

## Agency Referral Responses

Area 'C' Advisory Planning Commission	<p>Recommended support.</p> <p>Comments:</p> <p>Mr. Franklin outlined the development plans and used the prepared handout to highlight the project details. A copy of the handout was included in the materials distributed.</p> <p>Commission members asked a wide range of questions about the development plans and discussed some of the details – that the development is not a mobile home park – but it is a small lot development with a strata ownership plan, a community waste water system that will need MOE approval.</p> <p>Access will be from Notch Hill Road. Commission members were interested in the traffic issues, access via the Trans Canada Highway, and the commercial site requiring an on site septic system.</p> <p>This development is unusual for Sorrento in the recent past and the Commission felt the application should move forward to public meeting and discussion and the community should have a chance to get involved in this discussion.</p> <p>Moved Brown /Walters carried unanimously</p> <p>To support the applications for BL725-14 and BL701-88 as presented in the materials.</p>
Ministry of Environment	No response.
Ministry of Transportation and Infrastructure	<p>Thank you for the above noted referral. The following comments are based on the proposed zoning on the existing properties. The Ministry does not endorse official community plan bylaws therefore the Ministry's signature block can be removed.</p> <p>The applicant's proposal indicates a subdivision application will be processed concurrently; however the Ministry is not in receipt of a subdivision application. If a subdivision is applied for, the Provincial Approving Officer (PAO) will provide a response through that process. It is strongly recommended that this subdivision process start as soon as possible as the PAO and Ministry must consider Land Title Act, BC Regulation</p>

	<p>8/89 (among many other items) which may have an impact on the overall development plan.</p> <p>The Ministry requires the following information to consider endorsing proposed zoning bylaw no. 701-88, pursuant to Section 52(3)(a) of the Transportation Act:</p> <ol style="list-style-type: none"> <li>1. It is anticipated that the proposed increase in land use may generate enough traffic to impact the Trans-Canada Highway (TCH), Notch Hill Road and McKenzie Road. The Ministry requires a Traffic Impact Analysis to review the highest density and highest generated traffic land use in the proposed zoning for each property.</li> </ol> <p>Applicant to contact the undersigned to arrange a meeting prior to commencing a terms of reference or traffic review. The Ministry requires a scope development meeting with the Ministry, CSRD, applicant and their traffic engineer to develop a Terms of Reference. Reference the Ministry's Planning &amp; Designing Access to Developments document and note Appendix A for a TOR template.</p> <p>The report to include but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Rem Lot 21, Plan 690 access to TCH.</li> <li>• Current operation and properties development impacts to the intersection of TCH and Notch Hill Road.</li> <li>• Lot A and B Plan 32996 access to Notch Hill Road</li> <li>• Rem 9, Plan 1364 access to McKenzie Road</li> </ul> <p>The applicant will be required to complete any requirements to the satisfaction of the Ministry prior to us endorsing the proposed zoning bylaw.</p> <p>Note: This response doesn't consider the proposed subdivision layout as shown in the referral package. Should the subdivision proceed, the traffic distribution may vary.</p> <ol style="list-style-type: none"> <li>2. Road dedication along the Trans-Canada highway to match the existing road depth as shown on Plan 19459</li> </ol>
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	<p>and 27314, approximately 50 feet. Applicant to submit a reference plan of road (pursuant to Section 107 of the Land Title Act) to the Ministry for review and endorsement.</p> <p>3. Any surface storm water entering the public road dedication must submit a request to the Ministry with confirmation that the surface storm water is in compliance with the Ministry's requirements outline in Chapter 1000 Hydraulics in the BC Supplement to TAC Geometric Design Guide</p> <p>Other information to consider:</p> <ul style="list-style-type: none"> <li>proposed access to a Ministry side road (other than one single family dwelling) are required to submit a permit application.</li> <li>All structures must be located outside of the provincial setback of the 4.5m from the NEW road/property line.</li> </ul>
Ministry of Forests, Lands Natural Resource Operations, and Rural Development	No response.
Ministry of Forests, Lands Natural Resource Operations, and Rural Development – Lands Branch	No response.
Ministry of Forests, Lands, Natural Resource Operations and Rural Development - Archaeology Branch	<p>According to Provincial records there are no known archaeological sites recorded on the subject properties. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist on PID 002043807 (shown in white on the screenshot below). There is always a possibility for unknown archaeological sites to exist on the three southern properties, though they are outside of the AOA modeling extent.</p> <p>Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the Heritage Conservation Act and must not be altered or damaged without a permit from the Archaeology Branch.</p>

	<p>Prior to any land alterations (e.g., addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (<a href="http://www.bcapa.ca">www.bcapa.ca</a>) or through local directories.</p> <p>If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.</p> <p>In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.</p> <p>If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the Heritage Conservation Act and likely experience development delays while the appropriate permits are obtained.</p>
CSRD Operations Management	<p>Team Leader Utilities – Utilities has not yet completed the engineering assessment of the water connection to the subject property and will provide further comments once completed.</p>

	<p>Team Leader Protective Services – No concerns.</p> <p>Fire Services Coordinator – Ensure appropriate emergency vehicle access to all residential structures as per MOTI requirements. FireSmart principles and practices to be encouraged.</p> <p>Team Leader Environmental Health – No concerns.</p> <p>Parks – No concerns.</p> <p>Manager Operations Management – No additional concerns.</p>
CSRD Financial Services	No response.
Adams Lake Indian Band	<p>While Adams Lake defers to the Little Shuswap Lake Indian Band on Rezoning Application Landev Properties Corp, we reiterate that Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of Secwepemculucw. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions that are practiced in accordance with Secwepemc customs, laws and governance structures.</p> <p>With that being said, the Adams Lake Indian Band wishes to express its concerns on this proposed activity. Through a preliminary analysis we have identified some concerns which include:</p> <ul style="list-style-type: none"> <li>• Review: TU Impact Review</li> <li>• 57 sites within 5 km</li> <li>• Arch sites within 2 km</li> </ul>
Little Shuswap Indian Band	No response.
Neskonlith Indian Band	No response.