





## 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: Erica Hartling

[ehartling@csrd.bc.ca](mailto:ehartling@csrd.bc.ca)

FILE: BL 2561

DATE: May 22, 2019

Date received May 28, 2019

## 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 2 SECTION 3 TOWNSHIP 18 RANGE 12 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP77178, PID 026161443, Provincial records indicate that there are no known archaeological sites recorded on the subject property. However, archaeological potential modelling for the area indicates that the property has high potential to contain 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](http://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.

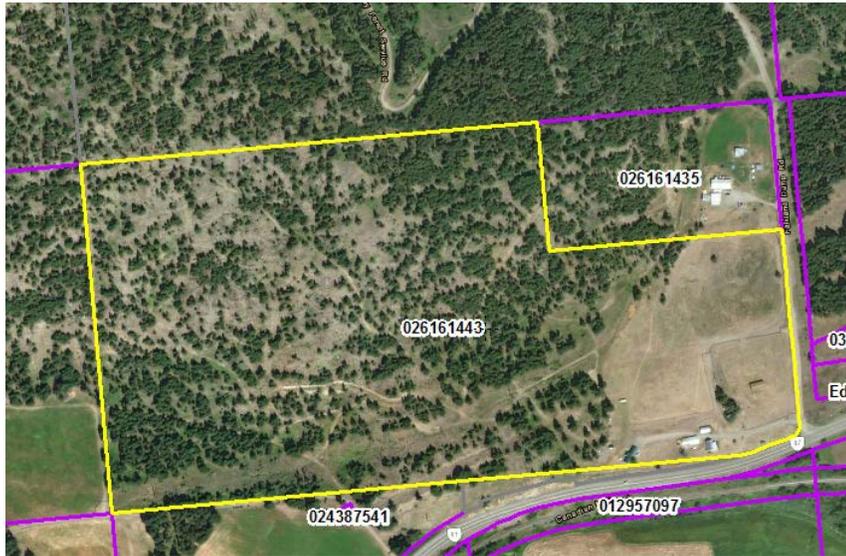
If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 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.

Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request, please contact me.

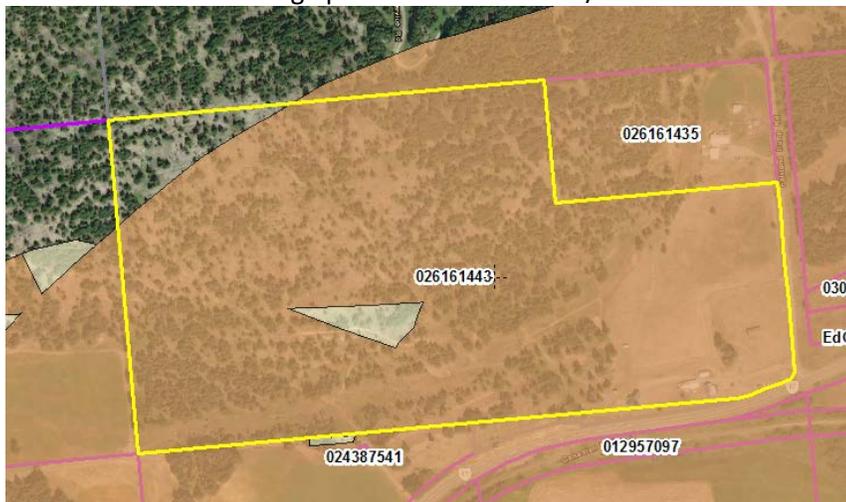
Please let me know if you have any questions regarding this information.

Kind regards,

Diana



The brown areas have high potential for unknown/unrecorded archaeological deposits and the beige have moderate.



Signed By: Diana Cooper Title Archaeological Inventory Information and Data Administrator

Date: 28 May 2019 Agency Archaeology Branch FLNRORD



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**Staff Contact: Erica Hartling**

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DATE: May 22, 2019

DS Date Received June 5, 2019

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MoTI File #2019-02775

The Ministry of Transportation and Infrastructure has no objections to this rezoning as it will not create a significant impact to traffic volumes in the area.

This rezoning approval does not constitute a preliminary approval for any future subdivision. A full review of the subdivision proposal will be carried out after receipt of an application. Note that there are geotechnical hazards and archeological sites in the area which may require further study.

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

Regards,  
Desiree



Signed By: \_\_\_\_\_

Title Development Officer

Date: June 5, 2019

Agency Ministry of Transportation and Infrastructure



**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
www.alc.gov.bc.ca

June 25, 2019

Reply to the attention of Sara Huber  
ALC Issue: 51446  
Local Government File: BL2561/PL20190000044

Marianne Mertens  
Clerical Assistant, Development Services  
Columbia Shuswap Regional District  
**Delivered Electronically**

**Re: CSRD Salmon Valley Land Use Amendment Bylaw No. 2561**

Thank you for forwarding a draft copy of Columbia Shuswap Regional District (CSRD) Salmon Valley Land Use Amendment Bylaw No. 2561 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The applicant is proposing to rezone the property identified as 2950 Wetaskiwin Road (PID: 026-161-443) (the “Property”) from Rural (R), which permits a minimum lot size of 60 ha, to Rural Holdings (RH), which permits a minimum lot size of 8 ha, in order to subdivide into two lots of 10.3 ha and 18 ha, and build a new home.

Approximately 6% or 1.7 ha of the Property is within the ALR. The ALR portion of the Property is undeveloped and is to be confined to proposed Lot 1, on its southwest corner. Proposed Lot 1 currently contains two single family dwellings (one house and one mobile home) with two outbuildings used for storage and a carport. The Remainder Lot is currently vacant, where the applicant wishes to construct a new home on the eastern boundary.

The Rural Holdings Zone allows for agriculture, church, equestrian centre, fish farms, home occupation, kennel, single-family dwelling, and accessory uses.

The ALC recognizes that only a small portion of the Property is within the ALR and that all existing and proposed residential infrastructure is to be located adjacent to Wetaskiwin Road, away from the ALR. For this reason, the ALC has no objection to the proposed subdivision and associated Bylaw.

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The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'Sara Huber', written in a cursive style.

Sara Huber, Regional Planner

Enclosure: BL2561 Referral Form

CC: Ministry of Agriculture – Attention: Greg Bartle

51446m1



**COLUMBIA SHUSWAP REGIONAL DISTRICT**

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

FILE NO.  
PL20190000044 BL2561

DATE RECEIVED:  
May 28, 2019

**OPERATIONS MANAGEMENT**

Marianne Mertens

Function	Comments	Reviewed By
<b>UTILITIES</b>	no concerns	Terry L.
<b>EMERGENCY MANAGEMENT</b>	No concerns	Derek S.
<b>FIRE SERVICES</b>	No concerns	Derek S./Sean C.
<b>SOLID WASTE AND RECYCLING</b>	No Concerns	Ben V.
<b>PARKS AND COMMUNITY SERVICES</b>	No Concerns	Ryan N.
<b>ADMINISTRATION</b>	The proposed bylaw has been reviewed as per Section 477 of the Local Government Act and is consistent with the Columbia Shuswap Regional District's Waste Management Plan	Darcy M./Phaedra T.



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The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSR's current financial plan.

Signed By: \_\_\_\_\_

Title Manager, Financial Services

Date: June 12, 2019

Agency CSR