



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: BL830-27/BL825-53
PL2024-163
/PL2024-081
DATE:

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:

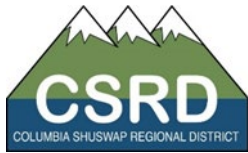
The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSR D's current financial plan.

Signed By: _____

Title CFO

Date: March 27, 2025

Agency CSR D



Columbia Shuswap Regional District
Community and Protective Services
Referral Response

Date:	2025/04/08	File No.	BL830-27 & BL825-53
Address:	3860, 3862, 3868 Squilax-Anglemont Rd	PID:	013-813-838
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. Access requirements as per MOTT guidelines and CSR D Subdivision Servicing bylaw is required. Secondary road egress or turnaround for fire apparatus to access the storage locker area is recommended. FireSmart principles and practices are encouraged. Property owner is encouraged to contact the local fire department for pre-incident planning upon completion of the project.	S. Coubrough	
Community & Protective Services	No comments	D. Sutherland	



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Staff Contact: Laura Gibson

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

FILE: BL830-27 BL825-53

CV:

DATE: April 10, 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:

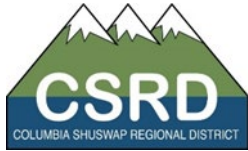
The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSR's current Solid Waste Management Plan.

Signed By: 

Title: General Manager, Environmental and Utility Services

Date: April 10, 2025

Agency: Columbia Shuswap Regional District



Columbia Shuswap Regional District
Environmental and Utility Services
Referral Response

Date:	2025/04/08		File No.	BL830-27 & BL825-53
Address:	3860, 3862, and 3868 Squilax-Anglemont Road		PID:	
FUNCTION	COMMENTS			REVIEWED BY
Environmental Services	No Concerns			M. Birse
Utility Services	No Concerns, Water and Sewer servicing to meet Bylaw 680, Interior Health and/or Ministry of Environment permitting requirements.			T. Perepolkin
Environmental & Utility Services	See Attached			B. Van Nostrand



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

FILE: BL830-27/BL825-53
PL2024-163
/PL2024-081
DATE:

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:

Thank you for the opportunity to review and provide comments. From a healthy community development perspective, I have no objections to this development proposal.

Please pass along to the applicant that source water (well water) and water system plans must be approved by Interior Health prior to any construction of the water system. Then once construction is completed an Operating permit will also be needed. More information is available on our [Drinking Water Providers & Operators webpage](#).

Thank you,

Anita Ely
Specialist Environmental Health Officer
Healthy Communities
Interior Health
250-253-3679

Signed: June 10, 2025



Your File #: BL830-27/BL825-53

eDAS File #: 2025-01507

Date: Apr/22/2025

CSRD DS Clerical Assistant
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Re: Proposed Zoning Bylaw Approval Application for:
3860 Squilax-Anglemont Road, Scotch Creek (PID: 002-212-838)
3862 Squilax-Anglemont Road, Scotch Creek (PID: 002-212-234)
3868 Squilax-Anglemont Road, Scotch Creek (PID: 002-212-498)

The Ministry of Transportation and Transit (MOTT) has reviewed your referral submitted on March 26, 2025, regarding an application to redesignate and rezone the above noted properties. Section 52(3)(a) of the Transportation Act does not apply to this property as it is beyond 800m from a Controlled Access Highway, as such, this zoning bylaw amendment will not require MOTT endorsement.

Please note other ministry legislation requirements below (but not limited to), for the landowner's information:

Access Permit

The Transportation Act applies, and an access permit is required for all land uses except for single family dwelling. An access permit can be applied for through the following link: www.gov.bc.ca/highway-use-permits.

Subdivision

As noted in the referral package, the proposed development includes subdivision. A conventional subdivision application for 3860 Squilax-Anglemont Road has been received (MOTT File No. 2025-00186). Subdivisions are reviewed and a response is determined by the Provincial Approving Officer.

If you have any questions, please contact Candice Benner by phone at (236) 420-7313 or by email at candice.benner@gov.bc.ca.

Yours truly,

Candice Benner
Development Officer

Local District Address

Salmon Arm Area Office

Bag 100 Stn Main
Salmon Arm, BC V1E 4S4
Canada

Phone: (250) 712-3660 Email: ds.salmonarm@gov.bc.ca

From: [Karen Riopel](#)
To: [Karen Riopel](#)
Subject: FW: BL830-27 and BL825-53 Referral Request
Date: April 7, 2025 8:51:00 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image008.png](#)
[image009.png](#)

From: Cooper, Diana FOR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 7, 2025 8:04 AM
To: Planning Public Email address <Plan@csrd.bc.ca>
Cc: Karen Riopel <KRiopel@csrd.bc.ca>
Subject: RE: BL830-27 and BL825-53 Referral Request

Hello CSRD Planners!

Thank you for your referral BL830-27 and BL825-53 regarding 3860, 3862 and 3868 Squilax-Anglemont Road, Scotch Creek.
PID 002212234, LOT A SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 35916;
PID 002212498, LOT B SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 35916; and
PID 002212838, THE FRACTIONAL SOUTH EAST QUARTER OF SECTION 33 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT AS SHOWN ON PLAN OF SAID TOWNSHIP DATED AT OTTAWA AUGUST 27TH 1919, EXCEPT PLANS 8429, 11667, 12027, 18498, 20276 AND 35916.

Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject properties. However, the nearest previously recorded archaeological site is less than 400 m from these properties. **EfQu-18** includes cache pits and a roasting pit, and dates to between 2400 and 1200 years ago.

Additionally, archaeological potential modelling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the properties, as indicated by the purple areas shown in the screenshot below.

Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites, and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage 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 *Heritage Conservation 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.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land altering activities on the properties, no action is required at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the properties.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask

an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

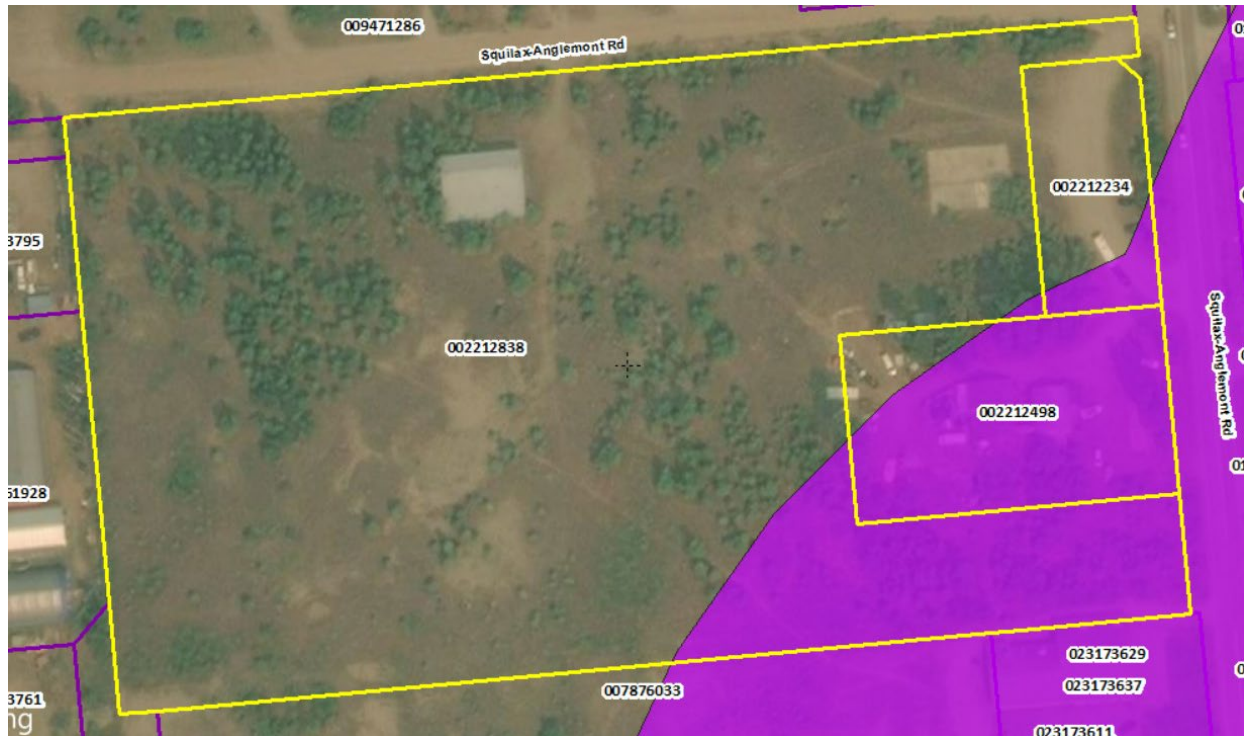
Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) and areas of archaeological potential (purple) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. If you are experiencing difficulties viewing the layers in the above screenshot, please contact us.



Diana Cooper
Archaeologist/Archaeological Information Specialist
Archaeology Branch | Ministry of Forests
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: Laura Gibson <LGibson@csrd.bc.ca>
Sent: Wednesday, April 2, 2025 2:57 PM
To: Archaeology FOR:EX <Archaeology@gov.bc.ca>

Cc: Karen Riopel <KRiopel@csrd.bc.ca>; Planning Public Email address <Plan@csrd.bc.ca>
Subject: RE: BL830-27 and BL825-53 Referral Request

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Yanni,

It was referred because there is an overlap with an area of high archaeological potential.

Do you prefer we only refer where there are known sites? Thank you!

Kind regards,

Laura Gibson BSc
Planner II, Planning Services

From: Archaeology FOR:EX <Archaeology@gov.bc.ca>
Sent: April 2, 2025 2:53 PM
To: Laura Gibson <LGibson@csrd.bc.ca>
Cc: Karen Riopel <KRiopel@csrd.bc.ca>; Planning Public Email address <Plan@csrd.bc.ca>
Subject: FW: BL830-27 and BL825-53 Referral Request

Hi Laura,

We received the attached the referral request.

Do you know why the Arch Branch is being referred in this case? Is there an associated HCA permit application? With the addresses provided in the Referral Request, I cannot find any archaeological permits/applications associated with.

Thank you.
Yanni

From: FrontCounter BC Kamloops (TO) WLRS:EX <FrontCounterBC.Kamloops@gov.bc.ca>
Sent: Thursday, March 27, 2025 10:08 AM
To: Archaeology FOR:EX <Archaeology@gov.bc.ca>
Subject: FW: BL830-27 and BL825-53 Referral Request

Good Morning

Please see incoming referral request

Kind Regards
Daniel



FrontCounter BC, Kamloops
Ministry of Water, Land and Resource Stewardship
441 Columbia Street | Kamloops BC V2C 2T3
Tel: 250-828-4131 | Fax: 250-828-4442
Contact Us: [FrontCounter BC](#)
[Freedom of Information Disclaimer](#)
We are grateful to live, work and play in the traditional territories of the Tk'emlúps te Secwépemc.

From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Wednesday, March 26, 2025 3:44 PM
To: Jodi Pierce <JPierce@csrd.bc.ca>; HBF@interiorhealth.ca; Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>; FrontCounter BC Kamloops (TO) WLRS:EX <FrontCounterBC.Kamloops@gov.bc.ca>; FrontCounter BC WLRS:EX <FrontCounterBC@gov.bc.ca>; Sheena Haines <SHaines@csrd.bc.ca>
Cc: Laura Gibson <LGibson@csrd.bc.ca>; Savanha Stepkowski <SStepkowski@csrd.bc.ca>
Subject: BL830-27 and BL825-53 Referral Request

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

BL830-27/BL825-53
PL20240000163/PL20240000081

Good afternoon,

Re: Referral Request BL830-27 and BL825-53

You are requested to comment on the attached Bylaw Amendments. We would appreciate your response by **April 25, 2025** (this date may be extended upon request). If no response is received by that date, it will be assumed that your Agency will not be providing any comments.

This [link](#) will direct you to the CSRD March 20, 2025 Board Meeting Agenda (Agenda Item 17.4) where the staff report for BL830-27/BL825-53 and the following links are found. Also attached is a KMZ file for those who require it.

17.4 Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-27 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53

1. [2024-03-20 Board DS BL830-27 BL825-53 First.pdf](#)
2. [BL830-27 BL825-53 Maps Plans Photos 2025-03-20.pdf](#)
3. [EA-F Housing Needs Assssment March2022.pdf](#)
4. [Scotch Creek PrimarySA Analysis.pdf](#)
5. [BL830-27 BL825-53 BL830 BL825 Excerpts.pdf](#)
6. [BL830-27 BL825-53 Letter of Rationale 2024-11-27.pdf](#)
7. [BL825-53 First.pdf](#)
8. [BL830-27 First.pdf](#)
9. [BL830-27 BL825-53 Supplementary Letter of Rationale 2024-12-18 Redacted.pdf](#)
10. [BL830-27 BL825-53 Presentation.pdf](#)

Kind regards,

Karen Riopel

Clerical Assistant, Development Services

Columbia Shuswap Regional District

D: 250.833.5961 | TF: 1.888.248.2773

E: kriopel@csrd.bc.ca | W: www.csrd.bc.ca



Please consider the environment before printing this e-mail

This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify the sender immediately and delete this communication, attachment or any copy. Thank you.



Simpcw First Nation (Simpcw) acknowledges the receipt of the proposed activity submitted via Nations Connect Referrals portal located within Simpcwúłecw (Simpcw Territory).

Simpcw appreciated the opportunity to review and would like to provide the final follow up statement relating to the proposed project and the final recommended mitigation strategies requested.

As per UNDRIP Article 3 "Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development."

Simpcw exercises their right as per UNDRIP Article 11. 2 "States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs."

We will defer to Adams Lake Indian Band.

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with PL20240000163 and PL20240000081 and the collaborative work relating to their proposal and support moving forward.

This response shall not denote the fiduciary duty of the Crown, and their obligations to Simpcw with respect to ongoing Title and Rights within Simpcwúłecw for compensation for ongoing historical infringement, enfranchisement of their lands by appropriate means.

Simpcw wishes you well in your future endeavours, and thanks you for the opportunity to work with you.

Best Regards,

SIMPCW NRD

Laura Gibson

From: Jacqueline Chojko-Bolec <jchojko-bolec@lslb.ca>
Sent: July 3, 2025 9:44 AM
To: Karen Riopel; Laura Gibson
Cc: Celia Nord; Nola Markey; Aubrey Cartier
Subject: RE: NationsConnect: Response regarding PL20240000163 and PL20240000081

Hi Karen and Laura,

Thank you for checking in. Skwlax's Cultural Heritage Protection Dept has participated in the archaeological preliminary field reconnaissance led by Antiquus and we support their recommendations for the archaeology component. No further concerns from our department.

Kind regards,
Jacqueline



J. Chojko-Bolec, B.A., Cert.CRM
Project Coordinator/Archaeologist
Territorial Resource Stewardship
Cultural Heritage Protection Dept
T: 250-679-3203
M: 250-804-9488
E: jchojko-bolec@lslb.ca
1886 Little Shuswap Lake Rd
Chase, BC V0E 1M0
www.lslb.ca

Gratefully living and working in unceded Secwepemcú'lecw

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From: Karen Riopel <KRiopel@csrd.bc.ca>
Sent: Friday, March 28, 2025 1:09 PM
To: Laura Gibson <LGibson@csrd.bc.ca>
Subject: FW: NationsConnect: Response regarding PL20240000163 and PL20240000081

Hi Laura,

Message that was sent through Nations Connect. I will advise them that I have passed this on to the planner.

Karen Riopel
Clerical Assistant, Development Services
Columbia Shuswap Regional District

From: NationsConnect <support@nationsconnect.ca>
Sent: March 27, 2025 11:21 AM
To: Karen Riopel <KRiopel@csrd.bc.ca>
Subject: NationsConnect: Response regarding PL20240000163 and PL20240000081

A new conversation has been started by CeliaNord and you were indicated as a person to notify.

Subject: Response

Weytk,

I am alerting archaeologist Jacqueline Chojko-Bolec regarding potential for impacts to cultural heritage. If you do not hear back from her by the due date, please reach out to her jchojko-bolec@lslb.ca

Body:

You will also hear from other Skwlax colleagues regarding environmental concerns.

Kukstemc,

Celia Nord, Archaeologist

[View conversation in NationsConnect](#)