

Initial Referral Responses

(Proposal was to service 8 manufactured home units with an existing shared sewage system and to service the other 28 units with 14 septic systems serving 2 units each)



COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/
BL825-52
PL2024-141/
PL2024-068
DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☒ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

RECOMMENDATION

The Archaeology Branch recommends that completion of an Archaeological Impact Assessment is made a condition of this proposed ByLaw Amendment for Lot 1 Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 11667 Except Plan 35199, 009-471-286. The applicant may contact WildfireRebuildHCA@gov.bc.ca for further guidance.

RATIONALE

According to Provincial records, there are no known archaeological sites recorded on the subject property. But the property is located within areas indicated by archaeological potential modelling, meaning that there is potential for previously unidentified archaeological sites to exist on the property.

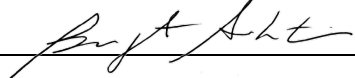
If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, an HCA permit is not required prior to commencement of those activities.

However, a HCA permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the Act and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

ADDITIONAL INFORMATION

The Province is committed to supporting residents in rebuilding their homes. To facilitate this the Archaeology Branch has issued Wildfire Structure Heritage Investigation Permit 2024-0151 to allow for the completion of archaeological impact assessment in a shortened timeframe to support expedited rebuild. Projects may be added to this permit following a 15-day Notice of Intent period to allow for First Nations to review and comment on project details.

Individuals may also choose to apply for their own permit. Please be advised that the standard permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes an application review by Archaeology Branch staff, referral to First Nations, and subsequent engagement.

Signed By: 

Title Senior Permitting Archaeologist

Date: August 15, 2024

Agency Archaeology Branch, FOR



COLUMBIA SHUSWAP REGIONAL DISTRICT
555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
Staff Contact: Laura Gibson
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FILE BL830-26/
BL825-52
PL2024-141/
PL2024-068
DATE: October 8, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☒ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

Liquid Waste Management Plan:

The Bylaw amendments would be in contravention of the Columbia Shuswap Regional Districts 2009 Liquid Waste Management Plan(s) (LWMP). For consideration of changes to the bylaws, an amendment to the Liquid Waste Management Plan would be required by the Regional District and approved by the Minister. If considering an amendment to the LWMP, the Regional District must consider the primary objectives for LWMPs are to protect public health and the environment, and to properly consult the public and Indigenous Peoples. Minister approval hinges on the assurance that adequate public consultation has taken place, and that a new or amended LWMP is sufficiently protective of both public health and the environment.

Sewage Disposal:

Servicing the proposed 36-unit manufactured home park in question only with multiple small-scale septic systems is not a sustainable long-term solution to sewage disposal. The expansion of this manufactured home park is proposed to have a cumulative effluent flow well above the 22, 700 L/day limit for application of the Sewerage System Regulation (SSR), and so would fall instead under the Municipal Wastewater Regulation (MWR) pursuant to the Environmental Management Act.

Please note both the MWR and the SSR rely on qualified professionals bound by a code of ethics to be involved in the design of systems and must abide by the Professional Governance Act. As such, the onus is on the Qualified Professional to ensure the systems they design are suitably protective of public health and the receiving environment.

Signed By: Liz Archibald Title: Section Head Community Liquid Waste Management

Date: October 8, 2024 Agency: Ministry of Environment & Climate Change Strategy



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FILE BL830-26/

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PL2024-141/

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DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

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RESPONSE TEXT:

Thank you for the opportunity to provide comments from a health perspective.

Housing

Housing is a key determinant of health. It has significant influence on our physical and mental health, social well-being and indirectly influences many other determinants of health. Healthy housing is affordable, stable, high quality, and in a location and community that meets our needs and supports health and well-being (Healthy Built Environment Linkages Toolkit, 2018). Additionally, it is important that the right type of housing is being built that meets the needs of the community as Scotch Creek continues its rebuild. Encouraging the creation of affordable housing forms, such as manufactured homes, within Scotch Creek ensures housing stability which helps to reduce stress and allows people to take better care of themselves and their families. It is our understanding that this location is also within walking distance to daily amenities (grocery store, post office, and library (which will be rebuilt)). From a healthy community development perspective, we have no concerns with the proposed additional manufactured homes however we recommend that the following conditions to protect public health be met prior to approving the proposed changes:


Sewage Disposal

- Servicing the proposed 36-unit manufactured home park in question only with multiple small-scale septic systems is not a sustainable long-term solution to sewage disposal.
- The expansion of this manufactured home park is also expected to have a cumulative effluent flow well above the 22, 700 L/day limit for application of the Sewerage System Regulation, and so would fall instead under the Municipal Wastewater Regulation (MWR) as administered by Ministry of Environment.
- The difference between the two provincial jurisdictions which regulate sewage disposal and how questions of applicability are dealt with is as follows:

- *The Sewerage System Regulation, under the Public Health Act regulates sewage holding tanks and sewerage systems that discharge to ground and are designed to receive a sewage flow of less than 22,700 litres per day (5000 Imperial gallons). Regional Health Authorities accept filings with respect to these types of sewerage systems.*
- *The Municipal Wastewater Regulation, under the Environmental Management Act regulates wastewater treatment systems which are designed to discharge 22,700 litres per day or more (5,000 Imperial gallons) to ground, or to discharge any volume to water. The Ministry of Environment and Climate Change Strategy issues authorizations with respect to these types of sewage system.*
- *For guidance in determining which regulation applies, contact your regional health authority or the Ministry of Environment and Climate Change Strategy. The final decision in any individual case is determined by the regulator, which may involve collaboration through a referral and review from one agency to the other.*
- Based on this information it is recommend this referral be extended to the Ministry of Environment c/o ENVCIA@gov.bc.ca for their input as we would certainly refer any new sewerage filings for this property in question to them for review under the MWR.

Drinking Water

- Consideration of adequate supply and demand will be part of the construction permit application process. For long term sustainability, the water system should plan to connect with the new Scotch Creek Community water system once that option becomes feasible. A long-term Master Plan would address the sustainability plans for the water system.
- A source evaluation has been completed for the well source on site, however the evaluation determined that it is Groundwater At Risk of Pathogens (GARP) and will require treatment to meet the Drinking Water Treatment Objectives (Microbiological) for Ground Water Supplies in British Columbia. The treatment system, as well as other new infrastructure for the water system will require submission of a Construction Permit application including all supporting documentation to Engineering Direct at engineeringdirect@interiorhealth.ca Construction cannot begin until the construction permit has been issued.
- When reviewing the plans for the installation of the new septic disposal fields careful consideration should be taken to ensure that set-backs are met. The original plans indicate that the water source is extremely close to the set-back minimum from the existing septic disposal field.
- Water licenses are issued by the Ministry of Environment, and the water supplier will need to ensure that they have a water license and that they are approved to withdraw amounts required to service a system of this size. Interior Health will regulate the drinking water system as outlined in the Drinking Water Protection Act and Drinking Water Protection Regulation. This will include items such as Emergency Response and Contingency Plan and regular sampling.

Signed By:  _____

Title Environmental Health Officer

Date: August 19, 2024

Agency Interior Health Authority



COLUMBIA SHUSWAP REGIONAL DISTRICT

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

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PL2024-141/
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DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

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☐ No objections

RESPONSE TEXT:

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

Signed By: _____

Title CFO

Date: June 11, 2025

Agency CSR D



COLUMBIA SHUSWAP REGIONAL DISTRICT

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

Staff Contact: Laura Gibson
plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/

BL825-52

PL2024-141/

PL2024-068

DATE: August 19, 2024

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

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☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

WATER:

CSRD is currently in the process of constructing a portion of the first phase of a future Community Water System that could potentially be expanded to connect to the Saratoga System and service the community. In 2007 a Master Water Study was completed and further updated in 2018 and 2020. The current Wharf Road project is a result of a successful grant with funding from Captains Village Marina Trust Fund contribution and borrowing that will be paid back thru parcel tax within the service area. Although a community water system is the future plan, it will only possible with support of development and buy in from the community. Development of a Community water System in Scotch Creek that could service this property could take decades to become a reality. With that said we are not opposed to development and support Interior Health comments suggesting that this development should connect to a Community Water System once that becomes available and would be required to construct and develop a water supply for the proposed development that meets IH Guidelines.

SEWER:

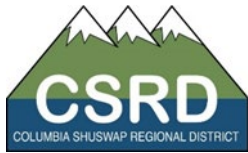
A community sewer system doesn't exist in this area and there are currently no plans to establish one anytime soon. Interior Health has provided comment that sewerage disposal is governed by the overall quantity of disposal on the property. This proposal suggests otherwise in that they are proposing multiple small systems to service the development. We do not agree with this approach and support and agree with Interior Health comments that the sewerage disposal for this proposed development should be administered through the Municipal Wastewater Regulation – MoE and not Sanitary Sewerage Regulation IH.

Signed By: Tim Perepolkin

Title Manager Utility Services

Date: August 21, 2024

Agency CSRD - Utilities



Columbia Shuswap Regional District
Community and Protective Services
Referral Response

| | | |
|---|--|-----------------------------------|
| Date: 2024-Aug-19 | Planner: L. Gibson | File No. BL830-26 BL825-52 |
| Address: 3856 Squilax-Anglemont Rd | | |
| General Description: Rebuild manufactured homes (24 units) | | |
| FUNCTION | COMMENTS | REVIEWED BY |
| Community Services | No concerns. | F. Barton |
| Protective Services | The subject property is within the Scotch Creek Lee Creek fire protection area. Compliance with access specifications as per MOTT guidelines and CSRD Subdivision Servicing bylaw is required. Recommend two egress points or sufficient turnaround space for fire apparatus on subdivision access roads. FireSmart principles and practices are encouraged. | S. Coubrough |
| Community & Protective Services | NO comments | D. Sutherland |

Subsequent Referral Responses

(Proposal was to service up to 36 manufactured home units with a single sewage disposal system not intended to meet or exceed 22,700 L/day, with a flow monitor to show the actual L/day being utilized.)



COLUMBIA SHUSWAP REGIONAL DISTRICT

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

Staff Contact: Laura Gibson

plan@csrd.bc.ca | lgibson@csrd.bc.ca

FILE BL830-26/

BL825-52

PL2024-141/

PL2024-068

DATE: February 3, 2025

REFERRAL RESPONSE

RECOMMENDATION:

Please check one. Where indicated or required, please explain your answer below.

☐ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☒ Approval recommended subject to conditions below

☐ Approval not recommended due to reasons outlined below

☐ No objections

RESPONSE TEXT:

WATER:

CSRD is currently in the process of constructing a portion of the first phase of a future Community Water System that could potentially be expanded to connect to the Saratoga System and service the community. In 2007 a Master Water Study was completed and further updated in 2018 and 2020. The current Wharf Road project is a result of a successful grant with funding from Captains Village Marina Trust Fund contribution and borrowing that will be paid back thru parcel tax within the service area. Although a community water system is the future plan, it will only possible with support of development and buy in from the community. Development of a Community water System in Scotch Creek that could service this property could take decades to become a reality. With that said we are not opposed to development and support Interior Health comments suggesting that this development should connect to a Community Water System once that becomes available and would be required to construct and develop a water supply for the proposed development that meets IH Guidelines.

SEWER:

A community sewer system doesn't exist in this area and there are currently no plans to establish one anytime soon. This revised proposal to construct a single sewerage system under the Sanitary Sewerage Regulation (SSR) with flow measurement to allow monitoring and confirmation that capacity doesn't exceed 22,700L/day exists for adding additional mobile homes (after 22) may be a reasonable approach to service this development. Interior Health would be the approving authority for a SSR system.

Signed By: Tim Perepolkin

Title Manager, Utility Services.

Date: January 13, 2025

Agency CSRD

From: [Environmental Assessment \[IH\]](#)
To: [Laura Gibson](#)
Cc: [Karen Riopel](#); [Rimell, Janelle \[IH\]](#); [Environmental Assessment \[IH\]](#)
Subject: RE: Updated Referral Response Request - BL825-52/BL830-26
Date: February 24, 2025 10:21:34 AM
Attachments: [image005.png](#)
[image006.png](#)
[image003.png](#)
[image004.png](#)
[image008.png](#)
[image009.png](#)

Good morning Laura,

Here is my summary assessment of the zoning bylaw referral for Scotch Creek Mobile Home Park as I described during our meeting last week,

- I would consider the revised proposal for a single large onsite system with the indication of 36 - 1-bedroom units with an average of 2 people per unit with 300L/day/person as being unconventional and likely unsustainable given the current challenges for affordable housing within region. While 300 L/c/d would be consistent with the Standard Practice Manual v. 3 there was insufficient information provided to support the reported average occupancy of only 2.1 people per unit.
- The total design daily flow of 22, 700 L/day as confirmed by Authorized Person with Franklin Engineering would in fact exceed the [provisions of Section 2 of the Sewerage System Regulation](#)
- This narrow property is also situated right above a [highly vulnerable aquifer](#) that is a known drinking water source for many private wells in the area, yet there was no indication that consideration was given to employ a higher level treatment in order to reduce the risk of contamination of the aquifer from this discharge of effluent to ground.
- Based on this information alone I will be referring this matter to the Ministry of Environment and Parks for authorization under the Municipal Wastewater Regulation, unless more information is provided by the AP to demonstrate compliance with the SSR by reducing the number of units to ensure flow remains below the jurisdictional flow divide and that consideration is given to some form of higher-level treatment.

Hope this helps, but let me know if you have any further questions or concerns regarding this matter

Best,

Gordon Moseley, CPHI(C)

Specialist Environmental Health Officer
Environmental Assessment Program
T: (250) 549-5725 | C: (250) 306-3817
E: EA@interiorhealth.ca



Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

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From: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>

Sent: Tuesday, January 28, 2025 1:15 PM

To: Laura Gibson <LGibson@csrd.bc.ca>

Cc: Karen Riopel <KRiopel@csrd.bc.ca>; Environmental Assessment [IH] <EA@interiorhealth.ca>

Subject: RE: Updated Referral Response Request - BL825-52/BL830-26

Hi Laura,

Sorry for the delay in getting back to you – I've been in touch with the Environmental Assessment team and I can advise as follows:

- As long as the applicant pursues the authorization under the MWR, we wouldn't have concerns with that as it would give themselves some additional capacity if there is consideration if they want to add a few more units (or take on other neighbouring properties) in a few years.
- The engineer said if they go as lean as possible, they still couldn't meet the SSR

Please let me know if you have any further questions.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Community Health Facilitator

Healthy Community Development

Interior Health Authority

1440 14th Avenue, Vernon, BC V1B 2T1

Office: 250-549-5758

Cell: 250-540-8380

Email: janelle.rimell@interiorhealth.ca

www.interiorhealth.ca

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

From: Laura Gibson <LGibson@csrd.bc.ca>

Sent: Thursday, January 9, 2025 3:23 PM

To: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>

Cc: Karen Riopel <KRiopel@csrd.bc.ca>

Subject: Updated Referral Response Request - BL825-52/BL830-26

Caution: This email originated from outside of Interior Health. Do not click links or open attachments unless you recognize the sender, their email address, and know the content is safe. If you suspect this is a phishing or fraudulent email please forward it to spam@interiorhealth.ca.

Hi Janelle,

You provided a referral response for the proposed Scotch Creek mobile home park expansion. The applicants have updated the proposal after seeing the referral responses to their original proposal. Could you please review and respond to the updated proposal?

I have attached your original referral response for reference. Please note, the application has not yet been back to the CSRD Board, so the latest Board report is still for first reading and based on the original proposal.

Here are the links to the Board report and attachments from the July 18, 2024, Board meeting:

17.2 Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-26 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52

- 1.[2024-07-18 Board DS BL830-26-BL825-52 First.pdf](#)
- 2.[BL830-26 First.pdf](#)
- 3.[BL825-52 First.pdf](#)
- 4.[BL830-26 BL825-52 BL830 BL825 Excerpts.pdf](#)
- 5.[BL830-25 BL825-52 Letter of Rationale 03-18-2024.pdf](#)
- 6.[BL830-26 BL825-52 Maps Plans Photos.pdf](#)
- 7.[BL830-26 825-52 Presentation.pdf](#)

Please let me know if you have any questions or if you would like to have a quick phone call about the proposal.

Thank you,

Laura Gibson BSc

Planner II, Planning Services

Development Services

Columbia Shuswap Regional District

D: 250.833.5920 | **TF:** 1.888.248.2773

E: lgibson@csrd.bc.ca | **W:** www.csrd.bc.ca



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