

## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

Notes of the Public Hearing held on Tuesday July 24, 2018 at 6:00 p.m. at the Carlin Community Hall at 4051 Myers Frontage Road, Tappen BC, regarding proposed Bylaw No. 725-12.

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PRESENT: Chair Paul Demenok – Electoral Area C Director  
Dan Passmore – Senior Planner, Development Services  
23 members of the public

Chair Demenok called the Public Hearing to order at 6:00 pm. Following introductions, 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 (Shuswap Country Estates) Bylaw No. 725-12.

The Planner explained the requirements of Section 470 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at its August 16, 2018 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on July 13 and 20, 2018.

The Planner provided background information regarding these proposed bylaw amendments and reviewed the purpose of the bylaws. At the Chair's request, the Planner also summarized the referral comments received by the CSRD to the public in attendance.

The Chair opened the floor for comments.

██, read aloud the contents of a letter submitted to Development Services staff. He advised he was speaking on behalf of a number of local residents who had signed a petition, he presented the letter with the petition which contained 19 names of people who lived in the immediate area. These documents will be provided to the Board as correspondence received.

██████████ advised that the primary concern of the group was a noticeable groundwater depletion in the area since 2010, when the development was originally constructed. Since there is only the one new well in the area for the Shuswap Country Estates, they are concerned that the depletion is the result of the development. Further, any increase in the density will further deplete the aquifer they rely on. He indicated that since the bylaw would have the impact of increasing density of the development, that the CSRD should not approve it unless the groundwater source is proven to be capable of supplying the development by a hydrogeologist. He noted the well logs provided by the applicant was for a well drilled in 2004, whereas the well used for water supply for the development was not documented.

██████████ stated that a secondary concern for the group was the necessity to conduct significant blasting on the site to prepare for manufactured home sites in the planned expansion. The group was concerned over the safety aspects of the blasting site

preparation to the neighbouring properties, and to the impact that this blasting may have on neighboring groundwater wells. He advised that the OCP requires a steep slopes Development Permit which requires a geotechnical review by a qualified professional, and that such a review should help the Board to determine whether the expansion of the manufactured home community is safe.

██████████ continued by advising that the group also had concerns with respect to sewage servicing. He noted that the treatment system is able to operate without needing to use the spray irrigation, which the treatment system and the ALR has approved. Should the proposed expansion occur, he foresees that the system will need to start using the spray irrigation component, and expressed concerns about overspray of the effluent onto neighbouring properties, and the impact this might have on their groundwater wells. He advised that spray irrigation can atomize and travel long distances in windy conditions.

He conceded that the area needs affordable housing but notes that the site preparation involving blasting to expand the community is expensive and will lessen the likelihood of affordable housing. He noted the relevant OCP policies as reported to the Board in the staff reports and advised that while the existing community was in place the rules have changed and any expansion would be contrary to policies directing such density of growth into Secondary Settlement Areas.

██, advised she lived right across the road from the sewage treatment facility and that her property and the facility are situated in a wind tunnel. She explained that the winds in the area are such that she was unable to put out lawn furniture as it would blow away. This situation raises major concerns should the spray irrigation disposal ever be started, as the wind will carry the spray long distances. She further advised that she is concerned about her property value, as a result of low income housing nearby.

██ questioned the referral response received from the Water Stewardship Officer of the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (MFLNRORD), which raised uncertainty because of the assertion of sufficient water from groundwater sources and the potential timelines for an application for a groundwater license, if required. She advised that if there is uncertainty, the CSRD should hold the applicant's feet to the fire. She stated that she had purchased 2 farms in the area 25 years ago and recently needed to drill a second well, because of the depletion of water in the first. Because of this she indicated that caution on the part of the CSRD is warranted. She asked a question about whether the proposed 3 new lots would be required to have a groundwater well for each.

Chair Demenok answered that this would be a requirement of the subdivision.

██ asked whether the CSRD has geotechnical or hydrogeological reports from the applicant to address steep slopes, blasting and groundwater issues.

The Planner answered no.

Chair Demenok further advised that should the Board decide that the land use requires provision of such information, they would ask for it.

[REDACTED], advised that she had concerns over the runoff that comes off of the property currently. She stated that the runoff currently turns into a creek in the spring and goes down the driveway created erosion and flows into her hayfields creating a lake.

[REDACTED] indicated that he had no issues with the proposed creation of 3 large lots, which is a component of the bylaw. However he was concerned over the density on the rest of the property. He advised that drilling and blasting and vegetation clearing for the proposed expansion will create a problem.

[REDACTED], advised that as the applicant's engineer he has been working on the property to bring the site as it is currently developed into better compliance with the OCP. He reminded the audience that there was no zoning in this area. He stated that the essential infrastructure (sewer and water) is in place for the development currently and that the infrastructure has capacity to allow for expansion as proposed. He stated the sewage system is registered with the Ministry of Environment (MoE), and that the groundwater source is in place and operational. He advised that with the additional capacity available in the groundwater well the property owner could have been drawing that water to use for irrigation on the agricultural portion of the property. He advised that spray irrigation effluent disposal is a system of disposal that has been approved elsewhere, in addition to this property by the MoE. He advised that although the density allowable in the proposed OCP amendment would be for 120 units total, the development will not get that many units on it due to site topographical constraints. He stated that as the project engineer it is his responsibility to consider site drainage. He finished by advising that a hydrogeologist had reviewed the site.

The Planner asked if the hydrogeologist report was available to provide to the CSRD.

[REDACTED] answered that the study had been done for the sewage treatment facility and wasn't sure if such a study had been done for the groundwater wells.

[REDACTED], asked who hands the legalities of wastewater

Director Demenok responded by indicating that matters regarding use of waste on Agricultural Land are under the jurisdiction of the Ministry of Agriculture. Matters regarding permits to do sewage treatment are under the jurisdiction of the MoE. He advised that the CSRD relies on the Province in these areas to ensure that developers get the necessary permits.

[REDACTED], stated concerns about blasting on the site and how this would impact her farm animals as well as wildlife.

[REDACTED], advised that the CPR has a well in the immediate area that they pump a lot of water out of to spray the trains for coal dust.

[REDACTED], advised that the Shuswap country estates development is there, but it is the proposed expansion which is the concern for the neighbourhood. He stated that this is the central problem and that if the CSRD limits the proposed growth, the groundwater will be protected. He advised that he does not agree with

[REDACTED] assessment. He implored the CSRD to not allow the proposed expansion of the park.

[REDACTED] expressed concern that the petition submitted would be enough to sway the mind of the CSRD Board.

Hearing no representations or questions about proposed Bylaw No. 725-12 the Chair called three times for further submissions before declaring the public hearing closed at 7:05 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

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Director Paul Demenok  
Public Hearing Chair



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Dan Passmore  
Senior Planner