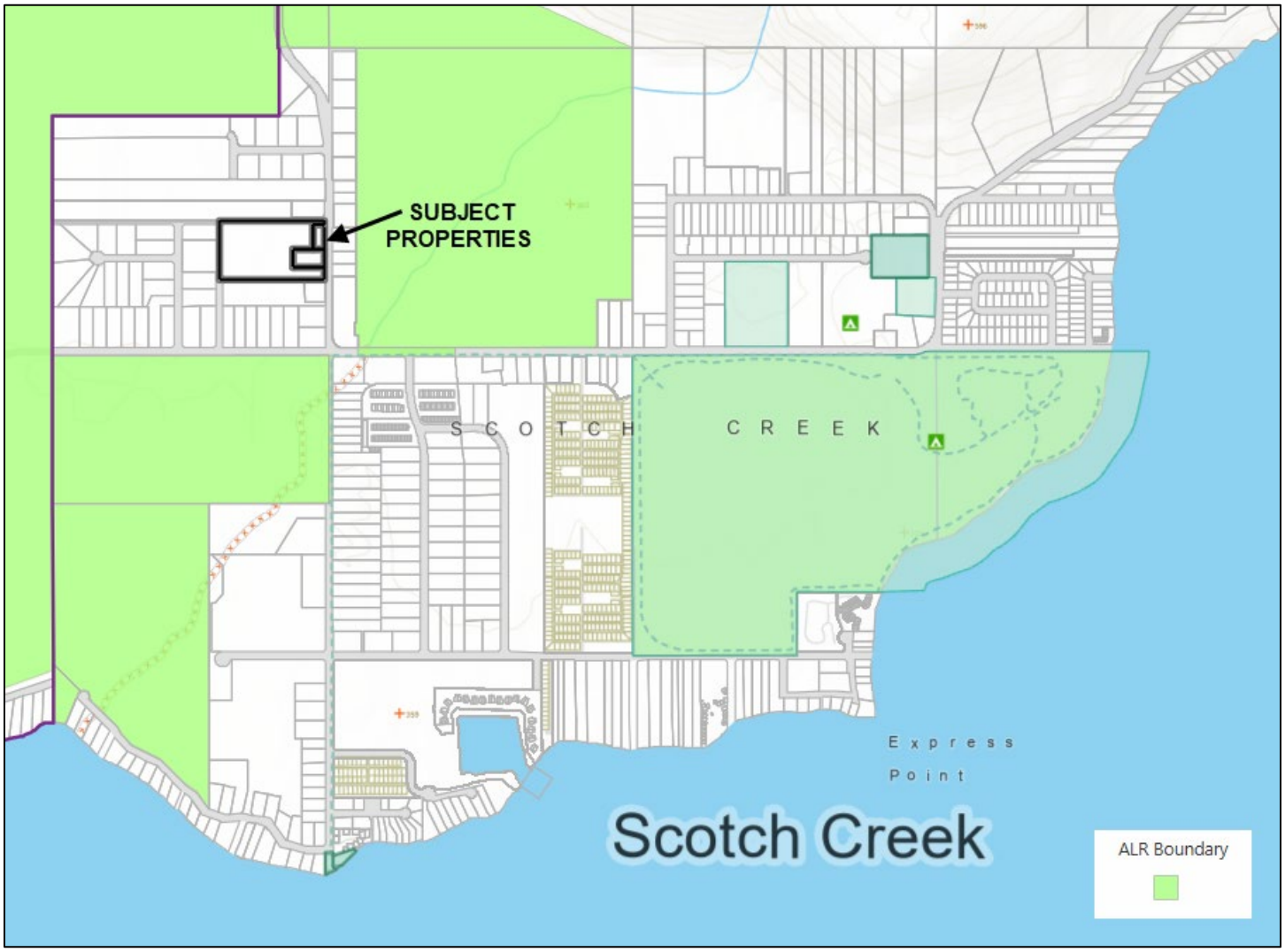


Scotch Creek/Lee Creek Zoning Bylaw No. 825



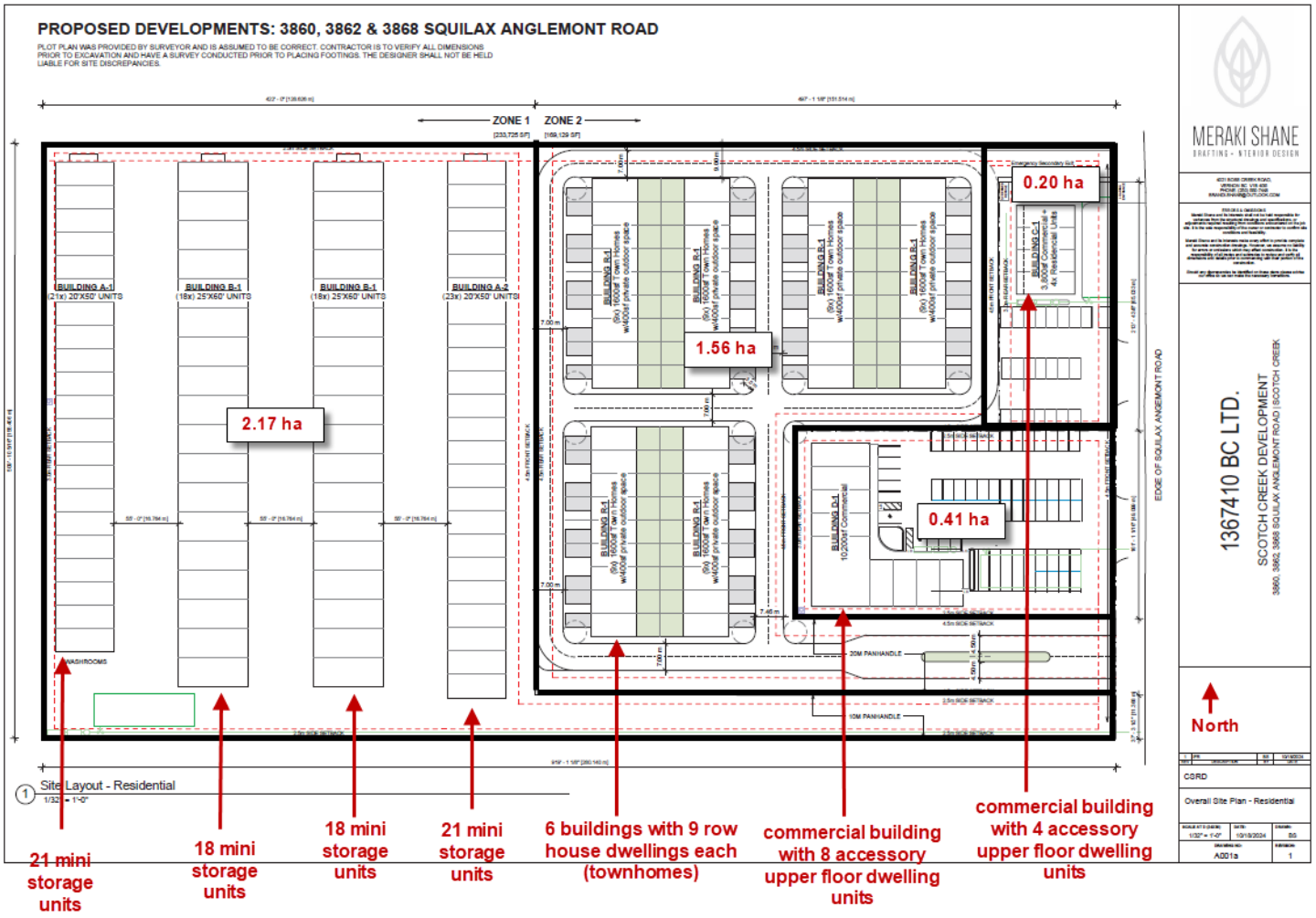


Agricultural Land Reserve



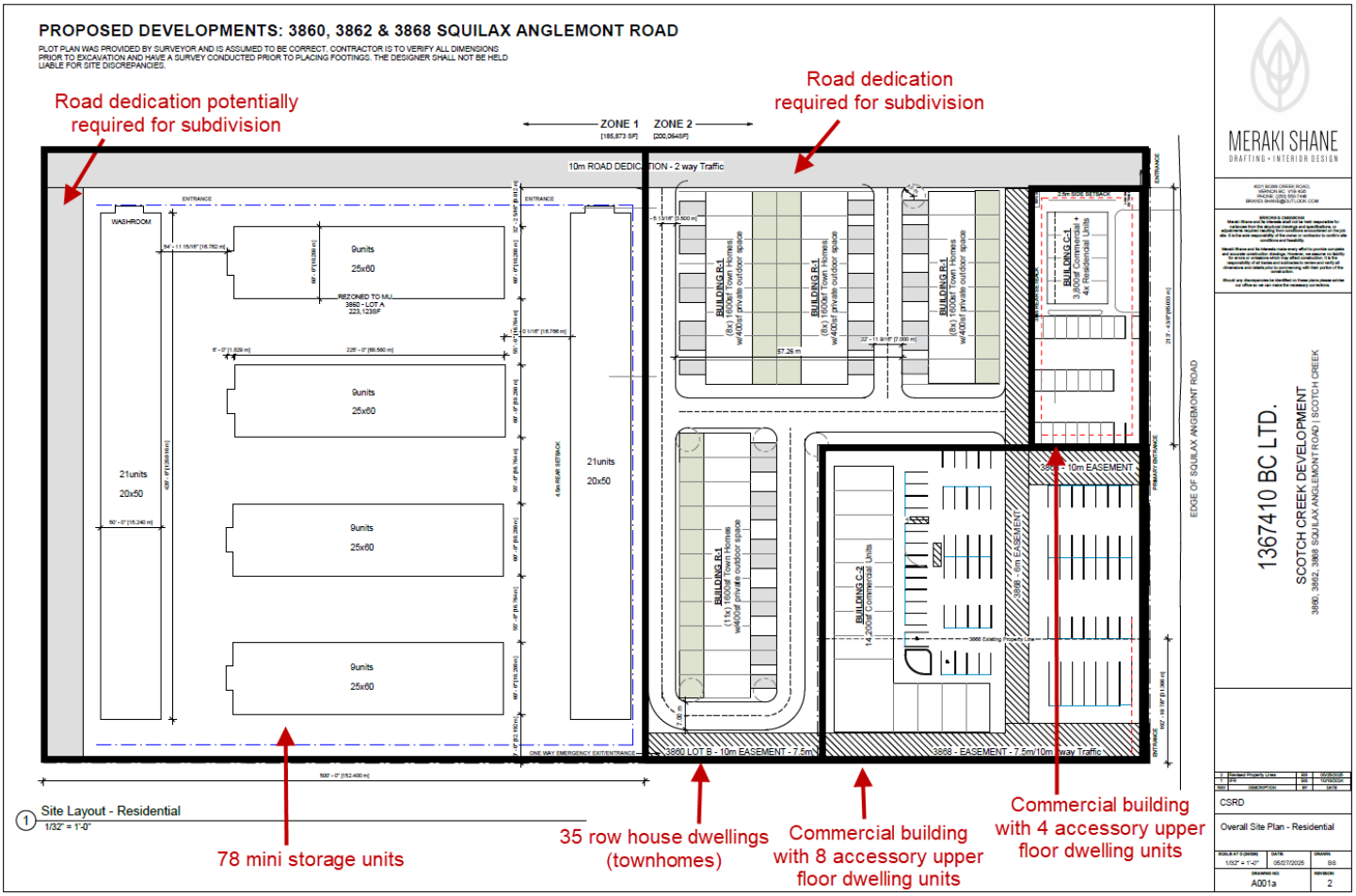
Original Site Plan Submitted by Applicant

Red text added by staff

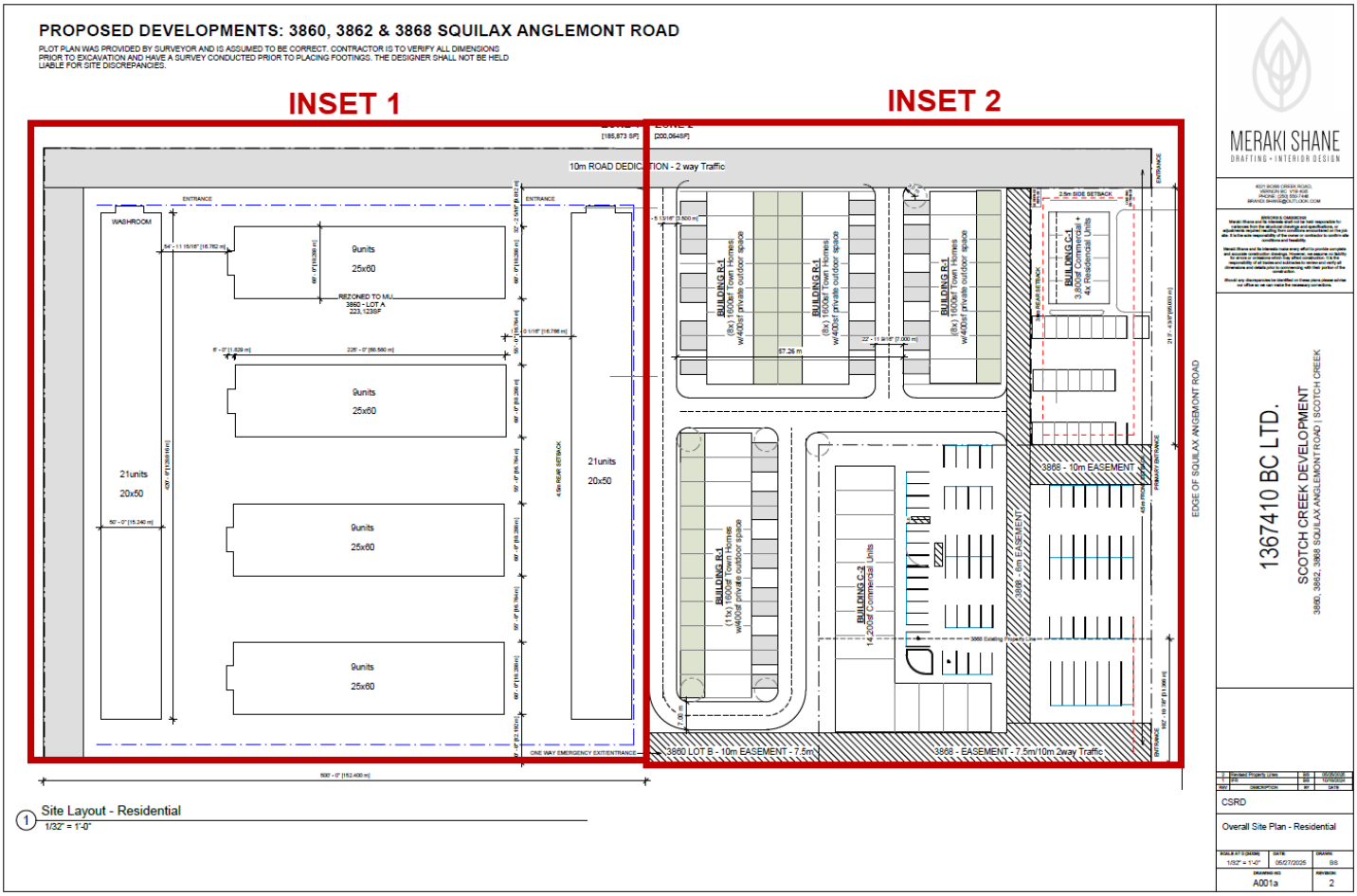


Revised Site Plan Submitted by Applicant - Overview

Red text added by staff

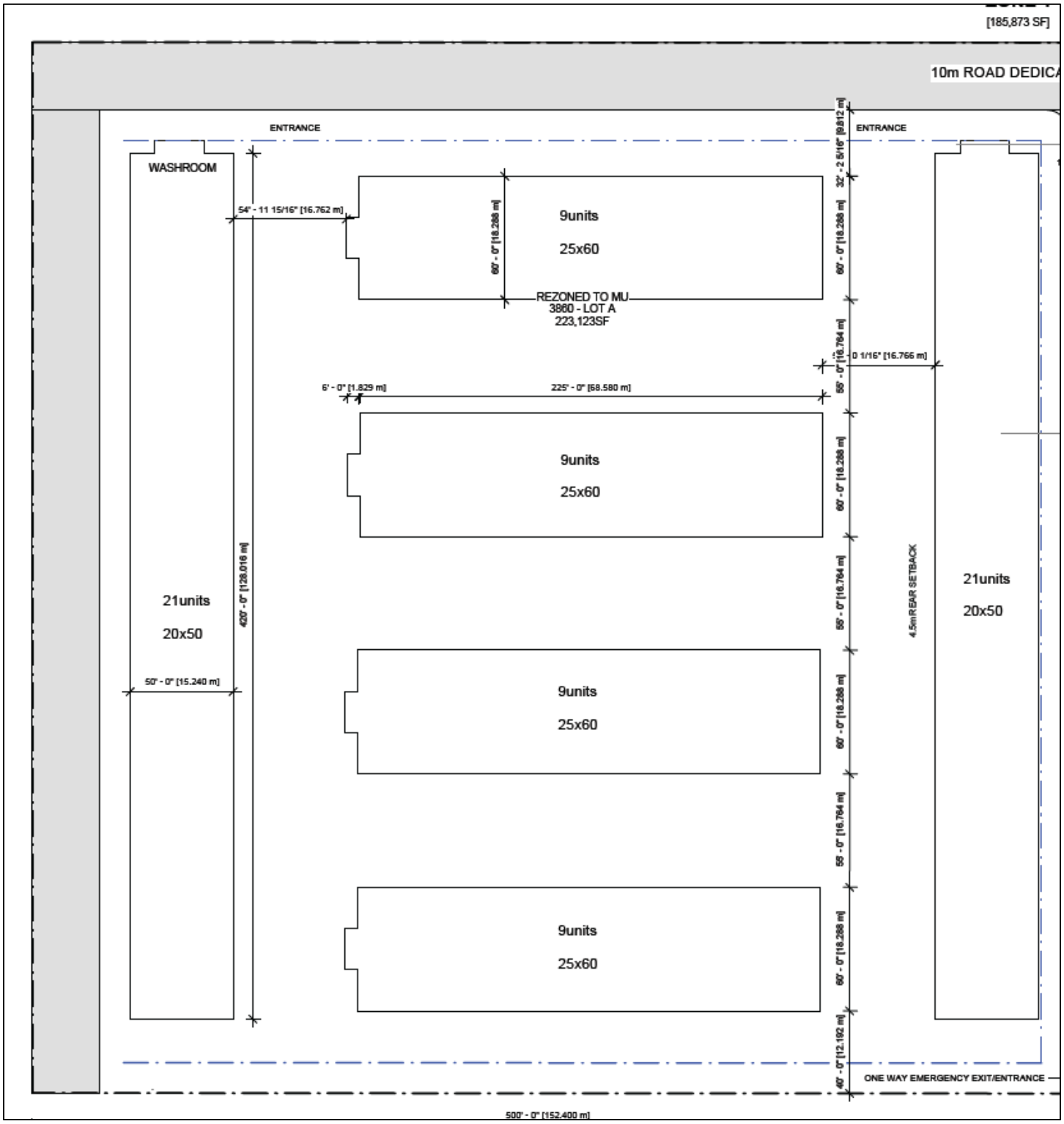


Site Plan Submitted by Applicant - Detail

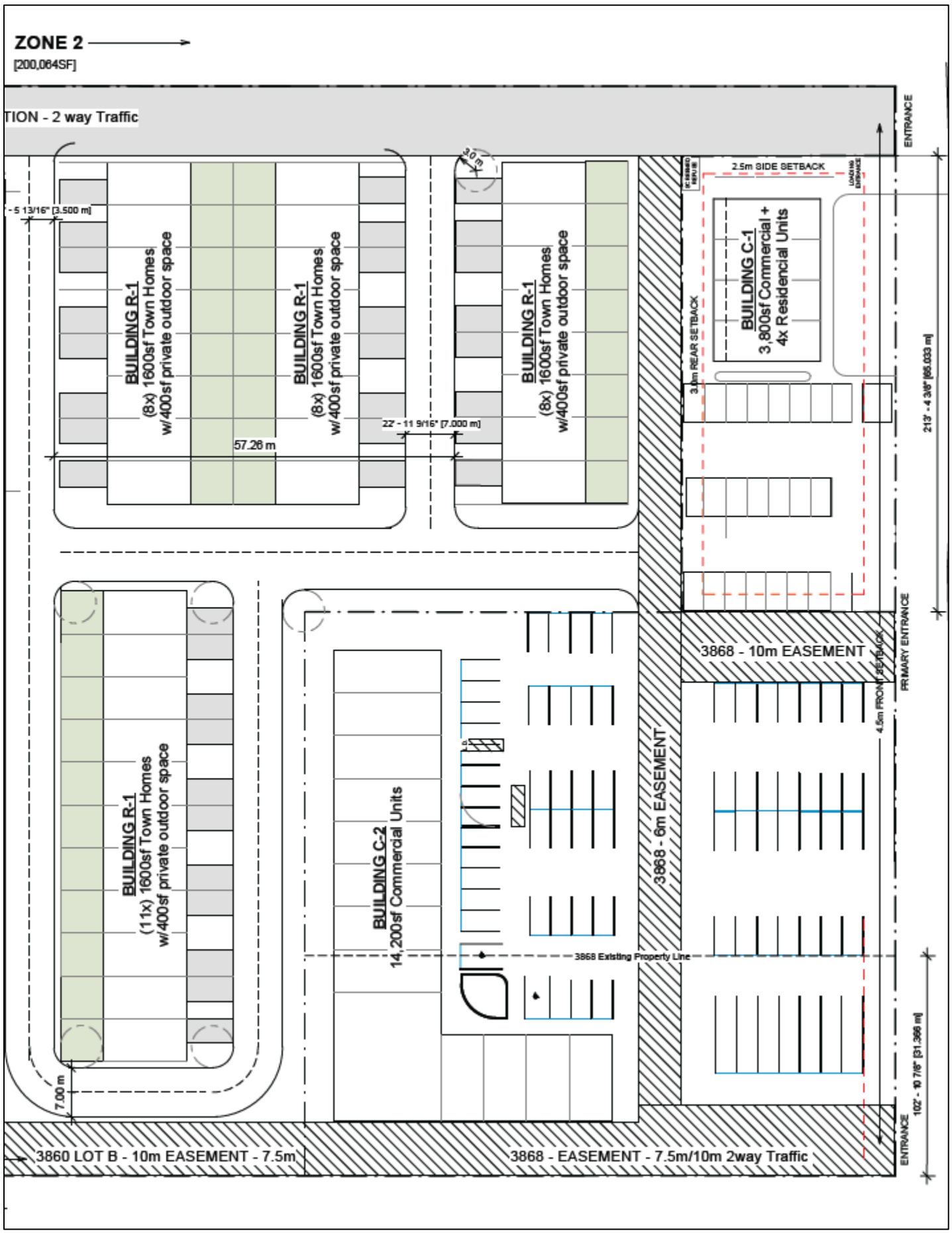


1 Site Layout - Residential
1/32" = 1'-0"

Site Plan – Inset 1

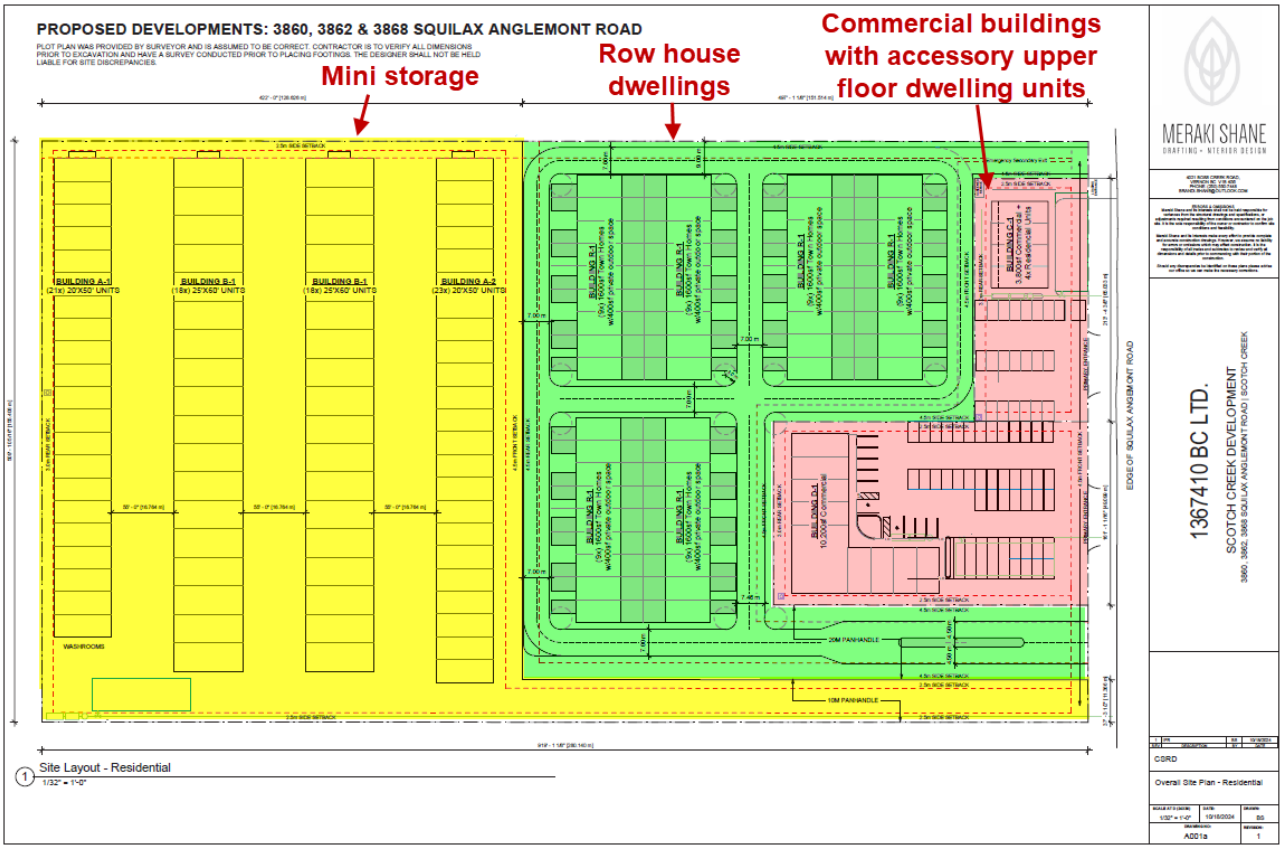


Site Plan – Inset 2

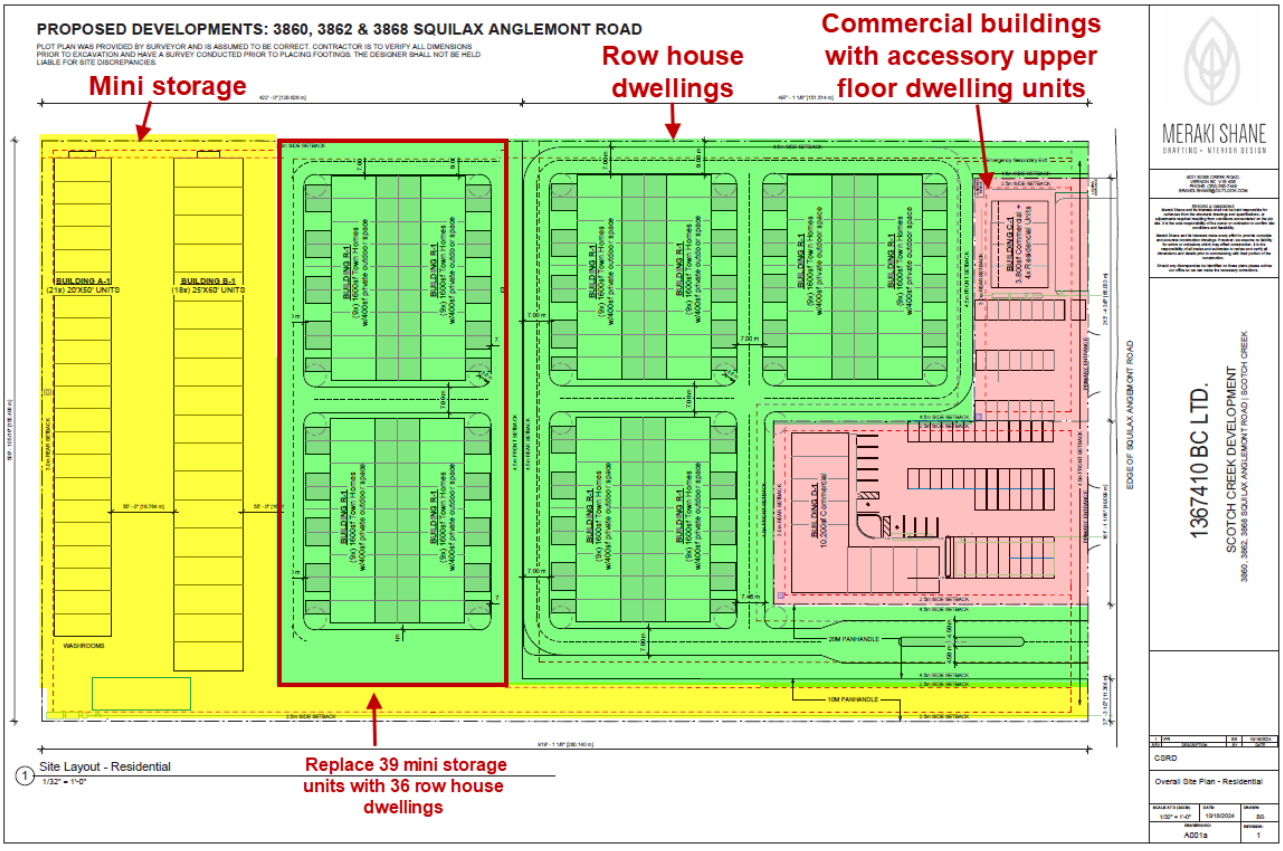


Applicant Original Site Plan from First Reading (highlights added by staff)

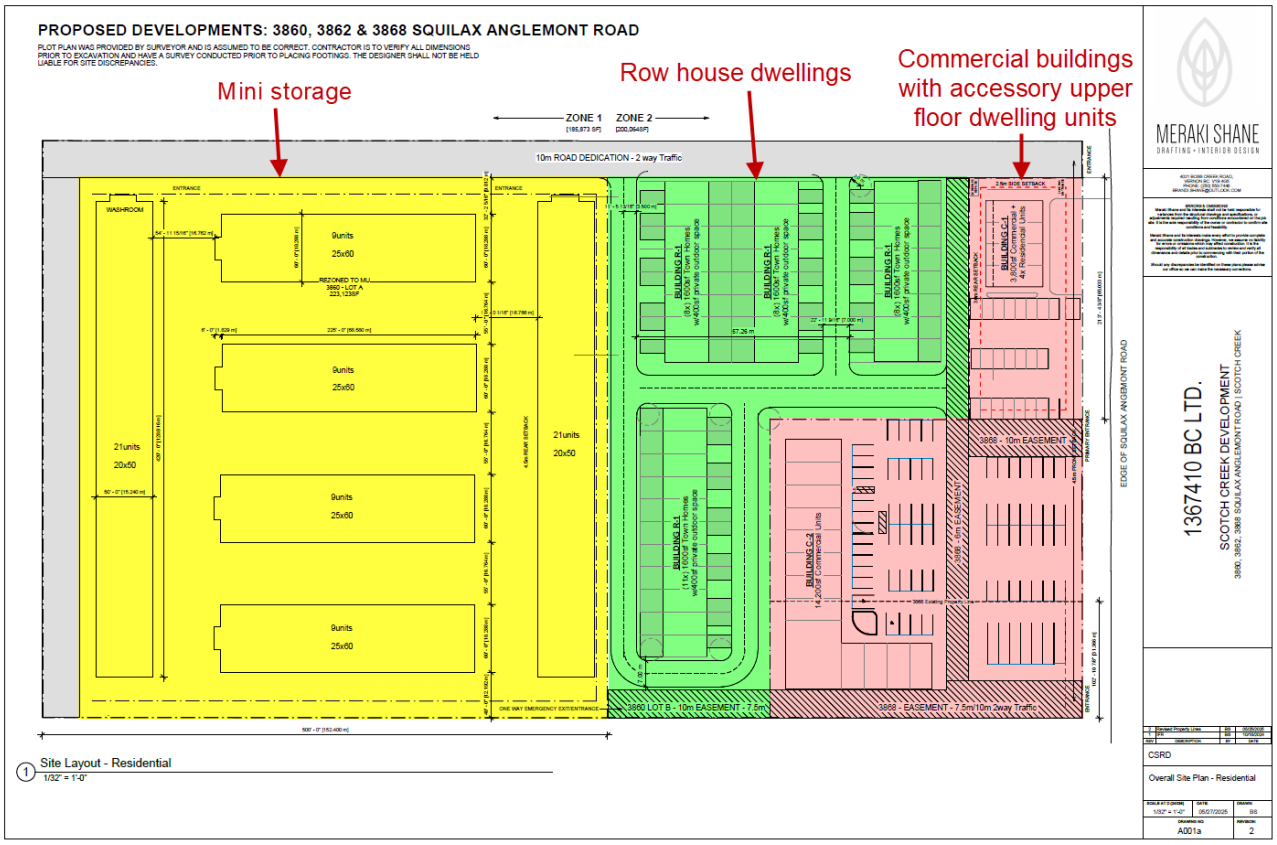
This site plan relates to the bylaw amendments given first reading on March 20, 2025.



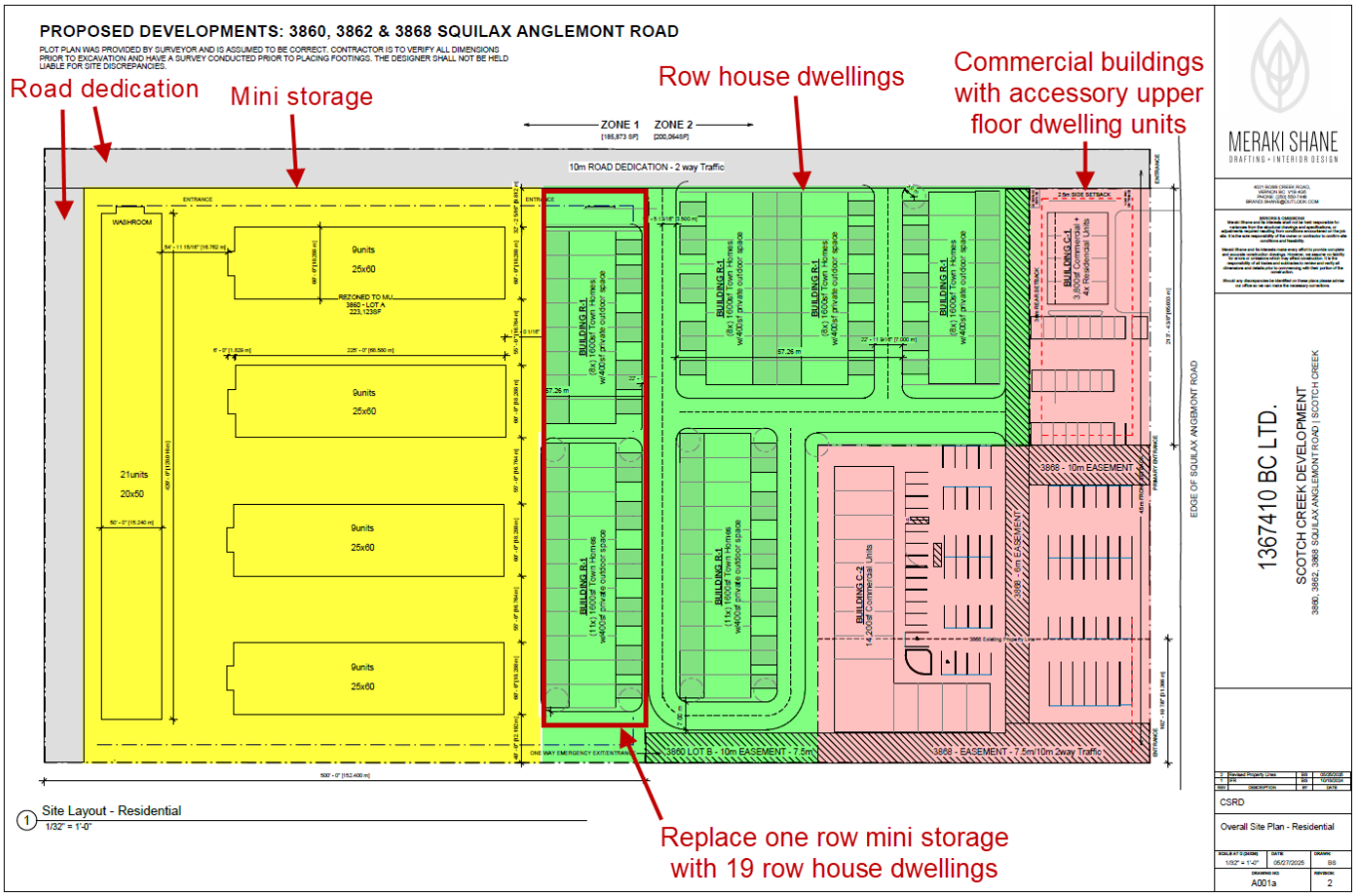
Staff Recommendation Site plan from First Reading (Board chose not to go with staff recommendation)



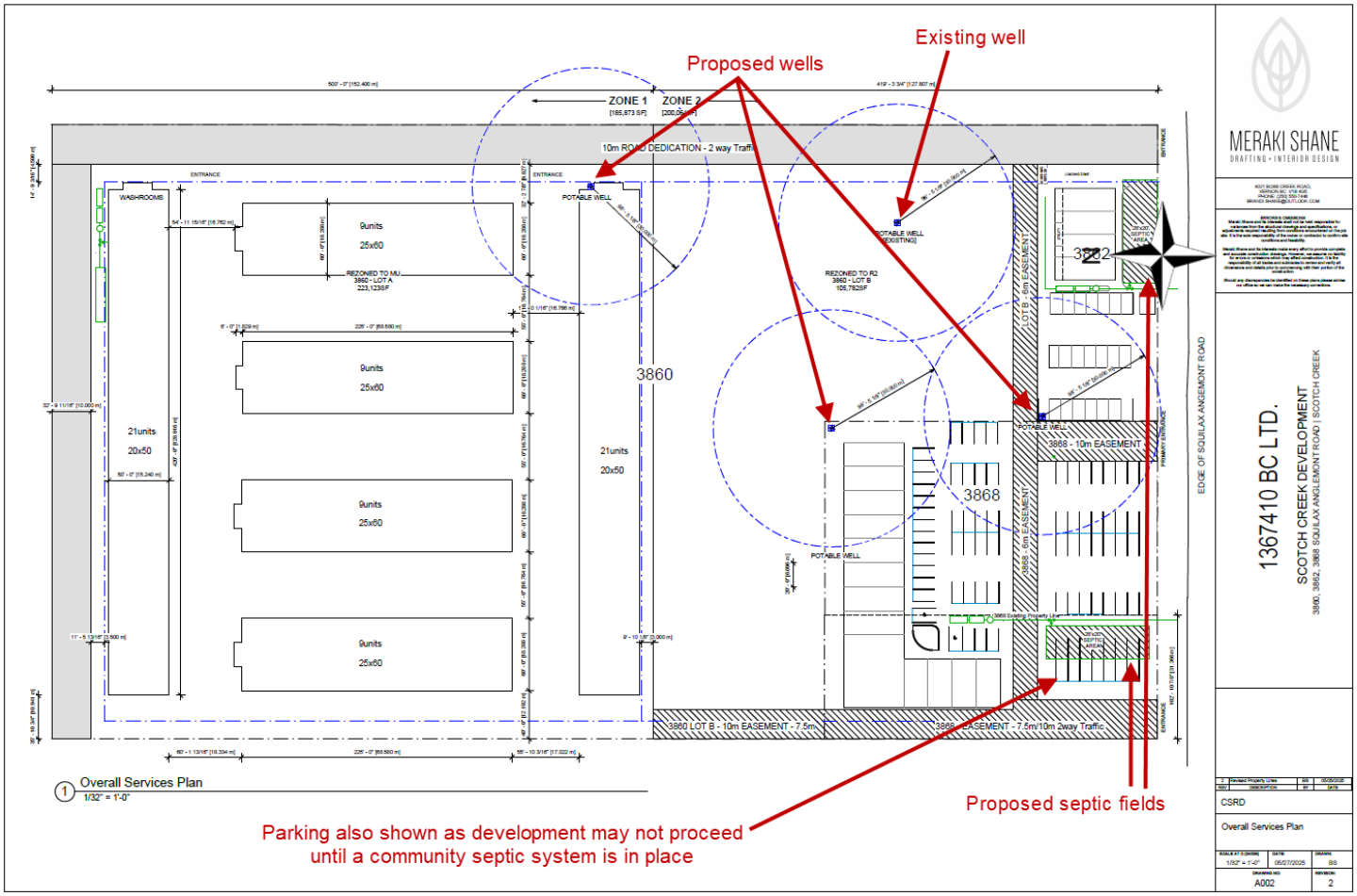
Revised Applicant Site Plan for Second Reading (highlights added by staff)



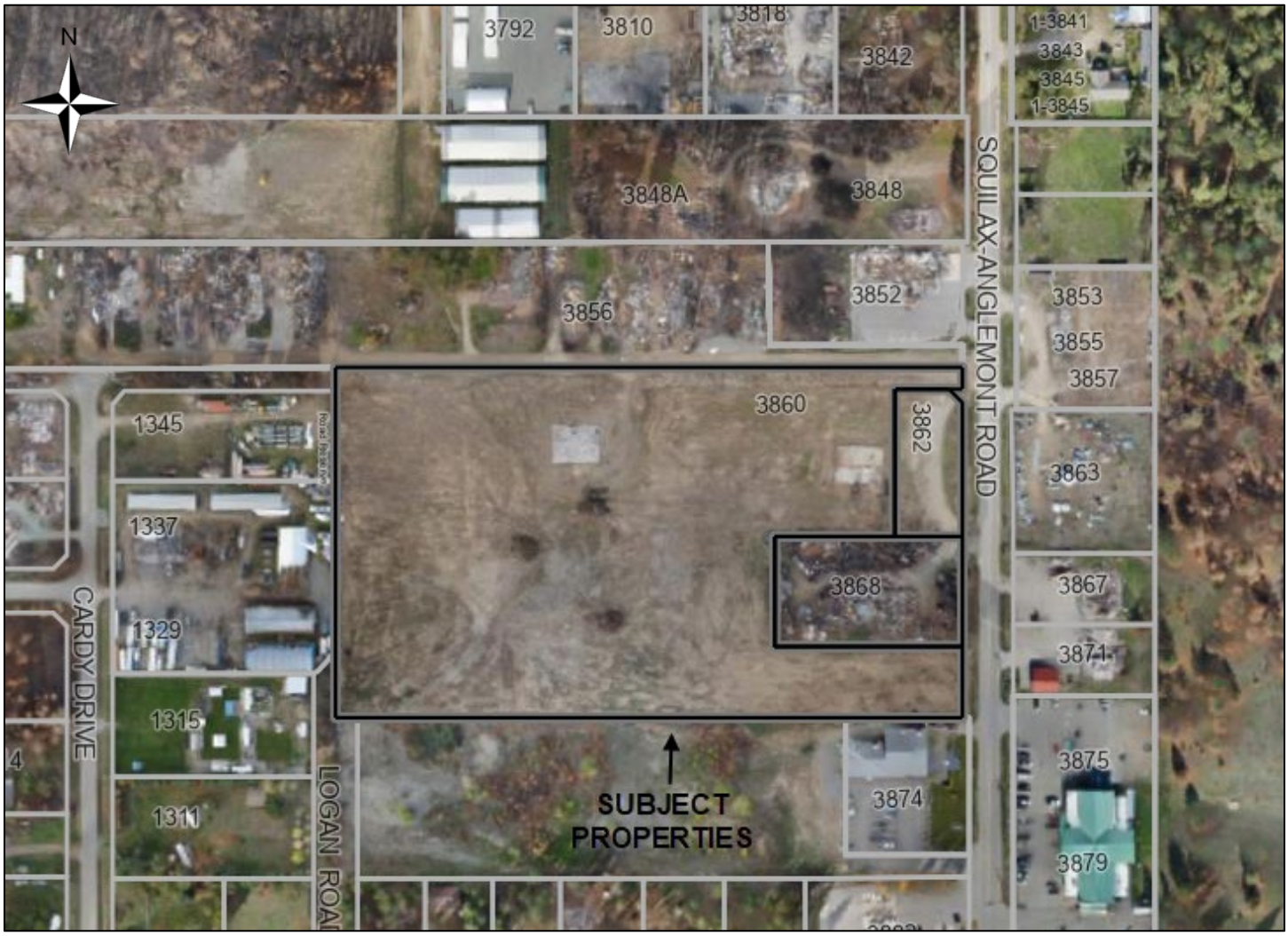
Staff Recommendation Site plan for Second Reading (site plan modified by staff for example)



Site Plan – Wells and Septic



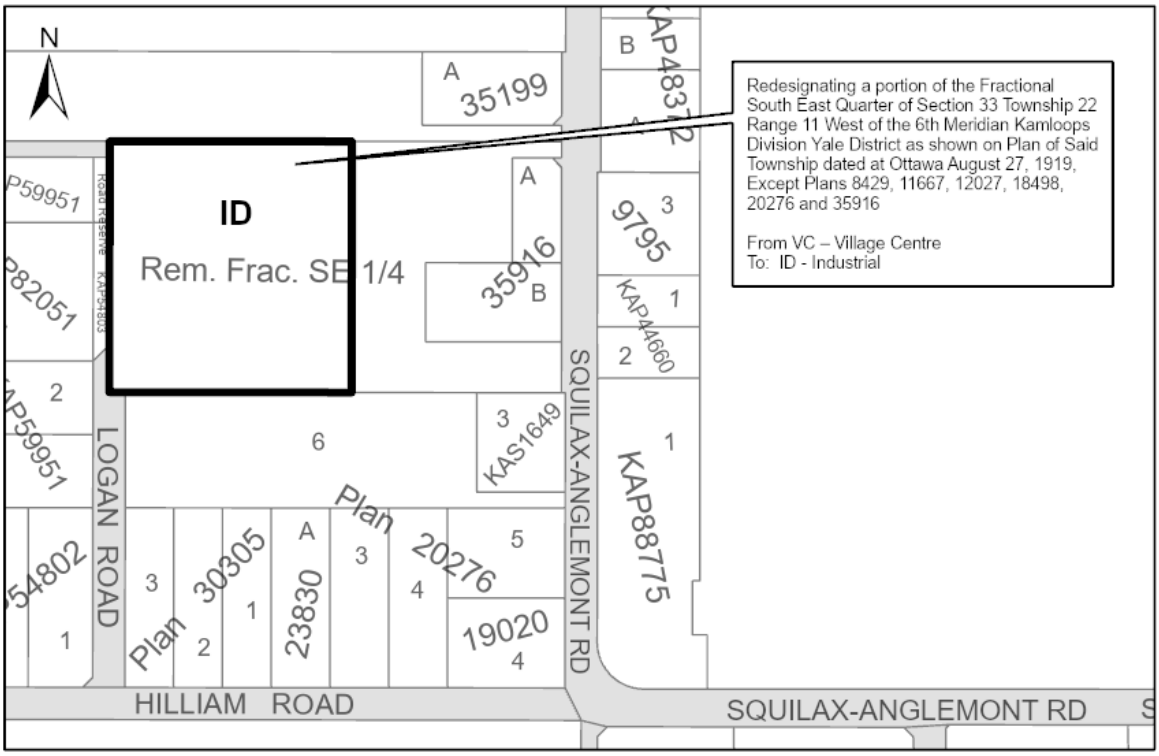
Fall 2023 Orthophoto



Google Street View – October 2023

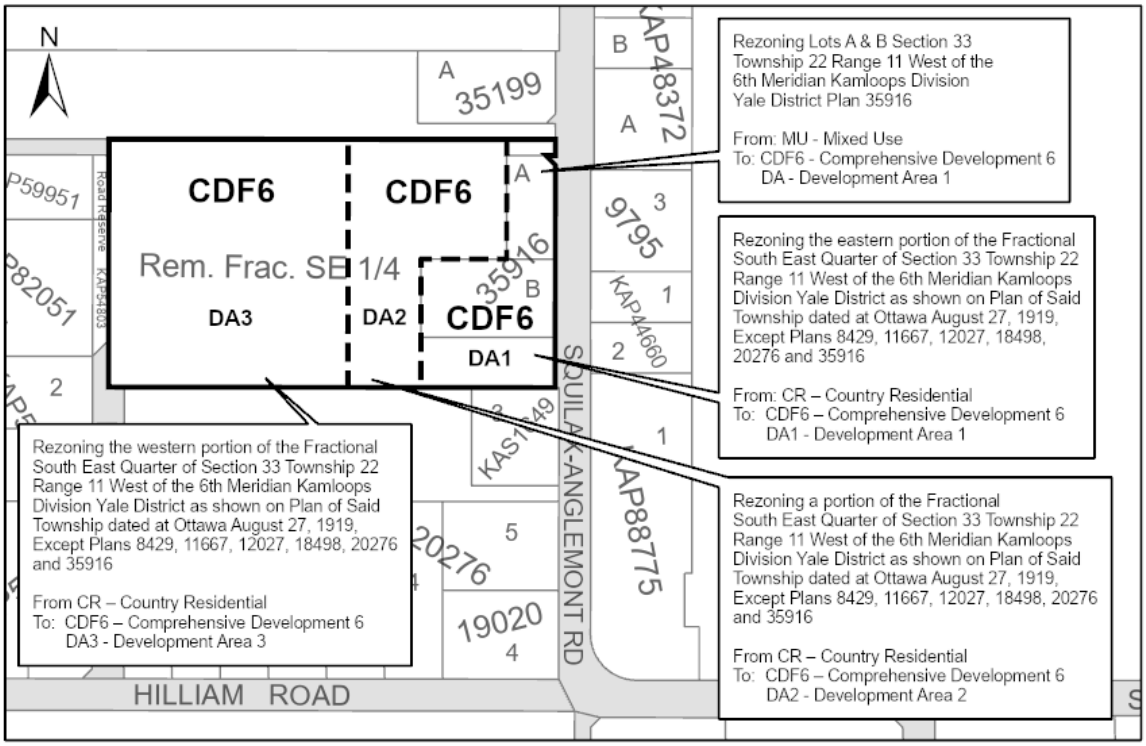
Proposed Electoral Area F Official Community Plan Amendment Bylaw No. 830-27

(Applicant's Updated Proposal)

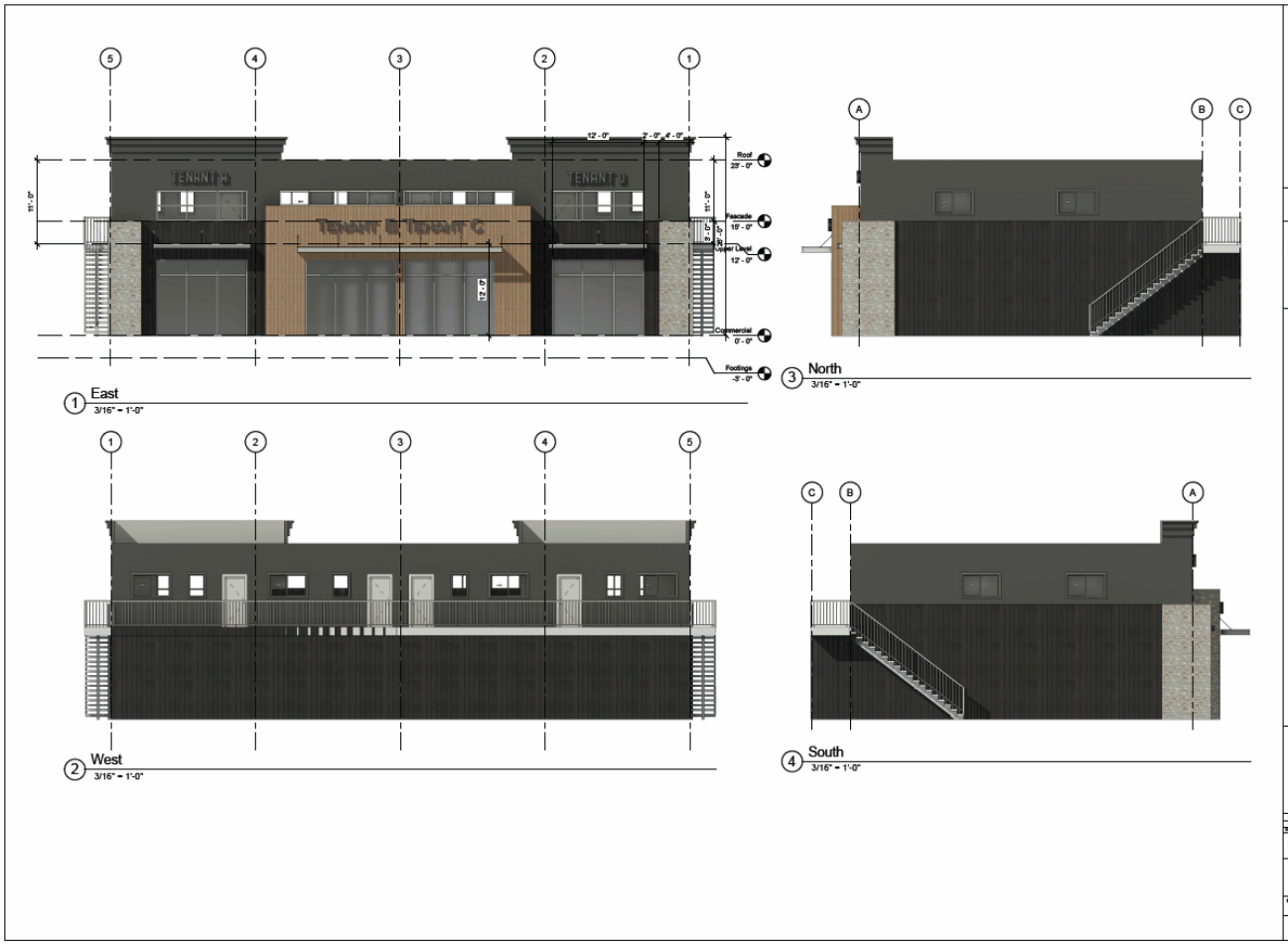


Proposed Scotch Creek Lee Creek Zoning Amendment Bylaw No. 825-53

(Applicant's Updated Proposal)



Drawings for 3862 Squilax-Anglemont Road



MERAKI SHANE
DRAFTING + INTERIOR DESIGN

1367410 BC LTD.

SCOTCH CREEK COMMERCIAL BUILDING
3862 SQUILAX-ANGLEMONT ROAD | SCOTCH CREEK

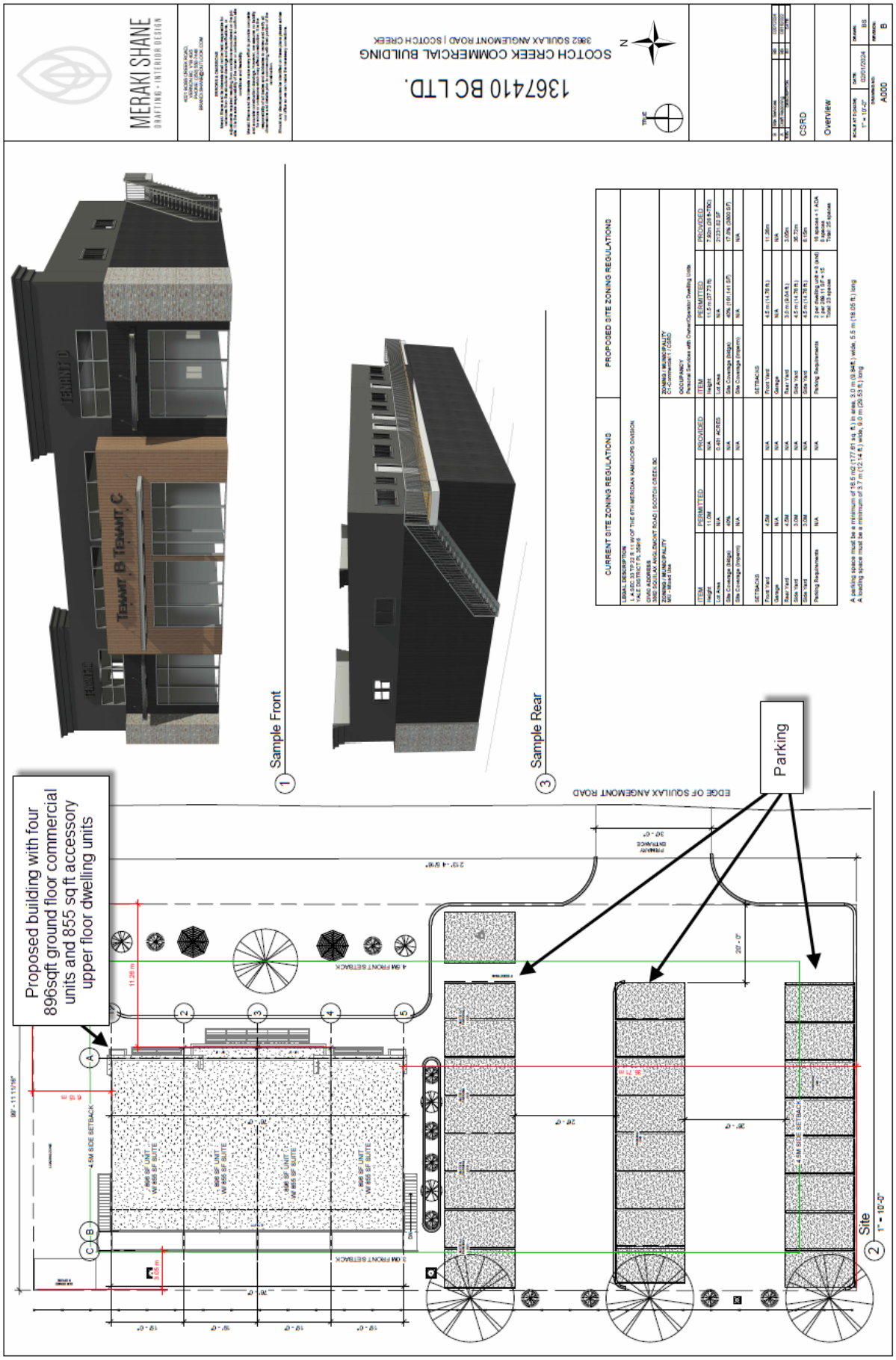
B	Site Services	BS	02/01/2024
A	Draft Rezoning	BS	08/10/2023
REV	DESCRIPTION	BY	DATE

CSRD

Elevations

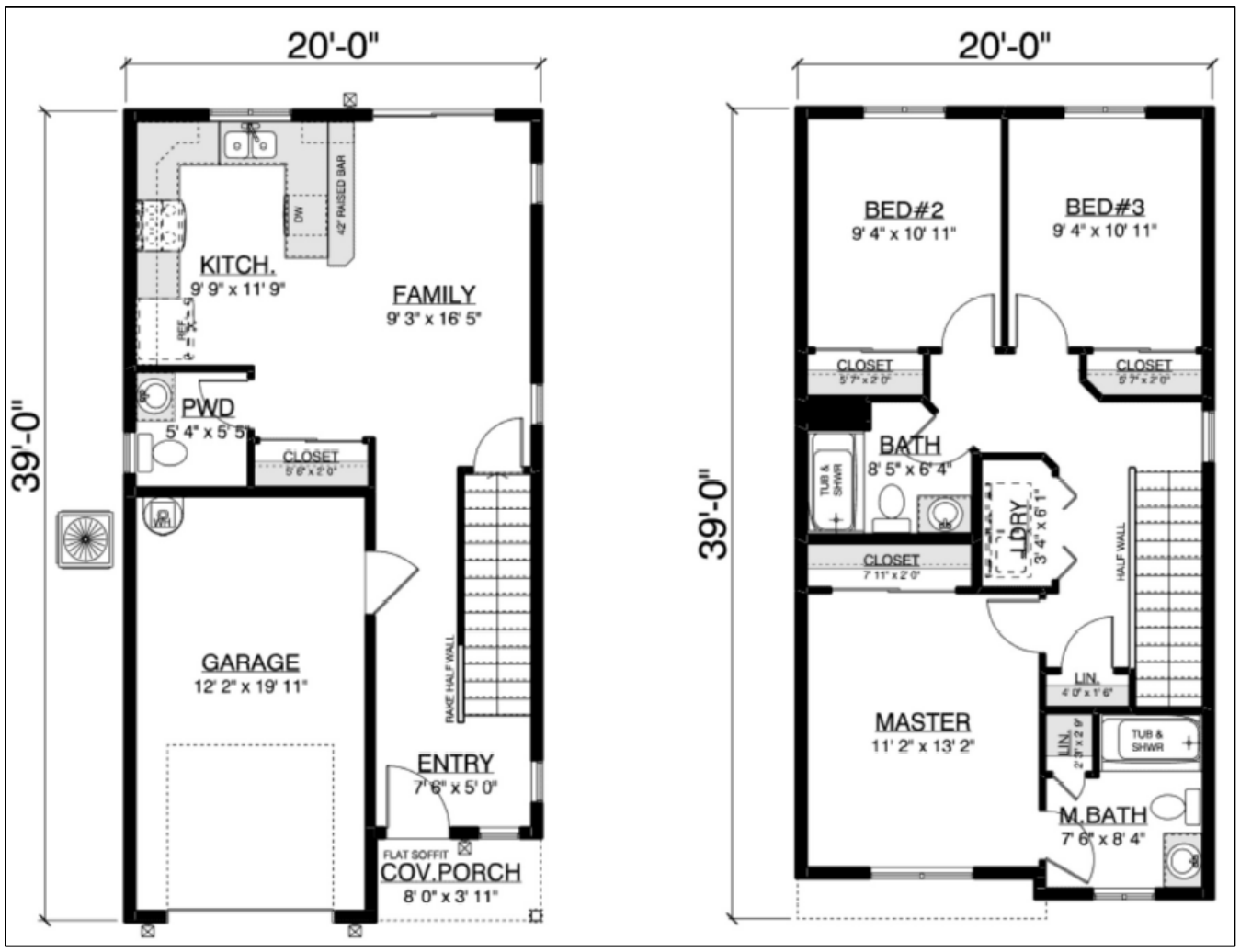
SCALE AT D-SIZE	DATE	DRAWN
3/16" = 1'-0"	02/01/2024	Author
DRAWING NO		REVISION
A200		B

Site Plan for 3862 Squilax-Anglemont Road



Example of proposed mini storage for 3860 Squilax-Anglemont Road

Sample Floor Plan for Row House Dwelling



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-26 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52
DESCRIPTION:	Report from Laura Gibson, Planner III, dated July 2, 2025 3856 Squilax-Anglemont Road, Scotch Creek
RECOMMENDATION #1:	THAT: Pursuant to Section 477 of the Local Government Act, the Board has considered "Electoral Area F Official Community Plan Amendment Bylaw No. 830-26" in conjunction with the Columbia Shuswap Regional District's Financial Plan and Waste Management Plan. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #2:	THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-26" be read a second time, as amended, this 17th day of July, 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #3:	THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52" be read a second time, as amended, this 17th day of July, 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #4:	THAT: a public hearing to hear representations regarding "Electoral Area F Official Community Plan Amendment Bylaw No. 830-26" and "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52" 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 Jay Simpson, as Director of Electoral Area F being that in which the land concerned is located, or Alternate Director Charlotte Hall if Director Simpson is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is located at 3856 Squilax-Anglemont Road in Scotch Creek and is used as a manufactured home park. Fifteen manufactured homes existed prior to the wildfire in summer 2023. All but one manufactured home was lost to the wildfire. The property owner is proposing to rebuild and expand the manufactured home park.

Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) permits a maximum density of one manufactured home unit per ha on a property not serviced by a community sewer system, which is defined as a sewage collection, treatment and disposal system serving 50 or more parcels. The subject property is 3.64 ha and without a connection to a community sewer system that meets the definition in Bylaw No. 825 and therefore is only currently permitted 3 manufactured homes. Furthermore, the Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830) requires that all new development in the Scotch Creek Primary Settlement Area must be connected to a community water system and community sewer system. This application has been made to amend Bylaw No. 830 and Bylaw No. 825 to allow for up to 24 manufactured homes on the subject property, which will not be serviced by a community sewer system and a community water system.

The original application was seeking approval for up to 36 manufactured home units. The Board gave first reading to the amending bylaws, for up to 36 units, at their meeting held on July 18, 2024, and directed staff to use the complex consultation process which includes referrals to applicable agencies and First Nations and a public information meeting. Referral responses from CSRD Environmental and Utility Services, Interior Health Authority (IHA) and the Ministry of Environment and Parks (MOE) were not supportive of 36 units. After discussions with MOE and IHA, staff made the decision to support only up to 24 manufactured home units. The applicant was agreeable and the application has been revised to seek approval for a maximum of 24 units. Referral responses and the public information meeting notes are attached to this Board report. It is now appropriate for the Board to consider the amending bylaws for second reading, as amended, and delegate a public hearing to hear representations from the public regarding the proposed amendments.

BACKGROUND:

See item 17.2 on the July 18, 2024, Board meeting agenda for the staff report recommending First Reading. The report provides the full background and supporting documents for this application. Updated maps, plans and photos reflecting changes proposed at second reading are attached to this Board report.

POLICY:

See attached "BL830-26_BL825-51_BL830_BL825_Excerpts.pdf" for applicable policies and zoning regulations.

Electoral Area F Official Community Plan Bylaw No. 830

- Section 6 – A Well-housed Community
- Section 10 – A Well-serviced Community
- Section 11 – Managing Growth: North Shuswap
- Section 12 – Managing Growth: Scotch Creek (Primary Settlement Area)

Scotch Creek/Lee Creek Zoning Bylaw No. 825

- Part 1 – Definitions
- Part 5 – Zones
  5.9 Manufactured Home Park (MHP)

FINANCIAL:

In accordance with Section 477 of the Local Government Act, the Financial Services and Environmental and Utility Services Departments have reviewed the proposed OCP amendment and confirmed that it is consistent with the CSRD's Financial Plan and Waste Management Plan.

KEY ISSUES/CONCEPTS:

The amending bylaws applicable to this application were read a first time at the July 18, 2024, Board Meeting and referred to applicable agencies and First Nations. The Complex Consultation process was recommended and approved for this application because it includes an OCP amendment. The Complex Consultation process includes referrals to agencies and First Nations and a public information meeting hosted by the applicant. A statutory public hearing is also required because an amendment to the OCP is required. The Local Government Act requires that public hearings be held for all OCP amendments.

The proposed number of manufactured home units has been reduced from 36 units to 24 units following the referral responses received from IHA and MOE that did not find the servicing proposal for the original proposal sustainable or permissible under the Sewerage System Regulation (SSR) and staff's subsequent decision to support only up to 24 manufactured home units (see attached "BL830-26_BL825-52_Applicant_Updated_Proposal_Redacted.pdf"). This change has been reflected in the Schedules to the OCP and zoning amendment bylaws, which staff are recommending for second reading, as amended.

Referrals

Following first reading of the amending bylaws, referrals were sent to applicable agencies and First Nations. A summary of all comments received is provided in the Communications section below. Full referral comments are attached to the Board agenda as "BL830-26_BL825-52_Referral_Responses.pdf".

The applicant was originally proposing to service 8 manufactured home units with an existing shared sewage system and to service the other 28 units with 14 septic systems serving 2 units each. The initial referral responses from CSRD Utilities staff, IHA and MOE were not supportive of the proposed servicing method for sewage disposal as it was considered unsustainable and also noted that 36 units would have a sewage effluent outflow exceeding 22,700 L/day, which requires approval under the Municipal Wastewater Regulation, through MOE, and not just a filing to IHA in accordance with the SSR (see attached "BL830-26_BL825-52_Referral_Responses.pdf"). The applicants updated the proposed servicing method to a single sewage disposal system not intended to meet or exceed 22,700 L/day, with a flow monitor to show the actual L/day being utilized. The new proposal was to allow additional manufactured homes to a maximum of 36 units until the capacity of the system was reached or they ran out of sites, whichever came first, and limit the number of occupants to 2 per unit. An updated referral request was sent to CSRD Utilities, IHA, and MOE. MOE did not respond to the updated referral request. IHA's response was not supportive because they felt 2 occupants per unit was unrealistic and felt that given the system would approach or potentially exceed 22,700 L/day, the system still warranted authorization under the MWR (under MOE). CSRD Utilities staff noted that the proposal may be a reasonable approach, but IHA would be the approving authority. Following these referral responses, staff considered the information and concluded that they would support up to 24 manufactured home units. This is further explained in the analysis section below. The applicants updated their proposal to 24 units to match what staff would support. See attached "BL830-26_BL825-52_Maps_Plans_Photos_2025-07-17.pdf for revised site plan.

Public Information Meeting

The public information meeting was held on September 19, 2024, from 10:00 AM to 10:55 AM at the subject property, 3856 Squilax-Anglemont Road. The meeting was advertised in the September 5, 2024,

edition of the Salmon Arm Observer. According to the applicant, the available materials included a project summary handout for any meeting participants to read or take with them (see attached) and three large poster boards were presented on easels for meeting participants to review, both before and after the meeting. The agent and the property owner were on site to explain the plans and answer questions of those viewing the posters. The questions that were asked and answered are included in the meeting notes, see attached "BL830-26_BL825-52_Public_Information_Meeting_Notes_2024-09-19.pdf". A list of attendees is also included in the meeting notes.

Analysis

The applicant has held the required Public Information Meeting and there were no planning related issues or concerns in the comments received.

As described above in the Referrals section, there were concerns from IHA and MOE about the original proposed servicing method for sewage disposal. Onsite sewerage systems that treat effluent from buildings that are not serviced by larger municipal or regional sewer systems are regulated either by the Public Health Act (through IHA) or the MWR under the Environmental Management Act (through MOE) depending on the amount of sewage flow the system is designed to receive. A sewerage system designed to receive a sewage flow of less than 22,700 L/day may be regulated by the regional health authority (IHA). The regional health authority receives a filing from the authorized person who is constructing the sewerage system under the SSR, but the regional health authority does not need to specifically approve each system. For a sewerage system designed to receive a sewage flow of more than 22,700 L/day, MOE issues authorizations. As noted on MOE's website, the applications follow a complex process and can take up to 4.5 years to complete. Further details are described in the Board report from First reading.

The initial concerns from IHA and MOE was that the proposed servicing method with multiple septic systems was not sustainable and that the cumulative outflow was not being considered and the property needed to be regulated by the MWR and not the SSR. In an effort to not require an MWR system due to the significant added cost and timeframe for approval, the applicants revised the proposal to single system with a flow monitor to ensure it did not exceed 22,700 L/day and were still seeking approval for up to 36 units. This was based on calculations for an average of two people per mobile home unit (at 300L/day per person). Updated referrals were sent out to IHA, MOE and CSRD Utilities and IHA's response was that they were not supportive because they felt 2 occupants per unit was unrealistic and felt that given the system would approach or potentially exceed 22, 700 L/day (when a system is no longer regulated by IHA but rather MOE), the system still warranted authorization under the Municipal Wastewater Regulation (under MOE). After receiving this response staff met with IH staff to see if 25 units would be supported. IH noted that the cumulative flow would still be too close to the jurisdictional flow divide to be reasonable. Staff concluded they will support a maximum of 24 units, assuming an average of 3 persons per unit and 900 L/day, so that the total flow is 21, 600 L/day which allows for a 1100 L/day buffer should there be more than 3 persons on average in the homes. The applicant was agreeable to this and revised their proposal to be for 24 units (see attached "BL830-26_BL825-52_Applicant_Updated_ Proposal_Redacted.pdf"). In the future, once a community sewer system is in place, the property could connect to the system and could then expand to 36 manufactured home units as permitted by Bylaw No. 825.

There were no concerns raised about the other aspects of the manufactured home park expansion.

Hydrogeological Assessment

At first reading, it was recommended that prior to second reading, a hydro-geological impact assessment to review and confirm the quantity and quality of water resources be required from the applicant and

review the proposed method of sewage disposal and potential impacts to groundwater. A Preliminary Hydrogeological Assessment report prepared by Ecoscape Environmental Consultants Ltd. (Ecoscape), dated June 24, 2025, has been submitted to staff (see attached BL830-26_BL825-53_Hydrogeological_Report_2025-06-24Redacted.pdf"). The report confirms that the planned development is expected to include 24 manufactured homes and associated roads and infrastructure, with potential full build-out to 36 units in the future [a community sewer system is eventually in place]. Site development will also include the construction of a water treatment system, stormwater management infrastructure and onsite treatment and dispersal system, all to be designed by a qualified Professional Engineer.

Ecoscape confirms that for water servicing, the proposed development will rely on a new treatment system drawing from Well Tag No. (WTN) 92060. At maximum build-out (36 units when a community sewer system is eventually in place), the manufactured home park would require a peak flow rate of 1.3 L/s (20 US GPM). The proposed treatment system has been designed to service 203 L/s (40 US GPM), double the expected demand at full build-out. The Interior Health Authority has approved this water source and issued a Waterworks Construction Permit (Permit No. CP2024-168614) for the water supply and distribution system in November 2024. In Ecoscape's professional opinion, field observations, appropriate water treatment, and available geological and hydrogeological data indicate that WTN 92060 is capable of supplying groundwater of suitable quality and quantity to support the proposed development. High estimated recharge rates to the aquifer, along with favourable well yields reported in nearby well logs, support the feasibility of groundwater extraction at the proposed peak flow rate of 1.3 L/s. Groundwater use at this rate is not expected to result in significant impacts on local groundwater users.

With respect to onsite wastewater disposal to ground, local and downgradient soil and hydrogeological characteristics, the relatively deep depth to groundwater, ample horizontal setbacks from downgradient receptors, and excess evapotranspiration above precipitation, are expected to support year-round dispersal of treated wastewater to ground at the Site, assuming appropriate design, operations and maintenance of the system.

For stormwater management, high local evapotranspiration rates, well-draining sediments and deep depth to groundwater, coupled with implementing rigorous and appropriate sediment and erosion control practices and procedures during construction, effectively capturing, managing, storing, and infiltrating stormwater runoff, utilizing appropriate property landscaping along with effective stormwater management and disposal practices should minimize the potential for compromised local groundwater quality from stormwater infiltration and runoff.

Rationale for Recommendation

Staff are recommending that the proposed amending bylaws be read a second time, as amended, and that a public hearing be delegated to hear representations from the public regarding the proposed amendments for the following reasons:

- The subject property's location is ideal for a manufactured home park, being in the village centre of Scotch Creek and close to amenities;
- This is an existing manufactured home park with MHP zoning and not entirely new development and subdivision is not part of the proposal;
- There is a need for rebuilding affordable housing and the proposed bylaw amendment offers a temporary servicing option until a community water system and community sewer system become available;
- The reduction in manufactured home units from 36 to 24 and revised proposal for a single sewage disposal system should alleviate concerns from IH and MOE;

- The applicant has provided a plan for a water treatment system sourced from the existing well, including and confirmation there is enough water flow to support the full build-out of the manufactured home park;
- A hydrogeological impact assessment to review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater was submitted in support the proposed development; and,
- Prior to consideration of adoption of the proposed bylaw amendments, a covenant is recommended to be registered on title which would require that the property connect to a community water system and/or community sewer system should a system become available to the property in the future.

IMPLEMENTATION:

If the Board endorses the staff recommendations staff will arrange for a public hearing to be held and undertake the communications related to advertising a public hearing as outlined below. Policy P-25 Public Hearings indicates that public hearings will be organized to provide for in person attendance and remote participation by way of electronic attendance via Zoom or telephone. Public hearings are to be held in the Board room of the CSRD Office in Salmon Arm unless there are unique circumstances that necessitate holding the public hearing at an alternative location. In this case, there has not been much interest expressed through inquiries regarding the proposed development from the local community.

Staff have verified that the Area Director is supportive of holding the public hearing in the Board Room of the CSRD Office in this case. As such, it is recommended that the public hearing be held at the CSRD office to save time for Planning and IT staff arranging and attending a public hearing in the community, with the closest venue in Lee Creek. Interested parties will be able to participate remotely if they are unable to attend in person. The public hearing chair can also attend via Zoom.

If a public hearing is held and the Board provides third reading, prior to staff bringing the amending bylaws back to the Board for adoption a Section 219 covenant is recommended to be registered on title which would require that the property connect to a community water system and/or community sewer system should a system become available to the property in the future

COMMUNICATIONS:

Notice of Application Sign

A Notice of Application sign was placed on the subject property following first reading of the bylaw amendments. Photos of the sign were provided as proof to staff.

Public Hearing

If the Board gives Bylaw Nos. 830-26 and 825-52 second reading, as amended, and delegates a public hearing, staff will make arrangements for the public hearing, including: posting a notice to the CSRD website and social media and sending notices to all property owners of land located within 100 m of the subject property. The public hearing package will be made available on the CSRD website at least 10 days in advance of the public hearing.

Referral Responses

Following first reading of Bylaw No. 830-26 and Bylaw No. 825-52, referrals were sent to relevant agencies and First Nations. Subsequent referrals were sent out to Interior Health, Ministry of Environment, and CSRD Utilities after the applicant changed the proposal. Responses are briefly noted

below. Full referral comments are attached to the Board agenda as "BL830-26_BL825-52_Referral_Responses.pdf".

AGENCY/FIRST NATION	**RESPONSE**
CSRD Community and Protective Services	The subject property is within the Scotch Creek Lee Creek fire protection area. Compliance with access specifications as per MOTT guidelines and CSRD Subdivision Servicing bylaw is required. Recommend two egress points or sufficient turnaround space for fire apparatus on subdivision access roads. FireSmart principles and practices are encouraged.
CSRD Environmental and Utility Services	Water: Not opposed to development and support Interior Health comments suggesting that this development should connect to a Community Water System once that becomes available and would be required to construct and develop a water supply for the proposed development that meets IH Guidelines Sewer: First referral response: A community sewer system doesn't exist in this area and there are currently no plans to establish one anytime soon. Do not agree with approach for multiple small septic systems. Subsequent referral response: This revised proposal to construct a single sewerage system under the Sanitary Sewerage Regulation (SSR) with flow measurement to allow monitoring and confirmation that capacity doesn't exceed 22,700L/day exists for adding additional mobile homes (after 22) may be a reasonable approach to service this development. Interior Health would be the approving authority for a SSR system.
CSRD Financial Services	The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.
Interior Health Authority	First referral response: -Supportive of more manufactured homes for affordable housing, as housing has significant influence on our physical and mental health,

	social well-being and indirectly influences many other determinants of health. -Servicing the proposed 36-unit manufactured home park in question only with multiple small-scale septic systems is not a sustainable long-term solution to sewage disposal. The expansion of this manufactured home park is also expected to have a cumulative effluent flow well above the 22, 700 L/day limit for application of the Sewerage System Regulation, and so would fall instead under the Municipal Wastewater Regulation (MWR) as administered by Ministry of Environment. -The well water will require treatment to meet the Drinking Water Treatment Objectives (Microbiological) for Ground Water Supplies in British Columbia. The treatment system, as well as other new infrastructure for the water system will require submission of a Construction Permit application to IHA. A water license is required from MOE. Subsequent referral response: I would consider the revised proposal for a single large onsite system with the indication of 36 - 1-bedroom units with an average of 2 people per unit with 300L/day/person as being unconventional and likely unsustainable given the current challenges for affordable housing within region. While 300 L/c/d would be consistent with the Standard Practice Manual v. 3 there was insufficient information provided to support the reported average occupancy of only 2.1 people per unit. The total design daily flow of 22, 700 L/day as confirmed by Authorized Person with Franklin Engineering would in fact exceed the provisions of Section 2 of the Sewerage System Regulation. This narrow property is also situated right above a highly vulnerable aquifer that is a know drinking water source for many private wells in the area, yet there was no indication that consideration was given to employ a higher level treatment in order to reduce the risk of contamination of the aquifer from this discharge of effluent to ground.

Ministry of Environment and Parks	Servicing the proposed 36-unit manufactured home park in question only with multiple small-scale septic systems is not a sustainable long-term solution to sewage disposal. The expansion of this manufactured home park is proposed to have a cumulative effluent flow well above the 22, 700 L/day limit for application of the Sewerage System Regulation (SSR), and so would fall instead under the Municipal Wastewater Regulation (MWR) pursuant to the Environmental Management Act.
Ministry of Transportation and Transit	No response
Ministry of Forests: Archaeology Branch	If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, an HCA permit is not required prior to commencement of those activities. However, a HCA permit will be required if archaeological materials are exposed and/or impacted during land-altering activities.
Adams Lake Indian Band	No response
Skw'lax te Secwepemcúl̓ecw	No response
Neskonlith Indian Band	No response
Okanagan Indian Band	No response
Simpcw First Nation	No response
Shuswap Indian Band	No response
Splatsin First Nation	No response

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:	2025-07-17_Board_DS_BL830-26_BL825-52_Second_amended.docx
Attachments:	- BL830-26_Second_amended.pdf - BL825-52_Second_amended.pdf - BL830-26_BL825-52_BL830_BL825_Excerpts.pdf - BL830-26_BL825-52_Applicant_Updated_Proposal_Redacted.pdf - BL830-26_BL825-52_Public_Information_Meeting_Notes_2024-09-19_Redacted.pdf - BL830-26_BL825-52_Hydrogeological_Report_2025-06-24_Redacted.pdf - BL830-26_BL825-53_Referral_Responses.pdf - BL830-26_BL825-52_Maps_Plans_Photos_2025-07-17.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA F OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 830-26

A bylaw to amend the "Scotch Creek/Lee Creek Official Community Bylaw No. 830"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area F Official Community Plan Bylaw No. 830" is hereby amended as follows:

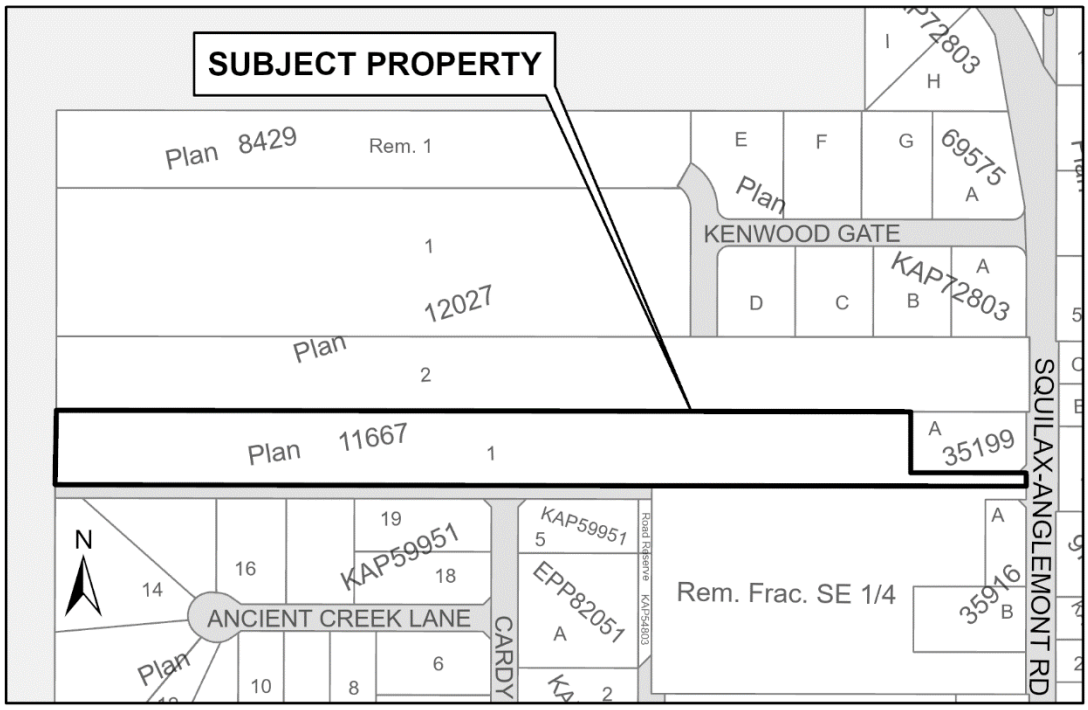
   A. TEXT AMENDMENT

      Schedule A, Official Community Plan Bylaw Text, is hereby amended by:

      i. Adding to Section 12.10 Medium Density (MD) after *Policy 8*:

         Policy 9
         Notwithstanding Section 10.2 Water Supply and Distribution *Policy 3*, for Lot 1, Section 33, Township 22, Range 11, W6M, KDYD, Plan 11667 except Plan 35199, as shown on the map below, the expansion of the existing manufactured home park is permitted despite not having a connection to a community water system that has 50 or more connections. The manufactured home park shall be serviced by a shared water system, approved by Interior Health Authority, serving a maximum of 24 units.

         Policy 10
         Notwithstanding Section 10.3 Liquid Waste Management *Policy 2,* for Lot 1, Section 33, Township 22, Range 11, W6M, KDYD, Plan 11667 except Plan 35199, as shown on the map below, the expansion of the existing manufactured home park is permitted despite not having a connection to a community sewer system with 50 or more connections. Up to 24 manufactured home spaces may be connected to one shared sewage system constructed in accordance with the Sewerage System Regulation.



2. This bylaw may be cited as " Electoral Area F Official Community Plan Amendment Bylaw No. 830-26."

READ a first time this 18th day of July, 2024.

READ a second time this _____ day of _____ 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

CORPORATE OFFICER	CHAIR
CERTIFIED a true copy of Bylaw No. 830-26 as read a third time.	CERTIFIED a true copy of Bylaw No. 830-26 as adopted.
Corporate Officer	Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-52

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

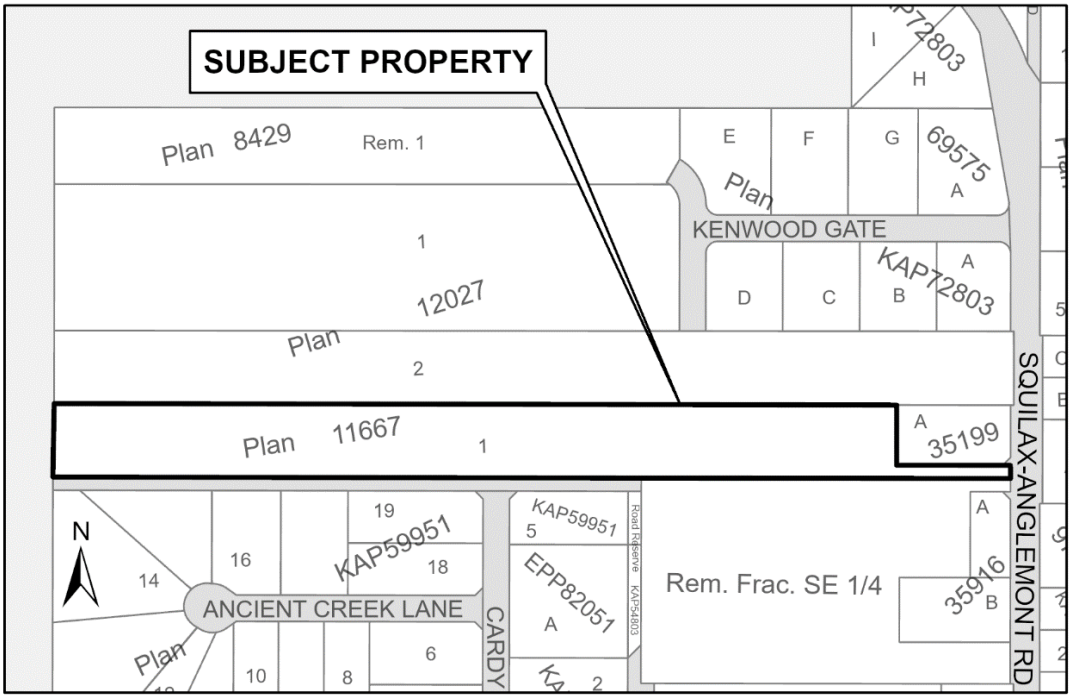
1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825" is hereby amended as follows:

   A. TEXT AMENDMENT

   Schedule A, Zoning Bylaw Text, is hereby amended by:

   i. Adding to Section 5.9(4) after (a):

   (b) Notwithstanding subsection (3)(c) for Lot 1, Section 33, Township 22, Range 11, W6M, KDYD, Plan 11667 except Plan 35199, as shown on the map below, the maximum density of manufactured home spaces where not serviced by a *community sewer system* shall be 6.59 per ha (one per 0.37 ac). Up to 24 manufactured home spaces may be connected to one shared sewage system constructed in accordance with the Sewerage System Regulation.



2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52."

READ a first time this 18th day of July, 2024.

READ a second time this _____ day of _____ 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

CORPORATE OFFICER	CHAIR
CERTIFIED a true copy of Bylaw No. 825-52 as read a third time.	CERTIFIED a true copy of Bylaw No. 825-52 as adopted.
Corporate Officer	Corporate Officer

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

Section 6 A Well-Housed 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.

Section 10 A Well-serviced Community

10.2 Water Supply and Distribution

Objective 1 To provide an appropriate level of infrastructure services in development areas, balancing demands with affordability.

Policy 3 Any new development within the Scotch Creek Primary Settlement Area or within the Secondary Settlement Areas, must connect to a community water system. For the purposes of this Plan, a community water system means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include water treatment plants and ancillary, works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

10.3 Liquid Waste Management

Policy 2 Any new development within the Scotch Creek Primary Settlement Area, or within the Secondary Settlement Areas, must connect to a community sewage system. For the purposes of this Plan, a community sewage system means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

Section 11 Managing Growth: North Shuswap

11.1 General Land Use The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

Policy 3 Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)

12.10 Medium Density (MD)

Objective 1 The designation of Medium Density Residential areas provides for the construction of higher density housing of various types in areas that are in within easy walking distance of the Village Centre.

Policy 1 Detached and semi-detached housing in the form of townhomes or duplexes are permitted within this land use.

Policy 2 The density of Medium Density Residential is proposed as 6-8 units per acre, or 15-20 units per hectare.

Policy 3 Cluster development is encouraged, to preserve existing vegetation and maximize the amount of open space.

Policy 4 Gated communities are strongly discouraged.

Policy 5 Front garages that dominate the street are discouraged. Garages should be placed behind the front facade of the house, in order to contribute to a better pedestrian environment, or, if flush with the front facade, should not comprise more than 30% of the total facade.

Policy 6 Green connections are encouraged between these areas and the Village Centre.

Policy 7 Normally a maximum building height of two storeys is permitted.

Policy 8 Development adjacent to ALR boundaries requires fencing, vegetative buffering and building setbacks as recommended by the Ministry of Agriculture's "Guide to Edge Planning".

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Part 1: Definitions

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;

COMMUNITY WATER SYSTEM means a waterworks system serving 50 or more parcels. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

MANUFACTURED HOME is a single family dwelling that is factory built to comply with or exceed the CSA standard; A277-M1990, “Procedures for Certification of Factory Built Houses”; or CAN/CSA Z240 MH Series, “Mobile Homes”;

MANUFACTURED HOME PARK is the use of buildings, structures and land that has been divided into manufactured home spaces and improved for placement of manufactured homes for permanent residential use;

MANUFACTURED HOME SPACE is the use of land within a manufactured home park for placement of one manufactured home;

5.9 MANUFACTURED HOMES PARK (MHP)

Principal Uses

5.9 (1) The *uses* stated in this subsection and no others are permitted in the *Manufactured Home Park* zone as principal *uses*, except as stated in Part 3: General Regulations:

(a) *Manufactured home space*
(b) *Manufactured home park*

Secondary Uses

(2) The *uses* stated in this subsection and no others are permitted in the *Manufactured Home Park* zone as *secondary uses*, except as stated in Part 3: General Regulations:

(a) *Accessory use*
(b) *Home business*

Regulations

(3) On a *parcel* zoned *Manufactured Home Park*, 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 state in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum *parcel* size created by subdivision	2.0 ha (4.94 ac.)
(b) Minimum *parcel width* created by subdivision	30 m (98.43 ft.)
(c) Maximum density of *manufactured home spaces* ▪ where serviced by *community sewer system* ▪ in all other cases	 ten per ha (one per 0.25 ac.) one per ha (one per 2.47 ac.)
(d) Minimum separation distance between *manufactured homes*	4.5 m (14.76 ft.)
(e) Maximum *building* and structure *height*	7.5 m (24.61 ft.) except *accessory building*: 6.0 m (19.69 ft.)
(f) Minimum *setback* from: ▪ *front parcel boundary* ▪ *interior side parcel boundary* ▪ *exterior side parcel boundary* ▪ *rear parcel boundary*	 ▪ 4.5 m (14.76 ft.) ▪ 2.0 m (6.56 ft.) ▪ 4.5 m (14.76 ft.) ▪ 4.5 m (14.76 ft.)
(g) Maximum *gross floor area* of an *accessory building*	▪ 20 m^2 (215.29 sq. ft.)

Franklin Engineering Ltd.
416A 4 St NE P.O. Box 2590
Salmon Arm, BC V1E 4R5

June 23, 2025

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

Re: Application Update – 3856 Squilax-Anglemont Road ([redacted] Mobile Home Park)

To Whom It May Concern,

On behalf of the property owner of 3856 Squilax-Anglemont Road, we are writing to submit a formal update to our application for an Official Community Plan (OCP) and zoning bylaw amendment for the [redacted] Mobile Home Park.

As a result of consultation with Interior Health Authority (IHA), we have revised the proposed development from a **36-unit mobile home park** to a **24-unit mobile home park**. This adjustment responds to IHA's provided comments. To meet regulatory expectations, we are now proposing a **single Sewerage System Regulation (SSR) compliant wastewater system** with a **maximum treatment capacity of 22,699 litres per day** to service the revised 24-unit layout.

Should community water and sewer services become available at the lot line in the future, the development will **connect to these services**, and we intend to proceed with the **full 36-unit buildout** as originally proposed. This forward-compatible plan ensures long-term flexibility while addressing current infrastructure limitations.

Please include this updated information as part of our application file for review in place of the original 36-unit concept serviced by multiple smaller wastewater systems. If any further documentation or clarification is needed, feel free to contact our office.

Sincerely,

Samantha Mitchell
Franklin Engineering Ltd.

Franklin Engineering Ltd.
416A 4 St NE P.O. Box 2590
Salmon Arm, BC V1E 4R5

Columbia Shuswap Regional District
Planning Department
c/o Laura Gibson
lgibson@csrd.bc.ca

RE: 3856 Squilax- Anglemont Rd Zoning and OCP Amendment Public Meeting Summary Report

Where:

On-site, 3856 Squilax-Anglemont Rd Scotch Creek, BC

When:

Thursday, September the 19th of 2024.
Start time- 10:00 a.m. Finished- 10:55 a.m.

Materials:

1. A project summary was compiled as a handout for any meeting participants to read or take with them (see attached). Extras were available for people to take for neighbors or other members of the community who might not have been able to make it.
2. Three large poster boards were presented on easels for meeting participants to review, both before and after the meeting. Franklin staff and the developer were on site to explain the plans and answer questions of those viewing the posters (see attached photos).

Questions, Asked and Addressed:

Q- Will this project be tying into the current community water system, Scotch Creek Water System?
A – The closest Community Water systems are located 1.6km to the east of the subject property and approximately 1.15 km to the south of the subject property. Infrastructure to reach these systems would be too costly for the project to be feasible.

Q – Will there be accommodation built for the renters of the properties to have storage and if so, what will that look like?
A - There is a plan to have a small personal storage buildings available to rent on site for each unit. The tenants will not be forced to rent them if they have no need. As well, other tenants may be able to rent multiple if they require. These storage buildings will be cohesive and pleasing to view. Personal sheds will be allowed if a tenant desires to place one on their lot.

Q – Will the Private Road entering the Mobile Home Park be paved and is there a plan for a multi-use pathway for bikes and foot traffic?- [redacted]
A- There will be concreate driveways for each of the individual mobile homes and the private road will likely be gravel. A multi-use pathway is not being considered currently. Further investigation into the feasibility of allowing public access can be looked in to.

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Salmon Arm, BC V1E 4R5

(Additional information was later provided directly to [redacted] *regarding the likelihood of insurance liability issues if public access was provided.)*

Q – If not a multi -use pathway, is there the possibility to create a walking path for residents and the public to utilize, which might keep them to side streets and off of the busy highway? – [redacted]
A- This is not something that we have previously planned for but since it has been brought to our attention, this is something we can look into creating.
(The same liability issues arise for this request as the previous multi- use pathway request)

Q – Why are we not building a community wastewater system?
A – For a community wastewater system, the minimum 50 residents is ideal to have it be sustainable and even then, it would create a higher cost in strata fees or pad rent to maintain the system and to complete the required monthly testing. This is not in line with the affordable housing options we are trying to provide the community. As well, these community wastewater systems are a multi-year process for approval. Likely, it would be 3-4 years before a system would be in place and could be utilized if we had to take that route. With the rezoning we are applying for with the CSRD this would allow us to create a more affordable and faster turnaround time for the construction of the mobile home park, getting the housing that the community needs to continue to support itself.

Q – The proposed zoning is to allow for 36 manufactured homes, is this the maximum number the developer would be able to add to this property?
A- Yes, the zoning is to allow for a maximum number of 36 manufactured homes without a connection to a community sewer system.

Q- Will there be any additions to the well or plans for the well water?
A – No changes will need to be made to the existing well, as it already has a high enough daily flow rate. An upgrade will be made to the treatment system, so it can treat the daily flow that will be required for full buildout.

Q – Will there be age restrictions to the homes you are putting on each property?
A- It would be ideal for all the homes in the park to be of a similar design and age. No older than five years is the current goal. The overall design of the park is intended to be clean, cohesive and pleasant to look at.

Q- Will the sizing of each lot, since there would be so many more of them, still allow for the tentants to create a garden space and use the yard? – [redacted]
A – Yes, the footprint of the mobile homes in comparison to the designed size of each lot has allowed space for the residents to use it as desired. The lots have been designed to allow for the max mobile home sizing, while still having some yard space.

Q- Is there a specific supplier on board for the mobile homes?
A – At the moment, the developer is working with Eagle Homes.

Q – Do you have plans for the landscaping around the Mobile parks? It would be favorable to see nice, well-designed landscaping to the area as its baren now.

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A – Yes, the plan is to have simple and cohesive designs for the mobile homes park that would be easy to maintain. This fits into the plan to have it be a clean cohesive and affordable place to live.

Q- The Scotch Creek Store, among other businesses in the area, has struggled to find and keep employees due to the lack of houses and living quarters in the area. This would be a solution for us as businesses owners and members of the community, to be able to run our stores and operate our business better again with staff having access to housing. Will this be a long and drawn out prosses to have the house built?
A – This is one of the reasons why we are applying for this amendment, as the application process for individual wastewater systems is more streamlined than the application process for a community wastewater system. This would allow the mobile home park to be operational sooner rather than later. As well, we are through the first reading for the zoning/ocp amendment and once this public meeting is finished, the CSRD will be able to provide a second reading, their own public hearing and finally a fourth reading for a decision.

Additional comments made by community members during the discussion:

1. The community does not have a public transportation system in the area, and it has been put onto the members of the community to pick up the slack. Helping the residence around them by carpooling into town for doctor's appointments, getting groceries among other things.

2. It was agreed in the 1990s that a septic treatment plan would be put into the area of Scotch Creek. Since then, the property owners in the community have been paying $25 annually in their property taxes for a treatment plant that has yet to be created.

3. The attendants of the public hearing have all requested to be notified directly by the CSRD when their public hearing will take place so they might also be in attendance.

Meeting Attendees as follows:

[redacted], [redacted] Rd, Lee Creek, [redacted]

[redacted], [redacted] Rd, Lee Creek, [redacted]

[redacted], [redacted] Rd, Lee Creek, [redacted]

[redacted], [redacted] Rd, Scotch Creek [redacted]

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[redacted], [redacted] Way, Scotch Creek, [redacted]

[redacted], [redacted] Rd, Scotch Creek, [redacted]

[redacted], [redacted] Rd, Scotch Creek, ([redacted]

[redacted], [redacted] Rd, Lee Creek, ([redacted]

[redacted], [redacted] Rd, Lee Creek, [redacted]

[redacted], [redacted] Dr, Blind Bay, [redacted]

[redacted], [redacted] Rd, Scotch Creek, [redacted]

[redacted], [redacted] Rd, Scotch Creek, [redacted]

[redacted], [redacted] Street Vernon, [redacted]

[redacted], [redacted] Crescent, Magna Bay, [redacted]

[redacted], [redacted] Rd, Magna Bay, [redacted]

[redacted] – [redacted] Rd, Scotch Creek, [redacted]

[redacted], [redacted] Ln, Scotch Creek, [redacted]

[redacted], [redacted] Ln, Scotch Creek, [redacted]

Total Meeting Attendance: 18 Members of the Community.

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EMAILS RECEIVED POST PUBLIC MEETING BY MEMBERS OF THE COMMUNITY

Outlook

Scotch Creek Estates

From [redacted]
Date Mon 23/09/2024 10:11
To Samantha Mitchell <Samantha@franklinengineering.ca>

Samantha

I [redacted] of [redacted] support the Rezoning for Scotch Creek Estates. I own and operated Scotch Creek Market We are always looking for accommodation for our workers.

[redacted]
Cel [redacted]
Sent from my iPad

Outlook

Scotch Creek Estates mobile park

From [redacted]
Date Sun 22/09/2024 21:19
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hello

I am writing to show my support in the rezoning of the Scotch Creek Estates Mobile Home Park located at 3856 Squilax Anglemont Rd.

My address is [redacted] and my phone number is [redacted]

Thanks,

[redacted]

Sent from Yahoo Mail for iPhone

Outlook

Rezoning for Scotch Creek Estates

From [redacted]@spoonerelectric.com>
Date Mon 23/09/2024 06:58
To Samantha Mitchell <Samantha@franklinengineering.ca>

Samantha,

I'm in favor of rezoning for the Scotch Creek Estates Trailer Park.

Thank you

[redacted]

Spooner Electric
2199 Squilax-Anglemont Rd.
Lee Creek, BC
V0E 1M4
250-679-3373

E-transfers can be sent to [redacted]@spoonerelectric.com

Outlook

FW: Scotch Creek estates Mobile home park

From [redacted]@spoonerelectric.com>
Date Thu 19/09/2024 13:35
To Samantha Mitchell <Samantha@franklinengineering.ca>

Good afternoon Samantha.
My name is [redacted] I live with my family at [redacted] I am emailing with regards to the rezoning of the Scotch Creek Estates Mobile Home Park. I would like to Voice my support for the Rezoning of the Park and the benefits it will bring to the community and its members.

Cheers,
[redacted]

SPOONER ELECTRIC

Email- [redacted]@spoonerelectric.com
Phone- 250-679-3373
Cell- [redacted]

Outlook

3856 Squilax-Anglemont Road - Mobile Home Park

From [redacted]
Date Thu 19/09/2024 16:57
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hi Samantha,

I would like to write in support of the proposed bylaw amendments for the mobile home park located at 3856 Squilax-Anglemont Road in Scotch Creek.

Yours Truely,

[redacted]
Scotch Creek, BC V0E 1M5
[redacted]

Franklin Engineering

From: [redacted]
Sent: September 19, 2024 6:54 PM
To: Franklin Engineering
Subject: Letter of support- Scotch Creek Estates Mobile Home Park located at 3856 Squilax Anglemont Rd.

Hi Samantha Mitchell with Franklin Engineering.

My name is [redacted] I reside at [redacted] road (within .8km of the rezoning application for the Scotch Creek Estates Mobile Home Park located at 3856 Squilax Anglemont Rd)

I would like to express my support for this development as it will be a valuable asset for our community given of rental properties in our area.

[redacted]
Owner/Operator Be Teased Badass Food Truck

Outlook

Rezoning scotch creek estates mobile home park.

From [redacted]
Date Thu 19/09/2024 15:58
To Samantha Mitchell <Samantha@franklinengineering.ca>

"Good Afternoon Samantha

I [redacted] of [redacted] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thank you,

Outlook

3856 Squilax-Anglemont Rd - Mobile Home Park Support

From [redacted]captainsvillage.com <[redacted]@captainsvillage.com>
Date Thu 19/09/2024 17:45
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hi Samantha,

I would like to write that I support of the proposed bylaw amendments for the mobile home park located at 3856 Squilax-Anglemont Road in Scotch Creek.

Thank you,

[redacted]
Captain's Village Marina
www.captainsvillage.com
W-2509552424
C-[redacted]

Outlook

3856 Squilax Anglemont Rd

From [redacted]
Date Thu 19/09/2024 19:28
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hello Samantha,
I am [redacted] owner of [redacted] Please consider this email my support for the necessary rezoning of 3856 Squilax Anglemont Road, the Scotch Creek Estates Mobile Home Park.
Thank you for acknowledging my interest in this matter.
Best regards,
[redacted]

Outlook

3856 Squilax Rd - Mobile Home Park

From [redacted]
Date Sat 21/09/2024 07:27
To Samantha Mitchell <Samantha@franklinengineering.ca>
Cc [redacted]@spoonerelectric.com>; [redacted]@spoonerelectric.com [redacted]@spoonerelectric.com>; [redacted]@spoonerelectric.com [redacted]@spoonerelectric.com>

> To the CSRD decision makers,

I, [redacted] of [redacted] support rezoning and expansion of the trailer park that was burned at 3856 Squilax-Anglemont Rd last year. The trailer park offers an excellent and affordable alternative to housing for many people looking to live in the North Shuswap.

Please support those willing to put in the work and take the risk to build infrastructure in the North Shuswap that will support families and individuals with housing options needed to rebuild our community from the devastation caused by the Bush Creek East fire. May you never have to face this challenge yourself.

Sincerely,

[redacted]

Outlook

Scotch Creek Estates

From [redacted]@spoonerelectric.com>
Date Thu 19/09/2024 13:43
To Samantha Mitchell <Samantha@franklinengineering.ca>

Good Afternoon Samantha

I [redacted] of [redacted] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thank you,

[redacted]
Spooner Electric LTD
O:250-679-3373
C:[redacted]
2199 Squilax-Anglemont Road, Lee Creek, BC, V0E 1M4

Outlook

Scotch Creek Estates Mobile Home Park

From [redacted]
Date Thu 19/09/2024 18:42
To Samantha Mitchell <Samantha@franklinengineering.ca>

Good evening,

I [redacted] of [redacted] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thanks,
Thank you,
[redacted]

Outlook

Mobile Home park

From Siddall Industrial <siddallindustrial@gmail.com>
Date Thu 19/09/2024 17:52
To Samantha Mitchell <Samantha@franklinengineering.ca>

Good evening,

I [redacted] of [redacted] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thanks,

[redacted]

[redacted]

Outlook

Rezoning Scotch Creek Estates Mobile Home Park

From [redacted]
Date Thu 19/09/2024 18:19
To Samantha Mitchell <Samantha@franklinengineering.ca>

I am writing to you today to show my full support for the reasoning of :

Scotch Creek Estates Mobile Home Park
3856 Squilax Anglemont Road

I reside at
[redacted]

Rezoning of the above mentioned mobile home park would create much needed housing in the area

Sincerely
[redacted]

Outlook

Support letter

From The Hub <shuswaphub@yahoo.com>
Date Thu 19/09/2024 17:00
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hello,

I am writing you a letter in support of the development changes required by Spooners to develop their mobile park community. Please consider these changes as it would greatly benefit the community in many ways, especially providing housing for low income families. Our community is in desperate need of changes and hoping it can start here.

Sincerely

[redacted]
Business Owner
Sent from [redacted] iPhone

Outlook

3856 Squilax-Anglemont road Zoning/ OCP amendment

From [redacted]
Date Thu 19/09/2024 11:59
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hi Samantha.

I read the entire document and what is proposed seems eminently reasonable to me. Our community needs places for people who have limited income or means to live. So, what is being suggested here is a VERY GOOD THING. 100% support from me.

I was the one asking all the questions in the front row. It is my nature, as an engineer, to figure out the full picture. Also, I'm on the Board of the North Shuswap Disaster Recovery Society and the North Shuswap Pathways group. You can probably guess the focus of some of the questions :)

Short path way / pass through @ Cardy

From the point of view of the Pathway society, we have been working on this with CSRD and have received the first $500K grant for a 4 km pathway near Ross Creek. It will take eons before we can get them everywhere along the highway. Our next area of focus is 'active transportation connectors' in Scotch Creek.

The point of my questions about 'active transportation' in this area is that consideration be given to support cycling, walking, people riding medical assist scooters, etc being able to move through the community, entering and leaving at either end of the community.

Meaning, simply, that there is an approximate 3 metre walk way at/around where the septic system is planned that lets people walk/ride through to Cardy road. This is also a point of safety so that children of resident can take a safer route through Cardy to Hilliam and along to Wharf road if they want to get to the existing pathways to the beach or park WITHOUT going to the highway.

Of course, it is always possible that people not living in the community may walk or ride through the community to get off the main road.

The essence of a community is defined by how it connects to other communities. I'd suggest that this one be open.

Affordable housing in the area

The second, fairly strong point of view, comes from chairing the North Shuswap Disaster Recovery Society. After the fire, NSDRS has given out $795,000 to people who were not insured (all funds came from the Shuswap Community Foundation).

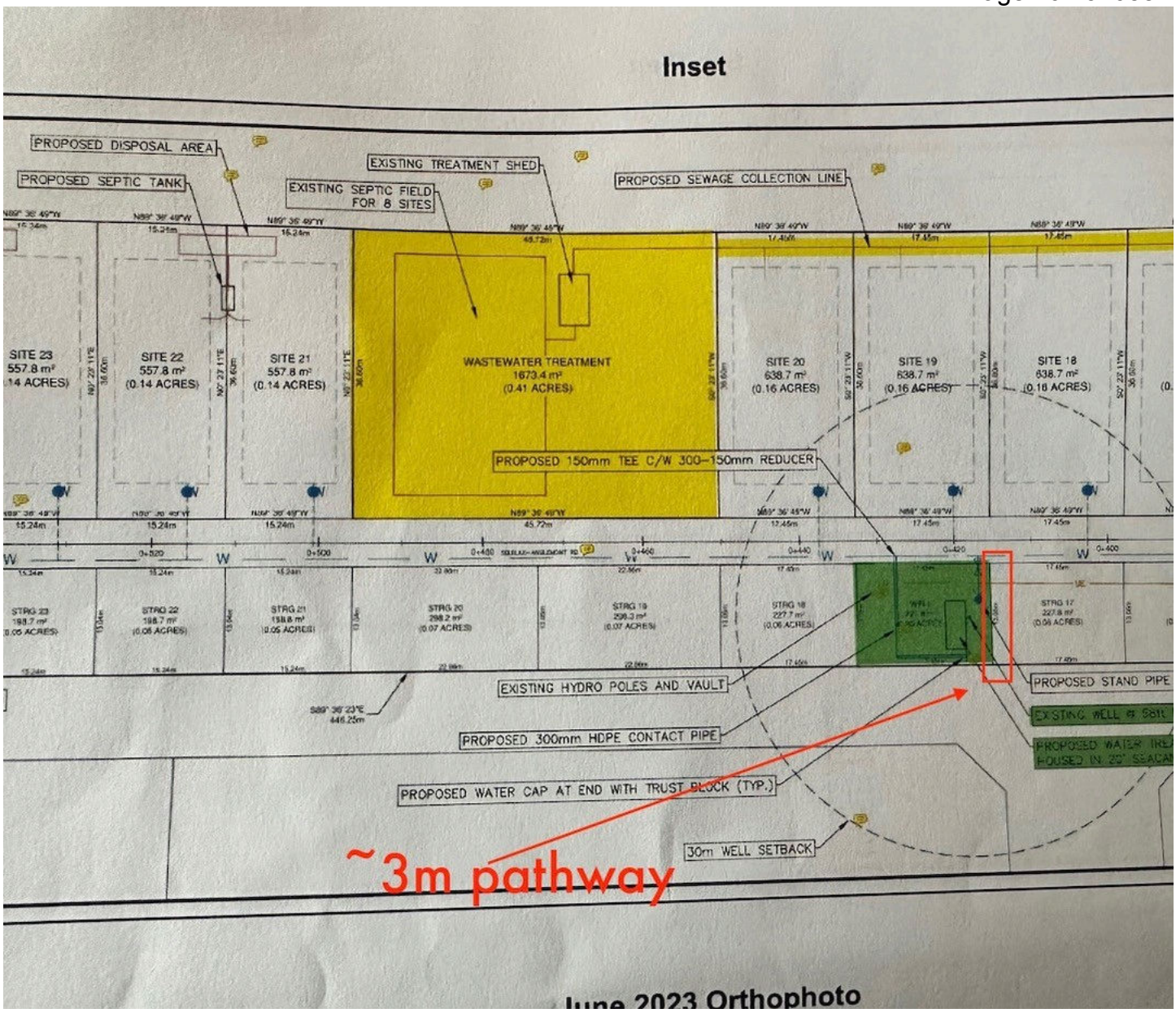
It was always our goal to help uninsured, with the understanding that most may work at minimum wage in the local area. All people deserve a place to live, and those with income restrictions such as pension, disability or what have you, are not well served in this community. They are liekly not well served in most communityies. Yet they are an essential part of the area because they work in the stores, do odd and ends, clean houses, etc.

Our Society discovered that there is a much larger demographic constituency that fits this low income stratum in the North Shuswap. Of the 52 families we have identified for assistance since the fire, there are about 8 we cannot help because they own nothing, worked here, and lived either in the trailer park (pre fire) or off grid. Many have been here for decades. There is no other way to put it. .. these people will be homeless and society needs to deal with it so that they reach self sufficiency. After all, all the people we've talked to were that way before the fire and have been very underserved bwithin our society.

So, what [redacted] proposes is a perfect and very much needed solution. Pad rental, finding a way for people to own a trailer — solves a couple of problems:

- homelessness
- bringing people home that lived here for all their lives
- an affordable and convenient place for people to live who work within a tourist area (eg the food store, hardware store, other light industry in the neighbourhood), without the need for vehicles.

thats where I come from. I hope you succeed.



[redacted]
Arts Management Systems Ltd.
mailto[redacted]@artsman.com
http://www.artsman.com
Phone ([redacted]

Outlook

3856 Squilax Rd - Mobile Home Park

From Samantha Mitchell <Samantha@franklinengineering.ca>
Date Fri 20/09/2024 10:09
To Samantha Mitchell <Samantha@franklinengineering.ca>

From: [redacted]
Sent: 19 September 2024 16:34
To: Samantha Mitchell <Samantha@franklinengineering.ca>
Subject: Re: FW: 3856 Squilax Rd - Mobile Home Park

Good afternoon Samantha,

I hope this email finds you well.

I, [redacted] at [redacted] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road.

Thank you,

[redacted]
C: [redacted]

FRANKLIN
ENGINEERING LTD
• LAND DEVELOPMENT
• MUNICIPAL ENGINEERING
• SEWERAGE SYSTEM SPECIALTY
franklinengineering.ca
Scotch Creek

FRANKLIN

Preliminary Hydrogeological Assessment
Scotch Creek Mobile Home Park
3856 Squilax-Anglemont Road, Scotch Creek, BC

Prepared By:
Ecoscape Environmental Consultants Ltd.

Prepared For:
[redacted]
c/o
Franklin Engineering Ltd.

June 24, 2025

3856 Squilax-Anglemont Road, Scotch Creek, BC

PRELIMINARY HYDROGEOLOGICAL ASSESSMENT

Prepared For:

[redacted]

c/o

Franklin Engineering Ltd.
416 4 St NE,
Salmon Arm, BC, V1E 1A1

Prepared By:

Ecoscape Environmental Consultants Ltd.
2-2030 Matrix Cres.,
Kelowna, B.C.
V1V 0G5

EGBC Permit to Practice Number: 1002638

June 24, 2025
Version 1
File No. 25-5228

Version Control and Revision History

Version	Date	Prepared By	Reviewed By	Notes/Revisions
A	June 5, 2025	MPS	LR	Draft for internal review
0	June 13, 2025	MPS	LR	Draft for client review
1	June 24, 2025	MPS	LR	Final Report

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1.0 INTRODUCTION

Ecoscape Environmental Consultants Ltd. (Ecoscape) was retained by [redacted], care of Franklin Engineering Ltd. (Franklin, or the Client), to complete this preliminary hydrogeological impact assessment of the proposed Scotch Creek Mobile Home Park development at 3856 Squilax-Anglemont Road, BC (the Site). The Site is legally described as Lot 1, Section 33, Township 22, Range 11, West of the 6th Meridian, K.D.Y.D., Plan 11667, Except Plan 35199, and is situated within the Columbia-Shuswap Regional District (CSRD) Electoral Area F.

The Site is used as a mobile home park. Of the fifteen manufactured homes on-site prior to the Bush Creek wildfire in 2023, only one remains after the fire. The Site owner is proposing to rebuild and expand the manufactured home park to include 24 manufactured homes, with potential full build out to 36 units in the future.

The Site is currently designated Medium Density Residential (MD) in Electoral Area F *Official Community Plan* (OCP) *Bylaw Number 830* (Bylaw 830) and zoned Mobile Home Park (MHP) *Scotch Creek/Lee Creek Zoning Bylaw Number 825* (Bylaw 825).

For the proposed buildout of 24 mobile homes at the Site, with potential to expand to 36 homes in the future, an OCP and zoning bylaw amendment are required.

Under Bylaw No. 825, properties not connected to a *community sewer system*—defined as one serving 50+ parcels—are limited to one manufactured home per hectare. The 3.64 ha Site lacks such a system and is therefore currently limited to three manufactured homes.

Furthermore, Bylaw No. 830 (Electoral Area F OCP) requires all new development in the *Scotch Creek Primary Settlement Area* to be connected to both a community sewer and community water system, each defined as serving 50 or more connections, parcels, dwellings, or RVs.

Currently, there are no existing community sewer or water systems available for connection. The nearest systems are:

- Scotch Creek Water System (under development ~1.15 km south)
- Saratoga Water System (~1.6 km east)

The proposed development of 24 manufactured homes (and up to 36 homes) exceeds the current zoning limit and does not meet the definition of community systems, as it would fall short of the 50-connection threshold. As such, the proposed development requires an OCP and zoning amendment.

As the planned development will increase water use and domestic wastewater disposal at the Site, the CSRD has requested a hydrogeological impact assessment to *review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater on the Site.*

The intent of this report is to address the CSRD's request for a hydrogeological assessment with respect to Bylaw 825 and Bylaw 830 requirements. This report comments on the capacity of the aquifer system beneath and near the Site to host both groundwater supply and ground disposal of treated effluent. This report does not provide a detailed review of the hydrogeology in the area.

A detailed set of terms and conditions pertaining to this report are provided in Appendix A.

2.0 PROPOSED WASTEWATER, POTABLE WATER, AND STORMWATER SERVICING PLAN

The Site currently has a sewage disposal system capable of servicing up to 9 units. The owner proposes to construct a new onsite system in accordance with the BC *Sewerage System Regulation* (SSR) and the *Standard Practice Manual* (SPM), Version 3. The new system will be designed to treat and dispose of up to 21,600 litres per day, based on an average occupancy of three persons per unit in the proposed 24-unit mobile home development. The existing system will be decommissioned once the new system is fully constructed and operational.

For water servicing, the proposed development will rely on a new treatment system drawing from Well Tag No. (WTN) 92060. At maximum build-out (36 units), the manufactured home park would require a peak flow rate of 1.3 L/s (20 US GPM). The proposed treatment system has been designed to service 203 L/s (40 US GPM), double the expected demand at full build-out. The Interior Health Authority has approved this water source, and issued a Waterworks Construction Permit (Permit No. CP2024-168614) for the water supply and distribution system in November 2024.

The well is classified as *Groundwater at Risk of Containing Pathogens* (GARP). As such, the treatment system includes UV disinfection capable of achieving minimum 3-log inactivation of *Cryptosporidium* and *Giardia*, filtration and chlorination.

Construction activities following development approval will generally include:

- Vegetation clearing, grubbing and stripping, and earthworks, and excavation for minor cuts and fills to support lot and gravel roadway construction;
- Site servicing, including construction of a community water supply, stormwater management infrastructure and an onsite wastewater treatment and disposal system (OTDS); and
- Site landscaping and restoration.

The *Guidebook to British Columbia Stormwater Planning* (BC MOE, 2002) recommends that runoff / stormwater should be infiltrated and attenuated at the individual lot level, where practical, through the use of best management practices. The use of large detention tanks / ponds and off-site disposal should only be considered once onsite measures have been maximized.

In keeping with this, Franklin developed a conceptual stormwater management plan in which runoff from the gravel roads and driveways, and building roofs will be infiltrated to ground. Specifically, although subject to change come detailed design, runoff on the gravel roadways will likely be directed to catch basins connected to strategically placed rock pits. Rock pits we only be installed in areas with good drainage characteristics (e.g., coarse-grained soils). Runoff from residence roofs will likely be captured using eavestroughs routed to splash pads.

3.0 OBJECTIVES AND PROJECT APPROACH

As with any development, changes to the site landscape and land use can alter natural groundwater flow patterns, drainage, and water quality. The objective of this assessment was to evaluate current subsurface conditions to better understand pre-development hydrogeology and to assess potential post-development impacts on groundwater movement and quality. Key considerations include the long-term effects of groundwater extraction from the proposed supply well, stormwater and wastewater disposal to ground, residential irrigation, and site grading.

To meet these objectives, Ecoscape completed the following hydrogeological assessment tasks:

1. Assembled and reviewed available hydrologic, geologic, and hydrogeologic data and reports relevant to the local area and proposed development;
2. Completed a field reconnaissance to assess the Site and nearby surrounding areas for hydrogeologically significant features, including areas that may contain shallow groundwater and hydrophilic vegetation;
3. Compiled and analyzed site-specific stratigraphic and hydrogeological data and used this information to prepare this report.

4.0 BACKGROUND AND SITE DESCRIPTION

Our review of available information for the Site and nearby surrounding area is summarized in the following sections.

4.1. Previous Site Assessments

The following pertinent report was provided to us by the Client:

Kala Geosciences Ltd. Scotch Creek Estates Ltd. – Scotch Creek, BC. Lot 1, Plan 11667, (Except Plan 35119) Sec 33, Tp 22, R aa, W6M, KDYD – Proposed Onsite Wastewater Disposal System Municipal Sewage Disposal Regulation – Environmental Impact Study

The study evaluated the environmental suitability of a proposed Onsite Wastewater Disposal System (OWDS) for a planned mobile home development of 55 units, generating approximately 45 m^3/day of domestic effluent.

Kala completed the following field-based tasks as part of their assessment:

- excavated ten (10) test pits and conducted a percolation test in each
- drilled three (3) boreholes completed as monitoring wells
- sieved select soil samples for grain size analysis
- collected groundwater samples from each monitoring well
- conducted falling head tests on each monitoring well
- completed a 24 hour well capacity test on a production well (Well ID 20398) located at the east end of the Site :

Key information and findings in the report include:

- The Site is located on an alluvial fan and delta complex formed by Scotch Creek, composed primarily of coarse sands and gravels—ideal for infiltrative wastewater disposal.
- Test pit findings indicated an upper layer of fine sand and silt overlying coarse sand and gravel.
- Percolation test results ranged from over 60 minutes/25 mm in upper silty sediments to 1 to 5 minutes/25 mm in deeper sand and gravel.
- The area is underlain by provincially mapped Scotch Creek Aquifer 229, classified as unconfined, highly vulnerable to contamination, and moderately used at the time of mapping.
- Seasonal groundwater fluctuations were approximately 1.5 m, with a minimum unsaturated zone thickness of 8.6 m during high water periods, offering a significant buffer for treatment of percolating effluent.
- Groundwater generally flows southeast toward Shuswap Lake with a hydraulic gradient of 0.01 m/m. The aquifer is recharged from precipitation, Scotch Creek, and lateral flow from bedrock to the north.

- Falling head tests yielded an average hydraulic conductivity of 15 m/day. Similarly, the 24 hour pumping test yielded an estimated hydraulic conductivity of 12 m/day.
- Groundwater velocity was estimated to be 0.5 m/day based on estimated hydraulic conductivity and gradient values.
- Sediments were considered capable of adequately infiltrating effluent into the subsurface and subsequently conveying treated effluent into the receiving environment.
- All parameters tested in groundwater samples collected from the three (3) onsite monitoring wells were below applicable water quality guidelines at the time. Nitrate concentrations ranged from 0.13 mg/L to 0.16 mg/L.
    - Background nitrate concentrations in the Scotch Creek Aquifer were estimated to be 0.08 mg/L based on a study of the aquifer completed by ENV in 2006.

Based on all this, and assuming Class A effluent under the *Municipal Sewerage Regulation* [MSR, now *Municipal Wastewater Regulation*], Kala concluded that discharging 45 m^3/day of domestic effluent into the Site's ground surface fulfilled the requirements of the MSR Environmental Impact Study criteria.

Note that WID 20398 is not currently in use at the Site. We recommend that this well be decommissioned per the *Groundwater Protection Regulation* if it is not planned for future use.

4.2. Climate and Biogeoclimatic Zones

The Site is located within the Shuswap Interior Douglas-fir Moist Warm (IDFmw2) forest subzone. The IDF zones are characterized by warm, dry summers and mild winters with moderate snowfall (Meidinger and Pojar, 1991).

Climate normal data from Environment Canada were used to complete this assessment. Based on data collected between 1991 and 2020 from the "Salmon Arm Airport" climate station (STN 1166R45), the average annual total precipitation (rain and snow) in the area is 653 mm, with an average of 466 mm of rainfall. The highest precipitation typically occurs in the spring and fall months with a moisture deficit during the late summer. The daily average temperature for January (the coldest month) and July (the hottest month) were -2.6° C and 20.6° C, respectively. Table 1 provides a summary of climate normal data from the Salmon Arm Airport station.

Table 1: Climate Normals from Salmon Arm Airport Station (STN 1166R45) (Environment Canada 2025)													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Daily Average Temperature (°C)	-2.6	-0.9	3.9	8.9	14.1	17.3	20.6	19.7	14.5	7.7	2.2	-2.1	8.6
Rainfall (mm)	10.0	14.5	28.5	39.3	56.9	66.2	44.5	36.5	41.6	60.4	56.2	11.9	466.3
Snowfall (cm)	68.6	22.1	11.6	0.8	0.0	0.0	0.0	0.0	0.0	0.3	28.0	71.3	202.7
Precipitation (mm)	78.1	37.3	39.4	40.5	53.4	64.3	43.0	35.2	40.8	61.1	83.1	77.5	653.6

It is important to note, however, that most climate models for southern BC indicate that seasonal precipitation and temperature patterns will likely shift from the above-referenced "normals", which are based on some data collected over two decades ago. Specifically, we can expect warmer and drier summers and earlier spring freshet. At the same time, winter seasons will experience increased precipitation falling as rain as opposed to snow, particularly in low-elevation areas.

4.3. Site Setting, Physiography and Hydrology

The Site lies within the Scotch Creek alluvial fan/delta complex, north of Shuswap Lake, and is quite flat, with surface elevations ranging from approximately 365.5 masl at the northeast corner down to 363.5 masl at the southwest. There are no perennial or ephemeral watercourses on the Site, and surface drainage is primarily expected to occur through infiltration. Some minor swales have been constructed over time to support localized road drainage.

An unnamed stream is the nearest mapped watercourse, approximately 285 m southeast and hydraulically cross- to downgradient of the Site. The stream flows southwest into Shuswap Lake. Scotch Creek is situated 1 km west and hydraulically cross-gradient of the Site. Scotch Creek flows southwest with eventual discharge into Shuswap Lake.

4.4. Regional Geology

The BC Geological Survey (BCGS) maintains a province-wide repository of bedrock geological maps which indicate the west portion of the Site is underlain by Proterozoic to Paleozoic-aged mudstone, siltstone, and /or shale of the Mount Ida Assemblage – Silver Creek formation. The eastern portion of the Site was mapped as Devonian-aged greenstone and greenschist metamorphic rocks of the Eagle Bay Assemblage – Woolford Creek Unit (Cui et al., 2017).

Surficial geological mapping completed by Fulton (1975) show that the Site and nearby surrounding area are underlain by terraced deltaic deposits primarily comprising gravel, sandy gravel and sand from the post-Fraser Glaciation Period.

Consistent with geological mapping, domestic well logs in the area available through the BC WRA indicate local overburden consists of sand, gravel and cobbles down to at least 18 m below ground surface (mbgs).

4.5. Regional Hydrogeology

According to the BC Water Resource Atlas (WRA), the Site and nearby surrounding area are underlain by Provincially mapped Aquifer 229 IIA, commonly referred to as the Scotch Creek Aquifer. Aquifer 229 was classified as a multi-use unconfined sand and gravel aquifer, with moderate productivity and high vulnerability to surface sources of contamination at the time of mapping. The average well depth in the aquifer is 15.2 m, based on 100 well records. Depths to groundwater range from near-surface along Shuswap Lake to over 10 m in the northeast, where the aquifer pinches out on bedrock. The median depth to static water level in the aquifer was 8.08 m, with a median well yield of 1.2 L/s (19 US GPM). Some wells in the aquifer were estimated to produce upwards of 13.9 L/s (220 US GPM) (ENV, 2025)

The main source of recharge to the aquifer is expected to be leakage from Scotch Creek and infiltration of snowmelt and precipitation, with minor contributions from mountain block flows from neighbouring bedrock. Hydrogeological principles indicate that groundwater flows radially through the aquifer, from higher elevations in the north toward Shuswap Lake. Groundwater flow beneath the Site itself is likely northwest to southeast, based on Kala's assessment (2006).

A provincial Observation Well 365 (OW 365) was constructed in the Scotch Creek Aquifer in 2006 to monitor seasonal and long-term water level fluctuations and groundwater quality. Based on water level data collected since 2006, groundwater in the aquifer generally fluctuates between 0.5 and 0.75 m over the course of the year, and is typically at its shallowest/highest between the middle of April and the beginning of June, following freshet. The most recent groundwater sample collected from the well (2018) indicated favourable water quality in the aquifer. Importantly, nitrate concentrations were quite low, at approximately 0.3 mg/L and ammonia and total phosphorus concentrations were below the laboratory limits. Dissolved phosphorus, chloride and sodium concentrations were also relatively low. Septic effluent-related parameter concentrations may be higher in areas densely populated with domestic and small-scale community-based sewage disposal systems.

4.6. Nearby Groundwater Use

A search of the WRA indicated 40 wells were mapped[1] within 500 m of the Site's water supply well WTN 92060. Most of these wells are situated east or south of the Site, whereas there are very few wells situated to the north and west.

Available completion and production information for these nearby wells are summarized in Table 1 below. Detailed drillers logs are available for download using the Provincial Well Search tool (https://apps.nrs.gov.bc.ca/gwells/).

Table 1: Nearby Well Information Summary

Well Tag No.	Construction Date	Well Depth (m)	Static Water Level (m)	Production Material	Inferred Aquifer	Reported Well Yield (US GPM)
83912	2001-11-25	17.7	Not listed	Unconsolidated	229	25
76425	1997-08-05	17.7	10.4	Unconsolidated	229	30
127668	2022-10-28	54.2	37.2	Unconsolidated	Unknown	7.5
76371	1997-04-30	17.7	10.7	Unconsolidated	229	35
76370	1997-04-29	17.4	10.4	Unconsolidated	229	35
76372	1997-04-30	17.7	11.3	Unconsolidated	229	35
76359	1997-01-20	17.7	10.7	Unconsolidated	229	30
126183	Not listed	Not listed	Not Listed	Unconsolidated	229	
88716	2005-11-14	17.7	11.0	Unconsolidated	229	25
118668	2018-11-02	17.7	10.5	Unconsolidated	229	20
88912	2005-10-14	17.7	11.0	Unconsolidated	229	30
129582	2023-07-20	17.7	11.3	Unconsolidated	229	50
130172	Not listed	Not listed	Not Listed	Unconsolidated	229	
76383	1997-05-06	17.7	11.0	Unconsolidated	229	18
76384	1997-05-07	17.7	11.3	Unconsolidated	229	16
76378	1997-05-02	16.5	10.4	Unconsolidated	229	20
76379	1997-05-05	17.2	11.3	Unconsolidated	229	20
76380	1997-05-05	17.7	11.3	Unconsolidated	229	40
76376	1997-05-02	17.4	8.2	Unconsolidated	229	75
76386	1997-05-07	17.7	7.3	Unconsolidated	229	35
76373	1997-05-01	16.5	11.0	Unconsolidated	229	15
76387	1997-05-08	17.7	7.6	Unconsolidated	229	35
76377	1997-05-02	17.4	7.6	Unconsolidated	229	35
76375	1997-05-01	17.7	7.9	Unconsolidated	229	40
76374	1997-05-01	17.4	8.5	Unconsolidated	229	40

[1] Reported and mapped well locations may differ from actual locations as the Province did not historically field locate well locations. Furthermore, until recently, filing of water well records with the Province was voluntary, so it is possible that additional wells not identified during this assessment are present in the area.

Table 1: Nearby Well Information Summary						
Well Tag No.	Construction Date	Well Depth (m)	Static Water Level (m)	Production Material	Inferred Aquifer	Reported Well Yield (US GPM)
89251	2001-04-19	23.8	10.4	Unconsolidated	229	30
76385	1997-05-07	17.4	7.3	Unconsolidated	229	35
76381	1997-05-06	17.7	11.0	Unconsolidated	229	18
76382	1997-05-06	17.7	11.0	Unconsolidated	229	20
60343	1993-06-16	17.1	9.8	Unconsolidated	229	20
60002	1992-05-14	17.4	10.7	Unconsolidated	229	50
51710	1983-01-01	18.3	11.0	Unconsolidated	229	7
56165	1986-06-25	17.1	9.1	Unconsolidated	229	30
40599	1978-09-08	16.2	Not Listed	Unconsolidated	229	4
59584	1990-12-27	20.7	12.2	Unconsolidated	229	20
35951	1976-10-28	14.0	Not Listed	Unconsolidated	229	8
36448	1977-01-01	17.7	Not Listed	Unconsolidated	229	5
30325	1974-05-14	16.8	10.7	Unconsolidated	229	20
21791	1968-09-01	15.5	9.8	Unconsolidated	229	5
23943	1970-09-01	13.4	Not Listed	Unconsolidated	229	5

As shown in Table 1, all but one of the wells within 500 m of the WTN 92060 were likely completed within Aquifer 229. The average reported well yield for these wells (including the onsite well) is 26.6 US GPM.

No seeps and springs were mapped near the Site.

4.7. Nearby Surface Water Use

No licensed surface water points of diversion were mapped within 1 km of the Site at the time of this report.

5.0 ONSITE WATER SUPPLY WELL DESIGN AND SETTING

WTN 92060 was drilled at the south-central portion of the Site by Bud's Water Wells in 2001 to a depth of 17.7 m (Figure 2). The well was completed with a 153 mm diameter (6 inch) steel casing to 16.5 m, followed by a 35-slot (0.035 inch slot size) screen to 17.7 m.

Sediments encountered while drilling the well are as follows:

- 0.0 – 1.2 m: Sand and gravel
- 1.2 - 2.1 m: Sand
- 2.1 – 7.3 m: Sand and gravel, with cobbles
- 7.3 – 10.1 m: Sand and gravel
- 10.1 – 15.5 m: Sand
- 15.5 – 17.7 m: Sand and gravel

The static water level was measured at 9.1 m below ground surface shortly after the well was drilled, and air-lift testing estimated a yield of 3.2 L/s (50 US GPM).

Based on this, WTN 92060 is assumed to be completed in provincially-mapped unconfined sand and gravel Aquifer 229.

Well construction observed on Site and information reported in the driller's log indicated the well was constructed in general accordance with the BC *Groundwater Protection Regulation* (GWPR) in that:

- An identification plate was attached to the well;
- The well casing extends a minimum of 0.3 m above the ground surface; and
- The well is equipped with a proper, vermin-proof well cap.

It is unclear whether a bentonite seal was placed around the well. If not, we recommend a retrofitted seal be installed around the well to increase source protection.

A copy of the drillers log for WTN 92060 is included in Appendix B.

6.0 FIELD RECONNAISSANCE

On April 30, 2024, Mike Schutten, P.Geo. conducted a field reconnaissance to assess the Site for surface-based hydrogeological characteristics such as shallow bedrock and the presence of groundwater discharge areas that may influence groundwater availability and stormwater and wastewater discharge to ground.

The Site was accessed from the south, at the north end of Cardy Drive. Consistent with information provided by Franklin and our desktop findings, the Site was developed with several mobile homes and several ancillary structures. The rest of the Site was cleared of recently burned vegetation and structures, and was surfaced with sparse remerging vegetation at the time of visit.

No signs of ponding water, groundwater seepage or hydrophilic vegetation were observed at the Site.

WTN 92060 was observed to be in good condition.

7.0 PRELIMINARY HYDROGEOLOGICAL IMPACT ASSESSMENT

Mobile home developments similar to that proposed for the Site generally pose a low environmental risk; however, without careful planning and assessment, potential environmental impacts and nuisance issues may stem from groundwater extraction, onsite wastewater disposal, and stormwater runoff and infiltration. This potential is further discussed below.

7.1. Groundwater Resource Potential

We understand that the proposed development will require a groundwater source capable of providing a peak flow of 1.3 L/s (20 US GPM or 109 m^3/day) at full buildout (36 units).

Primary factors in managing sustainable groundwater use are:

- evaluating whether sufficient recharge is generated to sustain long-term planned groundwater use at the Site;
- assessing whether proposed groundwater use at the Site will negatively impact neighbouring groundwater and surface water users; and,
- confirmation of water potability and compliance with the *Guidelines for Canadian Drinking Water Quality* (GCDWQ).

These factors are discussed in detail below.

7.1.1 Well Capture Zone

A well's capture zone is the portion of the well's recharge area from which groundwater flows towards and is drawn into the well under an assumed pumping rate.

The distance of the capture zone boundary (X) downgradient of WTN 92060 and the width (2Y) of the capture zone upgradient of the well can be calculated as follows:

$$Y = Q / 2000*T*i$$

$$X = Y/\pi$$

Where:

Y = half the width of the capture zone (m)

X = the distance to the capture zone downgradient of the pumping well (m)

Q = pumping rate = 1.26 L/s (20 US GPM)

T = transmissivity of aquifer = 99.6 m^2/day (Kala, 2010)

i = hydraulic gradient = 0.01 m/m (Kala, 2010)

Based on this, the WTN 92060 capture zone is expected to be 110 m wide and 17 m downgradient of the well.

The distance to the one-, five- and ten-year time of travel boundary in the capture zone can be estimated from the following formula:

$$D_{TOT} = t\ K\ i\ /\ n$$

Where:

D_{TOT} = the distance representing the one-, five, or ten-year travel time (m)

t = specified time of travel (one, five, ten years)

K = saturated horizontal hydraulic conductivity = 4,380 m/year (12 m/day [Kala, 2010])

i = hydraulic gradient = 0.01 m/m (Kala, 2010)

n = aquifer porosity = 0.3

The above equation indicates the one, five and ten-year capture zones will be approximately 146 m, 730 m and 1,460 m upgradient of the well, respectively. The ten-year capture zone may be truncated by Scotch Creek, depending on groundwater flow direction.

Conceptual capture zones are shown in Figure 3.

7.1.2 Aquifer Recharge and Water Availability

As discussed, Aquifer 229 is likely recharged by leakage from Scotch Creek and infiltration of snowmelt and precipitation, with minor contributions from mountain block flows from neighbouring bedrock, with a likely lag time of several weeks before infiltrated water becomes aquifer recharge.

According to the Province's BC Aquifer Stress Tool, Aquifer 229 is "less stressed" with respect to recharge relative to other aquifers in British Columbia. The estimated annual recharge, based on the HELP model, is approximately 1,290,000 m^3/year. Of this, around 624,000 m^3/year is needed to support environmental flow needs (EFN) Scotch Creek and other watercourses. Based on this, approximately 666,000 m^3/year of groundwater is available for use within the aquifer.

Annual groundwater usage in the aquifer is not well documented; however, the Province's summary page for Aquifer 229 indicates that up to 134 wells draw water from Aquifer 229. Two (2) of these wells are licensed for a combined annual extraction of 80,635 m^3/year (ENV, 2025). Accounting for domestic well use and licensed withdrawals, the Aquifer Stress Tool estimates a total groundwater withdrawal of approximately 198,000 m^3/year (based on national, provincial, and municipal scale statistical data), representing 30% of available recharge in the aquifer.

Proposed groundwater extraction at the Site is 39,785 m^3/year, representing 6% of available recharge[2].

As such, available data and information indicate Aquifer 229 can likely support the proposed groundwater extraction at the Site.

7.1.3 Local Recharge Estimate

For comparison, a site-specific recharge estimate was calculated for the portion of the aquifer immediately upgradient of WTN 92060. This estimate considered groundwater flow through a 110 m-wide section of the aquifer, oriented perpendicular to groundwater flow (from northwest to southeast). The 110 m width was selected based on the well's estimated capture zone.

Recharge to the local portion of the aquifer was estimated using Darcy's Law, as follows:

$$Q = KiA$$

Where: Q = groundwater flux

K = saturated horizontal hydraulic conductivity = 12 m/day (Kala, 2010)

i = hydraulic gradient = 0.01 m/m (Kala, 2010)

A = cross-sectional area of aquifer = width x thickness = 110 m x 8.5 m (conservative assumption, based on WTN 92060 saturated thickness) = 935 m

Using these parameters, the estimated groundwater flux beneath the Site is approximately 112 m^3/day, which exceeds the peak site demand of 109 m^3/day. This once again suggests that the local aquifer is likely capable of supporting the proposed groundwater withdrawal.

7.1.4 Effects of Potential Well Interference and Seasonal Elevation Variations

Well interference can occur when wells are completed close together. Pumping in one well can lower the water level in the other, resulting in reduced performance in both. When well interference becomes excessive, the overall yield of the affected wells may decrease (Driscoll, 1987). However, this effect is reduced by distance and pumping rate compared to aquifer productivity.

The nearest mapped well (WTN 76375) is located approximately 65 m southwest of the Site's production well (WTN 92060). Given this separation and the proposed peak

[2] 109 m^3/day x 365 days = 39,785 m^3/year

39,785m^3/year ÷ 666,000 m^3/year = 6%

withdrawal rate of 1.3 L/s, which is below the average for wells within 500 m, it is unlikely that groundwater use at the Site will have a significant impact on neighbouring wells.

Groundwater levels commonly vary seasonally, with the highest levels in the spring and early summer and the lowest levels observed in the fall and winter. However, data from provincial observation well OW 363 indicate that seasonal water level variation within Aquifer 229 is minimal (less than 1 m). Additionally, as shown in Table 1, most nearby wells maintain a static water column exceeding 5 m. Therefore, seasonal changes in groundwater levels are not expected to significantly affect the local groundwater supply.

7.1.5 Summary of Groundwater Resource Potential and Impacts

In our professional opinion, field observations, combined with the implementation of UV disinfection, filtration, and chlorination treatment, as well as the available geological and hydrogeological data, indicate that the Site has access to groundwater resources of suitable quality and quantity to support a community water supply. High estimated recharge rates to the aquifer, along with favourable well yields reported in nearby well logs, support the feasibility of groundwater extraction at the proposed peak flow rate of 1.3. L/s. This rate of withdrawal is not expected to result in significant impacts on local groundwater users.

7.2. High-Level Wastewater Disposal Suitability and Impact Assessment

The proposed development will require a wastewater disposal area that can infiltrate treated effluent to ground at a rate of 21.6 m^3/day (21,600 L/day).

Primary factors which will govern the potential effects on the receiving environment from long-term infiltration of wastewater are:

- The local climate including precipitation and evapotranspiration (ET);
- The underlying soil characteristics and the ability for infiltrated water to migrate laterally to potential discharge locations or vertically downward into the underlying aquifer; and
- Effects from long-term infiltrated effluent quality on soil.

These factors are briefly discussed below, incorporating key considerations and standards outlined in the BC *Standard Practice Manual (SPM) Ver. 3* (SPM). It is important to note that construction standards in the SPM are intended for use by registered onsite wastewater practitioners and can be deviated from, if justified, by a Professional Geoscientist or Engineer.

7.2.1 Precipitation and Evapotranspiration (ET)

An important consideration when estimating potential environmental effects on underlying groundwater from wastewater infiltration is that the dispersal area is situated

where a net deficit of precipitation compared to evaporation and ET is present. Evaporation is the direct transfer of water from the soil into the atmosphere while ET is the sum of evaporation and transpiration, which is water transferred to the atmosphere by plants.

ET information is available from an online calculator provided by the BC Ministry of Agriculture and Food's (BC MAF, 2025) BC AgriWeather website. Based on measurements of annual precipitation compared to ET at the nearby Salmon Arm climate station, the Site and nearby surrounding area have a significant net water deficit, particularly during the summer months. For 2024, effective precipitation[3] at the Salmon Arm station was 384 mm while ET was 508 mm, resulting in an annual soil moisture deficit of about 124 mm (BC MAF, 2025).

This suggests that under normal circumstances, a significant portion of effluent discharged to the dispersal field can be expected to evaporate during the summer months and not migrate downward to the underlying water table.

7.2.2 Groundwater Flow Velocity and Travel Times

It is generally good practice to ensure that treated effluent has a minimum subsurface travel time of 10 days from the point of dispersal to any property boundary or water well. This travel time allows for natural attenuation processes to reduce the pathogen and nutrient concentrations, thereby mitigating downgradient groundwater quality and human health risks.

Groundwater velocity, which is used to calculate groundwater travel time, can be estimated using the following form of Darcy's Law:

$$V = Ki / n$$

Where

V = Velocity

K = saturated horizontal hydraulic conductivity = 12 m/day (Kala, 2010)

I = hydraulic gradient = 0.01 m/m (Kala, 2010)

n = aquifer porosity (0.3)

Based on this relationship, groundwater velocity in the Site's receiving environment is estimated to be 0.4 m/day.

[3] Effective Precipitation (EP) is the amount of precipitation that is actually added and stored in the soil. During drier periods less than 5mm of daily rainfall would not be considered effective, as this amount of precipitation would likely evaporate from the surface before soaking into the ground.

Using this relationship:

Distance = travel time x V

the horizontal travel distance of treated effluent over a 10-day period is estimated to be 4 m. Both the existing and proposed future dispersal fields are located well beyond 4 metres from the downgradient (southern) property boundary and nearby water wells. This separation is expected to provide sufficient time and distance for natural attenuation processes to occur within the receiving environment.

7.2.3 Soil and Environmental Characteristics

The main factors which govern the degree of environmental impact from effluent infiltration are soil characteristics, the effluent volume and quality, the amount of additional treatment that occurs in soil beneath the infiltration area, and the travel time to potential receptors.

Based on lithological information recorded in the existing onsite well and during Kala's 2010 EIS, the Site is likely underlain by a substantially thick unsaturated sand and gravel layer, with no obvious signs of restrictive layers above the water table. As such, infiltrated effluent is expected to migrate vertically downward through underlying native sediments until it encounters the water table, after which it will join ambient groundwater flow to the south - southeast.

Table II-19 of the SPM provides guidance regarding minimum horizontal separation requirements between the OTDS and various potential environmental receptors. For this assessment, the most important will be the horizontal separation between the dispersal areas and downgradient water wells, including the onsite production well WTN 92060, as they are situated hydraulically cross- to downgradient of the existing and future dispersal areas.

WTN 92060 is situated approximately 50 m southeast of the existing dispersal field, exceeding the 30 m SPM and SSR setback requirements for water wells and drinking water supplies from septic fields. Registered offsite wells were mapped greater than 30 m from the Site, which means that future dispersal fields will also be able to meet the 30 m setback requirements.

The most significant constituents in sewage effluent from properly constructed and operated onsite dispersal systems include coliforms, nitrogen (as nitrate) and phosphorus along with small concentrations of biological and other constituents.

Coliforms and other bacteria in the effluent will commonly bind to, and be filtered by, the biomat below the infiltrative surface, sand/soil particles, fine-grained materials, and organic matter within the first meter or two below the dispersal field (Brown, et al., 1979; Stevik, 2004). As noted in the SPM, the most important site characteristic which supports

effective pathogen removal from effluent is adequate vertical separation (VS) between the infiltrative surface and the underlying water table or limiting layer.

Table II-17 in the SPM provides guidance regarding minimum VS requirements for sand beds. The table dictates a 25 cm minimum VS in native soil and a 75 cm minimum VS following system construction (i.e., as constructed). Based on the Site observations and test pit and monitoring well information included in Kala's 2010 EIS, the water table is expected to be at least 8 m beneath the Site surface, which should allow for a VS that exceeds the minimum SPM requirement and promotes effective pathogen removal. The potential for excessive mounding is minimal, considering the depth to groundwater.

Nitrogen undergoes several transformations in and below a wastewater infiltration area, including adsorption, volatilization, mineralization, nitrification, and denitrification. Nitrification, the conversion of ammonium nitrogen to nitrite and then nitrate by bacteria under aerobic conditions, is the predominant transformation that occurs immediately below the infiltration zone. Denitrification is the further reduction of nitrates or nitrites commonly by bacteria, that usually results in the escape of nitrogen into the air, and generally occurs via biological processes using organic (carbon) materials in the native soil.

Most phosphorus is retained in activated waste sludge and is effectively removed by settling and subsequent tank pumping. Phosphorus that is discharged to the environment is typically precipitated or adsorbed in soil, such that most to almost all discharged phosphorus is eliminated from effluent no more than a few meters from the infiltration area, even after years of effluent disposal (Scope, 2006).

Concentrations of other wastewater constituents commonly decline due to aerobic and anaerobic biodegradation and by adsorption onto mineral surfaces in the unsaturated zone and in groundwater.

The treatment system tanks will be constructed without seams joining the tanks' sides and floor. This construction method significantly minimizes the potential for leakage. The only potential pathway for leaks would be from cracks through the tank wall or from piping connections, which are highly unlikely to occur under normal operating conditions. In the unlikely event that effluent leakage occurs, the aerated sand soil and depth (to groundwater will limit any negative effects on underlying groundwater water quality.

Importantly, water quality in the onsite well will be monitored, and potential impacts from the discharged wastewater on the local aquifer can be assessed.

7.2.4 Summary of Wastewater Disposal Impacts

Assuming proper OTDS design, operation and maintenance, local and downgradient soil and hydrogeological characteristics, the relatively deep depth to groundwater, sufficient horizontal setbacks from downgradient receptors, long groundwater travel times, and

excess ET above precipitation are expected to support year-round dispersal of treated wastewater to ground at the Site.

7.3. Stormwater Recharge Impacts

Aquifer recharge can be impacted by the construction of impervious surfaces such as roofs, driveways, and roadways, which may result in noticeably increased runoff volumes, shortened runoff periods, and reduced groundwater recharge, particularly if stormwater is routed offsite. Bearing this in mind, Franklin developed a conceptual stormwater management plan that more or less mimics pre-development drainage and groundwater recharge conditions.

Previous test pit and borehole findings, coupled with high ET compared to precipitation in the area, indicate that the Site is highly suitable to accept stormwater. Given the high permeability of the sand and gravel sediments and substantial vertical separation from the water table, infiltrated stormwater is expected to migrate downwards, with limited opportunity for mounding and surface breakout, assuming proper design, siting and construction of stormwater facilities. Further to this, Intensity-Duration-Frequency (IDF) data from nearby Environment Canada (EC) Salmon Arm Airport station indicates that the 24-hour total precipitation for a 5-year storm event is expected to be approximately 34 mm (Environment Canada, 2022). This precipitation rate is several orders of magnitude less than typical infiltration rates for sand and gravel like that observed on Site, indicating precipitation will likely infiltrate and not pond on the Site surface.

Water quality in the aquifer can be impacted by improperly managed runoff from parking areas and roadways, which can include several types of potential contaminants such as polycyclic aromatic hydrocarbons (PAHs), heavy metals, and salts (e.g., chloride). A 'first-flush' phenomenon is commonly observed in parking area and roadway runoff during precipitation events, especially after extended dry periods (Tiefenthaler et al., 2001; RDN undated). A first-flush occurs when the initial runoff during a precipitation event has higher concentrations of constituents of concern than the runoff that occurs later in the event. First-flush concentrations are normally seen within the first 10 to 15 minutes of the precipitation event. As such, effective water quality protection considers mitigating the first flush runoff.

Typically, low maintenance water treatment systems use bioretention swales, lawns or landscaped areas to reduce the potential environmental impacts from development (Dzurik and Leszcynska, 1999). These features provide effective removal of runoff constituents and allows infiltration of both first-flush and prolonged runoff. Bioswales and landscaping trap and detain stormwater so runoff constituents can settle out or be filtered and trapped by underlying soil. The basic mechanisms for stormwater treatment include gravity settling; infiltration of soluble nutrients through soil or media; and biological / chemical reactive processes. The effectiveness of these types of features can

be up to 95% removal, depending on runoff constituents, media type, plant species and climate. The presence of bioswales and other 'soakaway' features also enhance recharge to groundwater, especially when paired with sufficiently thick organic/soil horizons (0.3 m or greater).

The above-listed stormwater disposal options are conceptual and can be field-fit as necessary. Depending on the areal extent of impervious structures on Site, a detailed infiltration analysis may be necessary to determine the appropriate size and location for stormwater management and disposal features. All stormwater facilities should be designed in a way that minimizes clogging and sediment build up, and/or allows for ease of maintenance.

Some additional design, development and construction strategies to reduce the amount of impermeable area at the Site, thus increasing the area available for infiltration, are as follows:

- Reduce road widths and cul-de sac radii; and,
- Minimize compaction of soils below lawn and garden areas. The Guidebook suggests that artificially increasing the thickness of absorbent soil (i.e., organics) and applying 30 cm of vegetated topsoil can reduce peak runoff by up to 70%.

In general, although the proposed development has the potential to impact local groundwater and surface water resources, implementing rigorous and appropriate sediment and erosion control practices and procedures during construction, effectively capturing, managing, and infiltrating stormwater runoff, utilizing appropriate property landscaping along with effective stormwater management and disposal practices should minimize the potential for compromised local groundwater and surface water quality from stormwater runoff.

8.0 SUMMARY AND RECOMMENDATIONS

Ecoscape has completed a preliminary hydrogeological assessment of the proposed development at the Site. The planned development is expected to include 24 manufactured homes and associated roads and infrastructure, with potential full build-out to 36 units in the future. Site development will also include the construction of a water treatment system, stormwater management infrastructure and onsite treatment and dispersal system, all to be designed by a qualified Professional Engineer.

The Site is underlain by unconfined sand and gravel Aquifer 229, inferred to occur approximately 8 to 9 m below the Site surface. Aquifer 229 is known to be productive in the area, with reported well yields ranging from 0.3 to 5.7 L/s (4 to 75 US GPM) in nearby wells, averaging at approximately 2.0 L/s (27 US GPM). The Site's existing water supply well (WTN 92060), constructed in 2001 at the south-central portion of the property, has

an estimated capacity of 3.8 L/s (50 US GPM) — more than double the projected peak demand of 1.3 L/s for the proposed development.

Aquifer 229 is primarily recharged by infiltration of precipitation and snowmelt, as well as seepage from Scotch Creek. According to the Province's BC Aquifer Stress Tool, estimated recharge to the aquifer is approximately 1,290,000 m^3/year. Of this, 624,000 m^3/year is needed to support environmental flow needs (EFN) in local watercourses, leaving an estimated 666,000 m^3/year available for consumptive use. Licensed and domestic groundwater withdrawals in the aquifer are estimated at approximately 198,000 m^3/year — roughly 30% of the available recharge. The proposed groundwater extraction for the development is 39,785 m^3/year, representing about 6% of the available recharge.

Groundwater flux beneath the Site is estimated at approximately 112 m^3/day, assuming a 110 m wide capture zone, which exceeds the proposed peak Site demand of 109 m^3/day (20 US GPM), further supporting the feasibility of sustained extraction at this rate.

The Site's water supply well WTN 92060 is classified as *Groundwater at Risk of Containing Pathogens* (GARP). Consequently, the water treatment system will include UV disinfection (capable of achieving minimum 3-log inactivation of *Cryptosporidium* and *Giardia)*, filtration and chlorination. This water supply and treatment system has been reviewed and approved by the Interior Health Authority.

Therefore, in our professional opinion, field observations, appropriate water treatment, and available geological and hydrogeological data indicate that WTN 92060 is capable of supplying groundwater of suitable quality and quantity to support the proposed development. High estimated recharge rates to the aquifer, along with favourable well yields reported in nearby well logs, support the feasibility of groundwater extraction at the proposed peak flow rate of 1.3 L/s. Groundwater use at this rate is not expected to result in significant impacts on local groundwater users

With respect to onsite wastewater disposal to ground, local and downgradient soil and hydrogeological characteristics, the relatively deep depth to groundwater, ample horizontal setbacks from downgradient receptors, and excess ET above precipitation, are expected to support year-round dispersal of treated wastewater to ground at the Site, assuming appropriate design, operations and maintenance of the system.

For stormwater management, high local evapotranspiration rates, well-draining sediments and deep depth to groundwater, coupled with implementing rigorous and appropriate sediment and erosion control practices and procedures during construction, effectively capturing, managing, storing, and infiltrating stormwater runoff, utilizing appropriate property landscaping along with effective stormwater management and disposal practices should minimize the potential for compromised local groundwater quality from stormwater infiltration and runoff.

Based on this assessment, Ecoscape provides the following recommendations:

- Ecoscape should review future development design details and specifications as they arise, prior to construction.
- A groundwater license application should be submitted to FrontCounter BC for the proposed community supply well, if not already in place. For most new groundwater uses, a technical hydrogeological assessment report is required. The Province has published technical guidance documents outlining the scope and details required for these assessments, which are generally contingent on aquifer type and proposed groundwater extraction rate. The assessment is directed by a hydrogeologist, and may require a pumping test on the production well, observation well monitoring, and an assessment of potential impacts on nearby surface waterbodies and other groundwater and surface water users in the area. *Note that applicants for new-use groundwater licenses are not permitted to extract groundwater from their well (except for testing purposes) until a license is granted.*
- WID 20398, located near the east end of the Site, should be decommissioned per the GWPR if it is not planned for future use.
- Future OTDS design should incorporate the principle of spreading effluent perpendicular to groundwater flow. Spreading the effluent across a wide area reduces localized hydraulic loading, which lowers the risk of effluent mounding and soil clogging, while distributing nutrient load over a broader area.
- To ensure groundwater quality meets the 10 mg/L drinking water guideline for nitrate, future OTDS designs should include appropriate treatment measures. Given the low organic content of Site sediments, a permeable reactive barrier (PRB) consisting of hog fuel mixed with sand should be installed beneath the dispersal fields. As treated effluent infiltrates through the PRB, biological activity driven by the organic amendment can significantly reduce nitrate concentrations.
- If soil or groundwater conditions not described in this report are encountered during or following construction, Ecoscape should be contacted to determine appropriate next steps.
- This report should be submitted to the CSRD in support of the OCP bylaw amendment and zoning bylaw amendment application.

9.0 LIMITATIONS

This report has been prepared by Ecoscape Environmental Consultants Ltd. (Ecoscape) and is intended for the sole and exclusive use of Franklin Engineering Ltd. (the Client), [redacted] and the CSRD, for the purposes set out in this report. Ecoscape has prepared this report with the understanding that all available information on the past, present, and proposed conditions of the Site have been disclosed. Ecoscape has relied upon personal communications with the Client and other information sources to corroborate the documents and other records available for the Site. The Client has also acknowledged that in order for Ecoscape to properly provide the professional service, Ecoscape is relying upon full disclosure and accuracy of this information. Please note, no hydrogeological investigation can wholly eliminate uncertainty regarding the potential for unrecognized conditions in connection with an aquifer or subsurface materials.

Any use of this report by a third party, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Ecoscape accepts no responsibility for damages, if any, suffered by any third party as a result of actions or decisions made based on this report.

Please be advised that Mike Schutten and Lee Ringham are members in good standing in the Professional Engineers and Geoscientists of British Columbia (EGBC) and are acting within their area of expertise. This assessment has been completed in accordance with generally accepted geoscience and environmental practice.

10.0 CLOSURE

We trust that this report satisfies the present requirements. Should you have any questions or comments, please contact the undersigned at your convenience.

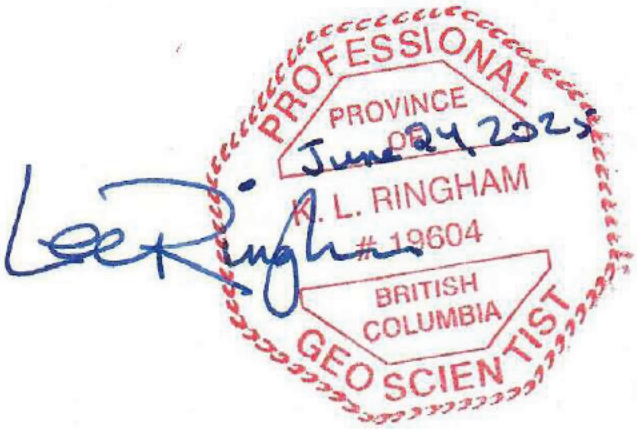
Respectfully Submitted

Ecoscape Environmental Consultants Ltd.,

Written By:

Mike Schutten, M.A.Sc., P.Geo.
Hydrogeologist
Direct Line: (778) 940-1964

Reviewed By:



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Attachments: Figures
Appendices

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FIGURES

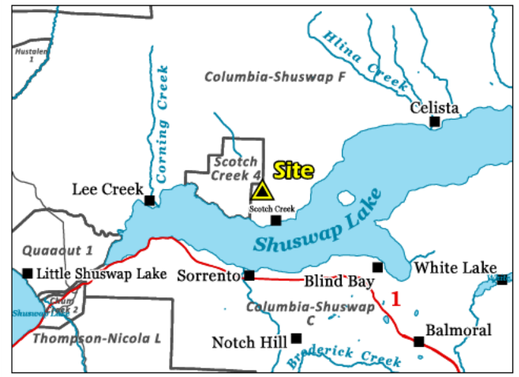
FIGURE 1
Site Location

Project:	Preliminary Hydrogeology Assessment
Location:	CSRD
Project No.:	25-5228
Prepared for:	Franklin Engineering
Prepared by:	Ecoscape Environmental Consultants Ltd. Mike Schutten, M.A.Sc., P.Geo.
Coordinate System:	NAD83-UTM Zone 11
Imagery:	CSRD Orthoimagery (2023)
Map Date:	June 13, 2025

LEGEND

- Site
- ENV-Mapped Well (WTN)
- ENV-Mapped Aquifer
- Cadastre

Regional Location of Site



DISCLAIMER
The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.

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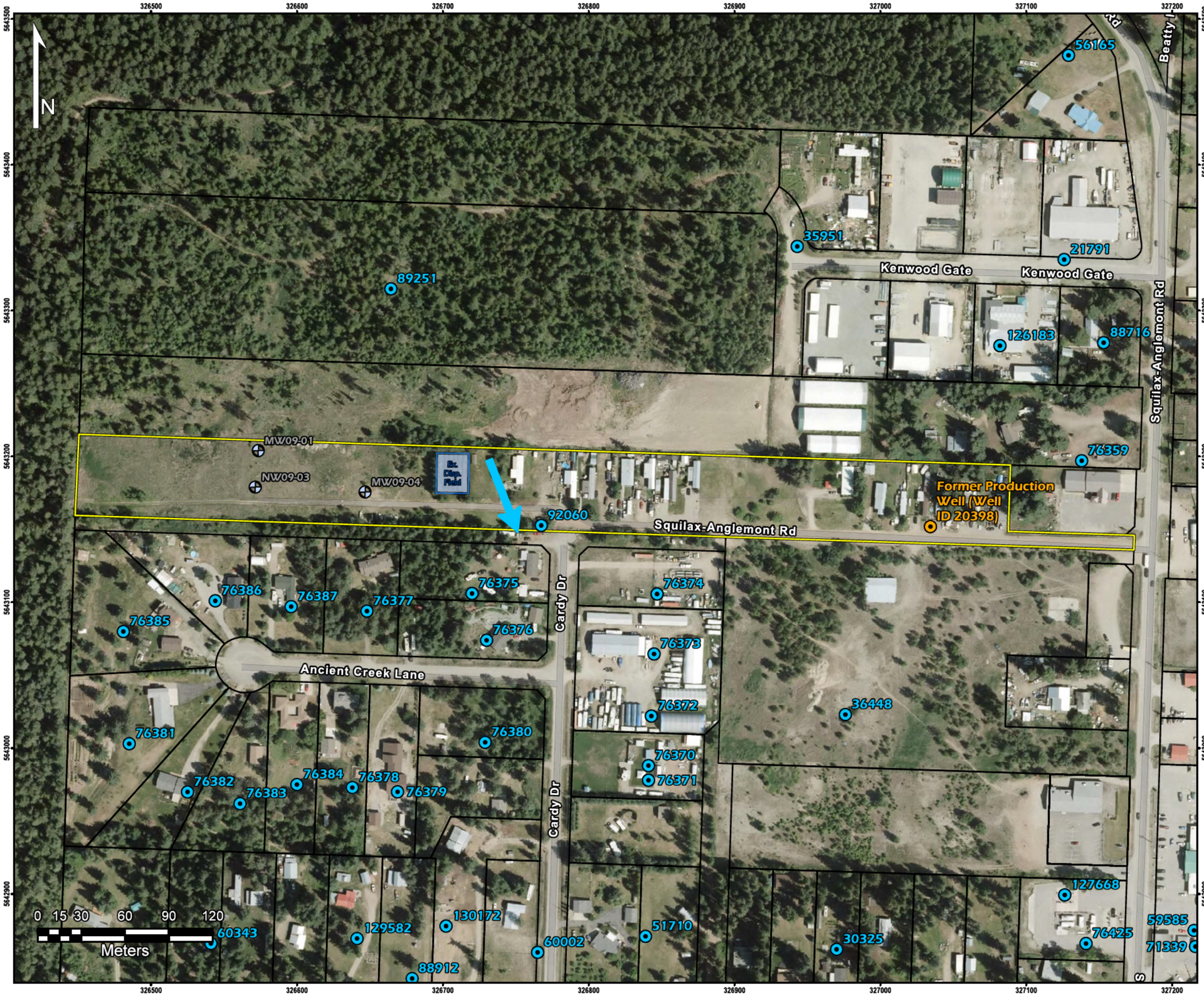

FIGURE 2
Site Plan

Project:	Preliminary Hydrogeological Assessment
Location:	CSRD
Project No.:	25-5228
Prepared for:	[redacted]
Prepared by:	Ecoscape Environmental Consultants Ltd. Mike Schutten, M.A.Sc., P.Geo
Coordinate System:	NAD83-UTM Zone 11
Imagery:	CSRD Orthoimagery (2023)
Map Date:	June 5, 2025

LEGEND

- ENV-Mapped Well (WTN)
- Observed Monitoring Well (Kala, 2010)
- Former Production Well (per Kala, 2010)
- Inferred GW Flow Direction
- Existing Dispersal Field (approx.)
- Site
- Cadastre

DISCLAIMER
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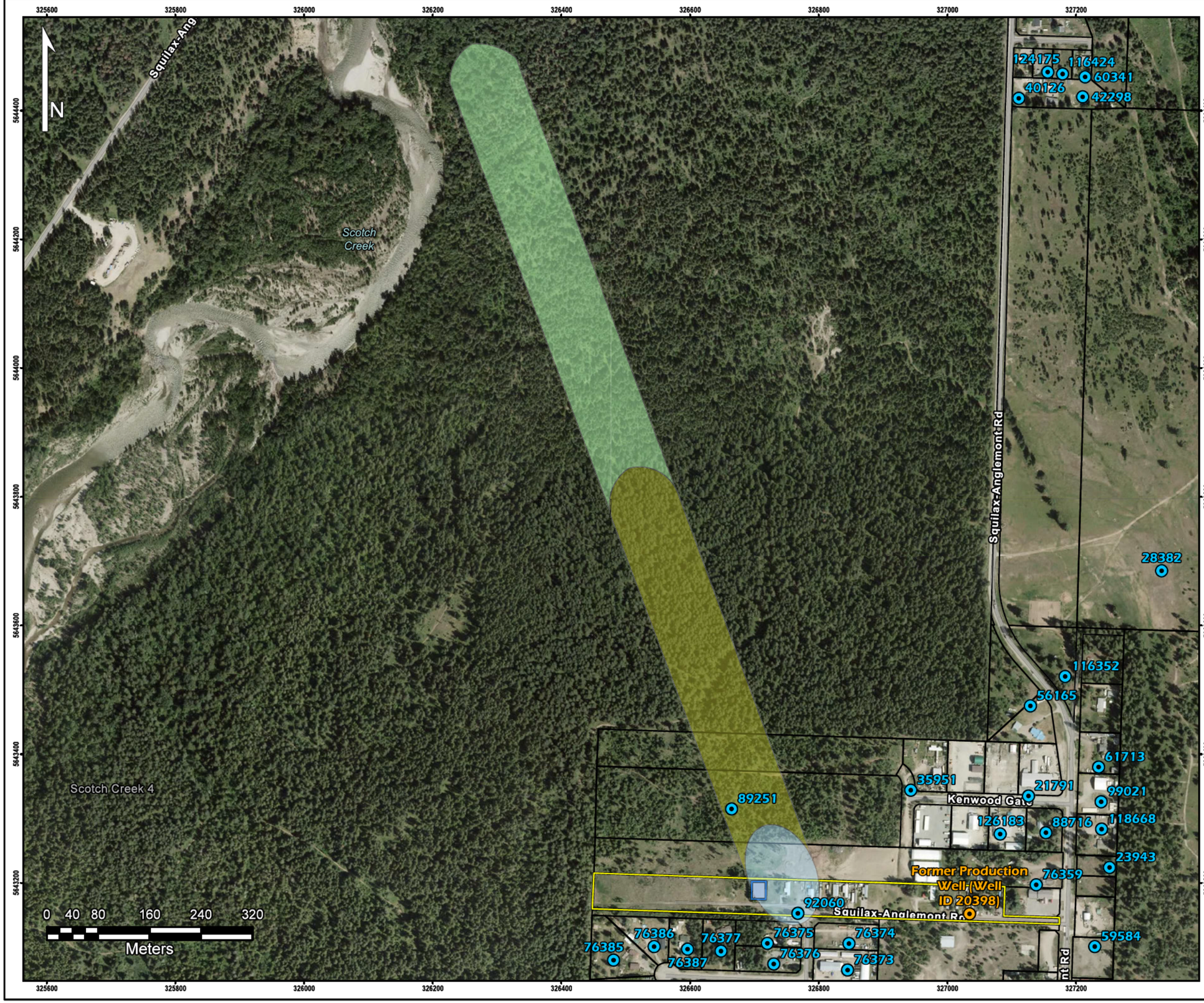

FIGURE 3
Conceptual Well Capture Zones

Project:	Preliminary Hydrogeology Assessment
Location:	CSRD
Project No.:	25-5228
Prepared for:	Franklin Engineering
Prepared by:	Ecoscape Environmental Consultants Ltd. Mike Schutten, M.A.Sc., P.Geo.
Coordinate System:	NAD83-UTM Zone 11
Imagery:	CSRD Orthoimagery (2023)
Map Date:	June 5, 2025

LEGEND

- ENV-Mapped Well (WTN)
- Former Production Well (per Kala, 2010)
- Stream
- Existing Dispersal Field (approx.)
- 10 Year Capture Zone
- 5 Year Capture Zone
- 1 Year Capture Zone
- Site
- Cadastre

DISCLAIMER
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APPENDIX A: General Conditions

Naturally, A Higher Standard

ECOSCAPE ENVIRONMENTAL CONSULTANTS LTD.
#2 – 2030 Matrix Crescent, Kelowna, BC., V1V 0G5

Tel: 250.491.7337
www.ecoscapeltd.com

General Conditions

This report applies and is subject to these "General Conditions".

Use of Report

This report concerns a specific site and a specific scope of work and is therefore not applicable to any other sites or any other developments not referred to in the report. Any deviation from the specific site or scope of work would require a supplementary investigation and assessment.

Conclusions and recommendations contained in this report are solely intended for the use of Ecoscape's client. Ecoscape bears no responsibility for the accuracy of information, the analysis of data or recommendations contained or referenced in this report when the report is utilized by or relied upon by any party other than Ecoscape's client unless otherwise authorized in writing by Ecoscape. Any unauthorized application of this report is at the discretion and sole risk of its user.

This report is subject to copyright, and therefore shall not be reproduced in part or in whole without prior written consent by Ecoscape. Additional copies of this report may be available upon request, if required, and will be supplied after receipt of payment for expenses associated with report production.

Limitations of Report

This report was derived solely from the conditions that were present on site during Ecoscape's investigation. The client, and any other parties making use of this report with the express written consent of Ecoscape and the client, are aware that conditions affecting the environmental condition of the site can vary both temporally and spatially, and that the conclusions and recommendations included in this report are temporally sensitive.

The client, and any other parties making use of this report with the express written consent of Ecoscape and the client, are also aware that conclusions and recommendations included within this report emanate from limited observations and information, and that both on-site and off-site conditions may vary, which in turn could affect the conclusions and recommendations that were made.

The client is aware that Ecoscape is not qualified to, nor is it making any recommendations in terms of purchase, sale, investment, or development of the subject property, as such decisions are the sole responsibility of the client.

Information Provided to Ecoscape by Others

During the extent of the preparation and work carried out in this report, Ecoscape may have relied upon information provided by parties other than the client. While Ecoscape strives to validate the accuracy of such information when instructed to do so by the client, Ecoscape accepts no responsibility for the validity of such information which may affect the report.

Limitation of Liability

The client acknowledges that property containing hazardous wastes and contaminants poses a high risk of claims brought by third parties stemming from the presence of those materials. Accounting for these risks, and in consideration of Ecoscape providing the requested services, the client agrees that Ecoscape's liability to the client, with respect to any issues relating to hazardous wastes or contaminants located on the subject property, shall be limited to the following:

With respect to any claims brought against Ecoscape by the client arising out of the provision or failure to provide services hereunder shall be limited to the amount of fees paid by the client to Ecoscape under this Agreement, whether the action is based on breach of contract or tort;

With respect to claims brought by third parties arising out of the presence of contaminants or hazardous wastes on the subject property, the client agrees to indemnify, defend and hold harmless Ecoscape from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Ecoscape, whether the claim be brought against Ecoscape for breach of contract or tort.

Disclosure of Information by Client

The client agrees to fully cooperate with Ecoscape with respect to the provision of all available information on the past, current, or proposed conditions on the site, including historical information respecting the use of the site. The client acknowledges that in order for Ecoscape to properly provide the service, Ecoscape is relying on full disclosure and accuracy of any such information. Ecoscape does not accept any responsibility for conclusions drawn from erroneous, invalid, or inaccurate data provided to us by another party and used in the preparation of this report.

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Standard of Care

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

Notification of Authorities

The client acknowledges that in certain instances the discovery of hazardous materials, contaminants or conditions and materials may require that regulatory agencies and other parties be informed and the client agrees that notification to such parties or persons as required may be done by Ecoscape in its reasonably exercised discretion. Further, Ecoscape reserves the right to notify Provincial agencies when rare or endangered flora or fauna are observed, whether the species classifications are identified as such at the local, Provincial, or Federal levels of government.

Ownership of Instruments of Professional Service

The client acknowledges that all reports, plans, and data generated by Ecoscape during the performance of the work and other documents prepared by Ecoscape are considered its professional work product and shall remain the copyright property of Ecoscape.

Alternate Report Format

Where Ecoscape submits both an electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed Ecoscape's instruments of professional service), the client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by Ecoscape shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancies, the hard copy versions shall govern over the electronic versions. Furthermore, the client agrees and waives all future right to dispute that the original hard copy signed version archived by Ecoscape shall be deemed to be the overall original for the Project.

The client agrees that both electronic file and hard copy versions of Ecoscape's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party other than Ecoscape. The client warrants that Ecoscape's instruments of professional service will be used only and exactly as submitted by Ecoscape.

The client recognizes and agrees that electronic files submitted by Ecoscape have been prepared and submitted using specific software and hardware systems. Ecoscape makes no representation about the compatibility of these files with the client's current or future software and hardware systems.

APPENDIX B: WTN 92060 Well Log

BRITISH COLUMBIA

ECOCAT

BC Environment

Water Management Division

WTN 93062 221

WATER WELL RECORD

Date 01/08/09 (YR/MO/DY)

NTS MAP 082L093211 4 WELL No. ELEV Location Accuracy J

UTM Z 10 748543 E 5646239 N UTM Date 19__ Well Type

Owners Name & Address Norco Construction

Legal Description & Address Lot 1 PL11667 Sec. 33 Twp 22 Rge 1 LDKDYD Exc. Pl35199

Descriptive Location Scotch Creek

1. TYPE OF WORK: 1 ☒ New Well 2 ☐ Reconditioned 3 ☐ Deepened 4 ☐ Abandoned

2. WORK METHOD: 1 ☐ Cable tool 2 ☐ Bored 3 ☐ Jetted 4 ☒ Rotary a ☐ mud b ☒ air c ☐ reverse ☐ Other

3. WATER WELL USE: 1 ☐ Domestic 2 ☐ Municipal 3 ☐ Irrigation 4 ☒ Comm. & Ind. ☐ Other

4. DRILLING ADDITIVES none.

5. MEASUREMENTS from 1 ☒ ground level 2 ☐ top of casing

casing height above ground level 1' ft.

FROM ft	TO ft	6. WELL LOG DESCRIPTION	SWL ft
0	4	Med. br. sand & Gravel.	
4	7	med br. sand	
7	24	brown sand & gravel & cobbles	
24	33	brown sand & gravel	
33	51	brown sand & some gravel	
51	58	Brown sand & gravel.	

7. CONSULTANT

Address

8. WELL LOCATION SKETCH

9. CASING: Materials 1 ☒ Steel 2 ☐ Galvanized 3 ☐ Wood 4 ☐ Plastic 5 ☐ Concrete ☐ Other

							units
Hole Diameter	6 1/8						ins
Diameter	6 5/8						ins
from	0.						ft
to	54						ft
Thickness	.188						ins
Weight							lb/ft

Pitless unit ____ ft 1 ☐ above 2 ☐ below ground level

1 ☐ Welded 2 ☐ Cemented 3 ☐ Threaded | 1 ☐ New 2 ☐ Used

Perforations:

Shoe(s): welded on

Open hole, from ____ to ____ ft Diameter ____ ins

Grout: cuttings

10. SCREEN: 1 ☒ Nominal (Telescope) 2 ☐ Pipe Size

Type 1 ☒ Continuous Slot 2 ☐ Perforated 3 ☐ Louvre ☐ Other Johnson

Material 1 ☒ Stainless Steel 2 ☐ Plastic ☐ Other

Set from 54 to 58 ft below ground level

RISER, SCREEN & BLANKS							units
Length	4'						ft
Diam. I D	5"						ins
Slot Size	.025						ins
from	054						ft
to	58						ft

Fittings, top K-packer bottom screw in plug

Gravel Pack

11. DEVELOPED BY: 1 ☐ Surging 2 ☐ Jetting 3 ☒ Air 4 ☐ Bailing 5 ☐ Pumping ☐ Other

12. TEST 1 ☐ Pump 2 ☐ Bail 3 ☒ Air Date 01/08/09 (YR/MO/DY)

Rate 50 USgpm Temp ____ °C SWL before test 20 ft

Water Level 30 ft after test of ____ hrs

☐ DRAWDOWN in ft				☐ RECOVERY in ft			
mins	WL	mins	WL	mins	WL	mins	WL

13. | RECOMMENDED PUMP TYPE | RECOMMENDED PUMP SETTING ft | RECOMMENDED PUMPING RATE USgpm |
|---|---|---|
| Sub. | 45-50' | 50 max |

14. WATER TYPE: 1 ☐ fresh 2 ☐ salty 3 ☒ clear 4 ☐ cloudy

colour ____ smell ____ ; gas 1 ☐ yes 2 ☐ no

15. WATER ANALYSIS: 1 Hardness ____ mg/L 2 Iron ____ mg/L 3 Chloride ____ mg/L 4 pH ____

Field Date ____ Lab Date ____ (YR/MO/DY)

SITE I D No ____

16. FINAL WELL COMPLETION DATA

Well Depth 58 ft Well Yield 50 US gpm estimate only

Static Water Level 30 ft Artesian Flow ____ US gpm Pressure Head ____ ft

Back filled

Well Head Completion steel cap welded on

17. DRILLER (PLEASE PRINT) SURNAME BOCHEK FIRST NAME DUANE

Signature Duane Bochek

18. CONTRACTOR,

Address Bud's Water Wells Ltd.
Box 3276
Kamloops, B.C.
V2C 6B8

Member, BCWWDA ☐ yes ☐ no ;

The Province of British Columbia accepts no responsibility for the contents or accuracy of this record.

Initial Referral Responses

(Proposal was to service 8 manufactured home units with an existing shared sewage system and to service the other 28 units with 14 septic systems serving 2 units each)

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/ BL825-52 PL2024-141/ PL2024-068
DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☒ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

RECOMMENDATION

The Archaeology Branch recommends that completion of an Archaeological Impact Assessment is made a condition of this proposed ByLaw Amendment for Lot 1 Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 11667 Except Plan 35199, 009-471-286. The applicant may contact WildfireRebuildHCA@gov.bc.ca for further guidance.

RATIONALE

According to Provincial records, there are no known archaeological sites recorded on the subject property. But the property is located within areas indicated by archaeological potential modelling, meaning that there is potential for previously unidentified archaeological sites to exist on the property.

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, an HCA permit is not required prior to commencement of those activities.

However, a HCA permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the Act and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

ADDITIONAL INFORMATION

The Province is committed to supporting residents in rebuilding their homes. To facilitate this the Archaeology Branch has issued Wildfire Structure Heritage Investigation Permit 2024-0151 to allow for the completion of archaeological impact assessment in a shortened timeframe to support expedited rebuild. Projects may be added to this permit following a 15-day Notice of Intent period to allow for First Nations to review and comment on project details.

Individuals may also choose to apply for their own permit. Please be advised that the standard permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes an application review by Archaeology Branch staff, referral to First Nations, and subsequent engagement.

Signed By: _____ Title Senior Permitting Archaeologist

Date: August 15, 2024 Agency Archaeology Branch, FOR

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/ BL825-52 PL2024-141/ PL2024-068
DATE: October 8, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☒ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

Liquid Waste Management Plan:

The Bylaw amendments would be in contravention of the Columbia Shuswap Regional Districts 2009 Liquid Waste Management Plan(s) (LWMP). For consideration of changes to the bylaws, an amendment to the Liquid Waste Management Plan would be required by the Regional District and approved by the Minister. If considering an amendment to the LWMP, the Regional District must consider the primary objectives for LWMPs are to protect public health and the environment, and to properly consult the public and Indigenous Peoples. Minister approval hinges on the assurance that adequate public consultation has taken place, and that a new or amended LWMP is sufficiently protective of both public health and the environment.

Sewage Disposal:

Servicing the proposed 36-unit manufactured home park in question only with multiple small-scale septic systems is not a sustainable long-term solution to sewage disposal. The expansion of this manufactured home park is proposed to have a cumulative effluent flow well above the 22, 700 L/day limit for application of the Sewerage System Regulation (SSR), and so would fall instead under the Municipal Wastewater Regulation (MWR) pursuant to the Environmental Management Act.
Please note both the MWR and the SSR rely on qualified professionals bound by a code of ethics to be involved in the design of systems and must abide by the Professional Governance Act. As such, the onus is on the Qualified Professional to ensure the systems they design are suitably protective of public health and the receiving environment.

Signed By: Liz Archibald Title: Section Head Community Liquid Waste Management

Date: October 8, 2024 Agency: Ministry of Environment & Climate Change Strategy

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/ BL825-52 PL2024-141/ PL2024-068
DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☒ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

Thank you for the opportunity to provide comments from a health perspective.

Housing

Housing is a key determinant of health. It has significant influence on our physical and mental health, social well-being and indirectly influences many other determinants of health. Healthy housing is affordable, stable, high quality, and in a location and community that meets our needs and supports health and well-being (Healthy Built Environment Linkages Toolkit, 2018). Additionally, it is important that the right type of housing is being built that meets the needs of the community as Scotch Creek continues its rebuild. Encouraging the creation of affordable housing forms, such as manufactured homes, within Scotch Creek ensures housing stability which helps to reduce stress and allows people to take better care of themselves and their families. It is our understanding that this location is also within walking distance to daily amenities (grocery store, post office, and library (which will be rebuilt)). From a healthy community development perspective, we have no concerns with the proposed additional manufactured homes however we recommend that the following conditions to protect public health be met prior to approving the proposed changes:

Sewage Disposal

- Servicing the proposed 36-unit manufactured home park in question only with multiple small-scale septic systems is not a sustainable long-term solution to sewage disposal.
- The expansion of this manufactured home park is also expected to have a cumulative effluent flow well above the 22, 700 L/day limit for application of the Sewerage System Regulation, and so would fall instead under the Municipal Wastewater Regulation (MWR) as administered by Ministry of Environment.
- The difference between to the two provincial jurisdictions which regulate sewage disposal and how questions of applicability are dealt with is as follows:

- *The Sewerage System Regulation, under the Public Health Act regulates sewage holding tanks and sewerage systems that discharge to ground and are designed to receive a sewage flow of less than 22,700 litres per day (5000 Imperial gallons). Regional Health Authorities accept filings with respect to these types of sewerage systems.*
- *The Municipal Wastewater Regulation, under the Environmental Management Act regulates wastewater treatment systems which are designed to discharge 22,700 litres per day or more (5,000 Imperial gallons) to ground, or to discharge any volume to water. The Ministry of Environment and Climate Change Strategy issues authorizations with respect to these types of sewage system.*
- *For guidance in determining which regulation applies, contact your regional health authority or the Ministry of Environment and Climate Change Strategy. The final decision in any individual case is determined by the regulator, which may involve collaboration through a referral and review from one agency to the other.*

- Based on this information it is recommend this referral be extended to the Ministry of Environment c/o ENVCIA@gov.bc.ca for their input as we would certainly refer any new sewerage filings for this property in question to them for review under the MWR.

Drinking Water

- Consideration of adequate supply and demand will be part of the construction permit application process. For long term sustainability, the water system should plan to connect with the new Scotch Creek Community water system once that option becomes feasible. A long-term Master Plan would address the sustainability plans for the water system.

- A source evaluation has been completed for the well source on site, however the evaluation determined that it is Groundwater At Risk of Pathogens (GARP) and will require treatment to meet the Drinking Water Treatment Objectives (Microbiological) for Ground Water Supplies in British Columbia. The treatment system, as well as other new infrastructure for the water system will require submission of a Construction Permit application including all supporting documentation to Engineering Direct at engineeringdirect@interiorhealth.ca Construction cannot begin until the construction permit has been issued.

- When reviewing the plans for the installation of the new septic disposal fields careful consideration should be taken to ensure that set-backs are met. The original plans indicate that the water source is extremely close to the set-back minimum from the existing septic disposal field.

- Water licenses are issued by the Ministry of Environment, and the water supplier will need to ensure that they have a water license and that they are approved to withdraw amounts required to service a system of this size. Interior Health will regulate the drinking water system as outlined in the Drinking Water Protection Act and Drinking Water Protection Regulation. This will include items such as Emergency Response and Contingency Plan and regular sampling.

Signed By: _____ Title Environmental Health Officer

Date: August 19, 2024 Agency Interior Health Authority

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/ BL825-52 PL2024-141/ PL2024-068
DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☒ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.

Signed By: _____ Title CFO.

Date: June 11, 2025 Agency CSRD.

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/ BL825-52 PL2024-141/ PL2024-068
DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☒ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

WATER:

CSRD is currently in the process of constructing a portion of the first phase of a future Community Water System that could potentially be expanded to connect to the Saratoga System and service the community. In 2007 a Master Water Study was completed and further updated in 2018 and 2020. The current Wharf Road project is a result of a successful grant with funding from Captains Village Marina Trust Fund contribution and borrowing that will be paid back thru parcel tax within the service area. Although a community water system is the future plan, it will only possible with support of development and buy in from the community. Development of a Community water System in Scotch Creek that could service this property could take decades to become a reality. With that said we are not opposed to development and support Interior Health comments suggesting that this development should connect to a Community Water System once that becomes available and would be required to construct and develop a water supply for the proposed development that meets IH Guidelines.

SEWER:

A community sewer system doesn't exist in this area and there are currently no plans to establish one anytime soon. Interior Health has provided comment that sewerage disposal is governed by the overall quantity of disposal on the property. This proposal suggests otherwise in that they are proposing multiple small systems to service the development. We do not agree with this approach and support and agree with Interior Health comments that the sewerage disposal for this proposed development should be administered through the Municipal Wastewater Regulation – MoE and not Sanitary Sewerage Regulation IH.

Signed By: Tim Perepolkin Title Manager Utility Services .

Date: August 21, 2024 Agency CSRD - Utilities .

Columbia Shuswap Regional District
Community and Protective Services
Referral Response

Date: 2024-Aug-19	**Planner:** L. Gibson	**File No.** BL830-26 BL825-52
Address: 3856 Squilax-Anglemont Rd		
General Description: Rebuild manufactured homes (24 units)		

FUNCTION	COMMENTS	REVIEWED BY
Community Services	No concerns.	F. Barton
Protective Services	The subject property is within the Scotch Creek Lee Creek fire protection area. Compliance with access specifications as per MOTT guidelines and CSRD Subdivision Servicing bylaw is required. Recommend two egress points or sufficient turnaround space for fire apparatus on subdivision access roads. FireSmart principles and practices are encouraged.	S. Coubrough
Community & Protective Services	NO comments	D. Sutherland

Subsequent Referral Responses

(Proposal was to service up to 36 manufactured home units with a single sewage disposal system not intended to meet or exceed 22,700 L/day, with a flow monitor to show the actual L/day being utilized.)

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/
BL825-52
PL2024-141/
PL2024-068
DATE: February 3, 2025

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☒ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

WATER:

CSRD is currently in the process of constructing a portion of the first phase of a future Community Water System that could potentially be expanded to connect to the Saratoga System and service the community. In 2007 a Master Water Study was completed and further updated in 2018 and 2020. The current Wharf Road project is a result of a successful grant with funding from Captains Village Marina Trust Fund contribution and borrowing that will be paid back thru parcel tax within the service area. Although a community water system is the future plan, it will only possible with support of development and buy in from the community. Development of a Community water System in Scotch Creek that could service this property could take decades to become a reality. With that said we are not opposed to development and support Interior Health comments suggesting that this development should connect to a Community Water System once that becomes available and would be required to construct and develop a water supply for the proposed development that meets IH Guidelines.

SEWER:

A community sewer system doesn't exist in this area and there are currently no plans to establish one anytime soon. This revised proposal to construct a single sewerage system under the Sanitary Sewerage Regulation (SSR) with flow measurement to allow monitoring and confirmation that capacity doesn't exceed 22,700L/day exists for adding additional mobile homes (after 22) may be a reasonable approach to service this development. Interior Health would be the approving authority for a SSR system.

Signed By: Tim Perepolkin Title Manager, Utility Services .

Date: January 13, 2025 Agency CSRD .

From: Environmental Assessment [IH]
To: Laura Gibson
Cc: Karen Riopel; Rimell, Janelle [IH]; Environmental Assessment [IH]
Subject: RE: Updated Referral Response Request - BL825-52/BL830-26
Date: February 24, 2025 10:21:34 AM
Attachments: image005.png
image006.png
image003.png
image004.png
image008.png
image009.png

Good morning Laura,

Here is my summary assessment of the zoning bylaw referral for Scotch Creek Mobile Home Park as I described during our meeting last week,

- I would consider the revised proposal for a single large onsite system with the indication of 36 - 1-bedroom units with an average of 2 people per unit with 300L/day/person as being unconventional and likely unsustainable given the current challenges for affordable housing within region. While 300 L/c/d would be consistent with the Standard Practice Manual v. 3 there was insufficient information provided to support the reported average occupancy of only 2.1 people per unit.
- The total design daily flow of 22, 700 L/day as confirmed by Authorized Person with Franklin Engineering would in fact exceed the provisions of Section 2 of the Sewerage System Regulation
- This narrow property is also situated right above a highly vulnerable aquifer that is a know drinking water source for many private wells in the area, yet there was no indication that consideration was given to employ a higher level treatment in order to reduce the risk of contamination of the aquifer from this discharge of effluent to ground.
- Based on this information alone I will be referring this matter to the Ministry of Environment and Parks for authorization under the Municipal Wastewater Regulation, unless more information is provided by the AP to demonstrate compliance with the SSR by reducing the number of units to ensure flow remains below the jurisdictional flow divide and that consideration is given to some form of higher-level treatment.

Hope this helps, but let me know if you have any further questions or concerns regarding this matter

Best,

Gordon Moseley, CPHI(C)
Specialist Environmental Health Officer
Environmental Assessment Program
T: (250) 549-5725 | C: (250) 306-3817
E: EA@interiorhealth.ca

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dãkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tŝilhqot'in Nations where we live, learn, collaborate and work together.

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From: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Sent: Tuesday, January 28, 2025 1:15 PM
To: Laura Gibson <LGibson@csrd.bc.ca>
Cc: Karen Riopel <KRiopel@csrd.bc.ca>; Environmental Assessment [IH] <EA@interiorhealth.ca>
Subject: RE: Updated Referral Response Request - BL825-52/BL830-26

Hi Laura,

Sorry for the delay in getting back to you – I've been in touch with the Environmental Assessment team and I can advise as follows:

- As long as the applicant pursues the authorization under the MWR, we wouldn't have concerns with that as it would give themselves some additional capacity if there is consideration if they want to add a few more units (or take on other neighbouring properties) in a few years.
- The engineer said if they go as lean as possible, they still couldn't meet the SSR

Please let me know if you have any further questions.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)
Community Health Facilitator
Healthy Community Development
Interior Health Authority
1440 14th Avenue, Vernon, BC V1B 2T1
Office: 250-549-5758
Cell: 250-540-8380
Email: janelle.rimell@interiorhealth.ca

www.interiorhealth.ca

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dãkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tŝilhqot'in Nations where we live, learn, collaborate and work together.

From: Laura Gibson <LGibson@csrd.bc.ca>
Sent: Thursday, January 9, 2025 3:23 PM
To: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Cc: Karen Riopel <KRiopel@csrd.bc.ca>
Subject: Updated Referral Response Request - BL825-52/BL830-26

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

Hi Janelle,

You provided a referral response for the proposed Scotch Creek mobile home park expansion. The applicants have updated the proposal after seeing the referral responses to their original proposal. Could you please review and respond to the updated proposal?

I have attached your original referral response for reference. Please note, the application has not yet been back to the CSRD Board, so the latest Board report is still for first reading and based on the original proposal.

Here are the links to the Board report and attachments from the July 18, 2024, Board meeting:

17.2 Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-26 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52

1. 2024-07-18_Board_DS_BL830-26-BL825-52_First.pdf
2. BL830-26_First.pdf
3. BL825-52_First.pdf
4. BL830-26_BL825-52_BL830_BL825_Excerpts.pdf
5. BL830-25_BL825-52_Letter_of_Rationale_03-18-2024.pdf
6. BL830-26_BL825-52_Maps_Plans_Photos.pdf
7. BL830-26_825-52_Presentation.pdf

Please let me know if you have any questions or if you would like to have a quick phone call about the proposal.

Thank you,

Laura Gibson BSc
Planner II, Planning Services
Development Services
Columbia Shuswap Regional District
D: 250.833.5920 **| TF:** 1.888.248.2773
E: **lgibson@csrd.bc.ca** | **W**: **www.csrd.bc.ca**

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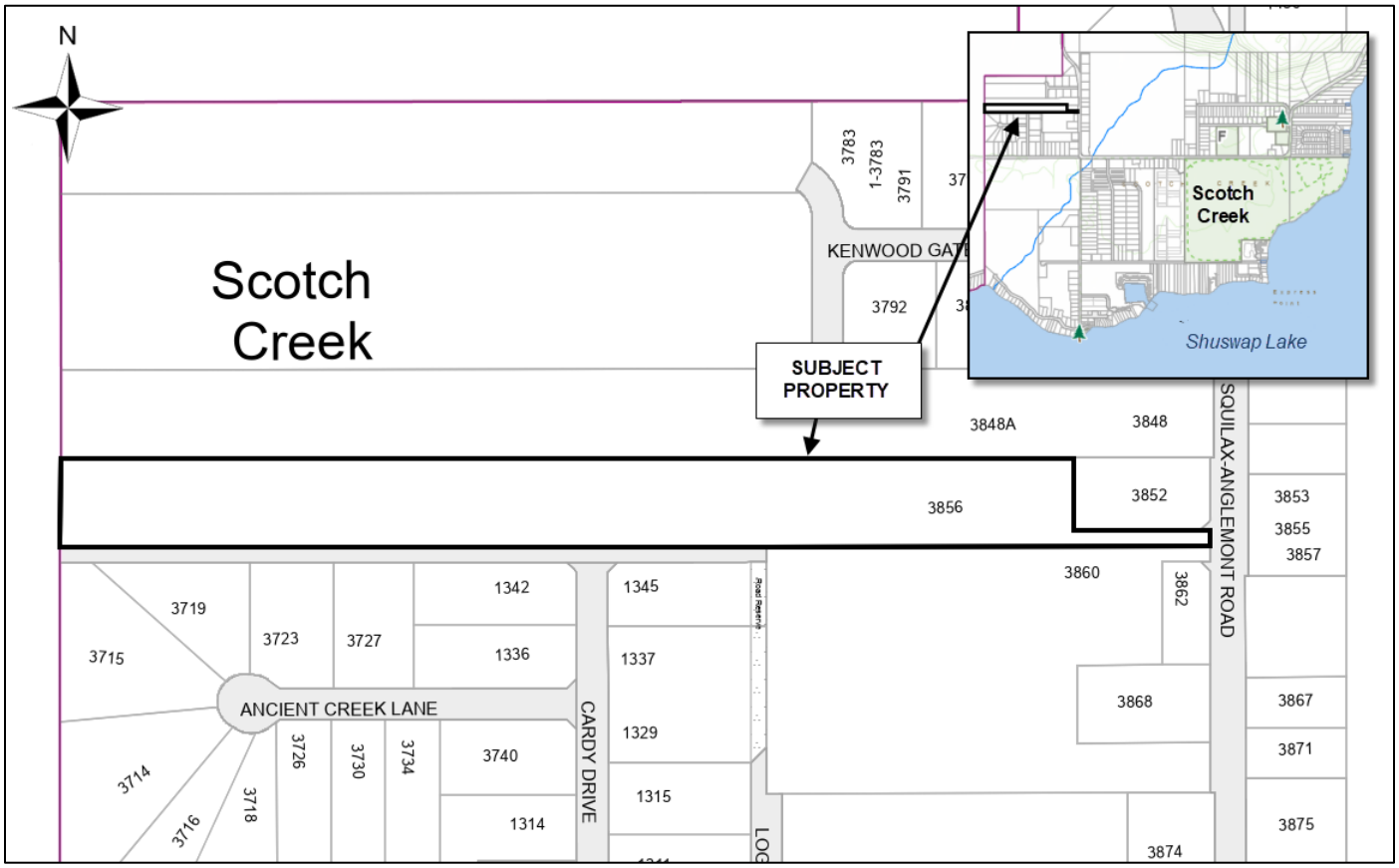
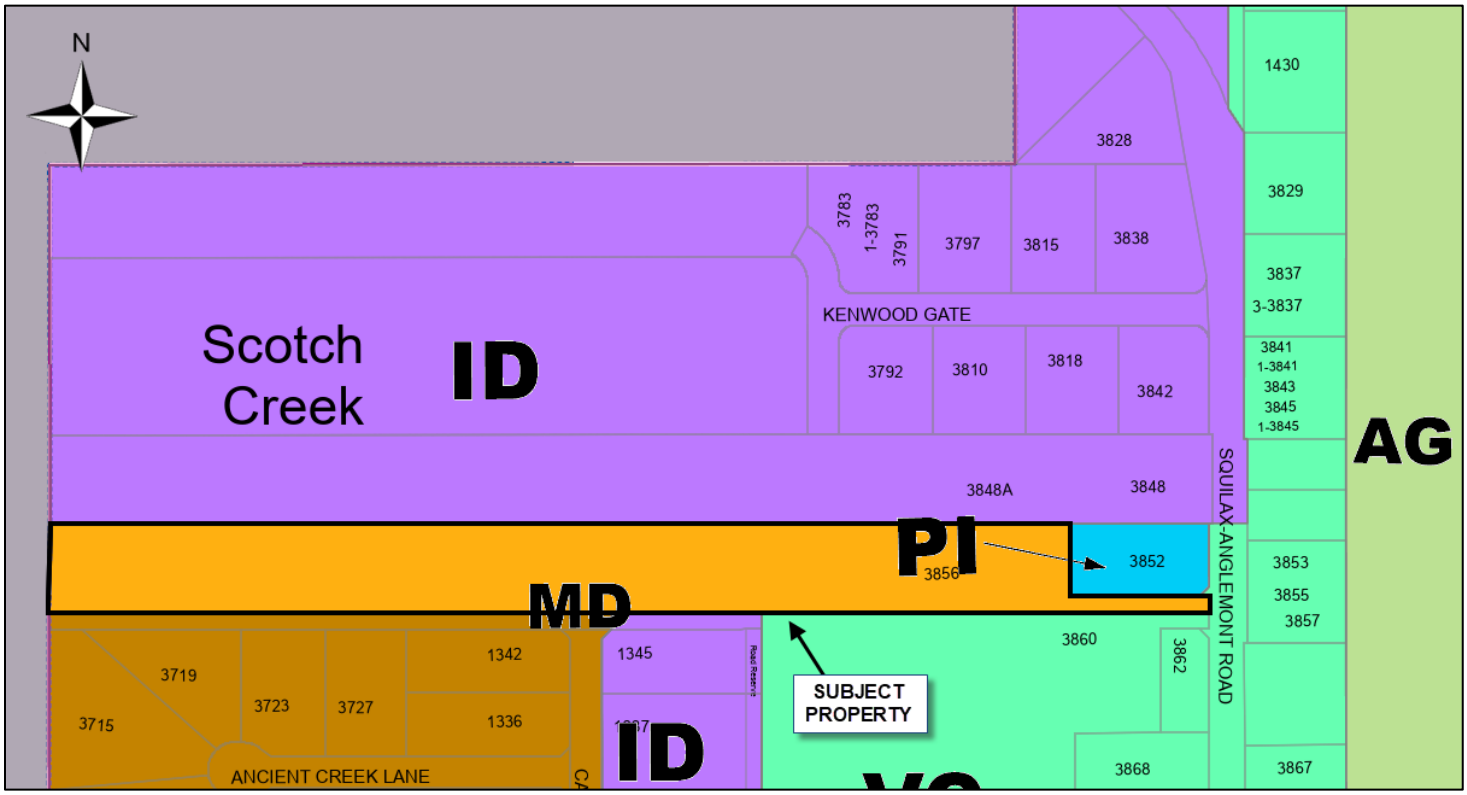
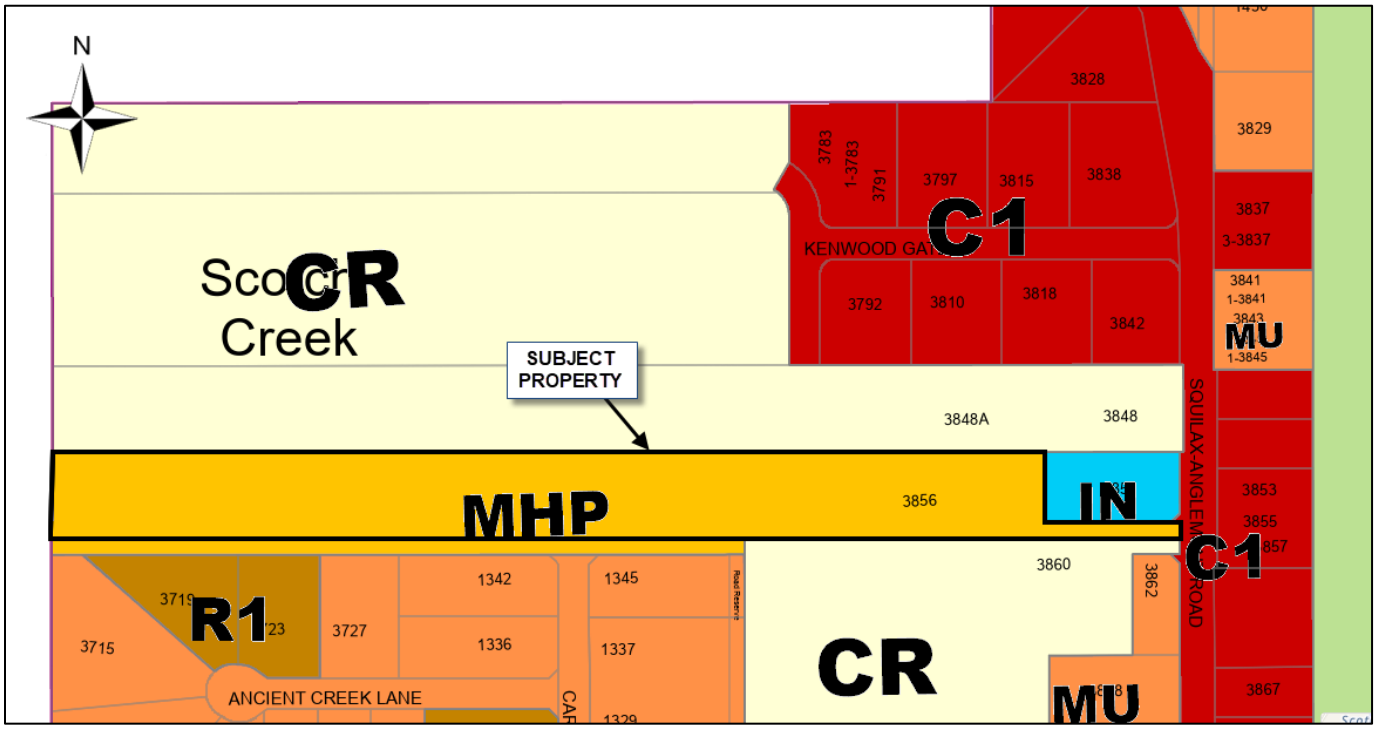
Location



Electoral Area F Official Community Plan Bylaw No. 830

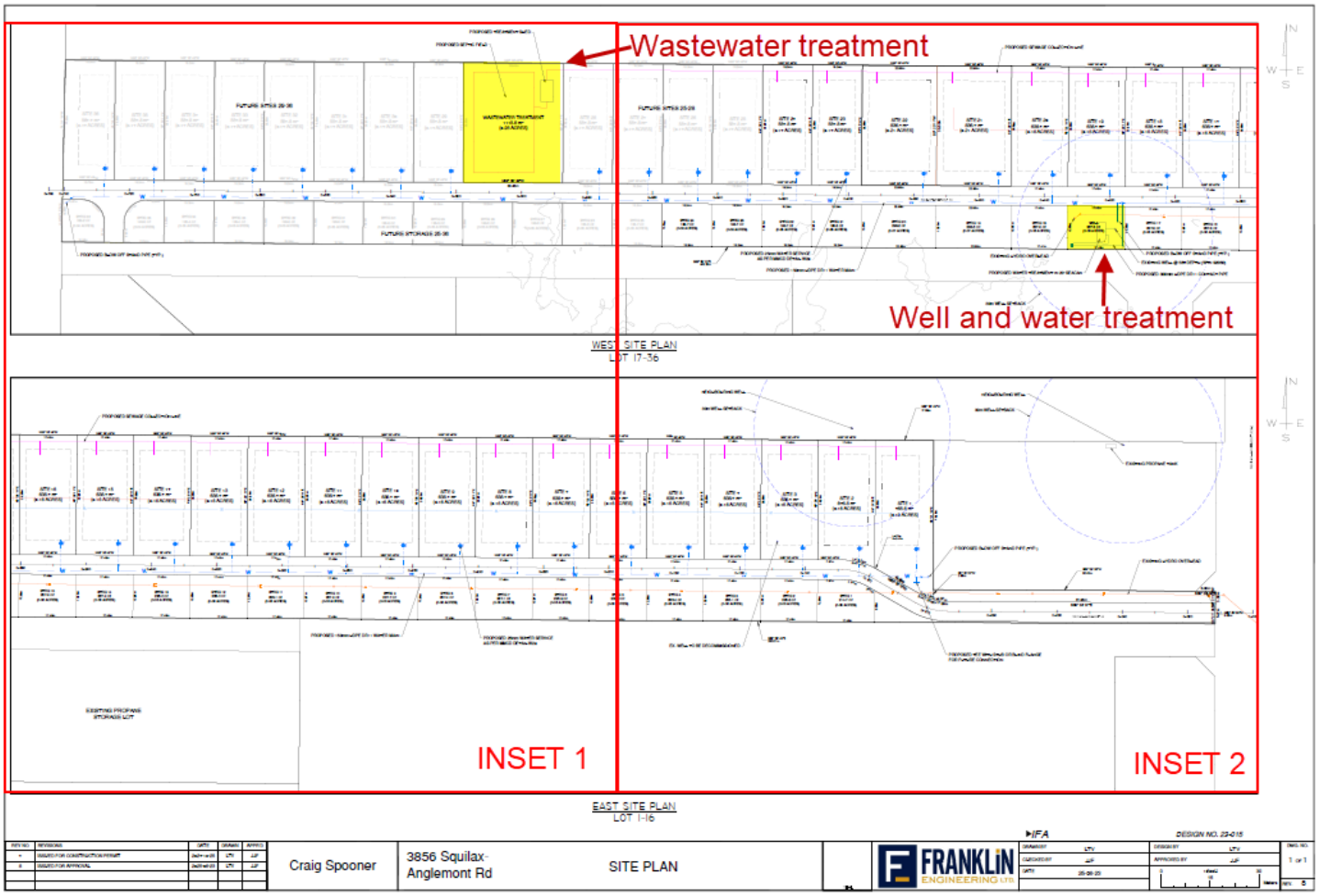


Scotch Creek/Lee Creek Zoning Bylaw No. 825



Revised Site Plan from Applicant

(Staff markup in red)



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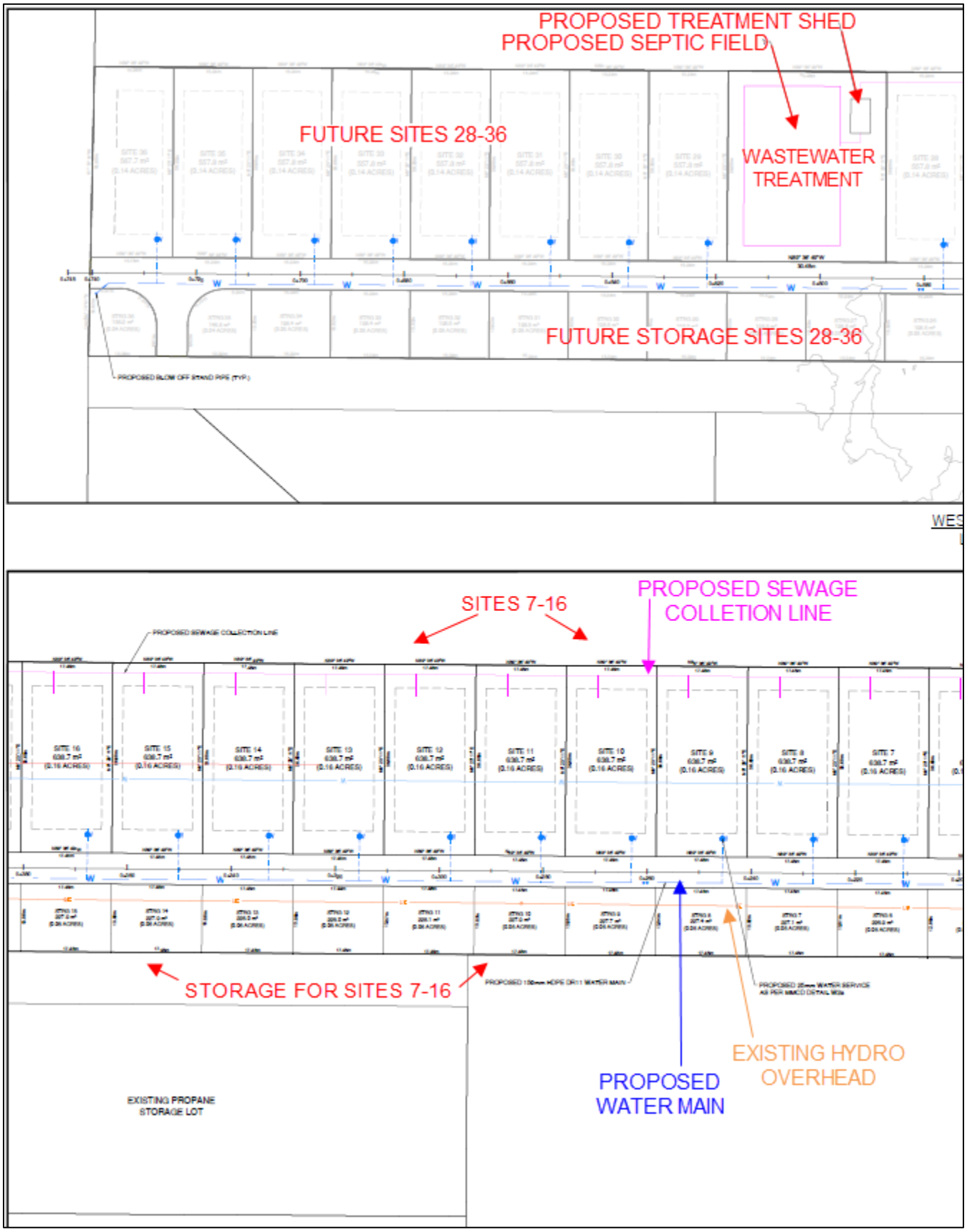
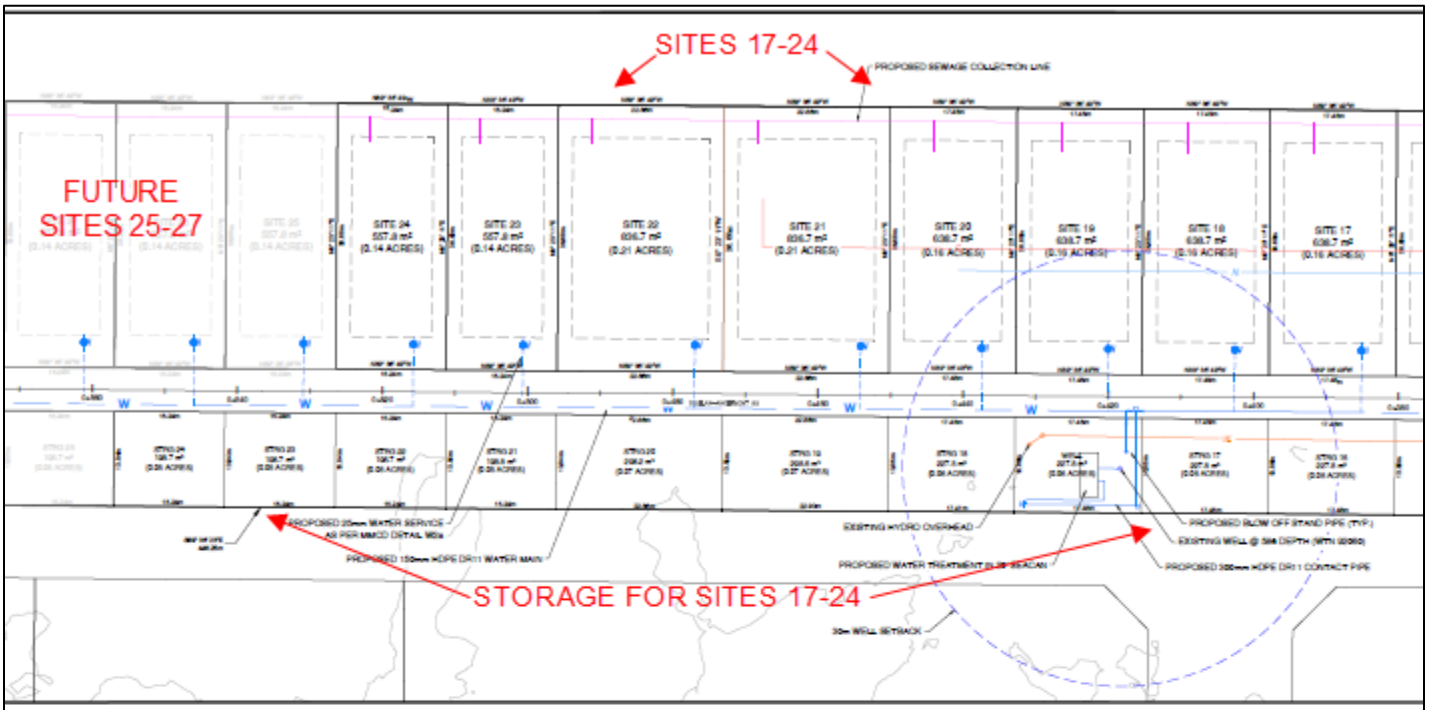
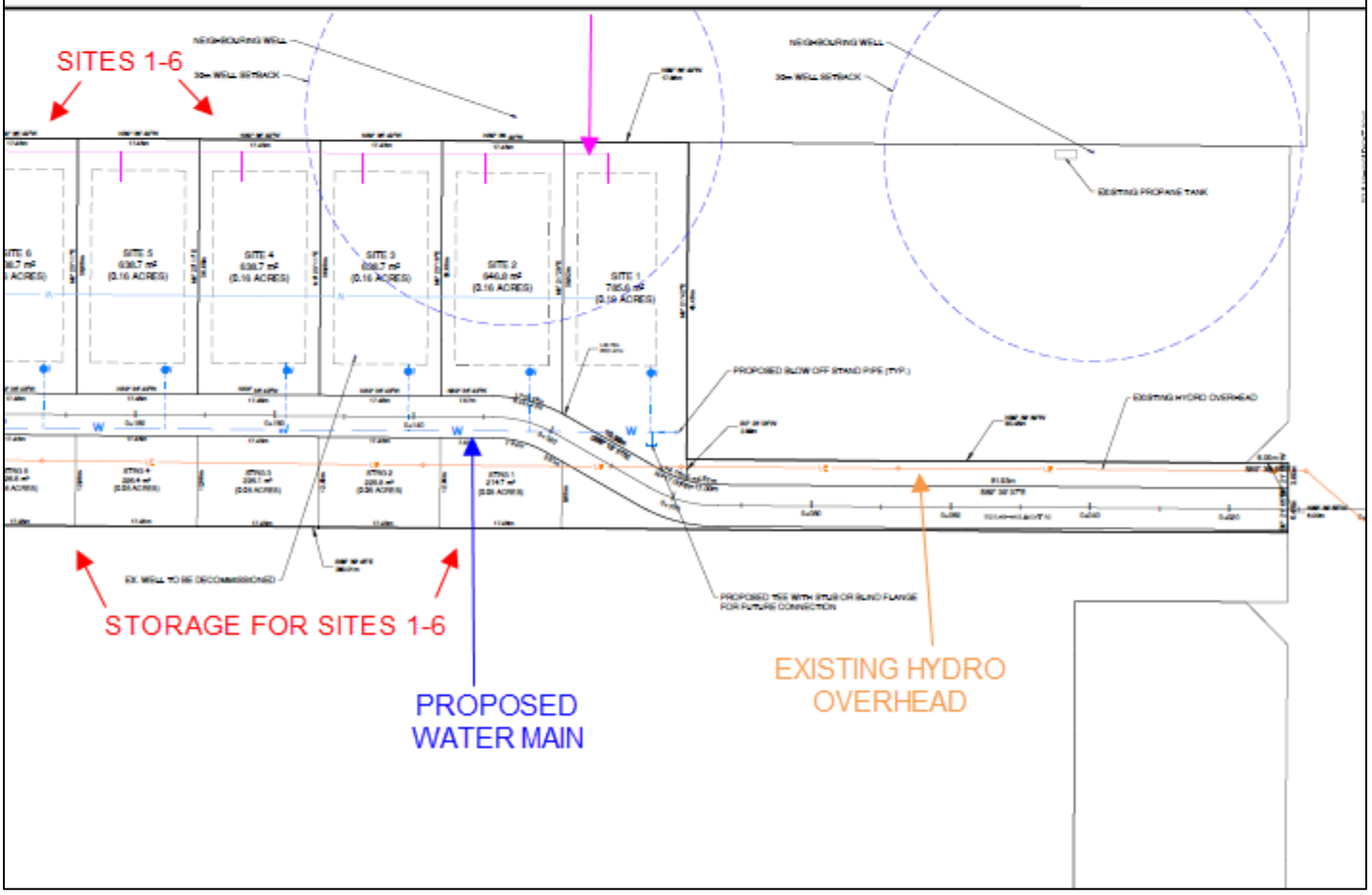

PROPOSED TREATMENT SHED
PROPOSED SEPTIC FIELD
FUTURE SITES 28-36
WASTEWATER TREATMENT
FUTURE STORAGE SITES 28-36
PROPOSED BLOW OFF STAND PIPE (TYP.)
SITES 7-16
PROPOSED SEWAGE COLLETION LINE
PROPOSED SEWAGE COLLECTION LINE
STORAGE FOR SITES 7-16
EXISTING PROPANE STORAGE LOT
PROPOSED WATER MAIN
EXISTING HYDRO OVERHEAD

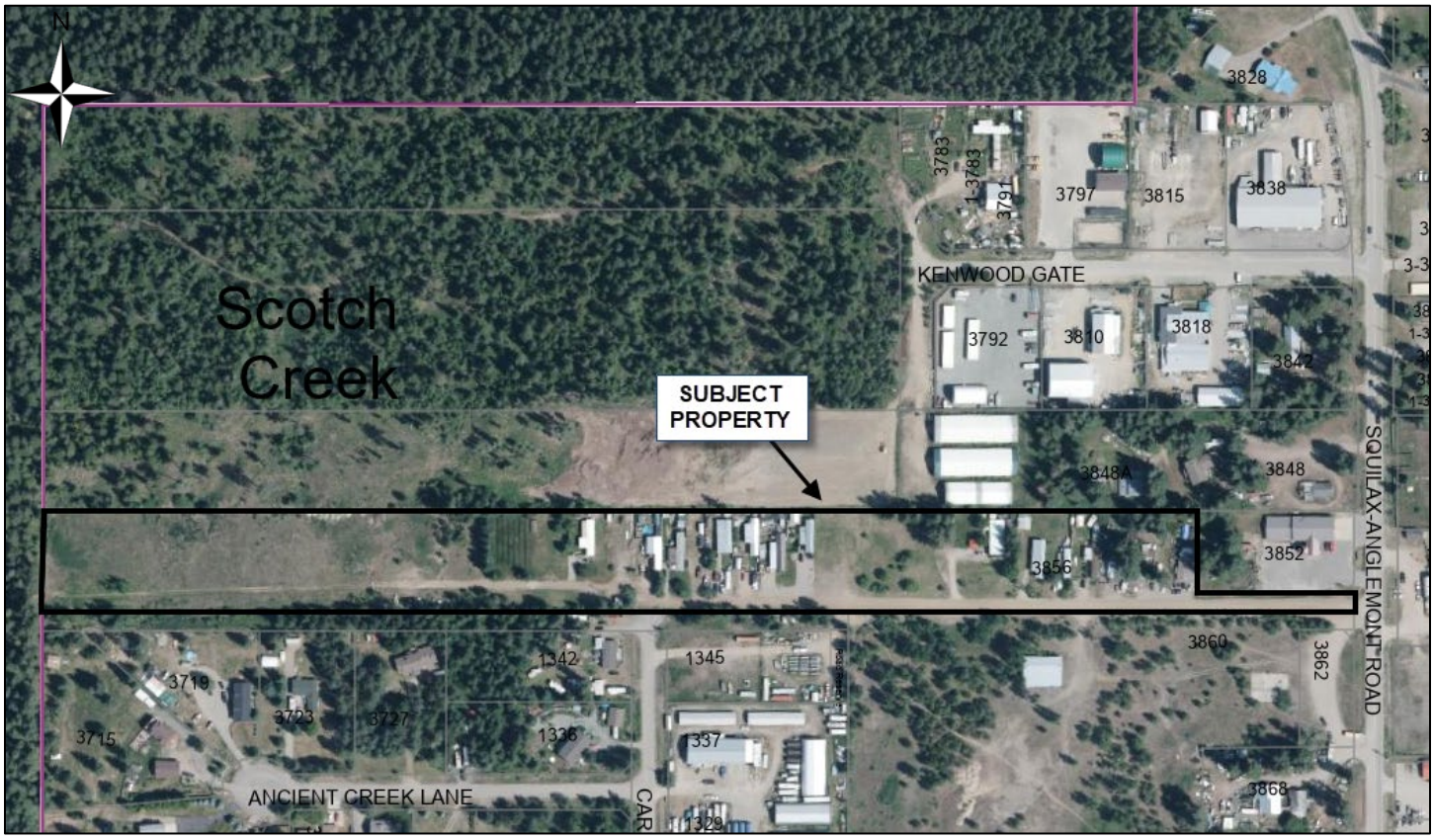
Inset 2



T SITE PLAN
LOT 17-36

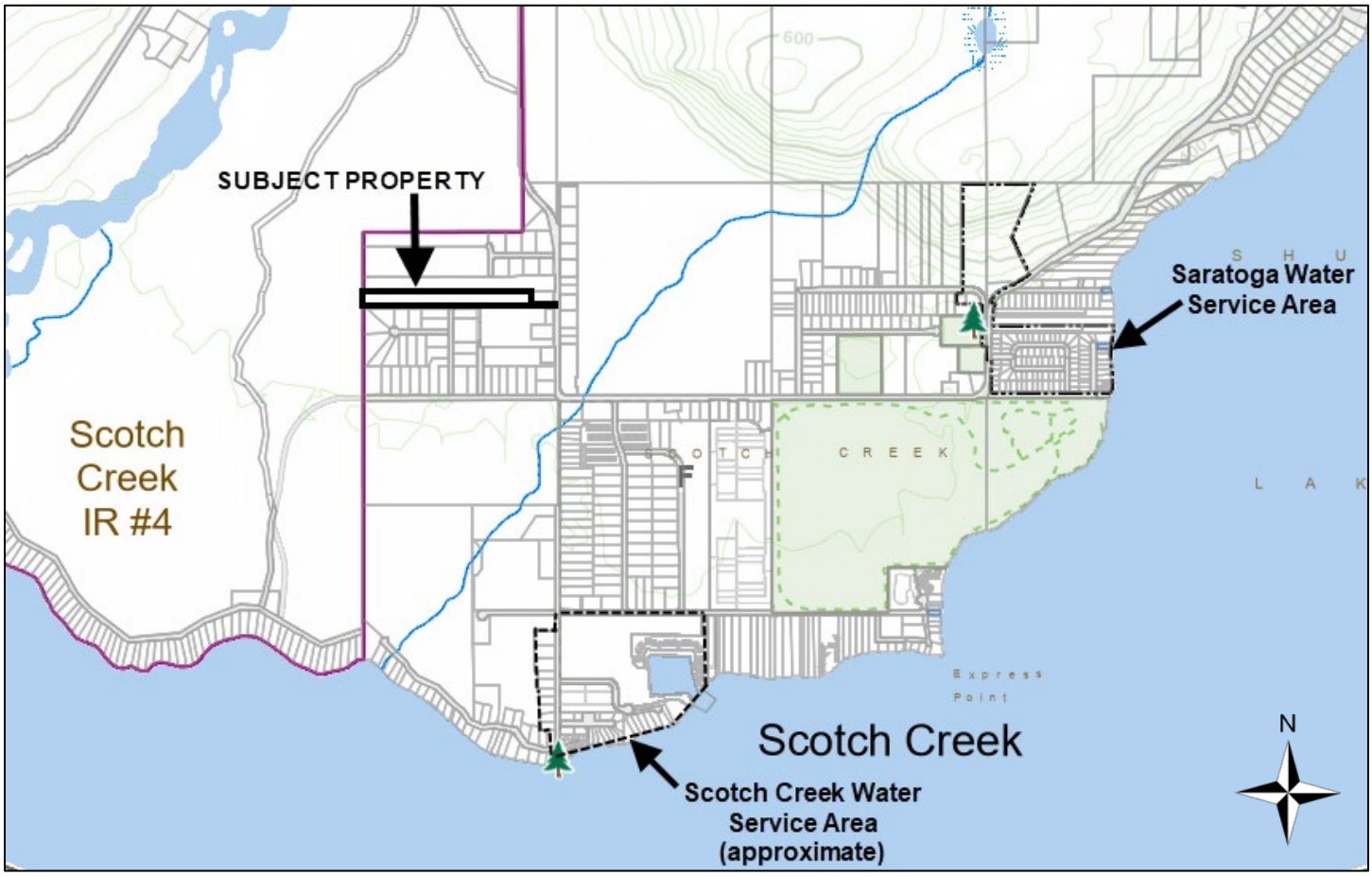


June 2023 Orthophoto



October 2023 Orthophoto (post-wildfire)

Water Service Areas in Scotch Creek



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area B: Electoral Area B Zoning Amendment Bylaw No. 851-35
DESCRIPTION:	Report from Laura Gibson, Planner III, dated June 24, 2025. 1959 Mychulac Road, Rural Revelstoke
RECOMMENDATION #1:	THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-35" be read a first time, this 17th day of July 2025. *Stakeholder Vote Unweighted (Part 14) Majority*
RECOMMENDATION #2:	THAT: The Board utilize the simple consultation process for Bylaw No. 851-35, and it be referred to the following agencies and First Nations: • Electoral Area B Advisory Planning Commission, • CSRD Community and Protective Services, • CSRD Environmental and Utility Services, • Interior Health Authority, • Ministry of Transportation, and, • All applicable First Nations Bands and Councils. *Stakeholder Vote Unweighted (Part 14) Majority*

SUMMARY:

The subject property is located at 1959 Mychulac Road, Rural Revelstoke and is subject to the Electoral Area B Official Community Plan (OCP) Bylaw No. 850, as amended (Bylaw No. 850) and Electoral Area B Zoning Bylaw No. 851, as amended (Bylaw No. 851). The owner has applied to rezone the subject property from SH – Small Holdings to RR2 – Rural Residential 2 to facilitate subdivision of the property into three residential lots. Development Services staff are recommending the Board read Bylaw No. 851-35 a first time and that the simple consultation process be used for this application. The CSRD cannot hold a public hearing for this proposed bylaw amendment in accordance with Section 464(3) of the Local Government Act because the bylaw is consistent with the OCP that is in effect for the area, and the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development.

BACKGROUND:

ELECTORAL AREA:
B

LEGAL DESCRIPTION:
Lot 1 Section 16 Township 23 Range 2 West of the 6th Meridian Kootenay District Plan 17969
PID:
011-759-861

CIVIC ADDRESS:
1969 Mychulac Road, Rural Revelstoke (Begbie Bench)

SURROUNDING LAND USE PATTERN:
North = Mychulac Road, Small Holdings
South = Rural and Resource
East = Small Holdings
West = Mt Begbie Road, Small Holdings

CURRENT USE:
Single detached dwelling, two accessory buildings, "tiny home" (on wheels)

PROPOSED USE:
Subdivide the property into three parcels with areas of 1 ha, 2 ha, and 2.2 ha

PARCEL SIZE:
5.27 ha (13 ac)

PROPOSED PARCEL SIZES:
1 ha, 2 ha, and 2.2 ha

DESIGNATION:
Electoral Area B Official Community Plan (OCP) Bylaw No. 850, as amended (Bylaw No. 850)
SH – Small Holdings

ZONE:
Electoral Area B Zoning Bylaw No. 851, as amended (Bylaw No. 851)
SH – Small Holdings

PROPOSED ZONE:
RR2 – Rural Residential 2

AGRICULTURAL LAND RESERVE:
0%

SITE COMMENTS:
The subject property is located approximately 240 m west of Upper Arrow Lake. The property is largely forested with steep slopes in the middle. The existing single detached dwelling is accessed by Mychulac Road and the proposed building sites for the new lots are accessed by Mt. Begbie Road. See attached "BL851-35_Maps_Plans_Photos.pdf".
BYLAW ENFORCEMENT:
There is no bylaw enforcement related to this application; however, the existing "tiny home" (on wheels) is not a permitted use in the SH or RR2 zones in Zoning Bylaw No. 851.

POLICY:

See attached "BL851-35_BL850-BL851_Excerpts.pdf"

OCP Bylaw No. 850
2.1 Growth Patterns
- West Revelstoke - Begbie Bench

Section 4 - Residential

- Rural Residential 2
- Small Holdings

4.4 Community Specific Policies

- Begbie Bench

Zoning Bylaw No. 851
Part 1 – Definitions
Part 5 – Zones

- 5.5 Small Holdings
- 5.6 Rural Residential 2

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Background

The subject property designated SH – Small Holdings in OCP Bylaw No. 850 and is zoned SH – Small Holdings in Zoning Bylaw No. 851. The SH zone has a minimum parcel size created by subdivision of 4.0 ha. In the SH designation, Section 4.3.23 states that the minimum parcel size for subdivision of Small Holdings land shall be 4 ha. However, subsequent policy 4.3.24 in the OCP states that notwithstanding Section 4.3.23, the minimum parcel size for holdings in the Begbie Bench area (the location of the subject property) may be 2 ha where the development application meets certain criteria (described in the Analysis section below).

The owner is proposing to subdivide the property into three lots. One lot will be created through Section 514 of the Local Government Act, which allows a parcel of 1.0 ha to be created to provide a residence for a family member despite the minimum parcel size established by a zoning bylaw. There are a number of conditions to this type of subdivision which the applicant meets. The other two lots are proposed to be 2.0 ha and 2.2 ha and require rezoning from SH to a zone that allows a 2 ha minimum parcel size. The proposal is to rezone the property from SH to RR2.

The subject property is currently developed with one single detached dwelling, one septic system, two accessory buildings, a "tiny home" (on wheels), and two wells. The "tiny home" does not meet the definition of a single detached dwelling or a recreational vehicle and is not a permitted use in either the SH or RR2 zones.

Analysis

Policy 4.3.24 in OCP Bylaw No. 850 provides support for a minimum parcel size of 2 ha for land designated SH in the Begbie Bench area (as well as Beaton and Galena Bay), where the development application:

a) involves a public consultation process;
b) provides all required development approval information (Section 1.5.3);
c) provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;
d) addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;

e) where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and
f) new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

For (a), involves a public consultation process, staff note that since the OCP was adopted, Bill 44 came into effect which prevents the CSRD from holding a public hearing for certain applications for residential development. However, there is still a public consultation process, including: notification of the proposed bylaw amendment on the CSRD website and mailing notices to property owners and tenants in occupation of properties within 100 m of the subject property. Notice of the proposed bylaw amendment is also posted to the CSRD website. More detail is included in the Communications section below.

(b) refers to Section 1.5.3 of OCP Bylaw No. 850, which says that the CSRD will require development approval information pursuant to Section 920.1 of the Local Government Act, and that procedures and policies for requiring development approval information will be required to be established by bylaw and will apply to applications for amendments to an adopted zoning bylaw. The CSRD has adopted Development Approval Information Bylaw No. 648 (Bylaw No. 648), which states that at the request of the Manager, an applicant must provide a completed Preliminary Project Impact Assessment to furnish preliminary information concerning the development that is the subject of the application. The Manager has not requested a Preliminary Project Impact Assessment for this application.

(c) requires a detailed site plan showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%. This has not been provided. However, since Bylaw No. 850 was adopted, Subdivision Servicing Bylaw No. 680 (Bylaw No. 680) came into effect which has different requirements for building sites. Bylaw No. 680 requires that for parcels proposed to be serviced with on-site sewage disposal, a contiguous area of 1,000 m^2 be identified, which is no less than 10 m wide and has average natural (predevelopment) slopes in the identified area of less than 30%. The applicant has provided a site plan showing the properties meet this requirement. Staff consider this to be sufficient to address (c) being that Bylaw No. 680 is more current.

(d) refers to addressing regulatory conditions of other agencies such as the Agricultural Land Commission. This is not applicable to the subject property as it is not in the Agricultural Land Reserve. The other agency that will be affected is MOTT which will have conditions as part of the subdivision process.

(e) and (f) are not applicable as no new roads are proposed.

In conclusion, the proposed development satisfies Section 4.3.24 of OCP Bylaw No. 850, which means a 2 ha parcel size is supported and the proposal is consistent with the OCP.

The property must be rezoned from SH to another zone to facilitate the proposal. Staff are proposing to rezone the property from SH to RR2. The RR2 zone has a minimum parcel size of 2.0 ha. The RR2 zone will allow one single detached dwelling and 1-2 secondary dwelling units per parcel. The proposed 1.0 ha parcel will be permitted one attached or detached secondary dwelling unit while the two larger parcels will be permitted one attached and one detached secondary dwelling unit.

The property is surrounded by parcels zoned SH to the west and north, a parcel zoned RR2 to the east, and Crown land that is zoned Rural and Resource to the south. The parcels to the north, west and east are developed with single detached dwellings. One parcel to the north is 1.5 ha while the other surrounding parcels are 4.0 ha or more. The proposed 1 ha, 2 ha, and 2.2 ha are smaller than most of the surrounding parcels but are still large enough to not be out of character for the local area.

In accordance with Section 464(3) of the Local Government Act, the CSRD is not permitted to hold a public hearing for this bylaw amendment because there is an OCP in effect for the area, the bylaw is consistent with the OCP, and the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development.

Servicing

As part of the subdivision process, as per Bylaw No. 680, as amended, the owner must provide proof of a water source and identify areas suitable for septic systems for each new lot. There are currently two wells and one septic system existing on the subject property.

Sewage Disposal

For sewage disposal on proposed Lots A and B, the owner must submit to the CSRD documentation from an Authorized Person, as defined in the Sewerage System Regulation pursuant to the Public Health Act, confirming that each proposed lot is capable of supporting a primary and reserve Type 1 trench disposal system for a 4-bedroom home (minimum 1,600 liters/day) which meets Regulatory and Standard Practice requirements. Such documentation to support assessment must include a site assessment and site map showing proposed developments with water sources and their setbacks to the proposed On-site Sewage Disposal system location. For proposed Lot C, which had the existing septic system, there are a few options in Bylaw No. 680 to prove the existing system is sufficient, or the same documentation as required for Lots A and B is acceptable.

Water

The proposed subdivision is not located within an area indicated as being within a mapped aquifer. However, for only a 3-lot subdivision, staff are not recommending that a groundwater feasibility study be undertaken as part of the rezoning process. In accordance with Bylaw No. 680, as part of the subdivision process, the applicant is required to use the Professional Directed Approach in developing the Independent Onsite Water Systems for proposed Lots A, B, and C. The Professional Directed Approach requires that a Qualified Professional be involved in development of the Independent On-site Water System. Lot C may meet the exemption for proof of potable water as it has an existing single detached dwelling connected to an existing water source. The "tiny home" is not considered a dwelling unit.

Development Permits

Griffith Creek runs through the subject property. As part of the subdivision process, the owner is required to apply for a Riparian Areas Regulation (RAR) Development Permit (DP). The owner has submitted a complete DP application, including a Riparian Areas Protection Regulation Assessment report prepared by Michele Hill, R.P. Bio, Hill Environmental Ltd., dated August 19, 2024. The Streamside Protection and Enhancement Area for Griffith Creek has been established as 15.81m and this only applies to proposed Lot C as Lots A and B are over 100 m from Griffith Creek. The RAR DP may be issued by the General Manager of Development Services. There is no Hazardous Lands (Steep Slope) Development Permit Area in this area.

Rationale for Recommendation

Staff are recommending that Bylaw No. 851-35 be read a first time for the following reasons:

- The proposal meets Section 4.3.24 of OCP Bylaw No. 850, which supports 2 ha parcels in the Begbie Bench area;
- The proposed development is not considered out of character for the local area,

- 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.

IMPLEMENTATION:

Referrals

If the Board gives first reading of Bylaw No. 851-35, staff will send referrals to the agencies and First Nations outlined in the Communications section below.

Consultation Process

The CSRD cannot hold a public hearing for this bylaw amendment in accordance with Section 464(3) of the Local Government Act because there is an OCP in effect for the area, the bylaw is consistent with the OCP, and the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development.

Simple consultation has been recommended in accordance with Policy P-18 (Consultation Process) as the proposed zoning is consistent with the current SH designation and does not require an OCP land use designation change. This means the applicant does not need to hold a public information meeting regarding the proposed bylaw amendment.

A notice will be posted to the CSRD website and mailed to landowners and tenants in occupation of properties located within 100 m of the subject property prior to first reading, advising of the proposed bylaw amendment and that there will be no public hearing. Further notifications will be mailed out and posted to the CSRD website with the deadline for written submissions to be received prior to third reading of the bylaw (4 PM on the Tuesday prior to the Board meeting where the bylaw will be considered for third reading). All written public submissions received regarding the proposed bylaw amendment will be attached to a future report for consideration of the Board when third reading is considered.

COMMUNICATIONS:

Referrals

If Bylaw No. 851-35 is given first reading, the report will be sent out to the following referral agencies and First Nations requesting input and recommendations regarding the proposed amendment:

- Electoral Area B Advisory Planning Commission,
- CSRD Community and Protective Services,
- CSRD Environmental and Utility Services,
- Interior Health Authority,
- Ministry of Transportation,
- All applicable First Nations Bands and Councils:
    - Okanagan Indian Band;
    - Okanagan Nation Alliance;
    - snpink'tn Indian Band;
    - Shuswap Indian Band;
    - Simpcw First Nation;
    - Splatsin First Nation; and,
    - Upper Nicola Band

Notice of Application Sign

Section 8.2 of the Development Services Procedures Bylaw No. 4001-02, as amended, requires one notice of development sign for every 400 m of street frontage. The subject property has approximately 90 m of street frontage along Mount Begbie Road and approximately 125 m of street frontage along Mychulac Road. Two signs shall be placed on the subject property, one for each road frontage, to ensure all neighbours. The sign shall be placed no later than 30 days following first reading of the proposed bylaw amendment.

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:	2025-07-17_Board_DS_BL851-35_First.docx
Attachments:	- BL851-35_First.pdf - BL851-35_BL850_BL851_Excerpts.pdf - BL851-35_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-35

A bylaw to amend the "Electoral Area B Zoning Bylaw No.851"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:

A. MAP AMENDMENT

1. Schedule C, Zoning Maps, which forms part of the "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:

i) Rezoning Lot 1 Section 16 Township 23 Range 2 West of the 6th Meridian Kootenay District Plan 17969 from SH – Small Holdings to RR2 – Rural Residential 2, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-35".

READ a first time this _____ day of _____, 2025.

READ a second time this _____ day of _____, 2025.

PUBLIC HEARING held this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____ _____

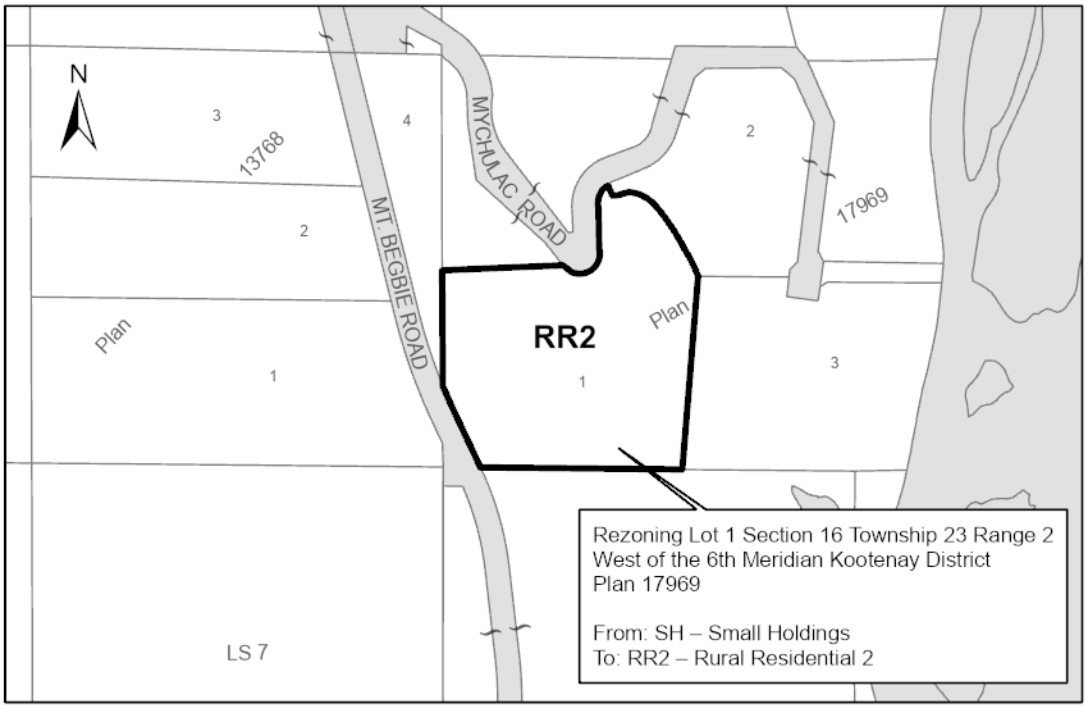
CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 851-35
as adopted.

_____

CORPORATE OFFICER

Schedule 1
Electoral Area B Zoning Amendment Bylaw No. 851-35



Relevant Excerpts from Electoral Area B Official Community Plan Bylaw No. 850 and Electoral Area B Zoning Bylaw No. 851

(See Electoral Area B Official Community Plan Bylaw No. 850

and Electoral Area B Zoning Bylaw No. 851 for all policies and zoning regulations)

Electoral Area B Official Community Plan Bylaw No. 850

2.1 Growth Patterns

West Revelstoke – Begbie Bench

The Begbie Bench area extends south from the City of Revelstoke, on the west side of Arrow Lakes, to Shelter Bay. This area consists of dispersed homes on large rural properties. Residents may be engaged in a variety of home-based business including many of the services associated with the forestry industries (e.g. trucking, sawmills, logging). The role of the forest industry is also evident in the number of private woodlot licenses that are dispersed throughout the plan area (Schedule C). Recreation is also a significant aspect of the land use in this area with access to large upland areas for snowmobiling, skiing and hiking. Specific policies related to the future development of the West Revelstoke area are outlined in Section 4.4.

Section 4 Residential

Rural Residential 2

4.3.17 The principal use shall be residential.

4.3.18 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.19 The minimum parcel size shall be 2 ha.

Small Holdings

4.3.20 The principal use shall be residential or agricultural.

4.3.22 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.

4.3.24 Notwithstanding Section 4.3.23, Residential Cluster Developments (Section 4.3.25) may be supported or the minimum parcel size for holdings in the Beaton, Galena Bay, Begbie Bench areas may be 2 ha where the development application:

- involves a public consultation process;
- provides all required development approval information (Section 1.5.3);

• provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;

• addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;

• where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and

• new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

4.4 Community Specific Policies

Begbie Bench

4.4.17 Recognize the strong community interest in maintaining the rural character of the area and continue to support the existing minimum parcel size of 4 ha with lands designated as Small Holdings.

4.4.18 Minimum parcel sizes may be reduced in the Begbie Bench area to 2 ha subject to applications meeting the guidelines outlined in Section 4.3.24.

4.4.19 Recognize and support community participation in the woodlot licencing process for Licence 1834 through the Woodlot Advisory Committee. The involvement of an Advisory Committee is in response to local needs for participation and is not a legal requirement of the Forest & Range Practices Act.

Electoral Area B Zoning Bylaw No. 851

Part 1: Definitions

ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;

AGRICULTURE is the use of land, buildings and structures for: (a) the growing, rearing, producing or harvesting of agricultural crops, specialty crops, fur bearing animals, game, poultry or other livestock (does not include kennel or medical marihuana production facility); (b) horse boarding and riding stables; (c) apiculture (beekeeping); (d) the storage of agricultural products harvested, reared or produced by the agriculture use; (e) the processing and sale of farm products, if at least 50% of the farm products are harvested, reared or produced on the farm; and (f) the storage and repair of machinery, implements and supplies that are used for the agriculture use on the same parcel;

BED AND BREAKFAST is the use of not more than three (3) bedrooms within a principal single detached dwelling to provide temporary accommodation to the traveling public, and includes food service to guests;

DAY CARE is the use of land, buildings and structures for a facility providing childcare in accordance with the provisions of the Community Care Facility Act;

HOME OCCUPATION is any occupation, profession or craft carried out by a resident that property where such occupation, profession or craft is accessory to the use of the dwelling for residential purposes and which does not alter the residential character of the premises and the character of the residential or rural district where the premises are situated;

HORTICULTURE is the use of land, buildings and structures for growing flowers, fruits, vegetables, or other plants for domestic use and consumption (does not include medical marihuana production facility);

RESIDENTIAL CAMPSITE is the use of land for one (1) camping unit, for temporary free accommodation on a non-commercial basis by guests of the residents of the single detached dwelling or standalone residential campsite that is situated on the same parcel;

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the single detached dwelling on a parcel. For clarity, multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

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;

SMALL-SCALE SAWMILL is a mill for sawing logs into dimensional lumber having a capacity of less than 10 m^3 (4238 F.B.M.) per day. This applies to timber harvested on the property on which the portable sawmill is located or from abutting properties as a result of arrangement with the abutting landowner.

STANDALONE RESIDENTIAL CAMPSITE is the use of land for one (1) camping unit, for rent free accommodation on a non-commercial basis where there is no dwelling unit existing on the parcel;

Part 5: Zones

5.5 Small Holdings – SH

Principal Uses

(1) The uses stated in this subsection and no others are permitted in the Small Holdings zone as principal uses, except as stated in Part 3: General Regulations:

(a) agriculture

(b) day care

(c) horticulture

(d) single detached dwelling

(e) standalone residential campsite

(f) timber harvesting

Secondary Uses

(2) The uses stated in this subsection and no others are permitted in the Small Holdings zone as secondary uses, except as stated in Part 3: General Regulations:

(a) accessory use

(b) bed and breakfast

(c) home occupation

(d) small-scale sawmill

(e) residential campsite

(f) secondary dwelling unit

Regulations

(3) On a parcel zoned Small Holdings, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 **MATTER REGULATED**	**COLUMN 2** **REGULATION**
(a) Minimum *parcel* size created by *subdivision*	4 ha
(b) Minimum *parcel width* created by *subdivision*	30 m
(c) Maximum *parcel coverage*	25%
(d) Maximum number of *single detached dwellings* per *parcel*	One
(e) Maximum number of *secondary dwelling* units per *parcel*	Subject to Section 3.15 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, net* of an *home occupation*	100 m^2
(i) Minimum *setback* from:	

▪ *front parcel boundary* ▪ *rear parcel boundary* ▪ *rear parcel boundary* for an *accessory building* (excluding, *secondary dwelling unit* or *home occupation*) ▪ *interior side parcel boundary* ▪ *interior side parcel boundary* for a detached *secondary dwelling unit* or *home occupation* ▪ *exterior side parcel boundary*	▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m
(j) *Small-Scale Sawmill*	Permitted on a *parcel* 4 ha or larger. *Small-Scale Sawmill* must be a minimum of 30 m from a *parcel* boundary.

5.6 Rural Residential 2 – RR2

Principal Uses

(1) The uses stated in this subsection and no others are permitted in the Rural Residential 2 zone as principal uses, except as stated in Part 3: General Regulations:

(a) agriculture

(b) day care

(c) horticulture

(d) single detached dwelling

(e) standalone residential campsite

Secondary Uses

(2) The uses stated in this subsection and no others are permitted in the Rural Residential 2 zone as secondary uses, except as stated in Part 3: General Regulations:

(a) accessory use

(b) bed and breakfast

(c) home occupation

(d) residential campsite

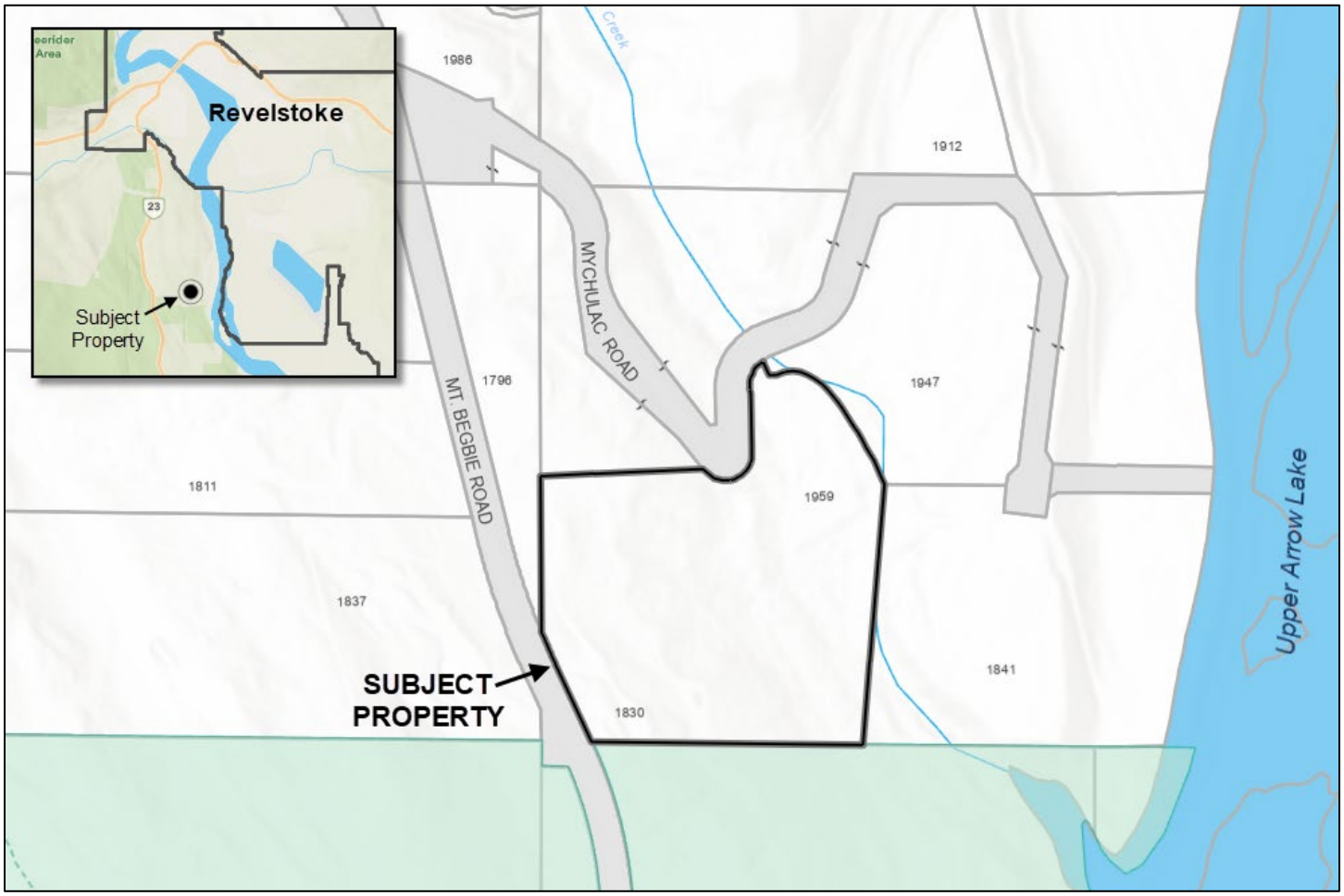
(e) secondary dwelling unit

Regulations (3) On a parcel zoned Rural Residential 2, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

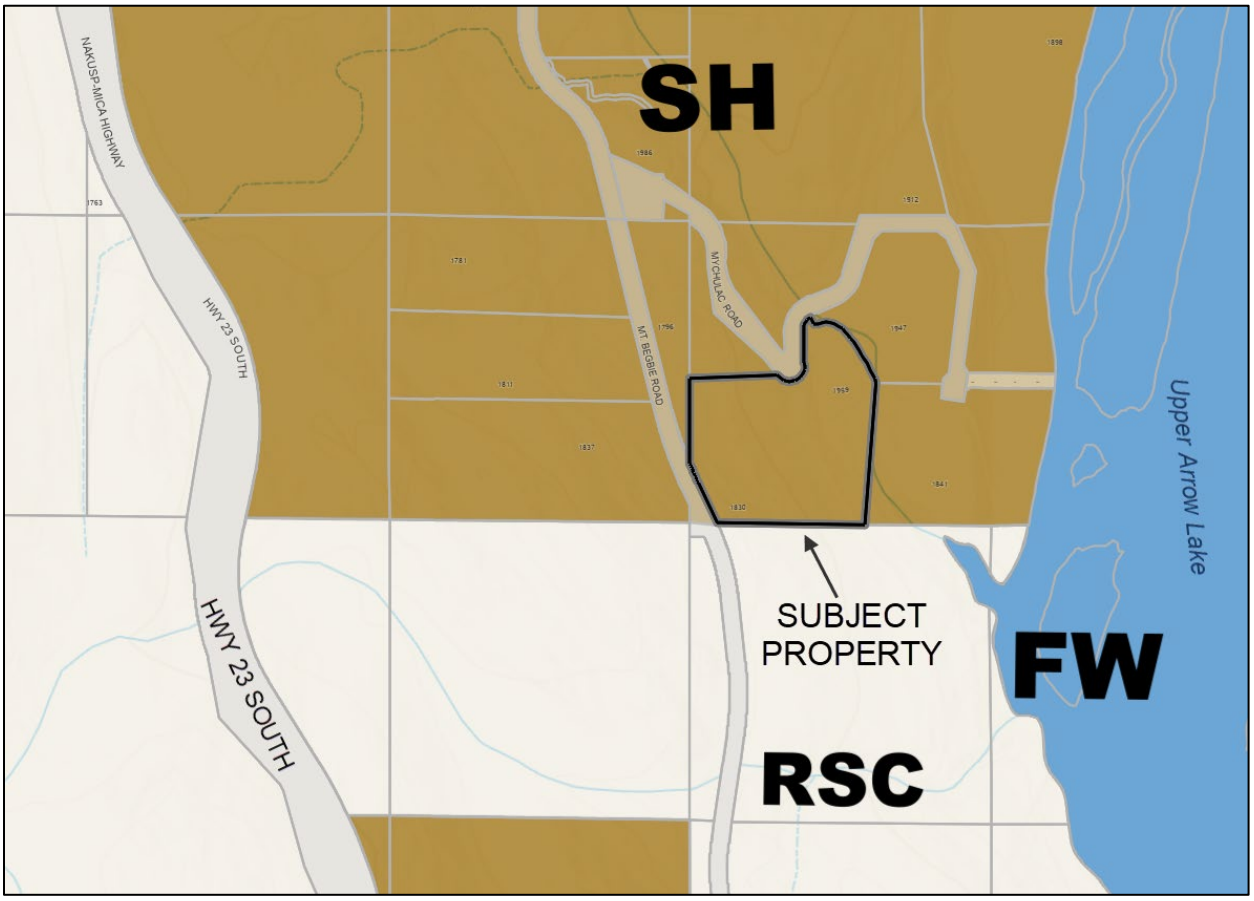
COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum *parcel* size created by *subdivision*	2 ha
(b) Minimum *parcel width* created by *subdivision*	20 m
(c) Maximum *parcel coverage*	25%
(d) Maximum number of *single detached dwellings* per *parcel*	One
(e) Maximum number of *secondary dwelling units* per *parcel*	Subject to Section 3.15 of this bylaw

(f) Maximum *height* for: ▪ Principal *building* ▪ *Accessory buildings or structure on a parcel less than 2.0 ha* ○ *Accessory buildings containing a dwelling unit* ○ *All other accessory building of structure* ▪ *Accessory building or structure on a parcel equal to or greater than 2.0 ha*	▪ 11.5 m (37.73 ft) ▪ 10 m (32.81 ft) ▪ 8.5 m (27.89 ft) ▪ 10 m (32.81ft)
(g) DELETED	DELETED
(h) Maximum *floor area, gross* of an *accessory building* • On a *parcel* less than 0.4 ha ○ Accessory buildings containing a *dwelling unit* ○ All other *Accessory buildings* and structures • On a *parcel* greater than 0.40 ha and less than 2.0 ha	▪ 250 m^2 (2690.98 ft^2) ▪ 150 m^2 (1614.59 ft^2) ▪ 250 m^2 (2690.98 ft^2)
(i) Maximum *floor area, net* of an *home occupation*	100 m^2
(j) Minimum *setback* from: ▪ *front parcel boundary* ▪ *rear parcel boundary* ▪ *rear parcel boundary* for an *accessory building* (excluding *secondary dwelling unit* or *home occupation*) ▪ *interior side parcel boundary* ▪ *interior side parcel boundary* for a *secondary dwelling unit* or *home occupation* ▪ *exterior side parcel boundary*	▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m

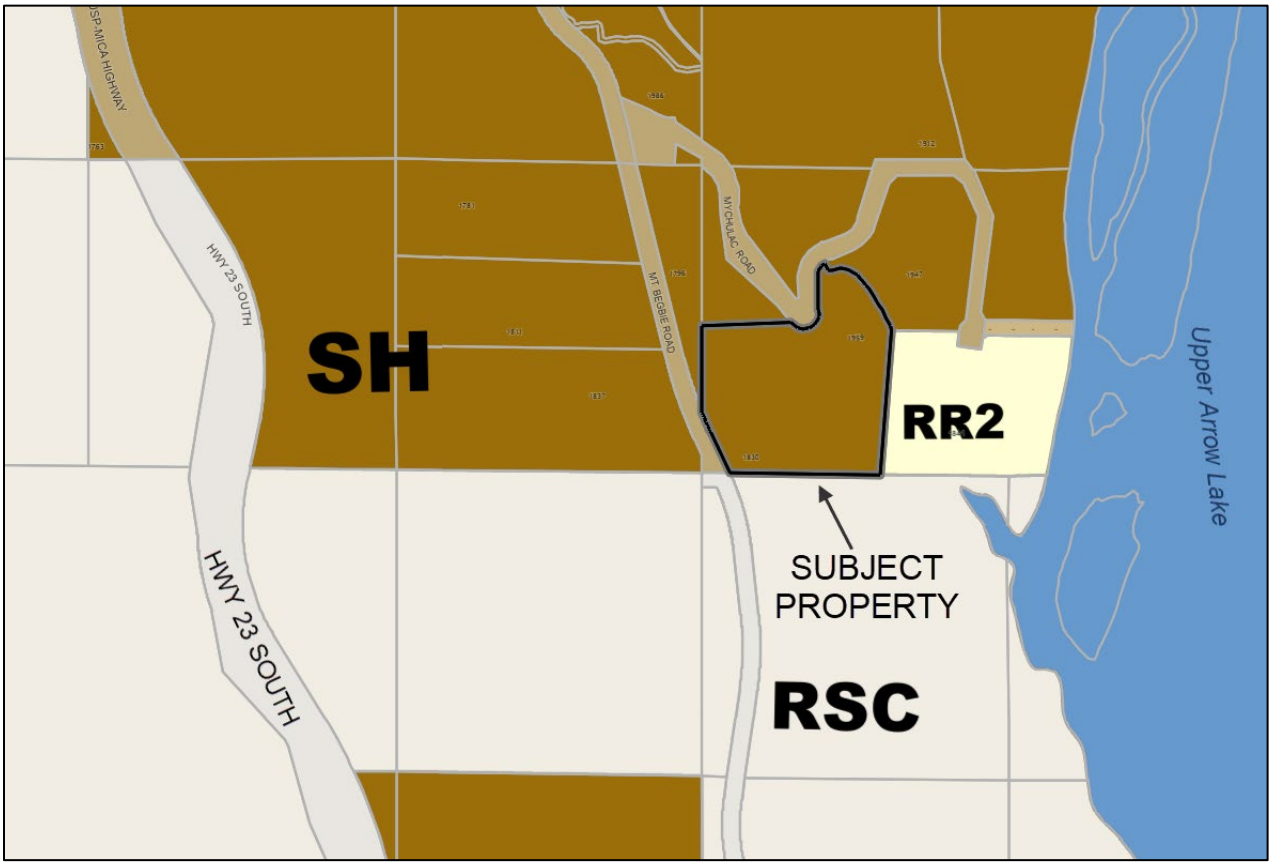
Location


Revelstoke
Subject Property
1986
1912
MYCHULAC ROAD
MT. BEGBIE ROAD
1796
1947
1811
1959
1837
1841
1830
SUBJECT PROPERTY
Upper Arrow Lake

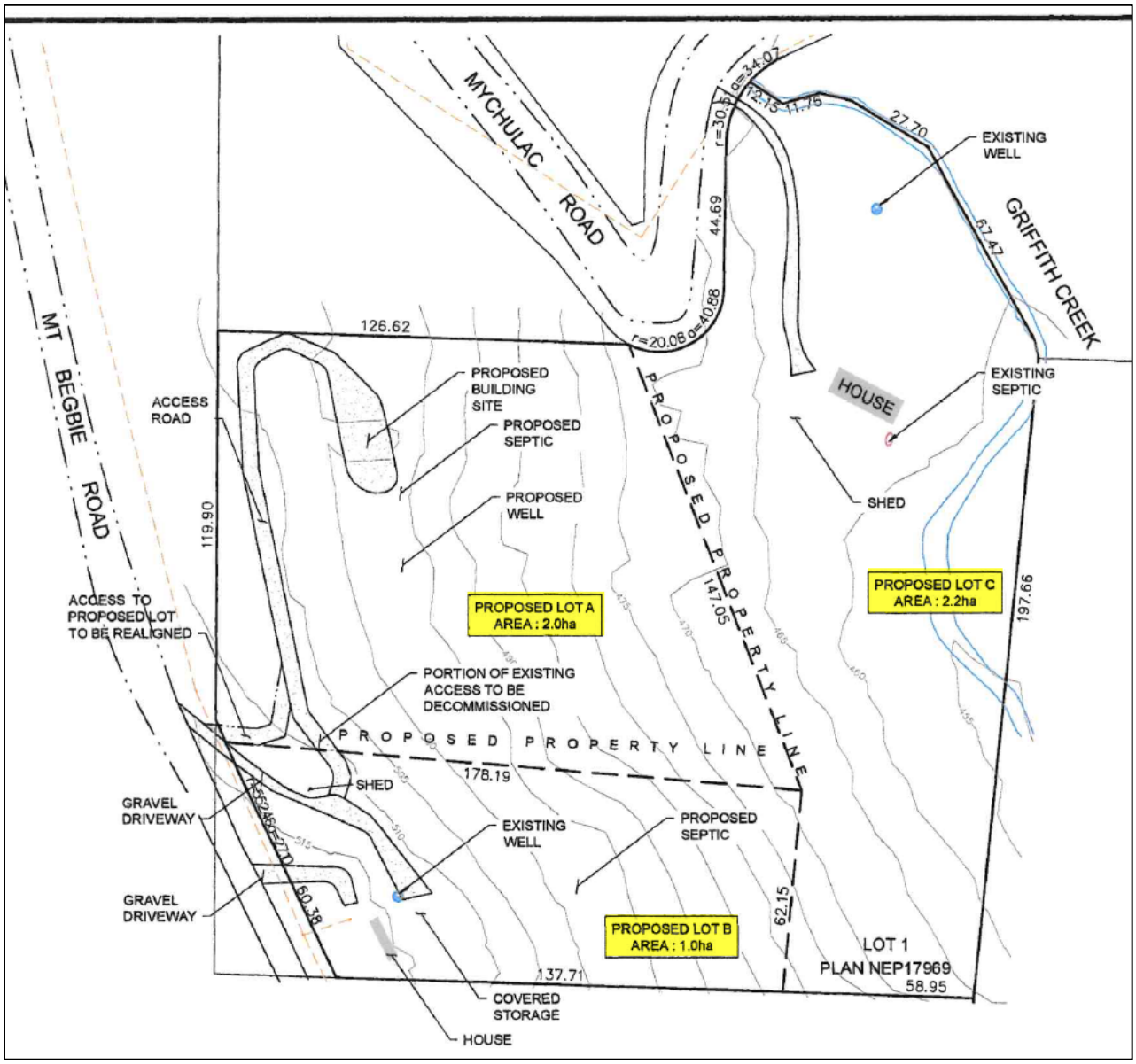
Electoral Area B Official Community Plan Bylaw No. 850



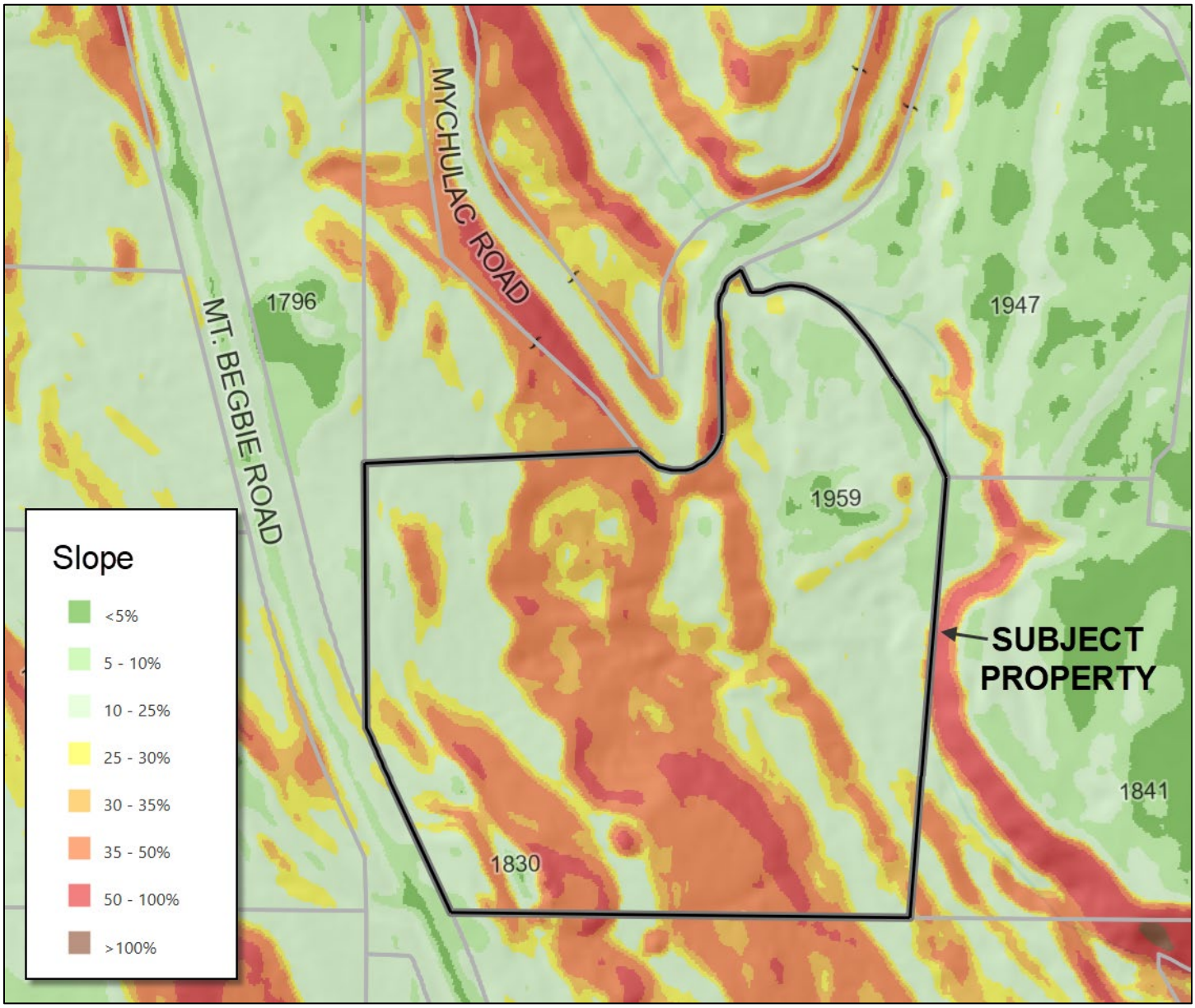
Electoral Area B Zoning Bylaw No. 851



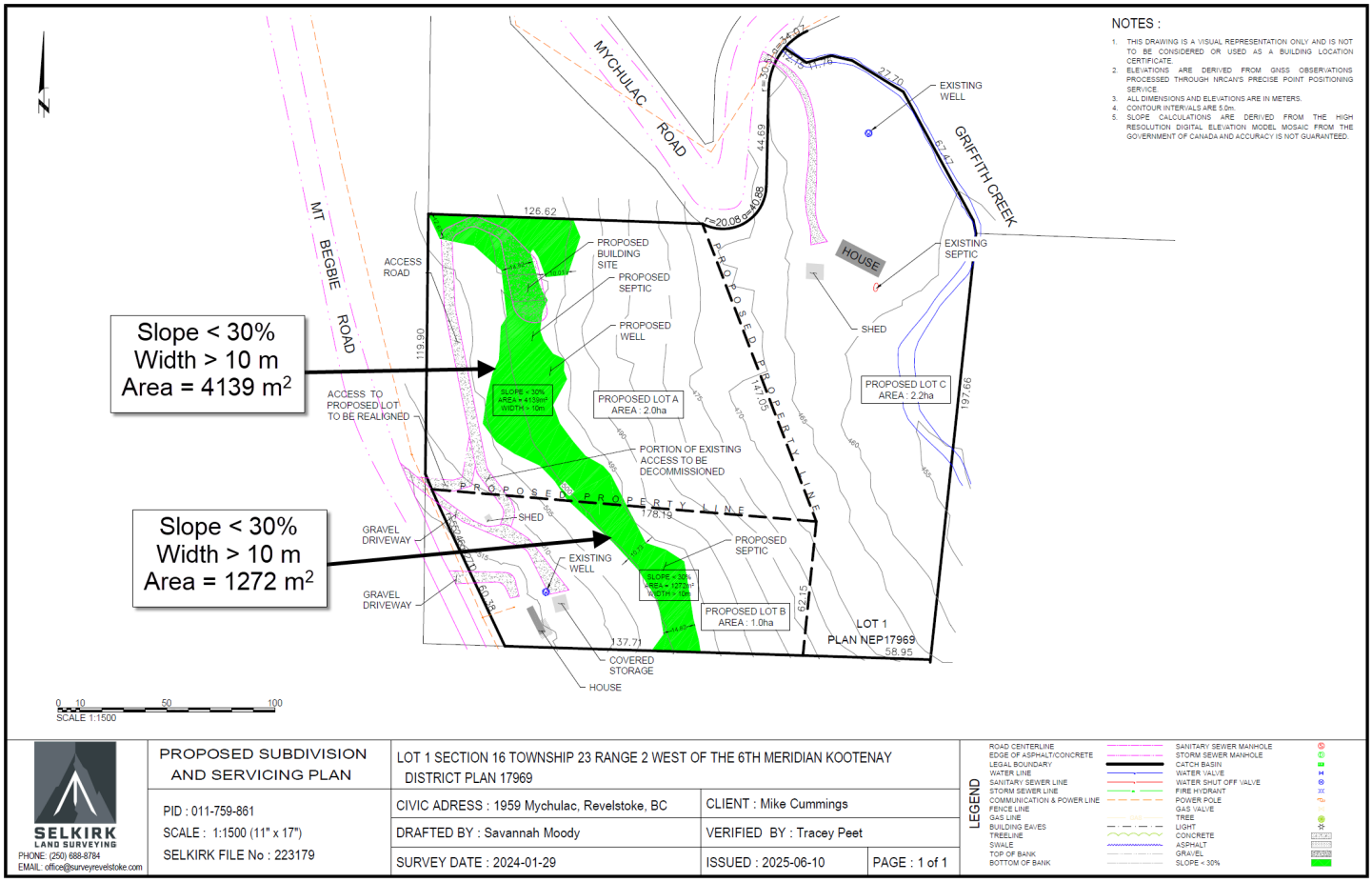
Site Plan


MYCHULAC ROAD
MT BEGBIE ROAD
GRIFFITH CREEK
EXISTING WELL
EXISTING SEPTIC
HOUSE
SHED
ACCESS ROAD
PROPOSED BUILDING SITE
PROPOSED SEPTIC
PROPOSED WELL
PROPOSED PROPERTY LINE
PROPOSED LOT A AREA : 2.0ha
PROPOSED LOT B AREA : 1.0ha
PROPOSED LOT C AREA : 2.2ha
ACCESS TO PROPOSED LOT TO BE REALIGNED
PORTION OF EXISTING ACCESS TO BE DECOMMISSIONED
GRAVEL DRIVEWAY
GRAVEL DRIVEWAY
COVERED STORAGE
HOUSE
LOT 1
PLAN NEP17969
126.62
119.90
178.19
137.71
147.05
197.66
62.15
58.95
60.38
44.69
27.70
67.47
r=20.08 d=40.88
r=30.48 d=34.07
12.15
11.76

Slopes


MYCHULAC ROAD
MT. BEGBIE ROAD
1796
1947
1959
1841
1830
SUBJECT PROPERTY
Slope
<5%
5 - 10%
10 - 25%
25 - 30%
30 - 35%
35 - 50%
50 - 100%
>100%

Slope Analysis



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PROPOSED SUBDIVISION AND SERVICING PLAN	LOT 1 SECTION 16 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 17969		
PID : 011-759-861	CIVIC ADRESS : 1959 Mychulac, Revelstoke, BC	CLIENT : Mike Cummings	
SCALE : 1:1500 (11" x 17")	DRAFTED BY : Savannah Moody	VERIFIED BY : Tracey Peet	
SELKIRK FILE No : 223179	SURVEY DATE : 2024-01-29	ISSUED : 2025-06-10	PAGE : 1 of 1

LEGEND

ROAD CENTERLINE, EDGE OF ASPHALT/CONCRETE, LEGAL BOUNDARY, WATER LINE, SANITARY SEWER LINE, STORM SEWER LINE, COMMUNICATION & POWER LINE, FENCE LINE, GAS LINE, BUILDING EAVES, TREELINE, SWALE, TOP OF BANK, BOTTOM OF BANK
SANITARY SEWER MANHOLE, STORM SEWER MANHOLE, CATCH BASIN, WATER VALVE, WATER SHUT OFF VALVE, FIRE HYDRANT, POWER POLE, GAS VALVE, TREE, LIGHT, CONCRETE, ASPHALT, GRAVEL, SLOPE < 30%

Bing Imagery

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area A: Highway Planning Area No. 1 Amendment Bylaw No. 168-01
DESCRIPTION:	Report from Ken Gobeil, Senior Planner, dated June 26, 2025. 2760 Trans-Canada Hwy, Donald
RECOMMENDATION:	THAT: "Highway Planning Area Amendment Bylaw No. 168-01" be given third reading, this 17th day of July 2025 *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The owners of 2760 Trans-Canada Highway in Donald are applying to amend the Highway Planning Area No. 1 Bylaw No. 168, as amended (Highway Planning Area Bylaw) to develop a residential and commercial subdivision with a 0.2 ha minimum lot size.

The Board gave first reading to the amending bylaw (Bylaw No. 168-01) at their August 19, 2021 meeting, and second reading, as amended at their April 17, 2025 where staff were instructed to hold a public hearing.

A public hearing was held on May 28, 2025. It is now appropriate for the Board to consider the amending bylaw for third reading. If the amending bylaw is given third reading it will be forwarded to the Ministry of Transportation and Transit (MOTT) for approval as per Section 52(3) of the Transportation Act.

BACKGROUND:

See Item 16.1 of the August 2021 Meeting Agenda for the Staff Report for First Reading of the amending bylaw and supporting documents. This report includes a brief history of the subject property and Bylaw No. 168.

See Item No. 18.1 of the April 17, 2025 Board Meeting Agenda for the Staff Report for Second Reading as Amended and supporting documents. This report includes a summary of the public information meeting and referral responses received.

POLICY:

See August 19, 2021 Board Report for the relevant excerpts from the Highway Planning Area No. 1 Bylaw No. 168.

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Residents and tenants in occupation of properties within 100m of the subject property received a written notification and notice of the hearing was posted on the CSRD website and social media, as per the Development Services Procedures Bylaw No. 4001-02, as amended, and Public Notice Bylaw No. 5893. A public hearing package (with all board reports and supporting documents) was also made available on the website.

Public Hearing

The CSRD held a public hearing (in person and via Zoom) at the Golden Senior Centre (1401 9 St S, Golden, BC) on May 28, 2025, with 27 participants (24 in person and 3 via Zoom). A copy of the redacted minutes is attached to this report (see "BL168-01_Public_Hearing_Minutes_Redacted.pdf"). A copy of the redacted written submission is attached to this report as well (see "BL168-01_Public_Submission_Redacted.pdf").

There was only one verbal comment made and one written submission (email) during the hearing. The verbal comment included technical questions and concerns on the implications of future development on local residents (in the Donald area), these include:

- How roads are maintained and services provided (ambulance, police and firefighting services).
    - It was noted that there are other large developments in the area, and it was asked who would be responsible for the costs associated with additional traffic and residents.
- If consideration will be made for wildlife corridors for future development.
- They are also concerned about the water availability in the area and impacts to their well if the bylaw amendment is approved and lots are subdivided.

The Chair (Director Cathcart) asked the applicants (who were attending electronically via Zoom) if they would be able to stay online at the close of the hearing to answer technical questions that the public may have.

The Chair called for further comment and reminded the public that any comment or question after the hearing is closed cannot be received or considered by the Board of Directors in deciding on this bylaw amendment application.

After the hearing was closed there was an informal question-and-answer period where people in attendance asked technical questions to the applicants. These technical questions and responses cannot be considered by the Board of Directors in this application as they were made after the hearing was closed.

Only one written submission was received, and it was received during the hearing, which supported the proposed amending bylaw and potential future development (see, "BL168-01_Public_Submission_Redacted.pdf" attached).

Analysis

The verbal comment made at the hearing was not opposed to the bylaw amendments, and potential future development itself, the comment was only questioning future impact to residents, with most topics outside of the CSRD's jurisdiction:

Traffic and carrying capacity of roads

Outside of municipalities, roads are maintained and administered by the Ministry of Transportation and Transit (MOTT). MOTT can review road condition and impose road improvements on developers at three separate instances for the subject property: (1) during a zoning amendment, (2) at subdivision, and (3) at the time of development when a commercial access driveway is installed. Each of these are responsibilities of MoTT.

Zoning Amendments – Section 52(3) of the Transportation Act requires MOTT to approve all zoning bylaws and amendments within 800m of a controlled access highway. Staff referred the amending bylaw to MOTT, which has noted conditional approval of the amending bylaw with the registration of a Section 219 Restrictive Covenant registered on title (see, April 17, 2025 Board Report for more information on the MOTT referral response). The owners have agreed to prepare the covenant and will work with MOTT on the accepted wording of the covenant.

Subdivision - Subdivisions in the CSRD are approved by the provincial government (which is also a function of MOTT). Provincial Approving Officers (PAOs) can also review roads and infrastructure during a subdivision review and may impose road improvements as a condition of subdivision.

Commercial Access Driveways – Prior to any new commercial development, property owners must obtain a commercial access permit. MOTT will review each proposed development and the implications (including condition of the existing road, intersection safety, road carrying capacity, road designs, and establishing speed limits) in deciding whether to approve an access permit. MOTT can require an applicant pay for improvements as a condition to their approval.

Commercial access permits apply to all commercial development regardless of its location, and it is up to MOTT to administer and enforce their regulations.

Police and Ambulance Services

Police and ambulance services are provincial services. The closest police and ambulance stations are in Golden. Police and ambulance services are established in communities that are large enough to support the services, and it is up to the province to determine the appropriate locations for future police and ambulance stations.

Fire Services

The question of fire services is applicable to the CSRD, as fire protection can be a local government service. However, currently the subject property (and community of Donald) is not in a CSRD fire service area. Currently the only fire protection for Donald is provided by BC Wildfire Service (BCWS). BCWS manages wildfires on both Crown and private lands outside of a local government's fire service area. However, BCWS does not provide structural fire protection.

Planning staff discussed the public hearing comments with the Protective Services Department, and it was noted that for the CSRD to provide a fire protection service, a new service must be established. If the Board is interested in the feasibility of a Fire Protection Service, further analysis would be required.

Wildlife Considerations

Electoral Area A does not have an Official Community Plan in effect which would require a property owner to include considerations of wildlife corridors in development plans and proposals. However, the owners have completed a Riparian Area Assessment Report as per the Provincial Riparian Areas Protection Regulation (RAPR) to preserve the environmentally sensitive areas around a watercourse (Colepitts Creek) which flows through the property and wildlife can use this area as a corridor (see JRC Riparian Areas Regulation Assessment_2020-12-14_Redacted.pdf).

As noted in the August 21, 2021 Board Report, a Section 219 Restrictive Covenant prohibiting the Streamside Protection and Enhancement Area (SPEA) from development is required as a condition of adoption of the bylaw amendment. The owners have agreed to a covenant being registered on title and will work with CSRD staff on the accepted wording of the covenant.

Water availability

As part of their bylaw amendment application to the CSRD, the owners completed an evaluation of a water supply to confirm there would be enough water to serve the proposed development. Western Water Associates oversaw the drilling and testing of three wells on the subject property and completed a water quantity analysis (see "Western_Water_Groundwater_Report_2022-12-09_Redacted"). The report concluded that one of the three test wells can produce 5.4 litres per second which will exceed the average daily demand of the proposed development at full buildout. The report also noted that the expected well interference to other neighbouring wells to be negligible. However, additional reporting would be required for a future subdivision.

If the amending bylaw is adopted and the property is subdivided into lots less than 1 ha, the owners will be required to create a community water system and obtain a water license from the province. The water supply and potential impact to surrounding residents will be reviewed as part of the application process.

If the bylaw amendment is not adopted the subject property can be subdivided into 1 ha lots with independent on-site water systems (i.e. a well). Future subdivision would be required to meet the servicing requirements in Part 9 of the Subdivision Servicing Bylaw No. 680 which includes a report from a qualified professional which would review potential drawdown impacts on existing wells within 250 m from a new well.

Rationale for Recommendation

Staff continue to support the application and recommend that Highway Planning Area No. 1 Amendment Bylaw No. 168-01 be given third reading for the following reasons:

- Donald is an established community and well suited for the proposed commercial development next to the Trans Canada Highway and the residential development to the north.
- The proposed subdivision and development will integrate well with existing land uses.
- The proposed development would provide serviced commercial properties that are not currently available in Electoral Area A.
- The bylaw amendment includes establishing maps for Bylaw No. 168.
- Referral responses have been received that do not oppose the proposed amendments.
- The owners have completed the public consultation components of the complex consultation process.
- Professional Reports confirm the proposed development is feasible.
- Of the two public hearing comments submitted (one verbal and one written) one was supportive and the other was not opposed to the application.
- Concerns raised in the public hearing were mostly regarding items outside of the CSRD's jurisdiction.

IMPLEMENTATION:

If the Board agrees with the staff recommendation and the amending bylaw is given third reading, staff will forward the amending bylaw to MOTT for approval and will work with the applicant to register the Section 219 Restrictive Covenants regarding the Provincial Riparian Areas Protection Regulation Report. The owners will work directly with MOTT for the covenant regarding future commercial developers' responsibility to obtain Commercial Access Permits.

COMMUNICATIONS:

See Agency and First Nation Referral Responses for comments received from referral agencies and First Nations;

See Public Meeting Summary for notes from the Public Information meetings held by the owners on July 25, 2023.

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:	2025-07-17_Board_DS_BL168-01_Third.docx
Attachments:	- BL168-01_Third.pdf - BL168-01_Third_Schedule_A_Zoning_Overview_Map.pdf - BL168-01_Third_Schedule_B_Zoning_Mapbook.pdf - BL168-01_Public_Submission_Redacted.pdf - BL168-01_Public_Hearing_Minutes_Redacted.pdf
Final Approval Date:	Jul 9, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 168-01

A bylaw to amend the "Highway Planning Area No. 1 Bylaw No. 168"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. " Highway Planning Area No. 1 Bylaw No. 168" is hereby amended as follows:

A. TEXT AMENDMENT

1. Division (1) – General of "Highway Planning Area No. 1", is hereby by:
    a. Adding the following sentence to the end of Section 1.01:

"As shown in Schedule A (Overview Zoning Map) and Schedule B (Zoning Maps)"

b. Adding a new section, "Section 1.04", as follows:

"1.04 Pursuant to Bylaw No. 168-01 of the Columbia Shuswap Regional District, the area subject to the provisions of Highway Planning Area No. 1 is extended to apply to the entirety of:

a) Lot 2, Section 16, Township 29, Range 23, West of the 5th Meridian, Kootenay District Plan 11465 (PID: 008-262-519);
b) Block D, shown on Plan 1717, of Legal Subdivisions 1, 2, 8 and 15, Sections 16 and 21, Township 29, Range 23, West of the 5th Meridian, Kootenay District, Except Plans 11465, R42, and NEP23756 (PID: 005-777-267)."

2. Division (3) – Zoning is hereby amended by:
    a. Adding "Zone No. 9 (Comprehensive Development A1)" to the list of zones in Section 3.01.
    b. Adding a new section, "Section 3.02I" as follows:

"3.02I COMPREHENSIVE DEVELOPMENT A1 ZONE (CDA1)

DEVELOPMENT AREAS

The Comprehensive Development A1 Zone (CDA1) is divided into two Development Areas.

DEVELOPMENT AREA 1– HIGHWAY COMMERCIAL (CDA1)
3.02I.01 Permitted Principal Uses

The uses stated in this subsection and no others are permitted in the Comprehensive Development A1 Zone, Development Area 1 as principal uses:

.1 Campground
.2 Car and truck wash
.3 Community Water System
.4 Community Sewer System
.5 Card-lock fuel dispensing facility
.6 General trade contracting office and works yards

.7 General Stores
.8 Fuel storage
.9 Institution
.10 Interpretative Centre
.11 Mini storage
.12 Multiple Dwelling
.13 Office
.14 Outdoor sales
.15 Parking
.16 Personal services
.17 Recreation services
.18 Rental shop
.19 Restaurant
.20 Retail store
.21 Service station
.22 Single detached dwelling
.23 Tourist lodging
.24 Truck stop
.25 Public Utility
.26 Vehicle repair

3.02I.02 Permitted Secondary Uses

The uses stated in this subsection and no others are permitted in the CDA1 Zone, Development Area 1 as secondary uses on a parcel in which a principal use relates:

.1 Accessory dwelling unit
.2 Accessory Use
.3 Short term rental

3.02I.03 Regulations

On a parcel zoned CDA1, Development Area 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 section.

Column 1 Matter Regulated	Column 2 Regulation
(a) Minimum parcel size created by subdivision • Serviced by a community water system and community sewer system • On site servicing	 • 0.2 ha • 1 ha
(b) Minimum setback from a parcel boundary:	5 m
(c) Maximum number of accessory dwelling units per parcel	one
(d) Outdoor Storage	• Outdoor storage to be visually screened from adjacent parcels or highways with a minimum screen height of 2.2 m. Outdoor storage is to

	have a maximum height of no greater than 5.5 m. • Uninsured vehicles or vehicles and equipment in disrepair must be located behind the principal use building.

DEVELOPMENT AREA 2 – RESIDENTIAL (DA2)

3.02I.04 Permitted Principal Uses:
The uses stated in this subsection and no others are permitted in the CDA1 zone Development Area 2 as principal uses on a parcel:

.1 Single detached dwelling;
.2 Community sewer system;
.3 Community water system

3.02I.05 Permitted Secondary Uses:

The uses stated in this subsection and no others are permitted in the CDA1 Zone, Development Area 2 as secondary uses on a parcel in which a principal use relates:

.1 Accessory use.
.2 Bed and breakfast
.3 Home occupation
.4 Secondary dwelling unit
.5 Short term rental

3.02I.06 Regulations:

On a parcel zoned CDA1, Development Area 2 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 section.

COLUMN 1 **MATTER TO BE REGULATED**	**COLUMN 2** **REGULATIONS**
(a) Minimum parcel size created by subdivision • Serviced by a community water system and community sewer system • On site servicing	 • 0.2 ha • 1 ha
(b) Maximum building and structure height	13 m
(c) Minimum setback from a parcel boundary:	5 m
(d) Density ▪ Maximum Single Detached Dwelling per lot ▪ Maximum Secondary Dwellings per lot	 ▪ One ▪ One

3.02I.07 COMPREHENSIVE DEVELOPMENT ZONE A1 SPECIAL REGULATIONS

3.02I.07.1 Flood Plains

Establishment of Flood Plains

(a) The following land is designated as flood plain:
    a. Land lower than the flood construction level; and
    b. Land within the flood plain setback.
(b) The flood construction level is 1.5 m above the natural boundary of Colepitts Creek
(c) The flood plain setback is 15 m from the natural boundary of Colepitts Creek

Measurement of Flood Construction Level and Flood Plain Setback

(d) The flood construction level is determined by measuring at a 90° angle to the natural boundary to a point where the elevation is the required elevation above the natural boundary.
(e) The flood plain setback is determined by measuring at a 90° angle to the natural boundary.

Application of Flood Plains

(f) A building, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a flood plain setback.
(g) The underside of a floor system or top of concrete slab that is used for habitation, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.
(h) Where landfill or structural support or both are used to comply with subsection (b), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the flood plain setback.
(i) Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.
(j) The Manager of Development Services or their delegate requires that a Surveyor Certificate be submitted to them by the land and property owners to verify compliance with the flood construction level and flood plain setback specified in subsections 3.07.16.
(k) The following are exempted from the regulations of section 3.02I.07.3(b) as they apply to the flood construction level:
    a. a renovation of an existing building, including a manufactured home or structure that does not involve an addition to the exterior of the building, manufactured home or structure;
    b. an addition to a building, manufactured home or structure of less than 25 percent of the floor area existing the date of coming into force of this bylaw. The addition must be no lower in elevation than the floor existing the date of coming into force of this bylaw. The distance from the building, manufactured home or structure to a water body or watercourse must not be decreased with respect to the floodplain setback; and,
    c. detached accessory building that do not include habitation;
    d. carport or domestic garage;
(l) The following are exempted from the regulations of section 3.02I.07.3 (c) and (d) as they apply to the flood construction levels and flood plain setbacks:
    e. a floating building or structure;
    f. a dock or wharf;
    g. a fence constructed of wood or wire through which water can flow freely;

h. flood proofing protection works constructed to stabilize the shoreline of a water body or the banks of a watercourse;
i. a roof overhang or cantilevered deck with no footings within the setback area;
j. on-loading and off-loading facilities associated with water oriented industry and portable sawmills;
k. ground level patios;
l. exterior stairway not forming part of a building or attached in any way to another structure, provided it does not extend below the parcel boundary, or the natural boundary;
m. electrical or mechanical equipment not susceptible to damage by floodwater; and,
n. storage of goods not damageable by flood waters.

3.02I.07.2 Setbacks from Provincial Rights of Way and Bare Land Strata Access Route

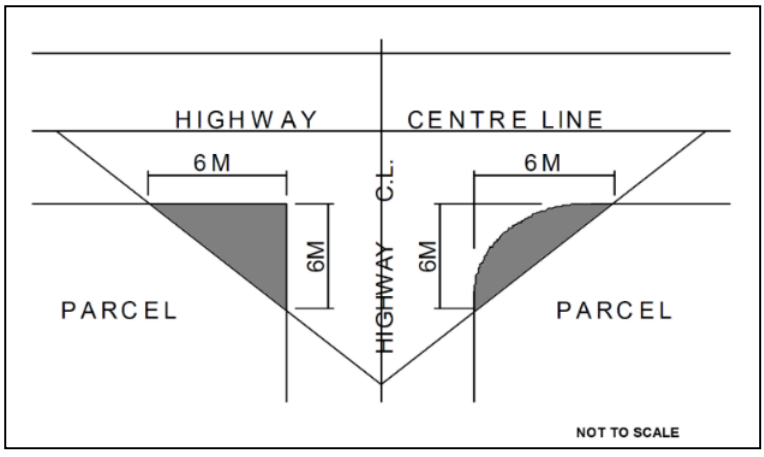
(a) Notwithstanding any other provisions of this Bylaw, no buildings or structures shall be sited closer than 4.5 m from all provincial highway rights-of-way. A lesser setback from a provincial highway right-of-way may only be approved by the CSRD where a setback or encroachment permit has first been obtained from the Ministry of Transportation and Transit.
(b) Despite any other provision of this bylaw, for the purpose of a setback, a highway includes an access route within land subdivided as a bare land strata plan under the Strata Property Act.

3.02I.07.3 Visibility at Intersections

No *fences*, *signs*, plants, or *structures* with a *height* more than 0.6 m are permitted within the *sight triangle*.

In this section, “sight triangle” means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and two (2) points on those boundaries 6 m from the point of intersection, as shown shaded in the diagram below:

Sight Triangle



3.02I.07.4 Setback Exceptions

The following buildings and structures are exempt from the minimum setback requirements of this Bylaw, in compliance with the Transportation Act, and Section 3.02I.07.3 Visibility at Intersections:

(a) fences not exceeding 2.5 m in height.
(b) air conditioners and heat pumps provided they are not closer than 1 m from any side parcel boundary;
(c) driveways, walkways, and exterior stairways not forming part of a building;
(d) eaves and gutters, provided they are not closer than 1 m from any parcel boundary;
(e) landscape retaining structures.
(f) landscaping;
(g) ground level open-air surfaced areas, including but not limited to pavements, curbs, walks and patios; pools
(h) signs, provided they are not closer than 1 m from any parcel boundary;
(i) steps, provided they are not closer than 1 m from any parcel boundary;
(j) utility poles, including poles used for lighting
(k) wheel chair ramps; and
(l) a structure entirely below finished ground elevation;

3.02I.07.5 Height Regulation Exemptions

The following structures are exempt from the height limitations specified in each zone in this Bylaw:

(a) flag pole carrying provincial, federal or municipal flags
(b) water tower or water storage tank that is part of a community water system;
(c) spire, steeple, belfry;
(d) chimney, smoke stack;
(e) dome, cupola;
(f) monument or sculpture;
(g) industrial cranes;
(h) antenna or mast for the transmission or reception of radio and television signal; and,
(i) structures and buildings required for the operation of a farm (applicable only to lands classified as a Farm under the Assessment Act).

3.02I.07.6 Parking and Loading Regulations

Number of Parking and Loading Spaces

(a) The number of *parking spaces* and *loading spaces* required for each *use* is set out in Table 1: Required Off-Street Parking Spaces and Off-Street Loading Spaces.
(b) Where the calculation of the required number of *parking spaces* and *loading spaces* results in a fraction, one space must be provided for the fraction.
(c) Where more than one *use* is located on a *parcel,* the total number of *parking spaces* and *loading spaces* required is the sum total of the requirements for each *use*.
(d) Where more than one requirement applies to a *use,* the more stringent requirement applies.

Parking Space Dimensions

(e) A *parking space* must be a minimum of 16.5 m^2 in area, 3.0 m wide, 5.5 m long, have 2.2 m overhead clearance and have a regular surface with a maximum slope of 8%. The maximum slope of 8% does not apply to a *single detached dwelling.*

Loading Space Dimensions

(f) A *loading space* must be a minimum of 4 m wide, 9.0 m long, have 4 m overhead clearance and have a regular surface with a maximum slope of 8%.

Access to Parking and Loading Spaces

(g) A *parking space* and *loading space* must be accessible from a driveway or other internal roadway which is connected to a *highway*.
(h) Except for the *parking spaces* for a *single detached dwelling*, a *parking space* and a *loading space* must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles.

Location of Parking and Loading Spaces

(i) Residential parking spaces must be located on the same parcel as the use for which it is required.
(j) Non-Residential parking may be located on a separate parcel. Where parking is proposed on a different parcel a Section 219 covenant must be registered on title to preserve the parking area, and total amount of parking spaces the affected properties.
(k) All *loading spaces* must be located on the same *parcel* as the *use* for which it is required.

TABLE 1:
REQUIRED OFF-STREET PARKING SPACES AND OFF-STREET LOADING SPACES

Use	Minimum required number of off-street parking spaces	Minimum required number of off-street loading spaces
Dwelling Unit	Two per dwelling unit	
Car and Truck Wash	Two	
Fuel Storage	Two	One
Institutional	Three plus 1 for each 25 m^2 of *floor area*	
Mini storage	Three	One per storage unit
Office	Three plus one per 25 m^2 of *floor area*	
Outdoor Sales	Three plus one per 50 m^2 of *area used for display and storage of saleable items*	
Personal Services	Three plus 1 for each 25 m^2 of *floor area*	
Restaurants	Three plus 1 for each 10 m^2 of seating area	One
Retail Store	Three plus one for each 25 m^2 of *floor area*	One
Service Station	Ten spaces plus one for each 25 m^2 of floor area	One
Tourist Lodging	Three plus one per lodging unit	
Truck Stop	Three plus one per 25 m^2 of *floor area*	
Vehicle Repair	Three	

"

3. Division (4) (Miscellaneous is amended by deleting all text and replacing it with the following

“

4.01 No person shall erect a building on a parcel of land so that any main front wall other than projecting steps is nearer than 7.5 m to the Trans-Canada Highway, except with the consent of the Ministry of Transportation and Transit.

”

4. Division (5) Definitions is amended by adding the following definitions in alphabetical order:

“

A

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;

ACCESSORY DWELLING UNIT is the use of land, buildings and structures for a dwelling unit that is accessory to the principal, non-residential use of a parcel;

ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;

B

BED AND BREAKFAST is the use of one or more bedrooms within a single detached dwelling to provide temporary accommodation to the travelling public and may also include food service to guests operated by permanent residents of the single detached dwelling to which it relates.

BUILDING is a temporary or permanent structure used or intended for supporting or sheltering a use or occupancy but does not include a recreational vehicle or a Park Model;

C

CAR AND TRUCK WASH is the use of land, buildings and structures for either automated remote, or hand-held coin-operated vehicle washing. Car and truck wash facilities must be designed so that oil and grease interceptors are installed to treat wastewater before discharge to either surface watercourses or groundwater;

CARD-LOCK FUEL DISPENSING FACILITY is the use of land, buildings and structures, where fuel, oil and other similar products used in the operation of truck engines are sold to account customers only via card-lock controllers.

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge, dispersal, and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;

COMMUNITY WATER SYSTEM means a waterworks system. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

D

DENSITY is the number of dwelling units on a parcel, expressed in units per hectare or in units per parcel;

DWELLING UNIT is one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) household. Dwelling unit does not include camping unit, park model, or a commercial lodging sleeping unit;

E

F

FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current natural boundary, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. Retaining Structures and Landscape Retaining Structures are not included under this definition

FUEL STORAGE is the use of land, buildings and structures wherein fuel is stored or kept for sale or distribution.

G

H

HABITATION means the support of life processes within a building, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas.

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

HIGHWAY includes a street, road, lane, bridge or viaduct and any other way open to the use of the public, but does not include a private right of way on private property;

I

INSTITUTION is public and institutional uses such as schools and education facilities; places of worship; halls; post offices; government facilities; and parks;

J

K

KITCHEN means facilities used or designed to be used for the cooking or preparation of food;

L

M

MINI STORAGE is the use of land, building or structures to provide separate, individual self-storage units inside a building, each with a separate entrance designed to be rented to leased to the general public for private storage of personal goods, materials or equipment;

MULTIPLE DWELLING is a building containing three or more dwelling units each of which is occupied or intended to be occupied as a permanent home or residence of not more than one household.

N

NATURAL BOUNDARY is the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

O

OFFICE is the use of land, buildings and structures for the purpose of carrying out a business or professional activities but does not include retail sales, industrial uses, public assembly, or personal service use;

OUTDOOR SALES is the use of land, buildings or structures for outdoor retail sale or rental or merchandise;

P

PARCEL is a lot, block or other area in which land is held or into which land is subdivided but does not include a highway;

PARCEL BOUNDARY means the legal boundary of a parcel;

PERSONAL SERVICE is a use in a building which provides a service to the person including but not limited to hair dressing, esthetics, laundry, medical and dental practice, veterinarian office, lawyer, accountant, and other similar professional practices;

PRINCIPAL BUILDING is the main building on a parcel and that contains or is most directly related to the principal use;

PRINCIPAL USE is the main purpose that land, buildings or structures on a parcel are ordinarily used;

R

RECREATIONAL VEHICLE is a vehicular-type of portable structure, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for use as temporary living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes but not including a park model;

RECREATION SERVICES is the use of land, buildings and structures for recreational services including but not limited to guided tours, rental and sale of recreational equipment including recreational vehicles or personal watercraft, and including associated office, maintenance and storage of vehicles and equipment owned by the recreation services operator;

RENTAL SHOP is the use of land, buildings and structures for the rental and sale of tools, equipment, party supplies, bicycles, scooters, mopeds, automobiles, motorcycles and other, park models, recreational vehicles, construction vehicles, farm machinery, boats, personal water craft;

RESTAURANT is the use of land, buildings and structures for the preparation and serving of prepared, ready to eat food and alcohol, to people primarily seated at tables. Restaurant includes a cafe, drive-in, drive through, micro-brewery, pub and takeout;

RETAIL STORE is the use of land, buildings and structures for the retailing, and display of merchandise inside a building and may include services that are customarily incidental to, subordinate to and exclusively devoted to the principal use, but does not include a restaurant, vehicle repair, or service station;

S

SCREEN is a visual barrier consisting of a continuous opaque fence, wall, compact evergreen hedge, landscaped and vegetated berm or combination thereof;

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the principal dwelling unit on a parcel either as part of the principal single detached dwelling or as part of an accessory building. For clarity, duplexes and multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

SECONDARY USE is a use which is permitted only in conjunction with an existing principal use;

SEASONAL means less than one hundred eight-two days per calendar year;

SERVICE STATION is the use of land, buildings and structures for the retailing of motor fuels or minor repairs and servicing of vehicles but does not include major repairs, auto body repairs or painting, or the wrecking of vehicles;

SETBACK is the required minimum distance between any portion of a structure, building or use and each of the respective property lines;

SHORT TERM RENTAL is the use of a dwelling unit for temporary accommodation on a commercial basis;

SINGLE DETACHED DWELLING is a detached building containing only one (1) principle 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;

T

TEMPORARY means less than twenty eight (28) consecutive days;

TRUCK STOP means the use of land and buildings for providing services to commercial vehicles; services include the sale of fuels and lubricants; incidental servicing or repair of vehicles; sale of prepared food, toiletries and other items for truckers; restaurant; provision of eating space, bathrooms, showers and like services; and the incidental provision of overnight accommodation;

U

USE is the use that land, buildings and structures are put to, and if not in use, then the use they are designed or intended to be put to;

V

VEHICLE REPAIR is the use of land, buildings and structures for the repair of automobiles, boats, construction equipment or other vehicles but does not include the dismantling, storage or sale of vehicles, or vehicle parts;

W

WATER BODY is a natural depression, including a lake, pond, swamp or wetland, containing water on the average at least 6 months of the year but does not include a watercourse;

WATERCOURSE is a natural depression with banks and a bed of 0.6 m (1.97 ft.) or more below the surrounding land and 1 of the following, a) serving to give direction to a current of water for at least 6 months of the year, b) having a drainage area of 2 km^2 (494 ac.) or more, c) an area designated as a watercourse by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland."

X
Y
Z
”

5. Division (6) - Penalty is amended by replacing all text with the following:

“

Division (6) – Conformity, Inspection and Contravention

6.01 Compliance with Other Legislation

(a) Nothing in this Bylaw relieves 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.
(b) A reference in this Bylaw to a CSRD bylaw, or an act or regulation adopted by the government of British Columbia or Canada, shall be construed as a reference to the bylaw, act or regulation as amended or replaced.

6.02 Severability

If any provision of this Bylaw is determined to be invalid by a court, the provision must be severed and the remainder of this Bylaw is deemed to be valid.

6.03 Inspection

(b) The Chief Administrative Officer, General Manager of Development Services, a Bylaw Enforcement Officer, a Building Official, persons retained by the CSRD or designated by the CSRD Board for inspection purposes, and Agents of the CSRD are authorized individually or in any combination to enter at all reasonable times on any parcel and into any building or structure to ascertain whether the provisions of this Bylaw are being observed.

6.04 Contravention of Bylaw

A person who:

(a) contravenes this Bylaw;
(b) causes or permits an act or thing to be done in contravention of this Bylaw;
(c) neglects or omits to do a thing required by this Bylaw;
(d) fails to comply with an order, direction or notice given under this Bylaw, or prevents or obstructs or attempts to obstruct the authorized entry of an officer onto property under Section 6.03 of this Bylaw

commits an offence.

6.05 Offence

Each day an offence continues of continuance of an offence under Section 1.8 of this Bylaw constitutes a new and separate offence.

6.06 Penalty

Every person who commits an offence under this Bylaw is liable on summary conviction to the maximum fine as set out in the Offence Act and the cost of prosecution

”

B. MAP AMENDMENT

1. “Highway Planning Area No. 1” is further amended by:
    a. Inserting the attached Schedule A (Overview Zoning Map); and
    b. Inserting the attached Schedule B (Zoning Maps).

2. This bylaw may be cited as "Highway Planning Area No. 1 Amendment Bylaw No. 168-01".

READ a first time this 19th day of August, 2021.

READ a second time, as amended this 17th day of April, 2025.

PUBLIC HEARING held this 28th day of May, 2025.

READ a third time this _____ day of _____, 2025.

Approved pursuant to Section 52(3)(a) of the Transportation Act this _____ day of _____, 2025.

_____
for: Ministry of Transportation & Transit

ADOPTED this _____ day of _____, 2025.

_____ _____
CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 168-01
as adopted.

_____
CORPORATE OFFICER

Schedule A
(Overview Zoning Map)

Schedule B
(Zoning Maps)

Area "A" Zoning Bylaw 168 - Highway Planning Area Schedule A - Overview Zoning Map

See North West Inset

North West Inset

Golden

Nicholson

Donald

Blaeb

CSRD

Columbia Shuswap Regional District

Highway Planning Area No. 1

Bylaw No. 168

Schedule A
Overview Zoning Map

- Electoral Area Boundary
- Zoning Boundary
- Lake and Rivers

Transportation
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- Local Road
- Railway
- Unconstructed Road
- Trans Canada Highway Center Line

Zoning Designations
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- Zone 2 - All Legal Uses
- Zone 3 - Campground
- Zone 4 - Resource Processing
- Zone 5 - General Store / Truck Stops
- Zone 6 - Helicopter Operations
- Zone 7 - Tourist Lodging
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- Zone 9 - Comprehensive Development Area 1

- Comprehensive Development Areas

CSRD Key Map

Nad 83 CNT Datum
UTM Zone 11

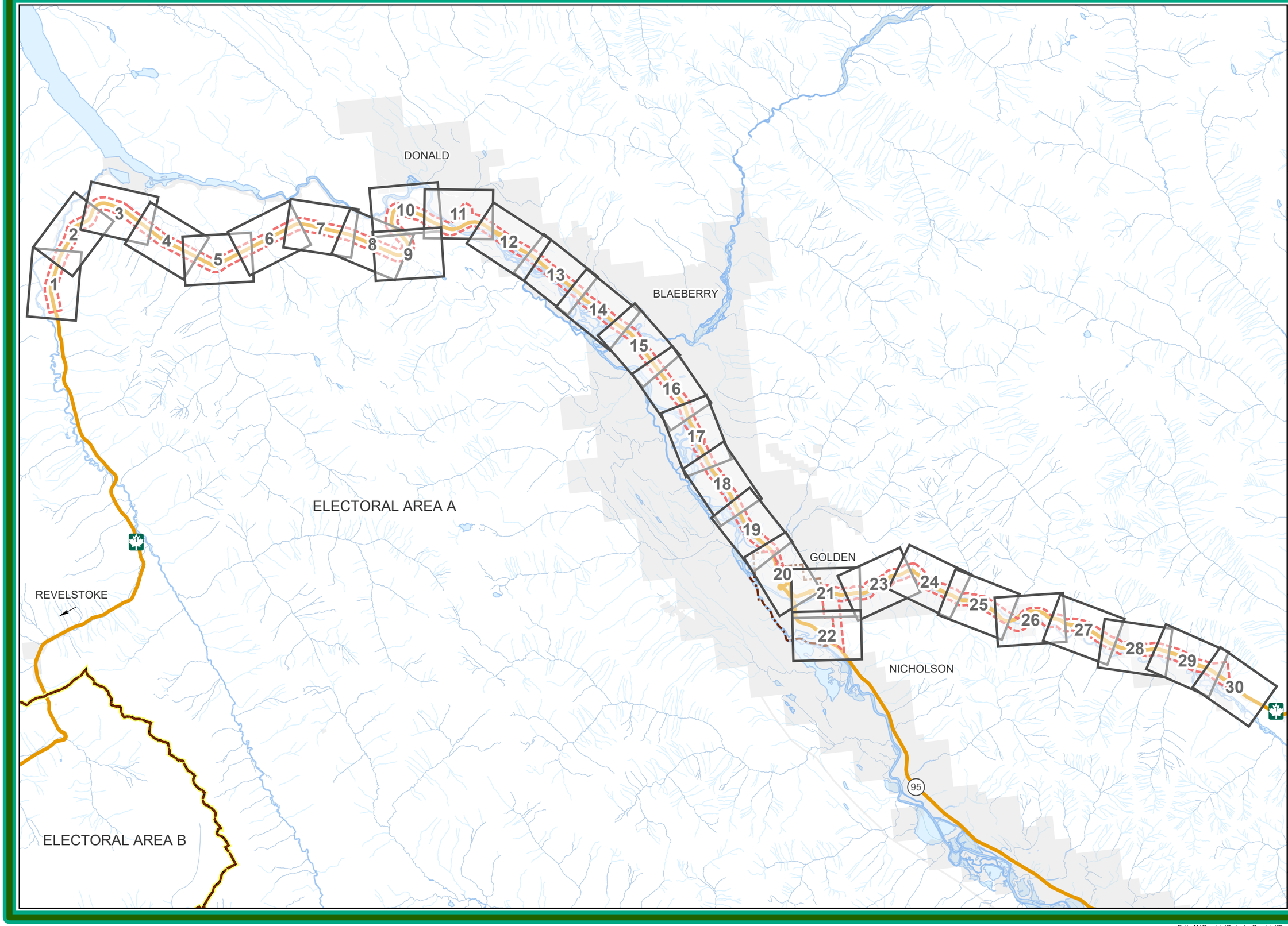
Scale: 1:32,000
(at page size 52x36)

0 0.5 1 2 Km

Prepared by: GIS Department
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1

Date: 2024-11-18
File: Zoning_168_Maps

The cadastral information on this map was compiled by the CSRD for regulatory and internal reference purposes only. No representation or warranty is made as to the accuracy of the cadastral information.



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

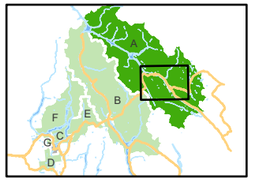
Bylaw No168

Schedule B - Zoning Maps

Index Map

- Mapsheet Page
- Bylaw Boundary
- Municipal Boundary
- CSRD Boundary

Overview Map



Nad 83 CNT Datum
UTM Zone 11 Projection

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N

Scale 1:175,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-14
File: Zoning_168_Maps

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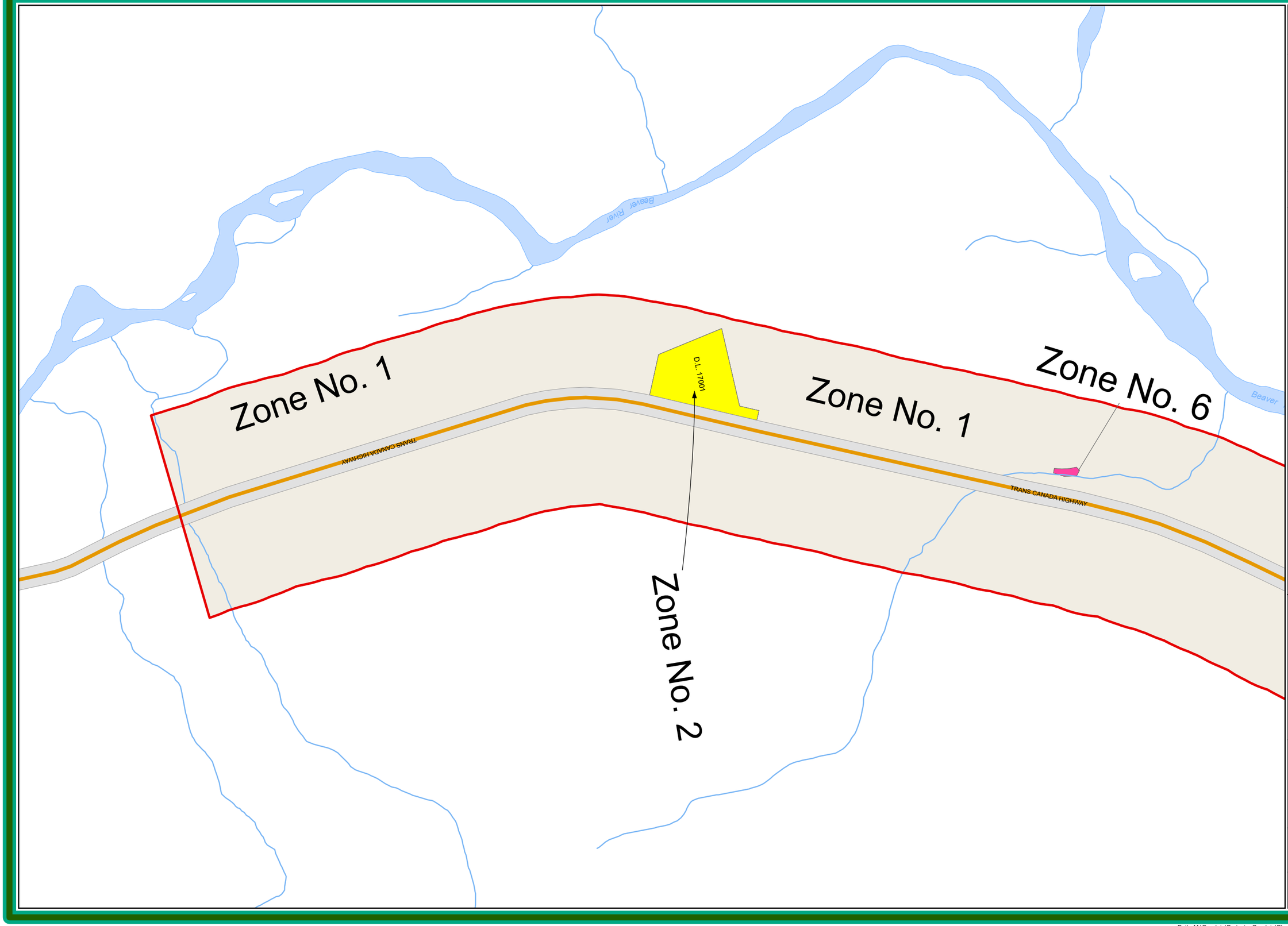
Electoral Area A -- Highway 1 Zoning Bylaw Index Map



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

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Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

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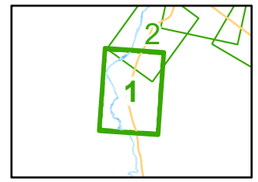
Zone 9 - Comprehensive Development Area 1

Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 1 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
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Date: 2024-11-18

File: Zoning_168_Maps

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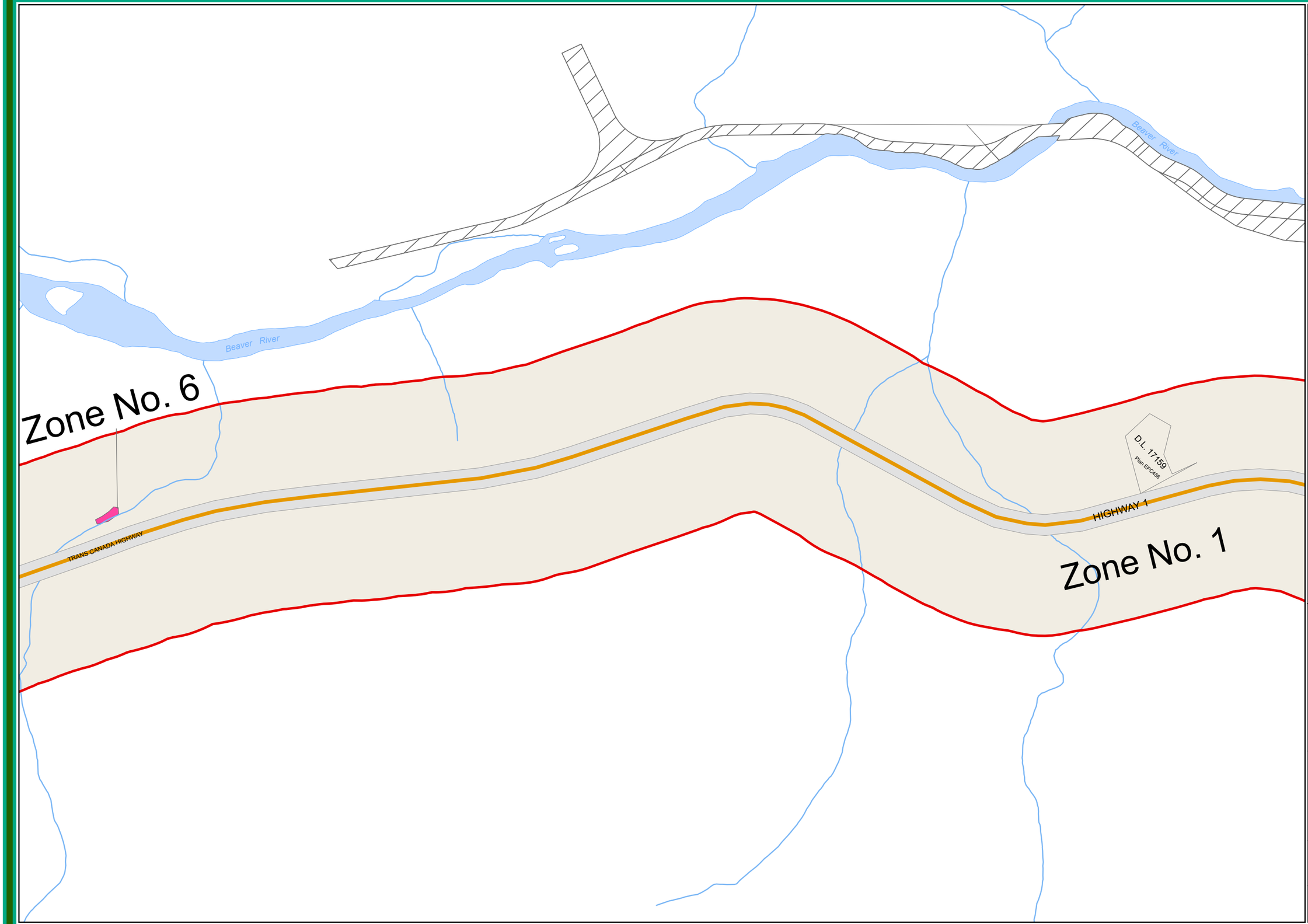
Electoral Area A -- Highway 1 Zoning Bylaw Map 1



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

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- Zoning Boundary
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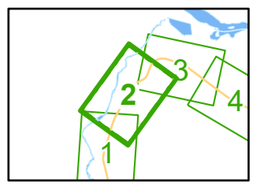

Mapsheet 2 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
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Date: 2024-11-18

File: Zoning_168_Maps

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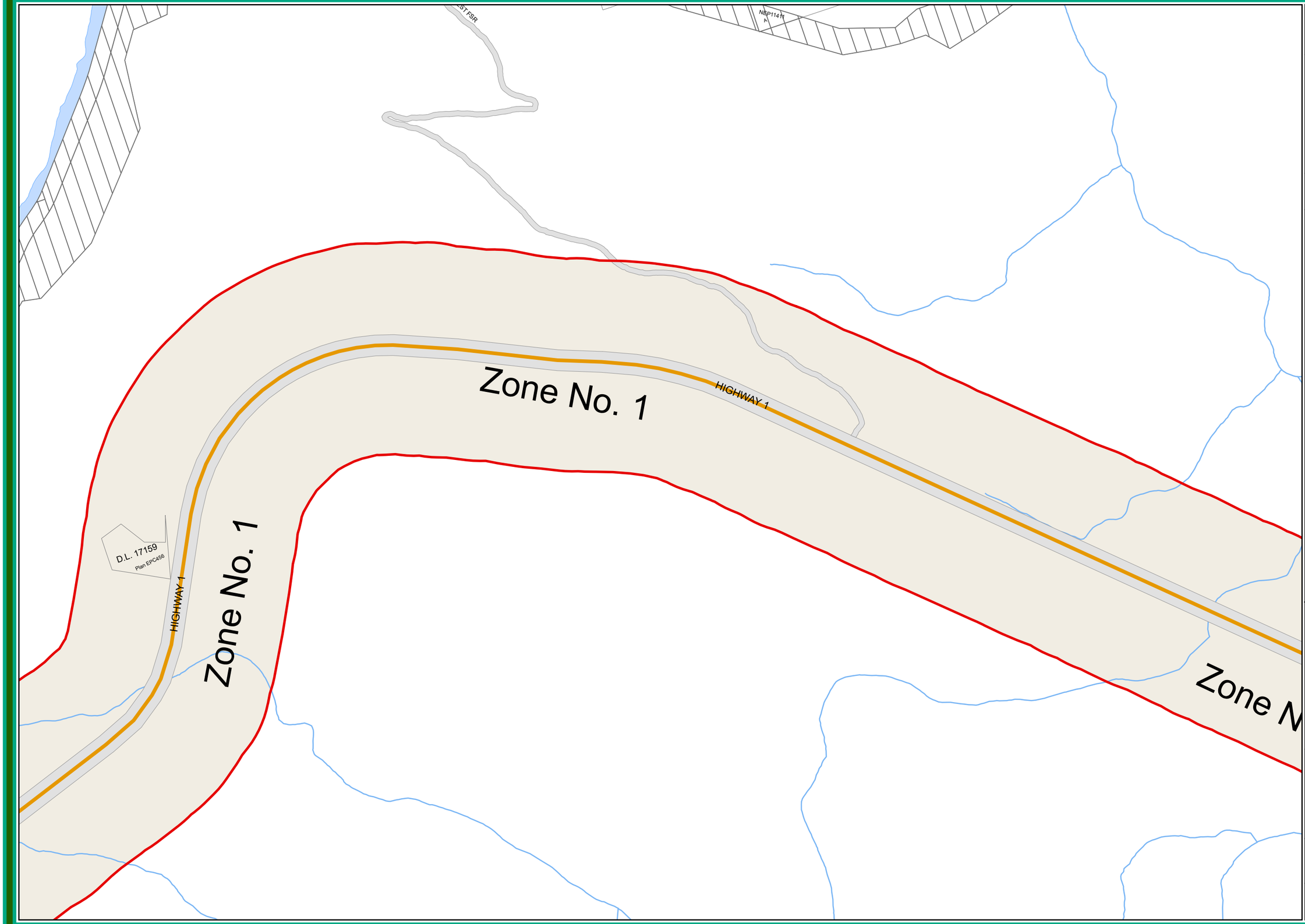
Electoral Area A -- Highway 1 Zoning Bylaw

Map 2



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

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CSRD Mapsheets

Mapsheet 3 of 30

Nad 83 CNT Datum
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Date: 2024-11-18
File: Zoning_168_Maps

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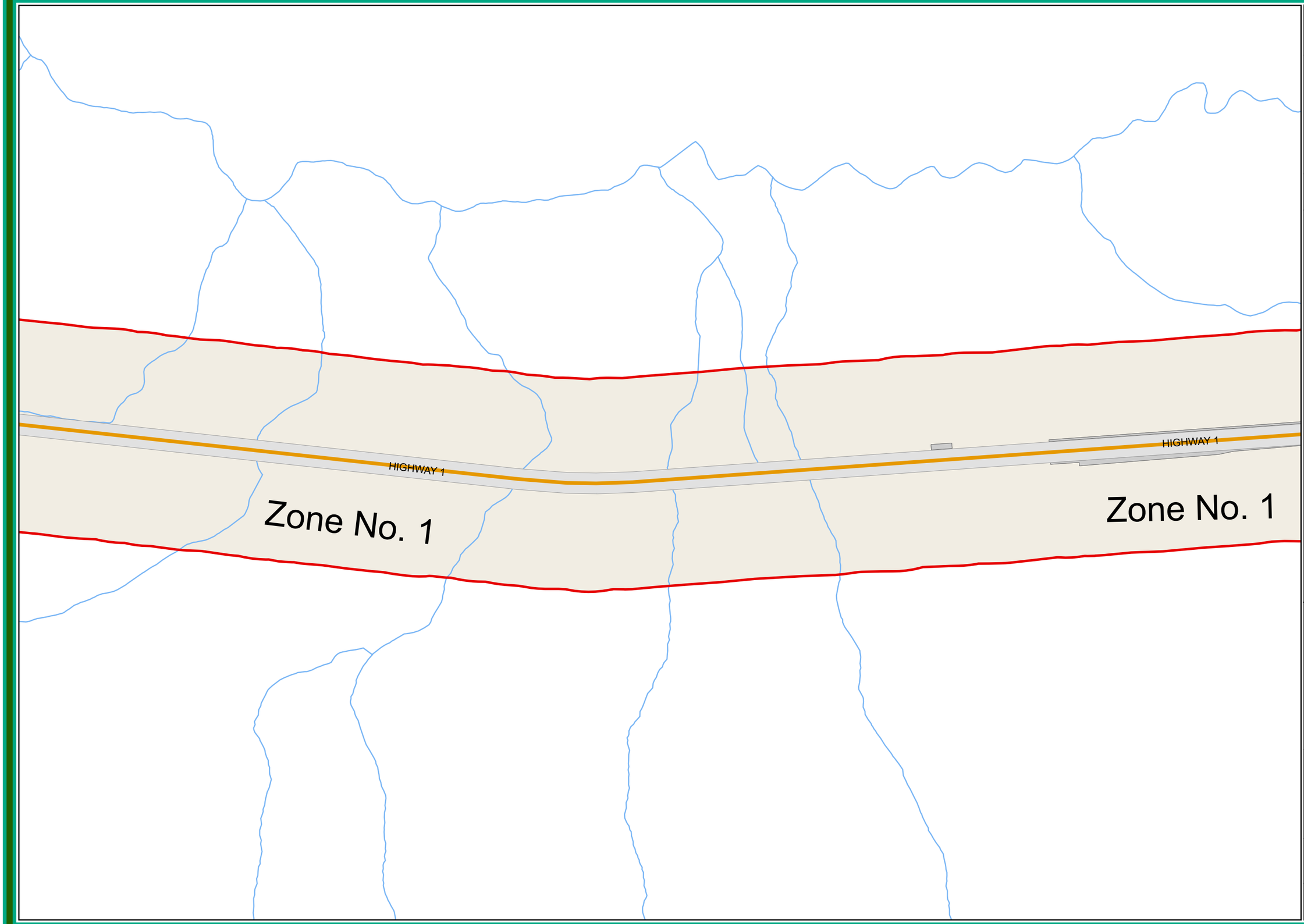
Electoral Area A -- Highway 1 Zoning Bylaw Map 3



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

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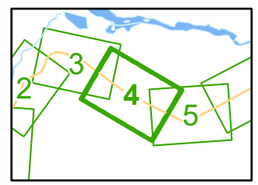

Mapsheet 4 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale 1:10,000

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

Date: 2024-11-18

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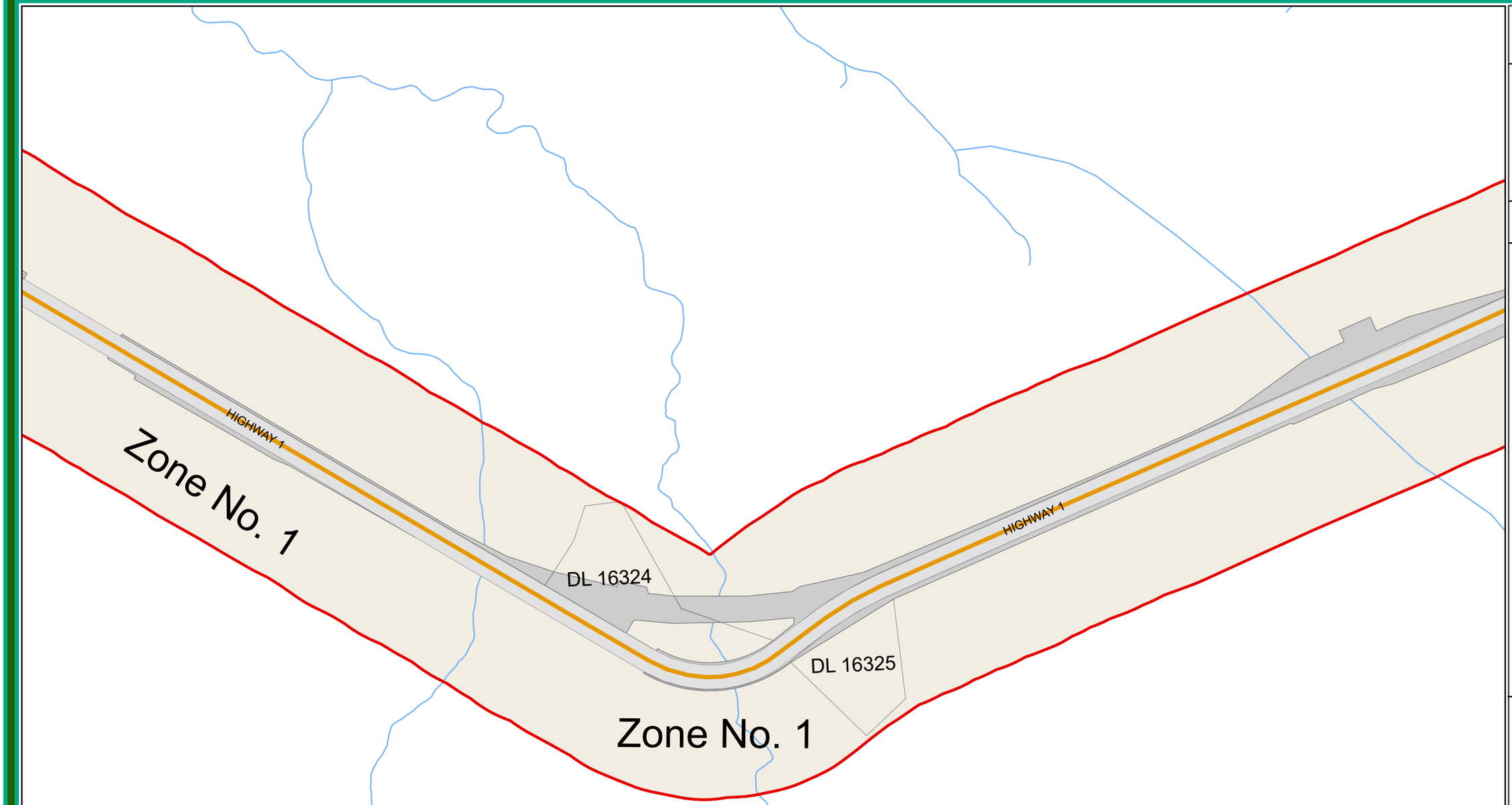
Electoral Area A -- Highway 1 Zoning Bylaw

Map 4



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COLUMBIA SHUSWAP REGIONAL DISTRICT

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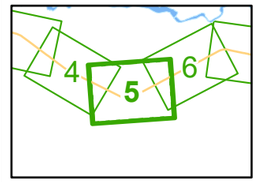

Mapsheet 5 of 30

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UTM Zone 11 Projection

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Scale 1:10,000

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Date: 2024-11-18

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Electoral Area A -- Highway 1 Zoning Bylaw Map 5

HIGHWAY 1

Zone No. 1

Highway Planning Area No.1

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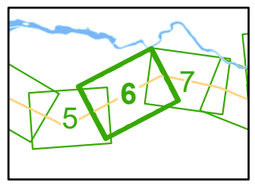

Mapsheet 6 of 30

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Columbia Shuswap Regional District
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Date: 2024-11-18

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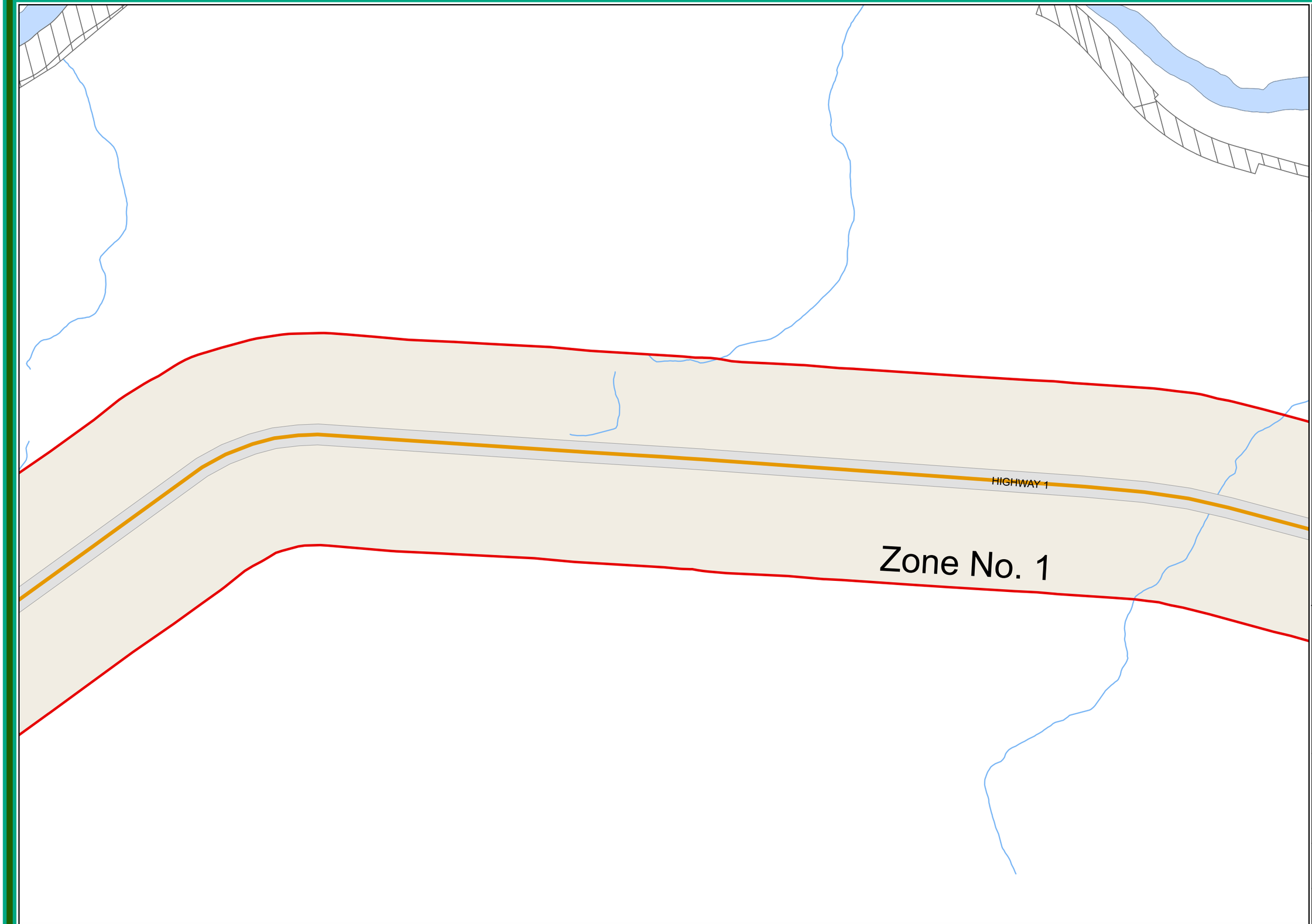
Electoral Area A -- Highway 1 Zoning Bylaw

Map 6



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

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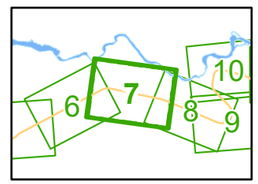

Mapsheet 7 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-18
File: Zoning_168_Maps

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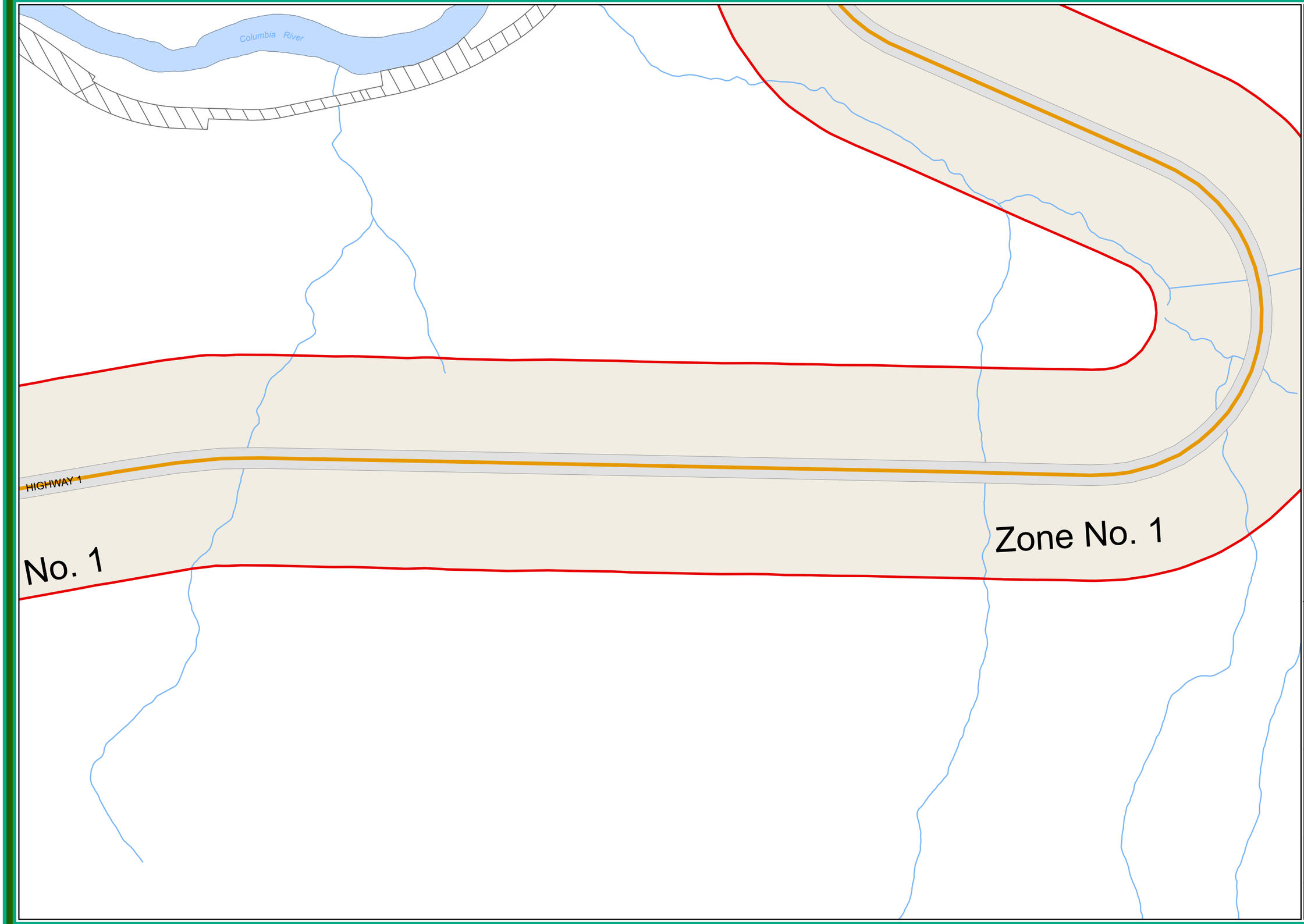
Electoral Area A -- Highway 1 Zoning Bylaw

Map 7



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

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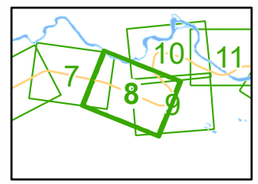

Mapsheet 8 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale 1:10,000

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555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-18
File: Zoning_168_Maps

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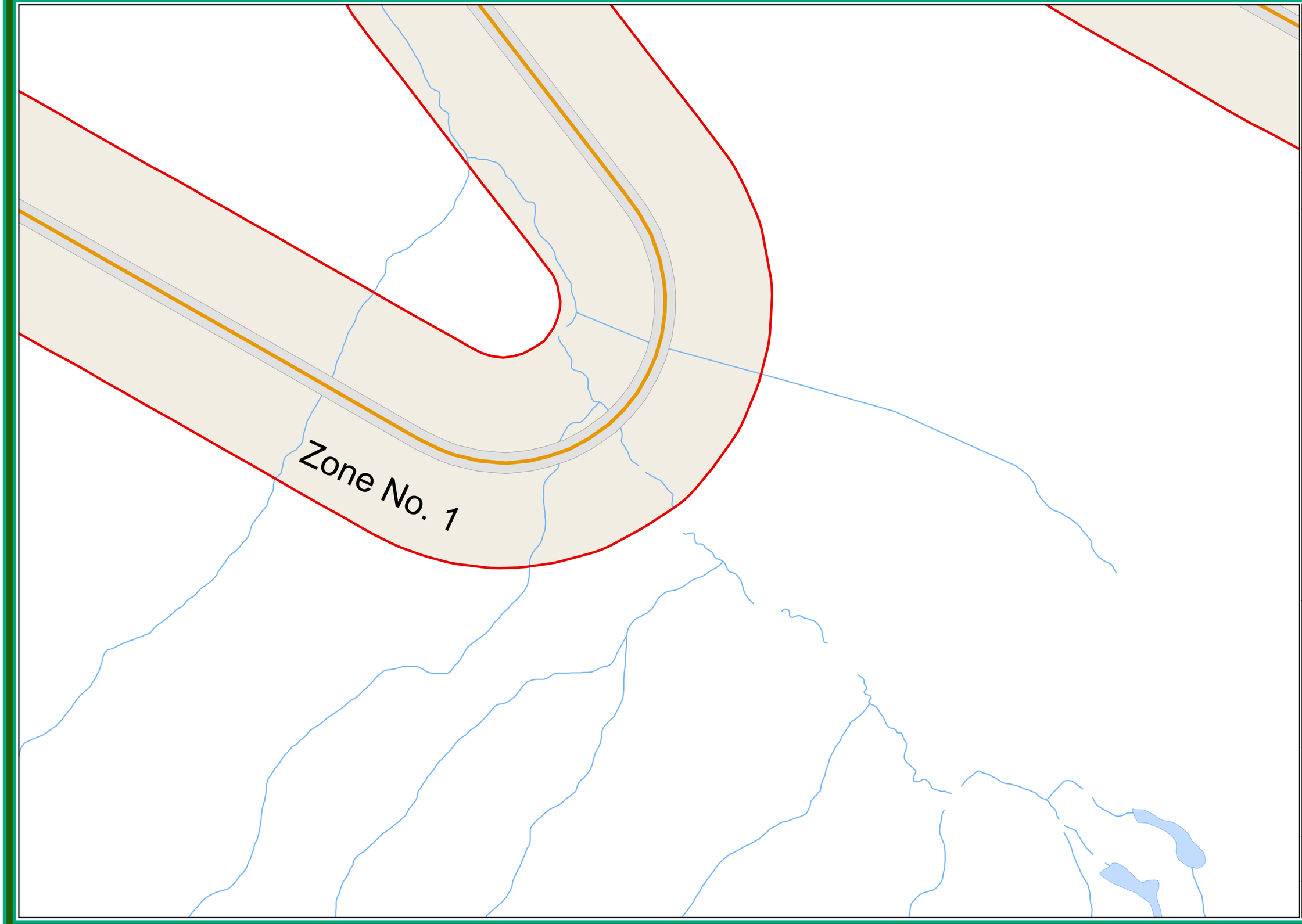
Electoral Area A -- Highway 1 Zoning Bylaw

Map 8



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 9 of 30

- Zoning Boundary
- Parcel Boundary
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

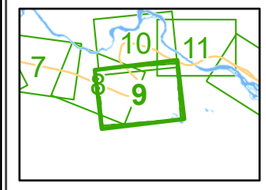
- Highway Right of Way
- Local Road
- Railway
- Unconstructed Road
- Trans Canada Highway Center Line

Zoning Designations

- Zone 1 - Rural
- Zone 2 - All Legal Uses
- Zone 3 - Campground
- Zone 4 - Resource Processing
- Zone 5 - General Store / Truck Stops
- Zone 6 - Helicopter Operations
- Zone 7 - Tourist Lodging
- Zone 8 - Interpretive Centre
- Zone 9 - Comprehensive Development Area 1

- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 9 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-18
File: Zoning_168_Maps

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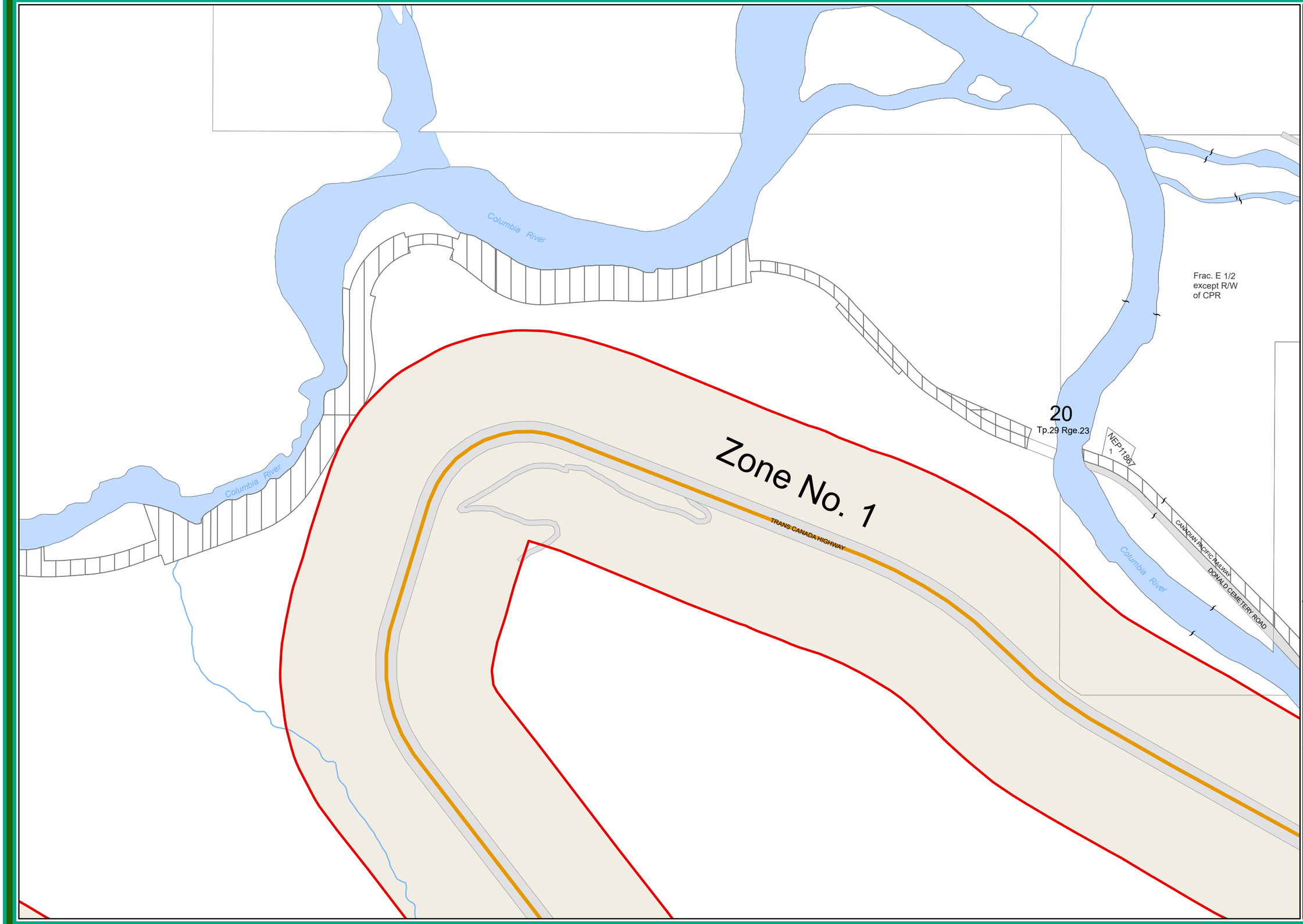
Electoral Area A -- Highway 1 Zoning Bylaw

Map 9



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 10 of 30

- Zoning Boundary
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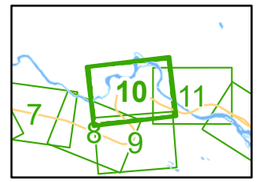
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 10 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

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Electoral Area A -- Highway 1 Zoning Bylaw Map 10

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 11 of 30

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Highway Right of Way
Local Road
Railway
Unconstructed Road
Trans Canada Highway Center Line

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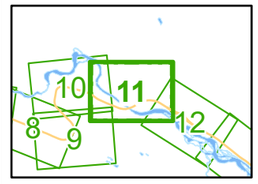
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 11 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

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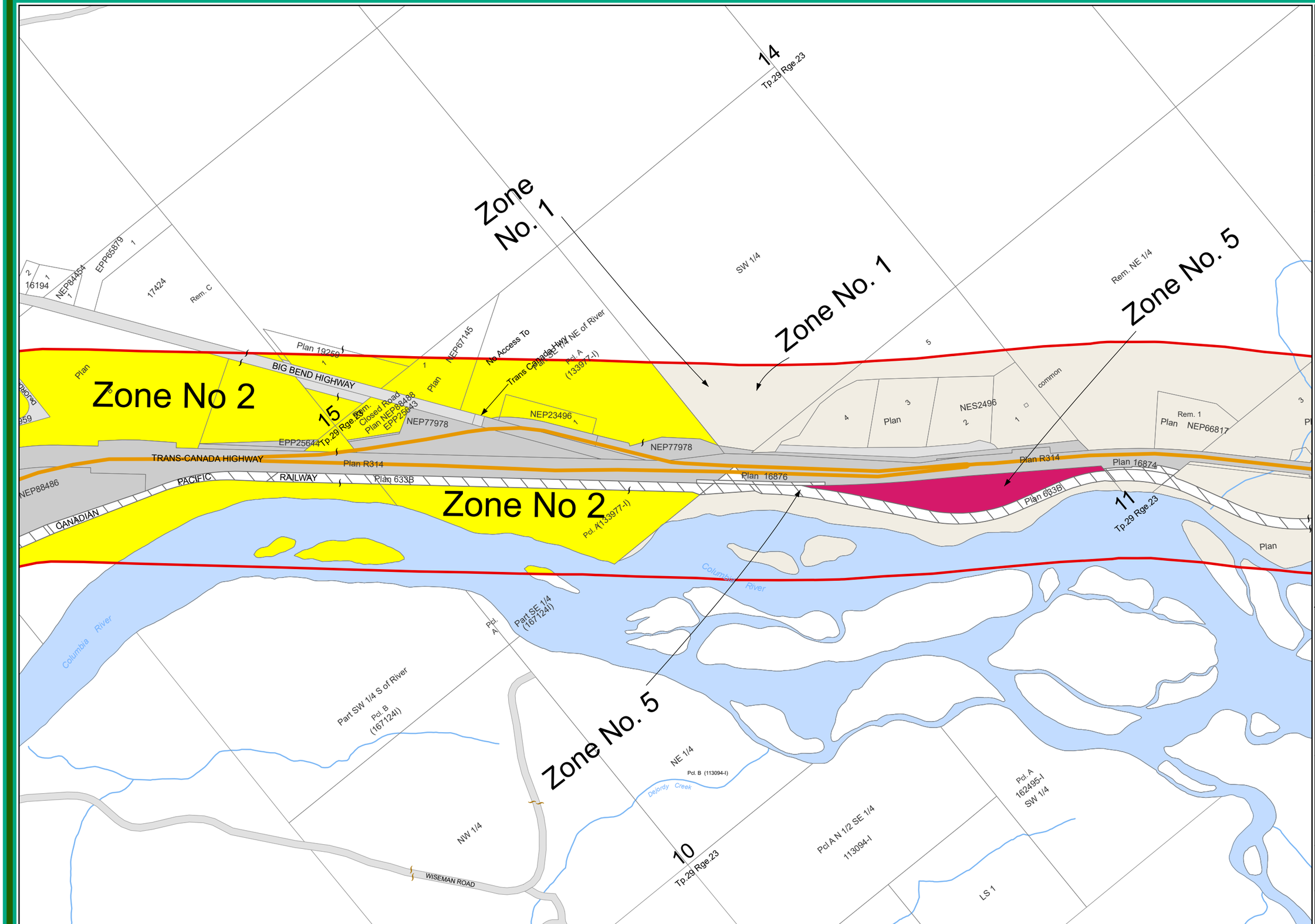
Electoral Area A -- Highway 1 Zoning Bylaw Map 11



Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 12 of 30

- Zoning Boundary
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- Comprehensive Development Areas

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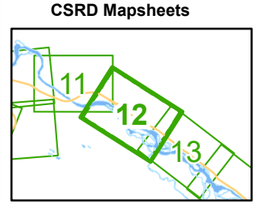

Mapsheet 12 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
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Electoral Area A -- Highway 1 Zoning Bylaw Map 12

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 13 of 30

Zone No. 5

Zone No. 1

Zone No. 1

GOLDEN DONALD UPPER ROAD

GOLDEN DONALD UPPER ROAD

FORDE STATION ROAD

FORDE STATION ROAD

TRANS - CANADA HIGHWAY

TRANS - CANADA HIGHWAY

CANADIAN PACIFIC RAILWAY

CANADIAN PACIFIC RAILWAY

Neale Creek

Columbia River

Columbia River

Tp.29 Rge.23

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Highway Right of Way
Local Road
Railway
Unconstructed Road
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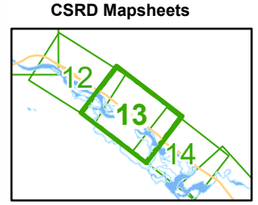
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 13 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale 1:10,000

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Electoral Area A -- Highway 1 Zoning Bylaw Map 13

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 14 of 30

Zone No. 1

Zone No. 1

GOLDEN DONALD UPPER ROAD

TRANS - CANADA HIGHWAY

TRANS-CANADA HIGHWAY

CANADIAN PACIFIC RAILWAY

CANADIAN PACIFIC RAILWAY

BLAEBERRY SCHOOL ROAD

BLAEBERRY RIVER WEST ROAD

Neale Creek

Doyle Creek

Columbia River

Columbia River

Tp.29 Rge.22

Tp.28 Rge.22

Tp.28 Rge.22

Tp.28 Rge.23

NW 1/4

SE 1/4

NW 1/4

SW 1/4

NE 1/4 NE of HWY

NW 1/4 N of River

Rem. SW 1/4

Rem. 1 Plan 7920

Plan 16789

Plan NEP85628

Plan16789

Plan 633B

Plan R314

Plan 633B

Plan 8166

Plan 8255

Plan 8083

Plan 4030

Plan R3

Frac. LS 7

Frac. LS 8

Frac. LS 1

Frac. LS 2

Frac. LS 16

Frac. LS 15

Frac. LS 14

Frac. LS 10

Frac. LS 11

Frac. LS 7 & 8 Pcl. A

Pts. LS 13 lying N and W of Blaeberry River

Pts. LS 14 lying N & W of Blaeberry River

NEP16906

NEP20221

NEP88646

NEP16806

17155

17295

17865

17973

17445

NEP16789

Plan 16875

Plan

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Highway Right of Way
Local Road
Railway
Unconstructed Road
Trans Canada Highway Center Line

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Zone 9 - Comprehensive Development Area 1

Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 14 of 30

Nad 83 CNT Datum
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Electoral Area A -- Highway 1 Zoning Bylaw Map 14

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 15 of 30

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Highway Right of Way
Local Road
Railway
Unconstructed Road
Trans Canada Highway Center Line

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Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 15 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
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Date: 2024-11-18
File: Zoning_168_Maps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 15

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_A_168\Zoning_168_Maps\Zoning_168_Maps.aprx

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 16 of 30

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

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Railway
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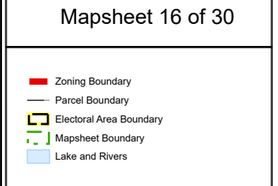
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 16 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

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Electoral Area A -- Highway 1 Zoning Bylaw Map 16

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Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 17 of 30

Zone No. 1

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Highway Right of Way
Local Road
Railway
Unconstructed Road
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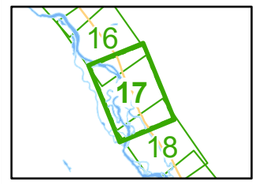
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 17 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
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555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
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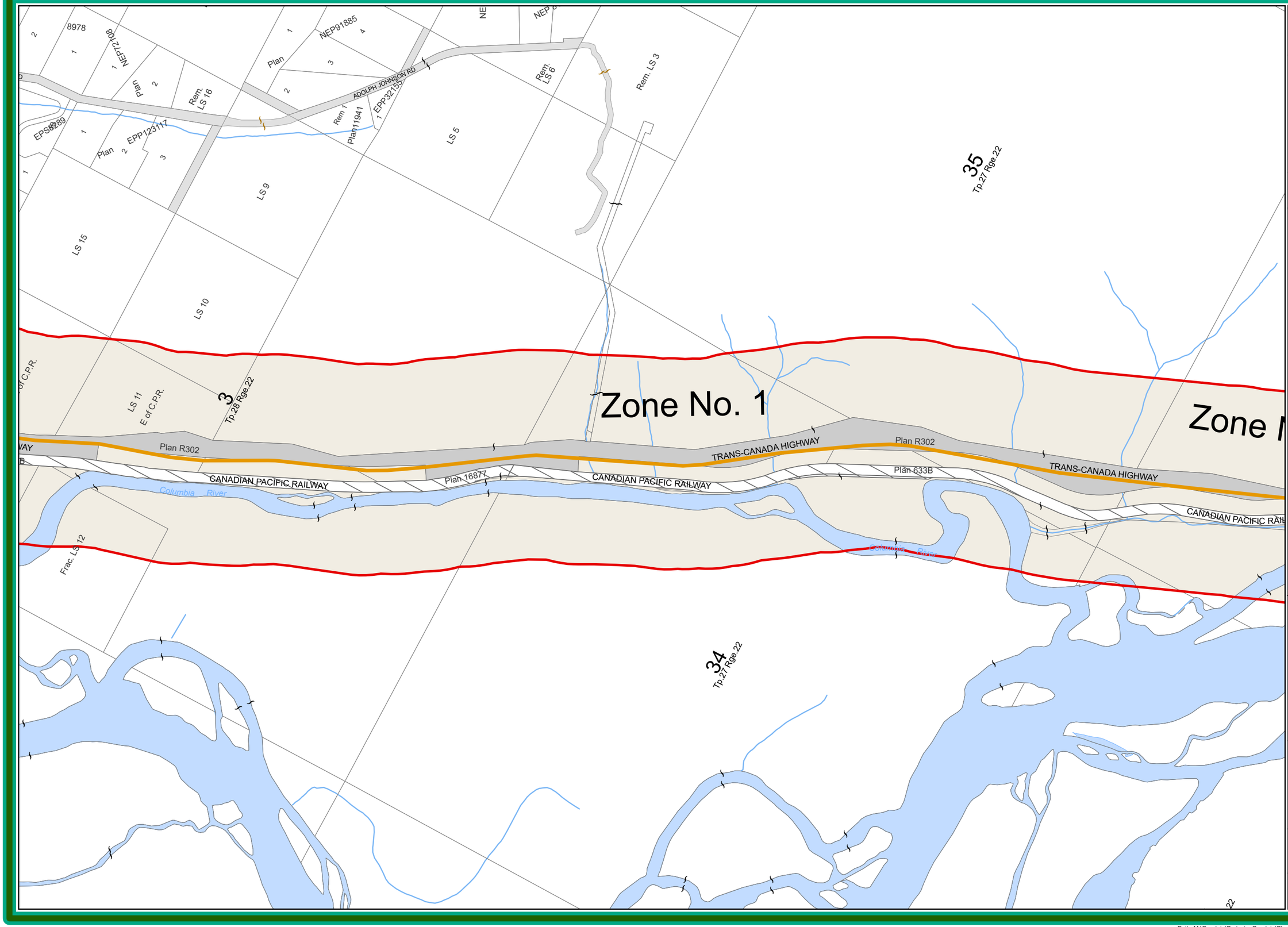
Electoral Area A -- Highway 1 Zoning Bylaw Map 17



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 18 of 30

- Zoning Boundary
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Transportation

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- Railway
- Unconstructed Road
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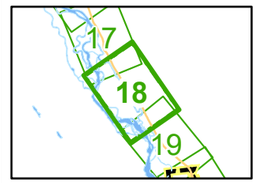
CSRD Mapsheets



Mapsheet 18 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1

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Electoral Area A -- Highway 1 Zoning Bylaw Map 18

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 19 of 30

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
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Local Road
Railway
Unconstructed Road
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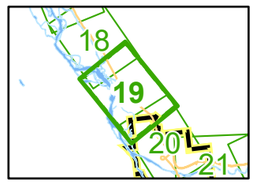
Comprehensive Development Areas

Zone No. 1
Zone No. 1
Zone No. 1

TRANS-CANADA HIGHWAY
TRANS-CANADA HIGHWAY
CANADIAN PACIFIC RAILWAY
CANADIAN PACIFIC RAILWAY
Plan R301
Plan 633B
Columbia River
Columbia River
Hospital Creek
OTTOSON ROAD
ALTHOFF ROAD
ANDERSON ROAD
COOPER (ALFRED) ROAD
No Access
No Access
11TH AVE N
ELECTORAL AREA A
TOWN OF GOLDEN
A.F.P.B. 1263
DD55052F
Plan 5086
Plan 8489
Part N 1/2 E of C.P.R.
Part N1/2 lying West of CPR R/W Plan 633B
Pcl. A Sketch Plan 52521
Blk D
Blk A
Blk. A of NW 1/4
Rem. LS 13
LS 15
LS 14
LS 11
LS 10
Plan DD7676
Plan 8320 A
Ref. Plan 90624-I
Plan 7660
Plan 4900
Plan 16171
NEP19327 A
NEP76175
Plan 6144
Plan 4486
Plan 4487
Plan 5074
Plan 5924
Plan 15172
Plan 10085M
Pcl A Ref Plan 10085M
35 Tp.27 Rge.22
26 Tp.27 Rge.22
23 Tp.27 Rge.22
27 Tp. 27 Rge. 22

CSRD Mapsheets



Mapsheet 19 of 30

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Electoral Area A -- Highway 1 Zoning Bylaw Map 19

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 20 of 30

Zone No. 2

ELECTORAL AREA A
TOWN OF GOLDEN

Zoning Boundary
Parcel Boundary
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Highway Right of Way
Local Road
Railway
Unconstructed Road
Trans Canada Highway Center Line

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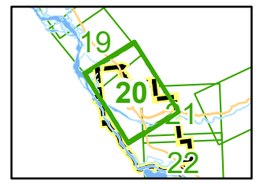
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 20 of 30

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Electoral Area A -- Highway 1 Zoning Bylaw

Map 20

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_A_168\Zoning_168_Maps\Zoning_168_Maps.aprx

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 21 of 30

Zone No. 6

Zone No. 1

Zone No. 2

Zone No. 2

Rem. NW 1/4

Rem. LS 9

LS 12

DL 4752

Rem. SE 1/4

SW 1/4

18 Tp.27 Rge.21

7 Tp.27 Rge.21

8 Tp.27 Rge.21

Kicking Horse River

GOLDEN DONALD UPPER RD

LAPP ROAD

HIETALA ROAD

QUARTZ CRES

GRANITE DR

DEER RIDGE RD

STONEY LANE

PINE DR

GAREB RD

LAFONTAINE RD

TRANS-CANADA HWY

GOLDEN VIEW RD

EPP2960

TRANS-CANADA HIGHWAY

Plan 633B CANADIAN PACIFIC RAILWAY

MT FOREST SERVICE ROAD

BOWLE-EVANS FSR

STATION AVE

RIVER ST

PARK DR

9TH ST S

10TH ST S

11TH ST S

12TH ST S

13TH ST S

14TH ST S

15TH ST S

9TH AVE S

10TH AVE S

11TH AVE S

12TH AVE S

13TH AVE S

14TH AVE S

FIR CRES

CEDAR ST

BIRCH CRES

MAPLE DR

POPLAR ST

SPRUCE DR

HEMLOCK ST

WILLOW ST

ALEXANDER DR

TOWN OF GOLDEN

ELECTORAL AREA A

Plan 17480

Plan 19690

Plan NEP77780

Plan NEP23243

Plan NEP20789

Plan NEP67443

Plan 10108

Plan 15202

Plan NEP61941

Plan NEP62569

Plan NEP71257

Plan NEP59184

Plan EPP120558

Plan NEP22194

Plan EPP77544

Plan EPP32695

Rem. 1 NEP22194

Rem. 1 NEP23243

Rem. 1 15202

Rem. 3 10108

18852

EPP120558

EPP32695

NEP20789

NEP67443

NEP61941

NEP62569

NEP71257

NEP59184

15202

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EPP77544

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NEP22194

NEP23243

Zoning Boundary
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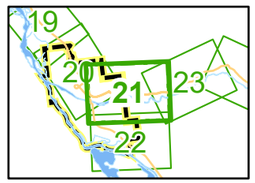

Mapsheet 21 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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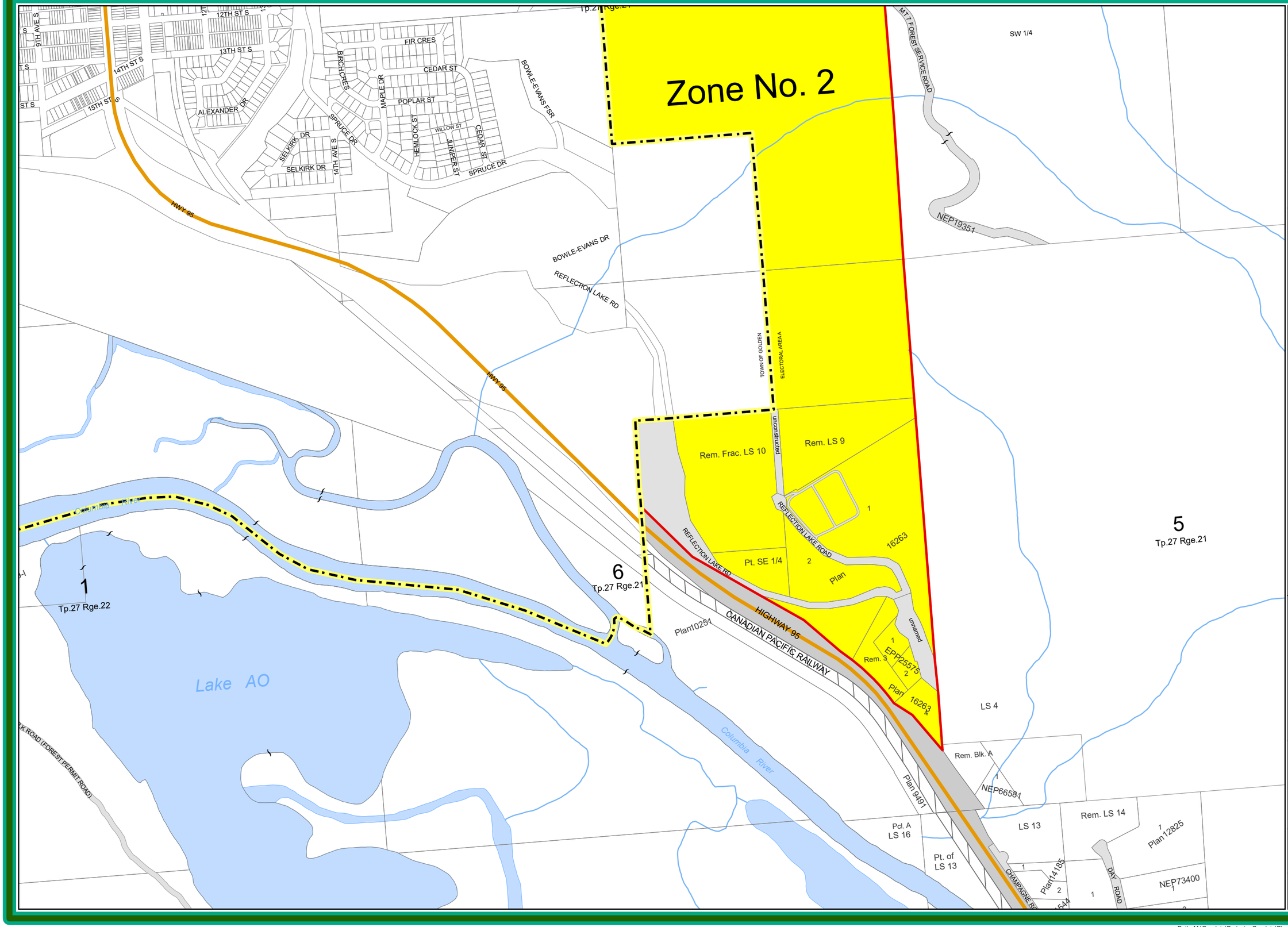
Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-18
File: Zoning_168_Maps

The information on this map was compiled by the CSRD for regulatory and internal reference purposes only. No representation or warranty is made as to the accuracy of the information.

Electoral Area A -- Highway 1 Zoning Bylaw Map 21



Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 22 of 30

- Zoning Boundary
- Parcel Boundary
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Highway Right of Way
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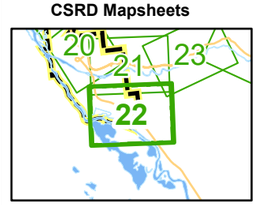
- Comprehensive Development Areas

CSRD Mapsheets



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Electoral Area A -- Highway 1 Zoning Bylaw Map 22

DL 4752
1
NEP20789
Plan
2
1
15202
1
NEP67443
Plan
1
NEP61947
NEP82569
2
15202
3
Zone No. 1
Horse River
TRANS-CANADA HIGHWAY
Kicking Horse River
NE 1/4
8
Tp.27 Rge.21
NW 1/4
NE 1/4
9
Tp.27 Rge.21
SE 1/4
SW 1/4
NW 1/4
Zone No. 1

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

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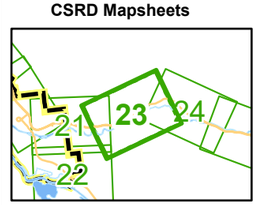

Mapsheet 23 of 30

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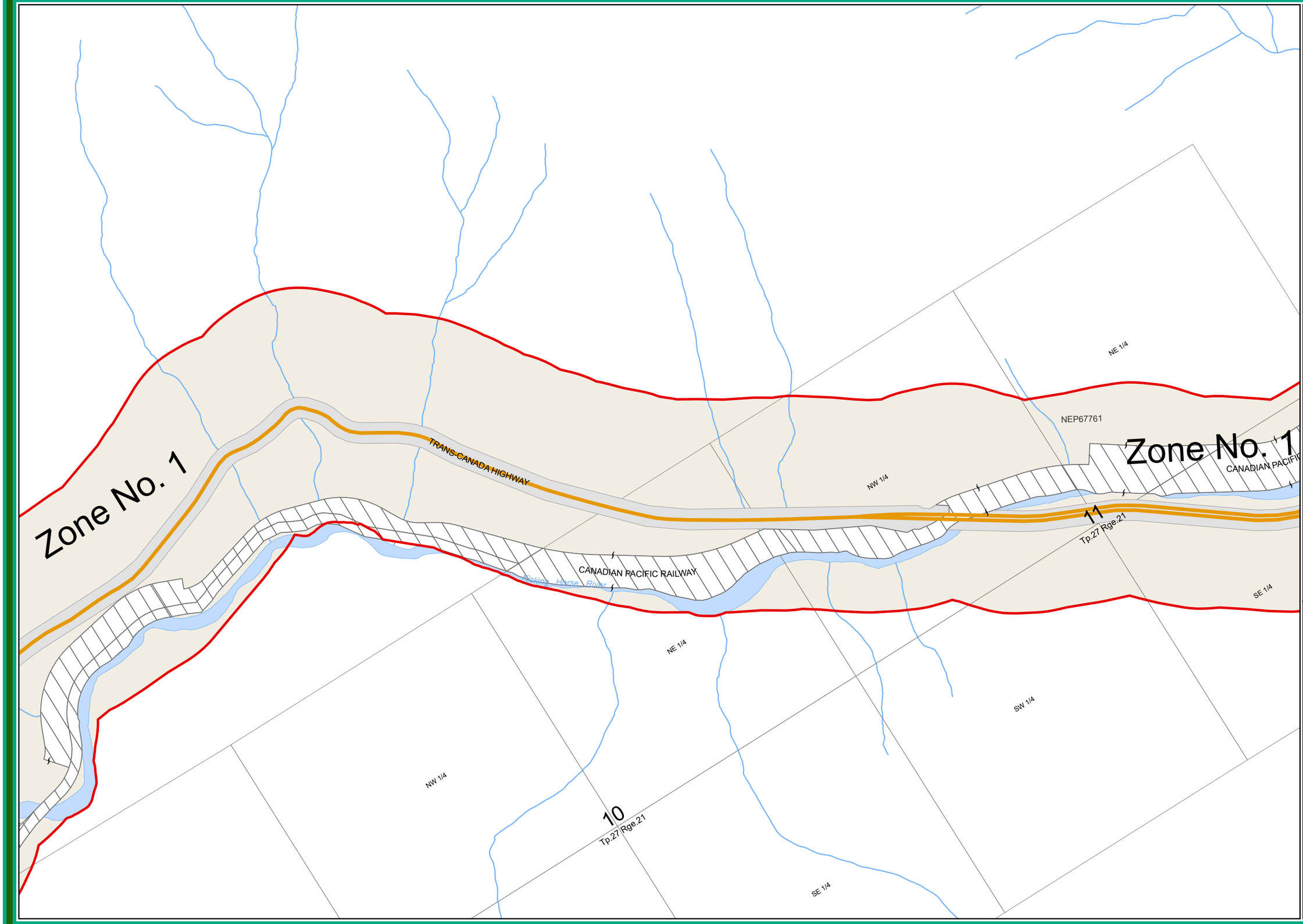
Electoral Area A -- Highway 1 Zoning Bylaw Map 23



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 24 of 30

- Zoning Boundary
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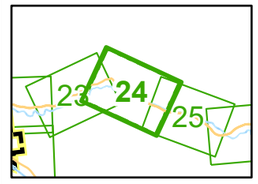

Mapsheet 24 of 30

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Date: 2024-11-18

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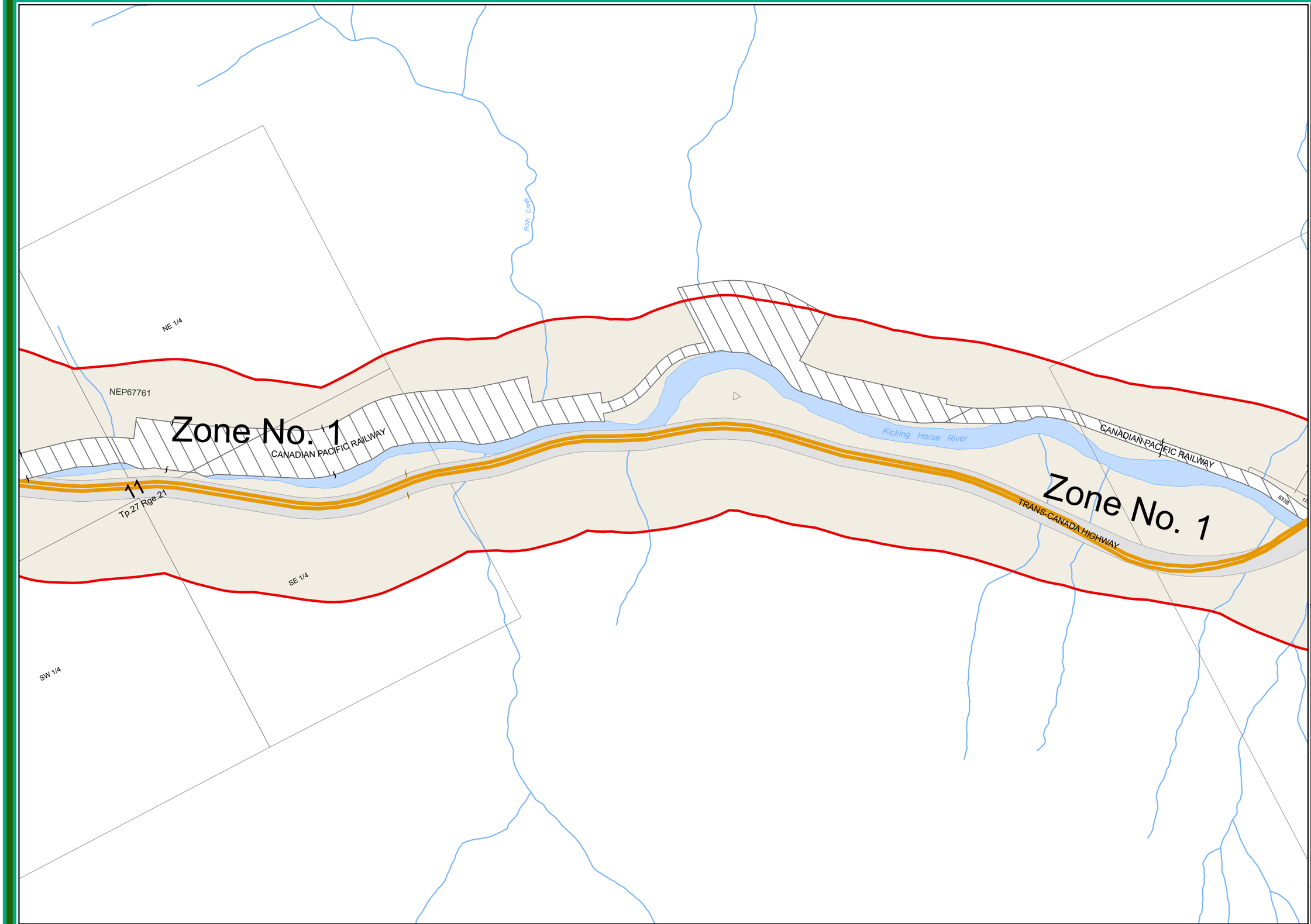
Electoral Area A -- Highway 1 Zoning Bylaw

Map 24



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 25 of 30

- Zoning Boundary
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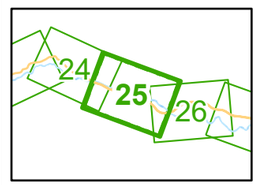
CSRD Mapsheets



Mapsheet 25 of 30

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Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1

Date: 2024-11-18

File: Zoning_168_Maps

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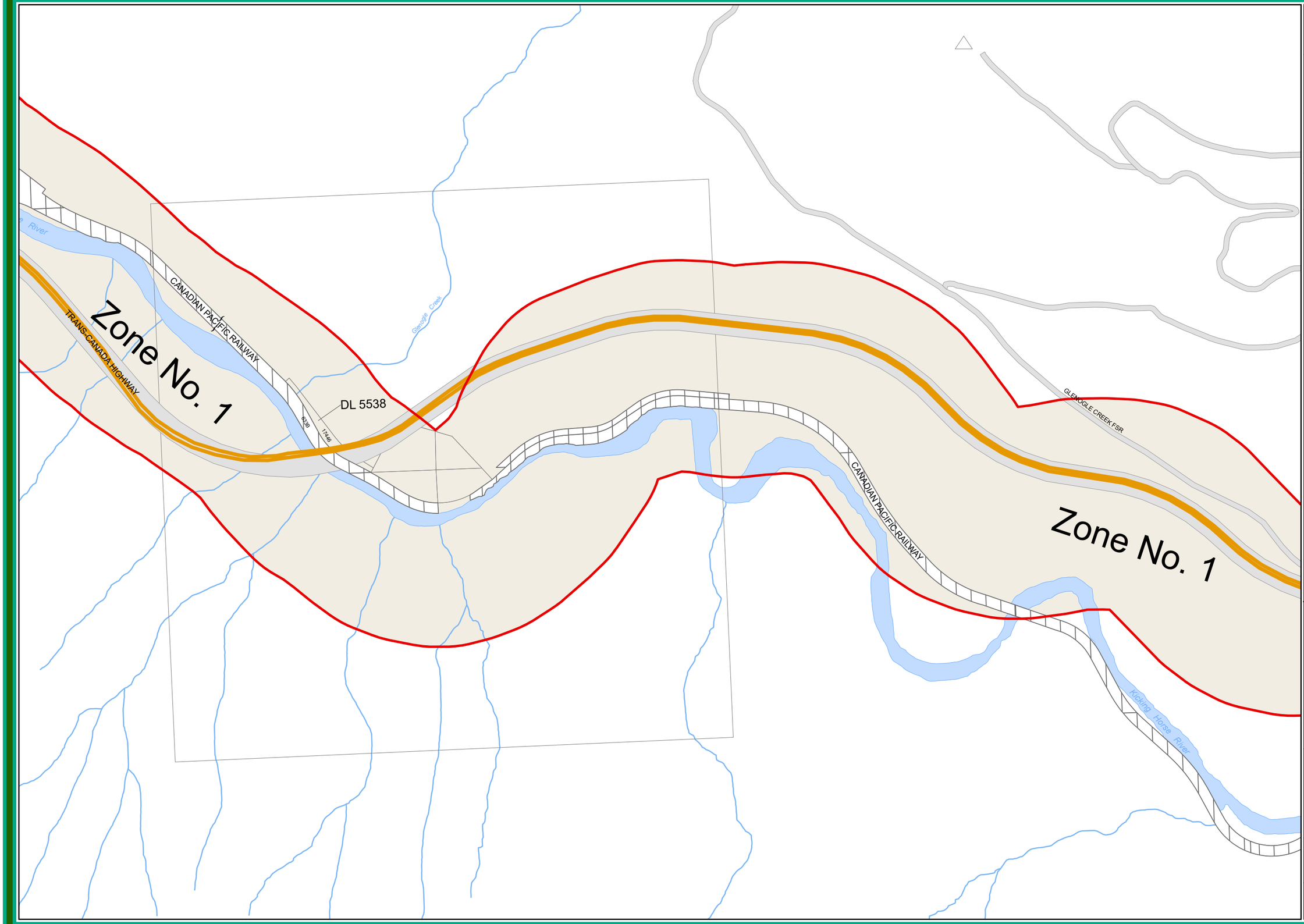
Electoral Area A -- Highway 1 Zoning Bylaw Map 25



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 26 of 30

- Zoning Boundary
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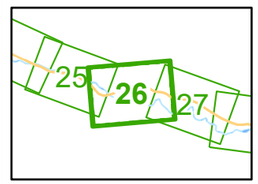

Mapsheet 26 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1

Date: 2024-11-18

File: Zoning_168_Maps

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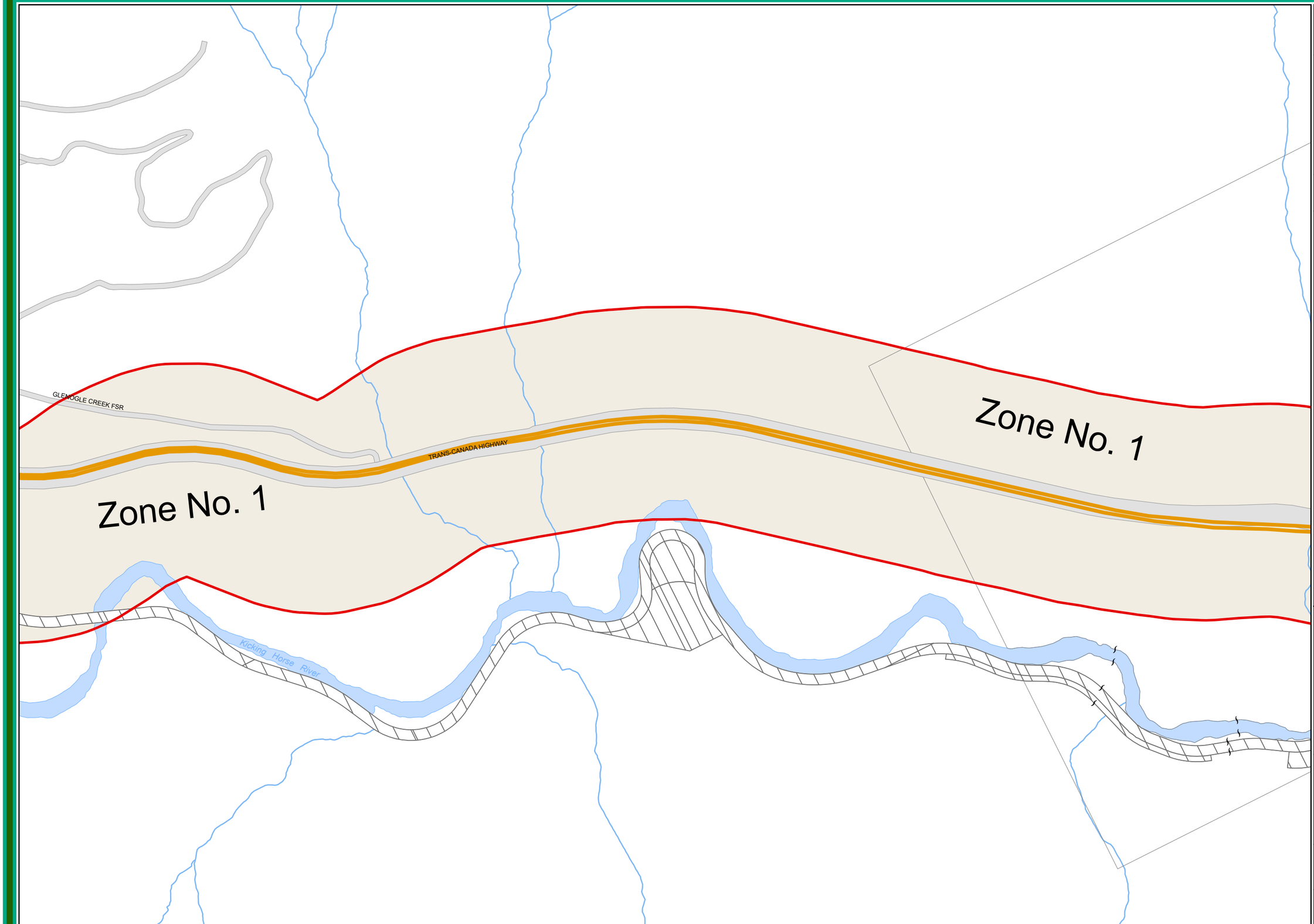
Electoral Area A -- Highway 1 Zoning Bylaw

Map 26



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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

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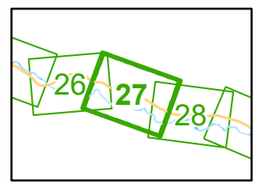

Mapsheet 27 of 30

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0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-18
File: Zoning_168_Maps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 27

Zone No. 1

34
Tp.26 Rge.20

TRANS CANADA HIGHWAY

Plan R272

Blk. A
Sec. 34

Zone No. 1

Rocking Horse River

CANADIAN PACIFIC RAILWAY

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 28 of 30

- Zoning Boundary
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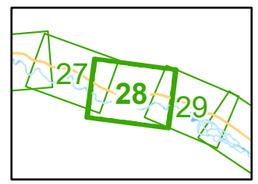

Mapsheet 28 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale 1:10,000

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
555 Harbourfront Dr NE, Salmon Arm, BC V1E 4P1
Date: 2024-11-18
File: Zoning_168_Maps

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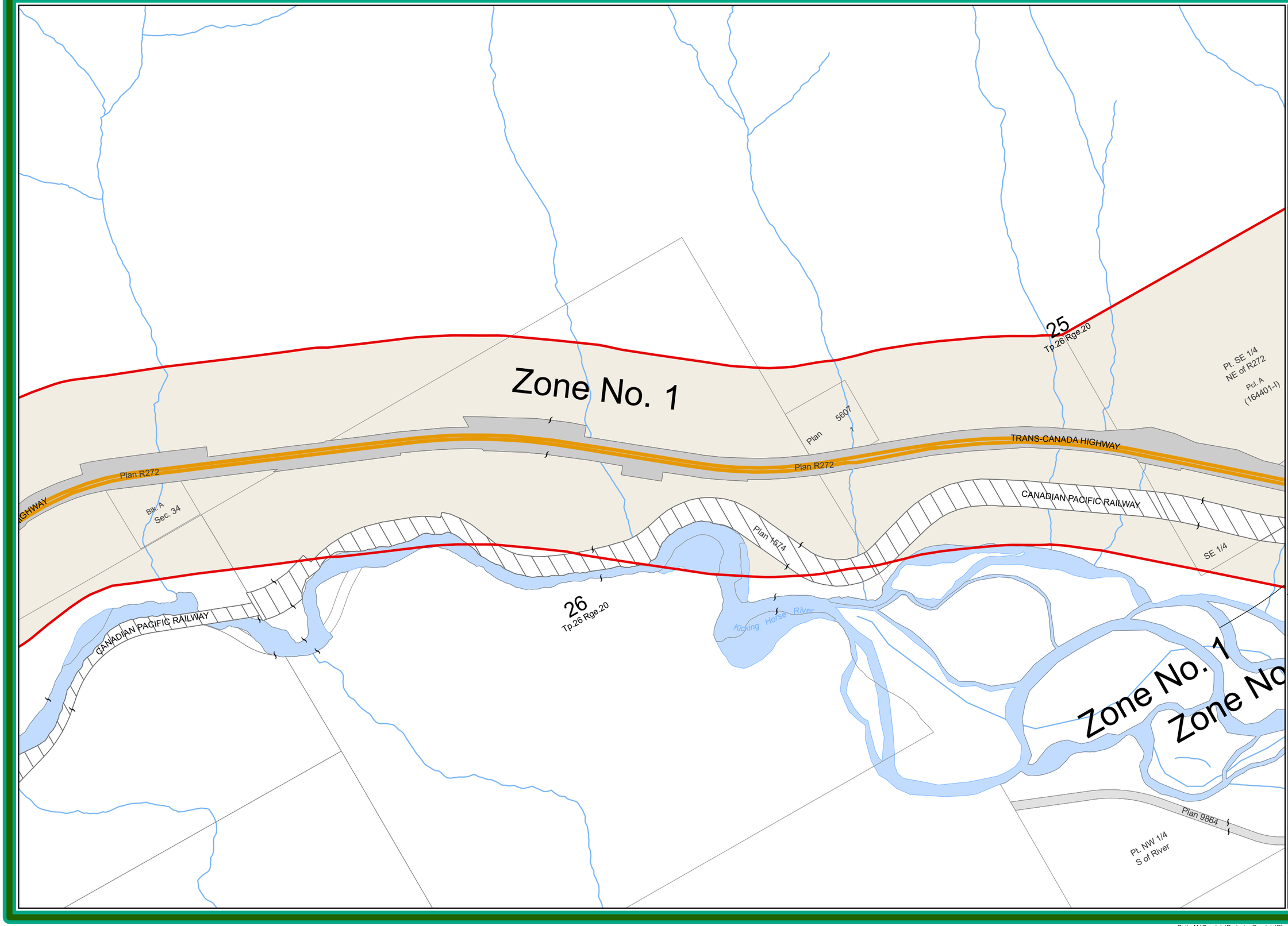
Electoral Area A -- Highway 1 Zoning Bylaw Map 28



CSRD

COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

Mapsheet 29 of 30

- Zoning Boundary
- Parcel Boundary
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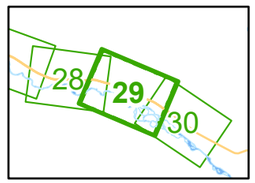

Mapsheet 29 of 30

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Electoral Area A -- Highway 1 Zoning Bylaw Map 29

Zone No. 1

Zone No. 7

25 Tp.26 Rge.20

Pt. SE 1/4 NE of R272

Pcl. A (16440I-I)

Pcl. 2 (87785-I)

(79878-I) Pcl. 1 Sec. 25

WAPTA ROAD

Pcl. A LS 16

Hoodoo Creek

TRANS-CANADA HIGHWAY

Plan R272

2 NEP74849 Plan 1574

CANADIAN PACIFIC RAILWAY

SE 1/4

Plan 9863 1 NEP74849

NEP78250 A

LS 9

BEAVERFOOT ROAD

Kicking Horse River

Pcl. A Pt. NE 1/4 (K18423)

24 Tp.26 Rge.20

2 17309 1 Plan 2 18489

KICKING HORSE ROAD

Plan 9864

Pt. NW 1/4 S of River

Plan 4 3 18911 1 Plan 2

BEAVERFOOT FSR

Kicking Horse River

BEAVERFOOT FSR

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1

Bylaw No168

Schedule B - Zoning Maps

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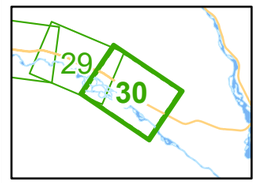

Mapsheet 30 of 30

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Electoral Area A -- Highway 1 Zoning Bylaw Map 30

From: [redacted]
To: Planning Public Email address
Subject: Public Hearing Submission BL 168-01
Date: May 28, 2025 5:22:23 PM

Pinnacle lifestyles Resorts Inc is in support of the zoning and bylaw changes.

PUBLIC HEARING NOTES

Bylaw No. 168-01

Notes of the Public hearing held on Wednesday May 28, 2025, at 6:00 PM at the Golden Senior Cente, 1401 9 St. S, Golden, BC, regarding Highway Planning Area Amendment Bylaw No. 168-01.

PRESENT: Chair Karen Cathcart – Electoral Area A Director
Ken Gobeil – Senior Planner, Planning Services
Christine LeFloch – Planner III, Planning Services
Brad Payne – Manager, Information Technology

24 members of the public- 3 in zoom- 27 Members total

Chair Cathcart called the Public Hearing to order at 6:05 pm. The Chair gave instructions on how to get technical assistance during the meeting. The Chair introduced the CSRD staff present at the public hearing. Then the Chair stated that this public hearing is convened pursuant to Section 464 of the Local Government Act to allow the public to make representations regarding the amending bylaw.

Following instructions for the public hearing, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Highway Planning Area Amendment Bylaw No. 168-01.

The Planner also noted the hearing has been called under Section 464 and the applications will be submitted to the Board for consideration at its July 17, 2025 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted property owners and tenants in occupation within 100 m of the subject property were given notification of this public hearing 10 days prior to the meeting date.

The Planner provided background information regarding the proposed bylaw amendments and reviewed the purpose of the bylaws. The Planner also summarized the referral comments received by the CSRD to the public in attendance.

The Chair explained participation on how the members of the public can make comments both actually in attendance at the hearing as well as who is attending via zoom. The Chair opened the floor for comments and explained how to do so using Zoom or written submissions using the public planning email inbox.

[redacted], [redacted] Big Bend Hwy:

- Noted that she is speaking on behalf of [redacted].
- Asked if the bylaw amendment is adopted and the property is subdivided in the future, how roads are maintained and services provided. Specifically mentioning ambulance, police and firefighting services. They noted that the increase in population will increase traffic and local crime.
- Asked if consideration will be made for wildlife corridors for future development.
- Noted that there are other new developments in the area and asked who will be responsible for road upgrades.

- They are concerned about the water availability in the area and impacts to their well if the bylaw amendment is approved and lots are subdivided.

Ken Gobeil, Senior Planner responded that the Ministry of Transportation and Transit is responsible for roads and maintenance in the CSRD. They also noted that Ministry of Transportation and Transit approval is required for this bylaw amendment application, and that a Commercial Access Permit will be required for any commercial development. It was noted that the Ministry of Transportation and Transit requires a restrictive covenant registered on title to remind future developers about the Commercial Access Permit requirement.

Ken Gobeil also explained that the Provincial Approving Officer has the authority for subdivision approvals and that as part of their review they would look at the state of existing infrastructure.

Ken Gobeil noted that he can follow up with the other questions after the hearing is closed.

Chair Cathcart asked the applicants (who were attending electronically via Zoom) if they would be able to stay online at the close of the hearing to answer technical questions that the public may have.

[redacted], No Address:

- Submitted an email at 6:22 pm noting that Pinnacle Lifestyles Resorts Inc is in support of the proposed bylaw amendments.

Hearing no more representations or questions about proposed Bylaw No. 168-01, the Chair called three times for further submissions before declaring the public hearing closed at 6:25 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Director Cathcart

Public Hearing Chair

Ken Gobeil

Senior Planner

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area C: Electoral Area C Official Community Plan Amendment Bylaw No. 725-25 and South Shuswap Zoning Amendment Bylaw No. 701-107
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated June 18, 2025. 6169 Armstrong Road, Wild Rose Bay
RECOMMENDATION #1:	THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-25" be read a third time, this 17th day of July, 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*
RECOMMENDATION #2:	THAT: "South Shuswap Zoning Amendment Bylaw No. 701-107" be read a third time, this 17th day of July, 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The applicant is proposing to change the Official Community Plan (OCP) land use designation for a portion of the subject property from LH Large Holdings to RR2 Rural Residential 2 and rezone a portion of the property from LH Large Holdings to RR4 Rural Residential 4 to facilitate subdivision into 3 new lots with a minimum size of 2.24 ha plus a ~12.27 ha Remainder.

The Board gave second reading to the amending bylaws at their meeting held on October 29, 2024 and a public hearing was held on June 16, 2025 in the Board room of the CSRD office with in-person and electronic attendance options to hear representations from the community regarding the proposed bylaw amendments. Notes from the public hearing and written public submissions regarding the proposed bylaw amendments are attached to this Board report. It is now appropriate for the Board to consider the amending bylaws for third reading.

BACKGROUND:

Please see Item 18.2 on the November 16, 2023 Board Agenda for the staff report recommending First Reading. The report provides the full background and supporting documents for this application.

Please see Item 18.3 on the November 21, 2024 Board Agenda for the staff report recommending second reading. Updated maps, plans and photos reflecting changes proposed at second reading are attached.

POLICY:

Please see "BL725-25_BL701-107_Excerpts_BL725_BL701.pdf," attached for all applicable policies and regulations.

Electoral Area C Official Community Plan Bylaw No. 725, as amended (Sections 1.2, 3.1, 3.4, 3.6, 12.1, 12.2, 12.3, 12.4)

1.2 Sustainable Planning Principles

3.1 General Land Use Management

3.4 Residential

3.6 Waterfront Development

12.1 Hazardous Lands Development Permit Area (Steep Slope)

12.2 Foreshore and Water Development Permit Area

12.3 Lakes 100 m Development Permit Area

12.4 Riparian Areas Regulation Development Permit Area

South Shuswap Zoning Bylaw No. 701, as amended (Sections 1, 3.16, 3.17, 3.18, 10, 15)

Part 1 Definitions

3.16 Floodplain Designations

3.17 Floodplain Specifications

3.18 Application of Floodplain Specifications

3.20 Subdivision Regulations for Panhandle Lots

10. RR4 Rural Residential Zone

FINANCIAL:

In accordance with Section 477 of the Local Government Act, the Financial Services and Environmental and Utility Services Departments have reviewed the proposed OCP amendment and confirmed that it is consistent with the CSRD's Financial Plan and Waste Management Plan.

KEY ISSUES/CONCEPTS:

Public Hearing

A public hearing was held on June 17, 2025 in the Board Room of the CSRD office to hear representations from the public regarding the proposed bylaw amendments. There were five members of the public in attendance including the property owners and agent and one public submission was received.

The agent for this application spoke in favour at the public hearing and presented information related to the geotechnical report, archaeological impact assessment, Riparian Areas Assessment Report and septic reporting completed for the property. This information is described in the attached "BL725-25_BL701-107_Public Hearing Notes.pdf" and was also included as part of the November 24, 2024 Board report. There were no other comments received at the public hearing.

One public submission was received regarding this application. The writer notes that their comments are not directly related to the proposed development but are generally about the community impacts of increased densification in the Eagle Bay and Wild Rose Bay areas. The person disagrees with allowing further development in these areas for many reasons including the distance from services and jobs, increased traffic on Eagle Bay Road, and the fact that the community has only one road in and out and would be challenging to evacuate during an emergency.

Analysis

The issue raised regarding densification in the Eagle Bay and Wild Rose Bay areas through public submission applies more broadly to development in general in these areas and policies that support these proposals and is not specific to the application under consideration. Changes to these OCP policies would need to be considered as part of broader discussions forming part of an OCP review. The application under consideration, if approved, would create 3 new lots and all lots would be over 2 ha. The proposal meets the OCP policies regarding permitted densities outside of the Village Centre and Secondary Settlement Areas. As such, staff continue to support the proposed bylaw amendments.

At second reading, staff noted that a proposed reduction to the 50 m setback from Shuswap Lake to 30 m as established by a Riparian Areas Assessment Report for a single detached dwelling with attached secondary dwelling unit and one accessory building was supported by staff and was included in the OCP amendment bylaw. The bylaw was supported by the Board and given second reading. It was further recommended that a Section 219 covenant establishing these required setbacks be registered on title prior to adoption of the amending bylaws to ensure that future owners and Building Services staff are aware of the setbacks as these are not normally regulated through an OCP and may otherwise be missed. At second reading, staff recommended that the covenant be registered prior to third reading, however, as it is important to ensure that the Board continues to support the proposed bylaw amendments following the public hearing, staff are now recommending that the covenant be registered on title prior to adoption of the proposed amending bylaws.

Rationale for Recommendation

The applicant is proposing to change the OCP land use designation for a portion of the subject property from LH to RR2 and rezone the same portion of the subject property from LH to RR4 to allow for subdivision of 3 new lots plus a Remainder. A site specific OCP amendment allowing a single detached dwelling with attached secondary dwelling unit and one accessory building to be sited between 50 m and 30 m from the natural boundary of Shuswap Lake is also proposed. Staff are recommending that the proposed amending bylaws be read a third time for the following reasons:

- Redesignating a portion of the subject property to RR2 and rezoning to RR4 can be considered because the proposed rural uses and densities are consistent with OCP policies regarding Residential use outside secondary settlement areas and the land use is consistent with adjacent and nearby properties;
- The proposal for the subject property meets most of the OCP policies regarding Waterfront Development, including density, lake frontage, and residential use;
- Staff support the applicant's request to reduce the 50 m setback from the natural boundary of Shuswap Lake to 30 m only for one single detached dwelling that may include an attached secondary dwelling unit and one accessory building if proposed Policy 3.6.2.3 is included in the OCP, and the recommended covenant is registered prior to adoption of the amending bylaws; and
- There were no significant issues raised at the public hearing specific to this application.

IMPLEMENTATION:

If the Board agrees with the staff recommendation, staff will work with the applicant to prepare wording for the Section 219 covenant. Once the covenant has been registered on title staff will bring the amending bylaw back to the Board for adoption.

COMMUNICATIONS:

Staff will communicate the decision of the Board to the applicant. Interested members of the public can find out about the status of this application by accessing the Board agendas and minutes posted on the Agendas & Minutes page of the CSRD website or by contacting staff.

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:	2025-07-17_Board_DS_BL725-25_BL701-107_Third.docx
Attachments:	- BL725-25_Third.pdf - BL701-107_Third.pdf - BL725-25_BL701-107_Excerpts_BL725_BL701.pdf - BL725-25_BL701-107_Public Submission_Redacted.pdf - BL725-25_BL701-107_Public Hearing Notes.docx - BL725-25_BL701-107_Maps_Plans_Photos_2024-10-22.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA C OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 725-25

A bylaw to amend the "Electoral Area C Official Community Plan Bylaw No.725"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area C Official Community Plan Amendment Bylaw No.725" is hereby amended as follows:

A. MAP AMENDMENT

1. Schedule B, Land Use Designations – Overview, which forms part of the "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

i) Redesignating part of the Fractional Southeast ¼ of Section 13, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Fractional LS 2, (2) Plans 6627, 9273, 10957, 11976, and 14951, which part is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from LH Large Holdings to RR2 Rural Residential 2;

2. Schedule C, Land Use Designations – Mapsheets, which forms part of the "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

ii) Redesignating part of the Fractional Southeast ¼ of Section 13, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Fractional LS 2, (2) Plans 6627, 9273, 10957, 11976, and 14951, which part is more particularly shown outlined in bold on Schedule 2 attached hereto and forming part of this bylaw, from LH Large Holdings to RR2 Rural Residential 2.

B. TEXT AMENDMENT

1. Schedule A, Official Community Plan text which forms part of the "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended by adding a new subsection to Section 3.6.2 Waterfront Development as follows:

3) Notwithstanding Section 3.6.2.1(d), for a proposed subdivision of the SE ¼ of Section 13, Township 23 Range 9, W6M, KDYD, Except (1) Fractional LS2 (2) Plans 6627, 9273, 10957,11976 & 14951 to create 2 new waterfront lots and 1 new upland lot plus a Remainder, the 50 m setback from the natural boundary of Shuswap Lake for the 2 waterfront lots shall be reduced to 30 m applicable to 1 single detached dwelling which may include 1 attached secondary dwelling unit, and 1 accessory building per lot.

2. This bylaw may be cited as "Electoral Area C Official Community Plan Amendment Bylaw No. 725-25"

READ a first time this 16th day of November, 2023.

READ a second time, as amended this 21st day of November, 2024.

PUBLIC HEARING held this 17th day of June, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

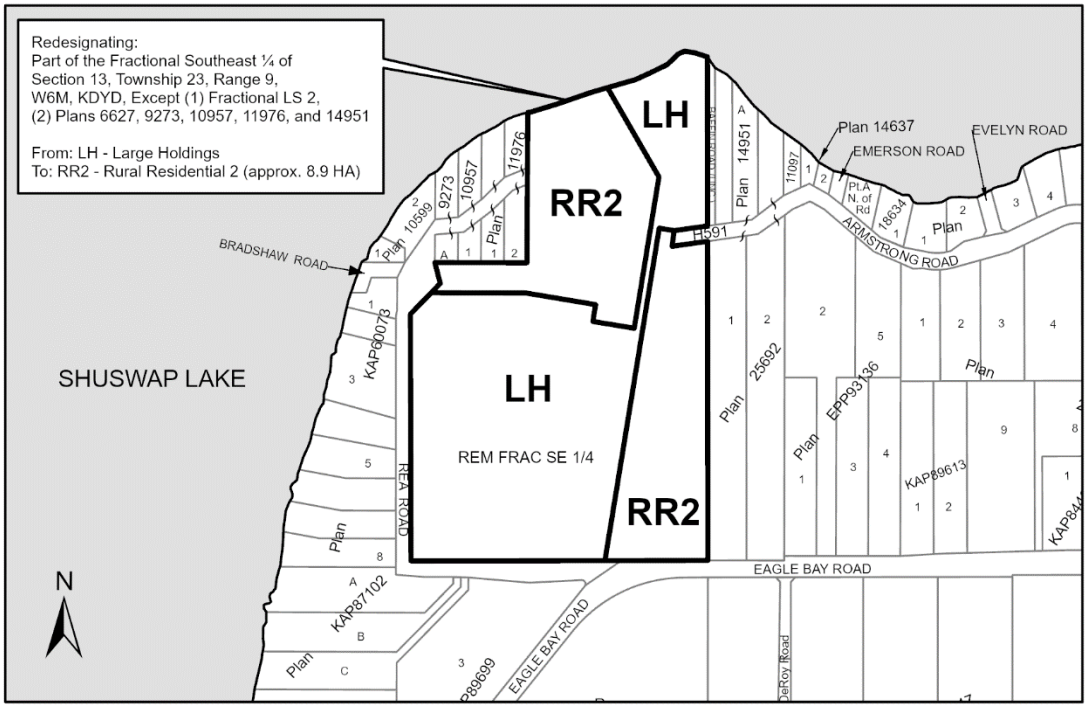
CORPORATE OFFICER

CHAIR

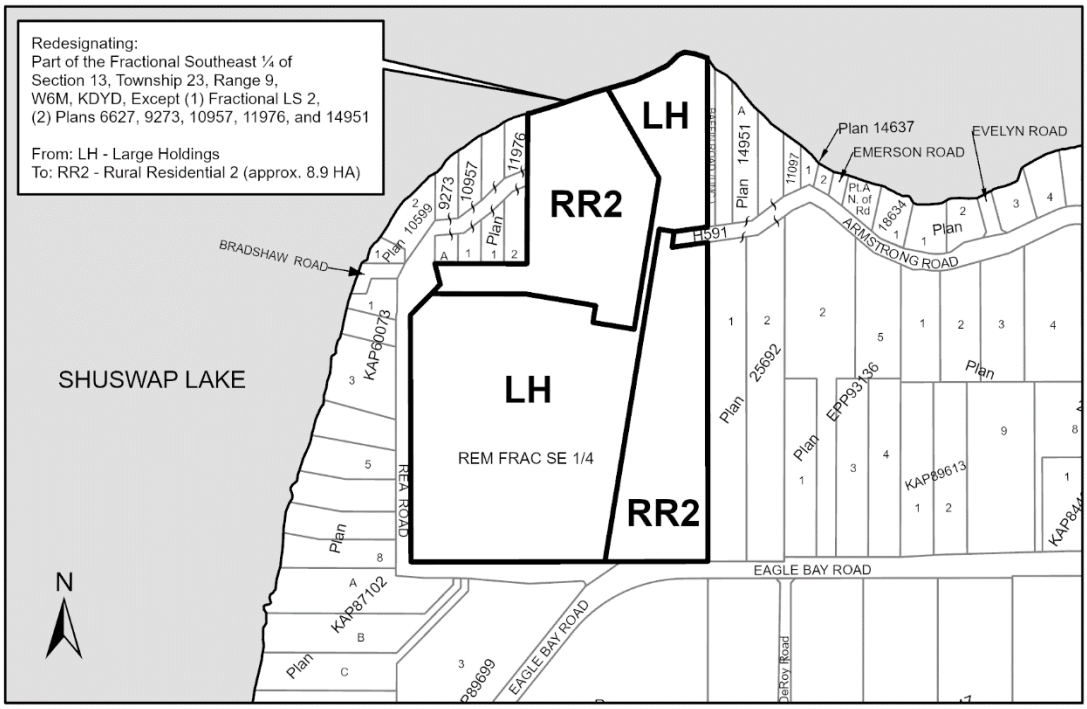
CERTIFIED a true copy of Bylaw No. 725-25 as adopted.

CORPORATE OFFICER

Schedule 1
Electoral Area C Official Community Plan Amendment Bylaw No. 725-25



Schedule 2
Electoral Area C Official Community Plan Amendment Bylaw No. 725-25



COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 701-107

A bylaw to amend the "South Shuswap Zoning Bylaw No.701"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "South Shuswap Zoning Bylaw No.701" is hereby amended as follows:

   A. MAP AMENDMENT

      1. Schedule C, Zoning Maps, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

         i) Rezoning part of Fractional Southeast ¼ of Section 13, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Fractional LS 2, (2) Plans 6627, 9273, 10957, 11976, and 14951, which part is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from LH Large Holding to RR4 Rural Residential 4.

   B. TEXT AMENDMENT

      1. Schedule A, Zoning Bylaw text, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

         ii) Deleting Section 15.5.1 in its entirety.

2. This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-107 "

READ a first time this 16th day of November, 2023.

READ a second time, as amended this 21st day of November, 2024.

PUBLIC HEARING held this 17th day of June, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____ _____

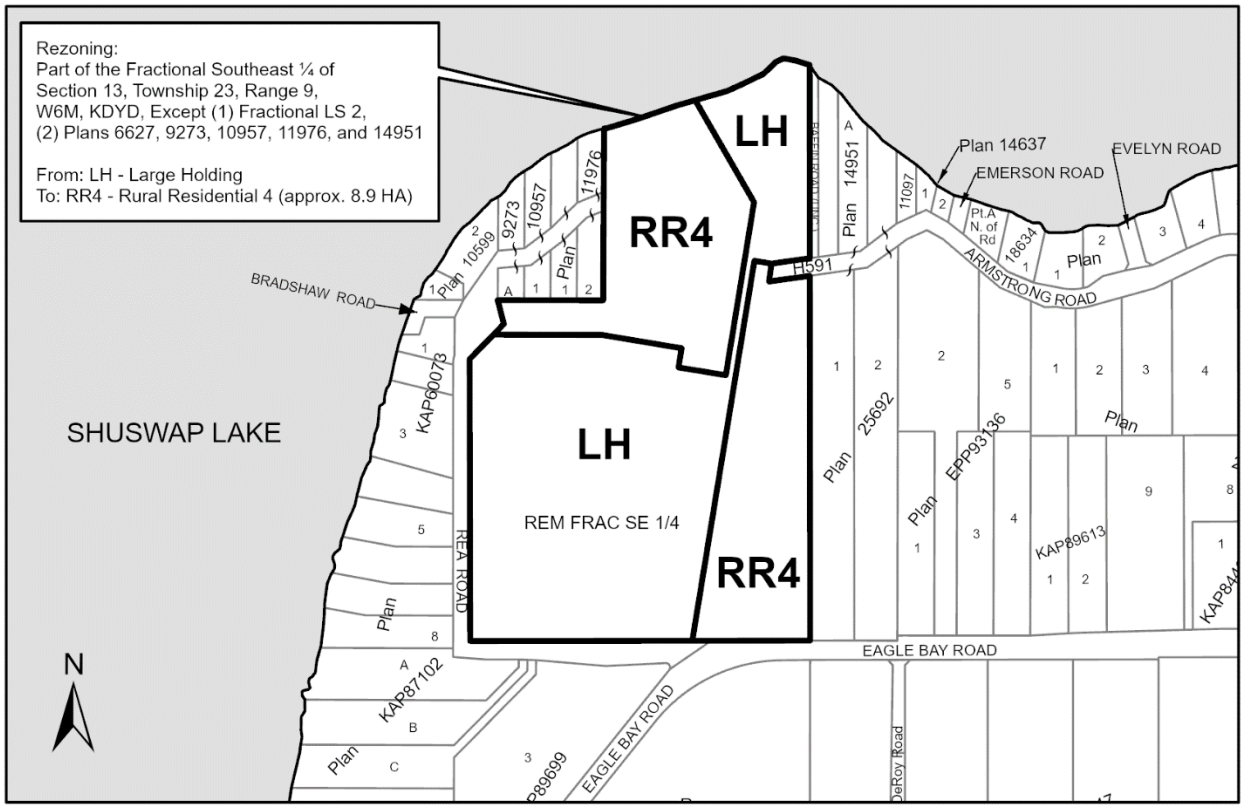
CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 701-107
as adopted.

_____

CORPORATE OFFICER

Schedule 1
South Shuswap Zoning Amendment Bylaw No. 701-107



Relevant Excerpts from

Electoral Area C Official Community Plan Bylaw No. 725

South Shuswap Zoning Bylaw No. 701 and

Lakes Zoning Bylaw No. 900

(See Bylaw No. 725, Bylaw No. 701 and Bylaw No. 900 for all policies and land use regulations)

Bylaw No. 725

1.2 Sustainable Planning Principles

Principle 1
All measures to protect and restore the natural environment will be used, and emphasis placed on Shuswap Lake, White Lake and their interlinked watersheds and foreshores. The CSRD will collaborate with all other jurisdictions that have impact on these Lakes.

Principle 2
To maintain large areas of rural landscape throughout the South Shuswap while encouraging gradual, sustainable, moderate and efficient development in the existing settled areas.

Principle 3
A range of housing choices is supported, taking into account affordability for existing residents, particularly for young families and seniors. Only ground oriented housing is appropriate near the Lakes; more dense forms of housing must be located away from the Lakes.

3.1 General Land Use Management

3.1.1 *Objectives*

.1 To be thoughtful and careful stewards of the lands and waters of the South Shuswap to allow future generations an opportunity to appreciate and benefit from wise choices made by today's elected decision makers.

.2 To manage growth by directing development and redevelopment in existing settled areas and to discourage development outside these areas.

.3 To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.

.4 To prevent inappropriate uses of shorelines, especially in areas with high fish habitat values.

3.1.2 *Policies*

.1 Land uses and activities that adversely affect safety, health, or liveability within Area C are not supported. Temporary use permits are not supported.

3.4 Residential

3.4.1 *Policies*

.1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.

.2 Residential development is subject to the following land use designations, housing forms and maximum densities:

Rural Residential 2 (RR2); Housing Form – Detached, Semi-detached; 1 unit per 2 ha

Large Holdings (LH); Housing Form – Detached, Semi-detached; 1 unit per 10 ha

.6 Agricultural uses are appropriate in all designations. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.

3.6 Waterfront Development

3.6.1 *Objective*

.1 To maintain the near shore areas of Shuswap Lake, White Lake and Little White Lake ecologically intact by focusing development away from the shoreline and by minimizing impacts from moorage facilities.

3.6.2 *Policies*

.1 New waterfront development will only be supported if it:

a) Is residential in nature;

b) Has maximum densities of:

i. 1 unit/1 ha on the waterfront in Secondary Settlement Areas and the Sorento Village Centre; or

ii. 1 unit/2 ha in all other areas;

c) Creates lots each with a minimum of 30 m of water frontage;

d) Is located a minimum of 50 m away from the natural boundary of Shuswap Lake, White Lake and Little White Lake: Development Permit Areas may apply. See Section 12 of this plan; and

e) Provides adequate moorage subject to the moorage policies in Section 3.7.

.2 Development on waterfront parcels should be clustered to minimize impact on the landscape and preserve natural open space. Applications that do not include Section 219 covenants to prohibit additional subdivision, protect natural areas from further development and address other site specific considerations will not be supported.

12.1 Hazardous Lands Development Permit Areas *(Steep Slope)*

12.1.1 *Purpose*

The Hazardous Lands Development Permit Area is designated under the Local Government Act for the purpose of protecting development from steep slope hazardous conditions.

12.1.2 *Justification*

Whereas steep slopes pose a potential landslide risk, a Hazardous Lands Development Permit Area is justified so that DP guidelines and recommendations from qualified engineering professionals are utilised prior to development in steep slope areas in order to provide a high level of protection from ground instability and/or slope failure.

12.1.3 *Area*

All properties, any portion of which, contain slopes 30% or greater are designated as Hazardous Lands Development Permit Area (Steep Slope). These are referred to as 'steep slope' areas below. The CSRD requires a slope assessment of slope conditions as a condition of development permit issuance. Provincial 1:20,000 TRIM mapping, using 20m (66ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.

12.1.4 *Exemptions*

A Hazardous Lands Development Permit is not required for the following:

.1 A single storey accessory building with a gross floor area less than 10 m^2 (107.4 ft^2) which are placed on slopes of less than 30%;

.2 Non-structural **external** repairs or alterations exempted by the BC Building Code; or

.3 Non-structural **internal** repairs or alterations exempted by the BC Building Code which do not create sleeping accommodations or bedrooms.

12.1.5 *Guidelines*

.1 Whenever possible placement of buildings and structures should be considered first in non-steeply sloped areas, i.e. less than 30% slope;

.2 In order to protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, development in steep slope areas is discouraged;

.3 Occupant and public safety shall be the prime consideration of the qualified geotechnical professional and the CSRD prior to approval of development in steeply sloped areas; and,

.4 Geotechnical reports from qualified geotechnical professionals must address best engineering practices in the field of geotechnical engineering and provide detailed recommendations. At the discretion of CSRD staff an independent third party review of the submitted report(s) may be undertaken.

Where steep slope areas are required for development, development permits addressing Steep Slopes shall be in accordance with the following:

<u>For subdivision, either 12.1.5.5 or 12.1.5.6 applies:</u>

.5 Submission of a geotechnical report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.

a. The geotechnical report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.

b. The geotechnical report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.

c. The report should include the following types of analysis and information:
   i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;

ii. strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;

iii. surface & subsurface water flows & drainage;

iv. vegetation: plant rooting, clear-cutting, vegetation conversion, etc.

v. recommended setbacks from the toe and top of the slope;

vi. recommended mitigation measures; and

vii. recommended 'no-build' areas.

d. Development in steep slopes should avoid:
   i. cutting into a slope without providing adequate mechanical support;

   ii. adding water to a slope that would cause decreased stability;

   iii. adding weight to the top of a slope, including fill or waste;

   iv. removing vegetation from a slope;

   v. creating steeper slopes; and

   vi. siting Type 1, 2 and 3 septic systems and fields within steep slopes.

e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

.6 Registration of a Covenant on title identifying hazards and restrictions regarding construction, habitation or other structures or uses on slopes of 30% and greater.

<u>For construction of, addition to or alteration of a building or other structure:</u>

Compliance with and submission of the relevant geotechnical sections of Schedule B-1, B-2 and C-B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and restrictions regarding construction, habitation or other structures or uses on slopes of 30% or greater.

12.2 Foreshore and Water Development Permit Area

.1 *Purpose*

The Foreshore and Water Development Permit Area is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

.2 *Justification*

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The intent of the Foreshore and Water Development Permit Area is to:

.1 Allow for proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and

.2 Complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

.3 *Area*

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, White Lake and Little White Lake. In the case of Shuswap Lake, the DPA extends to the Electoral Area 'C' boundary.

.4 Exemptions

A Foreshore and Water DPA is not required for the following:

.1 Structures and works associated with a public park use;

.2 Installation and maintenance of utilities and utility corridors;

.3 Subdivision;

.4 Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (Rational: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area);

.5 Maintenance and alterations of existing structures, except:

a. alterations which increase the size of existing structures;

b. removal and reconstruction of existing structures;

c. replacement docks and swimming platforms, as defined by the guidelines below; or

.6 Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

.5 *Guidelines*

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation etc.

.1 <u>For new and replacement docks and for new and replacement swimming platforms</u>

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

a. Minimize impact on the natural state of the foreshore and water whenever possible;

b. Not use concrete, pressure treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments.

c. Use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structure that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment.

d. Use only treated lumber that is environmentally friendly for structures that are above water;

e. Be made by cutting, sealing and staining all lumber away from the water using only environmentally friendly stains. All sealed and stained lumber should be completely dry before being used near water;

f. Have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;

g. Avoid the use of rubber tires as they are known to release compounds that are toxic to fish;

h. Be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;

i. Be sited in a manner which minimizes potential impacts on water intakes and other utilities; and

j. Avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

.2 For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

12.3 Lakes 100m Development Permit Area

.1 Purpose

The Shuswap Lake Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

.2 *Justification*

The intent of the Shuswap Lake DPA is to prevent of mitigate potential negative impacts on the lake environment from larger-scale development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and Type 1 and 2 sewerage systems. Larger-scale development close to the lake has the potential to impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before installing Type 1 and 2 sewerage systems close to the lake will reduce potential negative impacts improper effluent drainage may have on lake water quality.

.3 *Area*

The Lakes DPA applies to areas within 100 metres (328.1 feet) of Shuswap Lake, White Lake and Little White Lake. For the purposes of calculating distance from Shuswap Lake, White Lake or Little White Lake, the 1:5 year High Water Mark shall be used.

.4 *Exemptions*

A Lakes DPA is not required for the following:

.1 Removal, alteration, disruption, or destruction of vegetation involving less than 1000 m^2 (10,763.9 ft^2) of vegetation coverage area;

.2 Construction or erection of buildings and structures with a sum total footprint less than 200 m^2 (2,152.8 ft^2); or

.3 Creation of non-structural impervious or semi-impervious surfaces less than 100 m^2 (1,076.4 ft^2).

.5 *Guidelines*

.1 Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes DPA;

.2 Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;

.3 Construction or erection of buildings and structures with a sum total footprint less than 200 m^2 (2,152.8 $feet^2$); or

.4 Disturbance of soils and removal of vegetation should be minimized in the development process;

.5 Use of non-impervious and natural landscaping, including for driving surfaces, is desired;

.6 Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;

.7 Use of natural landscaping materials is desired as material treated with creosote, paint or other chemicals can be toxic to fish and other organisms;

.8 A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:

a. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;

b. Existing vegetation and any proposed vegetation removal;

c. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;

d. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;

e. Potential impacts to other watercourses or water bodies, e.g. Shuswap Lake; and

f. Recommendations and mitigative measures.

12.4 Riparian Areas Regulation (RAR) Development Permit Area

.1 *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.

.2 *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. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

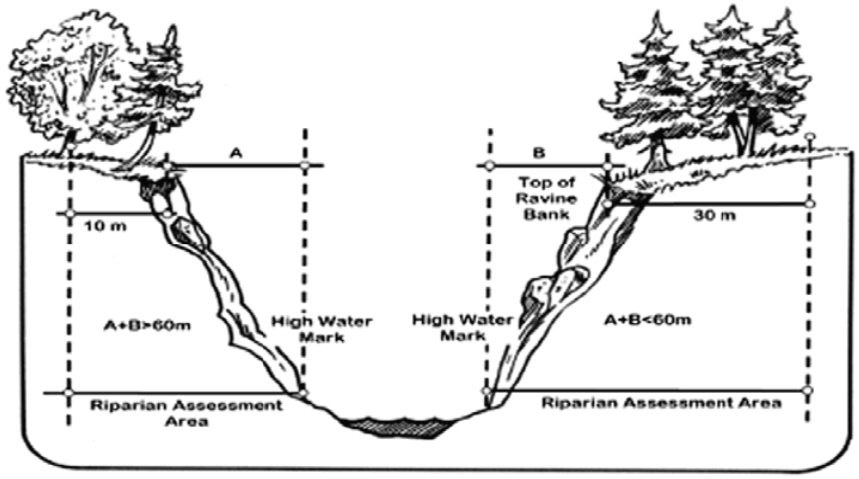
.3 *Area*

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 12.1, the area comprises:

- Within 30m (98.4 feet) of the high water mark of the watercourse;
- Within 30m (98.4 feet) of the top of the ravine bank in the case of a ravine less than 60m (196.8 feet) wide;
- Within 10m (32.8 feet) of the top of a ravine bank for ravines 60 metres (196.8 feet) or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

Figure 12.1



Unless the proposed development or alteration of land 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.

.4 *Exemptions*

.1 The RAR DPA does not apply to the following:

a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;

b. Clearing of land for agriculture;

c. Institutional development containing no residential, commercial or industrial aspect;

d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;

e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;

f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,

g. A letter is provided by a QEP confirming that there is no visible channel.

.5 *Guidelines*

.1 Preservation of water courses, waterbodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;

.2 Impacts to watercourses and riparian areas from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;

.3 Disturbance of soils and removal of vegetation should be minimized in the development process;

.4 Whenever possible development or land altering activities shall be located outside of the 30m setback to the riparian area unless a QEP permits a reduced setback area;

.5 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:

a. Removal, alteration, disruption or destruction of vegetation within 30m (98.4 feet) of a watercourse.

b. Disturbance of soils, within 30m (98.4 feet) of a watercourse;

c. Construction or erection of buildings and structures within 30m (98.4 feet) of a watercourse;

d. Creation of non-structural impervious or semi-impervious surfaces within 30m (98.4 feet) of a watercourse;

e. Flood protection works within 30m (98.4 feet) of a watercourse;

f. Construction of roads, trails, docks, wharves and bridges within 30m (98.4 feet) of a watercourse;

g. Provision and maintenance of sewer and water services within 30m (98.4 feet) of a watercourse;

h. Development of drainage systems within 30m (98.4 feet) of a watercourse;

i. Development of utility corridors within 30m (98.4 feet) of a watercourse; and

j. Subdivision as defined in the Land Title Act and including the division of land into 2 or more parcels within 30m (98.4 feet) of a watercourse.

.6 A development permit may be issued following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:

a. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;

b. Existing vegetation and any proposed vegetation removal;

c. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;

d. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;

e. Potential impacts to other water courses or water bodies, e.g. Shuswap Lake; and,

f. Recommendations and mitigative measures.

.6 *Role of the QEP and CSRD in the RAR Development Permit Process*

The RAR regulations place considerable emphasis on QEPs to research established standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

South Shuswap Zoning Bylaw No. 701

PART 1: DEFINITIONS

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

AGRICULTURE means the use of land for the growing, rearing, producing, and harvesting of agricultural products, including the storing of agricultural products, the sale of agricultural products produced from the same parcel or same farm, the repair of farm machinery and related equipment used on the same farm and includes farming, ratite production, forestry, greenhouses, kennels and nursery uses and does not include intensive agricultural use or commercial garden centres.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy.

COTTAGE means a building with a floor area not exceeding 50 m^2 containing living quarters which is incidental to and located on the same parcel as a single family dwelling, is on an approved sanitary sewage disposal system and does not include recreational vehicles or travel trailers and is occupied on a temporary basis.

COVERAGE means the percentage of the parcel area covered by the area of all buildings, including accessory buildings.

DENSITY means the number of dwelling units per total parcel area.

DWELLING OR DWELLING UNIT means a self-contained set of habitable rooms containing not more than one kitchen facility.

HABITATION in respect of development proposed on properties subject to floodplain specifications, means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas.

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

MEAN ANNUAL HIGH WATER MARK means an elevation of 348.3 metres Geodetic Survey of Canada Datum.

PANHANDLE DRIVEWAY means that portion of a panhandle lot that is the narrow strip fronting a *highway*.

PARCEL is any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

PARCEL LINE means any boundary of a parcel.

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.

PARCEL LINE, FRONT means the parcel line that is the shortest parcel boundary common to the lot and an abutting *highway* or access route in a bare land strata plan, and where and in the case of a *panhandle lot* means the line separating the *panhandle driveway* from the main part of the lot.

PARCEL LINE, INTERIOR SIDE means a parcel line other than a front parcel line or a rear parcel line which is not common to a highway other than a lane.

PARCEL LINE, REAR means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line, or, where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection.

PARCEL LINE, SIDE means a parcel line other than a front parcel line or a rear parcel line.

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

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

SETBACK means the required minimum distance between a structure, building or use and each of the respective property lines.

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

STRUCTURE means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

SURVEYOR CERTIFICATE means a sketch plan provided by either a BC Land Surveyor or a Survey Technician which locates all *building*s *structure*s and improvements on a parcel.

USE means the purpose or function to which land, buildings, or structures are designed, intended to be put, or put.

ZONE means a zone established under this Bylaw.

Floodplain Designations

3.16 The following land is designation as Floodplain:

(a) Land lower than the Flood Construction Level;

(b) Land within the Floodplain Setback.

Floodplain Specifications

3.17 .1 Flood Construction Levels:

The following elevations are specified as Flood Construction Levels, except that where more than one Flood Construction Level is applicable, the higher elevation shall be the Flood Construction Level:

.1 351.0 metres Geodetic Survey of Canada Datum for land adjacent to Shuswap Lake;

.2 1.5 metres above the Natural Boundary of any other watercourse;

3.17 .2 Floodplain Setbacks:

The following distances are specified as Floodplain Setbacks, except that where more than one Floodplain Setback is applicable, the greater distance shall be the Floodplain Setback:

.1 15.0 metres from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum;

.2 30.0 metres from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum, for an alluvial fan defined by that portion bounded by Coates Road on the West and Gillespie Road on the East in the Sorrento area;

.3 15.0 metres from the Natural Boundary of any other watercourse;

.4 7.5 metres from the Natural Boundary of a lake, marsh or pond.

Application of Floodplain Specifications

3.18 .1 A *building*, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a floodplain setback.

.2 The underside of any floor system or top of concrete slab supporting any space or room that is used for *habitation*, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.

.3 Where landfill or structural support or both are used to comply with subsection (2), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and shall not extend within the flood plain setback.

.4 Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.

.5 The Manager of Development Services or their delegate requires that a *Surveyor Certificate* be submitted to them by the land and property owners to verify compliance with the flood construction level and flood plain setback specified in subsections 3.18.1, .2, .3, and .4.

.6 The following are exempted from the regulations of subsection .2 as they apply to the flood construction level:

.1 a renovation of an existing *building*, including manufactured home or *structure* that does not involve an addition to the exterior of the *building*, manufactured home or *structure*;

.2 an addition to a *building*, manufactured home or *structure* of less than 25 percent of the *floor area* existing the date of adoption of this bylaw, provided that the degree of non-conformity is not increased;

.3 carport or domestic garage;

.4 a *building* used for *agriculture* excluding a closed-sided livestock housing and a *dwelling unit*; and

.5 a farm *dwelling unit* that is located both on a *parcel* 8.1 ha (20.01 ac.) or larger and within the Agricultural Land Reserve and provided:
(i) the underside of a wooden floor system;
(ii) the top of a concrete slab;
(iii) in the case of a manufactured home, the top of the pad; or
(iv) the ground surface under an area used for *habitation*, is no lower than 1 m (3.28 ft.) above the natural ground elevation measured from the highest point on the perimeter of the farm *dwelling unit* or no lower than the flood construction level, whichever is the lesser.

.7 The following are exempted from the requirements of sub-sections (1) and (2) as they apply to the flood construction level and floodplain setback:
(a) a floating *building* or *structure*;
(b) a dock or wharf;
(c) a boat fueling use;
(d) a fence constructed of wood or wire through which water can flow freely;
(e) *flood proofing protection* works constructed to stabilize the shoreline of a *water body* or the banks of a *watercourse*;
(f) a roof overhang or cantilevered deck with no footings within the setback area;
(g) on-loading and off-loading facilities associated with water-oriented industry and portable sawmills;
(h) ground level patios;
(i) detached *accessory building* that do not include *habitation*;
(j) exterior stairway not forming part of a building or attached in any way to another structure, provided it does not extend below the parcel boundary, or the natural boundary;

(j) electrical or mechanical equipment not susceptible to damage by floodwater; and
(k) storage of goods not damageable by flood waters.

3.19 In all zones which include special regulations applying to specific lands in the zone, such 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.

Subdivision Regulations for Panhandle Lots

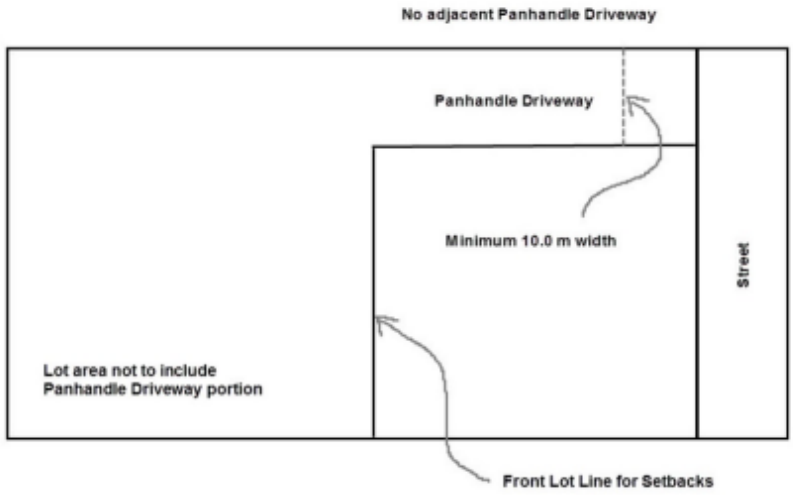
3.20 Where a subdivision application proposes to create a *panhandle lot* the *panhandle lot* must meet the following requirements:

a) The minimum width of the *panhandle driveway* is 10.0 m;

b) The *panhandle driveway* portion of the lot is not included in lot area calculation for minimum parcel size; and

c) No more than 2 *panhandle lots* to be adjacent to each other.

As illustrated in the following drawing:



RR4 - RURAL RESIDENTIAL ZONE (2 ha) *SECTION 10*

Purpose

The purpose of the RR4 zone is to accommodate larger acreage subdivisions and hobby farms as part of a transition area between agricultural and non-agricultural uses. In general, the RR4 zone corresponds to the CR2 designation in the South Shuswap Official Community Plan.

Permitted Uses

10.1 The following uses and no others are permitted in the RR4 zone:

.1 single family dwelling;
.2 hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
.3 bed and breakfast;

.4 cottage, permitted only on parcels greater than 4,000 m²;
.5 home business;
.6 home industry, permitted only on parcels greater than 2 ha;
.7 accessory use.

Regulations

10.2 On a parcel zoned RR4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Minimum Parcel Size for New Subdivisions	2 ha
.2	Maximum Number of Single Family Dwellings Per Parcel	1
.3	Maximum Number of Cottages Per Parcel	1
.4	Maximum height for: • Principal buildings and structures • Accessory buildings	 • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
.5	Minimum Setback from: • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line	 5 m 4.5 m 2 m 5 m
.6	Minimum Setback of Home Industry from All Parcel Lines	5 m
.7	Maximum Coverage on Parcels Less than 4000 m²	40%

LH - LARGE HOLDING ZONE *SECTION 15*

Purpose

The purpose of the LH zone is either: (1) to ensure appropriate use of lands not suitable for intensive development due to steep slopes and hazardous conditions or, (2) to serve as a holding designation for development which may be suitable in the future.

Permitted Uses

15.1 The following uses and no others are permitted in LH zone:

.1 single family dwelling;
.2 agriculture;
.3 bed and breakfast;
.4 cottage, permitted only if there is less than two (2) single family dwellings on the property;
.5 home business;
.6 home industry, permitted only on parcels greater than 2 ha;
.7 portable sawmill, permitted only on parcels greater than 10 ha and subject to the provisions of Section 3.14;
.8 public utility;
.9 building set apart for public worship;
.10 public recreation facility;
.11 public camping;
.12 storage;
.13 accessory use.

Regulation

15.2 On a parcel zoned LH, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Maximum Number of Single Family Dwellings	2
.2	Maximum Number of Cottages	1
.3	Maximum height for: • Principal buildings and structures • Accessory buildings	 • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
.4	Minimum Parcel Size for New Subdivisions	8 ha

BL701-50

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.5	Minimum Setback from: • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line	 5 m 4.5 m 2 m 5 m
.6	Minimum Setback of Home Industry from All Parcel Lines	5 m
.7	Minimum Setback of Portable Sawmill from All Parcel Lines	75 m
.8	Maximum Site Area of Portable Sawmill	1 ha

Screening

15.3 All storage used for commercial purposes must be contained within a landscape screen of not less than 2 m in height so as to fully enclose the storage use from adjacent properties.

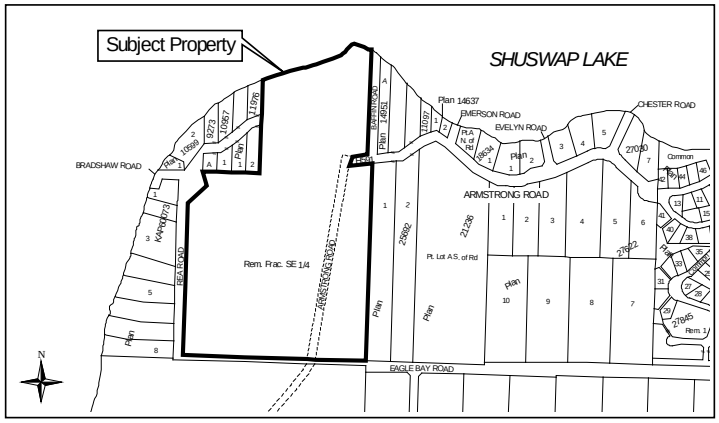
The contents of this box are not a part of the bylaw.
On the parcel outlined below and as of 1995 03 16, there were 2 single family dwellings, 1 cottage and the parcel area was 22.8202 ha.

15.5.1 This special regulation applies to part of south east 1/4 Section 13, Township 23, Range 9, W6M, KDYD except Plans 6627, 9273, 10957, 11976, 14951 and FRAC. LS2 as shown on the map below.

.1 Notwithstanding Section 15.1, a cottage is an additional permitted use.

.2 Notwithstanding Section 15.2 the maximum density of cottages is 0.05/ha.

.3 The maximum density stated in .2 may be exceeded provided the maximum number of cottages per parcel stated in Section 15.2 is not exceeded.



Lakes Zoning Bylaw No. 900

4.4 FR1 Foreshore Residential 1

FR1

.1 Permitted Uses:

(a) Floating dock, including *removable walkway*, that is accessory to a permitted *use* on an adjacent *waterfront parcel.*

(b) Private mooring buoy(s) that is accessory to a permitted *use* on an adjacent *waterfront parcel* or an adjacent *semi-waterfront parcel.*

(c) Boat lift(s) that is accessory to a permitted *use* on an adjacent *waterfront parcel.*

.2 Regulations

COLUMN 1 **MATTER REGULATED**	COLUMN 2 **REGULATION**
(a) Density maximum number of *docks* and *private mooring buoys*:	o *Dock*: 1 *floating dock* per adjacent *waterfront parcel*. o *Private mooring buoys*: (a) 1 per adjacent *semi-waterfront parcel.* (b) 1 per adjacent *waterfront parcel* having a *lake* boundary length less than 30 m (98.43 ft.). (c) 2 per adjacent *waterfront parcel* having a *lake* boundary length 30 m (98.43 ft.) or more.
BL900-25 (b) Size of *dock* and *walkway*:	o *Floating dock* must not exceed 33.45 m^2 (360 ft^2) in total upward facing surface area (not including *removable walkway)*. o *Floating dock* surface must not exceed 3.05 m (10 ft) in width for any portion of the dock. o *Removable walkway* surface must not exceed 1.52 m (5 ft.) in width for any other portion of the walkway.

(c) Location and Siting of *dock*, *private mooring buoys* or *boat lifts:*	The minimum setback of a *floating dock*, *private mooring buoy* or *boat lift* accessory to an adjacent *waterfront parcel* (and adjacent *semi-waterfront parcel* in the case of *private mooring buoys*) is as follows: o 5 m (16.4 ft) from the side *parcel* boundaries of that *waterfront parcel* (and *semi-waterfront parcel* in the case of *private mooring buoy*s), projected onto the *foreshore* and water. o 6 m (19.69 ft) from a Foreshore Park (FP) zone or *park* side *parcel* boundaries projected onto the *foreshore* and water. Additional setbacks for *private mooring buoys*: o 20 m (65.62 ft) from any existing structures on the *foreshore* or water. o 50 m (164.04 ft.) from any *boat launch ramp* or *marina*.
BL900-19	
(d) Site Specific Permitted Uses	For the surface of the *lake* adjacent to Lot 1, Section 11, Township 21, Range 8, W6M, KDYD, Plan 20924, a *fixed dock* with a maximum upward facing surface area of 37 $m^{2,}$ a maximum walkway width of 1.55 m and a setback of 5.34 m from the east property boundary is a permitted use. {Swanson Road}
(e) Site Specific Permitted Uses	For the surface of the *lake* adjacent to Lot 4, Section 11, Township 21, Range 8, W6M, KDYD, Plan 9181, a fixed dock with a maximum size of 24 m, maximum walkway width of 1.52 m and a setback of 1.8 m from the west property boundary is a permitted use. {Swanbeach Road}
BL900-16	
BL900-28	For the surface of the *lake* adjacent to Lot 1, Section 11, Township 21, Range 8, W6M, KDYD, Plan 11368, a *fixed dock* with a maximum upward facing surface area of 89.77 m^2 (22.62 m^2 for the platform and 67.16 m^2 for the walkway at a maximum width of 1.83 m) and a 4.61 m setback from the west property boundary are permitted uses {Swanbeach Road}
(f) Site Specific Permitted Uses	For the surface of the *lake* adjacent to Lot 2, Section 11, Township 21, Range 8, W6M, KDYD, Plan 26543, a *fixed dock* with a maximum upward facing surface area of 26 m^2 is a permitted use. {Swanbeach Road}
BL900-23	

BL900-30C

(g) Site Specific <u>Permitted Uses</u>	For the surface of the lake adjacent to the land identified as Public Reserve on the Plan of Bastion Bay Summer Resort, Plan No. 2143, one floating dock with a maximum upward facing surface area of 33.45 m2 per lot and one private mooring buoy per lot are permitted uses in association with Lots 1-31, 33 and 35-39, Section 5, Township 22, Range 8, West of the 6th Meridian Kamloops Division Yale District, Plan 2143; Lot 1, Section 5, Township 22, Range 8, West of the 6th Meridian Kamloops Division Yale District Plan KAP68606, and Lot 1, Section 5, Township 22, Range 8, West of the 6th Meridian Kamloops Division Yale District Plan KAP71011. {Bastion Bay}

From: [redacted]
To: Planning Public Email address
Cc: Marty Gibbons
Subject: Public Hearing Submission – BL725-25/BL701-107
Date: June 6, 2025 9:00:23 AM

Hi CSRD Planning,

Although I do have property in Eagle Bay, this comment really has more to do with general community impacts of the continual push for densification, not impacts on my property specifically.

I have seen the CSRD board argue for increased densification (during the discussion about the proposed development at Ivy & Cameron), and was disturbed at their lack of understanding of the basic concepts.

There are virtually no services in Eagle Bay, and for all practical purposes only one road out. Densification works when a community can walk or bike to a grocery store, a school, a pharmacy, a job. None of this is the case in Eagle Bay. That alone makes the roads more dangerous for everyone, the costs higher, and the emissions beyond all legal goals.

None of that even touches the increased fire risk, though: if there is a fire— and god forbid a category 6 fire— how are all those people going to evacuate? Not just the Wild Rose people but the whole community that has been increasing its population? And the cost of the McMansions that are being built in the middle of the wilderness: this area isn't really even an "interface" boundary, it's just straight-up forest. More people=more risk, both in terms of the likelihood and the cost of an incident.

The CSRD needs to look at the Eagle Bay area's push for growth strategically, and either address the issues above, or *actively* discourage growth.

[redacted]

PUBLIC HEARING NOTES

Bylaw No. 725-25 and Bylaw No. 701-107

Notes of the Public hearing held on Tuesday June 17th, 2025 at 6:00 PM in the Board Room at the CSRD Office, 555 Harbourfront Drive NE, Salmon Arm, BC, regarding Electoral Area C OCP Amendment Bylaw No. 725-25 and South Shuswap Zoning Amendment Bylaw No. 701-107.

PRESENT: Chair Marty Gibbons – Electoral Area C Director
Christine LeFloch – Planner III, Planning Services
Christopher Nicholl – Information Technology Coordinator

4 Members of the public in person (including the owners and agent)
1 Member of the public in Zoom
5 Total

Chair Gibbons called the Public Hearing to order at 6:00 pm. The Chair read the land acknowledgement and then introduced himself and CSRD staff present at the public hearing. He then explained the procedures for the public hearing. The Chair stated that this public hearing is convened pursuant to Section 464 of the Local Government Act to allow the public to make representations regarding the two proposed bylaws.

Following instructions for the public hearing, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Electoral Area 'C' Official Community Plan Amendment and South Shuswap Zoning Bylaw Amendment.

The Planner also noted the hearing has been called under Section 464 and the application will be submitted to the Board for consideration at its July 19, 2025 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted that notices were mailed to all property owners within 100 m of the subject property 10 days prior to the meeting date and a notice was also placed on the CSRD website.

The Planner provided background information regarding these proposed bylaw amendments and reviewed the purpose of the bylaws. The Planner also summarized the referral comments received by the CSRD to the public in attendance.

The Chair explained participation on how the members of the public can make comments both attendance at the hearing as well as for those attending via Zoom or over the phone. The Chair opened the floor for comments and explained that written submissions could also be submitted prior to the close of the public hearing using the public planning email inbox (plan@csrd.bc.ca).

Dave Cunliffe, 8-5260 Squilax-Anglemont Road – explained that he is the agent for the owners on this application and that he was speaking in favour of the proposal. He gave a short presentation noting the proposed amendment to the 50 m setback from Shuswap Lake due to the escarpment present on the property. He also explained that many of the technical details have been worked through already as they have an active subdivision application for the proposal as well as the bylaw amendments. He explained that an AIA has already been completed with participation from Skw'lax te Secwepemcúlecw and that the assessment has been accepted by the Archaeology Branch. He also discussed that a RAR report has been completed for the property establishing a 30 m streamside protection and enhancement area and that septic studies

were also completed for each proposed lot which were based on a 5 bedroom 4500 ft^2 house. Finally, he noted that the geotechnical setbacks required by the geotechnical reporting are going to be protected by covenant.

Hearing no more representations or questions about proposed Bylaw No. 725-25 and Bylaw No. 701-107, the Chair called three times for further submissions before declaring the public hearing closed at 6:20 pm.

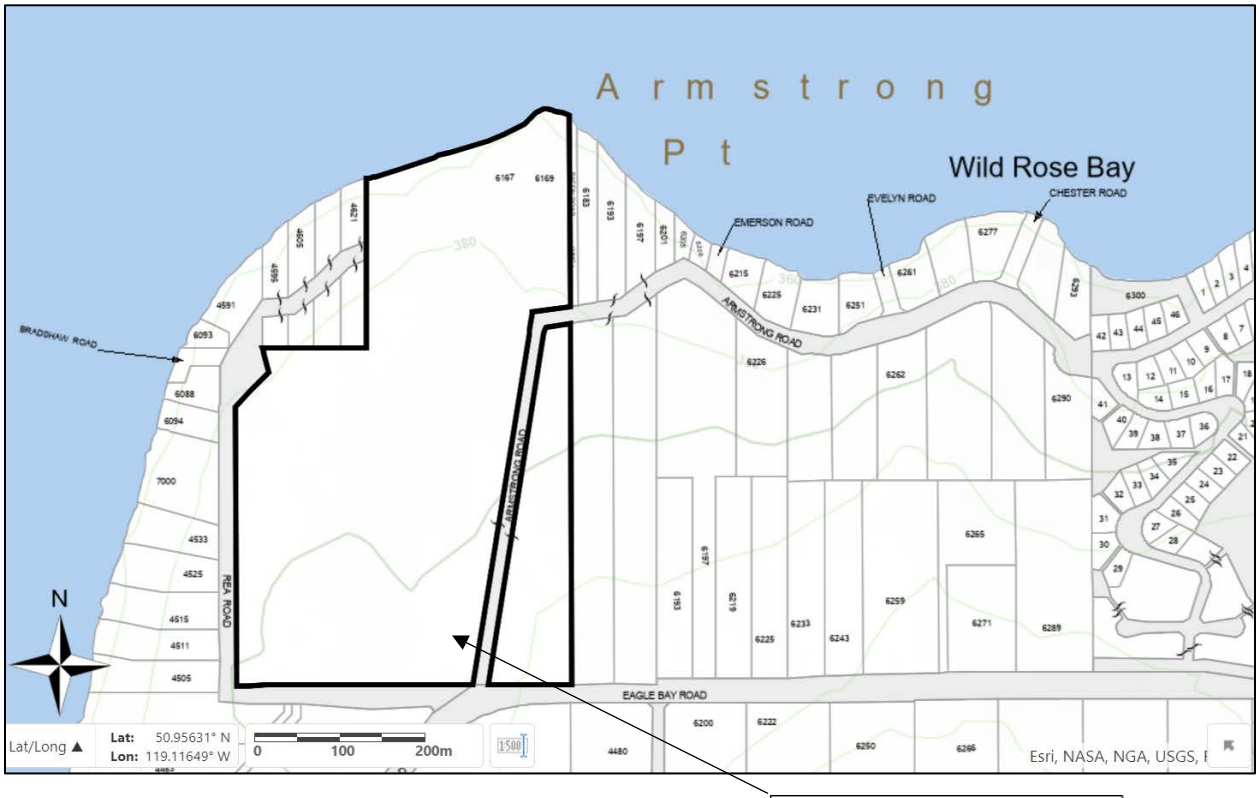
CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

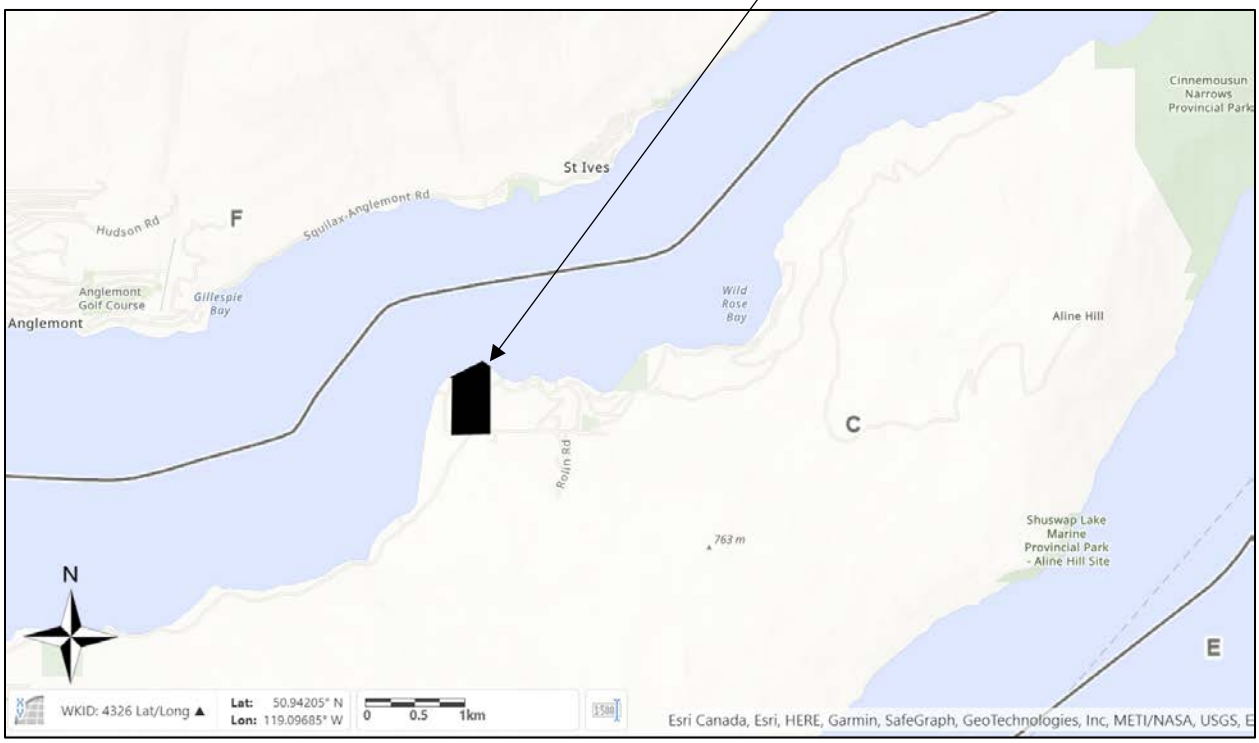
Director Gibbons
Public Hearing Chair

Christine LeFloch
Planner III

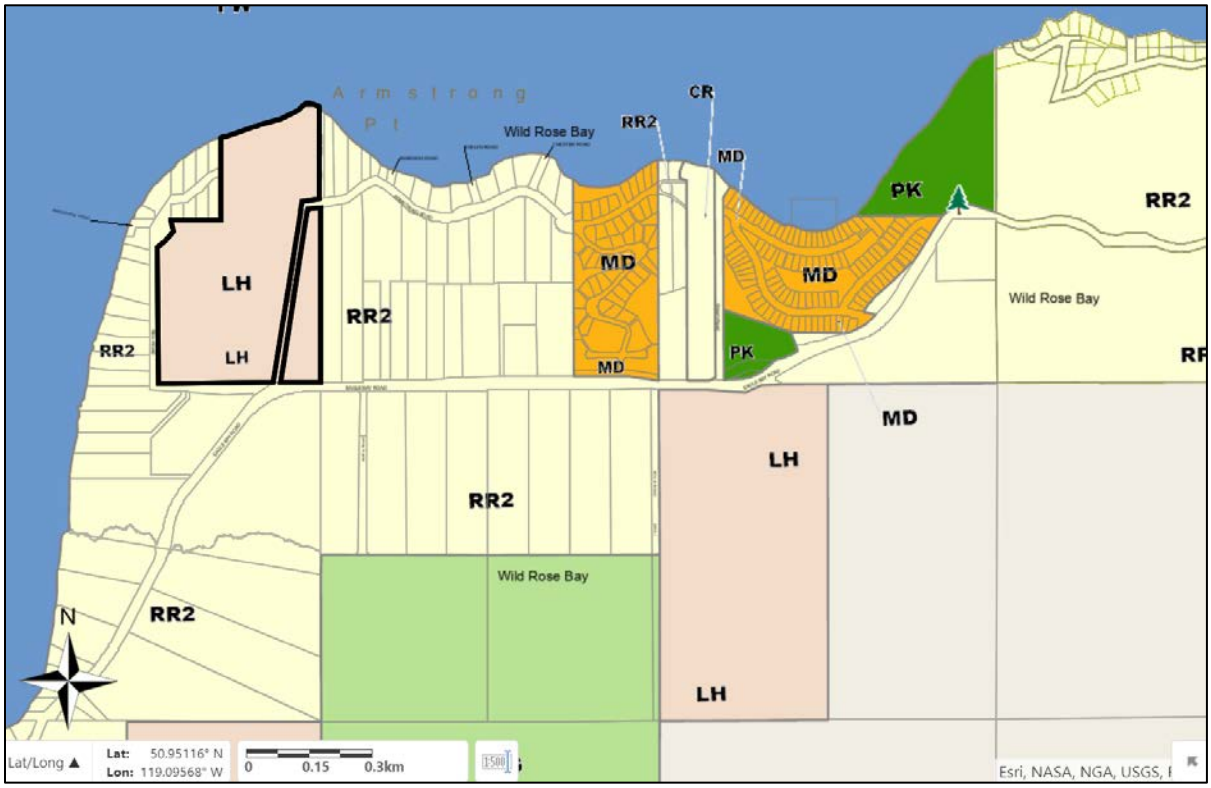
Location



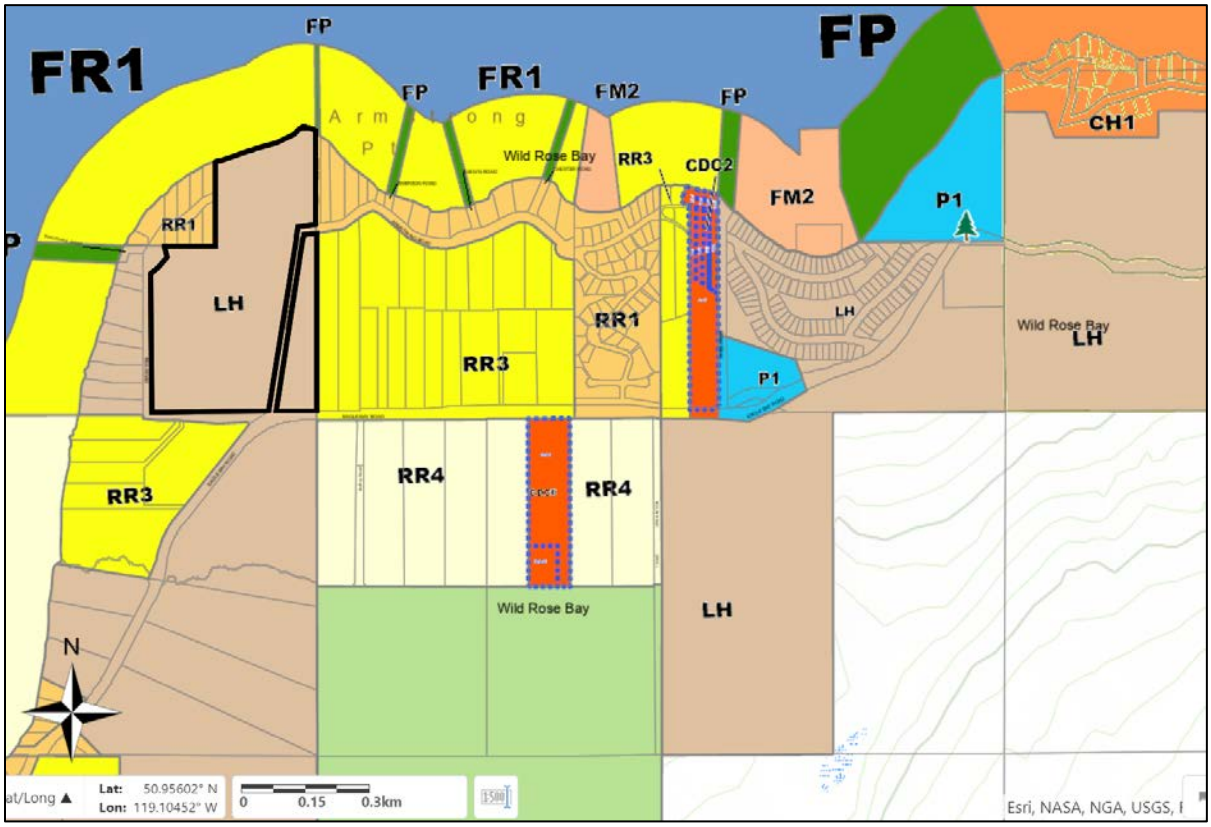
SUBJECT PROPERTY



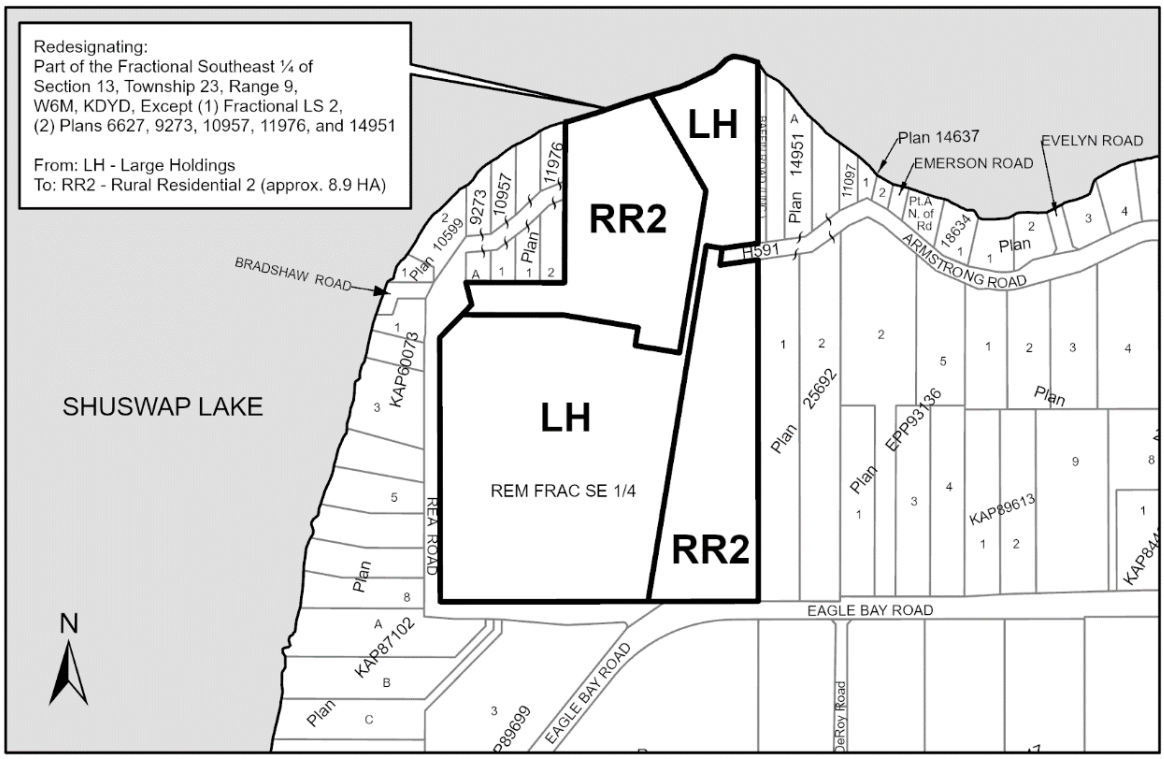
Electoral Area C Official Community Plan Bylaw No. 725



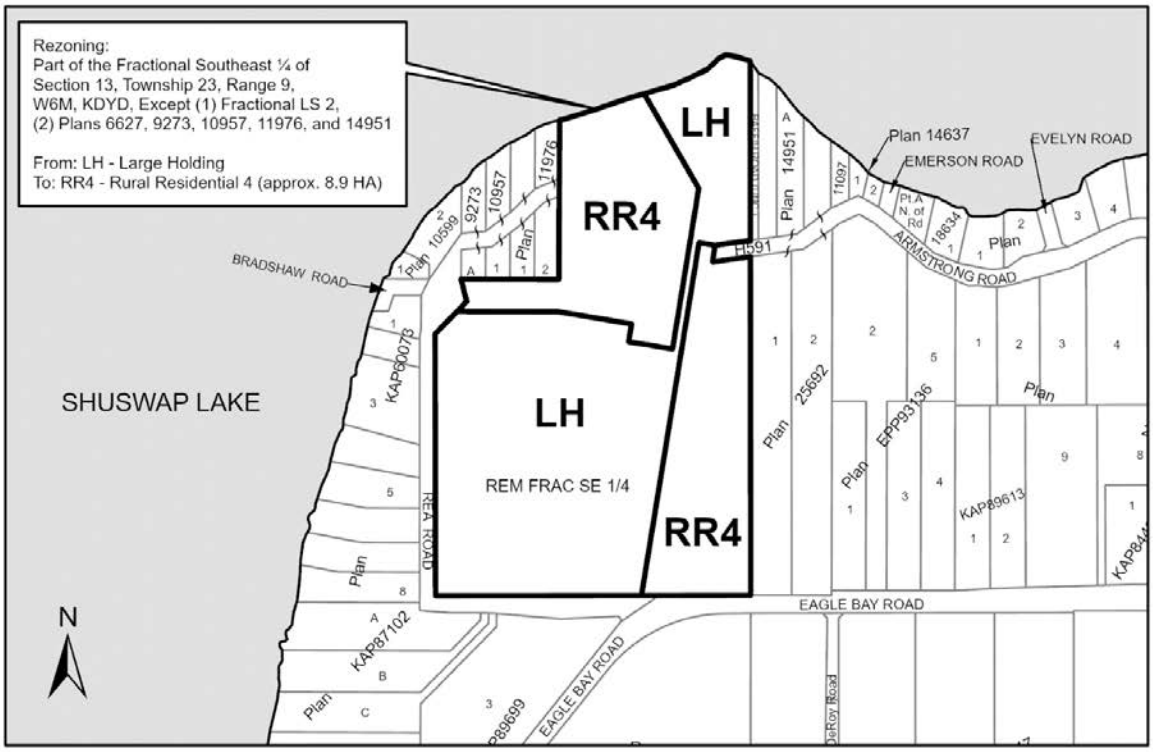
South Shuswap Zoning Bylaw No. 701



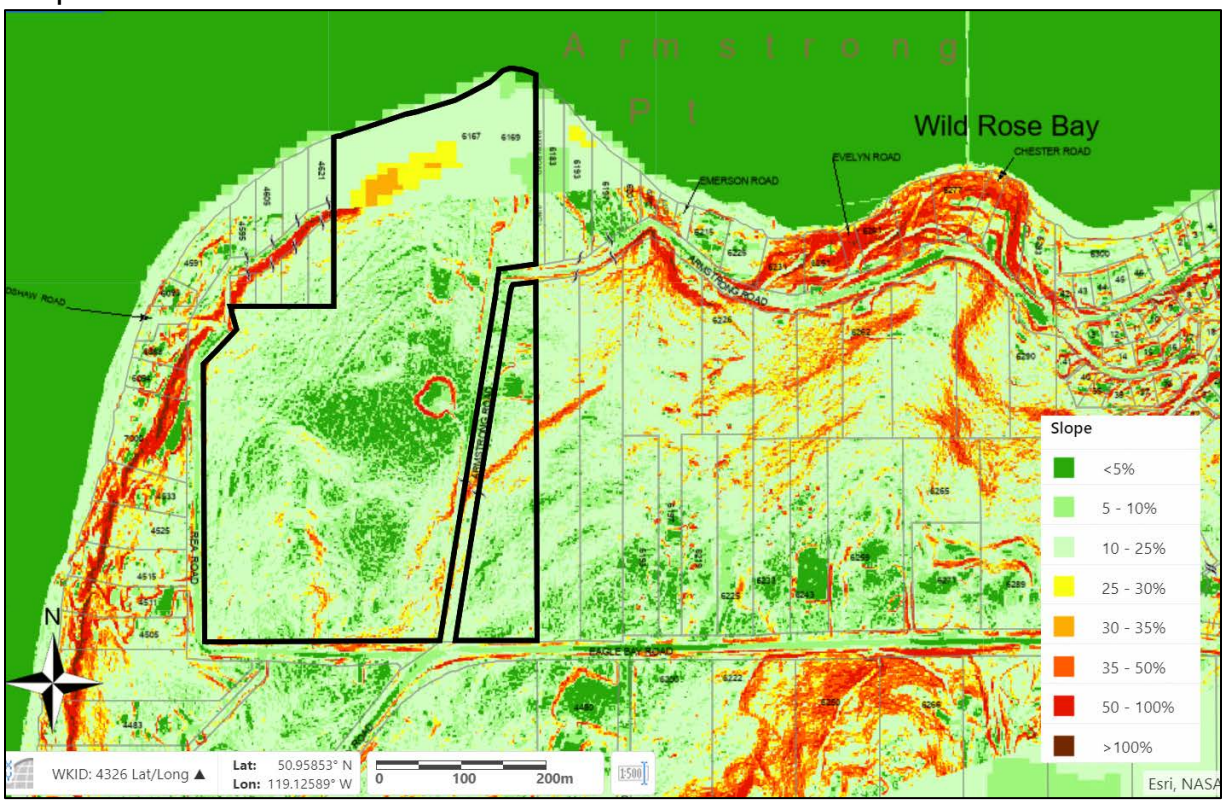
Electoral Area C Official Community Plan Amendment Bylaw No. 725-25
Schedule 1 (as amended)



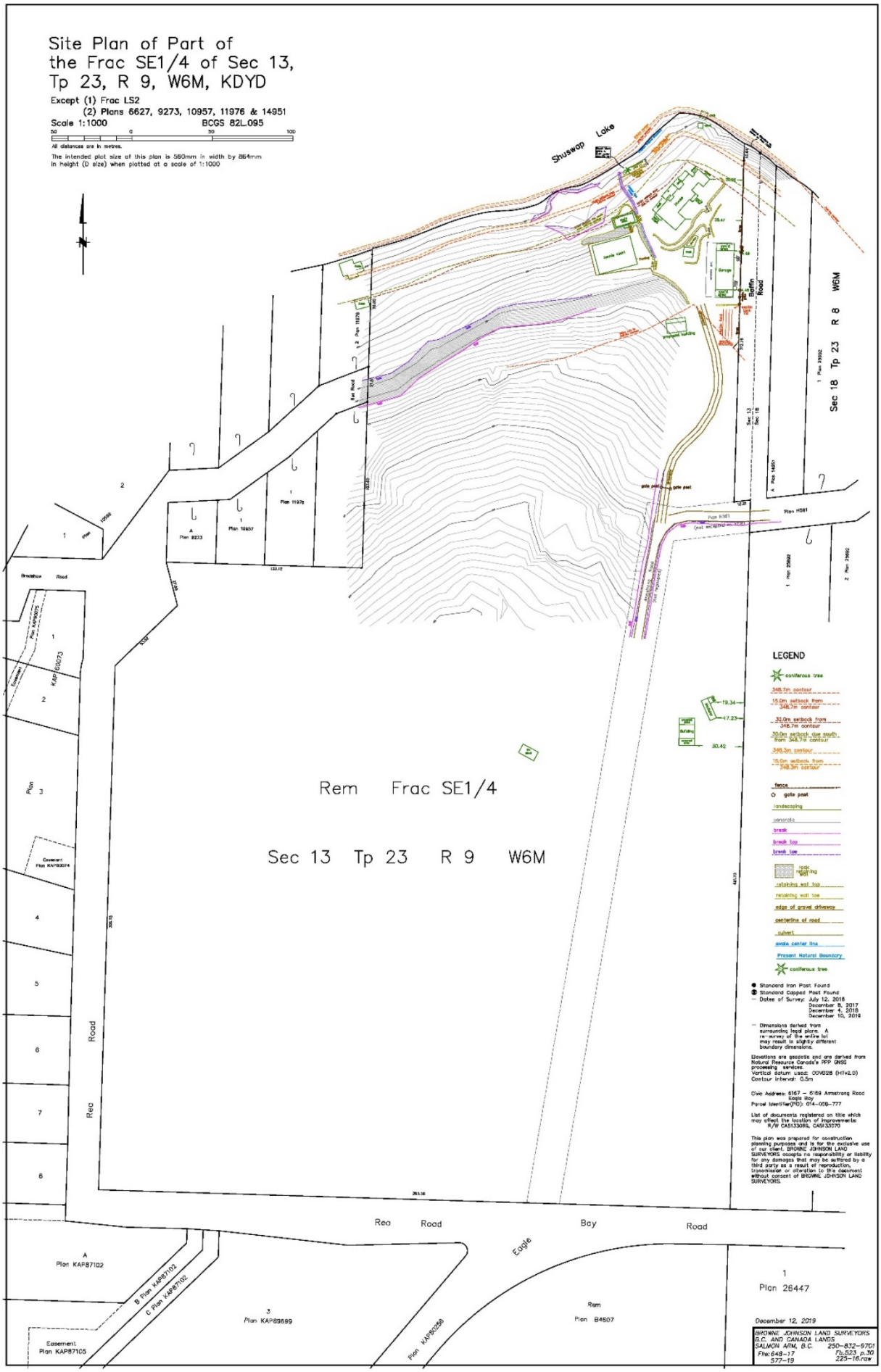
South Shuswap Zoning Amendment Bylaw No. 701-107
Schedule 1 (as amended)



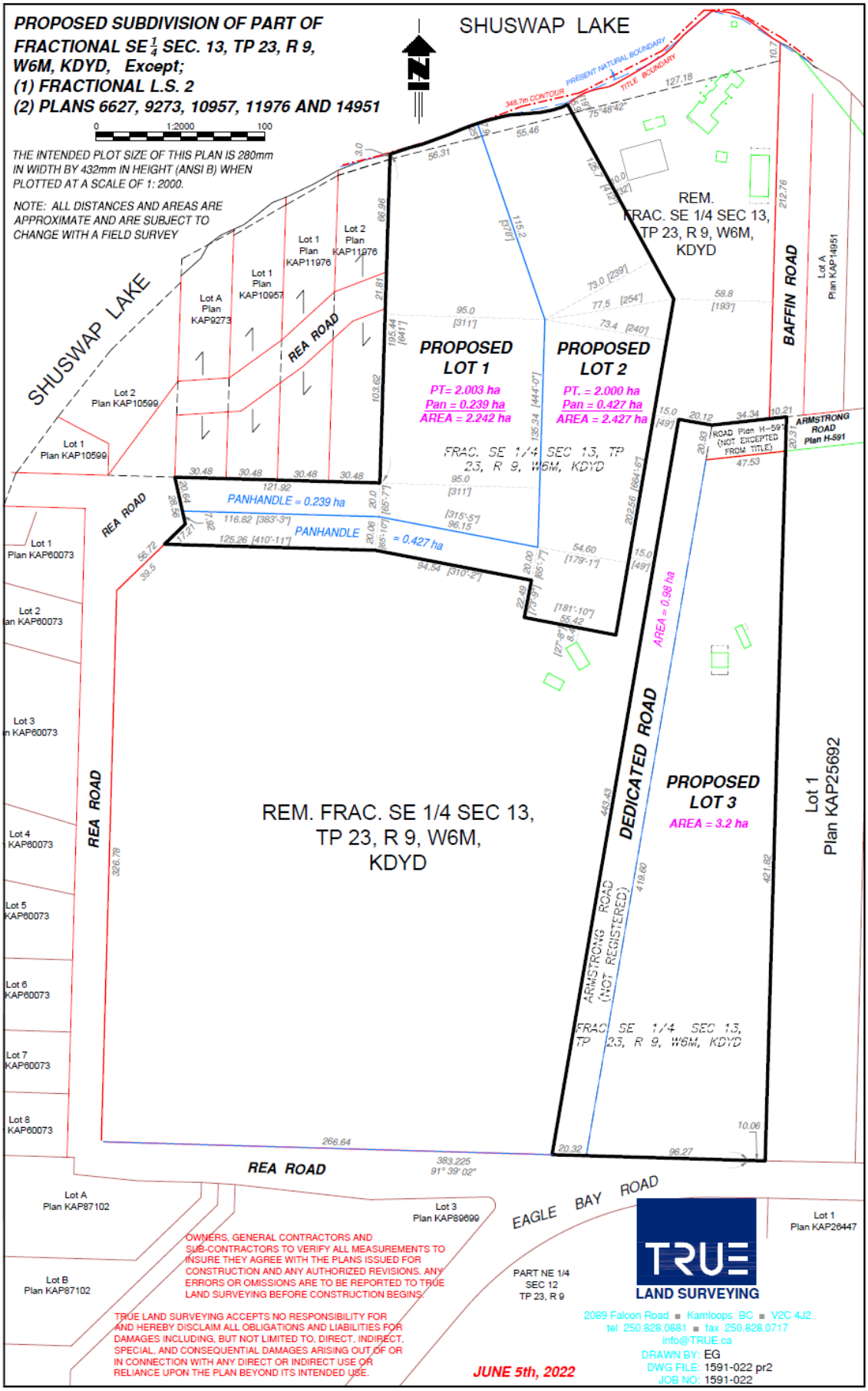
Slopes



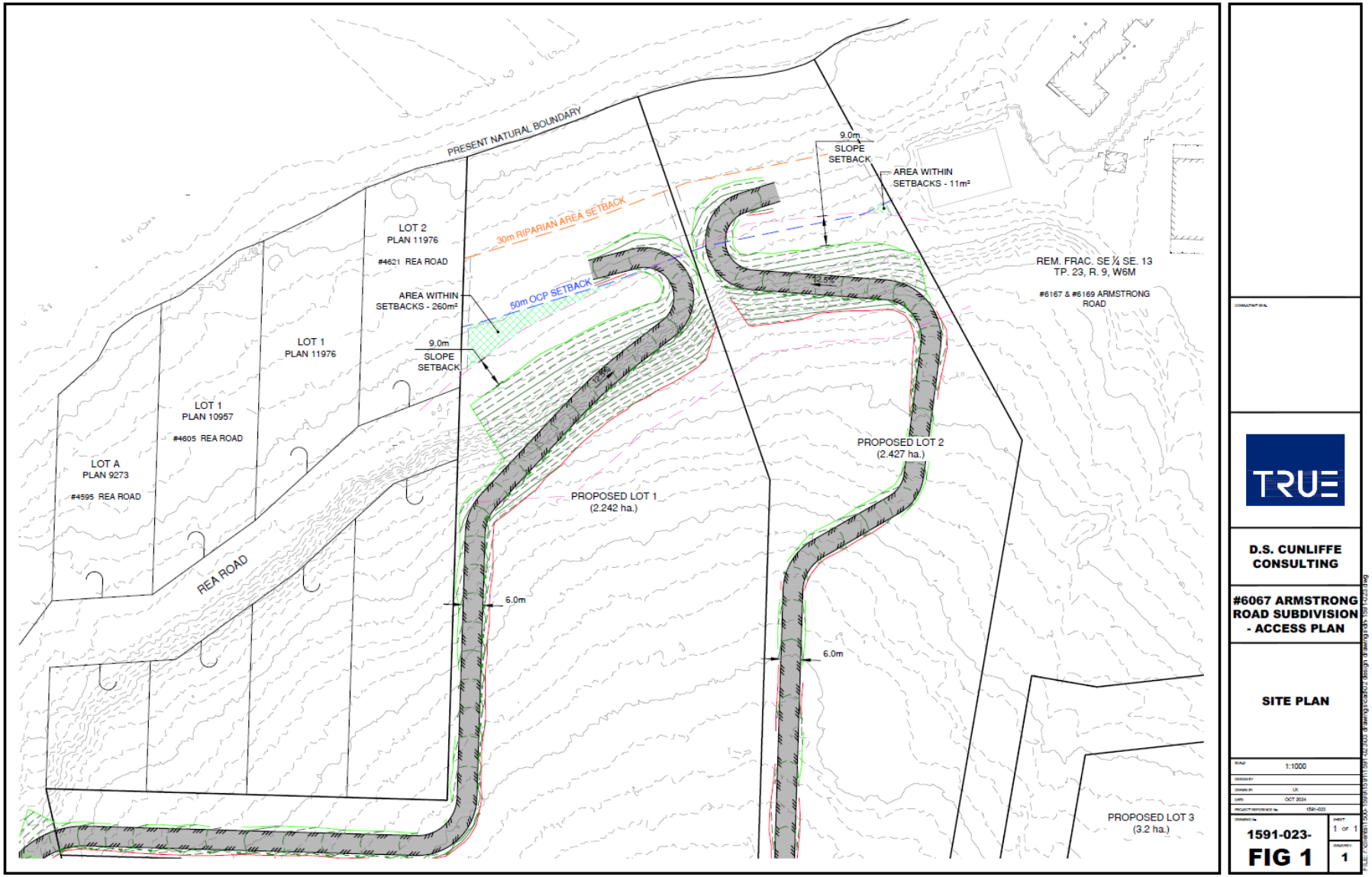
2023 Orthoimagery


Site Plan of Part of
the Frac SE1/4 of Sec 13,
Tp 23, R 9, W6M, KDYD
Except (1) Frac LS2
(2) Plans 6627, 9273, 10957, 11976 & 14951
Scale 1:1000
BCGS 82L.095
All distances are in metres.
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:1000
Shuswop Lake
Sec 18 Tp 23 R 8 W6M
Rem Frac SE1/4
Sec 13 Tp 23 R 9 W6M
Rea Road
Eagle Bay Road
LEGEND
coniferous tree
348.7m contour
15.0m setback from 348.7m contour
30.0m setback from 348.7m contour
30.0m setback due south from 348.7m contour
348.3m contour
15.0m setback from 348.3m contour
fence
gate post
landscaping
generator
break
break top
break toe
rock retaining wall
retaining wall top
retaining wall toe
edge of gravel driveway
centerline of road
culvert
swale center line
Present Natural Boundary
coniferous tree
Standard Iron Post Found
Standard Capped Post Found
Dates of Survey: July 12, 2018
December 5, 2017
December 4, 2018
December 10, 2019
Dimensions derived from surrounding legal plans. A re-survey of the entire lot may result in slightly different boundary dimensions.
Elevations are geodetic and are derived from Natural Resource Canada's PPP GNSS processing services.
Vertical datum used: CGVD28 (HTv2.0)
Contour interval: 0.5m
Civic Address: 6167 – 6169 Armstrong Road Eagle Bay
Parcel Identifier(PID): 014-006-777
List of documents registered on title which may effect the location of improvements: R/W CA5133015, CA5133170
This plan was prepared for construction planning purposes and is for the exclusive use of our client, BROWNE JOHNSON LAND SURVEYORS accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of BROWNE JOHNSON LAND SURVEYORS.
December 12, 2019
BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-6701
File: 648-17 Tb 523, p.30
577-19 225-16.raw

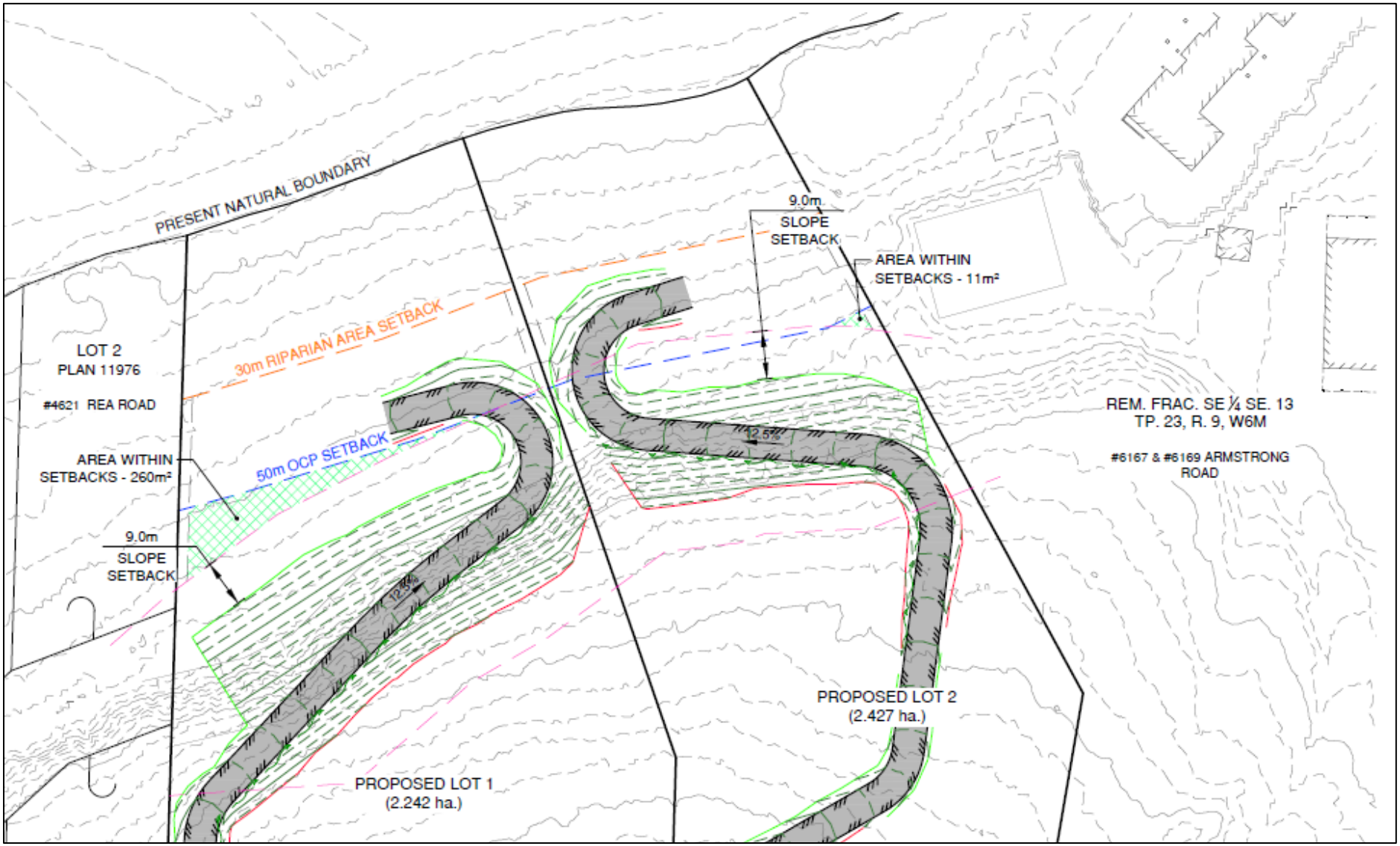
Revised Subdivision Plan



Revised Site Plan (2024-10-21)



Building area on Lots 1 & 2 between 50 m setback and escarpment



2023 Oblique Photos

Residences and accessory buildings on Proposed Remainder

BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated June 23, 2025. 1497 Lee Creek Drive/2982 Hopwood Road
RECOMMENDATION:	THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54" be read a second time, as amended, this 17th day of July, 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject properties are located in Lee Creek in Electoral Area F. The applicant would like to rezone a portion of each of the two subject properties to facilitate a subdivision which would result in a net increase of one 1.6 ha additional lot. The Board read the amending bylaw a first time at their meeting held on May 15, 2025 and directed staff to initiate the referral process. Referral comments for this application have been compiled and are attached to this agenda item. Since first reading, staff noticed a typographical error in the citation and Schedule 1 of the bylaw and have included the correction for consideration of second reading as amended.

BACKGROUND:

Please see Item 18.1 on the May 15, 2025 Board Agenda for all background information regarding this application and staff recommendations at first reading.

POLICY:

Electoral Area F Official Community Plan Bylaw No. 830

11.1 General Land Use

11.9 Rural Residential (RR)

Scotch Creek-Lee Creek Zoning Bylaw No. 825

5.10 Multi-Residential (MR)

5.7 Residential – 1 (R1)

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Following first reading referrals were sent to applicable agencies and First Nations. The Archaeology Branch comments indicated that according to Provincial records there are no known archaeology sites on the subject properties, however archaeology potential modeling suggests that there is high potential

for previously unidentified archaeological sites to exist on the properties. It is further indicated that if land-altering activities are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities. However, if archaeological materials are exposed and/or impacted during land altering activities, a Provincial heritage permit will be required. Therefore, the Branch strongly recommends engaging an eligible consulting archaeologist prior to any land altering activities. The applicant has been provided with these referral comments. It is noted that the proposed new lot and the two remainder parcels already have single detached dwellings located on them. There were no other referral comments of note regarding this application.

This bylaw was previously cited as "Scotch Creek/Lee Creek Zoning Bylaw No. 825" and has been changed to "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54". The same change has been made to the title on Schedule 1.

Rationale for Recommendation

The applicant is proposing to rezone a portion of each of the subject properties from MR Multi Residential to R1 Residential-1 to facilitate a subdivision which would create 1 additional 1.6 ha lot. Staff are also proposing a special regulation be added to the MR Zone for the Remainder of Property 2 to reduce the minimum lot size for this lot only to enable the subdivision to proceed. Staff are recommending that the amending bylaw be read a second time for the following reasons:

- The OCP designation for the subject properties is RR Rural Residential which supports this proposed rezoning;
- The proposed special regulation for the remainder of Property 2 will not result in non-compliance with the density provisions of the MR Multi-Residential Zone; and,
- There were no significant issues raised through the referral process that need to be addressed by the applicant at this time.

IMPLEMENTATION:

If the Board agrees with the staff recommendation and gives second reading, as amended, staff will advise the applicant of the decision and carry out the consultation process outlined below.

COMMUNICATIONS:

Public Notification

The applicant has posted a notice of application sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001-2 as amended. The applicant provided photos staff on May 30, 2025 indicating that this has been completed.

Consultation Process

The Board waived the public hearing for this application because the proposal is consistent with the Electoral Area F Official Community Plan. If the amending bylaw receives second reading and in accordance with Development Services Procedures Bylaw No. 4001-2 as amended and Public Notice Bylaw No. 5893, staff will prepare a notice to be sent to all owners of property located within 100 m of the subject property notifying of the deadline for written submissions prior to third reading of the bylaw (4 PM on the Tuesday prior to the Board meeting where the bylaw will be considered for third reading). The notice will also be posted on the Public Notices page of the CSRD website.

Referral Responses

Following first reading of Bylaw No. 825-54, referrals were sent to applicable agencies and First Nations. The referral responses are summarized below, and the full responses are attached. See "BL825-54_Agency_First_Nations_Referral_Responses.pdf". Referrals are discussed above and summarized below.

Agency/First Nation	**Referral Response**
CSRD Environmental & Utility Services	No concerns. Servicing is to meet CSRD Subdivision Servicing Bylaw No. 680.
Ministry of Transportation & Transit	A subdivision application is in progress for the properties under MOT file 2022-04963. Zoning does not require ministry endorsement as it is beyond 800 m from a controlled access highway.
Ministry of Forests – Archaeology Branch	According to Provincial records there are no known archaeology sites on the subject properties. Archaeological modeling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the properties.
Adams Lake Indian Band	ALIB supports Skw'lax te Secwepemcúl'ecw as leads on any decisions associated with this project. ALIB has asked that their comments not be made public. As such they are not included in the attachment.
Skw'lax te Secwepemcúl'ecw	No response.
Neskonlith Indian Band	No response.
Okanagan Indian Band	No response.
Shuswap Indian Band	No response.
Simpcw First Nation	Simpcw defers to Adams Land Indian Band.
Splatsin First Nation	No response.

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:	2025-07-17_Board_DS_BL825-54_Second.docx
Attachments:	- BL825-54_Second.pdf - BL825-54_Agency_First_Nation_Referral_Responses.pdf - BL825-54_Maps_Plans.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-54

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

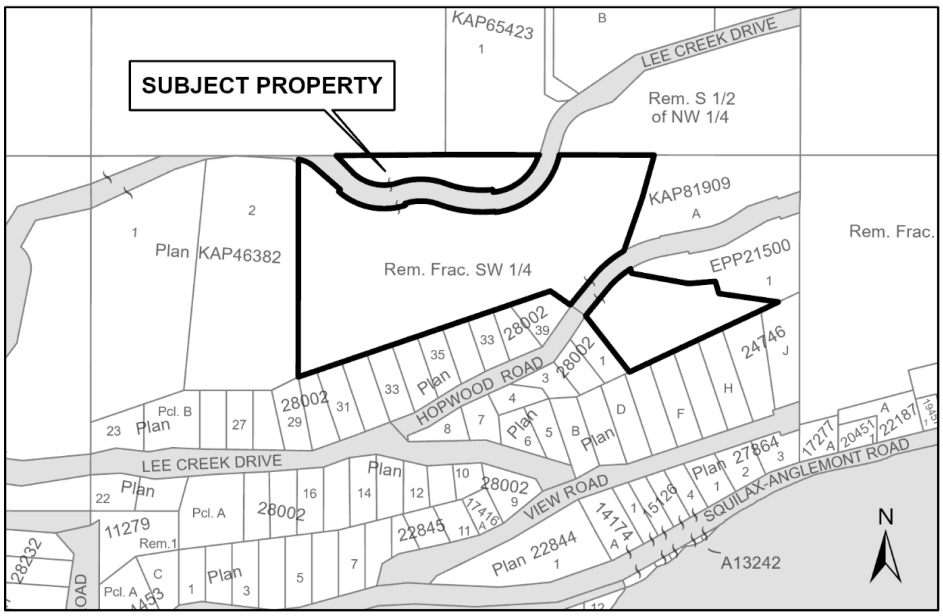
The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No.825" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is amended by adding a new subsection under 5.10(4) as follows:

"(d) Notwithstanding subsection 3(a), the minimum parcel size created by subdivision for The Fractional Southwest ¼ of Section 31, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Except Plans B5162, B6961, 7429, 8552, 9287, 10078, 11279, 14174, 15126, 17416, 22844, 22845, 24746, 28002, KAP81909 and EPP21500, as shown on the map below is 7.12 ha."



B. MAP AMENDMENT

1. Schedule B, Zoning Maps, which forms part of "Scotch Creek/Lee Creek Zoning Bylaw No.825" is hereby amended as follows:

i) Rezoning a portion of the West ½ of the South ½ of the Northwest 1/4, Section 31, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District; and the portion of The Fractional Southwest ¼ of Section 31, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Except Plans B5162, B6961, 7429, 8552, 9287, 10078, 11279, 14174, 15126, 17416, 22844, 22845, 24746, 28002, KAP81909 and EPP21500 located north of Lee Creek Drive, which lands are more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from MR Multi Residential to R-1 Residential 1 Zone.

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No.825-54".

READ a first time this 15th day of May, 2025.

READ a second time this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

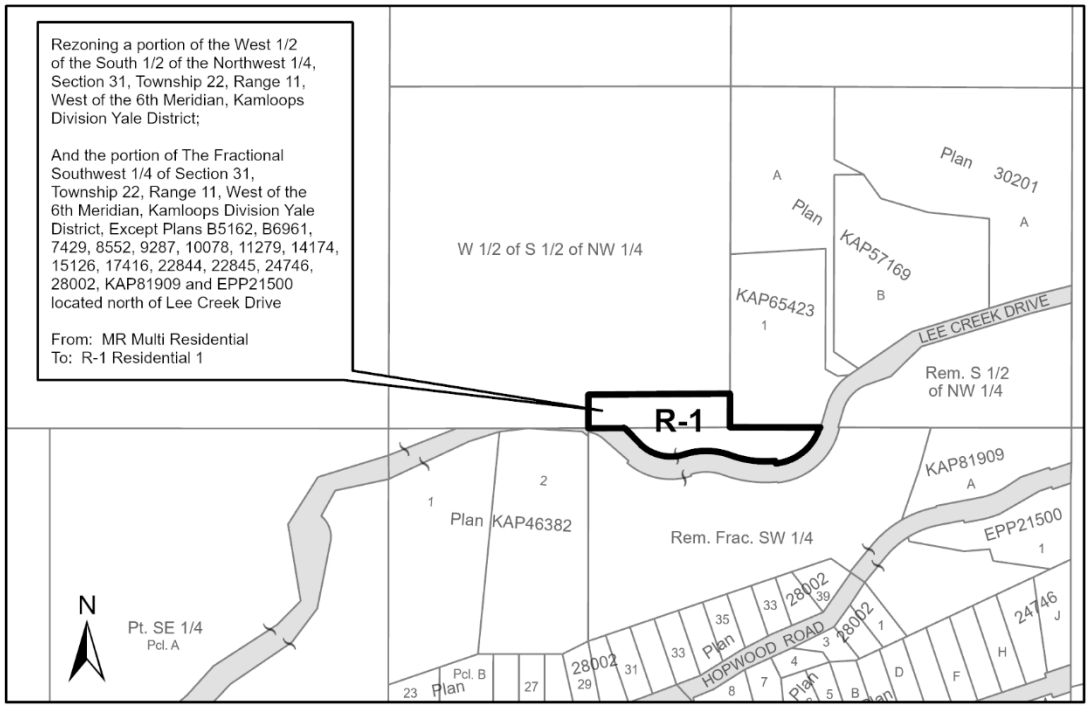
CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 825-54
as adopted.

CORPORATE OFFICER

Schedule 1
Scotch Creek/Lee Creek Zoning Amendment Bylaw No.825-54



Columbia Shuswap Regional District
Environmental and Utility Services
Referral Response

Date: 2025-May-20	**Planner:** C. LeFloch	**File No.** BL825-54
Address: 1497, 1501 Lee Creek Drive, 1506, 1546, 1572 Lee Creek Drive, 2982, 2996 Hopwood Drive	**PID:** 005-555-795 & 013-812-033	

General Description:
Rezoning from MR Multi-Residential to RR1 Rural Residential 1
Rezoning required to facilitate subdivision to create 1 new lot with existing single detached dwelling.

FUNCTION	COMMENTS	REVIEWED BY
Utility Services	No concerns, servicing to meet CSRD Subdivision Servicng Bylaw 680.	T. Perepolkin
Environmental & Utility Services	No Concerns.	B. Van Nostrand

From: Cooper, Diana FOR:EX
To: Karen Riopel
Subject: RE: BL825-54 CSRD Referral Request
Date: May 21, 2025 10:29:38 AM
Attachments: image006.png
image009.png
image010.png
image002.png
image003.png

Hello Karen,

Thank you for your referral regarding the proposed bylaw change for WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT, PID 013812033 and THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT PLANS B5162, B6961, 7429, 8552, 9287, 10078, 11279, 14174, 15126, 17416, 22844, 22845, 24746, 28002, KAP81909 AND EPP21500, PID 005555795. Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the properties that are listed in the referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on either property.

However, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the properties, as indicated by the purple colour shown over the properties in the second screenshot below.

Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites, and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land altering activities on the properties, no action is required at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the properties.

- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

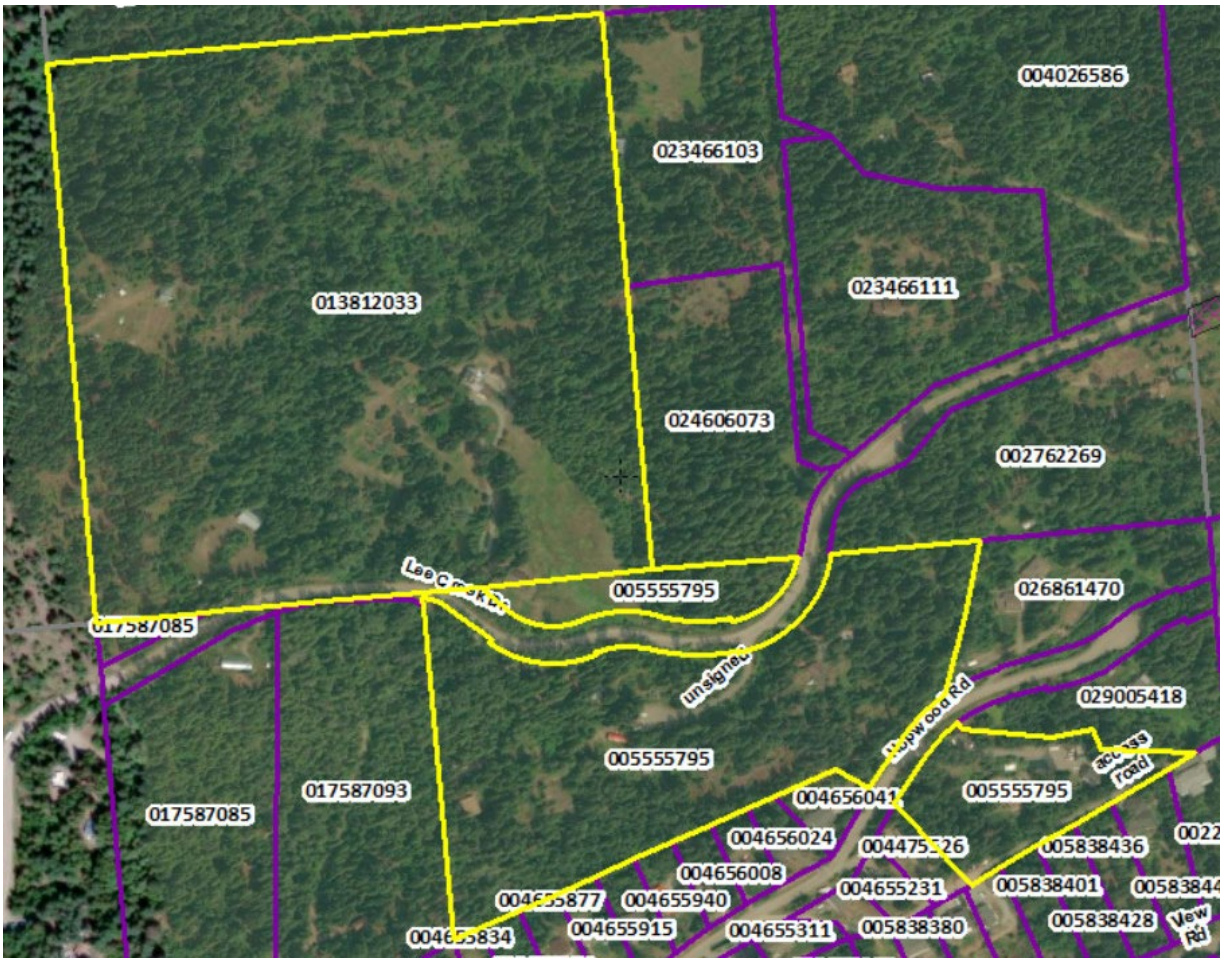
An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (https://link.edgepilot.com/s/9a947723/Oh4PwnRciUijbwJgST_Ptw?u=http://www.bcapa.ca/) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at https://link.edgepilot.com/s/8a57fd7c/JKJ0jDUoGkm4VlQEuCGD3w?u=http://www.gov.bc.ca/archaeology.

Kind regards,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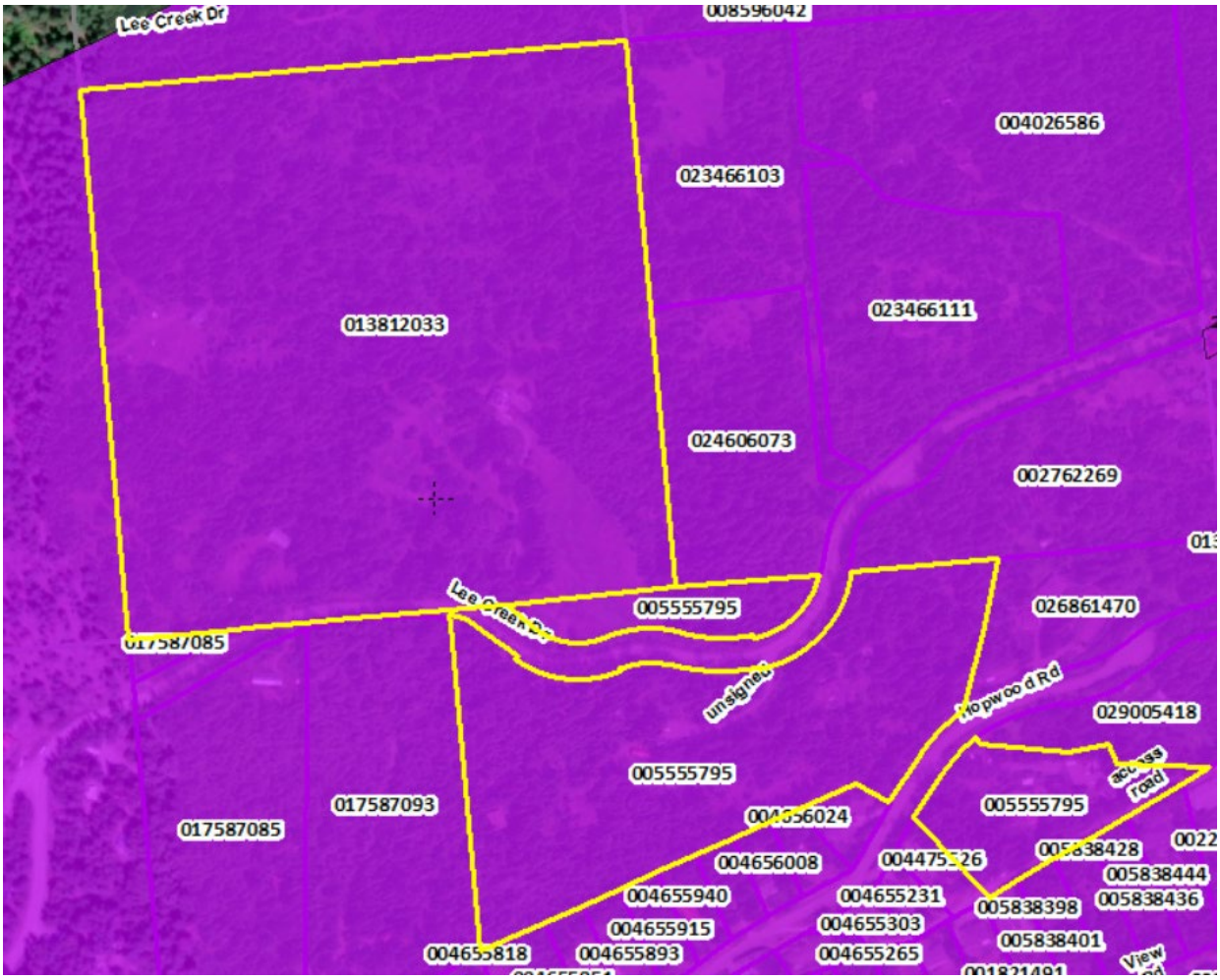


Please note that subject lot boundaries (yellow) and areas of archaeological potential (purple) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. If you are experiencing difficulties viewing the layers in the above screenshot, please contact us.

Diana Cooper
Archaeologist/Archaeological Information Specialist
Archaeology Branch | Ministry of Forests
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website
https://link.edgepilot.com/s/8a57fd7c/JKJ0jDUoGkm4VlQEuCGD3w?u=http://www.gov.bc.ca/archaeology

From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Friday, May 16, 2025 3:22 PM
To: Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>; referrals@neskonlith.net
Cc: Christine LeFloch <CLeFloch@csrd.bc.ca>; Savanha Stepkowski <SStepkowski@csrd.bc.ca>
Subject: BL825-54 CSRD Referral Request

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

BL825-34
PL20250000039

BRITISH COLUMBIA | Ministry of Transportation and Transit

DEVELOPMENT SERVICES
GENERAL REFERRAL
COMMUNICATION

Your File #: BL825-54
eDAS File #: 2025-02364
Date: Jun/09/2025

CSRD
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Re: Proposed Zoning Bylaw Approval Application for:
1497 & 1506 Lee Creek Drive, Lee Creek
PID 005-555-795, THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 31 TOWNSHIP 22 RANGE 11 W6M EXCEPT PLANS B5162, B6961, 7429, 8552, 9287, 10078, 11279, 14174, 15126, 17416, 22844, 22845, 24746, 28002, KAP81909 AND EPP21500
PID 013-812-033, WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 SECTION 31 TOWNSHIP 22 RANGE 11 W6M KDYD

The Ministry of Transportation and Transit (ministry) has reviewed your referral to amend the zoning for the above noted property. Section 52(3)(a) of the Transportation Act does not apply to this property, as it is beyond 800m from a Controlled Access highway, and this zoning bylaw will not require Ministry endorsement.

Please note other ministry Legislation requirements below (but not limited to), for Landowner reference:

SUBDIVISION
A conventional subdivision application is in progress for the above noted file under MOT file 2022-04963, CSRD file 2022-04936F. Subdivisions are reviewed, and a response is determined by the Provincial Approving Officer.

If you have any questions, please feel free to call Tara Knight at (778) 824-0043.

Yours truly,

Tara Knight
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 Stn Main Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Email: ds.salmonarm@gov.bc.ca

Simpcw First Nation (Simpcw) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúl̓ecw (Simpcw Territory).

Simpcw appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 “Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.”
Simpcw exercises their right as per UNDRIP Article 11. 2 “States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.”

We will defer to Adams Lake Indian Band.

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with PL20250000039 and the collaborative work relating to their proposal and support moving forward.

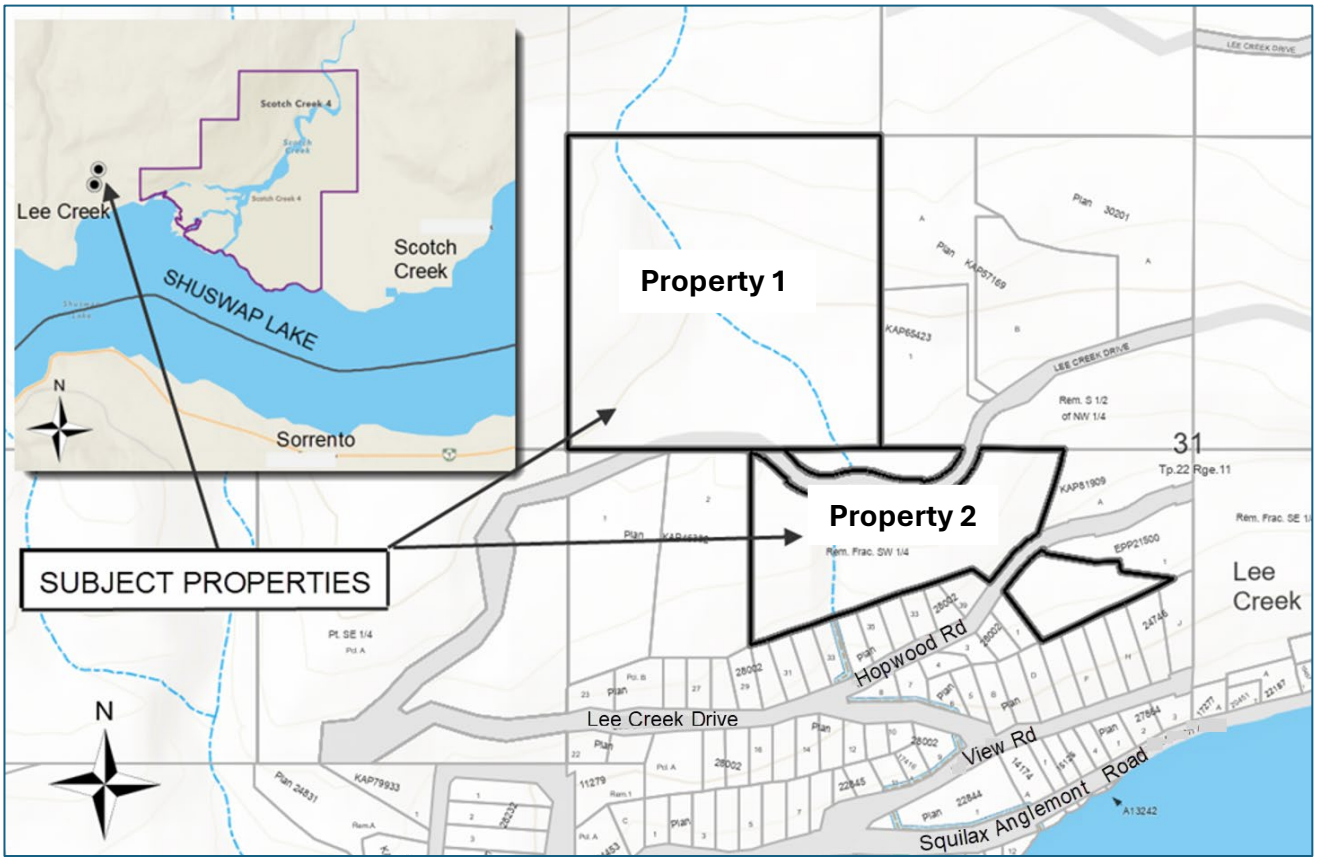
This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúl̓ecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

Simpcw wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

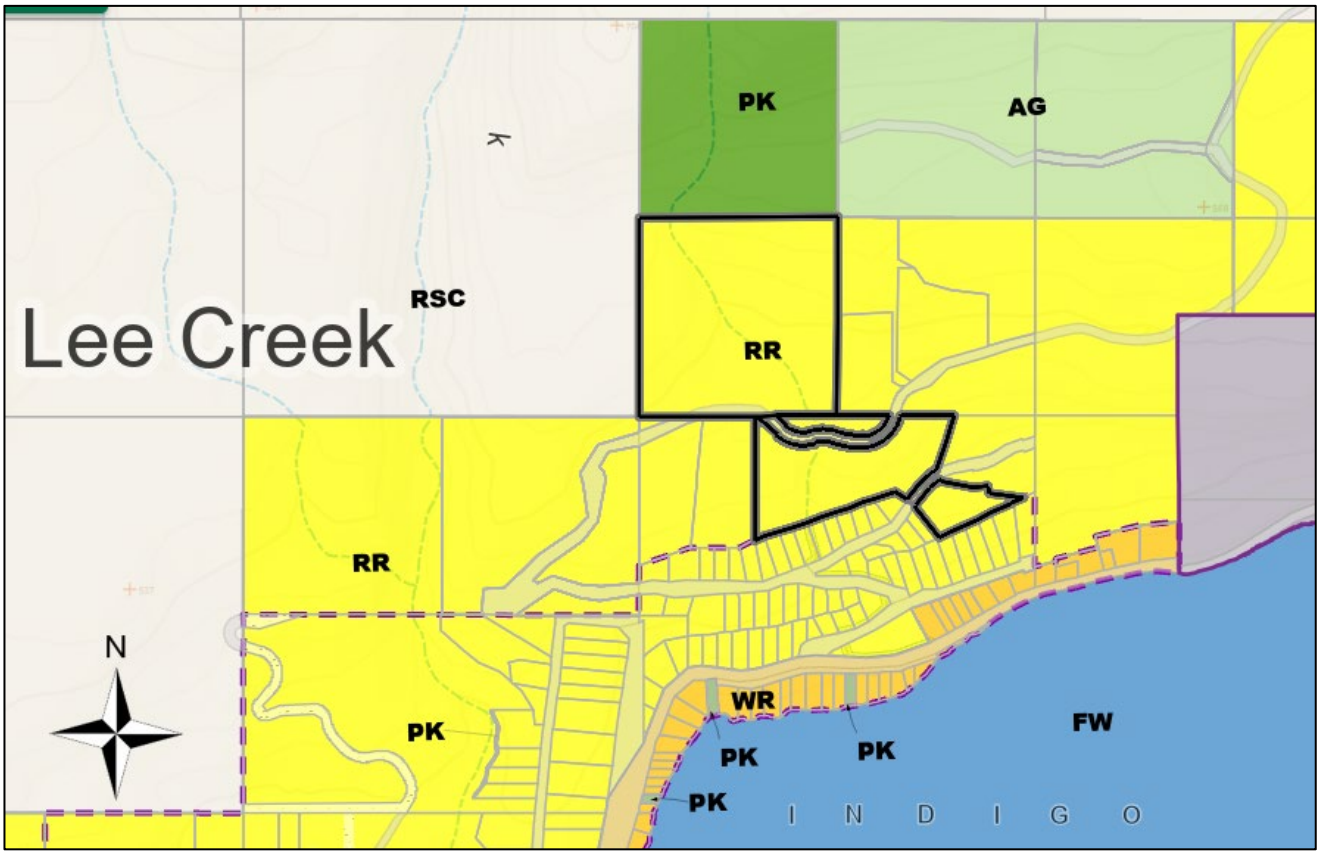
Best Regards,

SIMPCW NRD

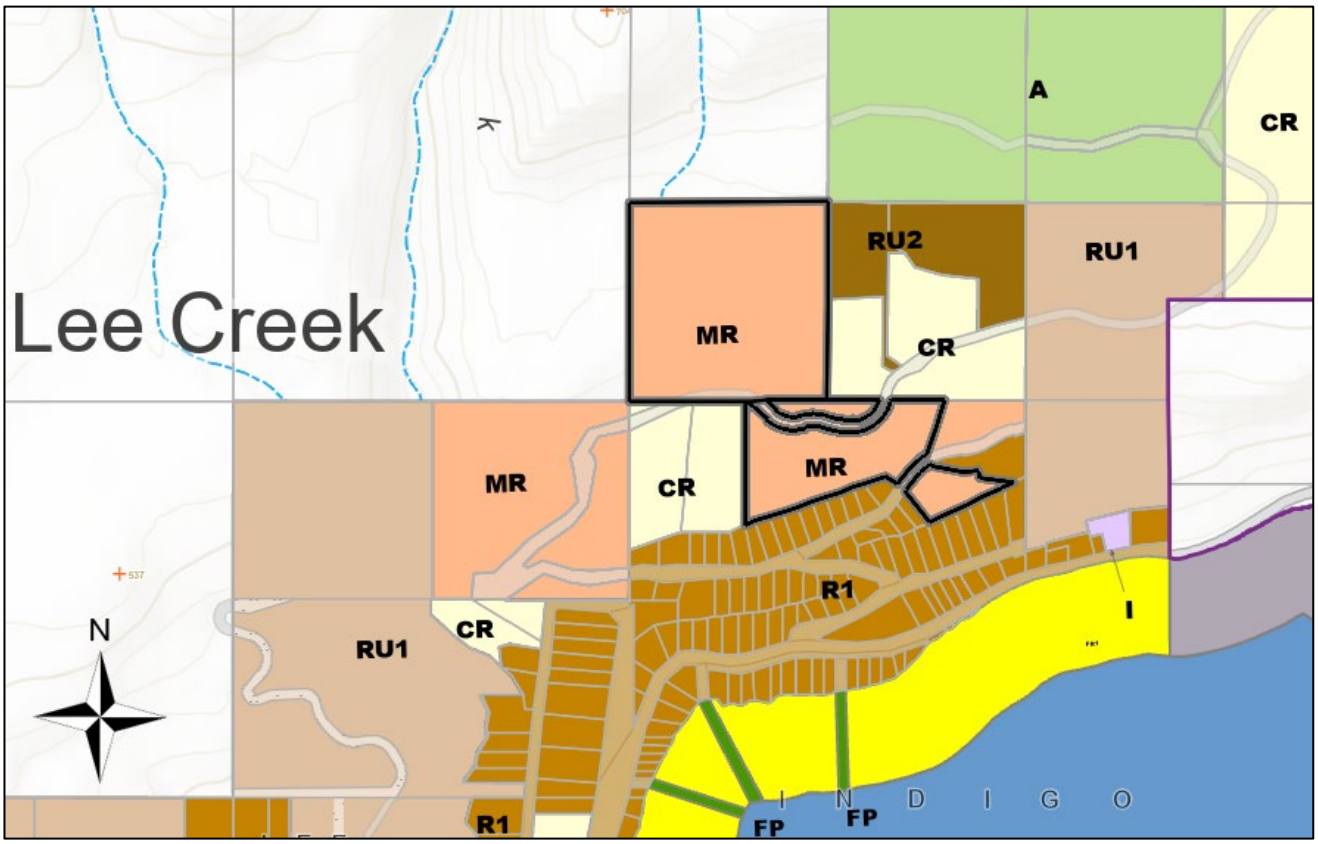
Location



Electoral Area F Official Community Plan Bylaw No. 830

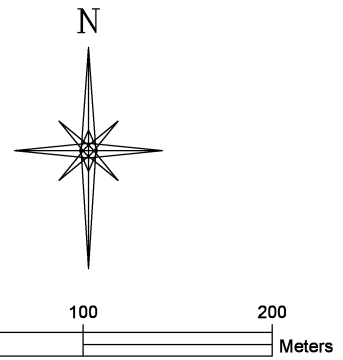


Scotch Creek/Lee Creek Zoning Bylaw No. 825



PROPOSED SUBDIVISION PLAN OF

THE W½ OF THE S½ OF THE NW¼ SEC 31 TP 22 R 11 W6M KDYD
AND
THE FR. SW¼ OF SEC 31 TP 22 R 11 W6M KDYD
except
PLANS B5162, B6961, 7429, 8552, 9287, 10078, 11279, 14174, 15126, 17416, 22844, 22845, 24746, 28002, KAP81909 AND EPP21500



SCALE 1:2000

CAD FILE: EST24-082.DWG (May 24/24)

THIS PLAN LIES WITHIN THE THOMPSON-NICOLA REGIONAL DISTRICT

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
201-925 McMASTER WAY
KAMLOOPS, B.C. V2C 6K2
TEL. (250) 372-8835

TO

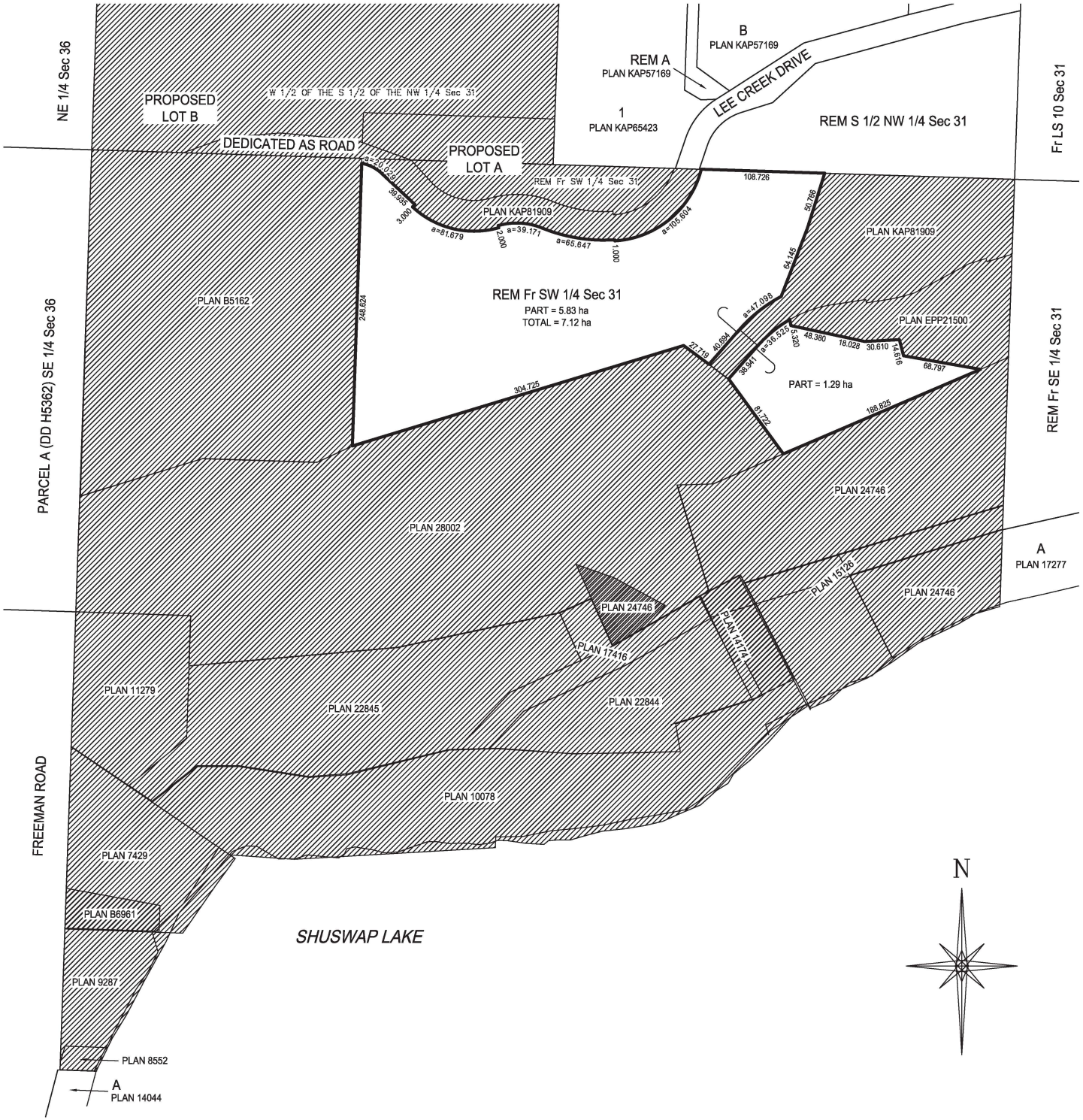
DRAWN BY: TE F.B. xxx, Pg. xx-yy FILE NO. EST24-082

SKETCH PLAN OF AREA OF REMAINDER AFTER SUBDIVISION OF PART OF Fr SW 1/4 Sec 31 Tp 22 KDYD EXCEPT PLANS B5162, B6961, 7429, 8552, 9287, 10078, 11279, 14174, 15126, 17416, 22844, 22845, 24746, 28002, KAP81909 AND EPP21500

BCGS 82 L 093

0 100 200 1:2500

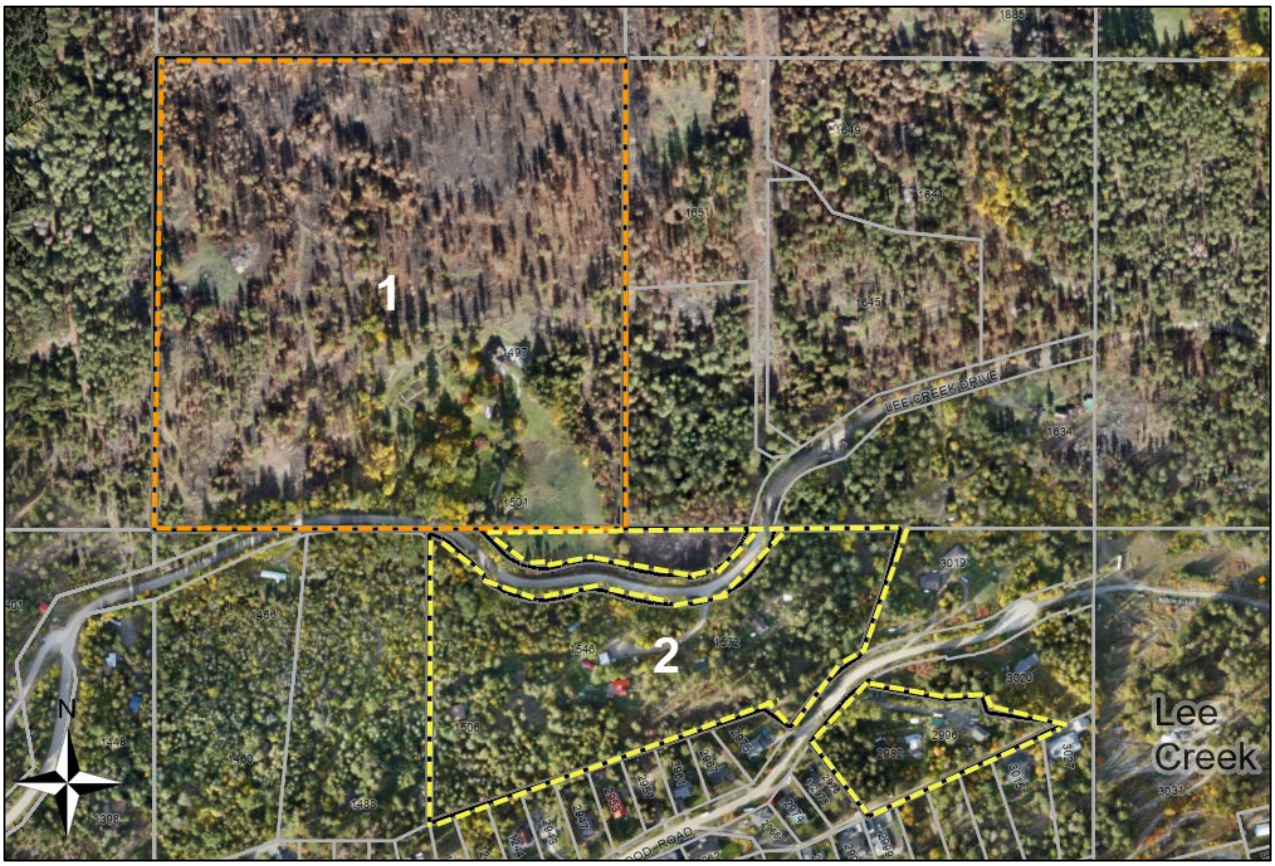
ALL DIMENSIONS AREA IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (SHEET SIZE C) WHEN PLOTTED AT A SCALE OF 1:2500



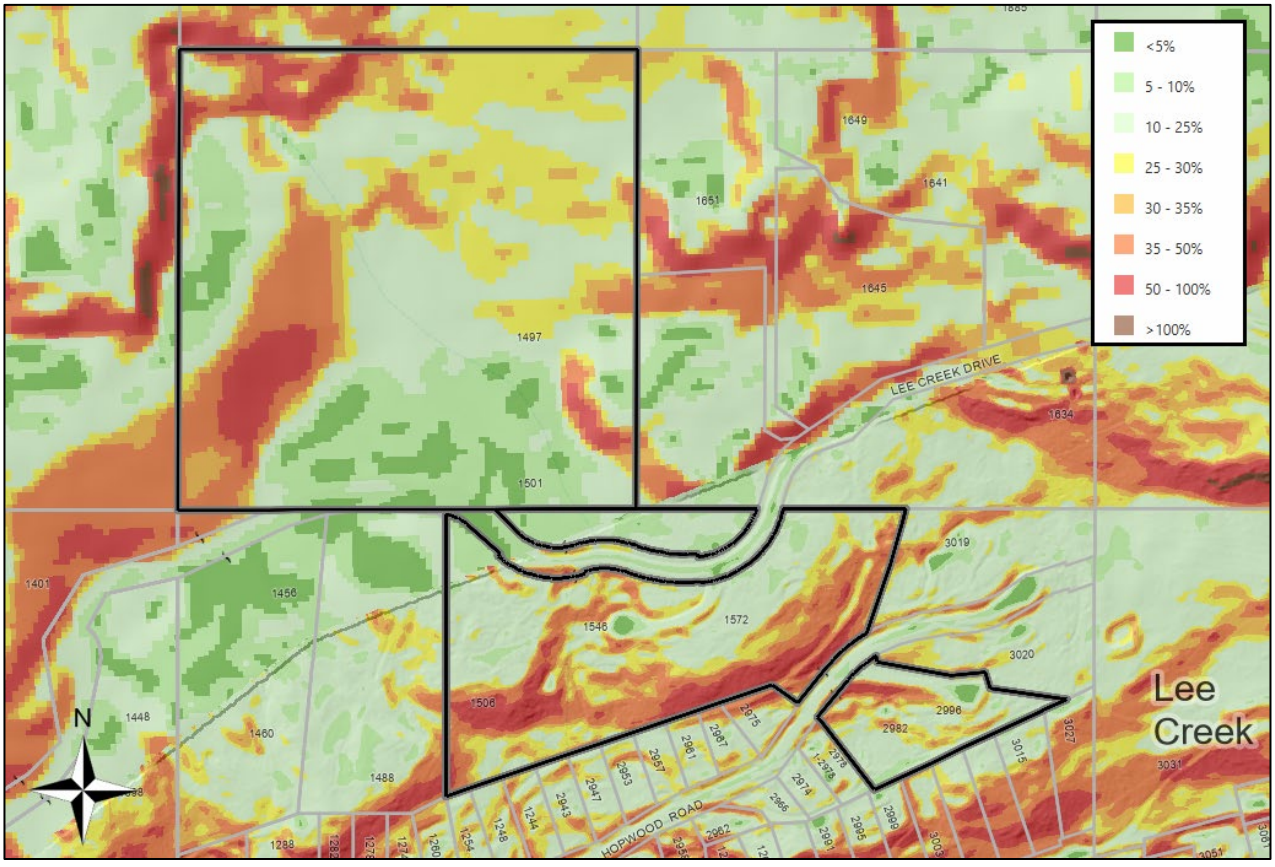
CAD FILE: T07566-SK-AREA.DWG (Mar 31/25)

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
201-925 McMASTER WAY, KAMLOOPS B.C., V2C 6K2
TEL. (250) 372-8835

Orthophoto (October 2023)



Slopes



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area F: Lakes Zoning Amendment Bylaw No. 900-39F
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated June 19, 2025. 1134 Pine Grove Road, Scotch Creek
RECOMMENDATION:	THAT: "Lakes Zoning Amendment Bylaw No. 900-39F" be read a second time, this 17th day of July, 2025. *Stakeholder Vote Unweighted (LGA Part 14) Majority*

SUMMARY:

The subject property is a building strata called Shuswap Lake Resort which has a total of 40 units and common property fronting on Shuswap Lake. The foreshore adjacent to the subject property is currently zoned FM2 Foreshore Multi-Family 2 and allows for 60-berths as part of a group moorage facility by special regulation. The FM2 zone allows 2 private mooring buoys and does not permit floating docks. The owners have installed 24 private mooring buoys and 1 floating dock in contravention of the Lakes Zoning Bylaw and are now seeking a bylaw amendment to bring the property into compliance. It is proposed to amend the special regulation for the property to replace the "60-berths" with "24 private mooring buoys" and add floating dock as a permitted use in the FM2 zone. The Board read the amending bylaw a first time at their meeting held on March 20, 2025 and directed staff to initiate the referral process. Referral comments received have been attached to the Board agenda as "BL900-39F_Agency_First_Nations_Referral_Responses.pdf". It is now appropriate for the Board to consider the amending bylaw for second reading.

BACKGROUND:

Please see Item No. 17.3 on the March 20, 2025 Board Meeting Agenda for the background and details regarding this proposal.

POLICY:

Electoral Area F Official Community Plan Bylaw No. 830

3.2 Shoreline Environment

11.2 Foreshore and Water Use (FW)

13.2 Foreshore and Water Development Permit Area

Lakes Zoning Bylaw No. 900

1.1 Definitions

4.7 FM2 Foreshore Multi-Family 2

FINANCIAL:

This property is subject to bylaw enforcement due to infractions related to the number of private mooring buoys and placement of a floating dock. If the bylaw amendment is not approved to bring the

property into compliance, there would be costs associated with bylaw enforcement activities including staff time and legal costs.

KEY ISSUES/CONCEPTS:

Following first reading referrals were sent to a number of agencies and First Nations requesting their comments. Comments are included in the Communications section below and discussed here.

The Archaeology Branch noted that there is a known, previously recorded archaeological site on the subject property that is protected under the Heritage Conservation Act. The site is located on the upland parcel rather than below the high-water mark. As this proposal is for the placement of buoys and a floating dock below the high-water mark, no further action is required at this time. The applicant has been advised that if any land alterations are contemplated for the upland area of the property the owners will be required to apply for a Provincial Heritage Permit from the Archaeology Branch.

CSRD Utilities staff did not have any concerns regarding CSRD interests. However, it was noted that the buoys are located near a private water intake. It was further noted that for all CSRD water intake approvals Transport Canada have required installation of a "no anchoring" sign above the high-water mark facing the lay of the intake pipe. There is no such signage in place in this case.

Staff referred the question regarding the intake location to Interior Health for their review. Staff from the Small Water Systems team confirmed that the intake is located away from the buoys and alleviates any concerns with boats being moored too close to the water intake. They further indicated that they have no objections to the proposed rezoning.

Transport Canada's response to this referral indicated that the buoy marina is currently not in compliance with the Canadian Navigable Waters Act and an approval is required. They further indicated that their office has informed the owners, and they were waiting on an application. The owners advised staff and provided documentation showing that they made the requisite application on April 27, 2025. Staff note that Transport Canada's process is separate from the CSRD's rezoning process.

<u>Rationale for Recommendation</u>

The applicant is proposing to amend the site-specific regulation applicable to the foreshore adjacent to the subject property to allow placement of 24 private mooring buoys to bring the property into compliance with Lakes Zoning Bylaw No. 900. It is also proposed that floating dock be added to the list of permitted uses for the FM2 Zone along with associated regulations.

Staff are recommending that the amending bylaw be read a second time for the following reasons:

- Bylaw No. 830 policies regarding private moorage generally support this proposal;
- The foreshore adjacent to Shuswap Lake Resort is wide enough to accommodate the proposed dock and buoys and still meet the required setbacks in Bylaw No. 900;
- The proposed site-specific regulation to permit 24 private mooring buoys to be shared among the strata owners represents a significant reduction in the number of permitted moorage spaces for the resort;
- Adding floating dock to the list of permitted uses in the FM2 zone will bring the existing dock associated with the subject property into compliance and also permit a floating dock for other properties zoned FM2 which may have multiple buoys for strata or shared interest use; and,
- There were no concerns raised through the referral process that need to be addressed at this time.

Prior to staff bringing the amending bylaws back to the Board for adoption the applicant will need to apply for a Foreshore and Water Development Permit. As part of the Development Permit application

photo confirmation of identification tags on each buoy along with GPS coordinates of the tagged private mooring buoys will be required.

IMPLEMENTATION:

If the Board agrees with the staff recommendation, and reads Bylaw No. 900-39F a second time, staff will advise the applicant and prepare notifications regarding the waiving of the public hearing described below.

COMMUNICATIONS:

Public Notification

The applicant has posted a notice of application sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001-02, as amended. The applicant provided photos and an affidavit to staff indicating that this was completed on May 22, 2025.

Referrals

Bylaw No. 900-39F was referred to the following agencies and First Nations. Responses are briefly noted. Full referral comments are attached to the Board agenda as "BL900-39F_Agency_First_Nations_Referral_Responses.pdf".

AGENCY/FIRST NATION	RESPONSE
CSRD Environmental and Utility Services	No concerns as this is not near any CSRD owned water intake, however, there appears to be a water intake in the immediate proximity. All CSRD water intake approvals through Transport Canada. Transport Canada should be referred for comment.
CSRD Community & Protective Services	No comments or concerns.
Transport Canada	The proposed bylaw amendments are not in conflict with the Canadian Navigable Waters Act or the Private Buoy Regulations. The buoy marina is not currently in compliance with CNWA and an approval is required. They are awaiting an application from the owners.
Ministry of Forests – Archaeology Branch	Noted that there is a known archaeological site recorded on the subject property. It is protected under the Heritage Conservation Act and must not be damaged or altered without a Provincial heritage permit. Full comments are not included in the attached referral responses as it contains detailed information about a protected archaeology site.
Ministry of Water Land and Resource Stewardship	No objections. Any changes, improvements, or developments on Crown Land whether existing tenures would require a prior written approval from the Ministry of Water, Land and Resource Stewardship.

Interior Health Authority	Water intake location was reviewed by the Small Water Systems team and there are no concerns. No objections to the proposed rezoning.
Adams Lake Indian Band	ALIB supports Skw'lax te Secwepemcúl'ecw as leads on any decisions associated with this project. ALIB has asked that their referral comments remain confidential, so they are not included in the attached referral comments document.
Simpcw First Nation	Deferred comments to Adams Lake Indian Band.

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:	2025-07-17_Board_DS_BL900-39F_Second.docx
Attachments:	- BL900-39F_Second.pdf - BL900-39F_Agency_First-Nations_Referrals_Responses.pdf - BL900-39F_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 8, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

LAKES ZONING AMENDMENT BYLAW NO. 900-39F

A bylaw to amend the "Lakes Zoning Bylaw No.900"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is amended by adding the following to the list of Permitted Uses under Section 4.7.1:

   (e) Floating dock, including *removable walkway*, that is accessory to a permitted *use* on the adjacent *waterfront parcel*.

2. Schedule A, Zoning Bylaw Text, is amended by replacing Section 4.7.2(a) Density with the following:

(a) Density Maximum number of *berths*, *floating docks*, and *private mooring buoys*:	○ *Berths*: 20 ○ *Private Mooring Buoys*: 2 ○ *Floating Dock*s: 1

3. Schedule A, Zoning Bylaw Text, is amended by deleting the third bullet of Section 4.7.2(b) Site Specific Density and replacing it with the following:

   For the surface of the *lake* adjacent to Section 27, Township 22, Range 11, W6M, KDYD, Plan KAS3099, the maximum number of *private mooring buoys* is 24. {Shuswap Lake Resort}

4. Schedule A, Zoning Bylaw Text, is amended by replacing Section 4.7.2(c) Size with the following:

(c) Size of dock:	○ Floating dock must not exceed 33.45 m^2 (360 ft^2) in total upward facing surface area (not including removable walkway). ○ *Floating dock* surface must not exceed 3.05 m (10 ft) in width for any portion of the dock. ○ *Removeable walkway* surface must not exceed 1.52 m (5 ft) in width for any portion of the walkway.

5. Schedule A, Zoning Bylaw Text, is amended by adding the following section:

(e) Site Specific Size and Siting of *dock*, *private mooring buoy*s or *boat lift*:	○ For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback for private mooring buoys is 5 m from the side boundaries of the zone.

2. This bylaw may be cited as "Lakes Zoning Amendment Bylaw No. 900-39F ".

READ a first time this 20th day of March, 2025.

READ a second time this _____ day of _____, 2025.

READ a third time this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____ _____

CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 900-39F as adopted.

_____

CORPORATE OFFICER

Columbia Shuswap Regional District
Environmental and Utility Services
Referral Response

Date: 2025/04/08			File No. BL900-39F
Address: 1134 Pine Grove Rd			PID: n/a

FUNCTION	COMMENTS	REVIEWED BY
Environmental Services	No Concerns	M. Birse
Utility Services	No concerns as this is not near any CSRD owned Water Intake, however there appears to be a water intake in the immediate proximity. All CSRD water Intake approvals through Transport Canada have required installation and maintenance of a "NO ANCHORING" sign above the high-water mark facing the lay of the intake pipe. Does NO ANCHORING mean no buoy's, Transport Canada should be referred for comment.	T. Perepolkin
Environmental & Utility Services	No Concerns	B. Van Nostrand

Columbia Shuswap Regional District
Community and Protective Services
Referral Response

Date: 2025/04/08		File No. BL900-39F	
Address: 1134 Pine Grove Rd		PID:	
FUNCTION	COMMENTS		REVIEWED BY
Community Services	No concerns.		F. Barton
Protective Services	No concerns.		S. Coubrough
Community & Protective Services	No comments		D. Sutherland

From:	Dight, Roberta (TC/TC)
To:	Karen Riopel
Cc:	Marine Safety - General Mailbox / Sécurité Maritime - boîte de courrier général; Kuan, Lawrence (TC/TC); Billingsley, Nora (she,her | elle,la) (TC/TC); NPP PAC / PPN PAC (TC)
Subject:	RE: E-Inquiry - PAC Reg FW: [External/Externe]: BL900-39F Referral Request
Date:	April 3, 2025 12:03:22 PM
Attachments:	image003.png image004.png

Hi Karen,

Thank you for including Transport Canada in this referral. The correct office for referrals regarding your Bylaw 900 is this one, so if there are follow-up questions, feel free to reply to me directly and cc NPPPac-PPNPac@tc.gc.ca.

I've reviewed the proposed bylaw amendments and see no conflict with the Canadian Navigable Waters Act or the Private Buoy Regulations. As a reminder, owners of buoys, docks and other structures below the high-water mark will continue to be responsible for ensuring that they are in compliance with both of those legislative items independently of their status under CSRD bylaws.

The particular property under review for this amendment has Transport Canada file number 2005-500967. The buoy marina currently is not in compliance with the CNWA and an approval is required. Our office informed the owner of this in 2024 and is now awaiting receipt of their application.

Feel free to contact either myself or Lawrence Kuan for more information on this specific file.

Roberta Dight

A/Regional Manager, Navigation Protection Program
Transport Canada / Government of Canada
roberta.dight@tc.gc.ca / Tel: 604-318-0371

I/Gestionnaire régionale, Programme de protection de la navigation
Transports Canada / Gouvernement du Canada
roberta.dight@tc.gc.ca / Tél.:604-318-0371

Transport Canada is implementing a new fee for service structure, under the *Canadian Navigable Waters Act,* as part of the Fee Modernization initiative. Find out more at: Canada Gazette, Part 1, Volume 157, Number 43: Canadian Navigable Waters Act Fees Regulations

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From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Thursday, March 27, 2025 8:05 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Christine LeFloch, Planner III
plan@csrd.bc.ca | clefloch@csrd.bc.ca

FILE: BL900-39F
CV: PL20230000123
DATE: March 27, 2025

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☒ No objections

RESPONSE TEXT:

Any changes/improvements/developments on Crown Land whether existing tenures would require a prior written approval from the Ministry of Water, Land and Resource Stewardship.

Signed By: Gurinder Sidhu

Title: Authorizations Specialist-Lands

Date: April 24, 2025

Agency: Ministry of Water, Land and Resource Stewardship

From: HBE [IH]
To: Christine LeFloch
Cc: Planning Public Email address; Porter, Kimberly [IH]
Subject: IH Response: BL900-39F CSRD Referral
Date: June 4, 2025 2:28:15 PM
Attachments: image003.png
image004.png
image010.png
BL900-39F_Referral Request2.pdf
BL900-39F_Referral Response form.docx

Hello Christine,

Kimberly Porter, Environmental Health Officer on our Small Water Systems team indicated that the map that the applicant had provided to you was what she had been anticipating from the water system operator. This confirmation that the intake is located away from the buoys alleviates any concerns with the buoys/boats being close to the water intake. There are no other healthy community development interests related to this referral. Therefore, Interior Health has no objections to this proposed rezoning.

Ms. Porter mentioned she will work with the water system operator to update files and iMap such that this more accurate information is represented on maps.

Thank you,

Anita Ely **(she, her, hers)**

Specialist Environmental Health Officer
Healthy Community Development

Salmon Arm Health Centre
851 16th St NE, Box 627, Salmon Arm, BC V1E 4N7
c: 250-253-3679
e: anita.ely@interiorhealth.ca
https://link.edgepilot.com/s/87f887d1/QbGIiJnUK0qUT1RIMa_4UQ?u=http://www.interiorhealth.ca/

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dãkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tŝilhqot'in Nations where we live, learn, collaborate and work together.

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From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Monday, May 12, 2025 7:12 AM
To: HBE [IH] <HBE@interiorhealth.ca>
Cc: Christine LeFloch <CLeFloch@csrd.bc.ca>
Subject: BL900-39F CSRD Referral

Simpcw First Nation (Simpcw) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúl̓ecw (Simpcw Territory).

Simpcw appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 “Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.”
Simpcw exercises their right as per UNDRIP Article 11. 2 “States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.”

We will defer to Adams Lake Indian Band.

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with PL20230000123 and the collaborative work relating to their proposal and support moving forward.

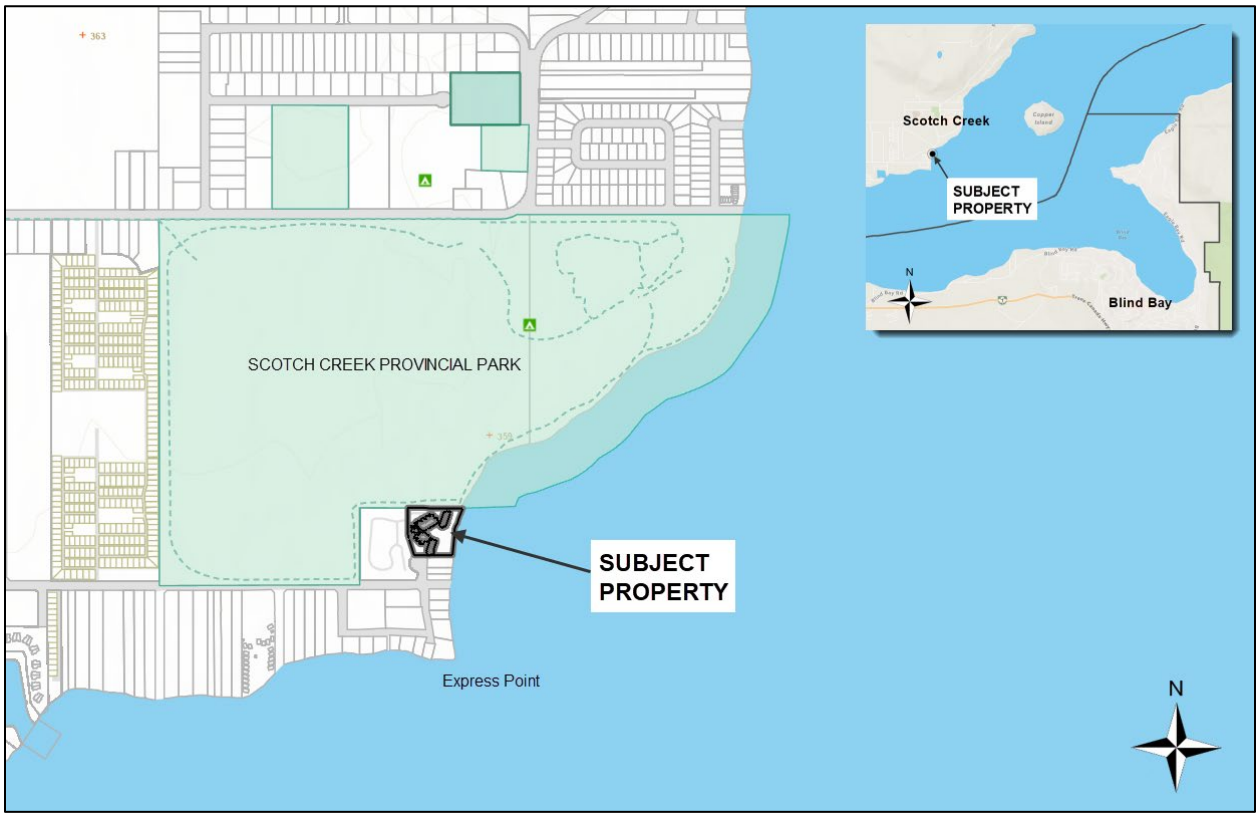
This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúl̓ecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

Simpcw wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

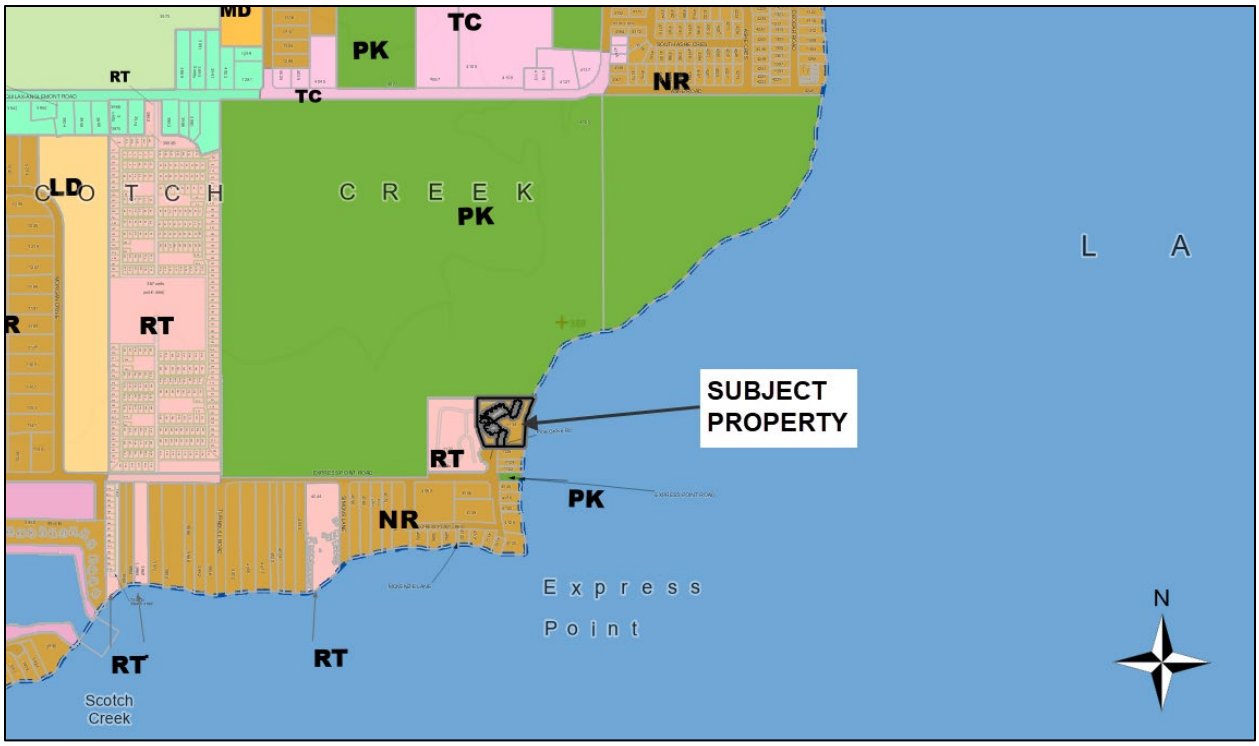
Best Regards,

SIMPCW NRD

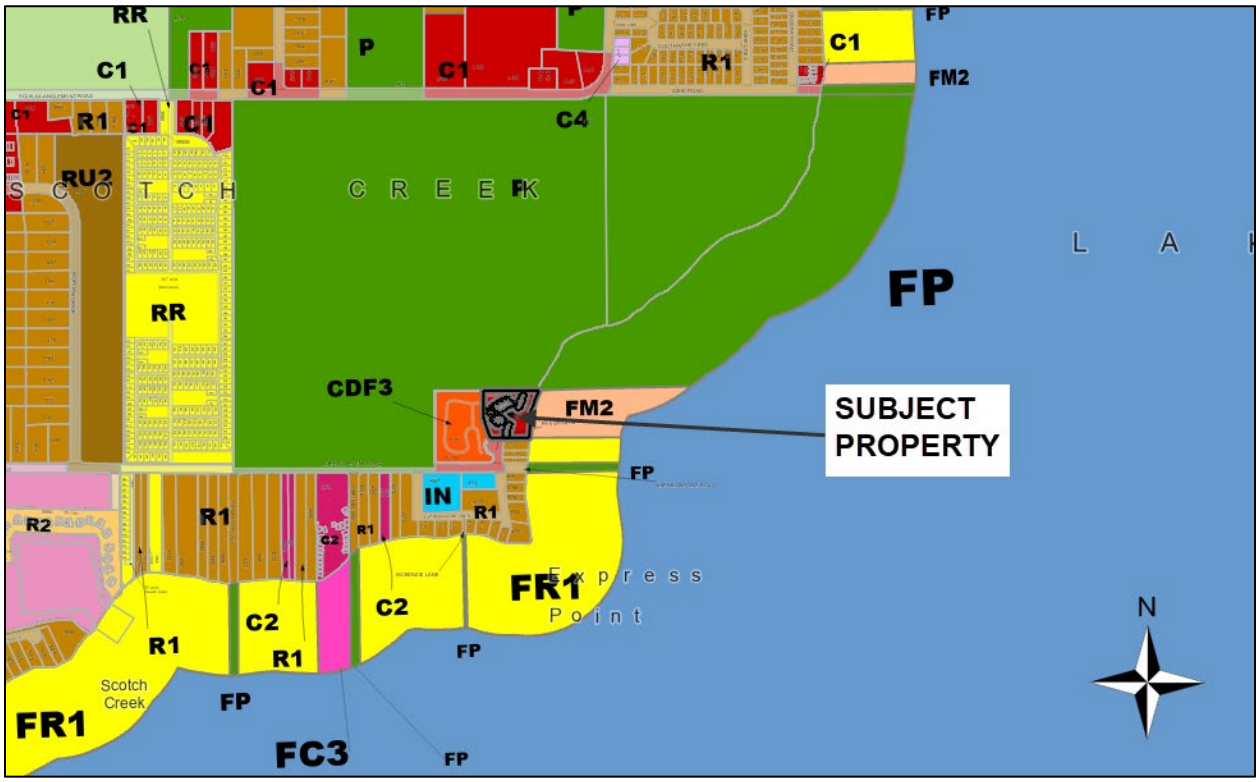
Location



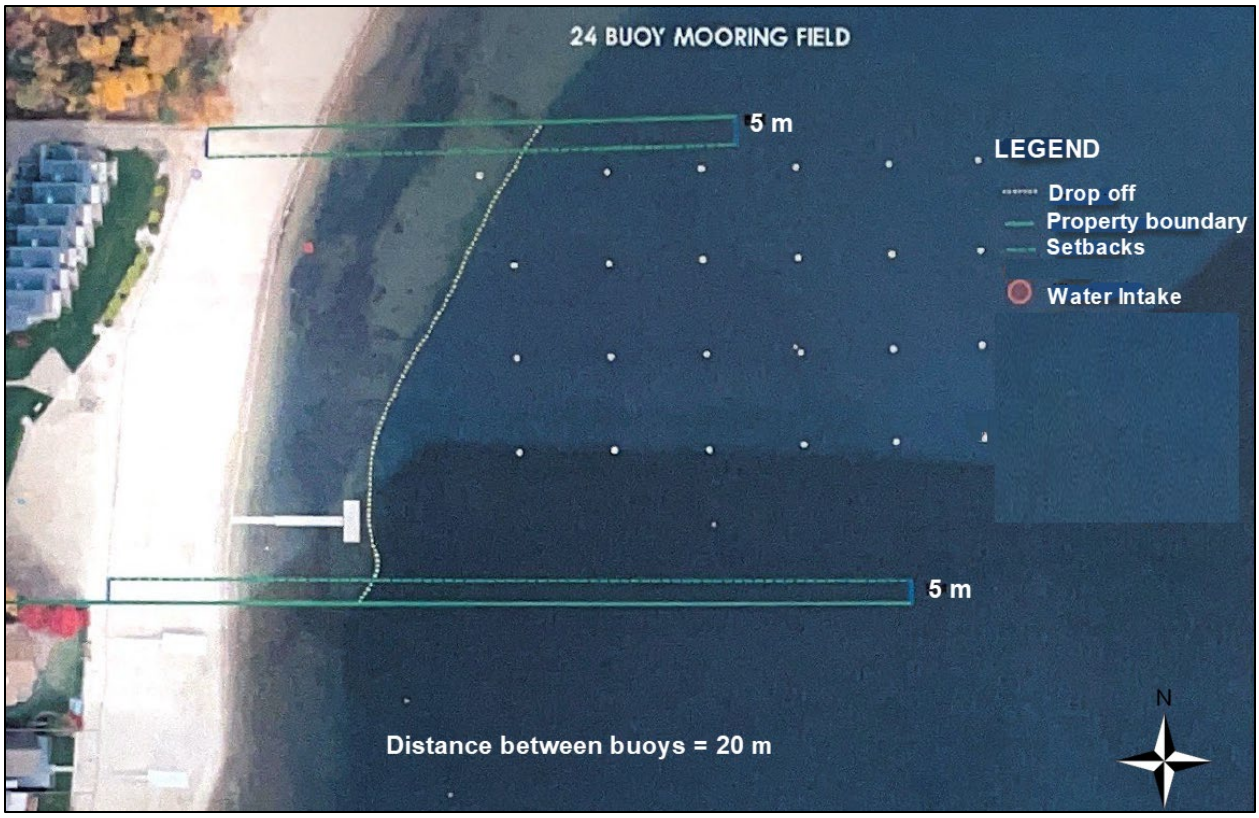
Electoral Area F Official Community Plan Bylaw No. 830



Lakes Zoning Bylaw No. 900



Site Plan



Orthophotos (June-July 2023)

Photo looking south from Provincial Park – August 27, 2024

Oblique Photo 2023