



**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1  
Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

PL20190000004

DATE RECEIVED:

March 1, 2019

**OPERATIONS MANAGEMENT**

**Comments:** Marianne

**Terry Langlois**  
Team Leader Utilities

No concerns

**Derek Sutherland**  
Team Leader  
Protective Service

No Concerns

**Sean Coubrough**  
Fire Services Coordinator

This property is within the boundaries of the Scotch Creek Lee Creek Fire Protection Area. Confirmation of compliance with access requirements as per MOTI guidelines required. FireSmart principles and practices to be encouraged. Recommend the proponent reach out to the local fire department for a site visit and to facilitate the development of a pre-incident fire plan.

**Ben Van Nostrand**  
Team Leader  
Environmental Health

No Concerns

**Ryan Nitchie**  
Team Leader  
Community Services

No Concerns

**Darcy Mooney**  
Manager  
Operations Management

no concerns

DP830-256  
PL2019000004

**From:** [eDAS@gov.bc.ca](mailto:eDAS@gov.bc.ca)  
**To:** [Planning Public Email address](#)  
**Subject:** Application Correspondence - File #2019-01041 (Task Id: 10076892)  
**Date:** Wednesday, March 06, 2019 11:36:11 AM

---

Date: 2019-Mar-06

Hello, The Ministry of Transportation and Infrastructure Approval Application 2019-01041 is available for the next step and your action. You can access the file at <https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ApprovalApplication&PosseObjectId=10049633&PossePane=Tasks>

Thank you for the above noted referral.

As the property is located further than the controlled area as outlined in Section 505(1) of the Local Government Act this Ministry's endorsement of the proposed Development Permit is not required.

The land owner should be made aware of the following:

The land owner is required to apply for an access permit for any access (existing or proposed) to Jordan and/or Morgan Road for any land use other than one single family dwelling. A Provincial Public Highway Permit Application can be obtained from our office or on line at <http://www.th.gov.bc.ca/permits/Apply.asp>

All new structures must be located outside of the provincial setback of the 4.5m from the road/property line. Any existing structures located within this setback must submit a Provincial Public Highway Permit Application <http://www.th.gov.bc.ca/permits/Apply.asp>  
Information <http://www.th.gov.bc.ca/permits/Structures%20Permits.asp>

If you have any questions please feel free to contact me.

Sincerely,

Tara Knight, District Development Tech.  
(250) 833-3374  
[Tara.Knight@gov.bc.ca](mailto:Tara.Knight@gov.bc.ca)



April 1, 2019

Christine LeFloch,  
Development Services Assistant  
Columbia Shuswap Regional District  
P.O. Box 978, 555 Harbourfront Dr. NE  
Salmon Arm, BC, V1E 4P1  
[clefloch@csrd.bc.ca](mailto:clefloch@csrd.bc.ca)

Dear Christine LeFloch:

**RE: Development Permit No.: P830-256  
1252 Jordan Way, Scotch Creek  
Lot 15, S27, T22, R11, W6M, KDYD, Plan KAP57704 (PID: 023-545-160)**

Thank you for the opportunity to provide comments on the above referenced referral. It is my understanding this application is for a development permit for 36 mini-storage units with a washroom including toilet and sink serviced by well and onsite sewerage system.

Onsite Sewerage System:

Reviewing the provided proposed site layout the area identified for sewerage disposal may be impacted by vehicular traffic while navigating around the buildings. Care must be taken to ensure the driveway will not overlap the sewerage dispersal area because vehicles will compact the soil and potentially cause the soil to be less permeable and less able to 'accept' effluent. Over time this can cause the sewerage system to fail pre-maturely. In addition, all onsite sewerage systems will fail at some point. The estimated half-life is 35 years; meaning 50% of all systems will fail by year 35.

To support the long-term self-sufficiency of the subject lot **it is recommended prior to approval**, the applicant retain the services of an Authorized Person under the B.C. *Sewerage System Regulation* (B.C. Reg. 326/2004) to **confirm, with the proposed site layout, there will be adequate space and conditions including protection from vehicular traffic to install a primary and reserve sewerage disposal system** for the proposed daily sewage design flow. This area(s) may require protection, such as a covenant.

Water System:

Although the intention of the proposed water system is only to service a sink and toilet, it meets the definition of a drinking water system under the Drinking Water Protection Act as it is servicing a commercial building. As such, the requirements for source water approval, and construction and operating permits apply. The provided proposed site layout has the well located immediately adjacent to a building. This is not best practice, and would likely not receive source/well construction approval. Therefore, **it is suggested prior to approval the property owner demonstrates IH approval for the location of the well on the proposed site plan.** Also note, given the limited drinking water use of this

domestic water, a request could be made to consider less requirements if there are other mitigating measures, such as signage.

To discuss requirements and the process for construction and operating permits contact Ms. McNamara or Ms. Porter (they job share), Environmental Health Officers with our Drinking Water Team at (250) 851-7410. They are both located in our Kamloops office. In addition, the [IH webpage about drinking water permits, approvals and plans](#) has information.

If you have any questions or concerns please feel free to contact me directly at 250-833-4114.

Sincerely,



Anita Ely, BSc, BTech, CPHI(C)  
Specialist Environmental Health Officer  
Healthy Communities - Population Health

c Katie McNamara, EHO  
[katharine.mcnamara@interiorhealth.ca](mailto:katharine.mcnamara@interiorhealth.ca)

Kim Porter, EHO  
[kimberly.porter@interiorhealth.ca](mailto:kimberly.porter@interiorhealth.ca)

**Resources:**

IH – Drinking Water – Permits, Approvals and Plans:  
<https://www.interiorhealth.ca/YourEnvironment/DrinkingWater/Pages/Permits.aspx>