

BL 2559
BL 2018-0080 m2



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-3375
Staff Contact: Candice Benner
cbenner@csrd.bc.ca

BYLAW No: 2559

DATE: October 22, 2018



RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below.
- No Objections
- Interests Unaffected by Bylaw.
- Approval not Recommended Due To Reasons Outlined Below.

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
<input type="checkbox"/> DS	<input type="checkbox"/> in Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
OCT 24 2018		
<input type="checkbox"/> Ec Dev	RECEIVED	Ask Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Report	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Staff Info Oly	<input type="checkbox"/> Email
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Mailbox	
<input type="checkbox"/> Other	<input type="checkbox"/> Dir Circulate	

Signed By: *J. Perci*

Title Manager, Financial Services

Date: Oct 24/18

Agency CSRD



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978 SALMON ARM BC V1E 4P1
Telephone: 250.832.8194 Fax: 250.832.1083

FILE NO.

DATE RECEIVED:

OPERATIONS MANAGEMENT

Function	Comments	Reviewed By
UTILITIES		
EMERGENCY MANAGEMENT		
FIRE SERVICES		
SOLID WASTE AND RECYCLING		
PARKS AND COMMUNITY SERVICES		
ADMINISTRATION		



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.:
BL2559 PL2018_0129

DATE RECEIVED:
10/24/2018

BUILDING DEPARTMENT

BUILDING OFFICIAL: Scott Beck

Address:

5781 HWY 97, Falkland, BC

Land Use
Amendment:

BL2559 [To redesignate and rezone the subject property (5781 Highway 97) from C Commercial to RS Single and Two Family Dwelling] requesting a building department review.

Planning Review
Summary:

No planning review was provided but a board report and supporting documents was provided and indicated the following items that could adversely affect the future construction or renovations of any buildings or structures:

- Within Floodplain
- Highway Access

Site Plan :

A site plan is shown in the supporting documents and does show setbacks to property lines and show other features.

Property:

Property has a 2 storey two-family dwelling onsite with a smaller shed constructed and placed on the property line.

Building Plans:

Existing house plans were not provided with the application.

Building Official
Comments:

Based on the information provided the building official's comments are as follows:

- 1) Building Bylaw No.660 does not apply. No building permits required.
- 2) Adherence to current BC Building Code Applies
 - Fire Protection and egress for two dwelling units should be considered to ensure code compliance
- 3) Adherence to all applicable CSRD Zoning Regulations
 - Shed should be relocated to minimum setbacks
- 4) Adherence to all applicable CSRD Development Permits
- 5) Adherence to all other Agencies Having Jurisdiction



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact:

FILE: BL2559

DATE: Oct 25, 2018

RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below.
- No Objections
- Interests Unaffected by Bylaw.
- Approval not Recommended Due To Reasons Outlined Below.

There is currently no Building Regulation Bylaw for Area 'D' of the CSRD however all buildings must still conform to the BC Building Code for the year in which they were built. As stated in the report this duplex was built in 2009 and as such must conform to the BC Building Code 2006 Cycle. As there is no Building Regulation this response is strictly for information only and cannot be used to withhold the issuance of any permit.

As per your request regarding the exterior stairs, railing and windows the items from the permanent sections from the 2006 BC Building Code are as follows:

Definitions from BCBC:

Suite means a single room or series of rooms of complementary use, operated under a single tenance, and includes dwelling units, individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories as well as individual stores and individual or complementary rooms for business and personal services occupancies.

Section 9.8 Stairs, Ramps, Handrails and Guards – (must conform to all but some specific requirements below)

9.8.2. Stair Dimensions

9.8.2.1(1) Required exit stairs and public stairs shall have a width of not less than 900mm

9.8.4. Step Dimensions

9.8.4.2.(1) Rise: Max-200mm	Run: Max-355mm	Tread Depth: Max-355mm
Min-125mm	Min-210mm	Min: 235mm

9.8.6. Landings

9.8.6.3(1) Table 9.8.6.3. Shows minimum width as width of stair and minimum length not less than 900mm

9.8.7. Handrails

9.8.7.1(1)(a) a handrail shall be provided on at least one side of stairs or curved ramps less than 1,100mm in width

9.8.8. Guards

9.8.8.3(1) Except as provided in Sentences (2) to (4), all guards shall be not less than 1,070mm high

9.8.8.5(1) Except as provided in Sentence (2), openings through any guard that is required by Article 9.8.8.1 shall be of a size that will prevent the passage of a spherical object having a Diameter of 100mm or less unless it can be shown that the location and size of openings That exceed this limit do not represent hazard

9.8.8.6 Design to prevent climbing

Section 9.9 Means of Egress – (must conform to all but some specific requirements below)

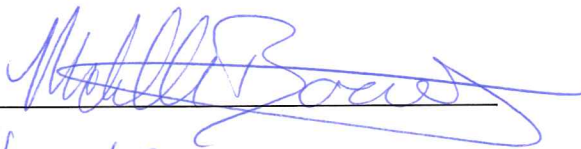
As per BCBC code interpretation 2006-0080 stairs and decks on a single or 2 family dwelling are not required to be a minimum distance from another structure or a property line. This means that they would not be required to have a fire resistance rating on the stairs on the exterior of the building.

9.9.4. Fire Protection of Exits

9.9.4.4.(1) Where an unenclosed exterior exit stair or ramp provides the only means of egress from a suite, and is exposed to fire from openings in the exterior walls of another fire compartment, the openings in the exterior walls of the building shall be protected with wired glass in fixed steel frames or glass block conforming to Articles 9.10.13.5 and 9.10.13.7 when the openings in the exterior walls of the building are within 3m horizontally and less than 10m below or less than 5m above the exit stair or ramp

In regards to the bedroom egress window that opens onto the exit stair for the upper suite, as this is allowing one fire compartment to potentially cause hazard to the only exit stair for the second fire compartment (upper suite) we would recommend either installing a second bedroom egress window away from the exit stair and replacing the current window with either 45min. rated glass block or 45min rated wired glass or installing sprinklers to be BCBC Code compliant and help ensure that the exit stair remains intact in the event of a fire. As this structure is already existing this would not be enforceable but would be a recommendation.

Signed By: _____



Title _____

Building Official

Date: _____

Feb 7/19

Agency _____



DEVELOPMENT APPROVALS PRELIMINARY BYLAW COMMUNICATION

Columbia Shuswap Regional District
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Your File #: BL2559 PL20180000080
eDAS File #: 2018-06004
Date: Nov/06/2018

Re: Proposed Bylaw BL2559 for:

5781 Highway 97, Falkland
Lot 4 Block 7 Section 2, Township 18, Range 12, W6M, KDYD, Plan 1295

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.

Please forward a copy of the bylaw to myself, after third reading, for endorsement.

If you have any questions please feel free to call Desiree Lantenhammer at (250) 503-8963.

Yours truly,

[Handwritten signature of Desiree Lantenhammer]

Desiree Lantenhammer, BSc
Development Approvals Technician

Administrative tracking form with checkboxes for various departments (CAO, Works, etc.) and a central date stamp: NOV 06 2018.

Local District Address box containing: Vernon Area Office, 4791 23rd Street, Vernon, BC V1T 4K9, Canada. Phone: (250) 503-3664 Fax: (250) 503-3631



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-3375

BYLAW No: 2559
PL2018000080

DATE: October 22,
2018

Staff Contact: Candice Benner

cbenner@csrd.bc.ca

DATE RECEIVED: October 26, 2018



RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below.
- No Objections
- Interests Unaffected by Bylaw.
- Approval not Recommended Due To Reasons Outlined Below.

Regarding the property legally described as LOT 4 BLOCK 7 SECTION 2 TOWNSHIP 18 RANGE 12 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1295, PID 008582173, Provincial records indicate that there are no known archaeological sites recorded on the property. However, archaeological potential modeling for the area indicates that the property is in an area with high potential for unknown/unrecorded archaeological deposits.

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.

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.

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 (www.bcapa.ca) or through local directories.

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.

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.

Should you have any questions regarding this referral response, please do not hesitate to contact me.

Kind regards,

Diana

Signed By: Diana Cooper

Title Archaeological Site Inventory Information and Data Admin

Date: 26 October, 2018

Agency Archaeology Branch



COLUMBIA SHUSWAP REGIONAL DISTRICT

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Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Candice Benner

cbenner@csrd.bc.ca


BYLAW No: 2559

DATE: October 22,
2018



RESPONSE SUMMARY

- | | |
|--|--|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input checked="" type="checkbox"/> Interests Unaffected by Bylaw. |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below. | <input type="checkbox"/> Approval not Recommended Due To Reasons Outlined Below. |
| <input type="checkbox"/> No Objections | |

Signed By: _____ 

Title Environmental Health Officer

Date: November 27, 2018

Agency Interior Health Authority