



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area D: Ranchoero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08 and Ranchoero/Deep Creek Zoning Amendment Bylaw No. 751-09

DESCRIPTION: Report from Christine LeFloch, Planner III, dated October 2, 2024. 7601 Highway 97B, Ranchoero.

RECOMMENDATION #1: THAT: "Ranchoero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08" be read a first time, this 17th day of October, 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority

RECOMMENDATION #2: THAT: "Ranchoero/Deep Creek Zoning Amendment Bylaw No. 751-09" be read a first time, this 17th day of October, 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority

RECOMMENDATION #3: THAT: the Board utilize the complex consultation process for "Ranchoero/Deep Creek Official Community Plan Amendment Bylaw No. 750-08" and "Ranchoero/Deep Creek Zoning Amendment Bylaw No. 751-09" and the bylaws be referred to the following agencies and First Nations:

- CSR D Financial Services;
- CSR D Community and Protective Services;
- CSR D Environmental and Utility Services;
- Regional District North Okanagan;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Agricultural Land Commission;
- Ministry of Forests – Archaeology Branch;
- All applicable First Nations and Bands.

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The applicant is proposing to redesignate the portion of the subject property that is outside of the ALR from Agriculture to Rural Residential and rezone the same portion of the property from AG1 Agriculture 1 to RR1 Rural Residential 1 to facilitate future subdivision which could create up to nineteen lots with a minimum lot size of 1 ha. Staff are recommending the amending bylaws be read a first time, the complex consultation process be used, and referrals be sent to applicable agencies and First Nations seeking comments.

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTION:

THE NE ¼ OF SEC 28 TWP 19 RGE 9 W6M KDYD EXC PLANS 22804, 23760, 23998, 33877, 36785, 10220, KAP57130, KAP83296 AND EPP48745

PID:

013-914-791

CIVIC ADDRESS:

7600, 7601, 7602 Highway 97B; and 1118, 1122 Grandview Bench Road

SURROUNDING LAND USE PATTERN:

North = Rural Residential

South = Medium Holdings, Agriculture

East = RDNO – Non-Urban, Country Residential

West = ALR, Agriculture

CURRENT USE:

The subject property has 5 residences located on the portion of the property that is not proposed to be redesignated/rezoned. The portion proposed to be redesignated/rezoned is vacant.

PROPOSED USE:

Rural Residential subdivision on the portion of the property that is not within the ALR.

PARCEL SIZE:

56.66 ha

PROPOSED PARCEL SIZE:

Proposed RR1 Zone has a minimum parcel size of 1 ha

DESIGNATION:

[Ranchero/Deep Creek Official Community Plan Bylaw No. 750](#)

AG Agriculture

ZONE:

[Ranchero/Deep Creek Zoning Bylaw No. 751](#)

AG1 Agriculture 1

PROPOSED DESIGNATION:

RR Rural Residential – portion outside of the ALR

AG – portion in the ALR

PROPOSED ZONE:

RR1 Rural Residential – portion outside of the ALR

AG1 – portion in the ALR

AGRICULTURAL LAND RESERVE:

64%

SITE COMMENTS:

The subject property's eastern property line is the boundary between the CSRD and the Regional District North Okanagan (RDNO). The property is divided by Highway 97B and is partially located within the ALR. A mapped tributary to Canoe Creek runs through the property from north to south. There are 2 residences located on the west side of the highway and 3 residences located on the east side of the highway. The western part of the ALR portion of the property is used for pasture while the rest is forested. The portion of the property proposed to be redesignated and rezoned for rural residential use is forested hillside that is located outside of the ALR.

BYLAW ENFORCEMENT:

There is no bylaw enforcement related to this file.

POLICY:

Please see "BL750-08_BL751-09_BL750_BL751_Excerpts.pdf" attached for applicable policies and regulations. See bylaws linked below for all policies and regulations.

[Ranchero/Deep Creek Official Community Plan Bylaw No. 750](#)

1.4 Community Values

2.2 Settlement Areas

3.1 Development Criteria

3.2 General Planning Policies

3.5 Agriculture (AG)

3.7 Rural Residential (RR)

5.1 Natural Resource Management – Agriculture

6.1 Parks and Protected Areas

6.5 Transportation

Section 7 – Riparian Areas Regulation (RAR) Development Permit Area

[Ranchero/Deep Creek Zoning Bylaw No. 751](#)

3.18 Agricultural Land Reserve Land

4.6 AG1 Agriculture 1 Zone

4.8 RR1 Rural Residential 1 Zone

FINANCIAL:

If the amending bylaws are given first reading, the CSRD Financial Services Department will review the OCP amendment bylaw in conjunction with the CSRD's Financial Plan and the Environmental and Utility Services Department will review the OCP amendment bylaw in conjunction with the CSRD's Waste Management Plans as per Section 477 of the Local Government Act.

KEY ISSUES/CONCEPTS:Proposal

The applicant is proposing to redesignate the portion of the subject property that is outside of the ALR from Agriculture to Rural Residential and rezone the same portion of the property from AR1 Agriculture 1 to RR1 Rural Residential 1 so that it may be subdivided into lots with a minimum parcel size of 1 ha. Subject to approval of this application, the owners intend to first subdivide the subject property along the ALR boundary to create two lots. A proposed sketch plan of subdivision has been provided by the

applicant showing the potential future subdivision of up to 19 lots on the non-ALR lands. See "BL750-08_BL751-09_Maps_Plans_Photos.pdf".

The applicant has provided a letter outlining their proposal and rationale for the proposed bylaw amendments. See "BL850-08_BL851-09_Applicant_Letter_2024-04-25_redacted.pdf" attached. Staff note a correction to information provided regarding a previous application to the ALC. The letter notes that an application to the ALC in 2015 resulted in the exclusion of the portion of the property that is the subject of this proposal. This is incorrect. ALC Resolution #456/2015 refused a proposal to subdivide the subject property into 3 lots of 1.0 ha, 5.5 ha and a Remainder. This proposal was refused, but an alternate subdivision to create a homesite severance of 0.6 ha was approved. This approval was not acted upon by the owners and the approval expired 3 years following the date of the decision.

Ranchero/Deep Creek Official Community Plan Bylaw No. 750

The subject property lies immediately south of the area outlined on Schedule 'E' – Local Areas and Road Network, of the Ranchero/Deep Creek Official Community Plan and identified as 'Ranchero'. See "BL750-08_BL851-09_Maps_Plans_Photos.pdf" which includes Schedule 'E'. Historical development in this area includes lots ranging from around 0.15 ha to 0.4 ha, with more recent subdivisions having a minimum lot area of 1 ha in accordance with current policy. The Ranchero area also includes lands designated for Commercial and Institutional uses that provide local services including a grocery store, gas station, elementary school, private school and other amenities. The proposed OCP amending Bylaw No. 750-08 includes an amendment to Schedule 'E' to include the portion of the subject property that is not in the ALR as part of the area identified as Ranchero.

The property is currently designated AG Agriculture in the Ranchero/Deep Creek OCP. Lands in the plan area that are entirely or partially within the ALR have been assigned this designation. The subject property is partially within the ALR, however the lands proposed for redesignation are outside of the ALR. This designation includes a policy stating that lands within the AG designation shall be maintained as parcels of at least 60 ha. The proposed development would result in the portion of the property that is in the ALR being retained as one parcel, and it would be about 36 ha. Staff are proposing to add a new policy to Section 3.5 that would apply to the subject property only, allowing this parcel to be \pm 36 ha for the land in the ALR only. OCP Amendment Bylaw No. 850-08 includes this new policy.

The portion of the subject property that is not in the ALR is proposed to be redesignated to RR Rural Residential. Lands immediately to the north of the subject property are located in the Ranchero Local Area and designated RR Rural Residential. The Rural Residential policies note that this designation recognizes the existing pattern of smaller lots distributed throughout the plan area and the relatively higher density lots located primarily in the Ranchero and Shaw Road areas, and around Gardom Lake. This proposal would expand the Ranchero Rural Residential area to include the proposed non-ALR lands within the subject property south to Grandview Bench Road. The Rural Residential designation has a minimum parcel size of 1 ha which would support future subdivision.

The Community Values and Development Strategy sections of the OCP set the parameters for development within the Plan Area. Section 3.1 Development Criteria states that when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

- reflects the Community Values Statement and objectives and policies of the OCP,
- preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas,
- protects watersheds and aquifers from degradation and pollution,
- protects and promotes natural, environmental, and geographic features,

- preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate,
- proposes a comprehensive approach to the management and disposal of sewage and septage,
- proposes a comprehensive approach to drainage including management of stormwater, and prevention of slope instability – in accordance with Provincial best management practices,
- preserves archaeological areas through adherence to the Provincial Heritage Conservation Act, and
- includes best practice interface forest fire mitigation techniques for building and landscaping.

See “BL750-08_BL751-09_BL750_BL751_Excerpts.pdf” for a summary of the OCP policies applicable to this application.

Policy 3.1.8 of the Development Criteria states that the applicant must show that the proposal preserves archaeological areas through adherence to the Provincial Heritage Conservation Act. The applicant has contacted the Archaeology Branch to obtain information regarding archeological potential of the subject property. The Branch provided the applicant with mapping indicating that there are no known archaeological sites on the subject property; and the portion of the property that generally lines up with the lands within the ALR has high potential for unrecorded archaeological sites. The portion of the property proposed for future development is not in the area identified as having high potential for unrecorded sites. This is the same information that would normally be obtained through the CSRD’s referral process following first reading. The Archaeology Branch is still included on the list of referral agencies. It’s noted that even where an area does not have high potential for unidentified archaeological sites to exist, a developer must stop work immediately and contact the Archaeology Branch for direction should they encounter heritage objects or sites during development activities.

As per policy 3.2.1 in the General Planning Policies, prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quality and quantity of water resources to verify the long term reliability of the water supply for the proposed development and verify that there will be no significant negative impacts on other water supplies and properties. Further, policy 3.2.4 states that all new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices. Staff recommend that a preliminary hydro-geological assessment prepared by a Qualified Professional be submitted by the applicant to the CSRD prior to second reading of the proposed bylaw amendments, to review the potential water resources for the proposed lots. As the OCP also includes policies around management of stormwater and sewage disposal, it is suggested that the Qualified Professional report also address how stormwater will be managed for the proposed subdivision. The Qualified Professional shall be an engineer or geoscientist with proven knowledge and experience in groundwater and stormwater management. Further, a report outlining the feasibility of soils on the subject property to accept sewage generated by the potential buildout as per the proposed zoning, prepared by a Registered Onsite Wastewater Practitioner or P. Eng. with experience in sewage disposal is also recommended. This may be the same Qualified Professional who completes the hydrogeology report.

Policy 3.1.3 of the General Planning Policies indicates that all development will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping. In their letter describing the proposal, the applicant has stated that they intend to create residential lands consistent with the OCP values and development criteria but do not specifically address wildfire mitigation measures. Staff strongly suggest that the applicant utilize Firesmart principles and practices

upon property development. This application will be referred to CSRD Community and Protective Services who may have additional comments that will be provided in a future Board report.

Development Permits

OCP Bylaw No. 750 designates all lands within 30 m of a watercourse as a Riparian Areas Regulation Development Permit Area. The proposed subdivision will require a Riparian Areas Regulation (RAR) Development Permit (DP) as a tributary to Canoe Creek is mapped on the subject property. The development permit would be a condition of subdivision approval. A Riparian Areas Assessment Report will need to be prepared by a Qualified Environmental Professional and submitted to the Province through the Riparian Areas Regulation Notification System. Once approved by the Province the CSRD would be able to process and issue the development permit.

Ranchero/Deep Creek Zoning Bylaw No. 751

The entire subject property is currently zoned AG1 Agriculture 1. This includes lands both in the ALR and outside of the ALR. The proposed bylaw amendment would rezone the portion of the subject property that is outside of the ALR to RR1 Rural Residential 1. If rezoning is successful, the applicant would then apply to subdivide the parent parcel along the ALR boundary (which would now be the new zone boundary) to create two parcels.

The minimum parcel size for new subdivision in the AG1 Zone is 60 ha. Subdivision to separate the portion of the property that is not in the ALR from the portion in the ALR would result in a parcel of approximately 36 ha in the AG1 Zone, which would not meet the minimum parcel size. Therefore, a special regulation for the subject property which allows the portion of the subject property in the ALR to be a minimum of 36 ha is proposed. This special regulation is included in amending Bylaw No. 751-09.

The proposed RR1 Zone permits 1 single detached dwelling plus 1 attached and 1 detached secondary dwelling unit for properties between 1-8 ha. The hydrogeological impact review and assessment along with the servicing brief regarding septic should include the potential build out of the proposed development in their calculations. Depending on the results of the studies, staff may recommend in a future Board report that the number of secondary dwellings permitted for the proposed 1 ha lots be limited through a special regulation or Section 219 covenant.

Subdivision Servicing

The CSRD's Subdivision Servicing Bylaw No. 680, as amended (Bylaw No. 680), sets the standards and requirements for servicing of all subdivisions in the CSRD Electoral Areas. It includes requirements for provision of adequate sewage disposal and potable water for each proposed lot along with building sites and driveways that meet minimum standards for grades and width. While the studies required at the time of OCP amendment and rezoning are higher level feasibility studies meant to provide information regarding the potential for servicing a future subdivision, when an application for subdivision is made, the requirements set out in Bylaw No. 680 will need to be met. Studies completed at the OCP amendment/rezoning stage should include these requirements in their calculations.

Agricultural Land Reserve

ALC approval of the proposed subdivision is not required if the new subdivision is along the ALR boundary.

Parks and Trails

The Ranchero/Deep Creek OCP includes policies and objectives for Parks and Protected Areas in Section 6.1 and 'Schedule F' of the OCP outlines the Park Classification System and Implementation Strategy. Among other things, the objectives related to parks and trails include ensuring that parks and recreational uses form an integral part of the community infrastructure and improving paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other

non-motorized transportation opportunities. Further, Policy 3.1.5 in the Development Criteria section states that an applicant must show that the proposal preserves, enhances and provides usable parkland that provides linkages to public lands where appropriate.

Transportation and Access

Access to the proposed Rural Residential area and future subdivision would be from Grandview Bench Road. The applicant's proposed plan indicates that a road would be constructed through the proposed subdivision to MOTI standards to the northern property boundary where there would be the potential for a future connection to Tatlow Road upon development of the property to the north. This potential future road connection could provide an alternate route for residents in the Black Road area to Highway 97B. Road requirements are part of the subdivision process and are determined by the Provincial Approving Officer .

Section 6.5 of the OCP outlines objectives and policies related to transportation routes in the Plan Area. These objectives include planning for the provision of a road network capable of safely servicing existing and future development and acquiring land and encouraging greenways and alternatives to motor vehicles such as cycling, walking and horse trails when considering rezoning or subdivision. This section further states that roads should be designed for safety and enhanced to accommodate use by pedestrians, cyclists and horses. Further, similar to the parks policies, it is encouraged that additional lanes, alternative trails or pathways are developed to accommodate non-motorized traffic in a safe manner.

Analysis

The area known as 'Ranchero' shown on Schedule 'E' of Official Community Plan Bylaw No. 750 is based on a general area identified by the local residents who participated in the creation of the OCP. The Ranchero area is designated RR Rural Residential. As this boundary is generalized; it is possible for the pink area on the map labeled as "Ranchero" to be considered for expansion to include the proposed non-ALR portion of the subject property. An amendment to the OCP is required to show this expanded area on Schedule 'E'. This proposed amendment is included in amending Bylaw No. 750-08.

Protection of the Plan Area's rural character and containment of urban development is the first value in the list of Community Values outlined in Section 1.4. The applicant is proposing to expand the area designated Rural Residential to include a portion of the subject property. The density permitted in this designation is a minimum lot size of 1 ha, which is not considered an urban density as a general planning consideration but does allow for higher density of development than in most other parts of the plan area.

Agriculture

The first stage of the proposed development would include subdivision along the ALR boundary to create two lots. One lot of approximately 20 ha that is outside the ALR and a Remainder of around 36 ha that is in the ALR. The ALR portion would not meet the minimum lot size for the AG1 Zone and also would not meet the OCP policies regarding lot size for lands designated AG. A new policy is proposed to be added to the Official Community Plan and a special regulation is proposed to be added to the zoning bylaw allowing the ALR portion of the subject property to be a minimum of ±36 ha. The area of land within the ALR will not change as part of this proposal; and the proposed policy and special regulation would allow for the proposed future development to move forward.

The objectives outlined in Section 3.5 Agriculture include maintenance of the agricultural land base and protection of it from activities that may reduce agricultural value and potential. Further, to this end, policy in Section 5.1 Natural Resource Management – Agriculture encourages the establishment of fencing or buffers, and in the case of new developments adjacent to Agriculture lands, the CSRD

strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment. Currently, the ALR lands on the subject property adjacent to the area proposed for development appear to be pasture. However, there is the potential for these lands to be used for other agricultural purposes in the future. The ALC will receive a referral for this application and may have additional comments and suggestions.

Servicing

As outlined above, the OCP emphasizes the need to review servicing availability and potential impacts at the rezoning stage. This includes a review of groundwater servicing and availability, sewage disposal and stormwater management. The applicant has provided a letter explaining their proposal and providing their rationale for the proposed bylaw amendments. They note that relevant assessments will be conducted to identify development impacts, and these assessments will be used to ensure measures are integrated into future development design that avoids, minimizes and mitigates any negative impacts. As noted above, prior to staff recommending second reading the applicant will need to provide groundwater, stormwater and sewage disposal servicing information to determine the capability of the subject property to support the proposed development without impacting adjacent properties. This approach is normally recommended for all development proposals that include future subdivision into more than a few lots.

Parks & Trails

The proposed future subdivision would create nineteen 1+ ha lots and would trigger parkland dedication requirements under Section 510 of the Local Government Act. Section 510 requires that 5% of a property be provided as parkland or cash in lieu. This would amount to approximately 1 ha of land if land is dedicated. OCP policies related to the provision of parkland and trails provide guidance to the Board, staff and developers regarding the type of parks and trails that should be provided as part of a development proposal. The developer has not included parks or trails on their preliminary site plan, however at the time of subdivision this will be a requirement. It is appropriate for staff to communicate the expectations related to the OCP policies regarding parks and trails at the rezoning stage so that the applicant can work toward meeting these requirements as the application process moves forward. Planning staff suggest that as there is an elementary school and local services nearby, and the proposed development will likely attract families, it makes sense to look at the provision of a linear trail that connects the proposed development to Rancho Drive where there is a safe walking route to these amenities. CSRD Community and Protective Services will be included in the referral process. Through this process they can provide comments related to the type of parks and trails that are needed in this area.

Transportation

These lands would provide a natural connection between the rural residential area on Tatlow Road and Grandview Bench Road. Currently Tatlow Road can only be accessed from Black Road which runs from Highway 97B over steep terrain through to Grandview Bench Road in the Regional District North Okanagan. Black Road has steep and windy sections from both directions and driving can be challenging in winter conditions. An alternate route through the subject property would be a benefit to residents in the general area should other routes be impassible due to weather conditions, motor vehicle accidents or other reasons. It would also provide an alternative route in the event that there is an accident on Highway 97B between Grandview Bench Road and Black Road, benefiting the broader community and commuters using the highway.

Rationale for Recommendation

The applicant is proposing to redesignate and rezone the portion of the subject property that is outside of the ALR from Agriculture to Rural Residential and rezone the same portion of the property from

Agriculture 1 to Rural Residential 1 to facilitate future subdivision of the property into up to nineteen lots with a minimum parcel area of 1 ha. Staff are recommending that the Board read the amending bylaws a first time and refer the bylaws to applicable agencies and First Nations for the following reasons:

- The area proposed to be redesignated and rezoned is a natural extension of the Ranchero rural residential area and the OCP generally supports rural residential use in this area;
- The proposed special regulation will allow for subdivision of the parent parcel along the ALR boundary and will not change the area of the parcel located within the ALR;
- The public information meeting hosted by the applicant will provide the community an opportunity to learn about the proposed development and for the developer to answer questions of the public prior to the public hearing; and
- Reading the amending bylaws a first time will provide the opportunity to solicit referral comments from applicable agencies and First Nations to find out if there are any related issues that may need to be considered through the bylaw amendment process.

Prior to staff bringing the amending bylaws back to the Board for second reading it is recommended that the following documents be provided by the applicant:

- A preliminary hydrogeological report prepared by a Qualified Professional with experience in hydrogeology regarding the feasibility of groundwater resources on the subject property to support the potential buildout of the proposed subdivision and providing an overview of how stormwater will be managed for the proposed subdivision.
- A servicing brief outlining the feasibility of soils on the subject property to accept sewage generated by the potential buildout of the proposed subdivision. This may be combined with the hydrogeological report noted above if the same Qualified Professional is preparing the report.

Staff may have additional recommendations based on referral comments that will be communicated in a future Board report.

IMPLEMENTATION:

Neighbourhood residents will first become aware of this application when a notice of application sign is posted on the property. The notice of application sign is required to be posted on the subject property no more than 30 days after the Board has given the amending bylaws first reading, in accordance with Development Services Procedures Bylaw No. 4001-2, as amended. One sign is required for every 400 m of street frontage. The property has roughly 700 m of street frontage on Highway 97B and 460 m of frontage on Grandview Bench Road, therefore 2 signs are required. It is recommended that one sign be placed on the Grandview Bench Road frontage at the location of the proposed future road into the proposed subdivision, and one placed on the Highway 97B frontage at the existing driveway.

COMMUNICATIONS:

Consultation Process

In accordance with CSRD Policy P-18 regarding Consultation Processes – bylaws, the complex consultation process is recommended where an application includes both an OCP amendment and a zoning bylaw amendment. This process includes the requirement for a public information meeting, hosted by the applicant, where the applicant is to present their proposal and listen to feedback from members of the public. The complex consultation process also includes the requirement for a public hearing which is a formal meeting run by the CSRD in accordance with Section 464 of the Local Government Act to solicit public comments regarding the application for consideration by the Board.

Details regarding the statutory requirements for a public hearing will be provided if the amending bylaws are advanced to second reading.

Referrals

If the Board reads Bylaw Nos. 750-08 and 7551-09 a first time, the bylaws will be sent out to referral agencies and First Nations. Referral responses will be provided to the Board with a future Board report, prior to consideration of second reading.

The following list of referral agencies is recommended:

- CSRD Financial Services;
- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- Regional District North Okanagan;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Agricultural Land Commission;
- Ministry of Forests – Archaeology Branch;
- Adams Lake Indian Band;
- Skw'lx te Secwepemc;
- Lower Similkameen Indian Band;
- Neskonlith Indian Band;
- Okanagan Indian Band;
- Okanagan Nation Alliance;
- Penticton Indian Band;
- Splotsin First Nation;
- Upper Nicola Band.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2024-10-17_Board_DS_BL750-08_BL751-09_First.docx
Attachments:	- BL750-08_First.pdf - BL751-09_First.pdf - BL750-08_BL751-09_Applicant_Letter_2024-04-25_redacted.pdf - BL750-08_BL751-09_BL750_BL751_Excerpts.pdf - BL750-08_BL751-09_Maps_Plans_Photos.pdf
Final Approval Date:	Oct 8, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement

No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham

Gerald Christie



Jennifer Sham



John MacLean