

**EAD-BBA 1.**

**MEMORANDUM**

**TO: Chair and Directors** **DATE: 2008 08 12**  
**FROM: Scott Beeching, Senior Planner II** **FILE: DVP 701-32**  
**Development Services**  
**SUBJECT: Development Variance Permit No. 701-32**

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**RECOMMENDATIONS**

**1. THAT:**

as recommended in the memorandum from the Senior Planner II, dated 2008 08 12, the Board support the proposed Streamside Enhancement and Protection Area (SPEA) variance for the proposed development based upon the professional opinion of Michele Trumbley, R.P.Bio and QEP stated in her report dated December 31, 2007;

**AND THAT:**

the Columbia Shuswap Regional District's support of the variance is contingent upon the report prepared by Michele Trumbley, R.P.Bio being submitted and accepted by the Ministry of Environment and the Department of Fisheries and Oceans Canada and any mitigation measures required by the report being the responsibility of the property owner and QEP.

**2. THAT:**

in accordance with Section 922 of the Local Government Act Development Variance Permit No. 701-32 for Lot 2, Plan KAP62863, Sec 15, Twp 22, Rge 11, W6M KDYD be issued.

**INFORMATION SHEET**

**OWNER OF PROPERTIES:** Ben Cunliffe  
Ronald Ray Lindblad  
Richard William Renard  
Michael John Lindblad  
Nicole and Lance Nikolic

**APPLICANT:** Ben Cunliffe

**ELECTORAL AREA:** 'C' (Sorrento)

**LEGAL DESCRIPTION:** Lot 2, Plan KAP62863, Sec 15, Twp 22, Rge 11, W6M KDYD

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*JB 4KG*

ADDRESS: 1541 Blind Bay Road

SIZE OF PROPERTY: .215 ha (.531 acres)

**SURROUNDING LAND USE**

PATTERN: NORTH: Shuswap Lake  
SOUTH: Blind Bay Road  
EAST: Robertson Road, Residential Lots  
WEST: Residential Lots

CURRENT USE: 7 Single Family Dwellings

PROPOSED USE: 7 Single Family Dwellings

CURRENT ZONING: Cluster Housing 2 (CH2)  
Special Regulation 14.3.12

CURRENT OCP  
DESIGNATION Country Residential 0.5 (CR.5)

**PROPOSAL**

The proposal is to renovate and expand the existing cabins on the property. For the most part the renovations and expansions will occur on the existing development footprint. The attached drawing demonstrates where the renovations and expansion will occur. Three dwellings are within the 15 m (49.2 ft) floodplain setback and 3 cabins are within the 4.5 m (14.76 ft) exterior side parcel line setback.

The applicant is requesting a development variance permit to vary the minimum setback from the floodplain from 15m (49.2 ft) to 10.92 m (35.83 ft), 14.2 m (46.58 ft), and 9.7 m (31.82 ft) for three cabins. The proposal is also to vary the minimum setback from the exterior side yard from 4.5 m to 0.71 m along Robertson Road right of way (east side) to accommodate three cabins. Robertson Road is an undeveloped right-of-way providing utility access to the lake.

**DEVELOPMENT VARIANCE PERMIT**

Shuswap Lake forms the northern boundary of the property. The deck of the Cabin #6-Ko Ko Mo is 9.7 m (31.82 ft) from the high water mark. A portion of Cabin #5-Key-Largo is 14.2 m (46.58 ft) from the high water mark. The deck of Cabin #4-Montego is 10.92 m (35.83 ft) from the high water mark.

Robertson Road forms the eastern boundary of the property, portions of the Cabin #4-Montego and Cabin #3-Jamaica are currently within .71m of the property line and the Cabin #2-Aruba is .71m from the property boundary. The owners are proposing to renovate and move the cabins so all three are .71m from the property line.

The following variances have been applied for:

1) Section 3.16.2.1

- The Floodplain Setback from 15.0 (49.2 ft) to 10.92 m (35.83 ft) for cabin #4-Montego.
- The Floodplain Setback from 15.0 (49.2 ft) to 14.2 m (46.58 ft) for cabin #5-Key Largo.
- The Floodplain Setback from 15.0 (49.2 ft) to 9.7 m (31.82 ft) for cabin #6-Ko Ko Mo.

2) Section 14.2.3

- Exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #2-Aruba.
- Exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #3-Jamaica.
- Exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #4-Montego.

#### **SOUTH SHUSWAP ZONING BYLAW NO. 701**

The subject property is currently zoned Cluster Housing 2 (CH2). The maximum density of single family dwellings is regulated through the use of special regulations. Special Regulation 14.3.12 applies to the subject property and reads as follows:

"The maximum density of single family dwellings permitted on Lot 2, Plan KAP62863 Sec 22, Rge 11 W6M, KDYD is 32.6/ha."

"The maximum parcel coverage is 23%."

The proposed uses and additions for the cabins comply with Bylaw No. 701.

#### **RIPARIAN AREAS REGULATION**

A Local Government (in this case the CSRD) cannot approve any development within 30 m of any watercourse (as defined in the RAR) without a report from a Qualified Environmental Professional (QEP) being submitted and accepted by the Ministry of Environment (MOE) Ecosystems Branch. A typical RAR report would identify a Streamside Enhancement and Protection Area (SPEA) that is to be maintained in its natural state to provide or protect fish habitat. If for some reason it is not possible to maintain the SPEA there is an option to "vary" the SPEA. In order to consider a variance of the SPEA a letter of support from the Local Government is required.

A report prepared by Trumbley Environmental Consulting Ltd, December 31, 2007, is attached. In the report, Michele Trumbley, the QEP, identifies a Streamside Protection and Enhancement Area (SPEA) of 30 m. Three cabins are currently within the 30m SPEA, therefore a SPEA variance is required.

In the report the QEP identifies a number of mandatory actions, including the erection of a barrier during construction, planting of native species and monitoring the use of the SPEA, which will be required as mitigation during the development of the property. It is recommended that adherence to the mandatory actions as required in the QEP report will be a condition of issuing the permit.

If the Board supports the SPEA variance and the measures necessary to protect the SPEA as determined in the report, a letter of support will be sent to the QEP. This letter will be submitted by the QEP as part of the RAR report and submitted to MOE Ecosystems Branch for review, acceptance and eventual approval.

### **GEOTECHNICAL REPORT**

When considering a variance to the setbacks from the floodplain, Policy P-19 requires that a professional report from a professional engineer or geoscientist that states the land may be used safely for the use intended.

The report prepared by Alan Bates, P. Eng, Water Resources Engineer of Streamworks Unlimited, May 14, 2007, (attached) states that the existing cabins' site is suitably protected from flood damage or erosion and may continued to be used safely. There are no mitigative measures considered necessary.

### **SEWER**

There is a restrictive covenant on the property. Prior to any alterations to the existing 7 dwellings that would increase the gross square footage of the dwellings, the sewage disposal system must be inspected by a Professional Engineer. The Engineer must deem the disposal system to be in good working order and capable of handling the current amount of sewage generated and any increase that may be generated as a result of the alterations.

The covenant requires that if there is any evidence that the disposal system(s) are not in good working condition, the repairs must be completed prior to any alterations or an alternate solution must be found. The covenant limits the number of bedrooms in each building to two. The number of bedrooms is one of the criteria Interior Health requires Registered Onsite Wastewater Practitioners to consider when assessing potential septic effluent.

Correspondence from Ivor Norlin, Interior Health Public Health Inspector and Dick Bartel, Point One Engineering, is attached.

Dick Bartel submitted a letter, dated December 18, 2006 stating the sewage disposal system is in good working order. Mr. Norlin replied with a letter, dated December 29, 2006 concluding that Mr. Bartel's letter does not indicate whether the existing system meets the current Sewerage System Standard Practice Manual or whether the sewage  
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system meets current health standards. Mr. Bartel submitted a letter dated January 8, 2007 stating that the proposed increase in building square footage will not have a negative impact on public or private health. Mr. Norlin responded with a letter dated, January 26, 2007, stating again that the Mr. Bartel has not stated that the septic system complies with the Sewerage System Standard Practice Manual.

In his letter (attached) dated April 18, 2007, Dick Bartel, Point One Engineering, indicates the system is in good working order. The letter states that the system will have no impact on public or private health. The letter states that the system meets the Standards of current Sewerage System Regulation Standard Practice Manual and is capable of handling the current wastewater being generated and the increases as proposed.

The owners have stated verbally and in a letter dated August 1<sup>st</sup>, 2008, that the existing sewage system will be upgraded pending further development of the property. A letter from Point One Engineering, dated June 2, 2007, is attached. The letter includes details and design of the proposed upgrades.

## **WATER**

The northern boundary of the subject property borders on Shuswap Lake. The dwellings on the subject property receive their drinking water directly from lake water intakes. The applicant is working with Interior Health to become fully compliant with the *Drinking Water Act and Regulations*, has initiated Source Approval and will be seeking Engineering Approval for the current system.

## **REFERRALS**

The Area 'C' Advisory Planning Commission recommended denial of this application because the application infrastructure is not adequate and there is a risk to Shuswap Lake. The minutes of the May 13, 2008 meeting are attached.

Interior Health recommends approval conditional to the installation of the proposed upgrade to the on-site sewage disposal systems as designed by Dick Bartel and connection to the community system as soon as it is available.

There was no response from the Ministry of Transportation and Infrastructure. However there is a permit to reduce the building setback to less than 4.5 metres from a property line fronting a highway dated February 1, 2006. The permit allows the buildings to extend within 0.16 m of the property line in common with Robertson Road.

There was no response from the Ministry of Environment or the Department of Fisheries and Oceans.

## **PUBLIC INPUT**

Some members of the Advisory Planning Commission chose to submit additional information after the meeting was adjourned. The additional information consists of a Development Proposal Evaluation Form and an Addendum which are attached. The

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additional information was not discussed at the meeting and was not reflected in the minutes. Development Services staff recommends that the additional information be considered as public input.

The Development Proposal Evaluation Form assesses and rates the application based upon the following criteria: preservation of the natural environment and lake water quality, provision of adequate infrastructure, compatible with the neighbourhood community character, consideration of natural hazard and compliance with appropriate regulations, effect on local residential traffic and parking, and input from the neighbourhood. The summary stated "Despite 5 letters from neighbours, this high-density proposal is in contradiction of the general views of the community."

The Addendum dated May 14, 2008 reiterates that the Area 'C' APC is opposed to the DVP because of serious concerns about the potential and recognized problems with 7 homes on a septic system on .53 acre of lakeshore. The Addendum then provides further observations and an analysis of correspondence related to the file including letters from George Clarke, Bulldog Excavating, Ivor Norlin, Interior Health and Dick Bartel, Point One Engineering.

In his letter dated August 1<sup>st</sup>, 2008, Ron Lindblad, the applicant, addresses some of the information contained in the Addendum. Mr Lindblad has also included a drawing demonstrating the location of the immediate neighbours who submitted letters of support.

Seven letters, from the adjacent landowners, in support of the Development Variance Permit are attached.

## **SUMMARY**

Seven cabins exist on the property.

A septic system that was inspected by a Professional Engineer and deemed to be in good working order and not a risk to private or public health exists on the property. The owners have stated that they will improve the existing system and would like to eventually connect to a community system.

A geotechnical engineer has stated that the cabins are safe and are sufficiently protected from flood and erosion.

The QEP identified a 30m SPEA from the boundary of Shuswap Lake. Three of the cabins are currently within the 30m SPEA. Adherence to the mitigative measures as recommended in the QEP report will improve the SPEA.

The immediately adjacent landowners support the DVP.

The Area 'C' APC does not support the variances to the setbacks from the side yard setback and the floodplain setback.

A variance of the side yard setback and the floodplain setback will allow the owners to improve the cabins, improve the SPEA and improve the septic system which will further protect Shuswap Lake.

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The proposal is to renovate and expand the existing cabins on the property. For the most part the renovations and expansions will occur on the existing development footprint. The attached drawing demonstrates where the renovations and expansion will occur. Three dwellings are within the 15 m (49.2 ft) floodplain setback and 3 cabins are within the 4.5 m (14.76 ft) exterior side parcel line.

The applicant is requesting a development variance permit to vary the minimum setback from the floodplain from 15m (49.2 ft) to 10.92 m (35.83 ft), 14.2 m (46.58 ft), and 9.7 m (31.82 ft) for three cabins. The proposal is also to vary the minimum setback from the exterior side yard from 4.5 m to 0.71 m along Robertson Road right of way (east side) to accommodate three cabins.

Respectfully submitted,



Scott Beeching  
Senior Planner II

COLUMBIA SHUSWAP REGIONAL DISTRICT  
DEVELOPMENT VARIANCE PERMIT NO. 701-32

1. OWNERS: Ben Cunliffe  
Ronald Ray Lindblad  
Richard William Renard  
Michael John Lindblad  
Nicole and Lance Nikolic
2. This permit applies only to the land described below:  
  
Lot 2, Plan KAP62863, Sec 15, Twp 22, Rge 11, W6M KDYD  
which property is more particularly shown on the map attached hereto  
as Schedule 'A'.
3. The South Shuswap Zoning Bylaw No. 701, as amended, is hereby varied as follows:
  - a) Section 3.16.2.1 is varied by decreasing the floodplain setback from 15.0 (49.2 ft) to 10.92 m (35.83 ft) for cabin #4-Montego as shown on Schedule B.
  - b) Section 3.16.2.1 is varied by decreasing the floodplain setback from 15.0 (49.2 ft) to 14.2 m (46.58 ft) for cabin #5-Key Largo as shown on Schedule B.
  - c) Section 3.16.2.1 is varied by decreasing the floodplain setback from 15.0 (49.2 ft) to 9.7 m (31.82 ft) for cabin #6-Ko Ko Mo as shown on Schedule B.
  - d) Section 14.2.3 is varied by decreasing the exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #2-Aruba as shown on Schedule B.
  - e) Section 14.2.3 is varied by decreasing the exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #3-Jamaica as shown on Schedule B.
  - f) Section 14.2.3 is varied by decreasing the exterior side parcel line setback from 4.5 m (14.76 ft) to 0.71m (2.33 ft) for cabin #4-Montego as shown on Schedule B.
4. The permit is issued on the condition that:
  - a) The report prepared by Michele Trumbley, R.P.Bio being submitted and accepted by the Ministry of Environment and the Department of Fisheries and Oceans Canada.

5. This permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION NO.

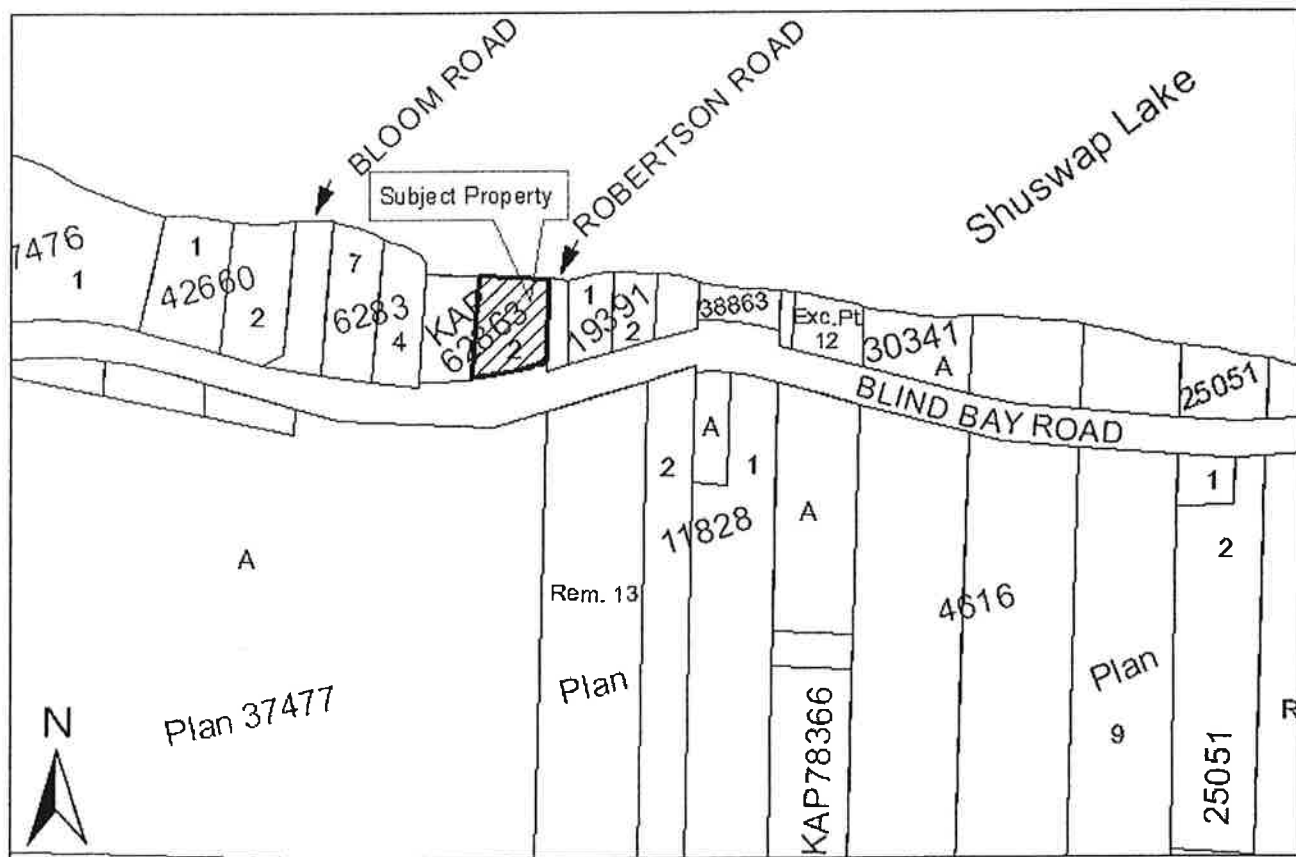
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MANAGER OF CORPORATE  
ADMINISTRATION SERVICES (SECRETARY)

NOTE: Subject to Section 926(1) of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

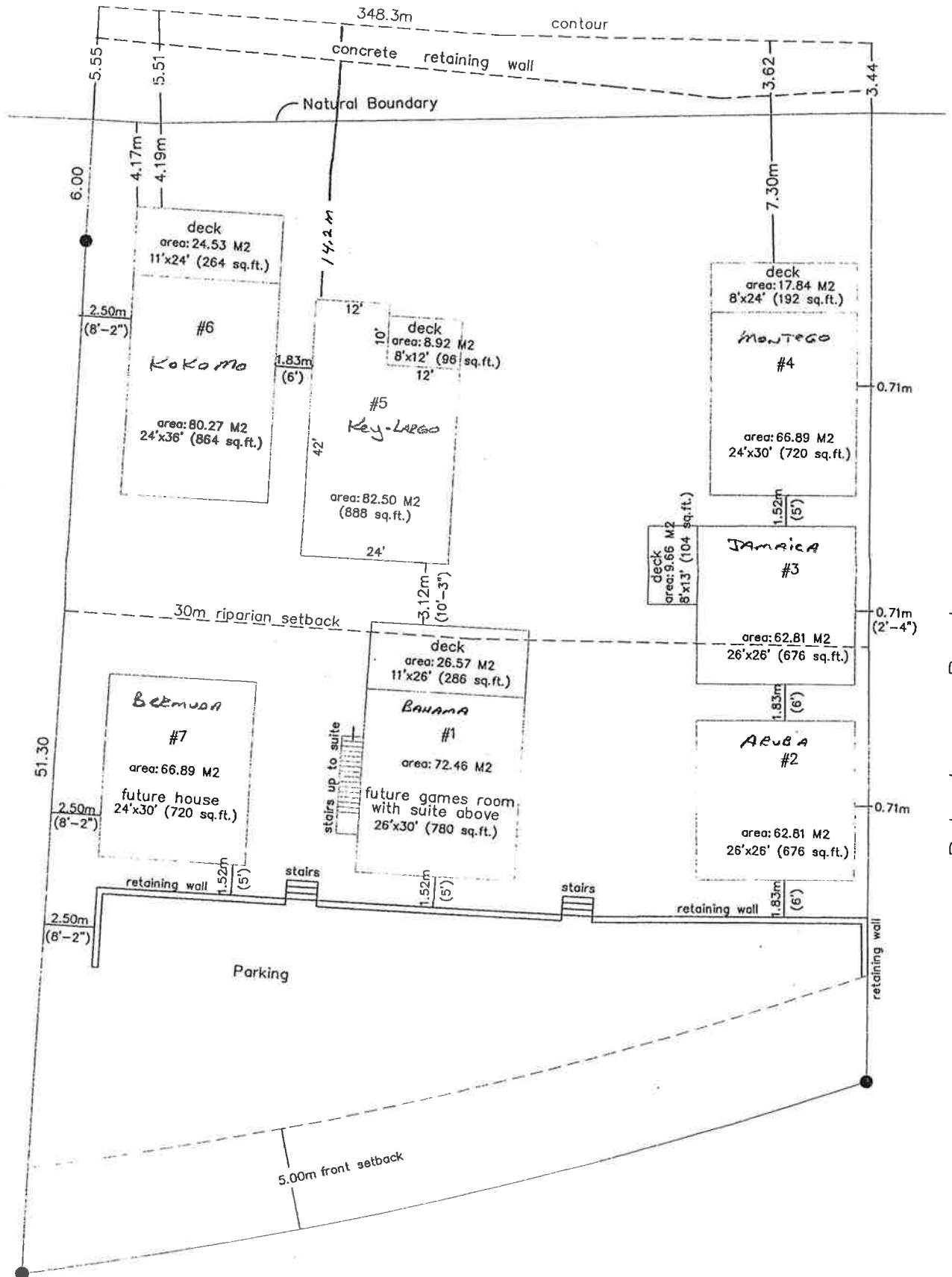
# SCHEDULE A

## DEVELOPMENT VARIANCE PERMIT NO. 701-32

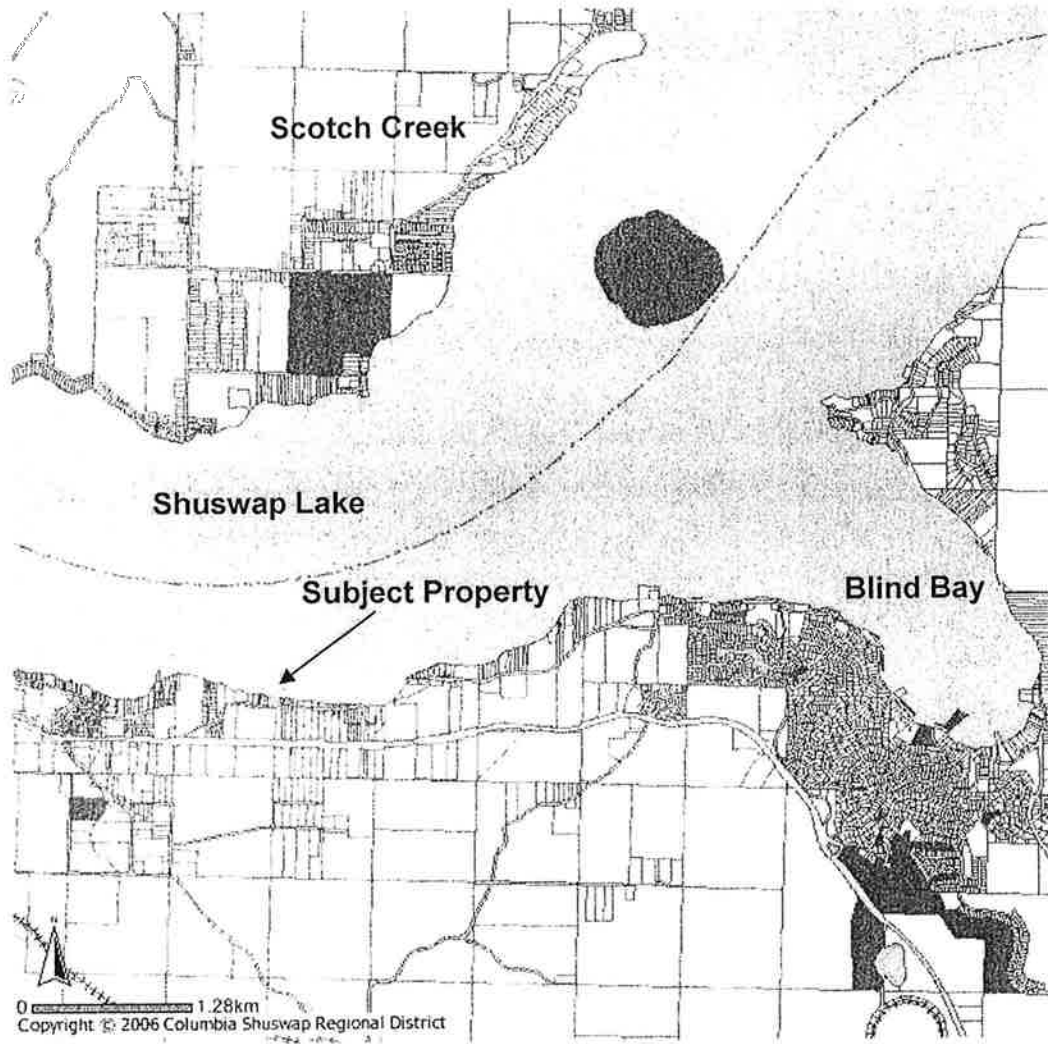


# SCHEDULE B

## DEVELOPMENT VARIANCE PERMIT NO. 701-32



## Location



New Cabin  
Areas as Drawn

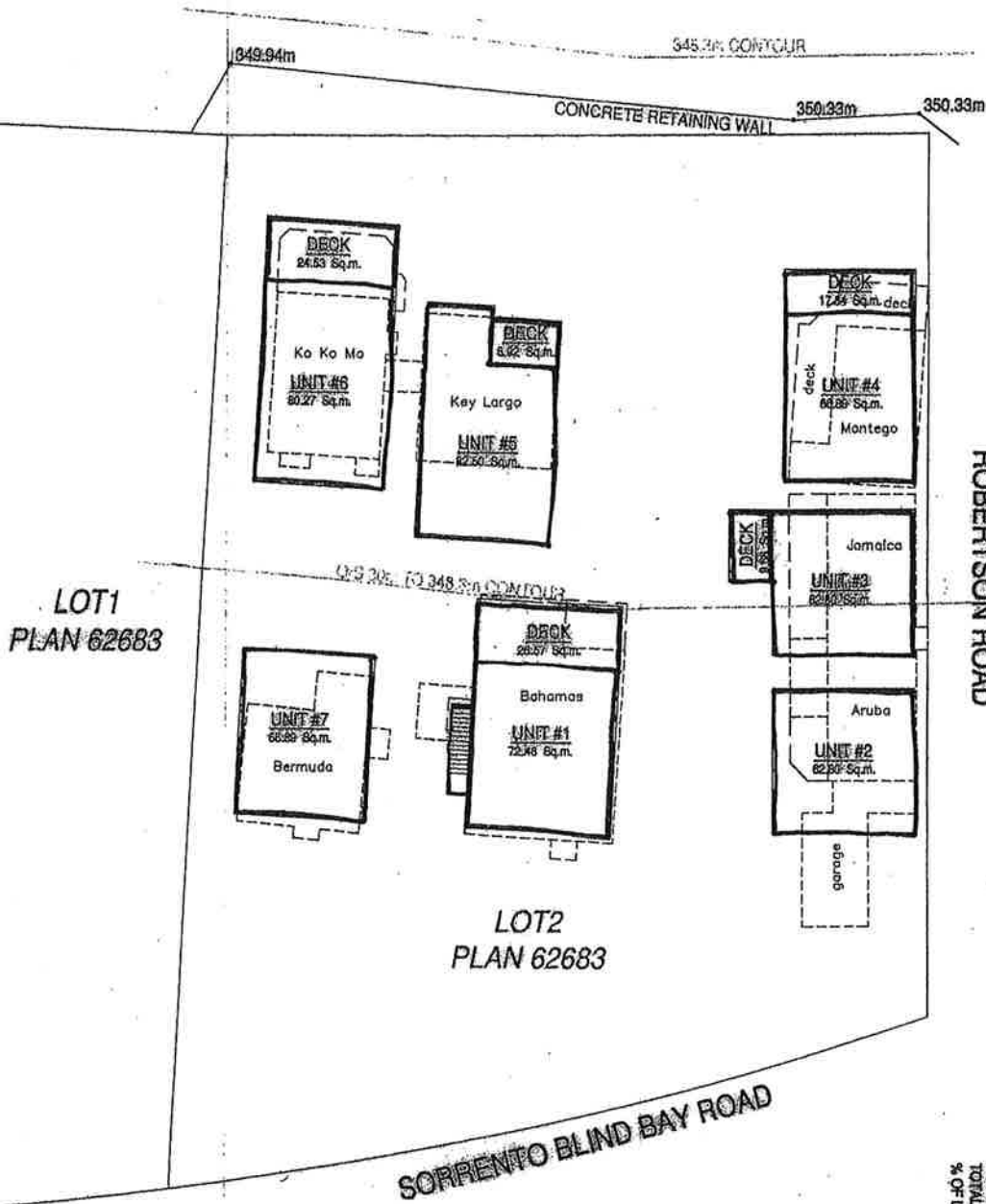
<u>#2 Aruba</u> LANCE	62.81 m2
<u>#3 Jamaica</u> MIKE	62.81 m2
<u>#4 Montego</u> BEN	66.89 m2
<u>#5 Key Largo</u> RICK	82.50 m2
<u>#6 Ko Ko Mo</u> RON	80.27 m2
<u>#7 Bermuda</u> HOUSE	66.89 m2
<u>#1 Bahamas</u> GAMES/SUITE	72.46 m2

Lot Area: 2152 m2 (23164 sq.ft.)

@ 23% lot coverage = 494.96 m2 (5327.7 sq.ft.)

Total Cabin Areas	<u>494.63 m2</u>	(5324 sq.ft.)
Un-allocated area available	.33 m2	(3.7 sq.ft.)

# SHUSWAP LAKE



ROBERTSON ROAD

SORRENTO BLIND BAY ROAD

TOTAL AREA OF LOT 2: 2151.52m  
TOTAL AREA OF PROPOSED LOT COVERAGE = 494.61m  
% OF LOT PROPOSED COVERAGE = 23%

CLIENT: RON LINDELD	PROJECT: BAHAMAS SETBACK LOT2, S15, TP22, B11, H100, PLAN KAP 62683
DATE: 1/20/2017	BY: RFL
1 of 1	

The location of the buildings certified by this plan have been determined from aerial photography and ground survey and are shown as a shaded area on the plan. The location of the buildings is shown as a shaded area on the plan.



# Interior Health

## HEALTH PROTECTION

*Less Risk – Better Health*

RECEIVED

COLUMBIA SHUSWAP  
REGIONAL DISTRICT

August 7, 2008

AUG 11 2008

Scott Beeching, Senior Planner II  
Columbia Shuswap Regional District  
781 Marine Park Drive NE  
Box 987  
Salmon Arm, BC  
V1E 4P1

MEETING.....  
STAFF.....  
CC.....

### RE: Development Variance Permit No. 701-32 (Capri Cabins)

Our office has received additional information regarding Development Variance Permit No. 701-32 referral package. This additional information has been reviewed and I have the following comments:

Interior Health has received plans for an upgrade to the on-site sewage disposal system at the subject property. This upgrade is an improvement to the on-site sewage disposal system at this location.

As the Liquid Waste Management Plan (LWMP) process is currently under way in Area C of the Columbia Shuswap Regional District (CSRD), it is our recommendation the CSRD ensure the development connect to the LWMP community sewer system once available.

Work is underway to bring the drinking water system into compliance with the *Drinking Water Protection Act and Regulation*.

With that said, the new information provided to Interior Health provides indication of a net benefit to public health and therefore I **recommend approval conditional** to the installation of the proposed upgrade to the on-site sewage disposal system as designed by Dick Bartel and connection of the development to community as soon as it is available.

Should you have any questions regarding the above please contact our office at (250)-833-4100.

Sincerely,

Tanya Mrowietz, A.Sc.T., B.Tech., CPHI(C)  
Public Health Inspector

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cc: applicant.

**POINT ONE Engineering**

2 – 8844 Michael Dr.  
Vernon, BC  
V1B 2B9  
Ph: 250-549-3506  
Fax: 250-549-5108

April 18, 2007

Mr. Scott Beeching  
Planner II  
Columbia Shuswap Regional District  
781 Marine Park Drive NE  
Box 978  
Salmon Arm, B.C.  
V1E 4P1

RECEIVED  
COLUMBIA SHUSWAP  
REGIONAL DISTRICT

APR 23 2007

MEETING.....  
STAFF.....  
CC.....

RE: Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R11, W6M, K.D.Y.D. – Capri Cabins – Existing On-Site Sewer System.

Attn: Mr. Beeching:

Now that snow is gone, we visited the subject site on April 12<sup>th</sup> to conduct a further site review.

The previous description of the On-Site Sceptic Tank treatment and Seepage Bed dispersal sytem installed were confirmed. The installed system is in good working order and meets the Standards of the current Sewerage System Regulation – Standard Practice Manual – Type 1

In our judgment there will be no impact on private or public health, and the environment, by the installed Type 1 Wastewater Treatment System, nor any increased flow that may be produced by the proposed increase in building square footage.

Sincerely,



Dick Bartel, P.Eng.

cc: Mr. Ron Lindblad – Cabin Owner  
Mr. George Clarke, ROWP – Bulldog Excavating Ltd  
Mr. J. Ivor Norlin, MSc. RPBio., CPHI(C)



# Interior Health

January 26<sup>th</sup>, 2007

Scott Beeching  
Planner II, Columbia Shuswap Regional District  
781 Marine Park Drive NE  
Box 978  
Salmon Arm, BC, V1E 4P1

**RECEIVED**  
COLUMBIA SHUSWAP  
REGIONAL DISTRICT

**JAN 29 2007**

MEETING.....  
STAFF.....  
CC.....

Dear Mr. Beeching,

**Re: POINT ONE Engineering letter regarding development on Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R. 11, W6M, KDYD (Capri Cabins) (Addendum)**

This letter is a response to Mr. Bartel's (POINT ONE Engineering) letter dated December 29<sup>th</sup>, 2006 (see attached). –

To clarify, the BC Sewerage Regulation does not qualify Public Health Inspectors as authorized persons unless registered through ASTTBC as a planner, installer, maintenance provider and/or private inspector. To facilitate my role under the Sewerage System Regulation, I rely on authorized persons (Professional Engineers or Registered Onsite Wastewater Practitioners) to determine if onsite sewage disposal systems meet current standards and/or are operating as per their intended design.

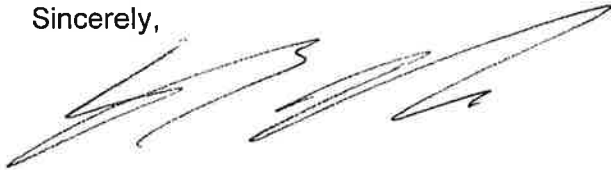
In this particular case, Mr. Bartel has indicated that in his professional opinion the system serving the above mentioned lot is capable of accommodating the proposed expansion without contributing to a health hazard or impacting the environment. However, in neither in his original letter dated December 18<sup>th</sup>, 2006 (see attached), nor in his second letter dated January 8<sup>th</sup>, 2007 has he stated that the existing conventional septic tank and seepage bed comply with the *Sewerage System Standard Practice Manual* or current engineering best practice. It is my opinion as a Public Health Inspector/Drinking Water Officer the information provided to date is inadequate to make that determination.

It is my understanding the covenant on the above mentioned lot is intended to prevent any further expansion (vertical or horizontal) without the upgrading of the existing on-site sewerage works to meet current health standards. By taking action to ensure sewerage systems are upgraded to meet current standards on this and other sites in the Blind Bay area, the regional district and Interior Health mean to mitigate cumulative impacts of high density development on local water sources (i.e. Shuswap Lake).

As Mr. Bartel has not indicated this system meets current health standards, I must again conclude that his support letter does not meet the requirements of the covenant for allowing expansion beyond the existing cabins on the above mentioned lot.

If you have any further questions, please feel free to contact me at the number or address listed below.

Sincerely,



J. Ivor Norlin MSc., RPBio., CPHI(C)  
Environmental Health Officer/Public Health Inspector

cc:

- POINT ONE Engineering, 2-8844 Michael Dr., Vernon, BC, V1B 2B9
- Joe Rowlett, Senior Public Health Inspector, Interior Health

Attach:

- Letter from POINT ONE Engineering, December 18<sup>th</sup>, 2006
- Letter from J. Ivor Norlin, December 29<sup>th</sup>, 2006
- Letter from POINT ONE Engineering, January 8<sup>th</sup>, 2007

**POINT ONE Engineering**

**2 – 8844 Michael Dr.  
Vernon, BC  
V1B 2B9  
Ph: 250-549-3506  
Fax: 250-549-5108**

January 8, 2007

Mr. Scott Beeching  
Planner II  
Columbia Shuswap Regional District  
781 Marine Park Drive NE  
Box 978  
Salmon Arm, B.C.  
V1E 4P1

RE: Interior Health Letter, December 29th, 2006.

Attn: Mr. Beeching:

We have reviewed the subject letter and provide the following:

Our sealed letter requires no change. The existing Seepage Beds were constructed with the appropriate materials.

In our professional judgement as a professional engineer, and a qualified professional, as defined by Part 3 – Sewerage Systems, Section 7 (3) of the Sewerage System Regulation, there will be no impact on private or public health, an the environment, by the installed Type 1 Wastewater Treatment System, nor with any increased flow, that may be produced by the proposed increase in building square footage.

Review of Engineer's sealed documents on a professional subject are to be done when founded upon adequate knowledge (design and installation experience), per the Professional Engineers Code of Ethics.

We would be receptive to reviews of sealed documents and sealed design system drawings by individuals who meet the above criteria or who meet the criteria of :

Sewage System Regulation,

Part 3, Section 7 (3) A person is qualified to act as a professional if the person

- (a) has, through education or experience, training in soil analysis and sewerage system (design) construction and maintenance, and

- (b) is registered as a fully trained and practising member in a professional association that
- (i) is statutorily recognized in British Columbia, and
  - (ii) has, as its mandate, the regulation of persons engaging in matters such as supervision of sewerage system construction and maintenance.

We are qualified; both as a Professional Engineer and as a Qualified Professional, with significant experience of design, construction requirements and maintenance procedures. We have designed systems with flow from 1,135 LPD to 110 m<sup>3</sup>/day, completing 150 On-Site Wastewater Systems during the last 9 years.

Sincerely,



Dick Bartel, P.Eng. P.E.

cc: Mr. Ron Lindblad – Cabin Owner

J. Ivor Norlin, Environmental Health Officer, Public Health Inspector ✓

Joe Rowlett, Senior Public Health Inspector, Interior Health



# Interior Health

COPY

December 29<sup>th</sup>, 2006

Scott Beeching  
Planner II, Columbia Shuswap Regional District  
781 Marine Park Drive NE  
Box 978  
Salmon Arm, BC, V1E 4P1

RECEIVED  
COLUMBIA SHUSWAP  
REGIONAL DISTRICT

JAN 03 2007

MEETING  
STAFF  
CC: JSB  
21

Dear Mr. Beeching,

**Re: POINT ONE Engineering letter regarding development of Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R. 11, W6M, KDYD (Capri Cabins)**

The intent of this letter is to provide comment on the letter provided by Mr. Dick Bartel, P.Eng., POINT ONE Engineering dated December 18<sup>th</sup>, 2006 (see attached). Specifically, it is intended to address your question as to whether Mr. Bartel's letter indicates that the existing system at the above mentioned property is capable of meeting current health standards based on existing and/or increased sewerage flows.

In his letter, Mr. Bartel states that in the opinion of POINT ONE Engineering the existing on-site sewage disposal system is capable of accommodating current and proposed sewerage flows without adversely impacting private or public health or the environment. Mr. Bartel does not, however, indicate whether the existing system meets the current Sewerage System Standard Practice Manual (SSSPM) requirements or current engineering best practice.

Based on Mr. George Clarke's May 2006 assessment and the information provided in Mr. Bartel's letter, the above mentioned site is serviced by a conventional septic tank with a seepage bed for disposal. A cursory review of the standards for seepage beds in the current SSSPM indicates that receiving soils must be coarse sand to sandy loam in texture. None of the information provided to date by Mr. Bartel indicates this system has been assessed to determine if it meets this requirement, nor any of the other requirements for seepage beds set out in Sect. 12 of the current SSSPM.

Based on the observations noted above I must conclude that Mr. Bartel's letter **does not** indicate that the existing sewerage system at the above mentioned property meets current health standards.

If you have any further questions, please feel free to contact me at the number or address listed below.

Bus: (250) 833-4100 Fax: (250) 832-1714  
Email: jivor.norlin@interiorhealth.ca  
Web: www.interiorhealth.ca

HEALTH PROTECTION  
"Less Risk, Better Health".  
PO Box 627, 851-16<sup>th</sup> St. NE, Salmon Arm, BC, V1E 4N7

Sincerely,



J. Ivor Norlin MSc., RPBio., CPHI(C)  
Environmental Health Officer/Public Health Inspector

cc:

- POINT ONE Engineering, 2-8844 Michael Dr., Vernon, BC, V1B 2B9
- Joe Rowlett, Senior Public Health Inspector, Interior Health

Attach:

- Letter from POINT ONE Engineering, December 18<sup>th</sup>, 2006

SCOTT  
Does this work? your input please! *Ken*

COPY

POINT ONE Engineering

2 - 8844 Michael Dr.  
Vernon, BC  
V1B 2B9  
Ph: 250-549-3506  
Fax: 250-549-5108

RECEIVED  
COLUMBIA SHUSWAP  
REGIONAL DISTRICT

December 18, 2006

DEC 19 2006

Mr. Scott Beaching  
Planner II  
Columbia Shuswap Regional District  
781 Marine Park Drive NE  
Box 978  
Salmon Arm, B.C.  
V1E 4P1

MEETING  
STAFF  
CC: *Ken*

RE: Lot 2, Plan KAP62863, Sec. 15, Twp. 22, R11, W6M, K.D.Y.D. -- Capri Cabins -- Existing On-Site Sewer System.

Attn: Mr. Beaching:

We have been retained to review the existing on site wastewater (sewer) system.

Design flow from Standard Practice Manual, Table 4-1: Minimum design flow for residences -- One (1) and Two (2) bedroom unit up to 150 m<sup>2</sup> [1,600 ft<sup>2</sup>] equals 1,136 LPD [250 IGPD]. There are 7 cabins/residences on the site which results in a minimum design flow of 7,952 LPD [1,751.5 IGPD]. Also, the aggregate square footage allowed, per this table, is 1,050 m<sup>2</sup> [11,200 ft<sup>2</sup>].

The treatment system for these cabins is a Type 1 (septic) system, with an aggregate of 2,700 IG of septic tanks installed. This provides a 1.34 days retention time, which is a normal, adequate, period for the septic tank renovation process. All tanks have been pumped within the last year and are hydraulically sound. Records kept of the septic tank pumping frequency indicates regular maintenance of the system.

We were unable to observe any soil pits as the ground was covered with snow on the day of our attendance at the site. However, a Registered On-Site Wastewater Planner, George Clarke, did a system, soil review and system assessment as reported in the attached letter, dated May 2, 2006. We have worked with Mr. Clarke on several new Type 2 On-Site Wastewater Systems and find him to be knowledgeable, experienced and a competent observer and recorder of Soil Profiles of Soil Pits condition. He noted, in his report, that pits have shaley, (texture type) sharp rock and beech rubble debris. Based on our previous experience designing On-Site Wastewater Systems in the general vicinity of this site, we would have expected the conditions found by Mr. Clarke.

The dispersal system used at the site consists of Seepage Beds. There are two (2) Seepage Beds at the site and these are operating in an acceptable manor, according to Mr. Clarke. Mr. Clarke comment, 'found them to be in perfect working order with no level of effluent present'. Based on the size and the soil characteristics, and system maintenance conducted at the site, we expected this to be the situation.

The system is in good working order, functioning as designed and capable of handling the current wastewater being generated.

It is our understanding that an application has been made to increase the building square footage at the site by approximately 25%. The existing septic sewerage system is capable of treating any additional wastewater that may be created by this square footage increase. Existing square footage is approximately 37 % of the allowable square footage noted by the Standard Practice Manual, Table 4.1, increasing this to 46.2 % will have little or no effect on the installed system.

In our judgment there will be no impact on private or public health, and the environment, by the installed Type 1 Wastewater Treatment System, nor any increased flow that may be produced by the proposed increase in building square footage.

Sincerely,



Dick Bartel, P.Eng.



# Interior Health

April 4, 2006

J. Scott Beeching  
Planner, Development Services  
Columbia Shuswap Regional District  
Box 978, Salmon Arm, BC V1E 4P1

RECEIVED  
COLUMBIA SHUSWAP  
REGIONAL DISTRICT

APR 12 2006

MEETING.....  
STAFF.....JSB, SB  
CC.....

Dear Mr. Beeching:

**Re: Zoning Amendment (CUNLIFFE) Bylaw 701-36  
Lot 2, Plan KAP62863, Section 15, Township 22, Range 11, W6M, KDYD.**

There are no objections to be made regarding this application for a zoning amendment on the above named property; ***Subject to the following conditions:***

1. The Maximum Building Site Coverage (as per the legal survey drawing certified by Browne Johnson on January 3<sup>rd</sup> 2006 – File: 775-05) does not increase.
2. The existing sewage disposal systems are assessed by a Registered Onsite Wastewater Practitioner (ROWP) and deemed to be in good working order and capable of handling the current amount of sewage generated by the 7 dwellings. I was unable to find permits for all of the existing dwellings on this property. If there is any evidence that the disposal system(s) are not in good working condition, the repairs must be completed before the zoning amendment is completed.
3. The applicant should provide evidence of the availability of a legal, safe, potable, and adequate water supply for each of the current dwellings. This will involve either **private water systems** (individual lake intakes for each dwelling) or a **waterworks system**. All requirements of the *BC Drinking Water Protection Act and Regulations* apply to systems with two or more connections. I have included a copy of the Interior Health Guidelines for the Approval of Water Supply Systems.

I have concerns regarding the long term sustainability of the sewage disposal on this site. This lot is only 0.53 of an acre and currently has 7 small cabins on it. If in the future larger Single Family Dwellings are built on the property or the sewage disposal system(s) begins to fail; there will not be enough undisturbed land to safely dispose of the effluent. ***With that said, I feel that the proposed Special Regulation is an improvement on the existing situation.***

If you have any questions please call me direct at (250) 833 - 4170.

Sincerely,

Courtney Zimmerman., B.Tech., C.P.H.I.(C)  
Public Health Inspector

**PUBLIC HEALTH PROTECTION - Salmon Arm Health Unit**

**Mailing Address:** P.O. Box 627, Salmon Arm, BC V1E 4N7

**Physical Address:** 851 – 16 St N E.

**Web:** interiorhealth.ca

**Bus:** (250) 833-4100

**Fax:** (250) 832-1714

**Email:** Courtney.zimmerman@interiorhealth.ca

George Clarke  
3608 McBride Road  
Blind Bay, B.C.  
V0E 1H1



Cell (250)804-9646  
Fax (250)675-5370  
Home (250)675-5369

May 2, 2006

Interior Health Authority  
851 - 16<sup>th</sup> Street N.E.  
Salmon Arm, BC

ATTN: Courtney Zimmerman

**RE: Septic Systems of the CAPRI, 1541 Blind Bay Road**

Last spring I was called by the owners of the Capri Cabins to repair their septic system. Upon close inspection, it was discovered that a sewer line had been broken by the electrical contractor who had been hired to bury the overhead power lines. At this time we also reviewed the entire septic system with the owners. We advised that, due to the small size of the existing septic tank (approximately 300 gallons), changing the existing septic tank into a pump-out chamber and installing a larger, 1,000 gallon septic tank with filter would improve the efficiency of the system and extend the life of their field.

They agreed and the repair and improvements were completed in May of 2005.

There was no permit taken out as this repair was required immediately and occurred right in the middle of the change over of regulations and Interior Health was not accepting any applications for repair or new installations.

We excavated and inspected the seepage bed and found it to be in perfect working order with no level of effluent present. After our inspection we found the only back-up area available would be in the U-shaped driveway area where a sand mound and treatment plant could be installed in the approximately 70 X 30 foot area. Test holes were dug to approximately 3 1/2 feet and were found to have shaley, sharp rock and beach rubble debris.

My evaluation of the current septic system of Capri at 1541 Blind Bay Road is as follows:

The current system is working fine, however, should the system fail, the alternatives are a sand mound field with an appropriate sized treatment plant with field installed in the upper grassy area as noted above or the owners would need to obtain land across the road to install the additional field.

We trust this fulfills your requirements. Should you have any further questions, please contact me.

Yours truly,

George Clarke  
Bulldog Excavating Ltd.

ROWP - PLANNER  
INSTALLER

250-804-9646



**PERMIT TO RE PLACE BUILDING SETBACK**  
**(LESS THAN 4.5 METRES FROM**  
**PROPERTY LINE FRONTING A HIGHWAY)**

Highway District

**Okanagan Shuswap**

File/Permit Number

**02-131-17011**

The Minister of Transportation has approved, subject as to the conditions as set out in this permit, the construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely:

The construction and use of two existing wood frame cabins. Said buildings to extend to within 0.16 metres of the property line of Robertson Road #956, as shown on drawing prepared by Browne Johnson Land Surveyors, submitted with application.

Location of the structure is on that part of Lot 2, Plan KAP62863, Section 15, Township 22, Range 11, W6M, K.D.Y.D.

Application signed by: Ben Cunliffe, November 30, 2005.

Permit issued in the name of:

Ben Cunliffe

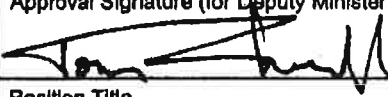
PO Box 53

Sorrento, B.C.

V0E 2W0

This permit may be terminated at any time at the discretion of the Minister of Transportation, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.

This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.

Approval Signature (for Deputy Minister of Transportation) 	Print Name <b>Tom D. Chernenkoff</b>
Position Title <b>District Development Technician</b>	Date (yyyy/mm/dd) <b>2006-02-01</b>

cc.

**COPY**

**MINUTES**

**CSRD AREA "C" ADVISORY PLANNING COMMISSION**

**TUESDAY, MAY 13, 2008**

**Cedar Heights Hall, Sorrento, 7:00 p.m.**

Present: Chair Ken Proctor, Secretary Edith Rizzi, Norm Fletcher, Ted Vlooswyk, Margot Hewitt, Hans Berls

Also in attendance - Director Ted Bacigalupo, Staff Scott Beeching, Applicants Ben Cunliffe, Richard Renard, Michael Lindblad and Sandra ?.

Meeting was called to ORDER

**RE: Development Variance Permit No. 701-32**

Discussion, questions.

**MOVED** by Ted Vlooswyk, **SECONDED** by Norm Fletcher, **THAT** the Area "C" APC recommend denial of this application. **CARRIED.**

Meeting Adjourned.

*ED.*

*Attachments*

**DEVELOPMENT PROPOSAL EVALUATION****Reference:** South Shuswap Official Community Plan: Guiding Principles**Applicant's Proposal:** EXPANDED CABIN & RECREATIONAL FACILITIES**File #:** DEVELOPMENT  
VARIANCE PERMIT # 701-3  
1541 BLIND BAY RD.**Type of Application:** VARIANCE PERMIT**Date:** MAY 13/08**Affected Neighbourhood Community:** BLIND BAY RD. & LAKE SHORE**Criteria****Assessment****\*Preservation of the natural environment  
and lake water quality.**(-3) -2 -1 0 +1 +2 +3  
HTT "**IMPACT:** INSUFFICIENT LAND FOR CURRENT SEWAGE DISPOSAL (SEE INTERIOR HEALTH  
LETTER JAN. 26/07) CAN'T COMPLY WITH MANDATORY REQUIREMENTS OF RIPARIAN AREA  
REGULATIONS.**\*Provision of adequate infrastructure.**(-3) -2 -1 0 +1 +2 +3  
HTT "**IMPACT:** CONTRARY TO STANDARD SEWAGE SYSTEMS PRACTICE MANUAL P. 25 (SET-  
BACK STANDARDS). TYPE ONE SEPTIC SYSTEM IS NOT ADEQUATE TO  
THIS APPLICATION**\*Compatible with the neighbourhood  
community character.**-3 -2 -1 (0) +1 +2 +3  
HTT**IMPACT:** PRIMARILY SINGLE-FAMILY NEIGHBOURHOOD RESIDENTIAL AREA, ON  
INDIVIDUAL LOTS FOR YEAR-ROUND RESIDENTS**\*Consideration of natural hazard and  
compliance with appropriate regulations.**(-3) -2 -1 0 +1 +2 +3  
HTT**IMPACT:** NOT IN KEEPING WITH TERMS OF GRANDFATHERING OF OLD OCP  
REQUIREMENTS. SHOULD NOT HAVE BEEN RECOGNIZED! TOO CLOSE TO THE  
LAKE. SEE P. 25 OF SEWAGE SYSTEMS STANDARD PRACTICE MANUAL**\*Effect on local residential traffic and parking.**(-3) -2 -1 0 +1 +2 +3  
HTT**IMPACT:** PARKING SPACE IS INADEQUATE FOR RESIDENTS AND GUESTS. PARKING ON "BACK-UP" SEPTIC FIELD, ACCORDING  
TO GEORGE CLARKE'S LETTER (BULLDOG EXCAVATING).**\*Input from the neighbourhood.**-3 -2 -1 (0) +1 +2 +3  
HTT**IMPACT:** ACCORDING TO OTHER SIMILAR  
ISSUES AND GENERAL PUBLIC COMMUNITY RESPONSE, THE COMMUNITY DOES  
NOT WANT HIGH-DENSITY DEVELOPMENT ON OR NEAR WATERFRONT.**SUMMARY STATEMENTS:** DESPITE 5 LETTERS FROM NEIGHBOURS, THIS  
HIGH-DENSITY PROPOSAL IS IN CONTRADICTION OF GENERAL VIEWS OF  
COMMUNITY.

The Area C Advisory Planning Commission is opposed to the Development Variance Permit for the following reasons:

Observations at the site and detailed analysis of correspondence related to this file point to serious concerns about the potential and recognized problems with 7 homes on a septic system on .53 of an acre of lakeshore.

We present the following evidence:

1. Letter from Courtney Zimmerman, Interior Health Public Health Inspector April 4, 2006 states: "I have concerns about the long term sustainability of the sewage disposal on this site. ...if the system begins to fail, there will not be enough undisturbed land to safely dispose of the effluent"
2. Letter from George Clarke, Bulldog Excavating (RWOP) May 2, 2006- "After our inspection we found the only back-up area available would be in the U-Shaped driveway area where a sand mound and treatment plant could be installed... however, should the system fail, the alternatives are a sand mound field with an appropriate sized treatment plant with field installed in the upper grassy area...or the owners would need to obtain land across the road to install an additional field". *The owner has indicated that he had been unable to come to an arrangement with the owner of the land across the road. They have an arrangement with their neighbour to access increased area for a field if needed, but that property is also on the lakeshore. They did not present any technical information regarding the suitability of this land for a septic field.*
3. Two letters from Mr. Bartel of Point One Engineering, Dec. 18, 2006. "The current system is in good working order", 'according to Mr. Clarke' *even though he first viewed the property with snow on the ground. Mr. Bartel quotes George Clarke's findings, but does not include a technical report of his own. However he states that in his opinion there will be no negative impact from 'increased square footage'. The engineer does not mention that this is lakeshore property in any of his correspondence and has no comment as to how long it will take the effluent to reach the lake. He also does not comment on the lack of a back-up field should the system fail. He also has no comment on the fact that this seasonal property will now be used for more permanent residential use.*
4. Letter from Ivor Norlin, Interior Health Environmental Health Officer/Public Health Inspector dated Dec. 29<sup>th</sup> 2006 - "None of the information provided to date by Mr. Bartel (the engineer) indicates this system has been assessed to determine if it meets ...the requirements for seepage beds set out in the Sewerage System Standard Practice Manual. ...I must conclude that

Mr. Bartel's letter does not indicate that the existing sewerage system at the above mentioned property meets current health standards".

5. Letter from Ivor Norlin, Environmental Health Officer, Public Health Inspector, Interior Health dated Jan. 26<sup>th</sup> 2007 "the information provided to date is inadequate to make that determination" that the existing seepage bed and tank comply with the Sewerage System Standard Practice Manual.
6. On the two occasions that the APC visited the site, we observed that Robertson Road next to the property was boggy and wet. It appears to be a watercourse leading to the lake immediately adjacent to the lake, although the owners of the land do not know what the source of the water is. *Neither the report from the Qualified Environmental Professional (QEP) nor the letters from the engineer mentions this boggy area contiguous with the applicant's property. In a conversation with Mr. Joe Rowlette, Senior Public Health Inspector, Interior Health, he gave the opinion that a watercourse near a septic field should be investigated.*
7. Neither the QEP nor the Engineer refer to the required setback from fresh water 'for all sewerage systems' in the Sewerage System Standard Practice Manual (Page 25). A Type 1 Sewerage System should be 30 metres from the high water mark.
8. During one site visit, two of our members recall smelling the odour of septic coming from a ditch that was being dug on the property.

**The community is well aware that this property was historically used for seasonal rental cabins. We are concerned about the increased use of the existing system of septic disposal for 7 permanent dwellings on half an acre of lakeshore. The APC is very concerned that the comments from two different Interior Health Inspectors appear to have been set aside.**

**The applicant is aware of our concerns and has indicated that they would like to hook up to a public sewer utility at the earliest possible date. Failing that, they are interested in upgrading their system to a treatment plant. However, at this point the Development Services Department has not required them to do so.**

CSRD

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REGIONAL DISTRICT

Aug.01/08

AUG 07 2008

MEETING  
STAFF  
CC

ATTN: Scott Beeching

Enclosed for your information are the documents we talked about.

Of course this is very important to us so we would value your input, please!?

Enclosed;

- we need the interior health letter of acceptance.
- 7 letters from "All" of our immediate and surrounding neighbours (see. Map & names)
- Engineering's Letter and new septic design
- our letter to the CSRD Board of Directors in response to the planning commission

It is very important that all involved know 4 things;

#1-if this minor variance does not happen it will only hinder the coverage ratio and the septic field and parking space.

#2-we also have reason to believe the road allowance was established after our buildings were already there, so the road allowance actually encroached on our buildings location. Our buildings have been there since the 1930's early 40's.

#3-The ministry of highways has no opposition to this request.

#4-"All" of our neighbours are in support.

Sincerely,



Ron Lindblad for Capri Group.

Ronald Lindblad  
Salmon Arm, BC

August 1<sup>st</sup>, 2008

Columbia Shuswap Regional District  
Box 978  
781 Marine Park Drive  
Salmon Arm, BC V1E 4P1

Attention: Board of Directors

Dear Sirs and Mesdames:

Re: Capri Cabins and Development Variance Permit No.701-32

We note that the APC for Area C resolved on May 13<sup>th</sup>, 2008 to oppose the minor variance sought by application 701-32. On May 14<sup>th</sup>, 2008 the APC gave written reasons for its opposition. We would like to respond to those reasons.

We note the following:

1. The APC opposed the application to rezone this property in 2007. The rezoning occurred in any event and essentially legalized the existing use of the property. The APC's opposition of May 13<sup>th</sup>, 2008 appears to be directed again at the property's land use and does not address how the minor variance sought will impact the site;
2. Most of the APC's criticisms are directed at the property's existing sewer system. The APC states that the CSRD has not required the existing system to be upgraded. On this point the APC is clearly wrong. It was a condition of 2007 rezoning that a restrictive covenant be registered against the property which required the upgrading of the existing system upon further development of the site. The restrictive covenant was registered and the existing system will be upgraded. The APC's opposition based on the adequacy of the existing therefore seems somewhat misdirected; and
3. The APC has observed on two occasions that Robertson Road was boggy and wet. The APC's conclusion that Robertson Road is a watercourse is blatantly absurd, and since then the broken water line on the easement

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AUG 07 2008

MEETING  
STAFF  
CC  
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going to the mobile home park has “again” been repaired and the area has totally dried up, and

In conclusion, the APC’s opposition to the minor variance sought is based on factors that are simply irrelevant. The opposition is based on:

1. The APC’s opposition to the current land use;
2. Their observation about the existing system is erroneous and will continue to serve the property until the covenant is used.
3. It’s erroneous conclusion that Robertson Road is a watercourse.

We urge the Board to consider the APC’s resolution of May 13<sup>th</sup>, 2008, for this minor variance in this light.

It is very important that all involved consider 4 things:

#1-If this minor variance does not happen it will only hinder the coverage ratio and the septic field and parking space from what it currently is.

#2-We also have reason to believe the road allowance was put in after our buildings were already there. So the road allowance actually encroached on our building locations. Our buildings have been there since the 1930’s early 40’s.

#3- The ministry of highways has no opposition to this request.

#4- “All 7 of our immediate & surrounding neighbours are in support”, and have sent letters of support.

Yours sincerely,

CAPRI CABINS



Per:

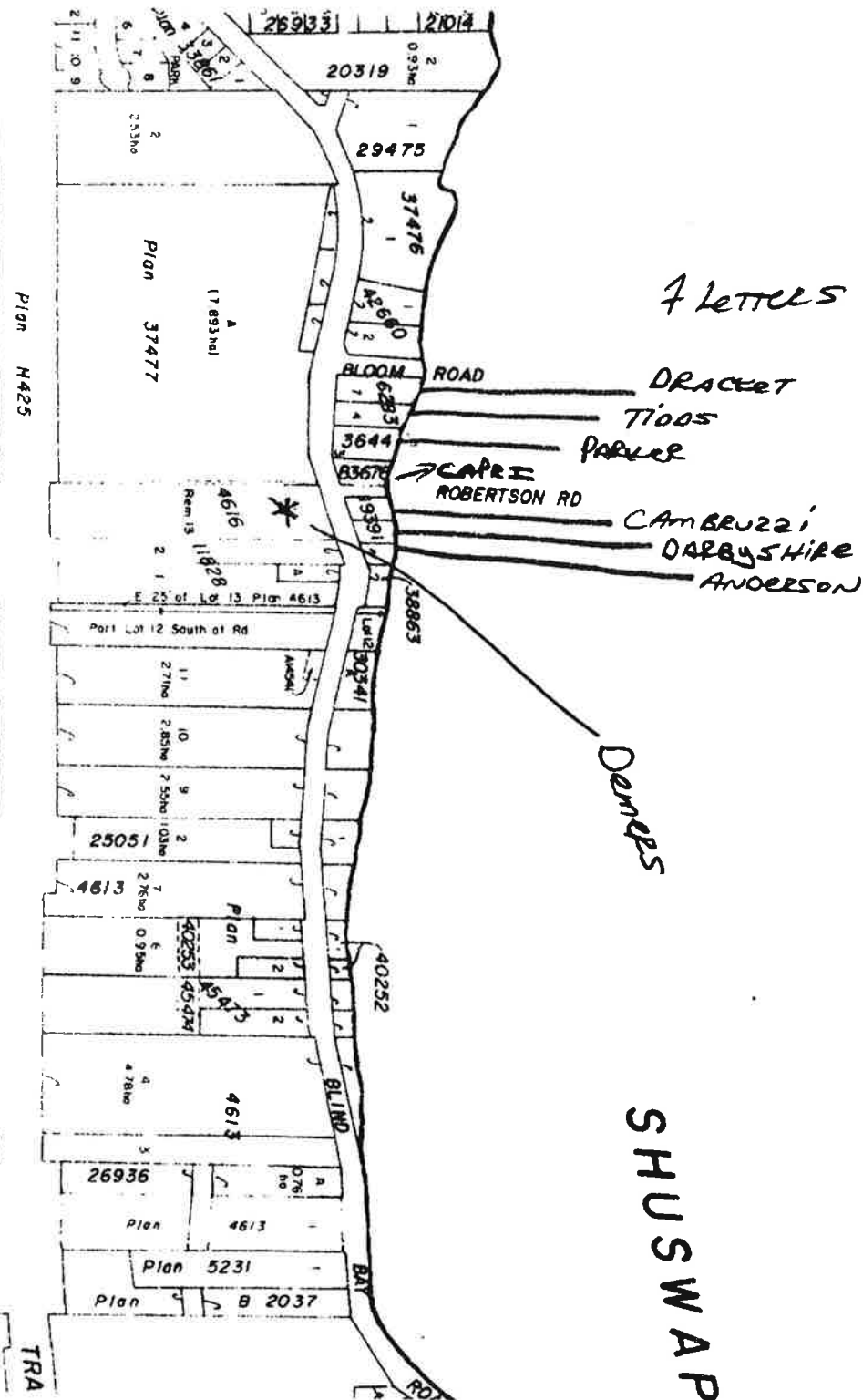
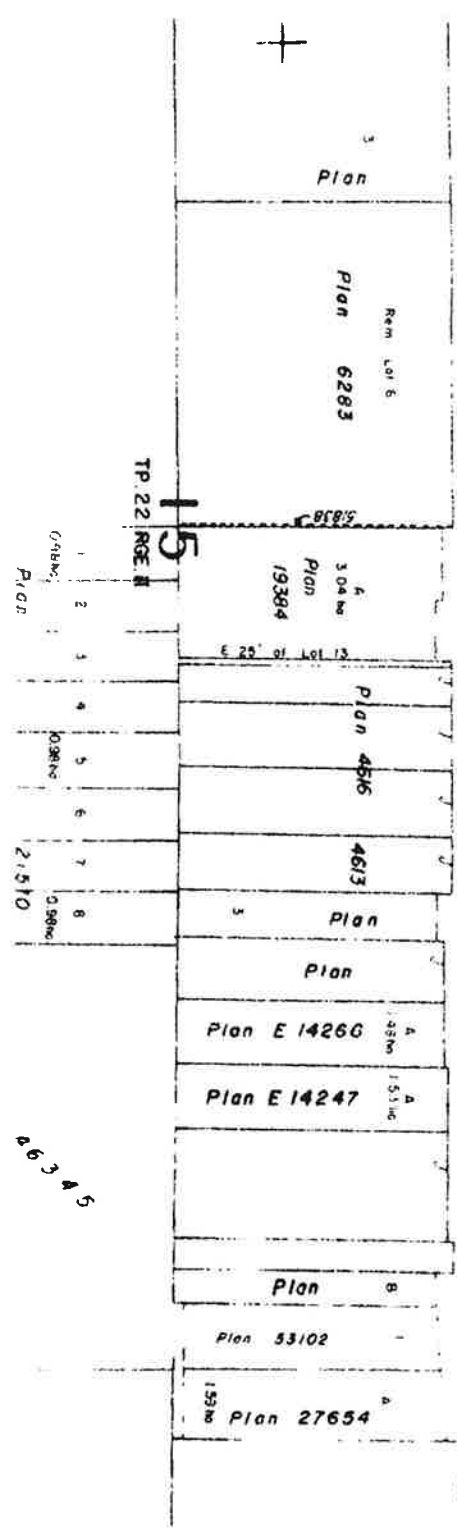
Ronald Lindblad

Mike Lindblad

Ben & Yvonne Cunliffe

Rick & Sandy Renard

Lance & Nicoli Nikolic



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REGIONAL DISTRICT

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JULY 30, 2008

MEETING.....  
STAFF.....  
CC.....

TO WHOM IT MAY CONCERN.

THIS LETTER IS INFORM YOU  
THAT I HAVE NO OBJECTION  
AND SUPPORT D.V.P. PERMIT #701-32  
FOR THE CAPRI CABINS.

SINCERELY,

Jan Demers  


Box 408

SORRENTO BC V0E 3W0

2531 SILVERY Beach Rd

250-679-3193

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REGIONAL DISTRICT

AUG 07 2008

MEETING.....  
STAFF.....  
CC.....  
.....

May 6/08

1521 Palind By Rd

Parrento

To

Whom it may concern:

We would hereby advise you  
that we do not have any objection  
to the request for a variance on  
the east side of the "Capri" area.

Gordon Dredt

*Gordon Dredt*

Fax: 250-675-2846

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MEETING.....  
STAFF.....  
CC.....

May 12, 2008

TO WHOM IT MAY CONCERN

This letter is in conjunction with my letter of support for my neighbours, "Capri Cabins". As a neighbour of this resort for almost 24 years, I also strongly support their Development Permit Variance Application.

*Janice Cambuzzi*

Janice Cambuzzi  
1545 Blind Bay Road  
675-5347

May 8, 2008

*Chris Tidd*

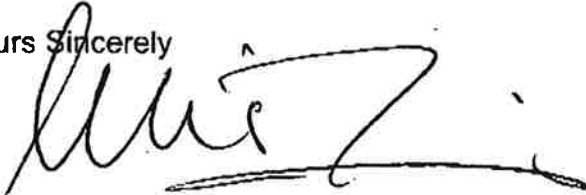
Reference: CAPRI CABIN REZONING

Dear Sir/Madam,

The undersigned own the property known as 1527 Blind Bay Road, two properties west of the Capri Cabins. We understand that you require our approval for Capri's Development Permit Variance Application. Please be advised that we have no objection to this application and generally support the redevelopment project for Capri Cabins.

Also please be advised that this letter follows our first letter supporting the original zoning application.

Yours Sincerely

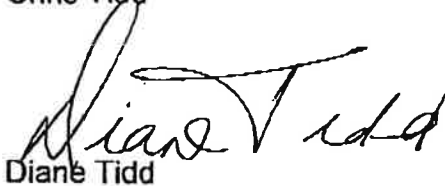


Chris Tidd

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REGIONAL DISTRICT

**AUG 07 2008**

MEETING: .....  
STAFF .....  
CC: .....



Diane Tidd

1527 Blind Bay Road, Sorrento, BC  
604-689-9517

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REGIONAL DISTRICT

AUG 07 2008

MEETING.....  
STAFF.....  
CC.....  
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## CAPRI CABIN ZONING

To Whom It May Concern:

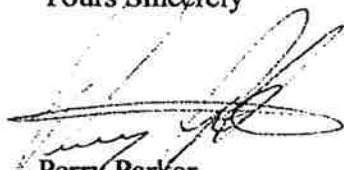
May 6, 2008

Dear Sir Madam;

Please find this letter as confirmation that I Perry Craig Parker 1533 Blind Bay Road British Columbia, support the development of the proposed Capri Cabin development project. I have been made aware that the Capri Cabin Zoning Application has asked for my approval of their new Development Permit Variance Application and I have no objection to this application.

Please be advised that this letter is being presented in conjunction with the letter submitted to you concerning the initial zoning application requested by the Capri Cabin's group

Yours Sincerely



Perry Parker  
1533 Blind Bay Road, BC  
403-650-7547

Tuesday, May 06, 2008

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REGIONAL DISTRICT

AUG 07 2008

TO WHOM IT MAY CONCERN

MEETINGS.....  
STAFF.....  
CG.....

This letter goes together with and in conjunction with our Letter of Support for our neighbours,  
"The Capri" zoning.

We also support their Development Permit Variance Application.

Sincerely,

*Anne Darbyshire*

Anne Darbyshire

*Tom Darbyshire*

Tom Darbyshire  
1551 Blind Bay Road,  
Sorrento, B.C.  
VOE 2W0.

Telephone: 675-2029.

July 28, 2008

To Whom It May Concern:

RE: Notice of Intent to Issue Development Variance Permit No. 701-32

As owner of 1555 Blind Bay Road, Sorrento, BC, I have received the Notice of Intent to issue the above mentioned Development Variance Permit for the subject property at 1541 Blind Bay Road, Sorrento, BC.

This letter will serve as my agreement with the variance in the setback requirements of the South Shuswap Zoning Bylaw No. 701 which has been stated in the Development Variance Permit for the subject property.

*Ardith Anderson*

Ardith Anderson  
1555 Blind Bay Road  
Sorrento, BC

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REGIONAL DISTRICT

AUG 07 2008

MEETING.....  
STAFF.....  
CC.....  
.....

# POINT ONE Engineering

On-Site Wastewater Engineering Consultant  
2 – 8844 Michael Dr. Vernon, B.C. V1B 2B9

Ph: (250) 549-3506  
Fax: (250) 549-5108  
email: [dickbartel@shaw.ca](mailto:dickbartel@shaw.ca)

## LETTER OF TRANSMITTAL

PROJECT: Capri Cabins , – On-Site Wastewater System

**ATTENTION:** Mr. Ron Linblad

**DATE:** June 2, 2007

Ron and Owners:

1. Enclosed are several documents which are intended to give you an oversight of the proposed On-Site Wastewater system for this location.
2. There is a plot plan showing the location of the cabins, as per the Browne Johnson document you provided. I wasn't sure exactly where the existing septic tanks are located and would ask, if you know, mark them on the plot plan. I've also shown the location of the 50 foot and 100 foot set-back on the property. If possible, we should locate the treatment systems within the 50 foot set-back and the dispersal field beyond the 100 foot set-back.
3. Included also is a schematic drawing of the proposed system showing the components of the system and the area required for the dispersal field.
4. The dispersal field can consist of 2, 4 or 6 zones, if needed to locate it on the site. After the treatment the effluent is essentially water as 95 % of the renovation has been completed by the Whitewater Treatment Systems.
5. A budget estimate is also included. You will note that it is for equipment and engineering. I would expect several installers will be able to give you an estimate of installation costs, such as Bulldog Excavating.
6. Also included is a copy of my Engagement Agreement and invoice for the retainer. Once the decision has been made to proceed, please sign a copy of the Engagement Agreement and return it with the retainer.
7. If there are any questions or comments, please let me know.

Sincerely,



Dick Bartel, P.Eng.

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REGIONAL DISTRICT

AUG 07 2008

MEETING  
STAFF  
CC

598525 B.C. LTD DBA  
**POINT ONE Engineering**

**Engagement Agreement**

Schedule of Services, Charges and Conditions of Agreement

**1. SCOPE OF SERVICES**

POINT ONE ENGINEERING shall perform the services and work outlined in the: SCOPE OF SERVICES, Schedule A , Dated: June 2, 2007 Project 2007 - 02 attached and forming part of the Agreement. The proposal is agreed to by the CLIENT and incorporated herein by reference. All services, regardless of commencement date, will be covered by this Agreement. Unless modified in writing and agreed to by both parties, the duties of POINT ONE Engineering shall not be construed to exceed those Services specifically set forth in the proposal or Schedule A. A change in the scope of services will result in additional fees and schedule adjustments.

**2. INVOICES AND PAYMENT TERMS**

POINT ONE Engineering's charges for services rendered will be made in accordance with POINT ONE Engineering's current schedule of fees in effect at the time the Services are performed or as outlined in the PROPOSAL or in the SCOPE OF SERVICES, Schedule A and forming part of this Agreement. All Services shall be provided on a C.O.D. basis with a retainer. CLIENT shall notify POINT ONE Engineering within 10 days of receipt, of any dispute with the invoice. CLIENT and POINT ONE Engineering will promptly resolve any disputed items. Payment of undisputed invoice amount is due upon receipt of invoice by CLIENT and is past due 30 days from the date of the invoice, without holdback. CLIENT agrees to pay a finance charge of 1.5 % per month (equivalent to 19.6% per annum), on past due accounts. POINT ONE Engineering will take a "Pens Down" position (halt all work) until outstanding invoices have been paid. CLIENT agrees to pay legal costs and fees, and all other collection costs incurred by POINT ONE Engineering in pursuit of past due payments.

The CLIENT acknowledges and agrees that POINT ONE Engineering may, at its sole discretion, hold back issuance of final reports, drawings, and Certification of Completion Letters and Seals until payment of all past due amounts has been received by POINT ONE Engineering.

**3. TAXES**

Fees for Services and charges for reimbursable expenses are exclusive of any taxes or similar assessments now or hereinafter imposed by any Federal, Provincial or Municipal taxing authority. Any such applicable assessments are in addition to amounts otherwise referred to herein.

**4. TERMINATION**

The Agreement may be terminated by either party upon 30 days written notice. The Agreement may be terminated by either party in the event of substantial failure by the other party to perform in accordance with terms thereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice.

If the agreement is terminated, CLIENT shall forthwith pay to POINT ONE Engineering fees for all Services performed.

**5. DATA AND INFORMATION**

POINT ONE Engineering shall be responsible for the accuracy of the data, interpretations and recommendations it generates or makes.

## SCOPE OF SERVICES

## SCHEDULE A

Date: June 2, 2007

Project: 2007 - 02

[illegible]