

**D.S.Cunliffe, P.Eng.  
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August 30, 2019

Christine LeFloch  
555 Harbourfront Drive NE  
PO Box 978  
Salmon Arm, BC V1E 4P1

Dear Sir:

Subject: Proposed Rezoning – Armstrong Point Resort Ltd. – BC1059504  
Part of Frac SE ¼, Sec 13 TP 23 Rg 9 W6M KDYD – CA4931524

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I am writing to clarify the proposed variation to the requirements in the South Shuswap OCP Bylaw 725 - Section 3.6 – Waterfront Development.

Section 3.6.2 states in part that *“New waterfront development will only be supported if it is located a minimum of 50 metres away from the natural boundary of Shuswap Lake, White Lake, and Little White Lake:”*

We want to reduce that to 30 m to reflect the geographic constraints of the site. I have attached drawing 1591-023-FIG 1 prepared by TRUE Engineering to illustrate the rationale for this request.

1. A driveway has been plotted for both proposed Lots 1 and 2 that conforms to Bylaw 680 requirements; a minimum width of 6.0 m and a maximum grade of 12.5%.
2. Available building sites have been shown between the 50 m setback and the 9.0 m slope setback as recommended by On-Site Engineering in their Natural Hazard report of May 23, 2023.
3. The area available for development below the escarpment on both lots is 260 m<sup>2</sup> on Lot 1 and 11 m<sup>2</sup> on Lot 2. Neither is suitable for residential building.

The net effect of the geographic constraint presented by the escarpment in conjunction with a 50 m setback will be to push back residential development to approximately 100 m from the lake. This seriously compromises the value of the lots and is out of step with the neighbouring properties to the east and west that have setbacks that vary between 10 m and 15 m.

To summarize, we want to achieve 2 things with the proposed OCP amendment.

1. Reduce the setback required in the OCP from 50 m to 30 m for both principle and accessory buildings. A 30 m setback will also conform to the RAPR SPEA setback.
2. We are prepared to register a covenant requiring that the 50 m setback apply to the ground disposal portion of septic systems.

Please contact me if you require further information.

Yours truly,

A handwritten signature in blue ink, appearing to read 'D.S. Cunliffe', written over a faint, dotted grid background.

D.S. Cunliffe, P.Eng.

