

COLUMBIA SHUSWAP REGIONAL DISTRICT Regular Board Meeting AGENDA

Date:Thursday, April 18, 2024Time:9:30 AMLocation:CSRD Boardroom555 Harbourfront Drive NE, Salmon Arm

Zoom Link Registration

Pages

1

1. Land Acknowledgement

We acknowledge that we are meeting in service to the Columbia Shuswap Regional District which is on the traditional and unceded territories of the Secweperac, Syilx Okanagan, Sinixt and Ktunaxa Nation. We are privileged and grateful to be able to live, work and play in this beautiful area.

Declaration on the Rights of Indigenous Peoples Act Article 44: All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

2. Call to Order

3. Adoption of Agenda

THAT: the Regular Board meeting agenda be adopted.

4. Meeting Minutes

4.1 Adoption of Minutes

THAT: the minutes attached to the Regular Board meeting agenda be adopted.

4.2 Business Arising from the Minutes

- 4.2.1 From the February 15, 2024 Board Meeting
 - 4.2.1.1 SILGA Resolution: Sustainable Forest Management Practices and Wildfires
- 4.2.2 From the March 21, 2024 Board Meeting

Page 2 of 13

		4.2.2.1	BC Association of Farmers' Markets (April 5, 2024)	2	
		4.2.2.2	Minister of Health regarding BC Farmers' Market Nutrition Coupon Program (April 5, 2024)	3	
		4.2.2.3	Premier Eby and Minister Cullen regarding proposed Land Act amendments (April 5, 2024)	4	
Anno	ouncement	ls			
5.1	New Staff				
	Janice Martens, Bylaw Enforcement Officer				
Dele	gations & (Guest Speak	iers		
6.1	9:45 AM Community Issues Assessment Study in Electoral Area F				
	Final Report presented by Allan Neilson, Neilson Strategies.				
	Late Agenda - Final report				
6.2	10:30 AM Bush Creek East Wildfire Community Conversations 5				
	Final Report presented by Jenny Boon, Senior Associate, Monogram Communications.				
6.3	Forest Management Changes 216				
	Presentation by Dr. Rachel F. Holt, Veridian Ecological Consulting Ltd.				
6.4	Spa Hill Compost Facility				
	Presentation by Pat Peebles				
	Late Agenda - powerpoint presentation slides and attachment				
Corre	espondenc	<u>e</u>			
7.1	For Information				
	THAT: the Board receive the correspondence attached to the Regular Board Meeting Agenda.				
	7.1.1	Town of C	Osoyoos (February 29, 2024)	235	
			Jnion of BC Municipality (UBCM) Members looking for f a resolution at the upcoming 2024 Southern Interior Local		

5.

6.

7.

Government Association and UBCM Conventions.

7.2 Action Requested

7.2.1 City of Revelstoke - Columbia Basin Trust Resident Directed (ReDi) Grant Program Recommendations (March 27, 2024)

At the March 26, 2024, Revelstoke City Council meeting the Council passed the following recommendation:

"THAT the funding allocations in the amount of \$414,301 from the Columbia Basin Trust Resident Directed (ReDi) Grant Program for 2024 as recommended by the Program Evaluation Committee be approved by Council and sent to the Columbia Shuswap Regional District Board for approval."

THAT: the CSRD Board approve the 2024 funding allocations recommended by the Program Evaluation Committee and approved by the City of Revelstoke Council in the amount of \$414,301 from the Columbia Basin Trust Resident Directed (ReDi) Grant Program.

Corporate Vote Weighted

7.2.2 Creston Valley-Kootenay Lake Economic Action Partnership (April 8, 243 2024)

Request for a letter of support for an application to the Economic Trust of the Southern Interior of BC (ETSI-BC) for the organization of an agricultural forum for the Southern Interior of BC region.

THAT: the Board approve the draft letter letter supporting the Creston Valley-Kootenay Lake Economic Action Partnership for their grant application to the Economic Trust of the Southern Interior of BC (ETSI-BC) for the organization of an agricultural forum for the Southern Interior of BC region.

Corporate Vote Unweighted Majority

8. Committee Reports and Updates

8.1 For Information

None.

8.2 Action Requested

None.

9. Business General

238

247

261

9.1 2023 CSRD Financial Statements

Late Agenda - staff report.

9.2 2023 Statement of Financial Information (SOFI) Report

Report from Sheena Haines, Manager, Financial Services, dated April 5, 2024.

THAT: the Board approve the 2023 Statement of Financial Information Report, this 18th day of April, 2024.

Corporate Vote Unweighted Majority

10. Business By Area

10.1 Electoral Area A: Economic Opportunity Fund (EOF) Application – Local Food Matters and Golden Food Bank

Report from Jodi Pierce, General Manager, Financial Services, dated April 5, 2024. Funding requests for Board consideration.

THAT: the Town of Golden Director and the Electoral Area A Director support a one year commitment using funds from the Golden and Area A Economic Opportunity Fund as a catalyst to allow Local Food Matters and the Golden Food Bank Society to work towards a deliverable of establishing strategies for long-term self sustainability, this 18th day of April, 2024.

Stakeholder Vote Weighted – Town of Golden Director & EA A Director

THAT: the Board approve funding from the Golden and Area A Economic Opportunity Fund to Local Food Matters in the amount of \$60,000, of which \$20,000 shall support the Food Security Strategy and the remainder support staffing, this 18th day of April, 2024

Corporate Vote Weighted

THAT: the Board approve funding from the Golden and Area A Economic Opportunity Fund to the Golden Food Bank Society in the amount of \$40,000 of which \$20,000 shall support the Emergency Food Distribution program for food procurement from locally produced food (within an approximate 70km radius) from a minimum of eight purveyors and the remainder support staffing for the Food Recovery Program, this 18th day of April, 2024

Corporate Vote Weighted

10.2 Electoral Areas A, C and E: Grant in Aids

Report from Jodi Pierce, General Manager, Financial Services, dated April 8, 2024. Funding requests for consideration.

THAT: the Board approve the following allocations from the 2024 electoral area Grant-in-Aids:

<u>Area A</u>

\$15,000 Little Mittens Animal Rescue Society (veterinary costs)

Area C

\$5,000 Sunnybrae Community Association (operating funding)

<u>Area E</u>

\$5,500 Malakwa Community Centre Association (liability insurance)

\$2,000 District of Sicamous (Cemetery contribution)

Stakeholder Vote Weighted – Electoral Area Directors

10.3 Electoral Area A & Golden: Update and Request related to the Golden and Area Aquatic Centre

268

Report from John M. MacLean, CAO, dated April 9, 2024, updating the Board on the Golden and Area Aquatic Centre project as well as presenting a request from representatives of the local advisory committee that worked and championed the project.

THAT: the report from John M. MacLean, CAO informing the Board of the status of the Golden and Area Aquatic Centre Project, as well as the letter from representatives of the Project Local Advisory Committee requesting continued Board support of the Project be received.

Corporate Vote Unweighted Majority

THAT: the Board dedicate the staff resources to continue the search for funding sources that would provide the financial resources in order to successfully complete the project and should funding sources be found that they be brought forward to the Board for consideration.

Corporate Vote Unweighted Majority

11. Administration Bylaws

11.1 Eagle Bay Waterworks Extension Bylaw

Late Agenda - staff report.

12. Public Question & Answer Period

Click to view the Public Question Period Guidelines.

13. CLOSED (In Camera)

THAT: pursuant to Section 90(1) of the Community Charter, the subject matter being considered relates to one or more of the following:

(c) labour relations or other employee relations;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

AND THAT: the Board close this portion of the meeting to the public and move to into the Closed Session of the meeting.

14. Development Services Business General

None.

15. ALR Applications

15.1 Electoral Area A: Agricultural Land Commission (ALC) Application Section 20(2) – Non-Farm Use LC2607A

273

Report from Jan Thingsted, Planner III, dated April 2, 2024. 872 McBeath Road, Nicholson

THAT: Application No. LC2607A, Section 20(2) Non-Farm Use in the ALR, for; Parcel A (Sketch Plan 50551), Section 30, Township 26, Range 21, West of the Fifth Meridian, Kootenay District, Except Plans NEP65016 and NEP66542, be forwarded to the Provincial Agricultural Land Commission recommending approval, this 18th day of April, 2024.

Corporate Vote Unweighted Majority

16. Development Services Business by Area

16.1 Electoral Area E: Development Variance Permit No. 841-06

292

Report from Ken Gobeil, Senior Planner, dated April 4, 2024. 4103 Balsam Way, Malakwa THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 841-06 for The North Half of the North West Quarter of Section 4 Township 23 Range 6 West of the 6th Meridian Kamloops Division Yale District Except (1) Part Included in the Right of Way Plan 633A9 and (2) Parts Included In Plans 1894, 1920, 4756, 4945, 5149, 8874, 9022, 10975, 11403, 12802, 13338, NEP21018, NEP67397, NEP79120, and EPP56359 (PID: 016-653-459) to vary the Electoral Area E Zoning Bylaw as follows:

- Section 4.10.4 (b) 'maximum parcel size created by subdivision' is varied by waiving the 2000 m² maximum parcel size requirement for new lots created by subdivision;
- Section 4.10.4 (I) 'servicing standard for subdivisions' is varied by waiving the community water system and community sewer system servicing requirement for new lots created by subdivision and allow servicing by an onsite sewerage disposal system and an onsite water system for each new lot;

for a six-lot subdivision, per Ministry of Transportation and Infrastructure Subdivision File No. 2021-02152 be denied issuance, this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.2 Electoral Area A: Development Variance Permit No. 680-04A

Report from Ken Gobeil, Senior Planner dated April 4, 2024 828, 842, and 846 Almberg Rd, Nicholson.

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-04A for The Northwest Quarter of Section 29 Township 26 Range 21 West of the 5th Meridian Kootenay District Except Parts Included in Plans 10028, 11497, 12760, 17229, 18939 and NEP22520 (PID: 010-222-162) to vary Section 9.5 of the Subdivision Servicing Bylaw No. 680 to permit components of a surface water system to be located in shared easements for Surface Water Licenses 117694, 100159, and 100136 as shown on the proposed plan of subdivision dated February 24, 2024 for Ministry of Transportation and Infrastructure Subdivision File No. 2022-001013, be approved, this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

16.3 Electoral Area E: Temporary Use Permit No. 840-01

Report from Laura Gibson, Planner II, dated April 3, 2024. 5570 Avoca Road, Craigellachie

344

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 840-01 for Lot 2 Section 31 Township 23 Range 5 West of the 6th Meridian Kamloops Division Yale District Plan NEP62093 Except Plan EPP37414, be authorized for issuance this 18th day of April 2024, for the temporary use of the single family dwelling as a vacation rental, with issuance subject to the applicant fulfilling the following conditions:

- Proof of adequate vacation rental and liability insurance, with a minimum of \$3 million in coverage; and,
- Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the Temporary Use Permit.

Stakeholder Vote Unweighted (LGA Part 14) Majority – Electoral Area Directors

17. Planning Bylaws

17.1Electoral Area D: Ranchero/Deep Creek Zoning Bylaw Amendment No. 751-40007

Report from Jan Thingsted, Planner III, dated April 3, 2024. 942 Gardom Lake Road, Gardom Lake

Late Agenda - Bylaw attachment

THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-07" be given first reading, this 18th day of April, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: the Board utilize the simple consultation process for "Ranchero/Deep Creek Zoning Bylaw Amendment No. 751-07", and the bylaw be referred to the following agencies and First Nations:

- Ministry of Forests Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- Interior Health Authority;
- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- All applicable First Nations Bands and Councils

Stakeholder Vote Unweighted (LGA Part 14) Majority

423

17.2 Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-21 and Electoral Area B Zoning Amendment Bylaw No. 851-32

Report from Christine LeFloch, Planner III, dated April 2, 2024. Fish River Road, Beaton.

THAT: "Electoral Area B Official Community Plan Amendment Bylaw No. 850-21" be read a first time, this 21st day of March, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-32" be read a first time this 21st day of March, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: the Board utilize the simple consultation process for "Electoral Area B Official Community Plan Amendment Bylaw No. 850-21" and "Electoral Area B Zoning Amendment Bylaw No. 851-32" and the bylaws be referred to the following agencies and First Nations:

- CSRD Financial Services;
- CSRD Community and Protective Services;
- CSRD Environmental and Utility Services;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Ministry of Forests Archaeology Branch;
- Ministry of Land, Water and Resource Stewardship Lands Branch
- All applicable First Nations and Bands.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17.3 Electoral Areas C, F, G: Secondary Dwelling Units Project Official Community 470 Plan Amendments

Report from Christine LeFloch, Planner III, dated April 2, 2024.

THAT: pursuant to Section 477 of the Local Government Act, the Board has considered "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24" and "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22" in conjunction with the Columbia Shuswap Regional District's Financial Plan and Waste Management Plan."

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24", be read a second time as amended, this 18th day of April, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22", be read a first and second time, this 18th day of April, 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: a public hearing to hear representations regarding "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22" and "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24" be held at the CSRD Office;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Jay Simpson as Director for Electoral Area F or Alternate Director Charlotte Hall if Director Simpson is absent, and the Director or Alternate Director as the case may be, give a report of the public hearing to the Board.

Stakeholder Vote Unweighted (LGA Part 14) Majority

17.4 Electoral Areas B, C, D, E, F, G: Secondary Dwelling Units Project

Report from Christine LeFloch, Planner III, dated April 2, 2024. Secondary Dwelling Units Project – Zoning Bylaw Amendments THAT: "Anglemont Zoning Amendment Bylaw No. 650-19" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "South Shuswap Zoning Amendment Bylaw No. 701-103" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-05" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Magna Bay Zoning Amendment Bylaw No. 800-35" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-49" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Electoral Area E Zoning Amendment Bylaw No. 841-04" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-28" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Salmon Valley Land Use Amendment Bylaw No. 2566" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

THAT: "Kault Hill Land Use Amendment Bylaw No. 3007" be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14), Majority

17.5 Electoral Areas B, C, D, E, F, G: Accessory Building Project Zoning Bylaw Amendments

612

Report from Ken Gobeil, Senior Planner, dated April 4, 2024. Accessory Building Project; Zoning Bylaw Amendments to floor area definitions and accessory building regulations. THAT: Anglemont Zoning Amendment Bylaw No. 650-17 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: South Shuswap Zoning Amendment Bylaw No. 701-11 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Magna Bay Zoning Amendment Bylaw No. 800-34 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45 be read a third time this 18th day of April 2024

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Electoral Area E Zoning Amendment Bylaw No. 841-09 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Electoral Area B Zoning Amendment Bylaw No. 851-31 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Salmon Valley Land Use Amendment Bylaw No. 2565 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

THAT: Kault Hill Land Use Amendment Bylaw No. 3009 be read a third time this 18th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

18. Release of Closed Session Resolutions

Attached to minutes, if any.

19. Next Board Meeting

Thursday, May 16, 2024 at 9:30 AM (Mountain Time) Golden Civic Centre 806 10th Ave S, Golden, BC

20. Adjournment

THAT: the Regular Board meeting be adjourned.

RESOLUTION

Sustainable Forest Management Practices and Wildfires

Columbia Shuswap Regional District

WHEREAS the current forest ecosystem contains significant unnatural old growth forest, excluding Interior Cedar Hemlock and Coastal Rainforest, and experiences damage from devastating wildfires and insect epidemics;

AND WHEREAS the biodiversity and sustainability of forests in British Columbia is at risk, impacting human and wildlife health, ecosystem health, and the economy of the forest sector:

THEREFORE BE IT RESOLVED that UBCM request the Province of BC, in conjunction with Indigenous Nations, to modernize forest management policies and regulations, update biodiversity targets, and promote environmental stewardship, which are key in creating healthy forests, reducing fire hazards, and protecting community safety and critical infrastructure.

AND BE IT FURTHER RESOLVED that UBCM request the Province of BC to support education on the value of reintroducing fire plan strategies to responsibly manage fuel sources as a healthy way to maintain the forest, ungulate, bird, and amphibian populations, and protect community safety and infrastructure.



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrd.bc.ca

April 5, 2024

BC Association of Farmers' Markets 208 - 1089 West Broadway Vancouver, BC V6H 1E5

Dear Ms. O'Hara and Mr. Bystedt:

Re: BC Farmers' Market Nutrition Coupon Program

The Columbia Shuswap Regional District (CSRD) Board of Directors would like to express their gratitude to the BC Association of Farmers' Markets for their work in delivering the BC Farmers' Market Nutrition Coupon Program in 2023 as it provided an invaluable service to residents in the Sorrento and Celista areas.

The Board recognizes the importance of this program and has sent a letter of gratitude and support to the BC Minister of Health. We hope that the funding is secured and expanded moving forward as the advantages to the Nutrition Coupon Program are immeasurable.

We respectfully request an update to the information you have on file for our electoral areas and directors. Please note that the Sorrento Village Farmers Market is within CSRD Electoral Area G and is represented by Director Natalya Melnychuk. As the CSRD is a Regional District, we do not have councillors. Directors from the regional district electoral areas are elected directly to the Board by the electors in the areas they represent, and directors from the regional district's member municipalities are appointed to the Board by their respective municipal councils.

The Board wishes to sincerely thank you for your work as it has had a significant impact on so many residents, not only within the CSRD, but throughout BC; we are grateful for your efforts. We look forward to working with you again this year.

Yours truly, COLUMBIA SHUSWAP REGIONAL DISTRICT Per:

Kevin Elynn Board Chair

ELECTORAL AREAS A GOLDEN-COLUMBIA B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN D FALKLAND-SALMON VALLEY E SICAMOUS-MALAKWA F NORTH SHUSWAP-SEYMOUR ARM G BLIND BAY-SORRENTO-NOTCH HILL MUNICIPALITIES GOLDEN REVELSTOKE

SALMON ARM SICAMOUS



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrd.bc.ca

April 5, 2024

Sent by email: <u>HLTH.Minister@gov.bc.ca</u>

Honourable Adrian Dix Minister of Health

Dear Minister Dix:

Re: BC Farmers' Market Nutrition Coupon Program

The Columbia Shuswap Regional District (CSRD) Board of Directors would like to express their gratitude to the BC Ministry of Health for the funding provided to the BC Farmers' Market Nutrition Coupon Program in 2023 as it provided an invaluable service to residents in the Sorrento and Celista areas.

The Board recognizes the importance of this program and hopes that there will be ongoing and expanded funding for the BC Farmers' Market Nutrition Coupon Program. Not only does it help strengthen food security and support nutrition, but it helps improve access to healthy locally grown food for lower-income pregnant persons, families, and seniors. This program also strengthens local food economies and the agricultural sector, including local entrepreneurs and growers.

At the Sorrento Village Farmers Market and Celista Hall Farmers' Market, \$41,556.00 worth of coupons were redeemed, thereby helping 115 residents with improved access to local, fresh foods and the local farmers they supported through their purchases.

We value the funding support provided to the BC Association of Farmers' Markets and it is our hope that this funding is secured and expanded going forward in the long term as the advantages are immeasurable.

Yours truly, COLUMBIA SHUSWAP REGIONAL DISTRICT Per:

Kevin Flynn Board Chair

ELECTORAL AREAS A GOLDEN-COLUMBIA B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN D FALKLAND-SALMON VALLEY E SICAMOUS-MALAKWA F NORTH SHUSWAP-SEYMOUR ARM G BLIND BAY-SORRENTO-NOTCH HILL MUNICIPALITIES GOLDEN REVELSTOKE

SALMON ARM SICAMOUS



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrd.bc.ca

April 5, 2024

Sent by email: <u>premier@gov.bc.ca</u> <u>WLRS.Minister@gov.bc.ca</u>

The Honourable David Eby, Premier of British Columbia Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship

Dear Premier Eby and Minister Cullen:

Re: Proposed Land Act Amendments

The Columbia Shuswap Regional District Board of Directors conveys their sincere gratitude to the Province for their decision to not proceed with the proposed amendments to the BC Land Act at this time.

The Board acknowledges that there have been recent consultations with more than 650 representatives of stakeholder groups and we value the time and consideration invested in these discussions. The Board appreciates the additional time afforded by pausing the process; this pause will allow for further engagement with community and stakeholder groups who represent British Columbians.

The Board supports the community consultation process that is being conducted by the Provincial Government and believes stakeholder engagement is extremely important on sensitive issues such Land Act legislation. Our opinion is that the final product will benefit from being shaped by a range of perspectives and by moving forward together.

Yours truly, COLUMBIA SHUSWAP REGIONAL DISTRICT Per:

Kevin Flynn Board Chair

cc: Peace River Regional District

ELECTORAL AREAS A GOLDEN-COLUMBIA B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN D FALKLAND-SALMON VALLEY E SICAMOUS-MALAKWA F NORTH SHUSWAP-SEYMOUR ARM G BLIND BAY-SORRENTO-NOTCH HILL MUNICIPALITIES GOLDEN REVELSTOKE

SALMON ARM SICAMOUS

JOIN THE COMMUNITY CONVERSATION

What We Heard Report Presentation April 18, 2024



Page 5 of 784



LAND ACKNOWLEDGMENT

I respectfully acknowledge that we are meeting in service to those who live on the traditional and unceded territories of the Secwepemc.





COMMUNITY CONVERSATION - OVERVIEW



Monogram Communications held six sessions to share information with the community and gather feedback.

These were:

- Sorrento March 7
- Celista March 9
- Anglemont March 10
- Quaaout Lodge March 11
- Virtual March 13
- Virtual March 14





Page 7 of 784

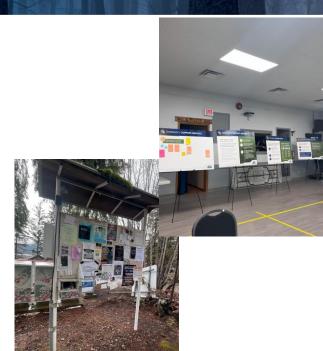


COMMUNITY CONVERSATION - OVERVIEW



Format and Conversations

- The sessions were well advertised through social media, traditional media and other methods. Word of mouth was also important, and we feel that a broad notification reach was achieved.
- The sessions were designed to be informative, informal and interactive. The first two in-person sessions allowed for participants to move around the room and have conversations with CSRD representatives at the 'poster' stations.
- The following two, in-person events allowed for CSRD team members to circulate amongst groups seated at tables.





Page 8 of 784



COMMUNITY CONVERSATION - OVERVIEW



Format and Conversations

- In both circumstances, the team took detailed notes and listened closely to individuals.
- The virtual sessions were different. We had a presentation then two moderated breakout rooms.
- Of note, we had a dedicated webpage had a survey that was promoted and shared at all events.
- Learnings and information from the survey have been integrated into the What We Heard report.







OUR COMMITMENT



At all sessions, we committed to:

- Coming together in the spirit of community
- Sharing information openly and transparently
- Balancing time for sharing information and answering questions



We asked that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people with different experiences present
- Understand the we cannot speak for other agencies



Page 10 of 784



- 1. Communications Tracy Hughes
- 2. Roles & Responsibilities John MacLean & Derek Sutherland
- 3. Fire Services Representatives Sean Coubrough & Len Youden
- 4. Personal Preparedness Tom Hansen
- 5. Emergency Support Services Cathy Semchuk
- 6. FireSmart Representatives Sara Whelen & Sophie Randell

We thank and commend each of these individuals for exceptional grace under pressure, a willingness to admit mistakes, learn and be vulnerable.







WHY WAS THIS EXERCISE UNDERTAKEN?

Community Conversations: Why now?

CSRD applied and received for funding to do this. As soon as funding was in place, we got these events underway.

The goal of these conversations and this report was to hear from the community in time to implement some of the recommendations for this coming season.

Some of these recommendations follow.





What We Heard: COMMUNICATIONS

Recommendations & Action Areas

- More regular communication throughout the fire
- Consider daily updates even when status is status quo
- Review *Alertable* app for bugs and potential value adds
- Continue to work with media to enhance reporting
- Review and consolidate communication channels
- Consider having communications officers embedded in communities



CSRD continues to advocate for funding and resources for the upcoming wildfire season.







What We Heard: EMERGENCY SUPPORT SERVICES

Recommendations & Action Areas

- Work with communities throughout the year for Emergency Support Services (ESS), increase Neighbourhood Emergency Programs (NEPs) and host regular community connection meetings throughout the year
- Address issues about self or pre-registration with provincial program
- Work on remote ESS assistance protocols and information sharing
- Work more closely with First Nations to support leasehold landowners







What We Heard: FIRESMART AND PERSONAL PREPAREDNESS

Recommendations & Action Areas

- Provide emergency information annually (new and current)
 - continue to use community events to connect
 - host community workshops
- Review channels for outreach and consider diverse audiences
 - how to reach someone with no internet?
 - where are community hubs?







What We Heard: OPERATIONS AND FIRE SERVICES

Recommendations & Action Areas

- Organize garbage disposal and/or collection for those who might be cut off from services
- Address any overgrowth of CSRD-owned areas
- Lobby the province for wildfire mitigation work on Crown land
- Establish signage for alternate evacuation routes
- Engage with community to debrief and connect after every crisis and/or emergency
- Better communicate what services are available and unavailable during an evacuation Alert or Order
- Reassess levels of sharing about fire boundaries while working with other governments and First Nations to maximize coordination







POSITIVE OUTCOMES

- Hundreds of in-person engagement touchpoints and thousands of interactions online through the website and survey.
- Sign-ups for the NEP program, numerous new requests for FireSmart assessments.
- Honest and open dialogue with community members that resulted in new learnings for all team members.







We appreciate the opportunity to be a part of this work.

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Page 18 of 784

COMMUNITY CONVERSATIONS

Bush Creek East Wildfire

Summary Report for the Columbia Shuswap Regional District

MARCH 7-14, 2024



PREPARED BY: Monogram COMMUNICATIONS

TABLE OF CONTENTS

- 2 Purpose of the Report
- 2 Background
- 3 Engagement Goals
- 4 Engagement Overview
- 7 CSRD In-Person Engagement Format
- 8 CSRD Webpage & Email
- 9 Survey
- 12 Summary of Themes

3	Appendix A:	Social Media Posts
4	Appendix B:	Advertisements
5	Appendix C:	Community Conversation Session Slides
7	Appendix D:	In-person Community Conversation Poster Boards
8	Appendix E:	In-person Community Engagement Session Event Summaries
	Appendix F:	Virtual Community Conversation: Questions and Answers
8	Appendix G:	Survey Results



The purpose of this Community Conversations Summary Report is to provide an overview of the public engagement that took place regarding the Bush Creek East Wildfire, in March of 2024.

These conversations were intended to share information and listen to community members' experiences during the wildfire. It was also an opportunity for community members to ask questions of Columbia Shuswap Regional District (CSRD) team members and provide feedback and suggestions for improvements in dealing with future wildfire and emergency situations within their communities.





The CSRD activated an Emergency Operations Centre (EOC) on July 12, 2023, to manage the Lower East Adams Lake wildfire, later renamed the Bush Creek East Wildfire. Thousands of residents, and hundreds of homes, were evacuated or placed on evacuation alert, based on the recommendation of the BC Wildfire Service. Through the event, 176 structures were lost and another 50 were damaged. There were no lives lost. CSRD rescinded the evacuation alerts and orders on October 5, 2023.

This report includes methods used to communicate with community members and any key themes resulting from the engagement. It also includes a detailed overview of the community conversations, questions arising at the events and recommendations for improvements.

In addition to the in-person and virtual events, the report covers the outcomes of a survey and metrics found therein.



Community Conversations: Summary Report for the Columbia Shuswap Regional District



There were several goals as part of community engagement efforts for the Bush Creek East Wildfire. These included:

- Hear from community members about their experiences during, and after, the wildfire.
- Provide an opportunity for the CSRD to share information about their roles and responsibilities, emergency preparedness, communications, FireSmart, fire services, and emergency support services (ESS).
- Communicate the process for an evacuation order or alert.
- Learn from community members how they received their information during the wildfire event.
- Answer questions related to CSRD's role in the wildfire.
- Listen to and capture information from community members on how things could be improved for next time.
- Offer a venue for sharing and communication, in community and online.





Community Conversations: Summary Report for the Columbia Shuswap Regional District



With support from Monogram Communications, the CSRD held four in-person events on March 7, 9, 10 and 11. In total, approximately 250 members of the public attended and participated in these events.

The events took place in Sorrento, Celista, Anglemont, and Quaaout Lodge. We sincerely thank the hosts for their gracious support in delivering these events. Sandra at the Sorrento Hall, Terry at North Shuswap Elementary School, Jim and Darla at the Lakeview Community Centre and the entire staff at the Quaaout Lodge, the team is indebted to you.

The CSRD and Monogram teams also thank Tkwemíple7tn, Dawn Francois, Councilor with the Skwlāx te Secwepemcúlecw for the kind welcome to their traditional territory where Quaaout Lodge is located. We extend our appreciation to CSRD Board Members including Directors Natalya Melnychuk, Marty Gibbons, and Jay Simpson for their attendance and participation in many of these events. Monogram Communications conducted pre-interviews, for situational awareness, with Directors Melnychuk and Simpson, and other community members. These one-onone sessions provided useful context and background information. We truly appreciate the time that these individuals shared with us. In addition to the in-person engagement sessions, the team also hosted two virtual community conversations on March 13 and 14. Just over 40 members of the public attended.

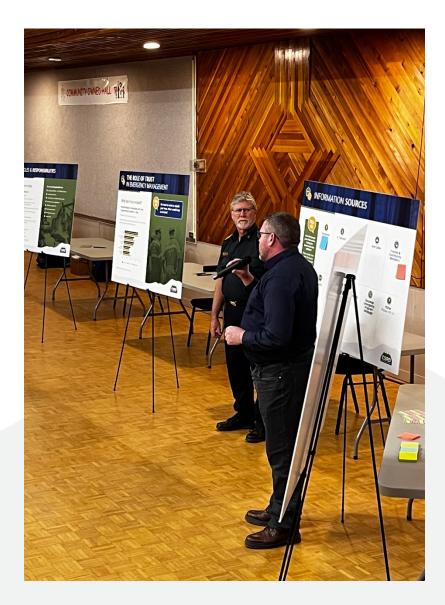






Representatives from the CSRD who participated in the events included:

- Chief Administrative Officer, John MacLean
- Protective Services Team Leader, Derek Sutherland
- Protective Services Team Emergency Program
 Coordinator, **Cathy Semchuk**
- Protective Services Team Emergency Program Coordinator, **Tom Hansen**
- FireSmart Program Interim Coordinator,
 Sophie Randell and team member Sara Whelen
- Fire Services Deputy Regional Fire Chief,
 Sean Coubrough; Deputy Regional Fire Chief,
 Len Youden, and team members Scotch Creek Lee
 Creek FD Ben Pellett, Shuswap FD Gary Holt, Deputy
 Chief Ty Barrett, Anglemont FD Graham Lucas, and
 Celista FD Roy Phillips
- Communications Coordinator, Tracy Hughes





Community Conversations: Summary Report for the Columbia Shuswap Regional District



Notification about these dialogue sessions was made available through the following mediums:

- Social media (Appendix A)
- Print and digital advertising (Appendix B)
- Printed posters throughout communities (pictured here)
- Press releases and media interviews

The in-person sessions included a slide presentation (Appendix C) and poster boards (Appendix D).

The engagement also included a survey with both closed and open-ended questions. Transcription of the questions from the events can be found in Appendices E and F.

The virtual session format included an identical slide presentation to the in-person events and an opportunity for participants to ask questions using the Zoom Breakout Room function.





CSRD IN-PERSON ENGAGEMENT FORMAT

The in-person engagement sessions were deliberately designed to encourage interaction and personal connection between the participants with CSRD staff and as a community.

Each session was physically arranged based on the availability of space in the rooms. CSRD subject matter experts (SMEs) from different emergency functions were present to receive information back from participants on their area of expertise.

Community 'hubs', like schools, Community Centres and gathering places, were chosen for their proximity to the fire-affected areas, connection to community, and familiarity.

There was initial frustration from some participants at the beginning of each session. Those participants were expecting a 'town hall' feel, with an open mic and Q+A. However, such a format is not inclusive of all styles of communication nor considerate of participants' comfort speaking in front of an audience.

These sessions were specifically designed to promote accessibility of multiple participants to information sources and to enhance the ability for a large crosssection of participants to share stories, recommendations and feedback. On average, each CSRD staff member interacted with dozens of community members at each event, taking active notes and supplying information. This format enabled participants to be heard, and CSRD team members to listen deeply.

Each session wrapped up with a CSRD and Monogram debrief and information capture of all themes, questions and feedback.

Participation Levels

CSRD held four active, community engagement sessions and two virtual sessions with broad representation from the CSRD team. Community members were able to draw upon knowledge about emergency preparedness, FireSmart, and Emergency Support Services. The role of the CSRD in emergencies was clearly articulated to all attendees providing a better understanding of the local government's role in Emergency Management.



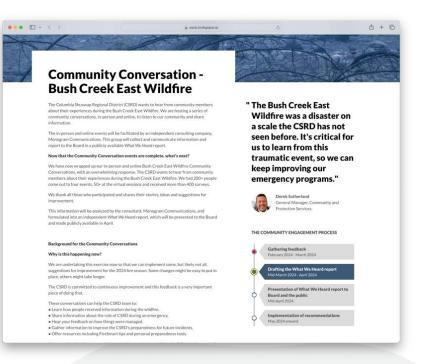


A **dedicated webpage** was created to share information about the Community Conversations. A video recording of the March 14 online presentation was also posted to the page for those individuals who were unable to join any of the in-person or virtual sessions.

The page continues to invite public feedback through CSRD's communications email address.

From February 27 to present the webpage has had thousands of page views. The webpage includes the following:

- Community conversation details including registration information, locations, times, and format
- An email address to ask questions
- A 10-question survey to gather even more community feedback on residents' experiences with the wildfire
- A **video** of the community engagement session from March 14



CSRD Communications Email

Contact information for a monitored inbox was shared at all of the community conversations.

This inbox will continue welcoming questions and feedback.

communications@csrd.bc.ca



TEL

US



The CSRD webpage included a survey designed to capture feedback and experiences from the Bush Creek East Wildfire.

A total of 473 individuals completed part of the survey; 366 individuals completed the entire survey. In total, we collected 7,581 data points. Some high-level metrics are included below and all results are included in Appendix G.

We learned significant details from the survey and interactive engagement from the in-person sessions about where participants got their information during the wildfire. This will inform tactics in the future.

366 SURVEYS FULLY COMPLETED

473 SURVEYS PARTLY COMPLETED

7581 DATA POINTS COLLECTED

We also got a good snapshot of numbers for emergency support services and the experience of those who used the program. Additionally, we gleaned much insight into the comments received through the survey.

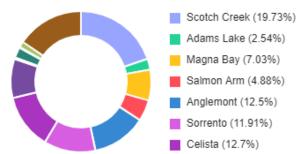
While much of the information mirrored what we heard in the community conversations, we heard more directly about people's experiences.

"We left because we knew that the road out was likely to be blocked and didn't want to get trapped in the area. In hindsight I would have stayed longer but with limited exit routes I chose not to put my family at risk."





Where do you live or own property?

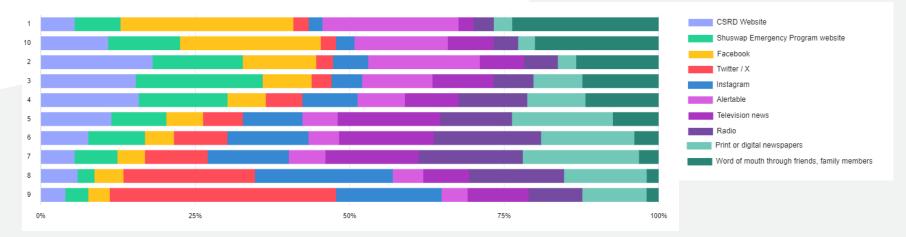


How would you describe yourself?



Rank the source of information you used most frequently during the wildfire.

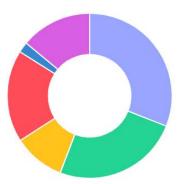
(1 is most frequently used, 10 is the least frequently used)



Community Conversations: Summary Report for the Columbia Shuswap Regional District

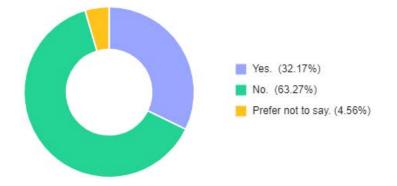


Did you evacuate during the wildfire?



- Yes. The property where I was located was placed under an Evacuation Order. (31.01%)
- Yes. I self-evacuated. (24.81%)
- No. I chose not to evacuate. (10.08%)
- I was not staying in an area where an Evacuation Order was issued. (18.09%)
- Prefer not to answer (2.07%)
- Other (please specify) (13.95%)

Did you receive Emergency Support Services after being evacuated from the wildfires?

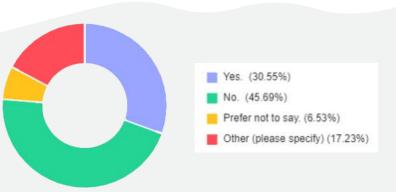


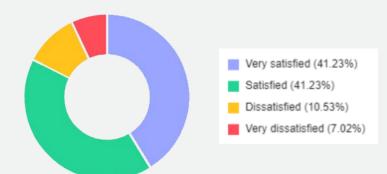
How satisfied were you with the Emergency

evacuated from the Bush Creek East Wildfire?

Support Services you received as a result of being

Do you think you would make a different choice about evacuating if there is another fire in coming years?







Community Conversations: Summary Report for the Columbia Shuswap Regional District



Several common themes emerged from the conversations and were consistent across all the locations of the in-person engagements, and the virtual sessions. These are:

- Timing of evacuation alert on August 18, 2023.
 Community members as a whole found the notification came too late and for some individuals, it did not come through at all.
- 2 Difficulty with the CSRD's Alertable app and the broadcast-intrusive federal app.
- Lack of communication leading up to Evacuation Alerts and disappointment with the ongoing communication throughout the wildfire.
- 4 Support and appreciation for CSRD's Fire Services team was counterbalanced by feelings that the fire services teams did not do enough to support and share resources with locals who chose to remain behind after the evacuation order.
- 5 Distress about the treatment of those who chose not to evacuate and were treated like 'criminals'.
- 6 Request for the development of community groups who could support fire and wildfire efforts in the event of another emergency.

- 7 Acknowledgment for the important role of emergency support services such as shelter, clothing, food, and money.
- 8 More access to mapping information, and better signage for emergency exits from the community, i.e. to Seymour Arm.
- Recognition of the necessity of emergency preparedness.
- **10** Uptake in requests for FireSmart information and assessments (23 new requests over the course of the meetings).
- **11** Several new volunteers for emergency support services (nine volunteer applications and three new Neighbourhood Emergency Program (NEP) coordinator applications).
- **12** Questions about S-100 training for basic firefighting knowledge.





Each in-person location had more specific, detailed themes, captured below. The virtual sessions also informed other themes, which are also listed herein.

SESSION 1: SORRENTO

Sorrento Memorial Hall | 35+ community members Thursday, March 7 | 6:00 – 8:00pm

- Lack of information about the wildfire as related to their region. While there was no Evacuation Order for this geographic region, people were concerned about the wildfire and unclear about its impact on them.
- Reliance on community communications channels (non-CSRD Facebook, word-of-mouth, neighbours, key community leaders) which spread misinformation, confusion, and frustration.
- Alerting earlier would benefit people with agricultural needs and livestock. More ESS info for this group is needed.
- People seeing the benefits of FireSmart and appreciating ESS supports—would like to begin preparing earlier or throughout the year with CSRD direction. Interest in the Neighbourhood Emergency Program (NEP) but a lot of confusion on how to participate and its benefits.
- Calls for CSRD to develop a community database of supplies, equipment, and human resources and expertise to support collaboratively during emergency alerts.



"There's a lack of trust after what happened, but coming together tonight is the way to move forward together on this and future emergencies. We know they're going to keep coming so we need to work together more."

- *"We felt punished for helping our families and neighbours—that's what we've been doing for generations."*
- *" Thank you for hosting these. I understand now why you did it this way. It would be helpful to have more of these throughout the year."*



CELISTA

North Shuswap School | 100+ community members Saturday, March 9 | 2:30 – 4:30pm

- Suggestion to build more connection with the community of Chase as an ESS location.
- Shock and anger over perceived abandonment by BC Wildfire Services.
- Questions about the rebuilding process and environmental impact on the land.
- Calls for much earlier preparation sessions with community: free training for wildfire and first aid, sharing maps for evacuation, advanced identification of ESS locations, key contacts during emergencies, first aid, taking stock of local supplies, testing Alertable app, and honing communication channels.
- Questions about road closures, CSRD working relationship with RCMP, and who makes decisions on road closures.
- Requests for recognition of 'local heroes' who did not evacuate with the Order and remained behind.
 Many of these individuals supported firefighting efforts and were successful in keeping homes and structures from fire destruction.



" The biggest mistake the CSRD did was to not utilize and work with the local people who have extensive knowledge of the bush and their own communities."

- *" The Alertable app was terrible. It was slow and the fire was in front of it. I couldn't figure out how to work it, and the maps weren't working. I've stopped trusting it as a key source of information."*
- *" The way we were treated was criminal. Being charged and threatened with fines for helping our own neighbours doesn't make sense."*



SESSION 3: ANGLEMONT

Lakeview Community Centre | 65+ community members Sunday, March 10 | 2:30 – 4:30pm

- More instruction and planning for waste disposal during the wildfire.
- The establishment of a more formal community hub during emergencies.
- The recommendation of CSRD information officers in all CSRD communities in the event of emergencies to speed up relaying of information.
- Questions about water sources and public access to pumps.
- Requests for recognition for those who supported neighbours, community and others during the Alert.
- Demands for CSRD to lobby government to upkeep roads; clearly indicate advanced escape routes with maps and signage.
- Fears and questions regarding the Scotch Creek wooden bridge and possible replacement.
- Confusion and blame towards CSRD for road closures and lack of support.
- Shock and despair with perceived abandonment by BC Wildfire Services.
- Calls for CSRD to develop a community database of supplies, equipment, and human resources and expertise to support collaboratively in an emergency.



"You need to make an information database on all of the skillsets of people in our communities. We have so much to offer . . . Why are you bringing in people from other countries when we know our own land and resources?"

- *" This community centre was the place where we came to get information, support each other and connect."*
- *"We're scared of those wooden bridges, and need their replacement to be a priority."*



QUAAOUT LODGE

25+ community members Monday, March 11 | 6:00 – 8:00pm

- Confusion and concern about individuals who live on leasehold land and in the valley with how they are communicated with during emergencies. Nation and TNRD use different apps from CSRD, therefore they were left with a communication gap. People relied on communication from CSRD "that never came".
- Complications with district / provincial / federal boundaries and responsibilities.
- Lack of information on ESS services for agricultural needs, pets, those on leased land, billeting, and other supports for neighbours.
- Calls for CSRD to work more closely with community expertise, volunteer firefighters, and resources to build capacity and sustainability as emergencies occur more often.
- Requests for recognition of 'local heroes' who did not evacuate with the Order and remained behind. Many of these individuals supported firefighting efforts and were successful in keeping many structures from fire destruction.
- Indignation that locals need to be even more self-reliant because of their unique living situation on leased land and in the Valley close to other Regional District boundaries.



- "We didn't hear anything from the Nation and we didn't hear anything from the CSRD. Who do we go to in a crisis? We were completely abandoned in this event . . . 45 homes were lost on leased land and this hasn't even been recognized."
- *" I'm glad that I came to all four sessions. I needed to know what was said in each. We need the government to hear what happened, and for an inquiry to occur. We need for David Eby to come here and see the damage, listen to our stories."*



SESSION 5: VIRTUAL March 13 & 14 | 6:30 - 8:30pm

- More preparedness education needed—you don't know until you know!
- Calls for CSRD to develop a community database of supplies, equipment, and human resources and expertise to support collaboratively in an emergency.
- Large amounts of interest in FireSmart and clarification on how the program works.
- Specific conversations around alternate routes, including logging roads.
- Inquiries about reimbursement for billet families who support evacuees.
- More communication about FireSmart programs suggestion to put signage up at the transfer station.
 "For FireSmart, word of mouth is important—good on the CSRD for hosting these meetings."
- Private property versus crown land for FireSmart and how commercial property can be made to FireSmart.
- Next steps process -> report is being shared with the Board and partner agencies.
- How do we say thank you to those who were behind the lines, eg. food trucks and grocery stores.



- *" I really appreciate this time and communication from you all."*
- *"Looking forward, does the CSRD see a role for local contractors and loggers (with all their heavy equipment and knowledge) to have approval to help fight wildfires in rural areas?"*
- " Shoutout to all the volunteers."
- *" This has been so informative. I hope CSRD will do more of these, so we learn more and so that those who are still away for the winter will participate."*





Communications

- More regular communication throughout the fire and in future emergency situations.
- Consider daily wildfire updates to be included on CSRD's emergency mapping dashboard.
- Fix Alertable bugs, undertake an additional review of the system and consider its capabilities.
- Explore enhancements to Alertable for reminders and updates.
- Look into getting more wildfire information on NL radio (Kamloops).
- Maintain relationships with media and help to supply them with information and particularly visuals (photos, video) to enhance their reporting.
- Review communication channels and consolidate where possible.
- Work on improvements to emergency communications to increase accessibility to audience members with diverse abilities.
- Consider having community information officers located in other CSRD communities as part of the extended communications team during emergencies to provide real-time information back to emergency operations centre (EOC).





Emergency Support Services

- Work more closely with First Nations to ensure the needs of leasehold landowners are met.
- Work with communities throughout the year for ESS, emergency preparedness and FireSmart: expand Neighborhood Emergency Programs (NEPs) and host regular meetings to build capacity and prepare for emergency seasons.
- Maintain contact with NEP groups when EOC is activated.
- Address issues with province about pre-registration for ESS.
- The term Self-Registration used by the province caused confusion for people who thought signing up online was all they had to do. In reality, to receive services, residents needed to still go to a reception centre in person.
- Work on remote ESS assistance protocols and information-sharing.





Emergency Preparedness/Fire Smart

- Provide emergency information annually (new and current information).
- Have an event in spring to thank Seymour Arm/Anglemont for evacuation support.
- Review communication channels and consolidate where possible.
- Work on improvements to emergency communications to increase accessibility to audience members with diverse abilities.

Fire Services

- Share information about mental health options for firefighters with First Nations Bands and volunteer firefighters.
- Better communicate (prior to an emergency and throughout) the services available and unavailable during an evacuation Alert and Order (ambulance, etc).





Operations

- Organize garbage collection / disposal of goods for those who were cut off from services.
- Engage with community to debrief and connect after every crisis and/or emergency.
- Set up work to clear any CSRD-owned lots of overgrown areas.
- Lobby the province for wildfire mitigation work on Crown land.
- Reassess levels of sharing regarding fire boundaries—working with other local governments and First Nations to better coordinate plans.
- Establish increased signage for alternate evacuation routes throughout the CSRD. There are many areas with only one main road in and out.

Other

 Discuss plans for community education events or projects this year as a CSRD team.





CSRD allowed for three weeks to notify and communicate with the community about this engagement opportunity. At a glance engagement numbers included:

- Four open, in-person engagement sessions for community members on March 7, 8, 10 and 11
- Two open, virtual engagement sessions for community members on March 13 and 14
- Thousands of views of the project webpage
- 523 surveys undertaken
- Five community member pre-interviews
- More than 250 community members attended in-person engagement sessions
- More than 40 community members attended virtual engagement sessions

We are confident that the mechanisms to reach the public were sufficiently broad and provided for inclusion and accessibility.

Notably, 'word of mouth' proved to be an important mechanism to reach the public and we thank those who shared information about these conversations with friends and neighbours.

Monogram Communication & Consulting is a full-service public relations firm founded in Prince George, BC on the Traditional Territory of the Lheidli T'enneh. Launched in 2019, the dedicated team at Monogram Communications provides outstanding service to clients in a variety of sectors with significant experience in sport, post-secondary education, non-profits, industry, tourism, Indigenous relations, strategic planning and project management. Areas of focus include public participation and stakeholder engagement, crisis and issues management, rebrands and website/intranet designs, major events and digital strategy. With an incredible work ethic, attention to detail, and creativity in problemsolving, Monogram Communications has the award-winning collective experience of a large firm, with the agile output of a small but mighty team.



hello@monogramcomms.ca www.monogramcomms.ca



APPENDIX A: SOCIAL MEDIA POSTS

The CSRD promoted the event on several occasions across their platforms. The image on the right was shared and the body of the text included details about the events, their timing, and the survey.

Measurements of reach include:

- **3,105 views** on CSRD and Shuswap Emergency Program (SEP) accounts combined
- 45,120 views on Facebook:
 CSRD 18,544
 SEP 26,576
- 5,414 accounts reached on Instagram





APPENDIX B: ADVERTISEMENTS

The ad was placed in the North Shuswap Kicker on March 1, the South Shuswap Scoop on March 8, and the Shuswap Market News on March 8.

Digital ads were also placed on the home page of the North Shuswap Kicker and South Shuswap Scoop websites to promote both the events and included the direct link for the survey.



We'd like to hear from you.

In early March, the CSRD is hosting a series of public events to hear about your experience with the Bush Creek East Wildfire.

Learn more, fill out our survey and register for an event near you: csrd.civilspace.io



Events will be held in Sorrento, Celista, Anglemont, Quaaout Lodge and online.



APPENDIX C: COMMUNITY CONVERSATION SESSION SLIDES

Session 1: Introductions made by Natalya Melnychuk, Acting Board Chair, and Regional Director of Electoral Area G - Blind Bay, Sorrento, Notch Hill.

Session 2 and 4: Introduction made by Natalya Melnychuk, Acting Board Chair, and Regional Director of Electoral Area G - Blind Bay, Sorrento, Notch Hill; and Jay Simpson, Regional Director of Electoral Area F - North Shuswap.

Session 3: Introduction made by Jay Simpson, Regional Director of Electoral Area F - North Shuswap.

A 30-minute presentation was delivered to communitymembers via PowerPoint by facilitator, Alyson Gourley-Cramer, Monogram Communications; Tracy Hughes, CSRD Communications; John MacLean, CSRD CAO or Derek Sutherland, Protective Services Team Leader; Sean Coubrough, Deputy Regional Fire Chief. Each session concluded after two hours, with the CSRD team debriefing with Monogram Communications, sharing key themes, questions, and feedback.





APPENDIX C: COMMUNITY CONVERSATION SESSION SLIDES CONT'D





Community Conversations: Summary Report for the Columbia Shuswap Regional District

APPENDIX D: IN-PERSON COMMUNITY CONVERSATION POSTER BOARDS

These were printed as 3' x 4' foamcore posters on easels in a circle throughout the event spaces. CSRD functional area leads stood near them and interacted with participants, taking notes, answering questions and providing more information.

At sessions 3 & 4, CSRD functional area leads sat with participants at tables provided by the venues.







Community Conversations: Summary Report for the Columbia Shuswap Regional District

APPENDIX E: IN-PERSON COMMUNITY ENGAGEMENT SESSION EVENT SUMMARIES

Sorrento Memorial Hall Thursday, March 7 | 6:30 - 8:30 PM

Participants discussed ways to improve community engagement and information sharing during natural disasters. They emphasized the importance of effective communication, clear evacuation plans, and practical training for community members. Speakers also shared their experiences and perspectives on the challenges and opportunities in sharing information with BC Wildfire Services, as well as their thoughts on preparedness and response to recent wildfires. Frustration was expressed with the lack of response from BC wildfire after reaching out for a debrief, and the importance of BC wildfire being approachable and open to communication during crises was highlighted.

Community Feedback

- Speaker 2 expresses concern about the upcoming presentation, feeling it may be overhyped.
- Participants discuss improving the format of a support group meeting to better accommodate attendees' needs.

Community engagement and feedback

 Speaker 3 listened to feedback and considered changing the format, while Speaker 5 and Speaker 7 shared insights from the community.

Improving communication and navigation during emergency evacuations.

- Speaker 4 discussed how a community event helped connect neighbors and share information, with a focus on the importance of timely communication.
- Speaker 6 mentioned the need for someone to facilitate communication between neighborhoods or retirement communities, using examples from their own experience.
- Speaker 5 suggests designating heroes to help lost people find their way and providing a route indicator.
- Speaker 3 requests designating alternate routes in advance to avoid getting stuck.



COMMUNITY FEEDBACK SUMMARY: THURSDAY, MARCH 7

Evacuation plans and community trust

• Speaker 2 and 5 discuss evacuation plans, personal information, and trust in the community.

Community safety and response

- Speaker 1 acknowledges that things can be done better and is working with partners to make changes.
- Speakers agree on the importance of promoting good work and improving for next time.
- Speaker 3: Practical training for volunteers, like fire number volunteering.
- Speaker 2: Thieves hiding behind good people, jeopardizing safety of first responders.
- Speaker 3 describes feeling abandoned for 6 days in Scotch Creek, with Speaker 1 expressing empathy and acknowledging the dangerous situation.
- Speaker 6 raises concerns about liability waivers and the need for face-to-face communication to understand the situation.

Local politics and community involvement

• Speaker 5 and 8 discuss potential solutions to address local resistance to a new program, including finding a respected and well-connected person to promote it.

Sharing report with BC wildfire officials

- Speaker 6 expressed frustration with lack of response from BC wildfire after reaching out for a debriefing session.
- Speaker 3 suggested publicly stating that the report will be shared with BC wildfire to encourage action.

Improving emergency response for vulnerable populations

- BC wildfire services were praised for being approachable during Scotch Creek fire, but criticism arose when they were unavailable during crisis.
- Speaker 5 highlighted the importance of considering agricultural areas in alert processes, as livestock may need more time to be moved to safety.
- Speaker 6 shared concerns about vulnerable populations living near the border, and the impact of alerts on their well-being.
- Speaker 5 suggests improving communication with vulnerable populations during emergencies by educating team members on how to identify and assist those with mobility challenges.

COMMUNITY FEEDBACK SUMMARY: THURSDAY, MARCH 7

• Speaker 5 made decisions quickly during an emergency situation without needing to consult the UFC, highlighting the importance of quick decision-making in high-pressure situations.

Fire safety and preparedness in a community

- Speaker 1 had a difficult conversation with a neighbor who was angry and wanted to be angry, but the venue provided a space for them to express their emotions without becoming a critical mass.
- Speaker 9 highlighted the importance of preparedness and prevention in the aftermath of a fire, emphasizing the need for ongoing promotion and education to prevent similar incidents in the future.
- Speaker 10 listened to the session and noted efforts to improve communication during disaster response.

Fire safety and community preparedness

- Speaker 4 discussed preparedness and fire safety with a homeowner who is determined to stay and defend their property, despite potential risks.
- Speaker 2 mentioned that firefighters may operate sprinklers in the area, and the homeowner is still set on staying despite concerns about safety.

- Speaker 5 expresses frustration with a group's lack of awareness about their own Facebook page and social media presence.
- Speaker 3 shares their encouragement at seeing people move around and engage with each other, rather than staying behind tables.

Social media outreach and community engagement

- Speaker 6 discusses challenges with reaching diverse audiences through social media, including relying on third-party sites and cultivating administrators.
- Directors and coordinators valued communication and collaboration during COVID-19.



North Shuswap Elementary School Saturday, March 9 | 2:30 - 4:30 PM

During the conversation, participants discussed various strategies for disaster response and recovery, including improving communication and coordination, setting up utility systems, and addressing concerns about notification processes and evacuee reentry. They also expressed concerns about media invasion of privacy during emergency evacuations and the need for better communication and education to ensure public safety. Additionally, speakers discussed various aspects of fire protection and safety in their community, including the discontinuation of the fire warden service and the importance of access to the fire department during emergencies. They highlighted the prevalence of misinformation and misunderstandings in wildland firefighting and emphasized the importance of training and education.

Community Feedback

Disaster response and recovery efforts

- Discussions centered around the effectiveness of the RCMP's response to the wildfire, with questions about permitting and notification processes.
- Speaker 2 discusses landslides, notifications, and funding approval with Speaker 1.

Media relations and evacuation during natural disaster

• Speakers discussed evacuation concerns, police enforcement, and local criticism during a community meeting after a natural disaster.

Emergency evacuation routes and communication during wildfire

- Speaker 4 echoed Derek's sentiments about better evacuation routes and pre-planned signage.
- Many attendees were critical of the broadcast alert system, finding it intrusive and onerous.
- Speaker 4 discussed the importance of accurate information during a crisis, with a focus on the speed of fire spread and the need for reliable sources.
- Speaker 1 and 4 mentioned the use of local key contacts and digital resources to disseminate information, while also acknowledging the potential for misinformation.

COMMUNITY FEEDBACK SUMMARY: SATURDAY, MARCH 9

Community support during wildfire evacuation

- Speaker 7 shares their experience of helping neighbors during the flood, mentioning the importance of communication and understanding roles and responsibilities.
- The group discusses the role of social media in the disaster, with some expressing concerns about misinformation and others sharing their experiences of relying on it for support.
- Speaker 7 mentions a fire warden service discontinuation and people asking for more protection beyond fire protection areas.
- Speaker 8 shares a challenge with first responder access during evacuations and overtime pay for deputies in charge of responding to calls.

Wildfires, firefighters, and safety

- Speaker 9 had a chat with two individuals who were upset about the firefighters being made to be criminals and left abandoned in their opinion.
- The speaker used the phrase "CSRD banners" to refer to the company's policy of prioritizing firefighter safety.

- Speaker 9 and Speaker 4 discussed the BC wildfire ban and the difference between the backbone and the original fire that came from SE.
- Speaker 1 questioned the importance of naming the fire and whether it was a wild card issue.

Wildfire trauma and misinformation

- Speaker 9 was upset about the delay in hearing about the fire and felt torn between leaving and protecting their property.
- Unknown Speaker thanked everyone for their support and expressed gratitude for the help received.
- Speaker 9 shared their experience of losing someone in the fires, while Speaker 10 provided comfort and support.
- Common themes and questions emerged, including the importance of acknowledging trauma and seeking support.

Wildfire mitigation and community involvement

- Speaker 8 discusses the importance of community involvement in wildfire mitigation, highlighting the need for education and training on how to fight fires.
- Speaker 3 raises concerns about the lack of progress in 2020 and how to communicate with Natural Resource Districts better.



COMMUNITY FEEDBACK SUMMARY: SATURDAY, MARCH 9

Emergency planning and evacuation support

- Speaker 10 observes that the process of visiting each station is working, as individuals are taking the time to go around and learn from each place.
- A suggestion is made to provide quick check-in options for individuals who are unsure of where to go, such as a roadside check-in or check-out system.
- Speaker 10 suggests developing a better relationship with the village of Chase to provide support during an evacuation, as they have housed people in the past.
- Speaker 4 mentions that some people were annoyed with the distance they had to travel to the Resiliency Center during an earlier evacuation.

Disaster response and communication

- Chase was mentioned as a preferred place for ESS for those without phones or laptops.
- Churches can help with communication during disasters by disseminating information through various channels, including social media.
- Speakers discussed the challenges of sheltering in place during a disaster, including the need for food, power, and other essential supplies after 72 hours.

 The RCMP was working against the speakers' efforts to help those in need, with one speaker expressing frustration at being told to "just get them out" instead of providing support.

Wildland firefighting training and misinformation

- Speaker 6 addresses concerns about fire department recognition and provides factual responses.
- Speaker 6 shares a personal experience where one person asked about a two-day course on wildland firefighting, and the reaction was revealing about the lack of understanding of the subject matter.
- The group discusses the importance of proper training and education for wildland firefighters, with Speaker 6 emphasizing the need for more comprehensive courses beyond the two-day training often offered.

Wildfire response and miscommunication

- Speaker 6 encountered confusion among callers regarding jurisdiction and wildfire, and provided clarification on who is in charge of roadblocks and wildfire orders.
- Misinformation was spread about fines for fighting wildfires, with one caller mistakenly believing they would be fined for fighting a fire on their own property.



COMMUNITY FEEDBACK SUMMARY: SATURDAY, MARCH 9

- Speaker 6 explains that some people in the community don't understand the importance of wildfire response and need education on the topic.
- Speaker 7 struggles to distinguish between those who are genuinely helping and those who are not, and wonders how to address this issue in the community.

Fire evacuation and communication with RCMP

- Residents express frustration with being called criminals while protecting their properties.
- Speaker 4 heard people saying they won't evacuate, while Speaker 1 heard people expressing frustration with the RCMP's handling of the situation.
- Community trust and resource utilization after a disaster.
- Community members prioritize trust and mutual support in rebuilding efforts after a disaster.

Wildfire response and community preparedness

- Speaker 9 mentioned that some people were not prepared for the wildfire and didn't have a plan in place, leading to confusion and frustration during the evacuation.
- Speaker 4 shared that the lack of information and communication during the evacuation caused frustration

and confusion, with some people not knowing where to go or how to get help.

- Speaker 4 expresses frustration with lack of communication and support from the team, while Speaker 10 raises concerns about the community's role in looking after each other.
- Speaker 2 expresses gratitude for support from EOC team and firefighters, mentioning they were "wonderful" and "had everything we asked for."
- Speaker 6 discusses preparedness and training for firefighters, mentioning the need for "people who are 100 trained" and the importance of having a call list for evacuations.
- CSRD Community Conversations Debrief

Lakeview Community Centre Sunday, March 10 | 2:30 - 4:30 PM

The conversation revolved around emergency preparedness and community involvement in the event of a disaster. Speaker 13 highlighted the need for recognition and support for local heroes who have been instrumental in the recovery efforts following the floods. Speaker 9 emphasized the importance of utilizing local supplies and skill sets during emergencies. Speaker 7 expressed concerns about the alert system during the wildfire, while Speaker 11 acknowledged the efforts of the CSRD. Unknown Speaker brought up the issue of trust in the way CSRD treats people throughout the year. The speakers also discussed the need for better communication and planning during emergency evacuations, including mapping out priority areas for cleaning and maintenance, improving communication during emergency situations, and having a clear communication plan in place during evacuations. Unknown Speaker provided valuable insights on the need for publicly available information and emergency contact numbers.

Community Feedback

- Provide information to community members on Englemont mitigation plan progress.
- Set up work to clear CSRD lots in fall.
- Send email to get information on the Anglemont mitigation plan to share with the fire department.
- Put together information on site at Lakeview Hall for evacuees.
- Start recruiting volunteers for North Shuswap.
- Have a barbecue in spring to thank Seymour Arm.
- Ensure continuity plans for water systems have dedicated emergency contacts.
- Maintain contact with NEPS groups when EOC is activated.

Wildfire response and community concerns

 Speaker 7 mentions concerns about alerts not being sent out quickly enough during the wildfire evacuation, with one example of a delayed alert causing confusion on scene.

COMMUNITY FEEDBACK SUMMARY: SUNDAY, MARCH 10

- Speaker 7 also raises concerns about the BC Wildfire Service's handling of things, including roadblocks and recognition for those who stayed behind to fight fires that were not qualified to do so.
- Speaker 7 shares their personal experience with the CSRD meeting, emphasizing the importance of community involvement and trust-building.
- Unknown speaker expresses gratitude for the speaker's efforts and encourages them to stay engaged.

Fire safety and property maintenance in a community

- Speakers discuss fire safety plans for a community, including piling debris and communication strategies.
- Residents express concerns about unkempt lots near homes, potential fire hazards, and lack of communication with property owners.

Emergency preparedness and evacuation plans in a small town

- Community members discuss forest management and wildfire mitigation strategies with local government representatives.
- Colleague suggests local marinas could provide emergency support.

Evacuation experiences and access to water during a natural disaster

• Residents share stories of evacuation and access to amenities during the flood.

Water access and infrastructure in a small town

- Resident expresses frustration with lack of response to concerns about gentrification and lack of services in the community.
- Residents discuss water options for fire trucks in Magnum Bay.

Emergency preparedness and response in a rural community

- Speaker 1 highlights concerns from community members, including the need for a database of local skills and resources, a designated information officer in each community, and best practices from other communities or countries.
- Speaker 1 also raises questions about the wooden bridges used in the area, including why they are not being replaced with steel bridges used by logging companies, and the actual damage caused by the back burn.

COMMUNITY FEEDBACK SUMMARY: SUNDAY, MARCH 10

Evacuation routes and supplies during wildfire

- Speaker 10 highlights the need for better communication during the evacuation, particularly in regards to rumors and factual information.
- Residents express frustration with the lack of power and information during the evacuation, with some suggesting a hotline or call center to address these issues.
- Speaker 10: Food shipments were delayed or blocked due to miscommunication or rumors, causing frustration among residents.
- Speaker 13: Residents were confused about who was allowed to receive food, leading to disagreements and dissension.
- Speakers discuss the idea of drafting children as young as 9 years old to fight fires, with some supporting the idea and others expressing concerns about safety and logistics.

Evacuation plans, communication, and resource access during wildfires.

 Speaker 9 discussed the challenges of evacuation routes and communication with the public during a wildfire, highlighting the need for more information and preparation.

- The group discussed the location of the Ross Creek store in relation to the evacuation area and the desire to access the store during an emergency.
- Speaker 9 mentions that providing information on basic needs like access to score is a priority for the center, and Jim recommends having a publicly available number for emergencies.
- Speaker 7 shares that the Sunnyside store did not stay open during the evacuation, while the Ross Creek store left and then returned after people called them, showing the importance of clear communication and access to resources.
- Unknown Speaker: There was a lot less contentiousness and more productive discussions.

RCMP role in community during crisis

- Speaker 2 emphasizes the importance of securing homes and stopping people from wandering aimlessly, while acknowledging the RCMP's role in providing security.
- Speaker 11 highlights the discrepancy between the RCMP's actions and the community's perception of their role, with a focus on the permitting system as a point of contention.

COMMUNITY FEEDBACK SUMMARY: SUNDAY, MARCH 10

- Speaker 2 mentions the RCMP were less than discreet about wanting to kick everyone out of Anglemont, making their job easier.
- Speaker 2 acknowledges the province had a provincial interest in the matter and the RCMP were not completely rogue in their actions.

Wildfire evacuation, trust, and enforcement.

- Residents express frustration with lack of access to back roads and deactivated forest roads.
- Community members express frustration with lack of action from province and RCMP in addressing flooding issues.
- Disaster recovery efforts and infrastructure improvements.
- Speaker 13 emphasizes the importance of providing clear instructions and support during emergencies.
- Speaker 13 highlights the importance of recognizing and thanking local volunteers who helped during the flood, citing their countless hours of work and effort.
- Speaker 9 raises concerns about the lack of sprinklers in critical infrastructure, including the hall where the meeting was held.

- Speaker 13 highlighted the importance of a continuity plan for emergency water systems, particularly during a fire, and suggested having a dedicated person to ensure generator maintenance and fueling.
- Speaker 11 brought up the neighborhood emergency program, with Chloe noting its significance in emergency situations.
- Participants discuss the importance of communication and organization in nap groups.

Communication strategies for community events.

- Residents express frustration with lack of specific information on emergency preparedness.
- Jim Cooperman is working on a book and video project related to the Kamloops event.
- The director opened today's session to address attention towards the event and to have John's experience as helpful.



Quaaout Lodge Monday, March 11 | 4:30 - 6:30 PM

The importance of community engagement and preparedness for wildfires was discussed. Speakers emphasized the need for more information sharing among neighbors and better fire preparedness for older homes. They also stressed the importance of helping families at risk and inviting community champions to events. In addition, the need for a unified response to wildfires and the challenges of receiving accurate information during a crisis were highlighted. Finally, ways to improve emergency alert systems were discussed, including using daily alertables, providing reminders of emergency contact information, and integrating multiple agencies onto a single website.

Wildfire response, evacuation issues, and government actions

- Speaker 1 and 2 discuss potential solutions for dealing with a concerned community member.
- Speakers shared concerns about logging practices and government response in BC communities.

Community firefighting efforts and CSRD recognition

 Speaker 2 discusses ways for communities to prepare for wildfires, including setting up societies or groups to fight them.

Wildfire response and media coverage in West Kelowna

- Speaker 4 discussed the challenges of having multiple emergency alert systems in place, including the need for a single agency to handle all alerts.
- Speaker 5 brought up the issue of traditional media being dominated by Kelowna, making it difficult for other areas to get information and feel represented.
- Speaker 4 expresses frustration with media attention, feeling abandoned and upset about the lack of coverage.
- Speakers discuss the impact of the wildfire on their community, with some expressing gratitude for media attention and others feeling ignored.

Fire preparedness and evacuation in British Columbia

- Speaker 7 shared concerns about the lack of information and preparation for some residents, particularly leaseholders and elderly residents in Turtle Valley.
- Speaker 8 expressed regret that some residents, including an elderly couple with pets, did not receive enough support during the event.

COMMUNITY FEEDBACK SUMMARY: MONDAY, MARCH 11

 Speaker 8 highlights the importance of helping families who are not prepared for wildfires, while Speaker 7 mentions that some people are resistant to change and prefer to suffer through it.

Mental health support for firefighters.

- Speaker 1 mentions a mental health support program for firefighters, suggesting they reach out to WorkSafeBC or chaplains in the system.
- Speaker 2 corrects Ellison's long response and offers information on CISM training, while Speaker 8 expresses surprise at not reaching out to Andrea.

Community engagement and outreach strategies.

- Speaker 3 emphasizes community recognition program for neighbors with overgrown properties.
- Speaker 3 shares information about their team's daily job of communicating with the public and educating them about CSRD services.
- Speaker 3 suggests using an upcoming event as an opportunity to communicate with South Shore residents and potentially address censorship concerns.

Community events and education.

- Speaker 8 suggests coordinating a plan for the year, as they are approached for 20-30 events.
- Speaker 3 mentions the importance of educating the community on water resources, inviting ties from the Fire Department to talk about wildfires.
- Speaker 3 suggests hosting a barbecue open house for people to learn about the program and register in person.
- Speaker 8 expresses frustration with self-registration misinformation and the need for education on the program.

Wildfire evacuation challenges and resources.

- Family and friends played a crucial role in disaster evacuation, with many seeking shelter with loved ones rather than in emergency shelters.
- Speaker 8 describes challenges with remote assistance in Kamloops, including overwhelmed staff and lack of face-to-face interaction, leading to delays and lost services.
- Speaker 8 helps an individual family who were not informed about the closure of Kamloops services and were left without support, despite efforts to connect them with alternative resources.

COMMUNITY FEEDBACK SUMMARY: MONDAY, MARCH 11

- Speaker 8 mentions woman from Turtle Valley who is struggling to find resources for her farm after losing her pasture due to bird flu.
- Speaker 9 suggests donating food to help her with the overwhelming task of caring for her animals.

Communication and alert systems in emergency situations

 Participants discuss frustrations with communication and alert systems during a disaster, including the Australia model and the use of Alertable for reminders.

Emergency alert systems and information dissemination

- Speaker 4 mentions that the more they use the alert system, the more they get dropped off because people don't want to receive too many notifications.
- Speaker 9 suggests analyzing drop-off rates to understand how many people subscribe and how many drop off from the alert system.
- Speaker 4 mentions the importance of having a centralized location for emergency information, such as a mapping dashboard with daily updates.
- Speaker 9 highlights the reliance on text messages for emergency alerts and the need to keep in mind the volume of misinformation that can be shared.

- Speaker 4 mentions that multiple agencies are working on a common operating picture for wildfires, but they're failing miserably.
- Speaker 9 suggests using alertable to put out premessaging for emergencies, but acknowledges that there are too many websites and social media pages for people to keep track of.



APPENDIX F: VIRTUAL COMMUNITY CONVERSATION: QUESTIONS & ANSWERS

Wednesday, March 13 | Room 1

CSRD Community Conversations - VIRTUAL

00:00

We're responsible for administering Emergency Support Service programs under provincial policies. Cathy Semchuk, who's here with us tonight, along with her support services team, does a wonderful job offering those supports to evacuees and people otherwise displaced from home during emergencies. They look at emergency program policies from the province and administer them wonderfully. We support evacuated areas and community members who provide information to residents regarding emergency. Guardian merged to work at providing accurate and timely information as much as we can. And there's always room for improvement. So we look forward to hearing your comments in that regard. We are responsible for providing security to evacuated areas, if we ask folks to leave their homes because there's an imminent risk to their lives, we do have a responsibility to ensure as much as we humanly possibly can, that those properties remain safe. We work with community partners to coordinate response and recovery efforts working with our neighbours, Skwlax te Secwepemcúlecw, Adams Lake Indian Band, other municipalities, governmental agencies, NGOs, to ensure that we recover from these

emergencies as quickly as we can manage. Donations are an absolutely huge component of what we do. We all remember the floods in the Calgary area in Alberta in 2013. Many of you might have seen the stories of the massive outpouring of community spirit that happened with people donating all kinds of goods and materials, overwhelming their systems to manage it. We do need to manage donations; we have a lot of people in our communities committed to doing a lot of very good work and caring about their neighbors. They donate goods, so it's important that we manage that appropriately. We support our agricultural producers, farmers, or ranchers to ensure that they have access to the programs that the province of British Columbia offers to support them in terms of feeding their animals, moving them out of harm's way as quickly as possible, and ensuring that they remain viable to do the absolutely essential work they do in our communities. We go into recovery services where we are right now after this fire to help people rebuild their lives, homes, and properties as best they can. We provide servicing to the water systems administered in the rural areas, landfills for debris removal, and waste management. Many properties have cleaned up already, but we need to ensure that we have effective ways to manage those wastes in environmentally efficient and cost-effective ways. And emergency preparedness.



We have Tom Hansen, Cathy Semchuk, Derek Sutherland, who work to ensure that we have an effective and responsible plan to help you as individual families and individuals prepare for emergencies and to be ready just in case the next one happens. Next slide.

03:24

In order to have a good context, ensure that we don't frustrate the heck out of you. We also need to talk about the things that we don't do. We're not responsible for fighting wildfires. BC wildfire from the province of British Columbia has that responsibility. They take control of the scene, they make the recommendations and they control their staff and their activities. We don't have a role in the back. We don't do law enforcement. I do want to say if you go back to the previous slide, we talked about providing security for evacuated areas. We are responsible for ensuring that those places are safe. So when we discuss this, we need to acknowledge that the roadblocks and the evacuated areas fall under the jurisdiction of the Regional District. We did ask for that to happen because we were responsible for securing those areas. We don't tell the RCMP how to provide that security level; we simply ask them to ensure it. Similarly, for road maintenance, our role is to oversee it, not micromanage it. As a member of the Regional District, our role in the hospital district involves capital financing, but we don't interfere with how doctors and nurses deliver their crucial services. Next slide.

05:18

We do provide emergency support services to those who are eligible and determine their needs on a case by case basis. Not all cases are the same and not all cases are treated the same. Primary services include temporary lodging, food, clothing incidentals such as toiletries. We do offer specialized services. They include emotional support health services such as first aid, pet care and transportation. In an emergency evacuees will be notified how and where to access the services during the evacuation process. Cathy Semchuk and her wonderful team of volunteers are leading this project, and Cathy is here in the room with us. If you have any questions, please feel free to ask them. She'll provide excellent answers.

06:05

We're also responsible for an emergency plan, but there's an element of personal preparedness in that. In an emergency, you may need to evacuate your home or move your animals with little or no notice. We all recognize that bad night in August when due to the fire the Squilax - Anglemont Road was impacted. So having supplies at home to shelter in place for up to 72 hours is important. You need to look at your insurance and ensure that you understand its terms and conditions. You need to be emergency-ready: have a plan, talk to your neighbors and family, have your health information and medications ready, and have a go-bag ready for the season. We're also looking at evacuation alerts; be ready to go. Part of what we need for the evacuation process that I just described takes some time. It's a necessary legal process. If the Incident Command or our fire department feels that the situation requires it, they'll knock on your door before the evacuation order is put in place and ask you to leave your homes. Then we'll come in afterwards and do the necessary paperwork. But the tactical evacuation does take place, and we work with a number of agencies.



Throughout emergency management.

07:32

We work with BC Wildfire, the Ministry of Environment Emergency Management and Climate Readiness. They collaborate with the Ministry of Transportation and Infrastructure, the Ministry of Agriculture to support farmers and ranchers. We also work with the Ministry of Environment, Interior Health, Environment and Natural Resources Canada, Fisheries and Oceans Canada, and the RCMP. Again, I want to acknowledge that we're responsible for the security of evacuation and the Regional District Emergency Program Act is the norm. We collaborate with non-governmental agencies such as the Red Cross and the Mennonite Disaster Fun, who are essential team members after the fire to assist us in helping people move forward. The Canadian Pacific Railway played an important role, actively deploying fire trains and equipment in the community to ensure essential infrastructure remained safe. Our search and rescue volunteers throughout the region help us inform people in crisis situations. Telus and BC Hydro played essential roles as we transitioned out of emergency situations. I want to specifically mention BC Hydro's crucial role; this summer, we lost 400 utility poles due to fires, and BC Hydro rose to the challenge by swiftly deploying crews to restore power as quickly as possible. Thanks to their efforts, power was restored swiftly upon returning home. That concludes my presentation. I'll now turn it over to Sean.

09:51

My role is helping to oversee the 13 fire departments in the Regional District 320 firefighters that we have working for us, and CSRD fire services were there the entire fire season for structural protection and came back to put their skills to work in our own communities this year. We definitely owe them a debt of gratitude for what they've done. There's a number of them that even lost their own homes and returned to the area. They in some cases, were sleeping at the fire halls on cots and before waking up in the morning to get to work. Many of you on the call today were able to witness their dedication, whether at the command post in Scotch Creek, Lee Creek, or Celista fire hall that became a hub of the community. At the Anglemont Fire Hall, we had another command post, and the Lakeview Centre also became a community hub. Of the 320 firefighters we oversee, more than 150 of them took time away from their home departments to aid in our efforts to battle the fire on the North Shore. Firefighters from every single one of our 13 departments spent time on the North Shore, with some coming from as far away as the Nicholson Fire Department. These members stayed at the Sandy Revival Camp during their time here. Falkland, Silver Creek, Malakwa, Swansea Point, White Lake, Sorrento, Blind Bay, every single one of our fire departments had members represented there. And for the members that couldn't, or in some cases, we couldn't spare them take the time to come out and work on the North Shore. They spent the time back in their home communities making sure those communities were protected and safe and responding to calls for their residents. We have over 60 pieces of apparatus and that's fire trucks, water tenders, engines, command vehicles.



Sure, here's the revised version:

Mini pumpers burst within 30 Protection Units, big trailers with sprinklers, typically protecting about 25 homes. All four were deployed during the fire season, some at the discretion of BC Wildfire Service, and some we were able to deploy. Thanks very much.

12:40

Thanks very much.

12:41

Sean and team.

12:42

And now we are ready for the next part of our inner interaction this evening.

12:55

Great. Okay we're ready to unmute your mic and let you ask your question.

13:07

I just sent a little note to ask to unmute you. You just need to click that and you can get started. Thanks so much. It wasn't really a question as much as just a recommendation we evacuated from Magna Bay the night of the 18th Squilax -Anglemont Road to the West was closed down so we evacuated

13:30

Through Seymour Arm, which is fine. I've been up that way a number of times. But I was in the lead of about 30 vehicles, and I pulled over to the side of the road just to take a break. And so did all the other vehicles. Emergency signage, I realized, things from Crown, we lost our home. One of the questions I have, I'm a realtor as well and so quite familiar is my region entanglement. They are no longer on a private utility for.

14:10

Water, of course, in solicitor, we're still on a private utility. We lost water two days leading up to the wildfire on the 18th because the pump had broken. One of my clients, you know, so we couldn't run the sprinkler. We couldn't do anything. If something extreme like this happens, if he has the capability and capacity to manage it. Two doors down from us is the actual fire hydrant all the fire trucks insulate the fire department filled with, but it's an unregistered fire hydrant that was not allowed to be tapped into and isn't considered on insurance purposes as a registered hydrant. So all of us live with higher premiums because of hydrants on private systems as part of our firefighting response. And we have had those private hydrants certified through the fire underwriter survey so that it can count towards the discounts on your insurance. But they need to be maintained to a certain standard. And I don't know if the operator of that utility has made that application.

The other thing to consider is that the fire department recently ensured that if you're within eight kilometers of the fire hall, only those homes within eight kilometers of the fire hall apply to that STSS accreditation. But if you are, you should be getting as good as hydrogen protected discounts. Awesome. That's great news. I have a final question, if I may. It's relating to the alertable app. Okay. We only have one person behind you. So I'll let you ask your last question. Just because we only have one person behind you. So thanks for being patient. Okay, sorry, Metal Creek Road that was on alert. This is even up until 4:30.

16:22

On the day of the wildfire, we didn't even get an order, we went straight to order, no alert straight to order at 4:30. We had actually thankfully evacuated at that point. So you know, I don't know if someone's looking at that it was way too late. We had a neighbor with a camera on their doorbell with our house on fire by 4:45.

16:42

We would never have had time to evacuate if we had not, just by chance, been in a group chat with friends that were on the fire department. So I'm just wondering why, and also wondering what works for email and for texting as well. So just for the general group knowledge, it's not just an app, although it is the most popular use of the system. We do recognize that there were some issues with Alertable in terms of their mapping and some confusion that was caused with the Alertable system. We worked very closely with Alertable during this event to clear up confusion and to ensure that the mapping shown on the app, and with our system via email or other ways you might receive it, was clearer. The confusion came because we always alert an area that is larger than the actual area of alert or order status, because we want the larger community to be aware that something big is going on. So where the confusion came in is that there became maps of the specific evacuation alert and order areas, but there was also a map of the area that was receiving the alert. And so there was confusion as to whether people were actually part of the alert and order or not. We relied heavily on our emergency mapping dashboard, a service provided through our website, where you can type in your exact address and it will show you immediately whether you are in an alert area or an order area. We also worked with Alertable to modify that so that our mapping was much clearer and became much more prominent in showing the exact areas of the alerting area. So, that's some of the pros and cons, some of the things that happened with our Alertable system. I'll now maybe turn it over to either Derek or John to speak a little bit to the timing of those things.

19:15

Speaker was alluding to in his presentation when he talked about tactical evacuations. That area was tactically evacuated. We weren't expecting the fire to get into there, and we had to evacuate very quickly when the alert actually came out or the tones actually came out over Alertable. It was us cleaning up the orders and making them official. But we were in communication with the fire department, saying that they'd already evacuated the area. And then certainly, the word-of-mouth aspect of that was built into that system. Not ideal, we recognize that. And, you know, hindsight being 2020, we would have hoped that was evacuated a lot sooner. But it wasn't the reality. It was tactical.

So thank you very much for your questions. Thanks. I'll add a little bit to that this fall. Thank you so much. We do want to recognize that part of the review, part of looking at what happened in that area, it happened very, very quickly. We all want to ensure that we give people enough notice so that we don't have people driving out into flames and the smoke, and we recognize that happened to some folks. So we're absolutely committed to looking at our processes and ensuring that we give people enough notice to get out safely.

When we ask them to evacuate, we also recognize full well that there's a balance to be found, and looking at this and the way this fire reacted to those weather conditions, we're going to have to take a hard look at that notice to ensure that people have time to do it safely. I thank you very much for your question, and I too am sorry for the loss that you suffered. Thanks, everyone. I appreciate it. Thank you, speaker.

You're next, and then we have two people after you. I just want to remind us all at 7:25, we're here in this Zoom Room until 7:45. So we'll try and answer as many questions as we can. Thanks. And you're next. On the North Shore, Sorrento, you know, it was quite a lot. A lot of people still have PTSD to do with all of this, including myself.

21:56

You know, it was traumatizing.

21:59

And things have changed. So my question has to do with water and with Sorrento Waterworks. I know, thank God, we had the inside scoop on what was going on and billeted with her and never dropped. I'd be doing that.

22:20

There were many phone calls at six in the morning. So, regarding the waterworks connections, I know this is going to be a lot of everyone trying to adapt and change, and we're making changes as we go. But it is that connection to the Sorrento Waterworks we look after now. Derek, so there was an issue with the pump system at Sorento. It was a perfect storm. Anything that could go wrong, did go wrong. And I think, if I can remember from my notes, but I can't recall if the pumps went down or if we drained the reservoir with the firefighting efforts, and it took because of the auxiliary pumps.

23:20

The auxiliary pumps didn't come back online to refill. Yeah, I mean, certainly this event helped us identify weaknesses in the system, and certainly that's going to be rectified going forward. So we did have lots of supportive tenders, what we call our fire department water trucks, in order to have water to fight the fire, but your drinking water, waters for your toilets, wouldn't have been there for that day. So you're muted still. It's a scary issue when you don't have water, and I can relate in that comment. Being near the lake, it's a big concern for the boat launches as well, if people are having to be evacuated later in the summer or the water is so low right now, I just wonder if anything's being thought about with boat launches. Yeah, especially that time of y right? Like, we start closing boat launches when we're in these kinds of conditions for the water in July, sometimes. We do have contingency plans for those sorts of things.

24:36

We do have some resources available to get those barges with those decks that don't need to launch, that sort of thing, that are already on the water. So we do have those kind of things in our back pocket waiting to go. Good to know. Thanks a lot, you guys. Thank you.

24:59

There are lots of muting and unmuting. You are next in line. Great. Thanks for coming. Yeah, so thanks for having a session here. So my seasonal place there is in solicitor just new to the church and I was talking with other folks at the church on Wednesday, I knew about Scotch Creek. I knew there was going to be very strong winds over the next few days. I knew there's one road out, I heard a possibility of dry lightning and just thought this isn't a safe place. And I'm so glad that I left early Thursday morning, because my neighbors who did not were stuck. And yeah, it was very scary. Even like for me being here back in Vancouver, because I didn't know if people were okay. And so anyway, they went up to the Seymour Arm pub, and we're well cared for, and I'm so grateful for everybody helping out. But you know, my little car a Honda Fit, there's no way I could go up the Seymour Arm Road. I've never done it in two decades, because I couldn't. And we heard Derek mention here today that they're going to be asking for more regular type grading because, you know, it's too late after the fact. It has to be done regularly and maintained so people can use it. And I know the fire moved really fast, I realized all that. I think it was 20k in 12 hours or

12k in 20 hours, whichever of those two scenarios, but it was. And I know this isn't your department, but I want to express more respect and gratitude to the people who stayed to fight the fires because they did so much. And I'm grateful for them. And I'm so sorry for all what has happened there. So thank you for having these information sessions. And we're all hopeful that there's going to be more recognition of the existing competence and ability of the residents in the area because it's a fact and, you know, it doesn't do to argue about it. When help is needed, that is extremely counterproductive in very big terms. So thank you, and I'll just stand there. So no specific question, just saying, you know, more notice would have been good. And keeping that Seymour road option available because I couldn't have done it. I would have been lost for one thing, and I would have been stuck for another thing. Yeah, so that's me. So speaker, I just have a question for you. But first, you're absolutely right. The PTSD term is sometimes used lightly, but it's very real in this case. Tracy alluded to it in her presentation that, you know, we're all forever changed after this event, and I know that I'm forever changed after this event. And I can imagine you are too. So I appreciate the emotional toll that this was, and I hope I never ever. see anything like it again in my career. I guess my question to you is, what sorts of information do

you use for being alerted to emergencies so that we know which ones may have failed in this case? Well she mentioned that the camera of her neighbour showed their home on fire, you know, and it was like the alert had not yet been out, right? And so I live walking distance from a vicious place, right? And Jay Simpson was driving around, and people were asking, 'Is this house still standing? Is this house still standing?'



And so basically, he had said that, you know, if you're east of the school, you're pretty much okay. Sorry, this isn't answering your question.

30:18

I was using word of mouth. I also have smartphones. I'm also in the solicitor group stuff. So when I came back home here, I was just on that Facebook thing constantly. And speaker was so helpful. You know, he was just driving around helping people. And he put his phone number there, and I called him and he didn't answer. So I just hung up. I didn't want to bother. And he actually called me back, which I thought was incredible. And I didn't want to ask him a specific house, you know, but that's when he said, you know, east of the school. And when I went back, there were embers and burnt wood and stuff in my driveway. And so I was so glad. Some years ago, I took out my driveway is over 100 feet long. And there were tall trees, the whole length of it, like, you know, 80-100 feet. And I have a little eking out, and I'm so glad that I did, because that would not have been a good thing. So I'm very fortunate. And yeah, that's what I used was word of mouth, smartphone, and the solicitor group, a lot. Once I got out of the area and back to Vancouver, I was on that constantly. Yep. Thank you, speaker. If I could make a suggestion, if you're on Facebook, speaker, if you just follow us on the Shuswap Emergency Program, then you'll get some more updates from our program throughout the year, but obviously in emergencies too. So if there's more than once a year, so we certainly are committed to the community. And I think that was one of the frustrations that people had in St. Ives, I remember there was a group of us standing on the road saying, 'Well, should we go? Should we stage? Should we stay?.'

32:32

And then we were all going to go, but people were getting turned back because by then it was too late. And the road behind us, the angle mod, it was like a freeway that night. So we ended up trying to leave. We made it to the Seymour community, which was amazing. But then the next road was closed. So we were sitting there, and we actually went back. So we were stuck there during the entire time.

32:53

But it was the lack of communication. Seymour wasn't even mentioned until maybe 10 days, two weeks into what was happening. And we're trying to gather information. We used the Alertable app. I listened to the CSRD updates on a regular basis. But I have to say, word of mouth sometimes gave more accurate information, which I think is kind of scary, actually. I was fortunate enough to be able to volunteer at the Lakeview Community Centre, so there were firefighters there, and we were able to get pretty accurate information. But I think communication was the one area for sure that needs improvement, whether it be the Alertable app that wasn't always working 100%. Because I know I'd get an alert, and the person standing beside me wouldn't get it or they'd get it an hour or two later or never get it. So the app certainly has some room for improvement. But I do think it's a good place to start because that's one of the places we were relying on for information, for sure. So one of my questions, and it may be because I'm involved in our FireSmart Committee in St. lves, and we're just wrapped up since the fire

of the smart community. So, is there going to be an increase in the grant? Because I know in the Okanagan area, it's been up to \$1,000, I think, per property, whereas we're still at \$500. And I think more people will be interested after the events of last summer. And I'm just wondering if there could be more encouragement to give people more funds to do some of the work on their properties to make it more FireSmart? That's my primary question, I guess. Thanks, Colleen. And I know that question is probably for the other room, and they can expand upon it. But the FireSmart program falls under my department, and we owe them more money to fewer people. So that was the conversation that we had. And that's why we made that decision. But I still feel like, you know, we can give a person enough to buy a chainsaw. And, you know, that's sometimes enough for people to get rolling. I know it's not a ton of money.

35:09

But it's what we can offer, so well. And I certainly don't want to say the \$500 isn't helpful because I know we were able to get the grant, and it certainly helped cover some of our costs of the work that we did do. And that was much appreciated. I just wish more people would get involved in getting their property FireSmart. Unfortunately, it may not work in all cases, but I think it will help make our communities much safer for sure. So I don't want to steal speaker thunder from the other room. So I'll let you maybe ask her about it because we do have exciting news coming in for FireSmart and funding there. So okay, great. Thanks. You're welcome.

35:53

Hi team, we have three minutes left, and then we're going to be unceremoniously booted into another room. So I just want to prepare you for that. Also, just a brief reminder, if you get bounced back into this room, it was likely due to people not setting up the app correctly on their phone, especially with their locations.

36:19

So I just wanted to offer the tip for everybody to just maybe take a few minutes and give your alertable app some TLC, make sure you check your settings. And I would personally recommend

36:33

So I just wanted to offer the tip for everybody to just maybe take a few minutes and give your Alertable app some TLC. Make sure you check your settings. And I would personally recommend using your location to a broader area than just your specific address. So the wider area that you are allowing the system to alert to, the more likely you are to get those alerts when you need them.

36:53

We might have room for one more question. Let's see if we can make it happen. It could happen, all right. Sweet. Again, certainly not in Seymour Arm unless you're sitting at the marina, which are a lot, but it becomes a challenge for communicating or even knowing what the heck's going on back home when something like this happens. So, excuse me, I'm wondering if there's a plan to extend broadband that way, which I know is a bigger discussion with TELUS and such, but yeah, I have a house in Seymour Arm, so I would absolutely love it if they expanded the cell service out there. Like John says, it's not in our bailiwick, but we do support it when those service providers want to expand.



It does require a commitment from the big service providers like TELUS or Rogers to put those antennas out there. There are federal grants available to them, but they still have to invest a lot of their own money. And what we find is that places like Seymour Arm are not big enough to sustain the investment, and the power challenges and CRM because off the grid are limiting the ability of those big providers to provide service. I think if you were to see power coming to Seymour Arm, you would see more expansion for infrastructure like that. Thank you. Great, okay. Now, all we can do is wait, and most of us haven't had that problem before that talked about not communicating to the CSRD. What happened at the Fed and as I like to know it, the ball, you guys are the next one on the line that you've got to catch it. That's one guestion is how to deal with that. The other thing is that communication is being able to differentiate between essential and non essential people within the fire area.

39:16

I'm running from one area to another area, and it was good to have the permits. There was a delay of two or three days before we could actually move freely from one area to another, in order to get our generators running or to make sure the pumps are going, getting food in each of these places. That's one of the things. The other thing is for the CSRD, is there anything in their arsenal if they expand their abilities to increase their fire ability to handle fires beyond the structural fires? We as a district should have something. One thing we didn't see on the communication part was an easy way to have wildfire. To pick up that list, so you know what, you're right. This needs improvement. And it was poorly handled. No matter how anybody wants to say it, it was poorly handled. And I don't really have anything more to say about it because I put my head down, because what I say is not going to make any difference. That's how I feel about it. So I feel that you guys can sit there if you want to. And I'd say and feel that you did everything you could at the time. But the people that were on the ground here, they were doing everything they could at the time. And a lot of roadblocks were put in place and those kinds of things. And they left for this amount of days. And they were not allowed to do this. And we can't be more than 90 feet. People just weren't helping each other.

41:00

And I think that's where it needs to start. Thank you, speaker. First of all, I really appreciate you being here, participating, and your time is valued, and so is the time of all the people who have, for over 400 people, filled out the survey. As I mentioned in all of our in-person sessions, we had over 200 people participate. The CSRD is not undertaking this superficially. It is a human engagement where the feedback, suggestions, and questions from the community are going to be incorporated into recommendations for the CSRD.

41:57

So you can trust that your information will be captured. Please, I know everyone has been through so much, and as Tracy said at the beginning, trust really does get challenged in these situations. But know that this is not a superficial exercise. John, I don't know if you wanted to jump in or say anything?



Not at this time. I just see there's a hand up. Yeah. Great. Well, thanks. Speaker, I see your hand. I'm going to unmute you. Great. Perfect. Thank you for joining us. Okay, so my question is then, what's the number one learning from this event that can be applied to future events? What's the major thing that we would do differently as a community because we are a community in the shoe shop and thanks to speaker comments, there were some things that were not handled well, in my opinion. And I have some management experience and yeah, it's fun. And there were some great things too, but things that were not good to flush out kind of all of the information we've had over 400 surveys returned, people want to tell us their story and let us know where improvements can be made. Certainly, Premier Eby, to his credit, started that provincial task force right away. And I think getting on the same page with all of the responding agencies is fundamental to managing these emergencies effectively. And certainly, there were times when we felt disconnected from BC Wildfire, there were times when we felt disconnected from the RCMP. And I think those times were the ones when the community felt let down. So for me, getting on the same page and having good communication channels between all those agencies that we need to be communicating with is fundamental. As for the single biggest learning, we're going to have to wait until the end of this process. We're also undertaking an after-action review. So this community engagement portion is going to dovetail with the after-action review. And we're hoping to get a really comprehensive list of the things that need to be changed. We're hoping to grab onto those things that are like low-hanging fruit that we can change immediately for the upcoming season, and then put an implementation plan in for other things that take time. So

it's a complex question, and I hope I've provided a decent answer.

02:04

Thanks, Derek. Speaker, that is a tough question. And I don't think we have the number one thing right now. I can vouch for Derek and say there's been a number of fantastic suggestions and areas of feedback from the community so far. Did you have a follow-up question before we move on to Jay and then Terry?

02:32

No, that's fine. I guess my question wasn't framed as well as it could have been. But it's more about, you know, I learned a whole bunch of things from it. And there's definitely some things that I have taken from that going forward in my life in general. But as a community member, and so I was hoping to hear a little bit more about that. But it's a super complex question. It's also a very complex problem. But, you know, we're learning from it, and we're willing to share those learnings and move forward in a positive way. Then we're going to get somewhere. If we're going to clam up and pretend everything was fine, then we're going to have this problem all over again. Thanks, speaker. Thanks for doing this process. It's good.

03:18

Thanks. I'm honored to be part of it. So speaker, you are next in the queue.

03:30

Thanks. One of my biggest challenges through this was communication. The communication between

BC Wildfires and the CSRD, communication between the CSRD and myself, communication between the CSRD and the people both in the war zone and outside of the war zone. And I think that, I guess my impression is that Derek, speaker, and Tracy had talking points that they were, I'm not sure whether they were given or wrote out or whatever. But certainly, through the event, the thing that really stuck out was that people were very happy to get the truth on the ground. Find out what is happening, the good and the bad, and the ugly, all of it. And through most of the communication coming out of these wildfires, and the CSRD really wasn't talking about those things. And maybe you were trying to not paint the picture as bad as it was. But the truth is really what people want. That's how people feel comfortable if they feel that they're being given honest adult answers to the questions that they have. And I think that is really something that we have to take out of this and work significantly better to make it different next time. That's what makes people safe, makes people feel better, feel safer about what's going on. So, you know, I don't have a question there specifically. But that is the comment that I would. That's one of the big things that I'm taking out of this for sure.

05:28

Great. Thanks, speaker. Um, would anyone on their team like to respond? No, not at this time. Okay. Sounds good. Okay, speaker, you are next. And then I see Tracy. Sorry, speaker, you're good to go.

05:53

The question is, were the emergency responses great from outside the fire area? The question is, will emergency services change much by increasing assistance within the fire area? There were people in the area who weren't getting groceries, they were getting food. They weren't receiving vouchers or gas or anything else to sustain themselves. Will there be any changes to provide emergencies within the affected area? The hall, for example, could have been a major place where people could gather for food and necessities, but it was never utilized. I sort of wonder why there was no place in Scottsdale that didn't get burnt up. And there was no Plan B for an emergency shelter for people to come for basic needs. The person who was trying to set it up basically got shut down. Is there anything in the arsenal that they're going to change this or not? Thank you.

07:06

Thanks, speaker. That sounds like an emergency support services question and also involves utilizing community resources. Is there anyone in the room on the team that can answer that one? Yeah.

07:22

The question is nuanced. Are you referring to people who were evacuated and needed resources, or are you talking about the people who stayed behind to fight the fire and also needed resources?

07:36

The ones that stayed behind?

07:38

Right. So, it's difficult, because legislation is clear that once an evacuation order is in place, everybody needs to leave. It's a very black and white piece of legislation, we recognize the fact that the circumstances aren't black and white.



So the message that the RCMP have put out is that if you stay on your own property, and you're well resourced, and you want to stay in defense, they're not going to bother with you, knowing full well that things like basic policing, road networks, health care are all may be unavailable. If you're a grown adult capable of acting on a fire situation, they essentially say more power to you. They have to be selfsufficient, and that's the key. What we're finding in the conversation with BC Wildfire is that more and more people want to be part of the solution. BC Wildfire is instituting a program to train resident fire brigades to work alongside them. We saw some of that during the fire event, very reactionary. Now, there's a less reactionary process in place to get people trained to work with BC Wildfire. The type of work those people are doing will be type three hard physical labor, digging guard, and such. But they'll be given a mechanism to be part of the solution and work within the safety systems of BC Wildfire. If they're working within the BC Wildfire system, they'll be provided for; if they're working outside of it, they're expected to be self-sufficient.

10:13

But maybe they might be going on humanitarian situations, or sort of a war.

10:25

Thank you.

10:25 That's good. Thanks, sir.

10:27

Thanks speaker and Derek. Tracy, you are next in the queue. I see or hear from the kicker, I'm going to invite you to start your video if you'd like. Totally up to you.

10:48

Understood. You won't start your video, and you're in a situation where your background isn't very good. That's okay, others can see your face.

10:55

I appreciate these conversations, and I might sound like a broken record to some other people, but just to tag off of what speaker said about the supplies coming in, many of us were self-sufficient. That wasn't the issue for many of us. We were just trying to share what we wanted with our neighbors, and we were stopped. Another thing I'd really ask, maybe this question is for John McClane and some of the other people in CSRD, is one of the issues with a lot of the people in the area, and we've talked about it before, is trust. A lot of trust has been lost by the people in the area, especially the ones that stayed behind. Many people in their positions were doing the best they could with the tools and authority they had to perform their jobs. But if we could just get some kind of acknowledgement, some sort of praise, some sort of thank you...

The people that stayed behind spent thousands and thousands of dollars out of their own pockets buying equipment to save structures, buildings, businesses – not just homes, but businesses like Shuswap Lake Provincial Campground, which could have been a total loss had people not stayed behind. They didn't just protect



their own properties or their neighbours, but provincial properties, parks, and animals. Thousands, if not hundreds of thousands or millions of dollars were saved in insurance coverages because those structures were saved. Yet, it doesn't seem like the people who stayed to help have been recognized. I can't say the same for some of the firefighters. Often, the firefighters were told how much they were appreciated, and in many situations, even fed by people in the area. But it doesn't seem like the CSRD board members will even offer a speck or whisper of acknowledgement or thank you to the people who put their lives on hold, spent all that money to do all the work for our community, and that is a big issue. Trust has been misplaced here.

14:14

Thank you, Tracy.

14:23

I understand what you're saying. Tracy, I understand. The concern that you're raising? I don't know how to answer that question. I don't know how to address the same.

14:45

It's not my place, I understand the concern, but it's not the people on this call's place to say that. As we move forward and changes happen in the system of emergency management, as communities come together and regularize and do the work that everybody wants to do, we'll be in a better position. I hear the concern, Alyson, the rest of the team hear what you're saying, Tracy? And we will, and our elected officials will consider. I know that Director Simpson has been fairly supportive. He's been an advocate on behalf of the North Shore throughout this event, and I know he is absolutely supportive of the efforts. So, not my place, but I hear what you're saying, and I am not going to disparage the good works and efforts in the best interests of the community to happen. And I think there needs to be a better way of utilizing those resources in the future.

Wednesday, March 13 | Room 2

00:00

Why were they allowed to be treated in such an inhumane fashion, in their homes and their neighbors' homes? Why didn't the CSRD stand up for them? Why didn't the CSRD praise them?

00:16

Okay, thanks, Tracy. A whole bundle of questions there. I'm gonna ask Sean to speak to that first component, and then we'll work through it.

00:28

Thanks for your question, Tracy.

00:30

So the people who were there helping fight the wildfires. 00:37

There were a number of amazing people that were part of that group. We saw that we did what we could from the fire services, the people on the ground. We did what we could to support them, both at the solicited fire hall, if they showed up at the Scotch Creek Fire Hall or the professor at the mobile command post that we had set up. We certainly wanted to do what we could to help. The CSRD has a responsibility when we put an evacuation order out to provide security for those people who have left their homes. Through legislation, the way that we provide that security is through the RCMP. We ask the RCMP to come out and basically do their job, which is to protect the community, to ensure that people in the evacuation order area are not stealing, and that there aren't other negative things going on. And I've shared this story a few times, or a number of stories a few times about my experience on the North Shore. I spent two weeks out there.

01:41

Right after the wildfire, and like I said, I worked with some amazing people. I can also say that I was personally attacked. I had somebody telling me they were going to shoot me. I had somebody tell me that, or that I had people come right up into our face. We had a lot of negative comments coming towards us and our firefighters. We had equipment that was being either stolen or, and in a lot of cases, just moved somewhere else where some residents thought that it was needed.

02:08

The number one thing in any emergency is always life safety, of my first responders, my firefighters who are out there, and the residents who chose to stay back. The CSRD did work to try and get the supplies to them. We implemented a permitting process to try and get things through, but we had no say over the RCMP. In certain cases, they weren't listening to our permits. We eventually got the barge in to try to bring over food supplies or whatever was needed. We were running medicine, doing what we could from an emergency management point of view. For a safe response, we need to control the environment. I think we can all say that environment was never under control. There were dangers, nobody lost their lives, and I'm very grateful for that. But that's not saying that it couldn't have happened. I feel that a lot came into play. People choose to stay back to protect their homes. I think it's important for us to understand that we may not be able to get in there to help the people who stay back, but we will help those who leave right away. That's what Cathy does. She does an amazing job of it. Her and her team will put you up, give you food, give you clothing, should you choose to stay back.

03:36

We'd be prepared to be without assistance for 72 hours, in some cases longer, because again, knowing who stayed back, getting to them, figuring out what's what. And in our case, just you know, we had a fire to deal with as well. We did the best we could, and that I can tell you. If people felt like it, I'm sure that with the number of people that stayed behind, there are definitely going to be individuals who felt like they were left behind or weren't thought of. All I can tell you is that wasn't the case. Our number one thing was to protect the residents and do what we could to get them what they needed.

04:12

In some cases, we may have fallen short, but it sure wasn't for lack of trying.

04:17

Am I still on? Can you still hear me? We can. Okay, sorry. I just want to say, Sean, I appreciate all the efforts, and many people that I've spoken to here do appreciate the efforts that the firefighters and all the CSRD firefighters



did for us. I don't think that is the issue that people were concerned about. That issue, we are grateful for. We worked as a team, and we've heard from many of the people that were on the ground, the appreciation towards each other, and the camaraderie, and the love, and the protection that we showed to each other. But that wasn't the issue.

05:00

The issue was the people that stayed here. All the services that came on the barge Anglemont did not get to the people in Scotch Creek unless they were smuggled. All the medication, food, and guests that got brought to Anglemont didn't get to the people in Scotch Creek unless they were smuggled. And the people that were here didn't need the help that you, not you personally, but we were helping each other. We were being stopped from helping each other.

05:29

We were being stopped from sharing gas and supplies. We didn't need the help from the CSRD. We figured it out on our own. But we were being hindered from helping each other, and that is a huge point of dissension for people here. It's huge that we were there for each other. And it felt like the people were being torn apart and pushed away from just trying to support. You were saying about saving properties and supporting and being there for people to help them. But we didn't need that at that time. After the fire, we were helping each other. We were sharing supplies, transporting gas back and forth to each other. We were gathering food from our gardens and passing it to each other. We found ways to get supplies. We didn't need the help. The problem was we were being stopped from getting the help. The enforcement was just over the top despite the belts and all that, and I know that you said that you didn't have control over the way that police handled it.

06:39

But I feel like in general, the CSRD could have supported the citizens a little bit better in that manner, as well as asked the police to back off a bit or allow some of the supplies to come in or that kind of thing. And I am speaking, I know, on behalf of many people who have asked me to speak out on their behalf about this. Okay, thank you, Tracy.

07:04

And I think a follow-up with that, if that's okay. Sure. And then we'll move on. Speaker, we've got another question. Thank you, Tracy.

07:15

Like the lady mentioned, we don't tell the RCMP how to do their job. But I can tell you we were talking with the RCMP, and we were trying, you know, we didn't, there was never a time when we asked them to come down hard on people. In fact, guite the opposite. You know, it's, we understand that the RCMP is a hammer and every problem is a nail. However, it's an imperfect system, it's the best that we had. And just again to keep in mind, the fire services are CSRD. That is part of our response, what the fire departments were out there and did and to help the residents, anyone showing up and asking for assistance. We did what we could. And again, I was only in Scotch Creek and Celista. So I'm not speaking about Anglemont here. I personally drove parks around, pumps around, things like that for local residents. And I know firefighters did it too. Did we do enough? Again, we'll leave it to you to decide. But I can tell you we did



what we could and certainly know that there was room for improvement. So thanks, Tracy.

08:16

Thank you, Sean, for that very honest and candid response. Terry, over to you.

08:26

Can you unmute yourself speaker?

08:33 There you go. Thank you so much.

08:38 Can you hear me? Yes.

08:41

Okay, thank you. My name is speaker, and I look after three of the largest private water systems out this neck of the woods. And once the fire hit, it was the quickest maneuver of trying to get generators and power back to get the water systems going again.

09:06

Moving from one water system to another system.

09:10

We ended up hitting roadblocks on Sunday because we didn't have permits.

09:18

But then I'd like to thank the CSRD for getting those temporary permits on Monday, I believe. Thanks to Ken for

weighing in and Sean for helping us out there. And we were able to eventually get ourselves moving fuel from one roadblock to another roadblock, getting the pumps back in operation because most of these, you know, like Sean and all the fire departments, they need water. So we were able to get that going as best we could.

09:59

And again, I'd like to thank speaker and Sean for helping get those permits out there and getting it done. It was a big job.

10:09

The question is, moving forward, with all the problems we've encountered, especially regarding first responders for medical emergencies.

10:24

Now, come on, we cannot start getting first responders for firefighting. You know, we have enough. This is the first indication that we've actually seen where there's people within our area willing to fight the fire, because there's a war.

10:42

And we've come to a crossroads. It's not just our area, but other municipalities as well, to be able to get the courses that you had at the later end, to become more first responders in firefighting, to be able to get out there and be classified as essential service and be able to stay and help out our neighbors.

11:07

Because our firefighters are limited in what they can fight fire with. In terms of what I gathered, you can

only go 100 - 300 feet from your truck to fight a fire. And you can't go beyond that area, even to help out to get the fire out.

11:31

That's one thing. I think it's fixable. And the other thing is the communication problem. To me, from outside the box, it's the first time that we've had a communication drop by the provincial government, which is our forest fire.

11:50

Yesterday was one it's gotten was in speaker where they got caught.

11:56

Nobody told us that they were leaving. And so everything landed on Sean's lap.

12:04

And I'm sorry to see, you know, he got he was in the limelight.

12:09

And that's the other thing, part of the communication problem is that we need to improve on the communication part, not outside, but within the area. And what happens when that does happen again, I mean, this is not the first time that has happened, but it may not be the last time and I could see that. If it happens again, with the amount of fires happening, BC Wildfire or the firefighters are going to be strained again.

12:42

And it's gonna be up to the municipalities to pick up. We've got the people. It seems like if BC Wildfire has to bring in

people from Mexico or anywhere else to fight for their labor shortage, we have it. We just got to get paper and people some training. And we're good to go. Okay, and thanks very much.

13:11

Yeah, I'm gonna get Sean to speak to the fire training piece, and he might have some comments there too. And just on the communications piece, that's definitely something that the CSRD is aware of, and that you could also flag when you get shifted into the group that includes Tracy and Derek, and John, and then in your second move. Yeah, Derek, thanks again for your question. And then, you know, again, like Jenny was saying, you know, I appreciate what you're saying, you know, speaker, I did kind of jump into that communications role a little bit in some way. It was a necessary evil. It's certainly not my favorite thing to talk to media, read stuff, or respond to emails. But certainly, you know, Tracy is definitely a good one to answer your communications question. But specifically about the local firefighters and the locals that, you know, and the idea of having a local first responder group, my understanding is BC Wildfire is looking at whether they're providing this 100 training. I'm not entirely sure of the logistics of this program. What I can say as far as the Regional District is concerned is that capacity-wise, it would be very difficult, if not, at this point in time, impossible for us to manage that kind of system.

14:27

As I mentioned, I'm overseeing 13 fire halls and 320 firefighters. When you think about the fire department the size of Calgary, how many full-timers do they have for how many firefighters they have, you know, like so just



to put in a little context of what we do here, regional fire in my regional training calendar this summer, I have from the beginning end of February to the middle of June, every single weekend, and we can have training. And I have a waiting list for my live fire courses. I have 49 asking for 16 spots. So that's just to give you an idea of capacity. We do very well on the structure.

15:00

On the firefighting side of it, I do not have the capacity to bring in a system of management of local resources like that. We will work with the province should they put a system like this together. We'd be very happy to do our part, whatever that part is, whether it's identifying instructors or anything. I could provide instructors from within if they went in and got their training the trainer courses and things like that. And we're certainly interested in supporting how we can, given our current capacity and our mandate is structure fires. We are going to make sure we do that mandate well, but where we can help with well.

15:40

Thanks. Yeah, go back into your question, speajer. Yeah. And thank you, Terry, for the gracious compliments of Sean and the team. It sounds like you played a very important role as well in the water piece. So thank you for that as well. Over to you, speaker would you like to speak up for There you go?

16:04

Hello.

16:07

I can turn my camera on, I think? Sure. Either, or is fine.

16:14

So I just wanted to start by acknowledging that the event was fairly challenging, to put it lightly, for anybody to manage, including all the way to the BC Wildfire Service and all the agencies that were challenged with trying to manage that. And it became very apparent to me quite early on that it wasn't going to go well; the capacity just wasn't there. And there's no blame there. For me, it's just a function of the size and scope of what was going on on freaky Friday, and then the speed and ferocity of that fire, which is, you know, something I've seen lots of fires, and then nothing like that, by far. So I think, you know, that's the context from which I come from. I have a fair amount of experience with land management while firefighting. I was also a CSDR for a while. 17:07

I get that it's challenging, but I wouldn't say it was, you know, super well run after the fact. Terry brought up a lot of components around communication.

17:21

You know, the trust issues and the divisiveness that came with some of the commentary from management folks, I would call those management failures: a failure to appreciate what was really going on on the ground, and a failure to appreciate the feelings and situations that people were in and the stress that they were under. And the language that was used was problematic. And that probably sounds a bit fluffy, but it's real. And it does impact how people behave afterward when they start to hear things like that. And I think we all need to learn from that. And we need to be focused on bringing people together and looking for solutions that people can wrap their head around. And actions



that people can take collectively. And I know that all of those things are really difficult.

18:11

And there's not a lot of simple answers there. But we live in an extremely high hazard zone, like that's all there is to it. Our growth rates for forest productivity are quite high. And yet we also live in that zone where drought conditions can persist and become very extreme.

18:28

On occasion, the modeling really supports that the provincial modeling supports high moisture deficit periods, as well as increased rainfall and other times of the year. So high growth, followed by high moisture deficit on an increasing frequency going forward into 2015 and beyond. So I would suspect that we're going to encounter this scenario again, and in some first time, the province obviously, but we are in a particularly vulnerable zone from my perspective as a forester.

18:56

So enough of that sort of background for me, but a couple of questions. One has been more simple.

19:05

As a forester, it's a recommendation for me that we should really be looking at our evacuation routes and cleaning those up. And I'm not saying we need to clear-cut around, and I absolutely do not advocate for that. But, you know, the view should be very, very fire-smart around all of the emergency evacuation routes because those videos of people driving through fire just scare the heck out of me. You're better off going to the beach; like, you're one flat tire away from dying. I hate those videos. I've seen them once in California, California and BC, and it's just a really scary thing. And that can be mitigated quite easily by some very serious fire-smarting around those routes. So I wonder if there's some fodder around that. And I know that there are some jurisdictional issues with that, but I would hate to see jurisdictional issues get in the way of good actions.

My second one is around task management for SP in fire departments. There were a lot of great things I saw happen, and there were some things that really made me question what was going on in terms of people fighting fires, you know, 50-60 feet away from houses and local fire departments saying, "Well, we can't go that far out into the bush." So, you know, it's like you're going to wait until it gets to the house in four hours. Like, that's crazy. And so the locals are there, pushing it back and putting out the fire and doing what needs to be done. But, and then, you know, you drive out, and there's some local fire departments or others eating pizza in the truck. So it was a particularly painful one because no one had had a pizza here for quite a while.

20:45

But, you know, it was quite frustrating that they have all the equipment, all the trucks, all the proper stuff, all this awesome stuff. And the locals are out there with leaking hoses and shady pumps trying to fight a fire. The fire is not that far away from the house. So I just like to know if there's any thoughts around those two pieces. And the second one, I guess I could simplify that by saying, is there some consideration for updating the task management for local fire departments and SPUI teams? Thanks.



Thanks, Jay and Sophie. I don't know if you want to quickly speak to that. I know this is not the first time, Jay, that we've heard about the evacuation routes. And I think that is something that CSRD has certainly taken on board. Tom or Sofia, I don't know if you have any comments on that.

21:35

Or just acknowledging that. That is something that has come up, noting we also have four minutes, and we've got speaker with a question. So Sean, do you want me to give a quick response? And then hopefully, we can let speaker have his moment? Quickly, I'll speak on the evacuation routes too. And we're looking at where we know that they're an issue. We're looking at them, we're going to do what we can. There might be some jurisdictional issues, but signage is another thing we've been looking at. So that is something that we are cognizant of, as far as the task management.

22:05

Lucky man, you know, I certainly understand what you're talking about regarding the 50-60 feet away from home. So, 30 meters around the house is certainly where we focus our energy. We are structured firefighters; we are not wildland firefighters. We don't tend to go into the wildland. We have training to deal with wildland-urban interface fires. We do fuel remediations. And we were having to figure it out on the fly. At the very beginning, I came down, and we had members that were going right into about 50 feet into the black, where there was a little smoke, and that's a dangerous situation. So, when you're dealing with the number of firefighters that we had, and trying to give order to this, we are focusing on the houses. We're going to go house by house, and anything in those zones, we're going to aggressively hit. We were in communication with BC wildfire and their task forces, which are made up of structured firefighters. They have the exact same mandate because we're structured firefighters. It's BC wildfire personnel with the wildland gear that go out into the bush. And when you ask about whether we're looking at changing that, no, we're not looking at going into wildland firefighting with our structured firefighters. We certainly want them to be trained in urban interface firefighting and escape, hazard avoidance escape. But our work is in that zone around the house, in the wildland-urban interface. And we're going to continue to do that. We're going to keep training on it, and we're going to try again, and this year, I brought in as many courses as I could for our regional training, and we'll continue to do that.

23:38

So, fair enough, but the areas that we were going to talk about are clearly the wildland-urban interface, as far as I'm concerned. They're on private property, and 50 feet from my house, it's not that far. And they might have been dealing with 150 firefighters; sometimes there can be communication breakdowns, and that did happen. I did experience that. So yeah, it may have been a misunderstanding, but if it is in that zone, we are good to attack it.

24:12

Okay, thanks very much for the answer. As long as I understand, like, that was one of the issues that created a lot of trust issues, was, you know, seeing that stuff not in action when the locals are kind of forced to do it themselves. Thanks, speaker. We're gonna, Tom, if you want to speak to that, or should we let Jason? I'll make it really quick. What he's talking about is preparedness. And remember, emergency management and response is all a society approach. So the time to do this stuff isn't when the heat of the moment is. People should be working on this way in advance. But I like your comments. I totally take those. Anything you do to improve evacuation routes but also personal responsibility to reduce wildfire risk to their home and property long before a fire ever gets near. That's the key.

24:54

Thanks and speaker, quick last word if we can hear from you. 25:00

The situation we were in was incredibly stressful, really new to the majority of the people that had to respond to it. I do thank the firefighters and the North Shore squad. Sean and your team did an incredible job, Kathy and your team did an incredible job. She put thousands of people through the ESS and managed to get everybody fed and housed in challenging circumstances. I was in the ESS office and just saw the people working hard. So, you know, we just have to move forward from this, learn the lessons that this has taught us. Unfortunately, there aren't very many of them.

25:43

Your comments, speaker, are greatly appreciated. I'm sure Sean will take them back and reflect on them. All the comments that have come out over the last week at these meetings will be valuable for the CSRD to reflect on and make positive changes in the future.

26:06

Thank you all so much for your questions and participation. If there are any follow-ups we didn't address, please email Tracy Hughes, and we'll attend to those. Let's work together to make things better. Here we go, moving forward.

26:50

No, that's nice to see you and I and these are all new names. So everything else has gone really well. Okay, have fun. Thank you.

27:00

Hi everyone, I'm speaker. Thank you for joining us tonight. We appreciate you taking the time out of your Wednesday evening. Let's kick things off by having our panelists introduce themselves and provide a brief overview of their roles. We'll start with Tom.

27:28

Hi, everyone. I'm speaker. Thank you all for joining us tonight. I oversee the emergency program coordination efforts, focusing on education and promotion of emergency preparedness. Training our staff and volunteers is a key aspect of my role, along with managing grant applications for various programs. During emergencies, I provide support to the Emergency Operations Centre, assisting with coordination and oversight. It's important to note that in most cases, first responders handle events without our support, but we step in when situations become larger or more complex. Now, I'll leave more time for questions.

28:25

Thank you, Tom, and Sophie.



Hello, everyone. I'm speaker. As a wildfire mitigation specialist with the CSRD, I collaborate with the FireSmart BC team and approximately 20 local fire departments across our region. Our primary focus is on providing individual home assessments to identify wildfire hazards around properties. We offer onsite visits and detailed reports as part of this service. Additionally, we work closely with neighborhoods, and I'm pleased to see some familiar names among our community champions.

29:02

Glad to be here tonight. Our role involves assisting communities in mitigating hazards not only on individual properties but also within the broader community.

29:15

Yes, we have a community chipper program that helps with communities organizing firesmart cleanup weekends. We bring in bins and chippers to assist with vegetation removal. Additionally, we have a program tied to the provincial Minister of Agriculture program supporting farmers and ranchers in similar work, focusing on their perspective and infrastructure. That's mainly the first month.

29:48

Thank you, Sophie and Sean.

29:54

Hi everyone, I'm John Cooper. I oversee 13 fire departments with over 320 firefighters, responsible for structure protection. We operate under one set of standard operating guidelines, training programs, and policies. This uniformity ensures a better unified response when our teams come together on the North Shore. During the fire, we implemented area commands, and I spent time coordinating and commanding operations. We had over 150 firefighters out there, all doing an amazing job. If you have any questions about structured firefighting or the differences between BC wildfire and unstructured firefighting, I'm here to help. With 17 years of experience in structured firefighting, I've never encountered anything like what we saw on the 18th, and I hope I never do again. But I know the reality is different. So feel free to ask any questions.

30:58

Thanks, Sean. And over to Kathy.

31:03

Thank you, Jenny. And I apologize for calling you Alyson less okay.

31:09

They got it wrong, but anyway, I'm Cathy Semchuk, one of the EPCs. As Tom mentioned, we have two emergency program coordinators. Part of my role involves overseeing the Emergency Support Services volunteers, totaling over 70 community members. They undergo continuous year-round training to ensure readiness for any reception center activation. When needed, they prepare everything, liaise with suppliers, and handle various tasks in anticipation of evacuations. Last year, we opened a reception center in August, operational until October, with volunteers contributing over 3400 hours. Their dedication is remarkable; many sacrificed their entire summer for their communities. They provide essential services to evacuees and



are always there when needed, offering plenty of hugs. I'm delighted to be here today to answer questions about emergency support services. If you've visited us at a seminar or our host communities in Vernon or Kamloops, feel free to ask. Thank you, Kathy. Now, please feel free to raise your hand or ask a question in the chat. We already have one question for Kathy in the chat: "How do I find out about the reception centres and where were they during the summer?"

33:41

So the reception centre opened early when Adams Lake was evacuated. So we had residents in Dorian Bay and Woolford estates that were evacuated prior to August 18 to the fire getting larger and affecting than our shoe shops. So we had a reception centre that was opened at the Quaaout Lodge as the fire you know started to diminish. Adams Lake was put back on alert people went back we even set up a reception centre in Salmon Arm because you know throughout this summer we opened five different locations five different reception centres. We started at Quaaout Lodge, then returned to Salmon Arm when the situation intensified, evacuating Adams Lake once more. Later, we traveled back to Quaaout Lodge to reopen there. Unfortunately, we had to return to Salmon Arm to open up again. We remained open in Salmon Arm until the end of September, then relocated to the Fairfield location at the beginning of September.

35:00

To find out where to go during an evacuation, Tracy Hughes has been communicating through various platforms provided by the CSRD. Information was disseminated on the website as well. Typically, evacuation orders detail the designated reception center locations. Search and rescue teams also provide information when delivering evacuation notices doorto-door. On August 18, due to the situation in Salmon Arm, Roots and Blues had occupied all hotels, we advised people needing accommodation to head to Kamloops, which had more available rooms, while those staying with family and friends could come to Semlin. I hope that covers everything. Feel free to message me if you have further questions.

36:20

If there's no one with their hand raised, I'll address the question in the chat. It seems there's one there for Sophie.

36:32

Do you do the fire smarter? Does the person have to do the work themselves? And how does that work with the rebate?

36:42

So the idea is that we are here as educators we support people give them direction and priorities are work to be done. We do not currently have a team to come and do the work. But we encourage people to work together with neighbors to the best they can.

37:00

That's the main idea is that we support people to do the work on their own property. We do have, as I say programs where we can help and assist in the removal of vegetation. That's definitely one of the aspects that we can be of help. Okay, that's great. And we have a whole lineup of hands. So we'll start with you, speaker. Feel free to unmute or turn on your camera or stay off or you can send me or question by chat.



Again.

37:30

I'll take my video off because it really buggers up the internet.

37:35

My questions are on the ESS. So we when we were evacuated, we went immediately to Salmon Arm. As you mentioned, the hotels were full, and we had two dogs. Finding accommodation with two large dogs was incredibly challenging, especially with our son and our plans for the blues festival.

37:53

We had pre-registered for ESS services at least a week in advance, but upon arrival, it felt like we hadn't done anything. We were distraught, unable to articulate properly as we had lost our home and were overcome with emotion. Despite our preregistration, it seemed like we had to start the process from scratch. With everything full, we had to head to Kamloops. After checking in there, we were told no funds were available and advised to register in Kamloops. So, we packed up our entire family once again and made our way there, only to be told we should have gone to Semlin. We explained we had just come from there, as directed, but the frustration and emotions were building. It was a challenging situation, to say the least.

38:55

We checked into a hotel, bearing all the expenses ourselves. It was a challenging time, especially as it was my son's birthday that day, adding to our distress. With evacuations still ongoing and uncertainty about the fire's direction, we felt anxious. Eventually, we decided to return to the Lower Mainland, where our family roots lay, though we're full-time residents in the area affected by the fire. However, when we reached out to ESS for financial support, we were told we had to be physically present to receive it, which only added to our frustration. In future evacuation scenarios, I hope there's consideration for setting up e-transfers during pre-registration, as waiting for funds during such a difficult time was incredibly stressful. It took seven days after losing our home before we received any financial assistance, and insurance doesn't provide immediate relief either, adding to the nightmare we were already facing.

40:01

Thank you for sharing your perspective. It's indeed valuable, and I completely understand the need for immediate support during such challenging times. Having e-transfers set up for immediate assistance during pre-registration could be incredibly helpful, considering the diverse situations people find themselves in during evacuations.

40:14

Thank you, speaker, for sharing your experience. I'll pass it over to Kathy for a response. And speaker, I'm truly sorry to hear about your difficult experience, especially during such a challenging time. It's unfortunate that some situations didn't work out as they should have. That night, we were dealing with Roots and Blues, and unfortunately, we didn't have any hotel rooms available. We were struggling to find accommodations for people because of the lack of availability. You're absolutely right.



It was a very difficult night for for evacuees. And it was very difficult for volunteers as well, because they wanted to help. But they just didn't have the means or the suppliers to be able to do it. So I want to guarantee to you that you're not going on herd, we have taken that forward, the self registration point has been made by a number of different people. And I agree with you, So if you see that you selfregister, you think you're registered. But unfortunately, basically what that's doing is setting up a profile for you. We've gone back to the province and let them know that it's not working, it's not a good message to say you're registered when you're not. You have to go through the whole process again regarding transfer and remote services. They're working on fine-tuning remote access so that you can go to the lower mainland, and we can reach you remotely to provide those services through the transfer. We're definitely fine-tuning that, and you're absolutely correct in saying it needs improvement. I wholeheartedly agree with you.

42:20

Thank you, Kathy. On to speaker, please. Yes, my name is speaker.

42:31

Thank you for this opportunity. So my question, I think, is for Sophie. She has mentioned the ability to help in gathering up green waste and perhaps trees that you've had taken down, etc. So I understand that I would need to, most likely, pay the contractor to do the work. But then does Sophie and her group arrange some bins to come in where all these branches and roots go into? Is that how it looks, like due to the estate route? Yes, that's entirely the case. So if you manage to organize time for your contractor to come, we can try to match it or at least be very close to the time that your contractor comes. We can arrange to have bins dropped off. The idea of the bins varies, but we try to encourage people to have a couple of residents work together. I don't know if your intention is just to work on your property. We normally bring bins so that we basically have. There are quite big bins, so usually, it takes a few homes to clear all the vegetation.

43:44

And then we're able to leave bins even for a whole weekend if it's needed.

43:51

Thank you, Sophie. Speaker, I do see your hand up. We did get a question in the chat. And then I'm going to go ahead with a thought. This is from speaker: Looking forward, does the CSRD see a role for local contractors and loggers (with all their heavy equipment and local knowledge) to have approval to help fight wildfires in rural areas? Now, I think I'm going to defer to Tom/Shawn. I know that the wildfire piece is beyond your scope, but I'm hoping we can give a little bit of a response there. You know, and I can take this from the beginning and Tom maybe.

44:30

If there's anything you need to chime in on at the end, if I'm either messing that up or if there's anything I missed about the CSRD. Again, we just yesterday wouldn't have the capacity to manage those kinds of resources and for local logging contractors. We do have lists that we use for danger tree assessors, we try to get as much information about that. I think what you're looking for though, is the wildland



firefighting component of it, and for the wildland fire, that is... The wildfire fighting component debate, you're probably the IBC wildfire, I believe has a system that you can pre-register. And basically, I'm not entirely sure what the process is. Tom may have some further information for you. But that system does exist, and it is with BC wildfire. So Tom, is there anything you can add? Yeah, you're correct, Sean. Every spring, and actually before the spring, you can register with the local fire zone and center. And they've been doing that for decades. The challenge comes with, I think what happens is a lot of contractors, I know this for a fact, because I've been there where they don't register. And then they want to jump in at the last minute when things are blowing up. And that's more difficult because like I said, it's not the CSRD that does that. it's the BC wildfire service. And when they're stretched like they were this season, you can imagine they don't have a lot of resources to deal with then trying to do the various processes that they have to follow legally to sign people up, to get all the information of the equipment, the operators, the insurance,

all the things that they're legally required to do to have them under their force and pay them properly. But you know, what this question has caught before, it's a pretty common one, and we have written it down, we're going to give that feedback continually back to the wildfire service. And I think it's fair to say that they're looking at all things right now, and how to improve resource availability. So but you know, hopefully, they'll come up with an improvement to a system, where if they do have this extraordinary need for additional contractors, they can find a way to sign them up, if not before because that's the best thing, then they're quicker to use. But if not, then hopefully, they'll find a system that could do it during the moment, but that is the challenge.

46:45

Thank you so much, Tom. That was really helpful.

46:49

And then I think there's just a comment in there, Kathy, from speaker, that we can address maybe in a minute, but let's hear speaker question. Go ahead, please. Sure, why, it actually isn't a question. It does have to do with sort of the previous conversation about the bins. So St. lves is a far smaller community. We've hosted three cleanup days, our fourth one was canceled because it was right when everyone was locked into the fire. But we are scheduling another one. But certainly, I would encourage people to get together and do it because the bins are huge. I think our next one, we're getting four bins. But it takes a lot of material to fill those bins. So I can see where you wouldn't do that for a single thing. But certainly, we've done our blocks, we've done certain areas within the community that are sort of public lands, we've done those kinds of things. And then we try to assist neighbors in doing their cleanup prior to and then people will pick it off and put it in the bins for them. So, I really encourage people to work together because those bins are huge and a single person I don't think could possibly fill them in. So it's just a comment. Thank you, speaker. That's helpful. Tom, I think you might have something to say on that as well. Yeah, I'll just add very quickly, it's not in place yet. And we're still waiting for our new grant application approval. But we are looking at potentially being able to offer curbside pickup if there's a way we can fit that into the program. And again, like Sophie said, if there are multiple people in a neighborhood that makes it efficient and cost-effective that way. So, you know, stay tuned, we may have something else to offer. Okay, thank you, Steve, I saw you had



put your hand up at you've put it down. If you do have a question, please do put that hand up and then in the chat there.

48:56

There are a couple of questions and comments from speaker. Kathy, I don't know if you can see those, if you could speak to that at all. So questions around timing for payment for billets, I'm assuming through ESS, but I'm so I'm reading that speaker pre-registered but then had to wait for funds for food as well. Again, the province is working on that pre-registration. It's not really pre-registration. It's not what it says. Basically, all you're doing is setting up a profile. You still need to come into the reception center to be able to get any referrals or any transfers of funds. But we are working on a remote system so that we can connect with you remotely. And then also, you said your abilities are waiting to be paid. This is now over six months. I have heard that there are some people that are still outstanding the money. I would love to have speaker connect with me directly. When I look into it, the payment usually gets made within the next two or three days. So please get a hold of me and speaker. Am I able to give up my phone number on the shore and it's also listed on the CSRD website.

50:05

So speaker, you can pop it in the chat, Kathy, if you'd like. Yeah, I'm gonna pop it in the chat. Please call me. I would love to get your billet to send me the forms that they sent. As soon as you get them sent to me, I forward them on, and I usually can get a payment to that builder within a week or so. So I follow up as soon as somebody tells me they haven't been paid. And I agree some of these payments have been made, you know, as quickly as they should be. But I always follow up whenever I hear that you haven't been paid. So I will put my number, and please, speaker, get a hold of me.

50:46

Thank you, Kathy, that's really helpful to get that resolved quickly. I don't see any hands up. I do have a question in the chat, and it is something that we've become quite familiar with, about evacuation routes and signage.

51:03

Maybe Tom, do you want to kick that off, and Sean can jump in as well? I think this one is specifically about Seymour Arm. What was the question? Oh, it came to me directly, just regarding if there can be more progress made on different evacuation routes to Seymour Arm. Okay, yeah, so I guess, and naturally, I guess that is part of our preparedness. We have been working to update evacuation plans. There's obviously only so many routes in that area, as most of you know or not. Have you been there? Well, and we have those identified as alternate routes. I guess the challenge is that we don't own our own equipment, and we don't maintain those as forest service roads past a certain point. And so we have to work with the Ministry of the province to actually do any upgrade work on them. We have been lobbying for that. There are numerous spots, not just in the Northeast, but all around our area in the CSRD.



March 14 - Room 1

CSRD COMMUNITY CONVERSATIONS - VIRTUAL

00:02

Just give everyone a couple minutes to join us.

00:17

Alright everyone, just a quick heads up, we're currently recording this part of the session. Here's how things will work tonight: You'll see us at the bottom of your screen on Zoom, and there's an option called 'raise hand'. When I invite questions, simply click on 'raise hand' to queue up. Speaker, you'll kick things off when the opportunity arises. I'll unmute you and you can choose to turn on your video, though that's completely optional. Let's dive in. And a friendly reminder, let's make sure to give everyone a chance to participate since we had a lot of engagement yesterday. Thanks for your cooperation. Speaker, you're up first. I'll unmute you and invite you to turn on your video.

01:51

Apologies, you were still muted. There you go. It's not speaker, it's her husband. Alright, I couldn't get the link, so I've got a whole list of questions, but I guess we're gonna go in order. Let's start with your first one. Then we'll see if there are others who have questions. The biggest thing I have is, you know, we talked a lot about trust, and trust is a two-way thing. I've had some very disturbing experiences with this whole thing in trying to get food from one side of the lake to the other. Went through the proper channels, got proper permits, still got shut down. Had to hire a barge. At the same time, that barge was hired by the CSRD. They sent a photographer down there to take pictures of all this food that myself, my wife, and others volunteered in Kamloops. Got this all organized and then sent it to the North Shore. The photographer for the CSRD only got pictures of me loading the barge with the barge operator. They were amazing people. And I hear John McLean talking, and there's not one reference to all the locals on the North Shore that pitched in to help the fire departments, help get food over there, help put out fires, help people. I drove to Seminar one time to pick up a prescription for one of the farm owners that was stranded to save the life of a goat. And I had to smuggle that prescription by boat across the lake to this farm owner. So I think the CSRD needs to take some responsibility and acknowledge the work that was done by the locals. That is going to be a big step in fixing that trust. And I'll leave it there. Okay, looking for questions.

04:09

Do you have one for the team? When is the CSRD going to acknowledge the locals? John McClane just gave a big speech, and he didn't acknowledge any of the work that the locals did. The fire departments did an amazing job. How is the CSRD going to fix that trust issue? Thank you for that question.

04:34

I'll pass it over to the team. That's a big one. Thanks, Alyson.



We understand this is a recurring issue in all our discussions with the community. We face a challenge with the mandatory evacuation order. Our processes dictate its enforcement to ensure safety. However, we also recognize the need to acknowledge the efforts of the community. We must refrain from implying that any actions were acceptable. It's crucial to acknowledge what people were doing. Thank you for hosting these sessions. I believe a lot has come out of them. Many people didn't feel comfortable speaking up due to lack of trust and other reasons. Hopefully, we can move forward from here.

00:32

And I stand corrected. You are absolutely right. My statement was too general because there were indeed people in Anglemont and Seymour Arm, communities not under evacuation orders, who wholeheartedly supported their neighbors, firefighters, and everyone else. You're absolutely correct, and I appreciate the clarification. Thank you, sir.

01:15

Thank you, and I'm looking to the group now I don't see any hands raised at the moment

01:34

We have quite a bit of time together. Oh, great. Oh, I have two awesome ones. Okay. I'm gonna go back to our first speaker and then to speaker.

01:53

And sir, I apologize. I did not get your name.

01:58

My name is speaker. Sorry.

02:00 No problem.

02:01

Yeah, I've got a couple of questions here. So, regarding the Fire Smart program, my understanding is that unless you're a permanent resident, you don't qualify for the rebate. And that's an issue because there are many people on the North Shore and the South Shore who aren't permanent residents. They have no voice in government matters. They're essentially at the mercy of the CSRD and local governments. I'll leave it at that. If you could address that for me, please.

02:43

Thanks, speaker.

02:47

This would be better suited for our FireSmart representative, and I would encourage you to pose this question again, particularly in the next session with Len Youden. He has been our FireSmart coordinator for a long time, overseeing all the administration. However, I'm not entirely sure if this is a provincial program or if it's specifically administered by the CSRD. So, once again, if you wouldn't mind asking Len, I'm sure he'll have a response for you. Apologies for not being able to provide more information on that.



Thanks, speaker. Yeah, hang on to that one for the next room. Um, Kathy, over to you.

03:35

Sorry. Can you hear me? Yes. And sorry, your name?

03:39

It's actually speaker. I'm on my wife's computer. Hi, speaker.

03:44

I have to admit I'm double dipping here. I went to one of the open houses at solace stop and I got to talk to a lot of people and there were a couple of comments that I got that. That made me think about, it had to go back.

00:00

I can't emphasize enough how abhorrent it was. We often fall into this cycle of saying, "You should have left, you could have rebuilt," but people will always fight and put their personal well-being at risk to defend what they hold dear, like their homes, community, and businesses. Some businesses in the North Shore area are multi-generational, adding to the stakes. We need to find a way to navigate around these challenges. Regarding the Kmart comment about bringing in the police, suggesting it was to teach locals a lesson, I don't believe it, and neither do most people. The locals, particularly in Scotch Creek, saved numerous structures. For instance, the fire approached North American Log Crafters, and the entire place was at risk. Pictures show the fire within meters of the marina's storage yard. If those boats had caught fire, it would have been catastrophic. There was a significant fire near Unexpressed Point Road, opposite the

park and Caravans WestEd. I'm certain the local fire department was involved, but so were the locals, ensuring the fire didn't spread across the road into the park. We can also discuss Zinck Road and Hellion Road. My point here is that we need to learn from these experiences as they will repeat. We can't keep having the same cycle of fires, people refusing to leave, local governments getting angry, and ending up with a massive lack of trust. We need to address all of that.

02:15

Thank you, speaker. And first of all, you're not double dipping. Everyone was invited to every session. And we really appreciate that you have taken time out to be at multiple sessions. I do want to remind everyone that although everyone's experience was different and valid and valued, we need to be careful not to make judgment calls on the people who are in the room today. Please try and keep your questions and statements. To fact I know there's a lot of emotion in the room but I'd like to make that point.

03:01

Speaker, I didn't mean to suggest that you were minimizing the efforts of the local fire department. I've spoken to Sean myself, and I understand the immense gratitude we all have for everyone who fought the fire. They're all heroes in their own right, and I truly appreciate the difficult job they have. But what I'm getting at is that we need to move away from this cycle. Rebuilding in areas like NBC can be incredibly challenging, especially considering environmental regulations. People in the North Shore area are already facing uncertainties about whether they can rebuild their homes due to environmental rules, as seen in Linton. If people have that in the back of their minds,



they'll naturally feel the need to protect their property even more. If anything I said came across as offensive, I apologize. I'm just trying to keep the conversation civil. Thank you, speaker, I really appreciate your understanding. And I believe Sean has something to add.

03:59

If we had spoken, I'm certain I would have mentioned that there were numerous amazing individuals involved. We had two or three fire departments present, along with all our fire department members who came out, collaborating with locals to do whatever we could to assist.

00:02

John, thanks so much for your comments there. Appreciate it. Yeah, my pleasure. Thanks. Thanks, both. And really, as was mentioned at the beginning, this whole process is part of rebuilding that trust. So thanks again, speaker for being with us tonight. Speaker, I see you're in the queue. So I'm going to ask to unmute you and be ready for your next question.

00:32

Now, you seem to be talking a lot. I'm sorry. It's okay. If there's others in the queue, I will let you know and I'll make sure they get a chance. This is a I guess I got a couple of three questions. To the firefighters and locals, amazing job. I have never seen a community come together like this amazing job. On that note, Carl Bishop was working to put together some volunteer wildfire fighter groups.

00:00

I'd like to know where the CSRD stands on helping with funding, training, and equipment for volunteers or some

program there. I'd also like to know why we chose to evacuate through Angle Wind via the logging road through Malakoff. I ended up leading about 50 vehicles through that road for five and a half hours. It's evident that the CSRD, given that there's only one way in and one way out, needs to put some effort into that road. At the very least, road signs should be installed so people can get out in case of an emergency. Honestly, it was the first time I'd ever done that route.

00:12

We've been working with the province to improve those roads to a better standard for travel.

00:27

As Derek's not here tonight, but speaker mentioned, we want roads that even a Toyota Tercel could navigate. We took a Camry through it. Okay, well, personally, I was one of the 50. We recognize that as a key takeaway. It's low-hanging fruit for us to address.

00:44

Starting to get reactive, but thinking about evacuations, we need that second way out. Maybe we should have equipment and materials ready to mark the posts so people can exit safely. That's what we need, John. Yeah, it's really what we agree on. Absolutely. It's a key takeaway for us to identify those evacuation roads. And as we plan, we also recognize that in the province of British Columbia right now, those forest service roads are meant to be active during logging and deactivated afterward. So part of the same discussion we're having, we'll encourage our elected officials to address what happened with the barriers I worked on in my previous life in the Caribou.



To have that conversation the province has to identify those second routes to maintain them as active, maintained roads, but we run into monetary, budgetary issues. The main takeaway that we do have is that signage would be key people getting lost in dark nights and those roads is no good. If we're gonna ask you to drive a road, we need to make sure that you have a way to be safe. Sean, did you want to add anything else on the other items or that one as well? Thank you, sir. Now, I want you covered it really well, as we've been talking about the evacuation routes and putting some signage up and we will be doing some work on that. Like John mentioned, I just wanted to touch quickly on the on the societies.

02:24

John just mentioned that there are things happening in the province. There have been questions about CSRD fire services' role in these societies. The reason why it's not something we can take on is capacity at this point. I mean, if you think of 313 fire departments and 325 firefighters, we've got two full-timers. If you think about how big that is compared to the size of Calgary or Kelowna, we're bigger than them in terms of the number of firefighters we oversee. I'm running a regional training program. Over the weekend, we had 49 registrants for 16 spaces in a life by course.

03:02

So again, we're doing what we can and trying to manage that capacity. But these programs happening through BC Wildfire, who are responsible for the wildfire, you know, wildfire face the other day, they took half an hour before an accident to come up with new, and yet it came on Facebook, and there were police and ambulances on site. And it still took over half an hour to get on alertable. So there is far too long of a delay. I want to know what changes are being made and how many people can actually authorize putting something on the alertable. I'm very disappointed. I'm very frustrated with the alertable program. And I had put total faith into it. And pretty much almost got burnt and lost my home through this. It was a very scary trip out.

04:04

Thank you, speaker. I'm gonna pass it to Tracy. Sure, thanks, speaker, and I'm really sorry to hear about that experience for you. It must have been really scary, and something we don't want to happen with the Alertable app. There are various agencies that use the app; the CSRD is only one of those agencies. So if it comes to a traffic accident that comes through the Drive BC program through the province of British Columbia, they're the issuing agency. So when you see an alert come through, it will always show the agency that is issuing that alert so you can know where the information is coming from. So it will say on your alert, Drive BC issues these programs.

04:57

As are run by people, and so there is potentially a time delay from when somebody who is right on the scene and able to post on Facebook, within a minute of witnessing an accident, and when the information is funneled through the Drive BC program, and that Alertable goes out. So that could explain some of the time lapse, certainly for us as well. And I think John alluded to it in our presentation. It takes time for us to issue those evacuation alerts and orders. And there's a process that we have to follow before we issue that Alertable. Absolutely, that is something that we are looking at, we want to be



able to take as many steps as we can, we do things like trying to have pre-prepared messaging, so that all we have to do is guickly insert different electoral areas or different addresses into a pre-prepared template to increase the speed and ability of us to respond quickly and push that information out as fast as possible. But there's absolutely a delay in that process. And that's something we want to work, both with the Alertable technology and with our own processes to ensure that we can keep it as efficient as possible. I'm sorry, Tracy, I just find that's a politician's answer. And if that's the system that you guys are using, and it's not getting information up to date, I just said that the police ambulance were on the scene for that Drive BC. So if this is a program you've chosen, and it's not fulfilling requirements in all areas, it's not very trustworthy. I don't feel comfortable using it now after what happened. And the fact that there were people that were in the dump in Scotch Creek was saying we need to leave because there's a fire and the CSRD was saying no, you have to stay till two. Meanwhile, their own house burned down. I don't find that acceptable. The CSRD was totally relying on BC Wildfire. That's not acceptable. And I want to know what changes are being made to do that. And not go overanalyzing this. It's like there needs to be harder facts on this. I'm very frustrated with how the CSRD handled this.

07:44

I would like to respond and express that I'm sorry you're feeling this sense of disappointment. These systems are constantly being evaluated, and we only adopted Alertable in 2021. There have been some bumps in the road with the system, but by and large, what we've heard from people during these conversations is that they find it to be a valuable tool. I know we've worked with other agencies in Central Okanagan where there's a similar fire, and they don't have that system at all. They rely completely on people checking websites, traditional media, and the knock on your door option. I would have appreciated a knock on my door after seeing what happened with Alertable. I would have welcomed it because you guys didn't put anything out and relied completely on BC Wildfire. They evacuated the area two kilometers away from me at two.

09:00

The order didn't get put till eight or nine, and if you guys think that's an acceptable time, that's not acceptable. What are you going to do to work with BC Wildfire? How is this going to change? I want to know how you're changing. It's not giving me an answer or that's so vague. So we're going to work to improve this. What are some hard facts? How are you going to work with BC Wildfire, and why don't you have a backup of the local fire departments being able to say, "Hey, if you can't get a hold of BC Wildfire, then you have to you know, listen to the local fire departments that say you need to evacuate". Speaker, I'm just going to jump in here and I want to thank you for your comments and your questions. Part of this process is will help get to some of those questions and changes that you're looking for

09:56

So the process that you've been a part of this evening, and others have been a part of through the survey, the in-person sessions, all of that data and information, is being included in the report we're generating. The purpose of that is to prepare and inform what happens next year. Thanks very much for your comments. Okay, I know I missed a bunch of what was going on, so I apologize for that. Thanks, speaker.



I'm going to pass it over to speaker. I just did want to add that we do have a commitment from this report that we will be sharing with BC Wildfire, and we are already planning meetings with BC Wildfire to discuss how we can streamline and do things better between our agencies as well. Thank you. Thanks, speaker. We're going to move on to speaker. I see a question from speaker and then speaker. And then speaker, I see your hand. I just want to make sure we answer speaker first.

11:02

So, speaker, if you're comfortable speaking, if not, I can certainly ask your question for you.

11:16

Okay, great. You're now unmuted. Okay, speaker, go ahead. Oh, hi. During the webinar, the fire escalated into a wildfire anew, and we looked at the wildfire map, which we followed on an hourly basis, probably.

11:33

You couldn't see where the fire was; it was just this massive area of fire. And we couldn't tell where the hotspots were, where the risk was actually coming from. Because we're sitting here in a really high-risk area.

11:46

We had no idea how high the risk was. So when we got the alertable that the fire had breached, actually across the lake and came through Sorento, we evacuated.

11:58

And it was not pleasant to have to do that, to feel we had to do. So I'm wondering if there's a better way, if we are called on to make our own decisions, which I'm certainly prepared to do. But I want to know where there's fires off. Is there any way that can be worked on?

12:16

I think I can speak to that, and in a certain sense. And I think what you're speaking of is the BC wildfire dashboard, which recognizes fires of note.

12:29

Yeah. Unfortunately, I don't want to be seen as passing the buck, but that is not our website. That was the BC Wildfire website. They're the agency that has that data and information. They're the ones in charge of fighting that fire, monitoring it, with fire technicians, fire behavior specialists. The CSRD does not have that information at hand, so we rely on them as our partner to provide it. I can certainly pass along your comments to BC Wildfire. Your comments are now recorded, we have them in the chat, and it's something we can pass on to them about providing more and better information on their dashboard for folks. You know, because we may be evacuated too early. But I would just say maybe it was too late. I guess had we known that the fire was at Sorrento, maybe it would have been time to go. Because I was looking at Facebook, I was looking at the website, we were trying to find if the fire had jumped to Eagle Bay. We would have evacuated immediately since we're on the side of Boston.



And you know, I really appreciate you making that conscious decision for yourself. I've talked to a number of people in the area, and our systems are hardwired to try to have us survive. So when we have that spidey sense, like that prickly feeling on the back of your neck, when the hair stands up on your arms, or you get that feeling in your stomach, that's your body telling you something is really wrong here. And I would encourage people to feel like if you feel the need, if you feel unsafe, evacuate, take some time. What's the worst that could happen? You leave the area, and then maybe you were wrong, but you come back safely, versus the other opportunity. So I just want to say thank you for listening to your gut. Sometimes we want to deny that feeling and push it down, maybe not believe that it could be correct. But actually, that's a real strong way that can keep you safe. So I appreciate that you did that and listened to your gut on this one.

Okay, thank you for that. I just would like to have better information. To me, why don't we just, you know, I was all over Facebook and I had a simple question: Was there a fire reaching Eagle Bay?

15:18

And that information wasn't on Facebook, which I know is a poor forum. I just wanted to know if there was a fire reaching Eagle Bay. Unfortunately, that information was not available to me. In emergency situations like that, the fog of war comes in really quickly, with a lot of information flooding in, both good and bad. Making sense of it can be very tricky. And we're doing the same thing in the Emergency Operations Center. There was a question about having our fire departments part of that process. They were, and we were getting good information from our firefighters and fire chiefs, doing the best we could to interpret that with the evacuation orders and alerts. As far as the software you're talking about, we use a software called MODIS, and it helps us see hotspots, but it's not real-time. It takes time to load up, as it's based on satellite imagery. And that's the best software available right now. It's just not going to be helpful in a situation like we saw there, which was some of the most aggressive wildfire behavior this province and country has ever seen.

16:22

Thanks for your question. We're gonna move on now.

16:28

Thanks for your question. We're gonna move on now to speaker.

16:36 Thank you.

16:38

I think probably this question would be best addressed by Mr. McLean this evening. Thank you for taking questions, I really appreciate it.

16:49

With a lot of things, the solutions are always in the gaps. And when we're talking about working interagency, there's always everyone working in their own realm, and there's a silo effect that can take place. So my question revolves around what the CSRD feels is working in terms of addressing some of the issues with the provincial agencies. And do you think that there's the receptiveness of



the province for the appropriate legislative changes? I know there have been a lot of changes from the province. And my impression from Premier EV is that he's been very receptive and somewhat responsive. But I'd appreciate hearing from the local government level. Thank you.

17:43

Thank you very much for your question.

17:46

The premier AV has been very receptive to talk to you about change coming out of the events of this past summer.

17:54

You were getting very numb to saying that these fire seasons are unprecedented because we've had several unprecedented fire seasons in a row.

18:08

The task force that he empowered engaged with us and we had conversations with them to talk about issues that we've discussed here tonight and in all of our sessions. Things like folks who want to stay behind and assist, providing additional resources versus being in aid. We look forward to participating with the other partners, including BC Wildfire and the RCMP, to discuss how we can better respond and ensure that messaging from all of our agencies is clear, so there's no confusion and the public understands our roles and responsibilities. I see that the province has undertaken a very large rewrite of legislation that guides all of our activities, such as the Emergency Program Act and Emergency Management Act. This act was just brought in this year and will guide us going forward.

19:25

I just wanted to ask that question to be sure that is what our communication is going to be. Yes, so that is one of the tools we will be using. Of course, we use our website, and then we also are using Alertable. Then we go to our social media platforms, so we have Facebook, Twitter, and Instagram. Additionally, we send out notices to individual media outlets, letting them know as well. All local, provincial, and national media also receive email notifications.

20:10

Great, thanks for that question. I'm just encouraging people again to use the raise hand signal if you have a question for Sean, about the CSRD. Wild service. Oh, great. All I have to do is ask.

20:34

l can unmute. Yeah, you're back.

20:38

I'm sorry, I don't recall the name of the one. It's your phone, your television and your radio. If there's a child abduction in Surrey? Yes. You're reminded in your living room, I think a lady wrote, I looked around my bedroom and the child wasn't there. So I went back to sleep. Is there any traction on seeing if that could mash it all up? Because it's effective?

21:04

Yes, and actually, that system was used as a redundancy in this situation. It's called Alert Ready, and it is a federal system. It's what they call broadcast intrusive. So it's different from Alertable. Alertable, you must sign up for in order to receive alerts, but the broadcast intrusive Alert Ready system is the one that breaks through. Whether you have a cell phone and you're in the cell network, it's going to break through your phone automatically. It also breaks through to radio stations and television stations as well.

21:45

That system, we do have access to it. However, we have to make an application to the government to use the system. We have to give them a rationale and explain the situation. They have a much higher standard for issuing those alerts than we do with our local Alertable system.

22:10

So we did use it in this case, it definitely is another tool in our toolbox. However, it does come with a bit of a set of different standards that we have to meet in order for those alerts to be issued.

22:27

I would expect that, but it's just a great system, when people were actually running for their lives under a tactical order. Your thoughts over ready could have been activated. I think that would have been a huge improvement.

22:44

Yeah, thanks very much for your feedback. But with these systems, there is a delay. When you're speaking tactically, that's actually when someone is banging on your door telling you to get out because the fire is literally at your doorstep. There still would not have been time to issue an Alert Ready broadcast intrusive in that situation for the people who are getting those knocks on their doors.

23:12

So you know, as with everything, these tools are useful, and we have to try to use them to the very best of their capabilities, abilities.

23:23

But not to go, we had over 400 responses.

23:30

So lots of information there that we're gathering from around the shoe shop area.

23:37

And next steps for us is to gather all this information, pull it all into a report that we are providing in the next month. As you can imagine, it'll take a little bit of time to pull everything together. And we will be sharing it with the Regional District in the month of April.

23:58

And I'm sure they'll be communicating about it when that occurs. Yeah, I was just going to say I can pick up, Alyson. Certainly, it's going to be made available publicly on our website. And also, we will be pushing that out through a news release as well as on our social media channels that the report is available. We do want people to have full access. We brought in Monogram Communications to act as an arm's length presence in our organization to write and produce this report because we know that we didn't want any indication in the community that this was the CSRD investigating this themselves and they were just going to put in what suited them.



So, Alyson and Jenny and her team are working very diligently. They are independent from us. We are not influencing the content of their report. And they will be presenting that report to our board of directors in April.

25:03

Thanks, Tracy. And, yeah, one final thing, I would like to just recognize the team. They've been through many sessions with us. And something that I think has been and will be very beneficial is that they've actually heard so much of the feedback from community members firsthand. They don't really need to wait for a report to come out. We've seen so much of what the community members have said just resonate. And we sit together after every session with pens in hand and notes and share in a circle after every session. What were some of the themes? What were the key takeaways, comments, questions? So I can't say enough about how dedicated this team has been to being present and listening and really taking everything in.

26:08

With that, I think we are going to be the pulling panelists.

26:16

It's 825. I think we have room for maybe one more question. But before we do that, I'd like to just say a few words in our room. We talked about next steps. And so Tracy and I are going to share with the rest of the group. What next steps are from the monogram side of things, we're going to take the data and the information and the feedback from our in person sessions, our online sessions and the over 400 survey responses that we've received, and put that into a very comprehensive report.

27:02

The survey is open until the 17th of March, so there's still some time to fill it out and share it with friends. There's lots of opportunity there for feedback. After the survey closes, our team will be sitting with the research, pulling it together in a report that will be shared with other agencies and the public. As I mentioned in our other group, I do want to say that this team here that is in this room with us this evening really, you know, I know they're anticipating the report, but they've sat through almost every session. They've heard from hundreds of people directly. They've listened to stories, and they've taken feedback. So we know that they'll be waiting for the month of April when our project is complete. But really, I think so much of it has already made an impression.

28:13

The way that we've worked the sessions is we've been in rooms with people and then we've come together after those sessions and shared feedback with one another. So this team has been very privy to all of your feedback throughout this process.

28:32

It Tracy, did you want to jump in and just mentioned anything else with regards to next steps?

28:38

Sure. Thanks very much Alyson. I was going to say thank you to Monogram as well for doing this work for us. We've brought Monogram in because it's important that the CSRD is not actually writing this report.



March 14 - Room 2

JENNY'S TRANSCRIPT

00:00

I'm also the Emergency Support Services Director.

00:11

I've been doing that for 16 years. We started with a team of 10 volunteers in 2007. Now, we've grown to 70 volunteers. I'm proud to lead them. They're so community-minded and work tirelessly.

00:43

Last year, we operated a reception centre for over three months, taking up most of the summer for some volunteers. They worked day in, day out. We had to kick some of them out the door to get them to go back home. We relocated the reception center five times. We assisted over 150 families, contributing over 3400 hours.

01:37

Our team is very community-minded. As more events happen, more community members raise their hand to help out. We appreciate all volunteers who want to help their neighbors in times of need.

02:21

Len, maybe you can talk about your transitioning roles and areas you're able to speak to.

02:30

My name is speaker. For the last six years, I've been the firesmart coordinator for the Regional District. I work with residents to prepare their homes for wildfires. More recently, I've moved full-time to inquiry services.

03:12

Thank you, Lynn. Tom, could you tell us about your role and the areas you're here to speak about tonight?

03:23

I'm also an emergency program coordinator. I educate and promote emergency preparedness through events around the Columbus show. I deliver training for staff and volunteers and help administer programs like the fire SMART program. In response, we open our emergency operations center for larger emergencies, supporting first responders and other agencies.

04:27

That's a snapshot of what we're working with. There's more, but I'll leave time for questions.

04:35

Thank you, Tom. Please put your questions in the chat or raise your hand.

04:46

I'll ask Lynn to talk about the firesmart program and bringing bins into neighborhoods while you prepare your questions.



There's a lot of interest and community groups, so Glen, maybe you can chat about that when people get their questions lined up.

05:10

Yeah, sure.

05:12

The program is multifaceted. We work with individual residents as well as community groups to reduce risk. The highest risk vegetation and combustible items are generally within 10 meters of the home. Beyond 10 meters, an interesting stat is that no natural fuel can burn hot enough to cause spontaneous combustion of a home. So when a fire moves through the community, focusing on that 10-meter space helps mitigate radiant heat. However, up to 90% of homes damaged or destroyed by wildfire result from embers. Over the last three years in this area, embers have traveled as far as 12 kilometers, starting spot fires. These embers can land in combustible items such as cedar hedges, junipers, bark mulch, long grass, or lawn furniture on decks. That's our number one enemy in the firesmart initiative. We work with residents to reduce these hazards around their property to mitigate losses. If an ember lands on something noncombustible, there's no harm, but if it lands on something combustible, that's what starts fires. Embers are not always small; they can be as big as full tree branches or car batteries. They get thrown up into the air by the intense heat from a fire below and travel with the prevailing winds, landing throughout the community.

07:53

Thank you so much, Lynn. Just before we move on to some of the questions in the queue, can I for my own clarification and maybe some others, when you say combustible material you mean that can that can catch on fire, anything that can ignite? Okay. That could be as simple as bark mulch, or flammable hedges. Okay. And everything from kids toys, to lawn furniture, or building materials, firewood, all close around the home. Okay, thank you for clarifying. And we have a really timely question, I think coming at you and potentially to Tom as well. Is there any plans to take care of the large pile of slash? Now that is located on the property where the new angle mount fire hall is eventually going to be built? This is a huge pile of fuel for this fire season if left Great question when we were in Anglemont, but I'm going to let Len, probably Tom speak to that.

08:54

Yeah, I can't speak to that one specifically. I'm not sure if that one is on the property where the fire hall is going to be built. But certainly, on the Regional District lands, obviously, if there's where the new fire hall is going to be built. If that is on Regional District property, then yes, by all means there. The objective would be to remove that in advance of events of wildfire season. And we also have the fairly significant Wildfire Risk Reduction Initiative, which is happening above the Community Bank Oman, we know there's a significant amount of piles there. You may have noticed some burned recently. But we got an update from the province on those and the contractor has been tasked with trying to burn or dispose of as many of those piles as possible in advance of wildfire season. But they are also restricted to burning on venting days. So there's this thing called The venting index through the province.



And while it may be safe to burn, we also have to adhere to the venting index and can only burn on high venting index days. And, throughout the course of this winter, there's, you know, we could probably count on our hands that our feet, how many venting index days we actually had, and were able to burn. So it is definitely high on the priority list and getting rid of what we those are called islands of fuel in the community. And certainly removing those are definitely a priority. Okay. Tom, did you want to add anything on there? I know you've been privy to some potentially some conversations about this as well.

10:43

I think Len covered it pretty well. Any clearing will be done on that land before they build the firewall. Absolutely. Okay, great. This ties in nicely from a question from speaker, I am not sure who to ask who would be expected to fight fire on tracks of private, in parentheses, farmland outside of the structural site.

11:04

And I'm gonna defer that over to you then to start. Yeah, so that's what would be considered interface buyer. We're not allowed.

11:15

Actually, we require the authorization of a BC wildfire to fight a fire on Crown land. But an interface fire on on private farmland, especially where it would be close to homes. That is definitely something that local fire departments are able to action.

11:41

That might be allowed a little bit as well. If it clarifies things.

11:45

The BC Welfare Service will respond to large tracts of forest land if they're threatened in Crown land or other areas. But if the private homeowner is capable, they may actually turn it over and expect the private homeowner to action and extinguish the fire. But again, only if they deem them capable, have enough resources and experience to do that. Otherwise, wildcards will respond less threatening to adjacent.

12:15

Thank you, Tom. That's very, really informative. Thank you. We have a question from speaker

12:22

How come logging and silviculture are not better leverage to incorporate industry and community firesmart programs? The current mitigation seems very expensive and only small area guessing areas get treated with fuel reduction each year.

12:39

Yeah, I can, I can certainly speak to that. We know that.

12:44

One of the reasons we're in the situation we are right now is that we've become very proficient at extinguishing wildfires over the past 70 years. As a result, we now have dense forests both inside and around communities. Mitigation programs on Crown land are managed by the province. However, consider this interesting statistic: historically, 76% of the wildland urban interface in the Columbia Shuswap Regional District is on private property. When we think about these high-risk areas closest to homes, about 70 to 75% of them are owned by private property owners. Over the last five years, I've focused on educating private property owners and those in control of these forests on private property to reduce and mitigate vegetation where possible. When it comes to Crown land, we advocate with the province for wildfire risk reduction initiatives. However, we only receive about \$2 million per year on average for the entire area, considering all the priority areas around the province, particularly in the Okanagan Shuswap.

15:00

And I'm not sure if this is what the question was sort of leading to, but on average, it takes about anywhere from seven to \$10,000 per hectare, to do treatments, so that led to a million dollars gets used up fairly quickly.

15:19

Thanks for jumping in as well. Just to add a bit to that point, I and a few others recently met in what was called a wildfire roundtable. When you're talking about leveraging logging community silviculture, there were a lot of people at that table, including logging contractors. So there is a move for more of that collaboration, cooperation with lots of different agencies, some of the ones I mentioned, including Forest Service. But that's the idea, to try not to do things in isolation but to get groups working together. So if there's opportunity for planned logging that may also benefit fuels reduction around communities, and that's being looked at so that there's no duplication of efforts but working together on those things. So that's a good point, and it's something that is being promoted. And I see there was a follow-up question to the other one I talked about, asking if they're expected to take action on fire affecting 100 acres of private land. So again, the key here is, when a wildfire gets reported to the BC Wildfire Service, they may not know immediately whether it's private

or Crown land. They'll respond because if it's threatening to escape and cause damage on private land or on Crown land, they'll respond and then try to control the fire initially from spreading and causing more damage. But like I said, it really depends on the situation. If the landowner has equipment like bulldozers, excavators, or tractors and is able to deal with the fire safely, then they may be allowed to do so. However, if the BC Wildfire Service determines that the landowner isn't capable, they'll likely take over suppression efforts to prevent further escalation.

17:25

Hopefully that makes sense. You know, the other spouse will also jump in there to Tom, that's that's also where the local fire department can, can assist as well on private property.

17:37

And if you have any more questions, I'd encourage you to explore the resources available through BC Wildfire Services online. They have contact numbers for their information officers who can provide you with extensive information about how they handle responses to wildfires, whether they occur on private or crown land. Okay, thank you, Tom. Thanks, Lynn. That was really thorough. Bob, I hope that's helpful. If not, just jump back in the chat. And now we have a question from Barbara. Barbara, would you like to unmute yourself and ask your question, or you can send it in the chat. Whatever you prefer would be just fine.

18:13

Thank you, Jenny. Can you hear me? Yes. Thank you.



Awesome. Just kind of a double sided question if I may. And thank you for the information session this evening. act very appreciated.

18:32

Go ahead, speaker.

18:35

Eight in is.

18:39

Speaker.

18:42

Barbara, I'm so sorry to interrupt we you're cutting in and out. I don't know if anyone else can hear her. But you're jumping in and out. Do you want to try again from the beginning? So we didn't catch any of that. We really want to hear your question.

18:57

Can you hear me now? Yes.

18:59

Okay, I'll try this again. Just let me know if it doesn't, I'll just enter it in the chat. Thank you. I'm just interested to know, how many NEP groups may have been activated during the fire.

19:13

Maybe Cathy or Tom may know her from different groups. And also question perhaps for Len to address it.

19:26

What the interest is in the firesmart program since the fires, and if there's been a different level of uptake, interest in the program since a cue.

19:40

Great questions, speaker. Thanks for bringing them up. I'll have Kathy address the net programs. And just a quick comment on the first part, then I'll pass it over to Lynn to answer the rest. So Cathy, over to you. And Barbara, for everyone's awareness, is one of our net coordinators, involved in our Neighborhood Emergency Program (NEP). To provide a bit of background, once individuals are personally prepared, we aim to have coordinators who want to prepare their community as well. This ensures that in the event of an emergency, communities can be coordinated and self-sufficient if agencies can't reach them. There are many invaluable tasks that an organized net group can undertake. Regarding Barbara's question, yes, there was significant collaboration with the Wolford Estates and Dorian Bay net groups.

20:53

We must remember that the fire, when it started right above Adams Lake, sat there for quite a while. The residents down below by Adams Lake in Dorian Bay and Woodford Estates were understandably very concerned. We worked closely with them to ensure effective communication back and forth. It's important to note that for those residents, the only way in and out is by ferry, so it's not just a one-way in, one-way out road, it's a ferry. Evacuating the 30 or 40 homes over there would take much longer due to this. Their concern was very valid. It was incredible to have the net coordinators



there for us to facilitate communication. They evacuated smoothly. They were initially placed back on alert and returned home, but then we had to evacuate them again. This was due to the fire creating an unsafe situation for them to stay home. As for Scotch Creek, where we only have a few net groups, it's important to note that in our shoe swap and different areas, we don't have as many net groups. So, I'm glad you brought that up because if we could increase the number of net groups in our shoe swap communities, I believe our communication, dialogue, and understanding could be significantly improved. I hope that answers your question regarding the net groups.

22:45

That's great. Thanks, Cathy. Thank you so much. And before we pass over to Len on the firesmart, I just wanted to say we have had so many people signing up. We had the in person events, we had double digits, each of the four regions, we went to have people signing up for assessments and learning about the program. So that's fantastic. And then when all that you

23:13

Sure. Thanks for the question, speaker. Here's what I'll say about the firesmart program over the last six years, every year for the last six years has been a record year for us. So the program has grown to a level each year where it exceeded what we did in the previous year. Now historically, what would happen, say around September October is the program tends to slow down a little bit. And then we spend the winter planning for the next upcoming season. As a result of the Bush Creek East and Adams Lake fire. That wasn't the case for this fall. We had our busiest fall ever, myself and I have 14 technicians around the Regional District. We were completing our last neighborhood and home assessments for residents December 8, as the snow was coming down, so we were working hard to try to complete those last assessments and still didn't get everything completed. That was requested last fall. So we're coming into the spring here now with the snow off the ground with guite a backlog of assessment requests. So we're in the process of completing those individual home assessments. And we now have eight neighborhoods in the Regional District that are firesmart recognized neighborhoods. Last year, we had three so that's why we increased from three to eight this year. And then in chatting with the person who's now responsible or sorry, he's covering the firesmart program. As I've moved into this new position, we have interest and events planned for 24 communities coming up for the spring. So we are, we are expecting another record year for the initiative and, and are working hard to staff up and get people trained to be able to meet that demand.

25:22

Thank you so much, Len. We have a great question from speaker in the chat.

25:27

Tom, I think you're the best person to kick this off. So, I'm hearing about the concept of 72-hour sheltering in place for the first time. Are there any plans for establishing community safe zones? Specifically regarding sheltering in the Blind Bay and White Lake corridor, staying at home may not be wise, and escape could be difficult. It seems there's some reluctance to recognize this. Tom, could you address this? And perhaps Len could follow up? Yeah, I believe John mentioned the importance of being prepared for at least 72 hours, if not longer, considering the potential duration of large-scale events. Sheltering in place or evacuating depends on the incident and wildfire conditions; evacuation is usually necessary. Safe zones, commonly used in evacuation planning, are identified large areas where people can seek refuge. We've been updating evacuation planning tools to designate safe zones, like Seymour Arm, where residents from Norwalk could evacuate to safely. These are typically noncombustible open areas, such as grassy fields away from forests, providing a safe haven during emergencies. It's all part of our planning process.

27:32

When it comes to specific areas like Blind Bay and the White Lake corner, it's challenging to advise people in advance about where to go during a wildfire. It depends on the movement of the fire and which areas are affected. People should have their own evacuation plans, including options to stay with family or friends if possible. Sheltering in place might not be suitable for wildfires, but it's an option for other hazards like spills or environmental situations. Sheltering at home is often the safest choice, as leaving your property could put you in harm's way. It's important to have open communication with the Emergency Operations Center (EOC) and provide feedback through programs like NAPs for better planning. Developing an app for your community can help facilitate this communication and ensure that important information reaches the EOC. Regarding funding for the FireSmart program, it's crucial to note that it's funded through provincial sources, not the Regional District tax base. The province has increased funding allowances for initiatives like ours, making it easier for us to apply and use those funds effectively. So the very first year that we did this program, I

think our budget was \$150,000. That's what we got. This is just this recent intake, we've applied for six Under \$50,000, to the same program, and in fact, 1.2 over over two years, 1.2 million. So the province says, I mean, it's important to note that the firesmart program is not funded through the Regional District taxpayer tax base. But to answer the question, the province has definitely increased the funding allowances that may have made it easier for us to apply it and it opened up more areas that we're actually allowed to use those funds for.

30:40

Thanks, Len. And our time is up in this room. We're zooming. So thank you all so much. It's been a pleasure.

30:57

Hello,

30:59

I think we're switching around here.

31:03

And, speaker, I think you might be moved into the other room in just one second. So you think you've been through this group already?

31:14

Just let them note.

31:20 Always ask great questions.

They've been really good questions.

31:26

Okay, so just starting out. Thank you all so much for spending time with us this Thursday evening. It is the sixth and final engagement session.

31:38

And I'm just going to ask our panelists tonight to just chat a little bit, just give us a couple minutes overview, talk a bit about the programs they're representing.

31:50

And let's kick it off with Len.

31:53

All right, good evening, everyone. My name is speaker. And for the last close to six years, I've been the most of our coordinator for the Regional District. So we started this program. backlog is this concept started in 2018. And the program itself started in 2019. And for the last six years or so I've helped get that program from concept to program the robust program that it is today. And over the course of the last month, I've been transitioning from the firesmart program into a full time structural part.

32:35

Thank you so much, Len and speaker, I do see your hand but I'm just gonna get Cathy and then Tom to do their intro and overview and then we'll head right over to your question. Cathy, would you like to go next please? Thanks, Jenny. And thank you everyone for joining us tonight. My name is Cathy Semchuk. I am one of the two emergency program coordinators that is on staff from the company issues from our Regional District. Part of my position also includes the emergency support services, I am the director. And it's my pleasure to oversee an amazing group of volunteers that provide emergency support services for our communities.

33:18

When I first started in 2007, our team consisted of 10 volunteers. Now, we have over 70 volunteers, and I'm excited to welcome 10 more new volunteers next week. Our volunteers come from various areas, not just from Salmon Arm, but also from places like Sicamous and Vernon. Last year, in 2023, we operated the Responsible Fire for over three months. Our volunteers sacrificed their summer to assist communities, moving to five different reception centers in five locations. Despite the challenges, they quickly got to work, relocating within two hours when needed. We assisted over 850 families and contributed over 3400 hours. I must also mention our host communities, including Kelowna and Vernon, who helped accommodate additional volunteers. Thanks, speaker.

35:00

Speaker, thank you so much, Cathy. Over to you, Tom.

35:07

I'm also an emergency program coordinator with the Shuswap Emergency Program. My main roles involve educating and promoting emergency preparedness across the region, as well as training staff and volunteers in emergency management to support us during major events. I oversee the structure protection



unit program, trailers, and equipment, and apply for government grants to fund various activities and programs like the FireSmart program. When there are large events that require additional support beyond first responders, we open up the Emergency Operation Center, where myself and other staff fulfill various roles to assist first responders. That's a quick overview, and I'm happy to address any further questions you may have.

36:05

Thank you so much, Tom. And we have a question from speaker. Can send it over in the chat. Or you can unmute whichever is better for you.

36:16

So it's actually? Hi, speaker. Sorry.

36:21

Okay, so my understanding is that the fire smart program and rebate are only available to permanent residents because it's a provincial program.

36:40

When I look at the demographic in the North Shore. So, about 75% of the population consists of seasonal residents, and firesmartening their homes impacts the permanent residents. How can we achieve this result? Additionally, I believe that implementing the fire smart program in your community is crucial for establishing and supporting volunteer wildfire programs. Local volunteers can help with spot fires caused by lightning strikes and contribute to prevention efforts. How can the fire smart program assist in developing these local volunteer firefighters? Lastly, how can the CSRD support the fire smart program?

37:40

There are many elderly people who may struggle to clean up their properties and remove debris. I'm thinking of implementing a bag program where disposal bags are dropped off for them to fill up, which the CSRD or local fire departments can then collect. This would assist the aging population in making their homes fire smart.

38:12

Great questions, speaker. Let me address those. Firstly, regarding the misconception about our program and the rebate being available only to permanent residents, that's not true. Any property owner in the Regional District can have their property assessed, complete the mitigation work, and apply for the \$500 grant. Seasonal residents are often very engaged and supportive of the firesmart initiative, as they see our area as their little piece of paradise and want to protect it. Now, onto the firesmart program itself and the idea of a quick response volunteer group. While this concept has come up frequently, it's currently outside the mandate of what I do. As an educator, I work with residents to encourage them to mitigate their private property, but I can't compel them to do so.

40:00

Right, we just try to give people information and hope they make the right decisions. But as far as the quick response group for volunteers, that's something we've taken note of and will likely come out in the report from these sessions. Numerous agencies are looking into



making that work. Then, regarding the elderly or those who may not be as capable of doing firesmart work, there are two successful initiatives. First, the neighborhood recognition program, where residents recognize the importance of hazard reduction and assist each other with fuel and hazard reduction with permission. Second, the bin program, which has been successful, especially in the North Shuswap, where bins are dropped off for residents to dispose of combustible vegetation and organic waste. In the upcoming year, we're exploring options like having contractors assist with pickup, chipping, and disposal, especially in communities with a high percentage of elderly residents who may not have the capacity to remove vegetation themselves. We're open to trying other things that might work in the upcoming season.

43:27

Well, if I can just follow up the one last comment.

43:31

I think the CSRD needs to advertise these things a little bit better. I'm sure it's on the website somewhere, if you do a deep dive, but if you put the demographic and the web together, you have a problem.

43:47

You need to get that message out there in a different way for a lot of people. It's proactive. Talk to the locals, the local loggers, the people, and find out where the problem areas are, where the overgrowth is. We can communicate that back to see wildfires or BC forestry for controlled burns or cleanup. Some logging sites that I've seen are not firesmart. Even though they've cleared out their piles, there's a lot of fuel still left there. So if you're going to create firebreaks, then we could clean those up a little bit better. Yeah, two things. Number one is just an important delineation. We only have authority to do that work on private property or regional district-owned lands.

44:46

We do our best to work closely with provincial resources in the wildfire risk reduction initiative, as well as the wildfire service, BC timber sales, to get anything like that cleaned up. But yeah, essentially around that private property is our only area where we have the ability to influence. As far as messaging goes, I'm wide open here. We've been trying this for the last six years. We attend more than half of the farmers' markets in the Northeast Shuswap, events like the Lakeview Centre, the North Shuswap Community Centre, all over Scotch Creek. I bet you I've written maybe five articles a year in the kicker. We put ads in there. We work with community associations, community groups, stratas.

45:45

I'm wide open to any ways we can reach people without paying for advertising. I'll have a technician or myself there to promote the program. But I think it's word of mouth. These kinds of meetings are absolutely brilliant. I just want to say kudos to the CSRD for doing this, getting community feedback. People who aren't tech-savvy can join these meetings and then spread the word to other demographics or their neighbors or friends. That's how this is going to spread. If you can get that word out, it'll grow like wildfire.

46:30

Yeah, good. Good analogy.

Yeah, here's what, here's what I'm all I'll even throw this out here to market.

46:38

If you got a group of 3, 4, 5 or 8, doesn't matter to me, residents, invite us out. We'll come out to do a community assessment, a neighborhood assessment. We'll discuss hazards in general and then maybe specific ones in the area. So invite us out, I'll be there. When you guys come out to the fire department, come with you. Or is it just yourself that comes along? That's mostly who my technicians are, right? Our fire department members. We rely on them to be our technicians and the people that go out to do the assessments and community engagement and outreach. I would say the fire departments, particularly in the North Shuswap have been some of my most engaged. They're outstanding. They're amazing.

47:30

Thank you, speaker, for a great discussion. Speaker made an excellent suggestion in the chat about putting up signs at the transfer station, which I think is fantastic feedback. And there's also a comment from him about rebates for expenses applicable to hiring. But Len, I'm guessing you've got all that covered. Carol, I see your question in the chat. Is that the same one you had your hand up for earlier?

48:03

The owners of the property around the sanitation ponds and Blind Bay have chosen not to implement fire-smart practices, putting those of us living adjacent to the property at risk. What can be done to encourage a commercial owner to adopt fire-smart measures? This is an important question, and I believe Tom can address it, especially considering the distinction between private property and Crown land, where our authority is limited.

48:46

But if we think about the wildland urban interface, which is where we have homes, we call it density class 606 homes per per square kilometer, when we take a measuring stick, and we go one kilometer route from those density class six homes and and into whether it be private property or Crown land, the stats suggest that 75 - 74% of the land in the wildland urban interface is private. And so while we advocate aggressively for the province to do one of our risk reduction initiatives on Crown land, the only real lever that we have on private property is his logic and good judgment. Right, we do our best to try to educate people on the risks and the hazards, but there is no mechanism for us to mandate someone to under firesmart the property and there's no penalty that we can put on a resident or property owner for not preventing burning. So it's really that, you know, challenge that we face where 76% of the land in the wildland urban interface is private. All we can do is try to educate and influence. I can't speak to that property specifically, but invite me out to the firesmart at csrd.bc.ca. Myself or one of us will come out, do an assessment, walk around, look specifically at hazards. If you are a homeowner adjacent to a high-risk property, we can help you mitigate and manage your property. While I may not be able to force a private property owner to do something, we can talk to people, educate, and try to encourage. That is one of the limitations we have in the Regional District; we don't have a very big stick



to force someone to take action even though we all agree it may be high risk.

51:09

Thanks, Len. Speaker, did that help close up your question? Great.

51:15

I have a question that came in privately through the chat. But if there's any questions of hands, please put them up. I think this is best suited for Cathy and this is Cathy, over to you. Just regards with getting ESS payments and how that works. If someone is waiting on a payment, how did they go about doing that? Or a rebate? I guess?

51:41

Okay, so I have to get a little bit more information. Because I, so is it for a billet invoice? Is that overlooked? I think so. Yeah. Okay. So if the invoice has been sent off and the province hasn't made a reimbursement to them, please get a hold of me. I will put my name in the chat. And I will.

52:09

My battery's running low. So if you lose me, that's what's happened. Okay, so I will put my email in the chat. I did help a lady from last night. Yes, I sent it off to the province today. So I could definitely send it off and find out. But what you really need to do is you need to give me a copy of the referral form and the billet form, the bill invoice that you sent off to the province. Give me an idea of when you mailed it out. If you can send me those two things, I can make sure I can check into it, and we'll find out where the payment is for that individual. Thank you. That's great. Yeah, if you want to put your contact info in the chat, I'm sure that would be appreciated.

52:51

I don't have a question in the queue, but I was hoping to give Tom just a minute because we don't have the physical facility tonight. If you just wanted to run through a little bit of bare minimums for being prepared for evacuation, like what's in a go bag and other relevant things that people need to think about?

53:18

Yeah, so I think everyone will hear me, okay.

53:24

So there are some basics, but certainly, some things that I think a lot of people think about are medications, basic cash, credit cards, wallets, ID, insurance policy, that kind of stuff that you may need if you're evacuated and something happens to your home.

53:43

If you're considering what to include in your evacuation bag, it's essential to think about items that can be replaced when leaving an area. Some individuals may opt for certain personal items, but in the context of a large wildfire situation like this, where many homes were lost, some people reflected on their preparedness. They realized they might have chosen differently, taking more irreplaceable items if they had thought about it further. Of course, these considerations require time, which was limited in this case given the suddenness of the situation. As for basic necessities, aside from personal items, it's crucial to have food



and water supplies. Generally, you'd want to have between two and four liters of water per day, along with nonperishable food items. Emergency support services (ESS) can also provide essential supplies if you find yourself stranded. It's essential to include these items in your kits for emergencies, along with relevant information.

55:00

Do you can go onto the CSRD website, under emergency services. And we've got links that will outline all of those items and links to prepare VC. And there's also lots of pamphlets on there that I encourage you to read if you haven't already.

55:15

They have information on everything from wildfire preparedness, to home, emergency plans, preparedness kits, flooding, preparedness, and sort of landslides. They talk about businesses, agriculture. So again, I really encourage people to look through there, because there everybody has different needs.

55:35

And those are just some of the basic things. And I think what Glenn touched on regarding preparedness and firesmart is crucial. I can't stress enough, especially in wildfire situations, which pose our highest risk in the future, the importance of thinking ahead. Consider things that may occur when you're not at home, perhaps when you're on holiday. It's essential to ensure you leave your home as safe as possible and have friends and neighbors who can assist in looking after your place if you're not there to take care of last-minute tasks. Even things like being away at work during the day - having neighbours or friends who can help pick up your pets and evacuate them is vital. There's a wealth of advice available on our website, but I encourage you to explore it because I couldn't possibly cover everything in this short session.

56:23

Yeah, that's great.

56:27

Yeah, Speaker, that's a great question. I was also curious about that. Do you turn off your water, gas, and hydro? Well, I can't give you a definitive answer on that. I can tell you what the gas companies advise. They typically recommend not shutting off your gas switch. The main reason for this is that if thousands of people turn off their gas at home, once the order is lifted, they're not legally supposed to turn it back on themselves. They need a certified gas technician to do that, which could lead to delays and additional expenses. Gas companies themselves can also shut off the gas supply at the main valve in various locations. So they generally advise against individuals shutting off their gas valves. As for electricity, it's a similar situation. Unless you're familiar with your system and understand what's dependent on it, you may not need to shut off your electrical supply. Some people are well-versed in their electrical systems and know exactly what's plugged in and what could be damaged. They may opt to shut off their main power, but it's crucial to ensure that nothing will be damaged if they do so. My advice would be to research this thoroughly and perhaps consult with a local electrician who can provide insight into your specific situation to avoid causing any undue damage.



Yeah, that's great advice. And then just that last utility, which seems like a no brainer, but presumably when you leave your house your mains have your water turned on. Always. Yeah. And I think the one topic that came up recently that I spoke to somebody about is limited water supplies. I think a lot of folks don't necessarily know where their water comes from, or how much supply there is. And I believe in numerous cases, you know, people even say you put sprinklers up for the best intentions. wetting down the area, there's times when that works, and other times where it maybe might not have been necessary that soon. And they might have used up all the water supply for the fire department by turning on all the taps

58:57

too soon, that kind of thing. So a lot of good questions. And I think those point to the importance of expanding our neighborhood emergency programs, community groups, to actually talk about those things and have neighborhood preparedness. So they truly understand those kinds of things in their own community. Because everyone is a little different, what kind of water system you have, what your capacity is, I mentioned on another call that we had the structure protection specialist for the province, help us out, do some assessments. And so we have them in a number of our communities doing preparedness, structural protection assessments, which included assessing the water delivery systems, areas where they can draw water from and winds.

59:38

And the intent is to have those plans in place beforehand, so that when an event happens, they would not have to recreate that information, and they would already know what to do in each community. And so except they didn't get all our communities, they got some of them. And we're encouraging them and trying to lobby them to continue that kind of work, so that we have all of our CSRD communities covered with those kinds of assessment plans.

1:00:00

Yeah, that ties brilliantly into Carol's question here. FireSmart recommended putting rooftop sprinklers on our roof, which we have done. But will firefighters turn them on if needed? We can't leave them running well away or during water rationing. Len, do you have anything to say?

Yeah, this is very common stuff that we're seeing more and more of, and I can speak to my experience being out in the province as well working on other wildfires when there are homeowner rooftop sprinkler systems installed. I'll start off by talking about what actually causes structure ignition. There's direct flame contact, where fire travels from tree to tree or something else and directly contacts the home. That's one way that causes structure ignition. The second cause is radiant heat. There's a fire burning nearby, and it's hot enough to create enough radiant heat to cause spontaneous combustion of the structure. The third and most common cause is embers. Embers can travel short distances, but they can also travel tens of kilometers during significant wildfires. So when we think about homeowner or other rooftop sprinkler protection systems, even when we install them on a property, provincial or regional district systems, we do not run them 24/7.



1:01:37

We will only run those systems when they're needed. Water is a precious commodity in a wildfire event, and leaving them on and running generally can cause structural damage to a home if it gets saturated. Water leaks in either through the roof or the ground and causes further damage. Historically, how we've treated homeowners' systems is essentially no different than how we treat provincial ones. We flush them a couple of times a day just to ensure the system is functioning when not needed.

1:02:17

Because depending on where we're pulling water from, whether it's ponds, creeks, or lake water, it doesn't take much to plug sprinklers. So we do our best to flash those, run them, and ensure they're effective when needed. If a homeowner has a rooftop system, we'll flash it and run it. If there's a point where we could potentially face structure ignition, we'll flash it and pull back, which is very common as the front approaches.

1:02:58

It's either a private event prep and go or anchor and hold. So you stay for as long as you possibly can, flash your systems, back off, let the system pass, and then immediately go back in and take action.

1:03:12

Small spot fires structure fires, but hope that while you're gone, and the systems or fronts, generally pack you know can pass through fairly quickly that the rooftop sprinklers and infrastructure protection systems do their job.

1:03:30

Thanks, Len. That's really, really informative. Carol that does that help?

1:03:36

Great. Okay, super. Speaker, you've got your hand up, and they will find we're probably gonna get shifted in like three to five minutes and zooming back into the main area. So speaker, we'd love to Oh, I'm sorry. It's speaker.

1:03:51

I'm sorry, speaker. Just one thought listening to all this, regarding the Fire SMART program. I think we should also include block programs. During the wildfire, I learned that all my neighbors were gone. Some were on trips, others were in different parts of the world. I ran around turning on roof and ground sprinklers, and when I left, they took over and took care of my house. It's important to encourage all residents to get to know their neighbors and build a block watch Firewatch program.

1:04:41

Get to know your neighbors so and what systems you have in place. So when something like this happens, they can execute on that they can get those sprinklers out there. They can do all this stuff if you're not there. And I think that's something that fire smart programs should incorporate into that when they go into a community

1:05:00

Bringing all the neighbors together and getting them to know each other is important because some people won't introduce themselves. That ties nicely into the



program as well, where we share contact information. Another thing we do well is work with communities to address overlooked hazards. For example, people often overlook the combustibility of deck furniture, which can pose a significant risk during wildfires. Even after preparing their homes, some leave potentially hazardous items on their decks. Removing deck furniture can greatly reduce the risk of structure ignition. I'm willing to spend as much time as needed with the community, discussing these important topics.

1:06:39

I appreciate it. Bringing out these groups together, I think you need to get these groups together. I think that really helped, like street after street, block after block.

1:06:50

Yep. Thank you. And this was obviously an informative, informative session, and I see Carol's comment down there as well. Speaker anyone else on the call, here <u>firesmart@csrd.bc.ca</u>. So whether it's one property, a neighborhood, a couple of communities.

1:07:17

All it takes is one person, right? One person in the community to take that interest and champion it. A lot of times, that champion is the key to promoting resilience throughout the rest of the community. It's about the community in general and all the volunteers. Lastly, I want to give a shoutout to all the volunteers from the CSRD. I've met so many amazing people.

1:07:43

Yes, me Cathy.

1:07:48

Welcome back, Cathy. Thank you so much. And that's a great question again, Carol. We had a bit of conversation about the fire wardens, a program from the past. But let's keep chatting as long as we can because this is such important information. Yeah, Tom probably has good information on that. But it's a provincial program. I think everyone sees the value in a fire warden program, but certainly, block watch and other initiatives rely on informed citizens. Today, I'll chat with communities where there's misinformation or misunderstanding about what firesmart actually is and what hazards exist. For every person who learns about a hazard they didn't know previously, it makes our job easier and focuses more on community resilience.

1:08:56

I'll put it out there that anyone interested in that kind of thing can contact Cathy about emergency preparedness programs. We'll help you set up if you can find interested people. We really need to be driven by the community. If you can identify a neighborhood interested, we can support you in putting things together, including mapping your area and providing templates to build programs to connect people. This helps both of us with communication improvements and support during future events. It's great if you can continue to help us grow these neighborhood programs. Another thing to watch out for is our vulnerable population, especially seniors living alone. Neighborhood programs ensure they have neighbors looking after them during emergencies like we saw last year. Thanks, Cathy. And I think we're about to end the session. Thank you all so much for a fantastic conversation. Recording stopped?



1:10:59

Okay, well, I think we have everyone back. I can only see their faces right now of the participating panelists.

1:11:10

lt's 8:25.

1:11:18

But before we do that, I'd like to just say a few words in our room. We talked about next steps. And so Tracy and I are going to share with the rest of the group what next steps are. From the monogram side of things, we're going to take the data, the information, and the feedback from our in-person sessions, our online sessions, and the over 400 survey responses that we've received, and put that into a very comprehensive report.

1:11:56

The survey is open until the 17th. of March. So there still is some time to fill it out, share it with friends. There's lots of opportunity there for feedback. After the survey closes, our team will be sitting with the research, pulling it together, and a report that will be shared with other agencies and the public. As I mentioned in our other group,

1:12:30

I do want to say that this team here is in this room with us this evening.

1:12:38

Really, I know, they're anticipating the report, but they've sat through almost every session, they've heard from hundreds of people directly. They've listened to stories, and they've taken feedback.

1:12:53

So we know that, you know, they'll be waiting for the month of April when our project is complete. But really, I think so much of it has already made an impression.

1:13:07

The sessions have involved being in rooms with people, followed by coming together afterward to share feedback. This team has been very privy to all of your feedback throughout this process.

1:13:26

Tracy, did you want to jump in and mention anything else about next steps? Sir, thanks very much, Alyson. I also want to express gratitude to Monogram for their work. We brought Monogram in because it's important that the CSRD isn't writing this report or investigating itself. This was primarily a listening exercise for the community. We want people to understand that this report is a true representation of what was heard, whether critical of the CSRD or not. Moving forward, the report will be presented to the board at the April meeting and then published on our website. We'll issue a news release and share it on social media so that everyone can access it.

1:14:23

But absolutely, I think to speak to Alyson point, the learning has started already for us and this has been a very helpful exercise for all of us on the team. It's already creating thoughts and percolating ideas for what we can do what changes we can make in the short term and where we may need to look towards in the long term. So again, thank you very much.



APPENDIX G: SURVEY RESULTS

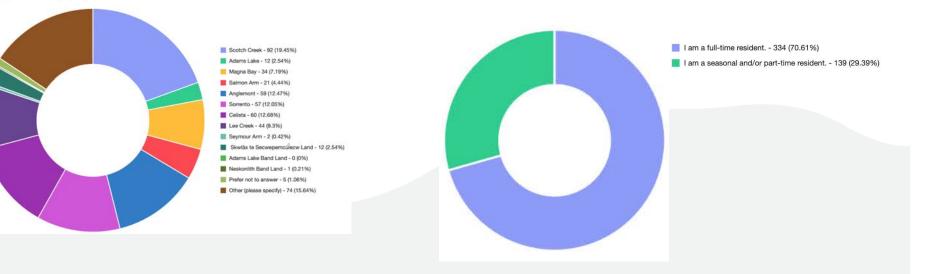
Submissions Started	With at least one response	Submission Completes	Completion Rate	Total Data Points Collected
523	473	366	69.98%	7,581

Q1. Where do you live or own property?

473 of 473 participants responded



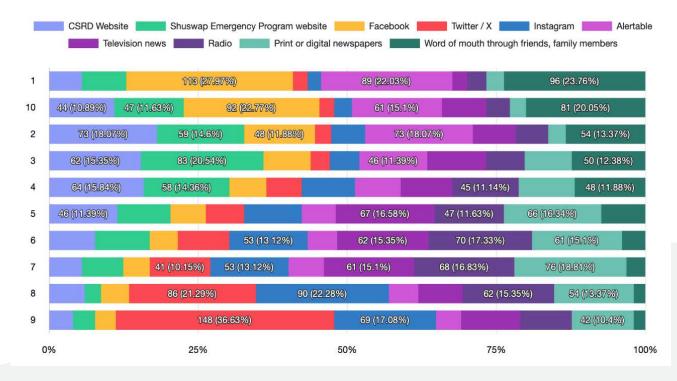
473 of 473 participants responded





Community Conversations: Summary Report for the Columbia Shuswap Regional District

3. Rank the source of information you used most frequently during the wildfire. *(1 is most frequently used, 10 is the least frequently used)*



404 of 473 participants responded



Community Conversations: Summary Report for the Columbia Shuswap Regional District

Q4. Are there any other ways of communicating that we should have used?

179 of 473 participants responded

Responses

- 1 Not scare mongering
- 2 Phone
- 3 More news coverage
- 4 Yes text messages in person
- 5 Home checks
- 6 accurate information at local areas in each community-Ross Creek Store, Anglemont Marina, Lake View Rec Centre
- 7 Alertable tagged to your property address: 1234 Squilax Anglemont Rd, Celista, V0E1M6
- **8** No
- 9 In the beginning very little was said
- **10** Don't think so
- **11** No
- **12** Informed person on the phone. Local Rep does not show up for anything, just hides on any issues.
- **13** A service that forwarding information 24/7, not presenting on the website "we are close and will return tomorrow at 7:30AM
- 14 email
- **15** SMS messaging
- 16 Voyant as it is next to Csrd
- **17** No
- **18** No
- **19** Yes door to door! Back in 2003 when we were put on evacuation alert people knocked on the door & gave you a paper with information on how to prepare for

evacuation. Not all people use cell phones, computers etc

- **20** BC Wildfire Service website: https://www2.gov.bc.ca/gov/content/safety/wildfirestatus
- **21** Just improve the response time and open up the group on Alertable so that those without Alertable could also get the messages! Many slipped through the cracks here.
- **22** The ways are all there, the timeliness of the information wasn't.
- **23** Review "Alert" application. It failed to alert residents in a timely fashion.
- 24 Somehow more communication and input from residents
- **25** No
- **26** Information meetings
- 27 🚨 Alert Sirens
- **28** Bc wildfire
- **29** No
- **30** Thru bulletin boards in communities that still had access to them.
- 31 Mostly cell phone as there was no internet
- **32** the methods of communication were fine sometimes it was delayed
- 33 mass texts
- **34** No
- 35 There was no clear communication
- 36 Text message
- **37** No
- 38 Castanet told the truth
- 39 Cellphone
- 40 Local contact centres with up to date info

- **41** Our number one was the firefighters on our property that told us we should leave even though there was no evacuation notice!
- 42 Text Message
- **43** emergency service local telephone chain
- 44 Signs on the highway direction people to ESS
- **45** No
- **46** Information center at community hall or firehall
- **47** More frequent press releases/interviews on radio or TV for those without online access. More accurate information through alertable.
- 48 Through local authorities
- **49** Local gatherings
- **50** The doesn't work to rank, I am unable to move in rank
- **51** Use of people to notify residents of the evacuation notice.
- **52** being able to go to command centre without being threatened that we have to leave
- **53** The media reports were completely inaccurate! They shouldn't be used.
- **54** I felt informed prior to the fire and after. My only concern was the evacuation order came late. The fire was very close when we received the provincial alert.
- **55** A dedicated AM or FM frequency specific to CSRD information would prove beneficial.
- 56 BCWS website
- **57** Door to door flyers or community signage indicating muster points and shelters (like the Lakeview Community Centre).
- **58** Send Authority door to door. L
- 59 Radio
- **60** You could have directly talked to the people of the North Shore who stayed behind and fought the fire instead of

throwing them under the bus. Then you would have known exactly what was going on.

- **61** Absolutely CSRD should have used TV and Radio more effectively
- **62** We used the NASA FIRMS map
- 63 none we just need a single source of correct up to date info that can still operate after the power goes out
- **64** Loud speakers on trucks through neighbourhoods, a community alarm system like the old air raid sirens.
- 65 Printed bulletins in popular locations
- **66** How do I get a keyboard to do the ranking? Shuswap Emergency Program, Alertable, Facebook, TV news and Castanet Kamloops were my sources; and NASA fire site.
- **67** Through the volunteer fire department and/or local businesses as we all talk to each other
- **68** No
- 69 Online Community Forums/chat pages
- 70 Not Sure.
- 71 Direct Communication
- 72 Way more clear communication on every platform
- **73** Bc Wildfire service map
- **74** No
- **75** Less outlets of information, a more centralized source of information would be better.
- 76 The cell Emergency Alert System
- 77 Emergency alerts app
- **78** CBC radio is my main source of information, ideally CBC could have interrupted programing to provide more fire coverage like they did in 2003.
- **79** Alertable was a good idea except it lagged it advised we were on evacuation order 6 days after we were evacuated.



- Locals, they are the expert residents who have lived in the area all their lives.
- Police should have been going door to door, prior to the back burn. You couldn't believe anything on Facebook, as a lot was untrue.
- 82 I did use the NASA hot spot/fire satellite coverage to get a feel for where the fire was
- You should have not relied totally and personally on Jay Simpson on facebook. Should have used radio more.
- 84 We got the evacuation notice by word of mouth, By then it was to late. We Stayed.
- Not just post and walk away, but be prepared to receive questions back, and ready to answer quickly
- The NEP program calls for people to go door to door. This would have been an appropriate time for door to door checks given the duration of the incident.
- We should have had more one on one communication.
- Specific groups set up and organized on Facebook. Some organized by CSRD members.
- Having people with information at key places such as gas stations etc. to help evacuees
- **90** Facebook got to me fastest, aside from my family's first hand knowledge
- Talk to the locals
- 92 Loud speaker prior to evacuation
- by the time we knew anything our home was burnt. so anything would have been better
- Media focused on West Kelowna fire. Very limited information for Bush Creek. Skwlax band provided limited updates as the voyent alert app didn't work.
- 95 Reader boards
- 96 Provincial Wildfire website

- Yes you should have set stations in key locations for people to go and ask in person, too many seniors here who wanted updates and real clarification.
- Everyone has a phone. Alertable could have been used much better than it was.
- 99 Should have something like amber alert
- 100 Better
- Physical meetings
- Bc wildfire
- BC Wildfire site was relied upon
- My primary source of information was BC Wildfire Maps where are the fires!
- No but the ones used should have been used more timely.
- Alertable was the best method but it became overwhelmed on the 18th and it was poor. On the 18th information was poor and it was frightening as we had no idea how close the fire really was to us or where it was after then.
- Quick timely updates specific to different areas vs vague out of date self congratulatory zoom broadcasts
- NASA, BCWildfire site find key people in each community to get the word out
- Salmon Arm radio station
- Alertable did not work. We both had it on our phones but we both got different alerts. We did often go to BC Widfire map information but you did not include that as a choice
- #3 csrd i was unable to select above
- This question makes me think you never had to protect and safe your home!
- 113 nil

- **114** texting leadership in each community ? Having a contact person at each hall?
- **115** Phone, CB radio, satellite coms
- **116** Yes, with the locals who stayed behind. They saved much of the north Shuswap
- **117** Speaking with community leaders
- 118 SMS messaging
- **119** Yes text or phone calls community visits
- **120** I think a National Disaster Relief Ministry needs to be created, in-turn Public Information Communications would improve.
- **121** Speakers that go on a regular truck for emergency alerts instead of wasting fire trucks to alert people
- 122 cell phone messages
- **123** Communities should have sirens or something for imminent emergencies where lives are on the line, many don't carry a phone
- **124** Signage in the town of Scotch creek about the possiblities of Alerts or progress
- **125** Phone out program. Text out program : sign up participation for those that would like this service.
- 126 Notices in essential services- grocery and gas stations
- 127 Facebook Account
- **128** sending someone around with a loud speaker or siren on a vehicle, we have neighbours who don't have a cell phone and done use media and don't have apps
- 129 Bc wildfire service
- **130** Evacuation orders needs to be issued faster someone should have been at the site of the back burner and made the call
- **131** an alert ordering people out was issued once it was too late.

- **132** CSRD Facebook not the community gossip groups. Jay Simpson's blog / information was boots on the ground current information and he was representing his constituents admirably. Exactly the representation I want from government in similar circumstances. .
- **133** Information was available in many formats. I am unable to change the order in the tabs?
- **134** Emergency air horn
- **135** CSRD couldve started thier own Facebook page regarding informing residence of the state of fire.
- **136** Encourage social media posts by respected partners, such as BC Hydro.
- **137** No
- **138** The information presented on the radio was horrific. Patrick Rylie was awful. He only presented the one-sided view of the North Shuswap residents and it was his opinion. The local Salmon Arm radio should have been one of the first and best way to get TRUTHFUL and ACCURATE information out to the public. I was disgusted with Patrick's on-air behaviour and stopped listening to the radio.
- **139** Via text. Not everyone has data or access to wifi.
- **140** Voyant alert, provincial emergency alert service
- **141** The website was terrible to navigate- just fix it
- 142 Facebook
- 143 I feel you utilized all avenues
- 144 The question about part time vs full tme is part of the problem. We are not full time but we are here all the time as many people are. And our homes are not cheap like the old time cottages. They are the same value as primary home. So the more emotion. I believe these fires were ignored or treated differently because of the part time resident status. This is a root cause



that needs to be addressed when assessing fires. There isn't even a place to put other on the form. It should be how many days are you at this residence and what's the value. And how close to nearest towns or something. As you would find we have the proximity and population to hit a higher level of risk.

- **145** Any would have been great but the lack of information was extremely I can't even come up with an appropriate word.
- **146** Community meetings for residents there. SOCIAL MEDIA
- **147** No, you guys did fine.
- **148** No, communication was great with the public. As always, intermunicipal/interagency communication could improve.
- 149 No
- **150** Email, phone call, text messages
- 151 Townhall Meetings/Focus Groups
- 152 Direct email messages to property owners
- **153** No
- **154** No
- **155** A single unified regional district website that aligned with adjacent districts like NORD and TNRD
- **156** I think you covered them all
- **157** No
- 158 Loudspeaker
- 159 Town hall meeting in early stages of fire
- **160** Fire fighters and broadcast alert.
- **161** Instagram, Facebook and locals were our main source of contact for keeping us up to date on the status of the fire
- 162 None comes to mind
- **163** We never got any communication in Magna Bay

Q5. What are your suggestions for how we could communicate more effectively with you?

252 of 473 participants responded

Responses

- 1 Create a Facebook page just for the fire and don't let the public post to it. Also tell us everything you know good and bad. Don't sugarcoat and don't withhold information even if it makes CSRD look bad. It's better to be honest and try your hardest to make things right.
- 2 Alertable failed miserably was too delayed in giving evacuation orders Would of been nice for the CSRD to attend one of the townhall meetings that were held
- **3** Listen to YOUR people! You work for us, supposed to be in our best interests.
- 4 Possibly phone or text
- **5** Reporters on scene, so E kind of system that showed early on what houses/structures were effected
- 6 see above
- 7 More information as to what areas to evacuate to. East or west? There was more support for people that went east then west.
- 8 Have all communications relevent and timely
- 9 I think there was a lot of misinformation and the only factual information was from people on the ground-fighting fires, assisting with food or organizing of efforts. There was no clear direction often. We checked the CSRD website, listened to the updates which were helpful but we could have done better. It is also very important to remember we had no power and it was very difficult to access this information. The alertable app was very useful when power was available.



- **10** mobile phone alert (the ranking system above does not work!!)
- 11 Alertable to address not area
- **12** Mayor of Chase said nothing
- 13 More updates and plans of what is happening
- 14 Large information bulletin boards placed in specific areas
- **15** Up to date Emergency information easily accessible on SEP website and alert able the information regarding alerts and evacuations happened Too Slowly. For example we heard about the evacuation alert for Lee Creek via information from a Vancouver source first (early morning of Wed/ August 16) Considering it is the one way out for us in Celista this was essential news for preparing to leave.
- **16** Post to Csrd Facebook page
- **17** More timely communication if possible.
- **18** The delays in information getting to the people that needed it needs to be improved. The information needs to be communicated efficiently, more time was spent thanking people involved instead of stating facts about what was happening.
- **19** Meet the public face to face do not hide in your offices and behind phone systems. Get out in the public and face them.
- **20** Anticipate these events: The fire at Adams Lake had been burning since early June. I watched the plume of smoke all summer. It is a travesty that this fire was enabled to grow and not extinguished early.
- 21 Would have been nice if the Alert systems worked together better alertable, Voyent and Emergency systems... Would have also been nice if Chief Tomma had used the alert system at 12pm when he closed the Band office to alert the residents on Little Shuswap Lake about

the change in the fire from what he knew from BC Wildfire services. Instead we had an alert at 710pm - 4 hours after we had a knock on our door to evacuate now (3pm)

- **22** ask for peoples email so alerts and updates arrive faster.
- 23 If the CSRD is to be a major source of communication and not close the web site days end and say " we are not available our office will be open at 7:30AM. Either the CSRD is to be a major source of information then been that refer the residents of the shuswap that please refer to another information source.
- 24 You need to start by establishing the CSRD as a trusted source of information. I don't have an answer/suggestion for you on how to go about this... but as a resident of the area for the past 10 years, the CSRD has only presented itself in a negative tone to a majority of full-time residents of the North Shuswap.
- **25** The Alertable did not work for giving valid and timely information It would be great if all of bc had a coordinated system
- **26** Everyday updates 2 x daily
- 27 Without power or limited cell phone service limits any communication. No tv, no radio. When generator running tv was all about Kelowna, our friends and family in Calgary had no idea what was happening here. Regular timing of updates via radio or tv so scheduling could occur with gen sets to get updates. Local disaster broadcasts.
- **28** Areas that were under alert and or evacuate areas were not similar on sites such as csrd,Shuswap,Alertable sometimes were confusing
- **29** More up to date, by the time alterable activated it was already old news

- 30 1) the source above doesn't differentiate between facebook groups - CSRD or community groups or other? Creating a relationship with authorized community groups who would simply amplify the official messages would have been useful. The rant and rage FB groups were a nightmare and full of misinformation. A better more formal relationship with sources closest to the communities is recommended. 2) The Area F Director communications should have been monitor and vetted. So inappropriate.
- **31** The csrd website was often not up to date or crashing. A stronger social media presence, especially to dispell misinformation.
- 32 None
- **33** You need people in the community NOT Salmon Arm! They were useless!
- **34** Provide the number of resources available to fight the fires
- **35** Too much overlapping and outdated information makes things even more confusing. There needs to be a commitment to keep the public updated (informed)24 hrs a day. Updates every 30 min throughout the day would prevent misinformation from spreading. Make the information sites more user friendly, the CSRD website was anything but user friendly. You need to consider the range of people

and abilities using these sites and the state of mind they may be in.

- **36** Would have been nice to get an Alertable to evacuate
- **37** Alertable is a good option but useless if alerts aren't sent out in time. I could see fire raging towards scotch creek long before the first evacuation order was in place. The alert for scotch Creek also came in too late as there were

still hundreds of tourists in the community when the situation was worsened from the back burn. Same goes for the meadow creek fires - fire was within people's yards in meadow creek hours before an evacuation order was received. The app quickly became useless when the back burn was lit and word of mouth/using your eyes became the only useful and reliable source of information.

- **38** More effort needs to be done to communicate with residents prior to the fire season to inform and include residents on what to expect should a fire threaten their area...how to keep informed, how to evacuate, how people can help, how to fire smart, prepare their residences etc. I also found some of the information confusing and untimely.
- **39** Be honest and don't lie to the media
- 40 Facebook groups worked well
- **41** Don't let the BC government lie about the incredible work the residents that stayed behind did to save our communities.
- **42** Real time updates we had no idea that the fire had come up the lake 20KM until I looked across at Magna Bay and saw trees candling!
- **43** Increase frequency especially as the emergency is progressing. Magna Bay went from all good to Evac Order with nothing in between despite fire activity suggesting we should've been on Alert.
- 44 Have more volunteers in our specific area coming door to door with accurate information The wildfire volunteers who did come to Lee Creek two days before could not answer our questions



- **45** Install sirens throughout North Shuswap. What good is "Alert System" if cellular andor landlines fail to broadcast warning?
- **46** I believe they was to much stuff printed that really most people don't need to read or care about. There needs to be two reports that go out one quick the state's quick fax with out the other stuff people put in to make there jobs look important.
- **47** There was a lot of panic about Blind Bay (near me) being evacuated, but it turns out it was just on alter. Make it much more clear on Alterable the difference evacuation notices versus alters, and have the maps of areas being notified be the primary focus (versus a wider area name, which was how the alerts initially appear).
- **48** I have no concerns with the level of communication that occurred, in fact I was impressed with the frequency, level of detail and multiple ways in which I could pursue or receive information. There probably could have have been more pro-active information provided earlier on what to expect should certain extreme scenarios occur. An example would be FAQs or "What to expect" around the back burning that occurred. This may have reduced some of confusion, panic and mis-information that occurred as a result. The biggest issue we had to contend with was the massive amount of misinformation that occurred on Facebook and elsewhere, generally unchallenged. We (like everyone else) were constantly forced to verify things.
- **49** During the Notch hill fire 12 years ago weekly information meeting were held with BCWF and the CSRD. This time everything seemed top secret and very little information was presented. One other thing any form of information over the internet is not getting to everyone

where a in person meeting is all about getting answers especially if the CSRD and WFBC are both present.

- **50** Have a government official on site 24/7 with current up to date information
- **51** Telling the truth, open transparency, from the start.
- **52** Text alerts, emails. Alertable. For those that do not have wifi plans to support them thru a disaster need more in depth communications.
- **53** Better updates . The weekend of the most terrifying time for everyone most government alerts went silent?
- **54** You should have dedicated some resources to discussing the misinformation head on . You should have publicized arrests as well to demonstrate consequences for stealing vital equipment.
- 55 CSRD OR WILD FIRE BC SHOULD COMMUNICATE DIRECTLY TO OUR COMMUNITY PRESIDENT OR SECRETARY
- 56 Let the media in to the area to report accurately
- 57 More immediate information;
- 58 Be honest, give us all the information. We're not children.
- **59** Na
- **60** Our voyent app was very unreliable. Terrible communication period. Went on evac alert and hour before I evacuated. Got an evac order long after the fire had already gone through my community. Noone to help elders or disabled. Someone could have died. An absolute failure of every kind for emergency measures.
- **61** Open line of communication between residents and government. Truthful answers and up to date information, returning calls promptly with answers.. no more generic answers treating people like we don't know anything about what is happening! Some of us



know more that the ones in charge about fighting forest fires!

- 62 Well in my experience in Incident Command, I will say the evacuation alert and order were way behind. It saddens me that this was not managed better. I knew when to leave based on my experience, but had we waited for the order we would have been stuck going the other way which would have been difficult.
- 63 News channels on tv were a pathetic source of information. Best uptodate info was castanet! EVACUATION NOTICES BEFORE ITS TOO LATE!!!
- **64** The same way you alert people when a child gets abducted. Instant messaging with an alarm. This should automatically inform anyone within the cellular coverage area of an impending emergency.
- **65** More local info on tv, local paper website, local fire departments. Local contact centres with current information.
- **66** Was adequate as long as people had social media. But the response for the wildfire was abysmal and horrible. Totally terrible
- **67** Give reliable information that can trusted via all modes available.
- 68 Not sure, probably social media
- **69** Get a better means of getting the alerts out. We found that signing up for Alertable was confusing and inconsistent.
- **70** Getting accurate information to the news outlets would have been helpful. They had very outdated or even incorrect information at times.
- 71 SMS direct messaging
- 72 Clear boundary definitions, everyone e on same page,

- **73** Provide detailed updates on crews, equipment and strategies. Admit when you are under resourced and ask for help. Coordinate local resources. That whole event was a colossal management failure once the firestorm was over in the following weeks.
- 74 None
- **75** There seemed to be no one taking the lead and little disaster response trained people from CSRD. Communication was not great and not accurate.
- 76 Frequent radio updates
- **77** To have the CSRD website and information come out faster than Alertable app
- 78
- **79** The updates seemed to come quite slowly. When the fire crossed to the South Shuswap there was a whole period of time overnight with no updates at all as the people in the SS could see the fire coming. The websites were crashing due to the high usage and Facebook groups became the only way to get updated information.
- 80 Give information sooner
- 81 I liked the video conferences but in person would be better
- 82 Updates poor. Not timely enough. No consistent time or method for updates. Kelowna was on top of providing info. Daily presentations for updates
- **83** People found out about the evacuation dangerously too late. A second method, beyond the Alertable app, in the future would be helpful. Especially for those who may not have immediate access to technology. The live updates from CSRD and BCWS were very useful. People need to feel like they are being accurately informed in a situation they have no control over. I felt that this was one way that was achieved.



- 84 How about immediate and transparent communication. Perhaps a notification sent out at the beginning and repeated throughout any kind of emergency that information is available on.... Perhaps even using CBC as a way of communicating ongoing reports Both the website and Alertable were not completely accurate
- **85** The evacuation notice came much too late. The power was out of all of the north arm and not everyone has a cell phone or cell service. Previous years there were people who went door to door to ensure residents were informed about an evacuation alert. Timely communication from the CSRD quite frankly BC wildfire and the CSRD are lucky no one died. The complete lack of timely communication purrany many people at risk. Once evacuated we heard nothing from the CSRD. We had to get information from local residents in Seymour city where we were evacuated to. There is no cell service or internet up there so we were left to rely heavily on the community.
- **86** A local Northshore representative team. That we can communicate with to receive credible info and direction. The locals are key to repairing the incredible broken system currently in place. The evacuation order that issued in scotch creek was completely unacceptable. Too late!
- **87** posted notices have a registry that the authorities could use for people that stayed and were looking after property's and putting out the fires and let us do that
- **88** Facebook posts and Alertable were sufficient.
- **89** Accuracy and transparency are needed. Vet what the media is posting on TV, radio and newspapers before it is released. They caused more panic and problems than needed.

- **90** A wildfire detection system may have been beneficial, though likely not realistic for Adams/North Shuswap geography. Predator Ridge and city of Vernon have invested. Many people rely on real time alerts from apps on phones. Perhaps CSRD could invest in an emergency management app with realtime updates applicable to residents. Information could build on what BC Wild Fire Service offers with more specific region based information, including emergency management plans, flood, slide, etc information/warnings.
- **91** My perspective was different than those towards Sorrento. I was looking to help more and I think there needs to be more planning for that before the summer season. I loved the daily updates on your Facebook page
- 92 A lot of the time the alertables were unclear or wrong. I even sent a message via email to the SEP people suggesting the communication needed to be clear and concise. I really wondered who was writing the information as it appeared they did not understand the areas they were dealing with. In a disaster, clear and conscise information is required. It is very important to make sure the title of the alert is clear, as a lot of people only looked at the title and went from there. I also thought the CSRD missed a great opportunity to mention the various fire departments from all over BC who came to help. This information is provided regularly in the larger centres, but I didn't see one press release identifying any of the fire departments in the area, other than those within the CSRD. We need to acknowledge all who come to help. I also heard, but don't know if it is true, there is confusion over who actually issues the evacuation orders/alerts. Some I saw where BCWS, some were CSRD.



- **93** More accurate and current updates on fire growth and alert notices. As alerts came in too late for many local residents
- **94** Up to date "as it happens" text or emails More timely alerts / evacuation orders
- **95** We live in a dead zone, so we could not use Facebook, Twitter, or, Instagram. Alertable would not work on most of our devices. Radio was not covering the fire's progress; television mostly covered Kelowna. We used the BC Wildfire Service map; it's not even in your list. Therefore, the rankings above are not accurate b/c there is no place to say we didn't use a particular source of information at all. To communicate more effectively, we need an alert system similar to Amber Alerts that warns users--whether they have a cell phone data plan or not-and we need a solution that warns residents even when power and cell service go down (as the did on August 18).
- 96 As a NEP volunteer I did not receive a single communication from the CSRD NEP. No one asked that I contact the neighbours on my list and no message was given to communicate. There was no emergency shelter or muster station identified and no system of checking that people in the neighbourhood were able to evacuate. Anglemont was never placed under evacuation, and yet we were cut off from the outside world. We should have had direction from the NEP to ensure our residents stayed informed and were safe. I have since decided not to volunteer for this program as it seems to have no leadership.
- **97** It was very confusing what sources had thr most up to date information regarding evacuation alerts vs orders and fire maps. The information in thr alert app, provincial websites, csrd websites were different at

times. I couldnt tell what the current evacuation zones were.

- **98** Frequent updates on Alertable. More timely evacuation order. We left Scotch Creek Zinck Road 24h before the evacuation order as 5 cm amber was falling and the forcast for strong winds indicated an imminent disaster
- **99** Earlier evacuation order.
- **100** The alertables were critical the night of the fire, not so much after. It is down on the list because your criteria was most frequently.
- **101** The Alertable app didn't work for us when we evacuated to ST. IVES. The only way we knew what was going on was that we were receiving text messages from people in Vancouver telling us what was going on. They were receiving teh alertable messages. This is a total failure of an emergency alert system. That was very dangerous and should be looked into. If not for our friends, neighbours and our internal communication network. there could have been a more disastrous outcomes involving human life. Secondly the oder came out when there was no prior alert. By the time the order came out, there was no exit for people east of the school. The only direction we could go is towards Seymore arm. There was a total lack of facilities for people. We were lucky and stayed at a friend's place in st ives. Another friend from Celista had to sleep in her car in the parkkng lot at the anglemont lakeview seniors centre with her dog and cat from Aug 18 to Sep 6. The CSRD barged over supplies, but no cots or bedding for the people to sleep on.
- **102** As the closest government agency to the situation you should be able to broadcast Alerts thru print and TV news media and interrupt programing



as needed. Also, don't be reliant upon other government agencies to dictate protocol and instead, have your own eyes and ears at the site of the event to better make decisions that will save lives. Eliminate buck-passing. It was our expectation that you were looking out for our safety and I'm afraid that trust has been lost now.

- **103** we just need a single source of correct up to date info that can still operate after the power goes out
- **104** I signed up for the alert system and no alert came.
- **105** Being more honest and open about what was going on. We were told by employees of the fire hall that we would be ok where our property was located. Our house came through ok but the bush around us is burnt. We got off lucky but fire all around us
- **106** More frequent updates would have been helpful, even if there was nothing new to report. Knowing the most recent information received was up to date to the best of your ability would have been nice.
- **107** There was a lack (early on for sure) of pure updated information- the focus seemed more on shaming people as opposed to providing actual information- this wasn't helpful and just left us wondering what was truly going on. It also left us sceptical when actual information was being released whether or not it was actually true.
- **108** Have CSRD/SEP live updates at set times, so I know when to be some place where I can pay attention. When situations are changing fast, maybe there should be 9 pm update. It's a long time to wait between 3 or 4 pm and 11 am next day when you think that may be happening. For example, I watched the "backburn" fire from my home and even though I had read a notice saying "flames may be visible to residents" earlier (7pm)

at 10 pm this did not look ok to me. The next "update" was on Alertable just after 11 pm, things were not ok.

- **109** Have the most correct and up to date info on your website and alertable. There was way too much misinformation and a long lag time.
- **110** Faster Alertable updates Ongoing regular updates
- **111** Put current and TIMELY information on your website and mark each entry with the date and time. Update it constantly.
- **112** The media focused on the fire in Kelowna and hardly any updates/info during the fire.
- **113** Have a data base of email addresses and telephone numbers of all full time and summer residents, with information on whether they are capable of fighting the fires
- 114 Unknown
- **115** The back fire could have been more advertised so that residents were aware.
- **116** Use Tax Roll Data Base and send emails to home owners. You have all of our details.
- **117** Do way better. Be behind the communities and not full against them like you were. Way more support to all the companies that lost so much. Just do better all around. It was unbelievable how brutal the csrd was at handling everything. Even now it's sti III horrible with all the permits and letters you send.
- **118** Clearer maps and descriptions of areas effected when put on Evacuation Order.
- **119** I watched the fires on the BC Wildfire Service map daily to see how big the fires had grown, where they spread and in what direction they were going. This was very informative. I also watched the weather forecast to see if there was any rain or wind coming.



- 120 Faster updates, and more truthful updates
- **121** Instant text alert
- **122** Do not rely on BC wildfire to inform the CSRD ask locals in the area with the experience and knowledge of the area what's really going on and what are the risks. Communicate that knowledge and those risks to the residents and media.
- **123** Stay to factual information and have the various responders give direct information about their respective progress. Stay away from taking media time to tell citizens how hard everyone is working or vilifying people who do not act as desired by outsiders.
- **124** Live zoom for over an hour with no interaction when people had no power or wifi was thoughtless. Those could have been an email. Little future focused info just lots of excuses on things that went wrong.
- **125** CSRD should be able to post current updates for each area of North Shuswap. I felt there was such lack of communication leaving residents in the dark and therefore had to relay others in the community for information.
- Have a look at the Australian model for emergency alerts through cell network. It works excellent. Fire conditions (location, direction etc) evac recommendations, stay and fight, etc are all relayed real time through their system. IT WORKS. There are too many media platforms out there. Go to the data source the cell towers!
- **127** I don't know. I relied on the AlertAble notifications, but if I had waited for the App to tell me to leave I would have had to leave through Seymore Arm in my small car. A neighbour's son was the one who told us we needed to leave because the fire was at the Scotch Creek bridge and we were right to trust him.

- 128 Maybe an opt-in for regular mass text updates
- **129** Regular and timely radio broadcasts.
- **130** There was no proper communication prior to the back burn. Residents should have been aware, and maybe we could have prevented you from moving forward with it. So anything would have been better than what you did.

131

- **132** Develop a program for volunteer firefighters and a communication system with them. Let people fight their own fires without impeding their access to supplies or making them criminals
- **133** you might have tried the social media sites. however, they where not correct and up to date. I monitored the Bush Creek Fire from my yard and got a better picture than any media
- **134** In our case, more frequent and continuous communications, there were too many lengthy gaps in the info being provided. Also use less bureaucratic language and just down to earth explanation of the facts, and what is going on. Saw many questions back to Shuswap Emergency Program on Facebook from obviously very concerned citizens who were seeking more clarity. From what I could tell, not very many of those questions were being answered. Communications in todays world is almost instantaneous, I would suggest if the CSRD is going to post on Facebook and other Social Mediums, that the EOC staff that particular Social Medium for guick and timely response back to a question. It would dramatically lessen the amount of misinformation that gets created. If a question is not answered by the emergency authority, that person goes looking for an answer elsewhere, most likely other public, and often times inaccurate or false.



- **135** More frequent updates with more meaningful information. The google listing for the SEP didn't have a phone number listed, the number was hard to find on csrd website. I seem to remember calling the number and the hours were very limited. When I did speak to someone they promised to call back but didn't. I was a member of the Anglemont fire dept at the time and received possibly one or two meaningful briefings although I was working in that capacity Aug 17-25.
- **136** We were the ones that lived the first part of the fires. We had to call for a meeting to see what was happening and not happening.
- **137** More transparency. Quicker updates. Utilize locals living in particular areas who can give real time updates. The communication was very poor from our government agencies
- **138** Be more clear in the alert diagrams. Many thought the entirety of Blind Bay was being evacuated causing mass panic and stress.
- **139** I'm not sure how you could have communicated better.
- **140** Thru any of the above don't remember seeing anything from the CSRD keeping us informed. Jay Simpson kept us informed as well as he was able
- **141** There was no communication at all, if a neighbor had not told me about alert able one hour before we where evacuated and I did not have a cell phone I would never have known. I expected door to door notification or loud speaker like they do in Northern Ontario. Not everyone is hooked up to technology.
- 142 see above
- **143** Just be quicker. Alerts and orders were given way too late.

- **144** Day of fire August 18th. I heard band members were told to leave the area at noon. As part of the VFD, I was the one going door to door telling leaseholders to leave. I started at 2.30 pm. Why the delay? By 4 pm, I was told to stop even though I hadn't gone to every home. I ignored the order to ensure everyone knew but most residents had no idea the fire was coming and had no time to pack a go bag. Why did Chief Tomma and Fire Chief Paul Gamble wait so long? Useless leaders. Skwlax band leadership NEVER once mentioned leaseholders to the media. Band leadership never checked to see if leaseholders were all accounted for even though 31 homes were fully destroyed. The evacuation order was never received through voyent alert. The reserve didn't show on the BC wildfire map it was on order until 48 hours later. And to this day the general public doesn't have any idea of the devastation because Chief Tomma refused to mention leaseholders, even though he, as a government, is responsible for us. As reserves don't fall under a regional district, communications basically were NIL. My suggestion - use the amber alert system for evacuation orders. It works.
- **145** Considering no one knew what was going on, hard to say...
- **146** More up to date info every few hours- not days.
- **147** Once you design an emergency plan will be good to have determined stations, satellite offices closer to the disasters where people can get information in person if need it. Open phone line will be also good to have with some maybe volunteer responders that can also update people.
- **148** Action depends on communication, which was not timely. BCWS and CSRD did not make a



joint effort to communicate to protect people and let them make good decisions. There were many signs that evacuations could have happened up to 48 hours earlier in a much more controlled manner.

- 149 Should have had boats ready to help evacuate
- **150** More frequent updates
- **151** We were never alerted to evacuate! We only left because the wind and smoke was so bad that we were scared and left out of concern for our wellbeing
- **152** There was so much miss information due to the slow progress of up to date info. My parents are elderly and they live on little Shuswap. When they were told to evacuate we only had minutes to get them out. There was no warnings in place for anyone on the little Shuswap lake road. Luckily no one lost their lives but it could have happened. I think that there should have Been more warning that the fire was moving towards little Shuswap from Adam's lake at a high rate of speed!
- **153** Meetings
- **154** Amber alert
- **155** Actually communicating with locals who stayed instead of treating us like criminals
- **156** Single online source updated hourly.
- **157** I want to know where the fire conditions are so that I can make my own decisions. We need credible 24 hour sources of information.
- **158** Our CSRD representative did not make herself available at ALL. Useless!
- **159** The CSRD communication after evacuation was quite effective. My issue is with the lack of accurate information prior to evacuation orders and the delay in getting the evacuation order for our area. I am also

disappointed with the messaging that vilified residents who remained behind to protect their property.

- 160 There never seemed to be coherent communication between all levels of government/institutions involved. None of it seemed up to date, and obviously bc wildfire didn't really know what was going on because they were nowhere to be seen, so it didn't seem like anyone really knew, especially to those of us who were actually on the ground fighting fires and driving around the area.
- **161** I didn't think to use the CSRD website, but now I will check more frequently.
- 162 No one knew what to do on that Friday night. We were seeing people evacuating steadily by our place and when we tried to leave twice through Celista we were turned back. (rightly so) However, we were frightened and four neighbours tried to leave at 9:30 pm as we didn't want to be awakened in the middle of night being asked to leave. So we left on a convoy via Seymour Arm. We arrived and were met at the bridge near the townsite and asked to register at the pub. None of us knew where the pub was. We were then lost and eventually we were separated and lost. It was a trying time. Signage would have helped direct us to the pub, and know which direction to head. Our plans were to stay in our cars over night and then drive out in the morning. Eventually after midnight we were all reunited at the pub, but we were stressed to the max, for those of us lost on those long lonely gravel roads. We registered, were put up by the kind kind people at Seymour Arm, and the next morning we were fed by emergency services where we got information that certain places hadn't burnt down that we were told had, such as the grocery store in SC, the Hub, the School in Celista etc. We were also told



that we couldn't evacuate as planned down that terrible forestry road, as they were closing it due to installation of culverts. We were welcome to stay or we could go home. We went home.

- **163** Use all sources to direct people to a common location for the information. Any time someone else has to decifer your report and put it in their system information gets changed or missed.
- 164 Learn from how other areas communicated
- 165 Text messages, messenger
- 166 As above
- **167** Tell the truth Be honest about what was working and what wasn't BCWFS Forrest was telling us not to worry, we would see fire and smoke but it was all under control We had no clue we were in the risk we were....did you know?
- **168** Promote the BC Wildfire app, the Lightning app, and an app for wind direction and speed
- **169** more text messages
- **170** Face the people you called a nonsense and treated like criminals and second hand citizens in a hall or area meeting... remember, you represent us, the people, earn your keep!
- **171** Faster notification. Official sites were too slow in getting information out to the people. Friends and Facebook had the most up to date information and the most accurate information on what was family. We had to have family member monitor facebook, and keep us up to date on what was happening, while we were loading our belongings into the vehicle to evacuate.
- **172** Having peoples contact numbers and emails? I felt I had lots of info but other seniors who ae not online did not have good info or insight.

- **173** Actually communicate when it's happening not pass it through a paperwork process. In an emergency 1 or 2 people should be the lead communications who send out messages and respond to other groups 'head person'. Your communication was a joke at the time
- 174 You absolutely have to be more current with the information. Most of the time, your updates were 12 to 24 hours behind events as they were actually occuring. You also need to be sure about the information that you are receiving, so you don't make gross over reactions to events such as the supposed theft of fire fighting equipment, which was apparently not actually the case. Bringing in large no.s of outside police forces was a stupid thing to do, and pretty much unnecessary.
- 175 In Person
- 176 Form local committees from all of the communities: Scotch creek hall Celista hall St David's Church Anglemont Community hall All of these groups were active throughout.
- **177** Initially, the only info was from residents themselves with good intentions but incorrect info. In 2003 the fire dept. covered the area with their loud speakers and current accurate information, seemed to work well,
- 178 The kicker news
- **179** A new government agency that actually does its job would be great.
- 180 The push notifications from the Alertable app came way too late. The alerts and orders took way too long to be established. Example, I lived in Celista and the morning of August 18 we weren't even on an Alert order. How could this be? Only a very small portion of Meadow Creek Road, just north of us, was on an Alert. The density of Celista is within Meadow Creek



Properties, where the bulk of the homes were lost. At 4:30pm the Order finally came down for the entirety of Celista to evacuate, yet we never received an Alert. Makes no sense. By 4:45pm my house was on fire and caught on camera via a neighbours doorbell camera. Thank God we made the decision to leave at 1:30pm on August 18th. I also had printed off the "Steps to take on an Evacuation Alert or Order". I'm not sure on the exact name of this document on the CSRD website. I did every single step on the document. What I wish it also had on it was to go around your house with all the drawers and cupboards open, and take a video or everything. This would have been invaluable advice for those of us who did lose everything for insurance purposes. When you're in a state of panic, planning ahead helps. We had thankfully packed our 3 days of clothes in a grab bag a few days leading up to the fire, but that was it. We weren't thinking to go around and film things in those final moments. We lost absolutely everything else in the wildfire.

- **181** You didn't communicate!!! This disaster could if been prevented
- 182 As above.
- 183 As I said
- 184 cell phone updates every few hours
- 185
- **186** post information at local stores and fire departments and campground
- 187 The
- **188** Perhaps holding annual early summer meetings to have more conversations with locals in areas where fire is a threat. Discussion of resources avail locally and ways to collaborate.

- **189** Do not overly rely on protocols that are proving to be ineffective in the moment. There needs to be a greater ability to pivot into a different method if one of your platforms goes down when you need it. It would also be more effective to listen to residents and to not overly rely on the dialogue coming from BCWS. It is clear, to this day, that they will not admit to the depth of their mistake in lighting the backburn above Scotch Creek, or the damage it caused. Given this, it would have been far more effective, and safer, to use alternative methods to determine the need for an evacuation order. In this day and age, a lack of communicate is a choice.
- 190 WhatsApp
- **191** Facebook Account Should have been early communication about fire evacuation route / procedures on land and water months and even a year prior to fire seasonthrough CSRD website, hall meetings
- **192** establish a permanent emergency radio frequency that can be activated in an emergency. This can be used for verbal sharing of current updates and information. Accessible when power is out, to those who are not connected to technology. Radio never dies it just keeps on going. boundaries are an issue with using Alertable. when fire is so large and covering many jurisdictions its an important piece of information. the emergency dashboard has all the features but loading was slow and too cumbersome to use. this would be an ideal tool if it would load easier. Sometimes it just stalled and didnt load at all. when connectivity is sketchy it is simply not a tool to use. emailed notices from csrd was the most easily accessed and shared info. having pdf files of notices on the csrd website enables easy sharing.



- **193** Our neighbours did not know people had evacuated until the last minute (they are not reclusive, just don't use media) PLUS we are in a dead zone for cellular and often have extremely poor service. We cannot assume that people on the north shore have full access to these forms of communication. I was on a provincial committee for the scotch creek health unit and our biggest discussion was the difficulty with communication and transportation for those on the north shore, many of them elderly.
- **194** We had 2 hours to evacuate. No alerts from anywhere until it was too late. We were told by word of mouth.
- **195** Initially Alertable app was not explained to people how to enter the location they wanted to be alerted on. I happened to phone the emergency center prior to evacuation when we got the alert and the fire chief mentioned how to put in the location as just "scotch creek" wouldn't work.
- **196** The Alertable App needs to be properly tested. My mother and I were told to evacuate 2 times, only to be told that it is a glitch in the app and we were 200m outside of the evacuation zone when getting to an evacuation center. It is damaging psychologically to make people evacuate every thing you own in fear, only to be told by CSRD staff that we don't qualify for any support but look on the brightside "You get to sleep in your own bed" when the fire was less than 2km away.
- **197** CSRD updates were very good.
- **198** When fires are approaching are communities someone needs to be on site 24/7
- **199** more transparent / honest more frequent more clear and decisive about strategies - far less critical of and making Locals out to be criminals, and acknowledging

the overwhelming benefit of locals who stayed. Spooner's group, Bischoff's group, Jay Simpson and so many others were working tirelessly in the interests of residents. It was less apparent what the CSRD, BCWS and RCMP were doing. A public acknowledgement and a Thank You to these people for what they accomplished should have been louder than the criticism and is still not done. They are heroes. The lack of recognition for their work in the community is driving a wedge deeper and fostering a bigger desire to get out from under the CSRD as it seems the CSRD's arrogance and unwillingness to work with locals is clear. At one of the press conferences, Tracy from The Kicker asked CSRD representative (MacLean I think but maybe Sutherland) who was making decisions and giving direction to the RCMP about blockades etc. CSRD said it was BCWS. She then asked BCWS who was making the decisions & giving direction and he said CSRD. RCMP spokesperson at a different time and place said they were following orders but didn't or wouldn't say from whom. What a gong show. Who made the decision to not allow emergency supplies in from South Shuswap residents. Why was there not even an Evacuation Alert for east of Magna Bay Ross Creek bridge and Anglemont when the Evacuation Order went as far east as Ross Creek? An oversight of huge significance. For reference, we lived through the 1987 Edmonton Tornado which was devastating to east Edmonton and Sherwood Park area. Much more concise information was given to the public at that time. Lessons learned.

200 boots on the ground. as the firehall burnt and even as it just came over the hill by the bottle depot perhaps the firehall people instead of standing



around in the parking lot at the grocery store could have assisted in stopping the spread of fire instead of watching. an order out of scotch creek was issued way to late as we left by 1:30 and drove through flames the order came 2 hours later?

- **201** Better timing for evac order.
- **202** Regular updates are always appreciated, not just on evacuation alerts/orders which are most important but also on progress of fire, firefighting efforts, any needs from the community, etc.
- 203 Could have started a CSRD INFO WEBSITE.
- **204** Not sure if this is possible, but Facebook posted old information routinely; would it be possible for you to delete no longer relevant information.
- **205** Timely info on the fire locations and directional spread, fire protection measures in play and ready for areas surrounding the fire that could quickly be impacted including across the lake. Status of evacuation of routes.
- **206** The Alertable app was very poor. Honestly, the communication channels between the BCWS and the CSRD need to be fixed. My understanding is that there was a huge breakdown there, which caused a delay in the alert going out which miraculously did not result in any deaths. Just do better. As well, when our partial to full loss was reported to us had we not had people who had stayed behind that had accurate information for us, we would've been thinking we had lost everything. This information could have been given to us in a more specific way after going through all that trauma it was very disheartening to receive a message like that from the CSRD that did not really give us a clear picture of what had happened on our property. Perhaps just having one communication channel that was reliable

such as your website. Maybe a live feed or something to that effect. We got our most reliable information from people who stayed behind including Jay Simpson, but it wasn't anything official. Fix the communication breakdown between BCWS and CSRD. Don't cover up things and be honest.

- 207 Use Alertable by address not area F
- **208** The Alert App was not working. Honest and timely communication.
- **209** I think communication through the community groups could have been used more effectively. It's like you need one contact for each community and then they can provide real-time info through the community halls even going old-school like posting information at the hall. The Alertable app was disappointing too. On the Saturday when we were getting ready in case of an evacuation alert in Eagle Bay the Alertable app went off saying Area C was on Evacuation Order. It set off literal panic in our neighbourhood. No one knew what was going on. Where was the fire? Did it jump the lake? Were we blocked off? My only source of up to date information was texting Emma Rendell, the wife of the Eagle Bay Fire Department's fire chief and she was the one who said it was a mistake. I also relied on other members of the Eagle Bay fire department for accurate and reliable information. You didn't mention the youtube updates in the list above. This was an excellent way of obtaining excellent information every day.
- **210** Issue an evacuation order BEFORE all the bridges are impassible. Word of mouth was faster than the CSRD.
- 211 Texting
- **212** Included fire layers for fires burning outside of the regional district boundaries on the arc GIS map



links posted on your website, posted to social sooner and more frequently, kept the evacuation centres open longer/later/during the initial evacuation

- 213 Facebook
- 214 N/A
- **215** More frequent updates. The night of the fire evacuation alerts were not timely at all
- 216 Not use the little shuswap band warning system as it was 15 minutes too late. Alertable should be the main form of communication.
- **217** Scheduled live updates streamed to multiple sources
- **218** The daily town halls were good.
- **219** Ensure what you are reporting is vetted and correct
- **220** The fire had reached my home before any order to evacuate came we were told to run by people driving down the road. There were so many opportunities to put accurate information out . But once you or BCWF blocked the community from accurately seeing where the fire was we were all blind folded and no one was at the wheel. This has been a long standing practice of the BCWF and city's during wild fire season. With a reform to BCWF you have very little influence on information get out to the public.
- **221** More active on social media with organized coordination with local fire departments and community pages (organized sharing)
- **222** Ensure alerts are timely (alert timing in Celista put residents in danger because it was too late). Provide information as available. Many residents and property owners now distrust csrd because of information gatekeeping, tone of messages (lots of defensiveness provoking language was used in official

communications), and perceived lack of assistance and / or concern for residents lives and property.

- 223 One of the things that alerted me that we were in serious trouble was hearing the sirens from fire trucks roaring up and down the road. That and friends calling made me go outside and look at the fire coming down right at us. This was long before the alertable was used. By the time it was issued, it was too late for many.
- **224** Tell information that is balanced and not biased. I didn't listen to what you were saying because you lacked credibility with many people.
- **225** Maybe be quicker up to date with the alertables.
- 226 I even went into CSRD office and they acted like nothing was happening and refused any idea of help.Unbelievable! Treated like nothing was going on and felt like I couldn't even go into the building.
- 227 The communication piece was fine
- **228** The Alertable App often provided conflicting or confusing information
- **229** Information was relevant and timely. If anything, sometimes less is more. The unfortunate thing about social media is that information is often misinterpreted or or false to begin with. You guys did good in light of this.
- **230** No suggestions
- **231** Ensuring that the Alertable app works properly and is updating in real time. A lot of us were not on evacuation alert when we got an order to leave immediately.
- **232** Quicker communication with affected residents, waiting a week to find out your house burnt down is way too long
- **233** In a timely manner!!!!! Everything was communicated too late or not at all!

- **234** Individually dividing participants, in the CSRD 'meetings' that were held in person, was an effective way of hearing people and yet, not listening. Recommendation: Focus Groups and/or hosting a Townhall meetings with a moderator to guide the discussion.
- **235** Use street locations of the fire activity. Be quicker with information.
- **236** More frequent updates; ensuring the info on the website is up to date;
- **237** It's not the how to communicate but the fact the alerts were too late.
- **238** I felt like once the cmmunucation started it was good. My issue was more I felt like in the case of the day the fire bloomed that the alerts or orders were simply too slow. Locals were posting the fire making its way down hours before alertable and officials started to even tell people to move which did cause some people to become trapped. It is why Sorrento pretty much left as the fire moved down but officially our area was not put on order till the next day. I felt orders were too slow. I know that fire was an extreme case but when orders are too slow people get stuck/unnecessary risk of scaring young kids who do not understand. I was proactive and my children never had to see the flames on the mountain behind my house but after that backburn no one in the area was not trusting bc wildfirer because they were in so much heat I felt they keep saying everything is under control when things were not so some unnecessary risk was happening on when to get people to move or not.
- **239** Live updates via facebook/instagram so no secondary app is needed. Honesty and working with community members on the ground.

- **240** The lack of power/internet/wifi in Seymour arm made communication difficult unless in person. On the first day of road closures no accurate info and we drove a long way to be turned around.
- 241 All the sights worked they just didn't update information
- 242 See above
- **243** I felt some of the information came later than it should have
- **244** Ensure information is accurate. Shorten the time to get info from front line to Alertable. Create a Facebook page dedicated to the specific fire.
- **245** Be up to date and honest about what is happening. Have people go door to door or arrange a community emergency meeting.
- **246** Information booths/stops would help make the gossip is factual. Have the fire chiefs provide public Liason officers.
- **247** Make sure when evacuation alerts are sent, people get them. I never did get the evacuation alert when the fires took off
- **248** Evacuation order came too late. Escape routes and meeting places not outlined in time to escape fire.
- 249 Everyone that is high up and making the decisions should All be on the same page and share all the same info. I lived behind the scotch creek firehall and had NO firefighters came to my house to evacuate me after they trapped us there. I tried to get info from firefighters and they all said different info. They should of alerted us on the emergency broadcast text like the amber alerts!
- **250** We feel the government failed us as they abandoned us in the most crucial time of our lives. We defied orders and stayed to fight fires in our community. Spot fires surrounded us and we fought to keep them

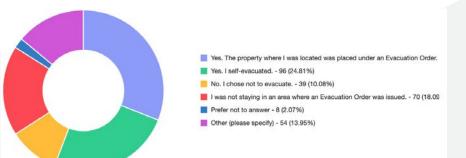


from spreading. Whatever resources we had, we used. We love this area and wanted to protect it. We did not see any help from any level of govt until day 4. WE fought to keep the fires at bay, and the govt decided that they tried to force us out. It was the scariest time of our lives, but out back up plan was to go to the boat. We feel CSRD and prov govt should have had more current info on their website. The multi-level bureaucracy delayed any quick response in sending help.

- **251** A Fire Dashboard like the provincial COVID dashboard that acts a hub for text, video updates, and mapping/
- **252** Could have at least put as on alert ! It was just us and Neighbors advising each other what was going on ! Heard nothing from any authorities until after the fact we had to run for our lives . We were left to burn ! No words !!

Q6. Did you evacuate during the wildfire?

387 of 473 participants responded



Other (please specify) responses

- 1 my husband and i evacuated by way of seymour arm to malakwa. the next morning my husband returned to our community to help our neighbors and protect our home.
- 2 anglemont was not no evacuation
- chose to self evacuate evening of august 18th ahead of alert being briefly issued for my location. stayed away for several days camped at family's home in revelstoke
- 4 evacuated and then came back because bcwf and csrd abandoned the community
- 5 i am a firefighter for skwlax fire dept. my home was under evacuation order but i stayed
- 6 i am a member of the sc/lc vfd so i did evacuate but returned the next morning
- 7 i did, based on the local info i had received at the time. i would not have, had i known the real situation.
- 8 i did evacuate , but only because my wife doesbt tow a trailer.should have been here helping my boss save my boss , and neighbours save homes and businesses ! very hard for me to leave! especially when our government deserted and fled a mess that they created!!!!
- **9** i evacuated 3 hours prior to the order being given. i saw wildfire flames at the top of the hill above my lakeshore home
- i evacuated all livestock and neighbours livestock for48 hrs starting thurs then came back to fight fires
- **11** i evacuated, and then returned, shortly after.
- **12** i evacuated as my place was on fire. there was no alert an the order did not come until an hour after i left
- **13** i evacuated then went back and saved lee creek with everyone else. cause everyone left.



- i lived in anglemont and was hired by the csrd to do danger tree assessment and remediation for the fire service.
- 15 in blindbay where we live we were not evacuated but left for a few days as the smoke was bad and was very stressful ,not as stressful as the north shore or sorrento but stressful 1
- **16** initially evacuated family on the 18th then returned to fight spot fires
- 17 i self evacuated with my kids, my husband staye
- 18 i stayed as long as we could before leaving
- **19** i was already away visiting before alerts were issued
- **20** left as soon as fire was on property, did not receive an ordee until area was on fire.
- **21** left before evacuation because firefighters on our property told us they would get the hell out because they new the day before
- **22** left for work 2 days before crsd exasperated the emergency with a failed and irresponsible back burn.
- **23** left on the evening of the 18th and came back in the next day
- 24 my area was evacuated so i went to the evacuation centre. learned from local knowledge what was going on and returned home after determining the risk for me was low at that time and having developed a source of accurate local information to keep me informed of the risk.
- **25** my household and several in this area premeptively evacuated.
- **26** my husband stayed as part of the vfd. i evacuated. he stayed in our home (it survived) with no power, running water, a/c, etc for 17 straight days. the vfd received zero support from the band for food,etc.

- 27 no, but we were on evacuation alert
- **28** no i chose to not evacuate as i had a safe way to escape via my boat in the lake . i am semi- waterfront.
- **29** no, i'm a member of the skwlax fire i worked the fire in our area for 10 days straight
- no, i stayed and helped my community. actually evacuated some of your volunteer firefighters on my boat because you left them stranded in scotch creek
- **31** left before evacuation because firefighters on our property told us they would get the hell out because they new the day before
- **32** left for work 2 days before crsd exasperated the emergency with a failed and irresponsible back burn.
- **33** left on the evening of the 18th and came back in the next day
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- **38** no i chose to not evacuate as i had a safe way to escape via my boat in the lake . i am semi- waterfront.
- **39** no, i'm a member of the skwlax fire i worked the fire in our area for 10 days straight

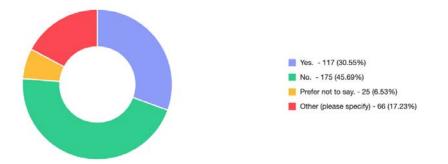


- **40** no, i stayed and helped my community. actually evacuated some of your volunteer firefighters on my boat because you left them stranded in scotch creek
- 41 we had heard the backburn was labeled as a success and chose to take our children and pets to kamloops. we left with the intention of returning home and were unable to return a few hours later.
- 42 we intended to evacuate the area but at roughly 4:30pm we lost power and had not been put on alert or order so we packed our final stuff to leave, when we were met by celista fire dept and advised our usual way our was no longer accessible. thus we were forced to move further up the lake instead. the order for our home location did not come until approx. 8:30pm
- **43** we left to get away from smoke we did not have any idea we were in danger until we drove through the fire storm
- **44** we self evacuated. our area was never under alert. we cleaned up installed sprinklers and left.
- **45** we wanted evacuate, but were unable to as we were trapped in anglemont behind the evacuation zones. we considered the fsr road through seymour arm, but were unfamiliar with it and didn't want to leave our large motor home behind with rumours of looting and uncertainty around the wildfire.
- **46** we were already out of the area and chose not to return as planned on the day the alert was issued.
- **47** we were going to stay as we were not under an alert. at 8:24 on aug 18, we got a message through the alertable app that said if you were in magna bay to leave now. we did leave through seymour arm, but returned the next day (via boat) as we still were not under an order.

- **48** we were just beyond the alert area but received conflicting alertable notices showing our property in red with no real details in the body of the message.
- **49** we were not on alert and the fire raged towards us . we self evacuated but returned to check, as we were not in an area where an evac order was issued . we were left to our own devices and fight the fire from burning us down. wildfire services fled .
- **50** we were told to evacuate 2 times, by alertable app and then got to evacuation center and told we were 200m outside of evacuation zone.
- 51 we where in anglemont and where look a pound as criminals even though we where not evacuated or deemed to be evacuated and where not allowed to leave to jobs or anything else we needed to do and cut off from getting anything we needed
- **52** yes and no. my wife evacuated i stayed.
- **53** yes at the time but came back to assist as our area was under "alert"
- **54** yes i did evacuate when the order was given and fire was in town, knowing what i know now i would have stayed
- **55** after power was lost, we evacuated due to having seniors depending on us.
- **56** yes, the property where i was located was placed under an evacuation alert however the main access in and out from magna bay had surrounding areas on evacuation order

Q7. Do you think you would make a different choice about evacuating if there is another fire in coming years?

383 of 473 participants responded



Other (please specify) responses

- 1 absolutely not!! you have proven incompetent so i will absolutely stay behind to save my property.
- 2 as mentioned previously, i have lost trust in the government agencies tasked with my protection and see the seeming abandonment experienced the day after, i now think i am the better person to judge about my safety moving forward.
- 3 depending, our location was not close but close enough. we are sels sufficient other than fuel . most don't have a gas station in there backyard. acess to that was limited due to police blockade at the ross creek bridge. which was less than half a kilometer from our home. we remained on our own property. as well when we were on order anglemont wasn't even on alert till later.
- 4 depends entirely on the situation

- **5** depends on circumstance such as alternate evacuation routes, etc.
- 6 depends on multiple factors !!
- 7 depends on the circumstances
- 8 depends on the circumstances. bc wildfire service failed to provide honest information about the advancing fire then abandoned the north shuswap completely for days when our need was the greatest. unless i see real change on the part of bcwf and the csrd, i might choose to stay with other locals to protect our community.
- **9** depends on the circumstances such as alternate evacuation routes, etc.
- **10** depends on the conditions and circumstances. it was apparent to me there were far too few firefighters and those that were here were inexperienced and lacking in leadership.
- 11 depends on the proximity of the fire to my home.
- **12** depends on the situation
- **13** depends on the situation. we were on the edge of the order zone but chose to leave due a spot fire igniting close behind our house, and we have young kids.
- **14** difficulty to say all information needs to be considered in any given situation
- **15** evacuation from a fire is based soley on the ability to remain safe, and an option to evacuate. if there is no way to remain safe or a possibility of evacuation is being threatened, it would be foolhearty to stay. that said, i will battle forest fires, its not my first one, and given the climate situation and geographic position of where i live, i dont think fires are done with us.
- **16** evacuation was situational. my family was out of town so i left to stay with a friend rather than be alone



- **17** every circumstance is unique.
- 18 had i known i would have been blocked out of my home even though we weren't actually on alert or evacuated, i would have stayed. i never did understand how you could prevent people coming back to their homes when they weren't even on alert.
- **19** hard to say. the lesson we learned was we can not trust the authorities we need to trust our gut
- 20 how can anyone be expected to answer such a stupid questionthere are many types of fires and situations at the time to be considered . i would stay and fight to protect our and neighbors houses as long as safe , we have the know how and equipment! we are not stupid
- 21 i am a structural fire fighter and will be part of your response system in a short period of time.
- 22 if i needed to evacuate, i would.
- 23 if i was trained to fight fires i would stay
- 24 if nothing changes with fire suppression i might stay and try to save my property
- 25 if the fire was not directly in my location, i would stay behind to help the locals fight the fire. we did not get adequate support to fight the fire from bc wildfire service. very thankful that local people stayed behind to fight the fires to save homes, businesses, schools, farms, forests.
- **26** if there was a fire near my home, i think civilian help is a big thing trying to fight forrest fire, especially if civilians have heavy equipment
- 27 if the wildfire service ever learns that small fires are easy to put out, big ones not likely, then we shouldn't have to evacuate. we knew that as high school grads on fire suppression crews 68 years ago.
- **28** i had no choice. it came right through my community

- 29 i have decided to move and leave this area before the next fire season. i have no faith in our multiple levels of governing bodies to protect us or our homes. climate change shows our inability to quickly adapt.
- **30** i'll stay and fight again if it happens.
- 31 i'm not sure as it would depend on multiple things.
- **32** in a rural area like this communication has to be way more organized, consistent and specific in an emergency
- **33** in future fire seasons i hope to be more prepared for a potential evacuation, though of course hoping it wouldn't be necessary.
- 34 it all depends on what the response from the services will be. we had firefighters on the seen, working fire hydrants and hoses on the roof of our house and our house was well looked after. if there is no service then we will stay and fight the fire.
- **35** it depends. if it is a rank 6 fire storm (like last year) and it's coming your way, of coarse i would evacuate again. once the main fire is out and just spot fires left, the landowners should be allowed to fight the fires with all and any means they have. access to fuel and water should not be blocked as thrre aren't enough wildland fire fighters to extinguish all the fires. the landowners who stayed behind worked very well coordinating their efforts with the wildfire teams and the local structure firefighting teams. i think that the way this fire fighting effort was handled with the locals and the bc wildfire teams should be a precedence working model for future area wildfires.
- **36** it depends on all of the factors and advisories.
- **37** it depends on the situation. i might decide to stay next time.
- 38 it really depends on the situation



- **39** it will always depend on the specific situation. generally yes, we will comply with evacuation orders, but weren't able to during the last fire.
- 40 i was not there at time of evacuation.
- 41 i was on the edge of the evacuation order area. we were packed an ready to go, but would not have evacuated if we thought we had a chance of saving our home with our gear.
- **42** i will absolutely stay regardless of treats of fines i could have saved more of my property
- **43** i will not leave next time. i will be equipped and prepared to fight. i put too much faith in the provincial and local governments. bad choice. my property survived for one reason only. my neighbours who did stay behind to fight. for the people who lost everything, the fire was not the worst of it. it is the government bureaucracy as they try to rebuild.
- 44 i would evac if required do to health reasons
- **45** i would evacuate earlier. i did not receive an alert/ evacuation notice till it was too late. my husbabd was caught on the wrong side of fire he coukd not make it out because he was waiting for evacuation notice which we recieved much too late.
- 46 i would evacuate if an order was issued
- 47 i would evacuate if there was an evacuation order.
- **48** i would evacuate. my age and lack of skills would not make me able to stay and actively help on site. however, people who can assist should be identified early on in the fire season.
- 49 i would evacuate my spouse said they would stay
- **50** i would like to have the ability to choose without being treated like a criminal.

- **51** i would not leave again for any amount of time but will preplan for any future emergency
- **52** i wouldn't leave ever again. i will not take direction from bcwf or csrd because i know they do not have my best interests at hand
- **53** i would stay. i left to get animals and my mom out and couldn't get back in to be with my dad. not leaving next time
- **54** i would still evacuate but wait longer to do so and take more of our possessions with us.
- **55** knowing that there was almost no protection for our properties in the creeping fire stage i would be very afraid to leave my house and not be able to come back next time. i only have a house today because of my neighbours who stayed behind and were on top of the creeping fires.
- **56** maybe i hope the australian model of training citizen wildfire fighters is genuinely embraced and adopted i would consider staying if i felt i could help the community. we have easy access to boat egress.
- **57** more timely information needs to be easily available.
- **58** n/a
- 59 not sure
- 60 not sure.
- 61 possibly
- 62 possibly, depends on the situation
- **63** put a sprinkler on roof of house ourself.
- 64 question is speculative. if the only descriptor is another fire coming ?? there is where you need more communication to provide the facts to make an informed decision.



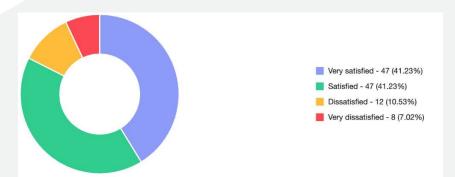
- **65** surrounding forest is now burnt so another fire is highly unlikely
- **66** we are members of emergency services so we would stay regardless of an evacuation order. having experienced a wildfire in the community i now know that structures can be protected rather than abandoned.
- **67** we had gone to our full time home about 2 days earlier than the alert to look after chores there with plans to return on the day the alert was issued but decided not to return before the order was issued. if we had been there we would likely have stayed up to the order to do more to secure our property.
- 68 we will leave for sure, not waiting for slow response.
- **69** who knows but i hope that the government will let people help fight fires especially locals who literally know more then the government workers
- 70 would
- **71** would stay and help my neighbour's and peers save their homes and businesses.
- 72 yes. absolutely i would stay and protect my community.
- **73** yes, as i don't have faith in csrd for first getting an order out on time and 2 no faith in having my home protected by authorities.
- **74** you tell people to evacuate, block roads, turn off power and water and then do not send in fire fighting resources ????? if you are not sending in boots on the ground and equipment we will stay behind to protect our farm and leave when we feel it is unsafe.

Q8. Did you receive Emergency Support Services after being evacuated from the wildfires?

373 of 473 participants responded



Q9. How satisfied were you with the Emergency Support Services you received as a result of being evacuated from the Bush Creek East Wildfire? 114 of 473 participants responded





Q10. Is there anything else you'd like to share about your experience with Emergency Support Services?

71 of 473 participants responded

- 1 The residents of Seymour Arm were generous and went well beyond to open their homes, community, and resources.
- **2** The app was mostly useless and I had to go to the firehall to activate it.
- **3** Emergency support were amazing!
- The people working at the EES sites need to compensated for efforts done to help those in need. Need more options for those who choose to leave the immediate area to be able to access EES.
- **5** Volunteers were fantastic But very unhappy with keeping people notified about the fire
- 6 Kamloops crew excellent
- **7** The people with ESS were amazing both in Kamloops & Salmon Arm. In person & on the phone, compassionate, caring & helpful.
- 8 We went to Vernon bc. And they were the most prepared city. They had practiced. When I heard from family and friends who went to Kamloops or Kelowna. Not good service. Please go to Vernon to get training for next evacuation. Cities should be trained.
- 9 It took a long time to get supports, and was very unclear. My mom is not tech savvy and without support for us would not of known where to go.
- **10** Initially self evacuated to Seymour Arm. No signs posted showing emergency egress to and from Seymour Arm. Emergency egress thru to Malaqwa was impassable for

regular vehicles. no warning to that incredible community that 100's of evacuees were arriving en masse. Seymour Arm has extremely limited wifi. Tried to stay informed of situation via contacting MLA, Director for Area F. Was absolutely horrifyingly inadequate. Eventually advised could evacuate via RCMP escort if we travelled to Ross Creek immediately. Upon arriving at Ross Creek were advised there was no escort. Advised there was a dangerous situation preventing us from evacuating to TCH via RCMP escort. Advised we would have to return to Seymour Arm or sleep in our cars in Ross Creek/Magna Bay store parking lot. I did not accept what we were being told because CSRD emergency contact said she did not know what the danger was. And a very reliable emergency responder that had authorization to travel in and out of evacuation. zone stated there was no known dangerous issue. I attended RcMP road block. There was an official RCMP escort awaiting us. They knew nothing of a dangerous situation preventing us from being escorted to #1 HWY. 5 vehicles were safely escorted to HWY 1 we went to MacPark evac centre as instructed. What a gong show. No rooms available. The thought of staying in multiple bed area with 2 traumatized cats was unthinkable. When I said I was going to head to family in Cariboo I was told I would be removed from Kamloops evacuation service list. And advised to register in Williams Lake. I could not find services in WL, tried to register with ESS and Red Cross (on line). Heard nothing, no return phone calls, no return e-mails. What a gong show.

11 Inconvenient location, having to show up in person every 5 days. Lots of money spent in gas travelling to and from evac center.



- **12** They were kind and very helpful throughout this disaster.
- **13** The support services were very good! But do not confuse that fact with the fact that there were many failures by you and others prior to , during and after the completely preventable firestorm!
- 14 There were so many wonderful people and so very appreciative for the help from the people who donated there time. Disappointed with who ever made the decisions on families in rooms though. Not us but seen many families forced to be in room with one bed and pull out couch for more than 5 people.
- **15** I was fortunate that my insurance covered most of my evacuation costs, but when I did need the ESS, the pet friendly rooms were not very nice and the food allowance was quite low in comparisoin to the national joint council rates.
- **16** We were well taken care of. It was great considering all that was going on
- **17** Seymour City and their resident were fantastic. They really pulled together as a community to support those of us evacuated there. My dissatisfied rating is not directed at the residents, rather it is at all levels of governments who were completely absent.
- **18** Volunteers were great. An easier way to assist may be to provide a set sum to the evacuee like Alberta did. Rather than provide hotels and restaurant meals to some and smaller amount to billeting. It might encourage more use of economical resources.
- **19** Update daily food allowance to today's costs
- **20** Evacuated in our motor home and spent the night of August 18th in Seymour Arm. A very dedicated and compassionate group of volunteers encountered there.

- **21** I suggest a bit more training for those helping at the centre.
- **22** The Order to Evacuate must be made earlier than it was. We left prior to the Order being established but the wildfire was already east of the Scotch Creek bridge.
- 23 volunteers were great, under staffed, took days to finally get benefits and having to drive back to Kamloops each time, tried to set up e-transfer of whatever it was called just was a frustrating waste of time, had to pay out of pocket for items and meals due to their long delays
- 24 Our property is the first one bordering the Scotch Creek boundary towards Celista. The SC area was under alert long before Celista was upgraded and then it was evacuate...I realize that fire moved fast but such little notice was given. An absolute miracle lives weren't lost! And everything we owned was incinerated.
- **25** The volunteers at the registration centre were great; helpful, patient, and even though the waiting times were long the volunteers/staff dealt with me as an individual and to my level of computer/phone app use. Those people worked hard for long hours and I am grateful for them. This was my first experience with a fire evacuation and ESS. When Scotch Creek went on to Alert status, ESS set up at the community hall for people to register. I went to the hall, I thought registering meant get your name on the list so that CSRD knows that you are in the area, so that it can be checked later to see if you got out (I.e. missing persons). But no, registering meant putting an app on my phone, but for what? I don't use my phone for forms or official stuff; I use my lap top, and I couldn't register on my lap top. It wasn't explained why or how it would be helpful to me to have the app, so I didn't register. Too bad for me! It became obvious



why I should have got the app a few days later. Much better to get an e-transfer for food allowance than a voucher for the same restaurant for 7 days! It would have been much easier for me to use my lap top and register online; like I do with Canada Revenue Agency. And about the ESS app— for some unknown reason there was a problem getting me registered/signed on. The ESS techs were working on this, I think I had to register 3 times. I don't know why, but something wasn't connecting right in the cosmos of identification registrations.

- 26 The camp we stayed in Rayleigh was great except for one thing - as the climate boiled, they did NO RECYCLING!!!!! This broke my heart and I instigated my own mini recycle depot while I was there. Why not shift the camp to the community after the fires were under control/burnt out?
- **27** You made people travel and wait for hours on end to get help. It was a giant unorganized mess with zero accountability
- 28 Pre registering online did not really speed up the process of registering in person. Thankful for food stipend. We stayed at family billets and it took over six months for them to be paid the stipend they were to receive. I think that amount should be increased. I think the many volunteers for Emergency Services should be paid an honorarium of some sort for their many hours of dedication to help. I wonder if ESS Volunteers get any training in counselling during these types of crisis. I think all Area Directors whose areas are put on Order or Alert should receive an Emergency Stipend for the many hours of community service over and above their regular duties and expectations.

- **29** We were provided with housing, food, while evacuated and it was very good .
- **30** They were great the first two days then they questioned everything in a time of destress and was trying to get a better room for my family which the hotel had but wouldn't let us use
- **31** No
- **32** They were very organized and caring. I felt they did a terrific job.
- **33** My husband and I evacuated to an air bnb in larch hills with my elderly (86) father, 2 cats and 2 dogs. I would have liked the emergency services to cover at least part of that expense. Emergency services are too restrictive when it comes to accommodation support for complex family's. I did receive grocery vouchers and I am very satisfied with that support.
- **34** The volunteers were so helpful and the money for groceries was more than generous it made going through such a stressful time so much easier. Can't thank the ESS people enough.
- **35** Very impressed with the level of training, commitment and empathy of these volunteers.
- **36** The people were great
- **37** I found all were very caring when at hotels, we were well taken care of.
- 38 Very disorganized. No one knew what to do. I ended up waiting 3 weeks for services I desperately needed because they couldn't locate my file.
- **39** We received some supplies in Seymour arm. I was very disappointed when we "registered" with the first responders there only to discover that we did NOT actually register as an evacuee and therefore



received no financial aid until I realized I wasn't actually registered. They would not back pay.

- **40** They were all very supportive and helpful. Couldn't be helped in Salmon Arm but they told us where to go in Vernon. Only used help for a couple days
- **41** It was absolute chaos and no one knew what they could or couldn't do
- 42 Very helpful, friendly, compassionate
- **43** The older male security guard at the Macdonald island ess was very problematic. He body checked me once as i was entering the building and treated me disrespectfully even when I told him that he was violating my personal space. Would his face right in mine etc
- 44 My life my choice You do not own me
- **45** They were very helpful and kind. I only question the duration of the evacuations. In 2009, I was on order for 2 weeks, and it wasn't anywhere near the dire situation of 2023. I had already evacuated once, and the 2nd time, fleeing for my life, the order got lifted within a few days. That was extremely stressful.
- **46** I didn't realize to use this until I returned to Kamloops then informed by a friend
- **47** We took care of ourselves because that is what we think people should do if they can. The reason we went to ESS is because the media told us we should. When we got there we were taken in like refugees. We told them we didn't need anything but they told us we did and they were going to supply it.
- 48 liked the emergency alerts on my cel phone
- **49** the people were very supportive and helpful, during the stressful time.
- **50** I feel that my local emergency coordinators were poorly supported. We evacuated to the hall as we were told

and we registered and enjoyed some food and snacks that materialized somehow. But at that point it seemed to me that the information flow stopped and there was no more good advice to be had. We were told to evacuate to Seymour which I thought was not a good idea since there are no facilities and communication is poor there. I decided I was better off to go home and cross the lake in a boat if necessary. At least at home I had food, water, shelter, communication, and an escape route.

- 51 more information sooner
- **52** We found things to be unorganized. The process or signing up online a couple days prior to the wildfire seemed like it would be a good idea and accelerate things SHOULD we end up being evacuated, so I signed us up. When the time came to physically evacuate and then go to Salmon Arm to "sign in", we never left with any financial aid. We had our two dogs, our son and two adults, and no family to go to locally. Most of our family was in the Lower Mainland. So we decided to head that way when Sorrento went on Order and Blind Bay was on alert. We were told to go to McArthur Island to register and they would be able to get us some funding, but were told it would take up to 3 days to get to us and that they wouldn't e-transfer us. That didn't work for us as we had to go. I couldn't help but cry from being overwhelmed. We had just found out we lost our home. We weren't getting the support we needed. I guess my tears and anguish convinced someone to accelerate our case and make sure the funds would be e-transfered and they were that same day. Another disappoint was that the funding stopped the second we got a short term rental instead of billeting. The reasoning for cutting



us off per ESS was because our insurance would be kicking in. Little did ESS know that insurance has up to 90 days to make any kind of payout. We were stuck paying for a short term rental AND our mortgage at the same time for almost two months, with zero income coming in. This was beyond stressful. It would have been very helpful to have ESS continue the support for the short term rental until they had proof that insurance had in fact kicked in. We struggled immensely to make ends meat after the fire. We felt abandoned and what made matters worse was hearing on the news the tens of thousands of dollars ESS had received in donations. Where was this money going?

- **53** It was somewhat disorganized and people were all treated differently, in my opinion.
- 54 Lost my information had to go back in
- **55** Emergency Support Services should have been located in the areas where people were mainly affected, obviously only when the area was deemed safe, or at least closer. It seems services were located in areas that were convenient for the workers/ volunteers, not the people directly affected by the fires. We had to drive long distances to obtain services when we were already stressed.
- **56** The protocols in place for receiving ESS are outdated and often relied on us physically going to the location to receive them, and could not be changed, even when we had to relocate and move to a different city in the middle of our evacuation. Greater flexibility is needed, especially given that the people that are displaced, are not going to be the most organized.

- **57** The volunteers were amazing! They were well-trained, empathetic, friendly and helpful. So thankful for these incredible volunteers!
- **58** We evacuated to a bed and breakfast in blind bay. We found out later that they were not on the approved list of facilities.
- **59** The volunteers were great. Information on camping at nearby locations was lacking.
- **60** the volunteer services by ESS were very much appreciated both for support and kindness
- 61 My experience with ESS was very positive. Starting with our initial phone call, visits to the Kamloops ESS location and follow ups as needed over the next number of weeks. At all times the staff and volunteers made an amazing effort to provide supports to each individual and family. As the weeks progressed the efforts seen never decreased even though the staff and volunteers must have been exhausted themselves.
- 62 The staff were very supportive and understanding. It was a very traumatic situation for me. I was in a haze for days, not able to make decisions, and they took control and gently ushered me yo where i needed to be. Thankyou staff of ESS you are all amazing.
- **63** Not many options for seniors and pets. Keep families close together. Get a better filing system SO many clerical errors were made by ESS because of antiquated carbon copies, inefficient paper shuffling, and untrained staff.
- **64** They were friendly and helpful in kamloops and salmon arm.
- **65** They were disorganized and it took hr on the phone due to leaving the area to far .



- **66** More information shared about where to check in. Ability to sign in online before arriving
- 67 I will say that I was very impressed. Had no idea we would be treated the way we were. It was a surprise I guess because no one ever told us we could have support. The only way I was made aware (and spoke to others who felt the same) was because I went in to register myself and family as being safe. It was only then that I was made aware of my options.
- **68** Although we have self evacuated, due to no power, anxiety of child and adults, we have received very late support. Also after we have returned a financial support would have been very helpful. One of the adult couldn't work and lost 2 weeks income, the other adult is self employed and lost income too.
- **69** Emergency support services was excellent in my opinion.
- 70 They were all awesome!!!
- 71 The volunteer's were great support. The way the ESS handled living arrangements should of been handled better. Being told the government is only providing you with X days eg. renew for 10days and then your cut off and you need to find a place to live. Made me feel like they just wanted me to go away and be someone elses problem. Was terrifying to someone who was a total loss resident. And when you went to the centre you sat for 3hrs trying to get info that would help. I had dissabilities and had been boated out. I had no transportation and was in terrible pain. I had asked if a taxi voucher was possible so I could go get food and medical supplies. I was told there was no help to replace medical needs or transportation. But in the end was offered bus pass which I could not walk to bus stop or

climb steps up into bus. Some things were good but lots was bad.

Q11. What were some of the difficult choices you had to make during the fire situation and how did you proceed?

292 of 473 participants responded

- 1 Had I known what I know now I would of came home sooner and helped my neighbours and family that stayed behind
- 2 I had to stay away and let my house burn
- 3 We left because we knew that the road out was likely to be blocked and didn't want to get trapped in the area. In hindsight I would have stayed longer but with limited exit routes I choose not to put my family at risk.
- 4 Whether we would have to leave everything we have worked all our life for. Someone had to be here since there were no BCWS
- 5 Coming back in after fire hit to save our community when BCWF and CSRD disappeared and pulled all their resources.
- 6 We went to Seymour Arm on the 18-20 of August, but then felt we needed to leave because their resources were depleting. We travelled through back roads to Cranbrook where we stayed with family. We felt there was no news coverage and we had no idea what was going on.
- 7 Difficult choice leaving home getting to bridge surrounded by fires! Alert seemed to late!

- 8 Weather to leave or stay and fight. Should we disregard the overbearing police presence. They were of no positive help.
- 9 The evacuation order was issued too late! We we were warned about the approaching fire by a family member and thus left in time, unlike many who had to leave via Seymour Arm or by boat. The BC Wildfire Service managers should be criminally charged for announcing their backburn was a success, when they knew it was not and then avoided issuing an evacuation order, thus putting people's lives at risk. The CSRD was told the fire was near, but also avoided issuing an evacuation order. The staff responsible for this mess should be fired.
- 10 to leave was a difficult decision as we were not under an order or alert however we witnessed the fires in a very dangerous location causing the potential of limiting options to evacuate, told everyone we knew about this, at least 7 families who chose to leave immediately. Then within one hour were advised there was a safety concern and to evacuate which we had already done. Many difficult decisions were made leaving behind belongings, food, items not covered under insurance, did our best to extra fire proof our home, brought all fuel sources with us, assisted others in doing the same. Set up sprinklers and wet down property
- 11 When burning debris was dropping on my property from the Meadow Creek Rd fire on August 15/16 I elected to evacuate without formal notice. During my packing a friend in Search and Rescue at Horseshoe Bay reached out it to me with a copy of our evacuation alert that had been sent to Area F. He knew my property and was logged into All Of B.C. so received it. I am signed into Aletable by my property addresses which works fine in

Whistler. I set sprinklers up and left Telling all my neighbours we were on alert. None of them knew! My full time neighbours stayed as we had a \$300k fire suppression system in our strata, they had heavy fire fighting equipment with lake water , a 100, 000 gallon cache, live fire hydrant, fire hoses and spigots throughout, and double backup generators. I supported them by feeding them from food left in my house and garden,. I loaded with our MLA and various news services to turn the tide of blame from the locals who saved Celista to BCWS whose poor judgement and lack of truthful communication caused the damage to our communities.

- **12** Ensuring seniors are ok
- **13** To leave my home and neighbours
- 14 We had to flee after working in scotch creek having absolutely no idea where the fire was in Celista or Magna bay as there was zero reliable communication from bcwf or card. We came back Monday August 21, and stayed despite the order, feeling we could help save our house and help the local volunteers staying fed and housed.
- **15** Deciding to stay. Felt comfortable in my ability to protect myself and my property. Was very obvious that no one else was looking after my property
- 16 What to take , when to leave. We left before the storm
- 17 Information prior to flames within the community was vague were told things were all good until they weren't had trouble getting elderly neighbors to believe They needed to evac because there wasn't an order until it was too late and we were then scrambling to help get people out and almost ended up stranded ourselves
- 18 We left realizing we may never see our place again. Watching things unfold from afar and saddened



by the lack of respect directed by govt. for the locals who were well equipped and knowledgable to stay and help save structures. It was difficult once the power was out knowing the watering systems we had in place would not continue to work - propane was an issue to keep the pumps working. Relying on neighbours to help us - and we are so thankful they did by doing neighbourhood patrols day and night for spot fires.

- **19** Getting my family out and leaving neighbours behind that I could not get back to help.
- 20 Evacuate animals and stock up water to wet down buildings, chopped down large trees near the house and other buildings, spent weeks stocking water in pools on property, set up three mobile fire fighting water rigs and teamed with neighbours to prepare for on coming fires and to put out spot fires that appeared on satellite map. We did not see any firefighting crews effectively putting out spot fires in our area but we did see unpaid and concerned neighbours driving around at their own cost putting out spot fires and helping each other get ready. We did see absolute incompetence with road blocks at only bulk water station road, stopping the delivery of water, food, to those protecting their homes.
- **21** Lack of time to prepare for the worst, we went from not being on alert to an evacuation order due to mismanagement of the fire.
- **22** what to take and what to leave. Security concerns of evacuated home
- 23 we had to leave everything behind not knowing we would lose everything since we were not on evacuation order/or alert. I would leave batteries behind and pack items that were irreplaceable having now learned the hard way.

- 24 We live in Blind Bay and for an hour the community was put on Evacuation and then reversed. It was very confusing for us and other people that we spoke to regarding which areas were being evacuated and which one were not.
- **25** To not engage in civil dis-obedience once it was obvious that BCWF Service and CSRD had no clue on how to address a wildfire in a largely populated rural-urban area.
- **26** To leave a pet behind which died No time to get out family heirlooms Have not been able to proceed
- **27** I could not come back as I left the 17th of August for the day. Then I couldn't return until the barge
- 28 We left our property for 12 hourson that Friday, going to friends in Magna Bay, by car. They were not on alert or evac at that time. We returned to our house at approximately 9 a.m on Saturday and then stayed. We provided security to our neighbor's property and ran their generator to protect the contents of their fridges and freezers. We also emptied several fridges of perishable foods.
- 29 whether to stay or leave
- **30** When to leave When the back burn was lit it had been quite windy the smoke became too much to handle(I've had heart issues)and large as in 12" long pieces of burnt embers were landing in our yard We set up a sprinkler on the roof just in case and left for a couple days worrying that there could be a mass evac and that traffic would be extremely congested /sorrento highway one was closed and the threat of number one highway East by Tappen was being threatened
- **31** We were not on order, but could see flames from our house and knew the SC Bridge was closed.



We decided to take the backroads with our neighbours as a group. We came back through the backroads 2 days later as our place was still not even on alert. I regretted returning and wanted to leave with my kids but the police at the roadblock wouldn't let me and I wasn't able to drive the backroads alone with my young children in my car. It was very hard to know what to do, we wanted our family to stay together, but didn't know what to expect. The lock down by the police felt ridiculous and over the top. We were finally put on alert a few days after returning.

- 32 Whether to self evacuate from an area that was not under alert or order but, because we are in a community with one road in and out, and the possibility of the fire jumping (as it did at Skwlax). I chose not to evacuate but had a to go kit packed and ready.
- **33** The most difficult choice was when to safely leave. Had I waited for the CSRD it was too late, as it was I had to go to Seymour Arm & they did not know we were coming, it was horrible situation.
- **34** We had live embers and hot black branches flying into our forest, but we were in an area not designated for evacuation, nor preparation for such.
- **35** Leaving the area before our house burnt. We left without anyone warning us because we feared for our lives
- **36** Listening to all the acrimonious comments if neighbors and friends. Trying to keep my mouth shut.
- **37** We left when on alert!! I was not waiting for order. A one way bridge is only way out. And glad we did. The order came when fire around bridge. People scrambling to leave and people in boats. Just terrible. We had to pay for one night of hotel on our own because was only alert

not order. But we were safe and no stress. What do it again that way.

- **38** Deciding to go against the order to protect the community and homes that could be saved.
- **39** Driving my mom and pets out of the Shuswap with the possibility of not being able to get back in. Which sadly happened. Driving back roads and unknown areas to try to get meds / food to people still in the community. Police would not allow drop off zones for those that stayed it made things very difficult and at one point very dangerous.
- **40** We left the Shuswap area by vehicle because of the heavy smoke and ash that was present. We drove to Alberta.
- **41** We ran sprinklers that drained our well. We also packed up important items and moved them to different locations
- **42** Living in Anglemont / St Ives. Never sure if we were going to even be put on alert. Nothing was communicated.
- **43** I had to risk being labeled a criminal and run ins with the RCMP while I was helping my neighbors fight the fire on their property.
- 44 We wanted to have our trailer to sleep in with 2 kids and 2 dogs so we left shortly before midnight on August 18th via Eagle Bay Rd. At that point we had no idea if the fire was going to jump the lake or if we would get cut off at Blind Bay with the fire coming from Sorrento. We have the "luxury" of the forestry road up lvy as a back up but not suitable for taking the trailer out.
- **45** When to get ready as we were never put on alert. We, along with our neighbors, got each other ready a couple days in advance of the order so we were able to evac fairly orderly; however, much was left behind

such as livestock, etc. giving no option but to have someone who stayed tend things, especially given the only exit was to Seymour Arm on FSR and to a wonderful community, that was completely overwhelmed by the 100's of arrivals.

- **46** On what to take . my husband and son left but came back and were treated like criminals they saves peoples fridges and freezers..... helped distribute food and supplies to the brave souls trying to save our community homes
- **47** Leaving my husband home while I left with my kids.
- **48** How to help prepare and help our neighbors when others were drumming up panic because they were using other social media sources of information, despite having accurate information from Alertable and such. There was a lot of misinformation. Not sure how to change that though. We didn't end up needing to evacuate, so we were not put in a terribly difficult situation, other than socially.
- **49** We were in the process of buying our home in Anglemont and were camped at the Toss Creek campground with our motorhome waiting to take possession on August 22nd, which was prevented by the fire blowup a few days earlier. Because we weren't in the initial evacuation orders, we ended up trapped in an unfamiliar place with no idea what going to happen to us or our new home. Luckily I have experience in wildfire management and had a general understanding of what was going on and likely to occur and we had a Starlink for wifi and a generator for power, so we were able to stay informed and connected. The lack of a proper secondary access road (escape route) was probably the worst to deal with.

- **50** Recognizing the danger many hours prior to official alert. Phoning neighbours and family (Evans and Garland Rd) advising them of the danger and that they needed to evacuate immediately.. they did not know how close the wildfire was nor how fast the wildfire was travelling towards them. Without my phone calls I shudder to think what would have happened to them.
- **51** The biggest was how close is the fire and do we leave or stay. How much trust can a person put in WFBC.
- **52** I had to leave after closely watching the fire grow UNCHALLANGED by firefighters above Adam's Lake for over 2 WEEKS! By the time I heard it was "all of a sudden" an emergency, I was not able to get back in time access my property, (legally).
- **53** Finding fuel to run the generator. Medications for a elderly family member in anglemont. Concerns of break ins. Wildlife. Helping those still dealing with Hotspot near their homes. Evacuating thru Seymour with elderly family members.
- 54 To leave the area with out a alert for our area. I like 100s of people did not want to be trapped on a road with only one way out.
- **55** Sent my cat two weeks before August 18 to stay with son in Vernon sol didn't have to worry about not getting back home to rescue him. Stayed at son's the night of the backburn.
- **56** It did not feel safe some days to go to the store alone with the 'White Lake Fire' sticker on the truck because of anti-fire-fighter sentiment. I would only go with others. We also considered sending kids away to the coast but ultimately did not do so.
- **57** wether we should leave even though we weren't in the evac zone.

- 58 It was not a difficult choice to stay and I would stay again. There was zero police presents in our area. We were concerned about break and enter, theft and vandals. We had generators, lots of fuel and plenty food to sustain us. Having the barge come and go was a massive relief for many as it allowed for propane and fuel to be transported to us.
- **59** The difficult decision was to stay or to go. We are on the water and had a watering system set up (pump with fire hoses). We were able to keep our property watered. We were without power but were able to borrow a generator from a neighbour which was very important.
- **60** Not knowing when to evacuate? We got our kids and animals out a few days before the fire hit to be safe but had to stay due to work. Once fire entered scotch creek i self evacuated before evacuation order was released.
- **61** Evacuate order, we evacuated.
- 62 Have my own structure protection set up... otherwise I would have stayed. My sprinklers ran from Aug 17 to Aug 26 when the Engine blew in my generator. \$10 k unit... luckily I work for spooner and him and my neighbours fought hard for 5 days straight !! If not for these people (honest hard working people), not thieves and criminals!!, this whole beautiful north shuswap would be all gone!!! Sad!
- **63** Just trying to get all the necessities packed up because there was no time. We should have been on alert long before.
- 64 I have 40 years fire fighting experience but had my 9 year old grandson and my daughter in law with a head injury and had to get them to safety. Or I would have stayed and assisted in the efforts my neighbours put in to save homes in and around my community

- 65 We left because we knew the fir was coming and the backburn never should have been lit. A disaster in itself. Put the fires out when they start. It's that simple, monitored way to long I will say.
- **66** The hardest choice was to leave and trust you people to do what is right. Clearly our concerns were warranted as it was LOCALS that saved our home!
- **67** To stay or go. Chose to stay and protect area and provide support services for those locals who were fighting the fires to save our community.
- **68** Assess the movement of the fire, that changed radically with the attempted backburn by BCWFS, we effectively lost 15 km of forest burn time. We had to help friends evacuate cattle and other farm animals and help get them to safety, then provide housing for friends that were in the evacuation zone, send my kids to stay with friends in Salmon Arm and Seymour Arm. Then co ordinate with locals on the local fire service to effectively train locals on the spot on wildfire fighting techniques to combat spot fires. After a few days of that we were refused access into the evacuation area so we needed to change our tactics and get on board with the CSRD in a professional manner. So yeah, we were constantly making difficult choices.
- **69** The BC Wildfire Service managers should be criminally charged for announcing their backburn was a success, when they knew it was not and then avoided issuing an evacuation order, thus putting people's lives at risk. The CSRD was told the fire was near, but also avoided issuing an evacuation order. The staff responsible for this mess should be fired.
- **70** Not to return to check our property after the initial outbreak settled down. We had to rely on a



few of those terrible (sarcasm) people who stayed behind and kept us updated.

- 71 Leaving possession behind
- **72** I had to decide what to bring and how important it was and I was also extremely angry about the back burn. I to this day have PTSD because of that terrible decision
- 73 None
- 74 What to leave behind and where to go.
- **75** If we should evacuate. There was no information getting out on the fires location or direction
- **76** There are to many to list but I'd say number one was leaving day early because of husband health having to fight and make numerous phone calls to make sure we would get help with hotel for them to tell us they would cover me and my husband but not my kids and grandbabies that live on property
- **77** When to leave as information was so poor. We live next to Provincial Park and found the warden there knew more about current status than information we were getting from CSRD. We had a house full of company, so sent our kids and grandkids away on the 15th. I left on the 16th and my husband stayed until the afternoon of the 18th. He left after being warned by a neighbor that the fire was at the Scotch Creek bridge. No evacuation order or even warning that the fire was approaching was given for 1 hour and 20 mins after he crossed the bridge with fire on all four sides. Unbelievable!!!
- **78** I am a volunteer fire fighter involved in the fire, but making a choice to evacualte or not evacualte my spouse
- **79** We had to leave our home unprotected, taking what important possessions we could, with no ides on what we would come back to.

- **80** Trusting the government to put out the fire. I left because I am older but if strong and young probably.would.stay
- 81 We had a good plan and never put ourselves in serious danger but it was difficult to get information. The most difficult decisions were related to moving around to help others in the community with the threat we would be arrested, leaving even less people protecting the community.
- 82 Leaving everything behind and yet wondering if we will actually be affected. I would be more prepared during wildfire season
- **83** Whether to stay or self evacuate. What information was correct or incorrect.
- **84** I had to ensure I had a generator due to hydro being unreliable if the fire jumped south of scotch Creek to blind bay eagle bay area.
- **85** We were on evacuation alert and found it difficult to understand what we should really do. We ended up taking a lot of important things/ documents, animals and our young child off the property until it was lifed. We really did not feel safe but we stayed behind on our property waiting for the order. We even were hosting friends who were evacuate in Sorrento as well.
- **86** If I should evacuate, where I was supposed to stay with all my animals
- **87** On the Friday evening the fire was on the move so quickly, it was hard to get accurate information in order to make a decision.
- **88** We had everything packed in the vehicle and ready to go. It was difficult to know if we should stay or go when there were no updates coming.
- **89** Seperate from family. help locals fight fires



- **90** Felt like I left my property too fast. Should have stayed longer but wanted to get animals out and then could get back. Missing work to help bring supplies to people who stayed behind.
- **91** Leaving pets behind
- **92** Jump box ready every year Stayed unless we were moved into an evac order, we were on alert. Car packed Stayed because I had to work otherwise we likely would have left
- **93** How to help other people that were evacuated to are area.
- **94** We left our property two days before the fire came through as seasonal residents were asked to leave at that time. We left behind everything . All we had time to do was get the boat out of the water and leave. We were 100% sure that we had lost everything until the day after the fire when our neighbor told us that our place survived.
- **95** Trying not to be excessively angry
- **96** I was not able to help due to the order and police presence. I understand my limits and would not have stayed but I certainly could have brought supplies and necessities to people who I know needed it and were very capable and who saved properties from burning to the ground.
- **97** Waiting for the evacuation order to be place on Magna bay. We had confidence that government would make the safest choices for the people they are asked to protect. This did not happen. We choose to leave before the order was placed on becasue of the significant risk of remaining at the property while waiting for information.
- **98** We evacuated to revelstoke at 10 pm due to no hotels in salmon arm because of the roots and blues

- **99** Deciding when to leave was difficult with all the evacuation alerts released. One seemed to include my home so I left (it ended up that it did not include my home).
- **100** went to a safer place where we had access to boats if we had to leave
- **101** Self evacuating my children and grandchildren, then 10 hours later, myself and my husband(after fireproofing property best we could). The choice was made after seeing that the BCWS was NOT credible with there info and unreliable. The back burn disaster was visable to us from our yard and we felt completely unsafe!
- **102** Wether or not to evacuate
- **103** When to leave and whether to wait until Anglemont Squilax road opened. I contacted a local volunteer fireman to ask if it were safe to stay in my area and if the road would be passable the following morning. His information was current and accurate. The fire was stopped several kms from my home and I left by Anglemont Squilax when the road was cleared of power lines and approved to drive through.
- **104** Being arrested or saving our community. inhaling dangerous smoke or my health taking risks to get out across the lake to get food and supplies and having to lie/hide from the police to get back to my home being accused of being criminals or my mental health
- **105** I chose to stay during the evacuation and protect my investment (home) during the fire. I did not have confidence in BC Wildfire Service in protecting my home based on my observations of their management of the fire from July 12 onward. I also understood that BCWFS was struggling with resource capacity so made the difficult decision to take the and stay.



I'm glad I did - my neighbours and I were ready, had an evacuation plan and made a difference without the aid of BCWFS.

- **106** Mine were different than those on evac notice. My husband had to leave my fathers memorial to get back home in case we did have to evacuate in salmon arm.
- **107** Choices made were planned in advance and were relevant to the ongoing situation so not particularly difficult.
- **108** What to bring making the decision to leave when there was no evac order
- **109** I understand that the main road was dangerous for driving and that it should have been closed for public access, however as there was no other safe route out of the North Shuswap a system of pilot cars could have been employed to help residents move safely in the days and weeks after the initial firestorm. The road from Seymour Arm to Malakwa should have been improved in the event of an emergency in the North Shuswap and again, should have proper signage and pilot vehicles to lead those who had to leave on this route. There also should be a system of allowing access to the local contractors helping to fight the fire. Water and fuel should have been supplied as needed as we are all fighting the same fight!
- 110 Due to conflicting recommendations on different websites, we didn't know whether to turn electicity on or off or whether to activate our rooftop sprinklers (which FireSmart recommended). That is, would BC Hydro shut off the power if needed, and would firefighters turn on the rooftop sprinklers? Most importantly--because communictions were so poor--we didn't know exactly

where the fire was and pretty much guessed at which way to evacuate.

- **111** If i should return to help my neighbours who stayed.
- **112** Lucky to have a home in the Fraser Valley. Lack of media coverage a problem. (the Kelowna fire saturated the news).
- **113** Most difficult was accessing adequate and timely information before, during and after the fire.
- **114** Leaving everything behind was hard to do. I registered online a few days earlier which helps speed up getting set up. We did not know where to go so we went to Vernon and we registered there. We were wrll looked after.
- **115** Uninformed. Had faith in the system so did not pack.
- **116** Do we stay after we were put on Order? Can we now leave our community when those tasked with putting out the wildfire have left? Thank god for our local Fire departments standing their ground. If we leave , what can we hope to come back to? Who will help with all the rebuild that will need to be done? We have nowhere else to go. We were told when we registered with ESS that their really was not accommodation in Salmon Arm due to Roots & Blues and Kamloops was 75% capacity prior to the event too.
- **117** We had already left the area due to the smoke
- **118** Knowing there was little to no fire support, we would have cleared a log of belongings in the weeks before.
- **119** Where to go to stay with pets, lucky to find a place in Lumby 3 hours away
- **120** As someone in a non-evacuated area, it was difficult to know how much to tell my young children about what was going on. We also had to make preparations to evacuate older relatives from assisted living



facilities in case of an evacuation order there, which complicated decisions on where to go.

- **121** We have property and family in Seymour arm, we went there due to the age of some family members in my household at that time. Also had family that live in Seymour that had come out the day the fires broke loose. Helped them navigate the gorge road to get back to Seymour.
- **122** Being in Anglemont our difficult decision was whether or not to self evacuate. We felt left to decide on our own and with only one true exit from our side of the lake we felt direction was lacking for communities east of Celista throughout the entire fire event.
- 123 We prepared our property and had an evacuation plan. We were in the thick of the fire. We had pumps on our docks, watered all the properties we could. My husband was going to stay and leave by boat and I was to meet him on the other side with the boat trailer but that route was blocked. He feared for my safety and our pets so our most difficult choice was to leave when the fire rained down on us and the only route out was the forest service road through to Malakwa. We never received the notice to evacuate but it was so hot and unforgiving that we felt we had no choice. Our regret was that we left thinking we could get back in when it was safe. We wanted to go back to help our neighbours fight but we're not allowed.
- **124** To stay on my property as directed or help neighbours with food/fire
- **125** Not difficult decisions, but things I am unsure about when I left my house— should I turn closed the valve on the propane tank to my home, should I shut electrical power to my house? It never occurred to me to while on

Alert status to empty my fridge and freezer. I didn't have to make a lot of choices about personal items because I already had a list of first priority items, and then other things if there was room in the car. When to leave my home? There is no Evacuation Order yet but I can see fire on the hillside, a crew is rolling out big hose lines down the road . . . Drugged the cats, gathered the dogs and left Scotch Creek 1:35 pm.

- **126** What to pack
- **127** Biggest one was whether to evacuate at all. Did leave after setting up sprinklers on the roof. I felt I was too old to stay and be useful. After one day, I chose to return to Scotch Creek by boat from Sorrento to check sprinklers and empty fridge and deep freeze. Returned to Sorrento by boat. A couple hours later police started patrolling the lake.
- **128** The first difficult choice was whether to leave or not. The second difficult choice was whether to return or not to help fight the spot fires that were everywhere.
- **129** Choosing what to pack if we needed to evaluate. Our vehicles remained packed until late August.
- **130** How to deal with vulnerable people in our community those who do not have access to Alertable/Voyent Alert or the internet and do not drive/have no supports to evacuate
- 131 Leave or not
- **132** What to take with me. How much time to put into firesafing my trailer all on my own as a 59 yr old was really hard. I also really wanted to go back and fight or help feed the people who stayed to fight. My friends and neighbors on the North Shuswap who were staying needed food and gas and medical supplies, boots, tarps, jerry cans etc. Since I couldn't return, I spent



about 400 \$ and sent groceries on the third day after evacuation from Chase. I also sent 450 \$ to put towards gas for those same local heroes who saved ssssssooooo many houses. This was not an easy decision as I am low income semi retired, but I LOVE the Shuswap and have lived here 50 years. Another difficult decision was wether or not to leave my pump run sprinklers running on the roof, because when I left, the hoses and sprinklers installed on the roof by the firefighters were not functioning.

- **133** In Anglemont there was no immediate threat. I stayed so I could help with the locals firefighting but were told not to come into area as there was a road block. So stayed at house in case something changed.
- **134** The decision to start moving possessions off property after talking to forestry workers and realizing the insanity of the of the negligent back burn idea was indeed a go. The decision to leave after speaking with structure protection team even though there was no evac order. The local forces had more information than the ridiculous information the government agencies had. The forestry workers as well as the structure protection team we spoke too said this fire was doomed to rip right through residential areas and that it was completely insanity what had been done. They told us to leave ASAP if you don't have enough supplies to stay. We drove through flames on the way out over the bridge, still no evac order what a joke! Watched everything burn from the sorrento boat launch and the mayhem that followed. On the scanner I could clearly hear BCWS crew screaming at each other as their camp burnt, some very interesting things said as far as decisions being made. One crew member clearly said they were told 4 HOURS ago

(at 1000) that they had lost control of the backburn and said they should have pulled everyone out then. He then asked his buddy, why the fuck were they not evacuating the communities then? Hmmmm things that really instal confidence in our government right!? My Evac alert came through on my phone after the fire had compromised the road by the bridge. Good thing we're not so stupid as to have ever relied on that system.

- **135** 1) Risk of fines or "deportation" every time I left my house to feed the crews. Did it anyways. 2) Where to put the garbage since there was no refuse transfer station available. Put it on the roof of our shop because there was no birds around anyways.
- **136** Whether to evacuate or not, next time i would not leave, I would have a water escape route and I would stay and help
- 137 I had to decide if i did stay what would the repercussion be? Was I willing to deal with those consequences? What was my plan of escape if needed? Do I have enough food? At the end of the day I decided it was worth it to stay and deal with whatever happened in regards to escaping the fire or having to deal with rcmp etc. I had more than enough food, water and experience to stay.
- **138** Stay and fight the fire or leave
- **139** Going back to save Lee creek after everyone left. To help the locals. My house would be gone and all of Lee creek. I was safe and we did amazing work.
- **140** What to take with us.
- **141** We evacuated early because we could see the fire coming and the firefighters had setup the hydrants and hoses early. And we knew there was only one access to the North Shuswap and this might



make it extremely difficult to leave if there was a traffic jam or the wooden bridges went down.

- **142** Finding a place for my animals to go in case of an evacuation order
- **143** My background is a logging contractor and wildfire manager with more than 35 years of experience in the Shuswap and Adams watershed. Difficult choices. For weeks prior to the fire storm of mid August I tried to convince locals that our community of the North Shuswap was going to be majorly affected by the Adams complex fire. E mails with Jay Simpson pleading him to advance warn residents of the upcoming danger. Conversations with key community members like Craig Spooner and Jim Cooperman asking them to prepare. Trying to make my community understand the coming danger. Removed from my property all reasonable valuables including my wife. Store or remove all flammable materials from around property install water pump and hose lay around my property and my immediate neighbours property. Stock up on 6 weeks of none perishable provisions including potable water and fuel. Prepare mentally for the destruction 35 years of experience told me was coming.
- **144** When to leave. The evacuation order came after the fire hall was on fire and the Scotch Creek bridge was on fire when we crossed. We left within minutes of the order.
- **145** Would have put sprinklers on if we knew the system csrd installed would be ripped out hours after we returned home. Information was inaccurate and we were so lucky our neighbors saved our place.
- **146** Having to leave was very difficult especially with the closed road. We needed to return after a few days to clean out freezer and fridge and was very difficult for us

to drive the gravel road to Seymour Arm. It was only by luck that we found out that the main out was open under schedule for our return to evacuation location.

- 147 We were only in an alert area and already housing evacuees from the McDougal creek fire so where to go, and logistics if things changed was our main concern
- **148** When to leave. I didn't know that ESS would put people up in a motel and my parents, my sister and I (with our dogs) had nowhere to go. I stayed at my house watering the roofs and the yard as long as I could and left when word of mouth told my neighbours and I that the fire was at the bridge. Being evacuated meant that my kids stayed with their Dad for those three weeks, that was difficult, although I was able to see them often.
- **149** Skimikin area was evacuated and we complied with the order. A few days into the evacuation we observed Fedex delivery on our property delivering packages. We have security cameras. They put a large cardboard package up against the door of our shop after we had spent time removing all flammables from around our buildings. We then started investigating through social media and discovered many people had not complied with the order to leave our valley. I said "screw that" I'm not leaving my place to get looted by the thief bush camps that are out here and so I returned home to guard my life's work. The road block was a joke.
- **150** What to take and what to leave behind
- **151** No one came to put sprinklers on our property so we rigged up our own system on the roofs of our buildings, although we worried about water damage. Leaving our property was one of the most gut-wrenching moment of our lives. We didn't know if we should or shouldn't lock the doors.

- **152** Leaving our home. We left voluntarily early. My wife was deathly afraid, even crying. And by the way, we were evacuated for a month and was refused compensation. Not a penny.
- **153** To stay or to leave. I decided on my own to leave as I could see the fire coming down the hills behind Ross Creek Store, and there was no alert for my community to leave, just panicked people. I had to go Seymour Arm route, and had I not prepared myself the week prior by taking pictures of my route out, I would feel very lost, as nothing is marked to go the Vavenby way.
- 154 I had to euthanize my two large breed older dogs. Also had to evacuate again because the first home I went to ended up needing to be prepared to leave at a moment to notice.
- **155** What to take with us and what to leave behind.
- **156** On Friday, August 18th, after the fire had crossed the river and was burning towards Sorrento, we made the decision to self evacuate, as we live on a dead end road, and the only way out is to travel closer to the fire. We had our travel trailer all loaded as we had a planned trip to Christina Lake for a week starting August 19th. We evacuated to Salmon Arm. On Saturday morning, an alertable came in at about 4 am. We left our trailer in Salmon Arm, and returned home to move our cars and boats into Salmon Arm. It was difficult to leave knowing you might not come back to a home, but the smoke was so thick in the Shuswap we wanted to get out of the area.
- **157** Whether to stay or go. Whether to come back and fight. Whether to risk bringing/sending supplies to neighbours.
- **158** I had no difficulties, I had sprinklers on the roof and yard. The only choice I had was if needed to evacuate to the lake shore. Thankfully by staying I was able to extinguish

several spot fires, that if I had not attended our neighbour hood would have gone up in smoke.

- **159** When the fire was encroaching upon Sorrento, the most difficult aspect was attempting to learn from the authorities what were the accurate facts about the situation, and attempting to decide upon an appropriate course of action. Some of our neighbours packed up their bags, and left their house right away. Came back a day or two later when the actual situation became known. Others put up a sprinkler on the roof and left. Absolutely no need for that. Another neighbour finally went and turned off the water supply to the sprinkler. Our best source of information was another neighbour who had a friend on a fire department who provided the best factual information. How did we proceed? Packed a To Go bag, pack all essentials to take, kept them ready, and kept sifting continuously through the much conflicting public information, and very little official SEP information to ensure our decision to remain was still the correct one.
- **160** Whether we stayed or not
- **161** Deciding if we should stay. I wish more would have been done at the beginning to put the fires out on Adams east and bush creek. We know the winds around here can change quickly
- 162 Every decision was difficult. It was extremely difficult to see how locals who chose to stay and fight were treated. Without them, the damage out here would have been much worse.
- 163 When to self evacuate
- **164** The locals worked together to save the area ! No outside help for approx 5 days *****



- 165 Where to evacuate to was a hard choice for me. Ultimately I went to Seymour Arm to our family Cabin to help care for my elderly grandmother. Being isolated from the world up there was extremely hard. I didn't think we would be up there that long and needed diapers for my kids and my grandparents needed medications. We were lucky we had some friends go the back way to bring us supplies. My car wouldn't have made it out great. That road was not a great option to escape. Perhaps backroads should be better maintained for a town like ours that realistically has one way in and out.
- **166** Leaving my house and only equity to a municipality and bc fire people who didn't give a dam and did nothing to protect it. Why where there not fire sprinklers on every house in town, why where no preparation done by those in charge. Why are there still no hydrant or fire pumps in place NOW. There are just meeting and survey like this that get nothing done
- **167** nothing we could have done after you set the fire
- **168** After fighting the fire for 17 straight days my husband tried to get ESS but was declined except for 2 days worth. We spent thousands of dollars on a generator but paid out of our own pocket. Ironic when other fire departments were housed in hotels, with a food allowance.
- **169** How to get supplies over to family on the north shore.
- **170** Seperation of family, and leaving.
- **171** Told to leave and left.
- **172** Elected NOT to enter the area (as originally planned) given the advance notice of potential wild fire expansion.

- **173** I had to help people in a situation that felt was improvised. I was put on the spot without any leadership.
- **174** To leave my home while my spouse was out rescuing people. I did not know what to take, it was heartbreaking. My neighbors were also leaving too. We were worried about looting. We were worried about being cut off by highway closures. And lack of communication was evident. Each family made personal decisions based on what intel they could gather.
- **175** We received an email to prepare to evacuate and then 5 minutes later people were banging on our door saying we had to leave now. Didn't have time to hook up boat and just grabbed a few valuables
- **176** Deciding when to leave. I started evacuating my important belongings two days before the fire reached scotch creek
- **177** We left because we were scared and had no information about what to do
- 178 What to take, we only had minutes to leave z!!! There was no warning or anything for the residents of little Shuswap. Very poor communication and information channels
- **179** Leaving home no security
- **180** The road blocks where above the CSRD duties This isn't communist china
- **181** To stay and fight the fire after the back burn was lit and bcws left us to burn.
- **182** Evacuating and then wanting to provide aid and/or return to help but prevented by law and logistics.
- **183** We took everything we could in our truck and boat. We left out 5th wheel.



- **184** Stayed at home constantly (24/7 for 6 weeks) the entire duration of the Bush Creek Wildfire as we were not confident that we would be allowed to return to evacuate animals if the fire rapidly spread which ultimately it did.
- **185** We left at night and came back during the day. We spoke to the people at the road blocks at Blind Bay and Hwy one.
- **186** The first time, I had to evacuate when the fire was still on the North Shore, as I had lost power. The 2nd time, I had no notice left with 5 min to spare so maybe I would have stayed away. It''s very hard to leave a 2nd time, and you end up making poor decisions.
- **187** I attempted to evacuate by driving through Scotch Creek only to discover the road was blocked. My husband, who planned to remain to protect our home decided to drive out through Seymour Arm with me. He chose to return the next morning after talking to neighbors about the lack of resources available to respond to the numerous spot fires in our area. He remained on our property for the duration of the evacuation order. I stayed in Salmon Arm. During these 3 weeks I made several return trips by boat to deliver food, fuel and critical parts for our strata's engineered fire suppression system. It was difficult for me to "break the rules" but it was very apparent that due to the magnitude of the fire and the lack of resources that those who stayed behind were on their own.
- **188** Whether to wait for bc wildfire (and see my neighbors houses burn) or to go out and put out the fires myself.
- **189** I had my cat at home and choice not to have someone get him
- **190** We had to decide to leave as we feared we'd be asked to leave in the middle of the night. We were stressed on

where exactly the fire was and how fast it was moving towards us. We were all fearful. We are all seniors. Information wasn't there for us and the news talked more about the fires in Kelowna, ignoring ours practically most of the time. We didn't know where the pub was located in Seymour Arm where we evacuated to. Were lost in the middle of the night on those lonely gravel roads. Signage would have helped us. Emergency services were excellent. They gave correct information and fed us. We volunteered at Lakeview Centre where we could be helpful and comfort those displaced. We were without power for 18 days. Helped each other. Had to depend on each other. We were never on alert yet we were trapped as the road out was closed and the other option out was terrible. There is NO CELL PHONE SERVICE in Seymour arm. That would have been helpful. NO POWER. IF we had electric cars we would have been screwed to leave. This needs to be addressed. We were terribly stressed during this time.

- **191** When to pack Whether to leave our property even tho we weren't under evacuation alert How to get out if needed (only one way in and one way out dead end road)
- 192 N/A
- **193** Glad we stayed to protect our home and our neighbors.
- **194** Sending my children and grandchildren away to a safer area
- **195** We had 2 cats with us and were told hotels in the region wouldn't accept cats. The day we evacuated Adam's Lake (first time), we felt very conflicted because our eyes were telling us things were bad, but the official communication was the alert was lifted and there was no danger.



- **196** To keep my business open for essential services more advanced notice more action taken to owners of derelict properties wel
- **197** We had to ask for help from our neighbours because they were there and we were not. They saved our fridge and freezers and kept our roof wet. We owe them a ton. We helped friends who lost everything. They were so traumatized and it was all very upsetting. We encouraged them to leave but they lived in Celista and were not on Order so waited. When they finally left, still before they were ordered, they could not get out and they could not go back. They left by boat with all the items they wanted to bring left at the Boat Launch in their truck. We are still trying to comfort friends from Celista who lost everything.
- 198 We just followed orders
- **199** to evacuate before ordered leaving during alert, moved to chase then evacuated from chase during alert there to lower mainland knowing smoke would be bad for awhile
- **200** No difficult choices No support by CSRD or BC wildfire = protecting my house and home! Fight for what's yours = saving house and home Your policies and lack of support are a disgrace!
- **201** Leaving our home, and not knowing if it would be there when we returned. Deciding on what was important to take with us Making sure our animals were with us, was very important Finding a place to stay while we were evacuated. Once we returned home, it was still a concern for many weeks, if they fire would flare up, and still threaten our home.
- **202** What were the most important items to take home to our principal residence? We filled up the back of the car with those items and went home 2 days before the fire

came through knowing that a wind storm was approaching the area.

- **203** To keep my business open or closed. What to do with family and friends and staff. What to do with spoiled food. How to deal with the stress of it.
- 204 Getting rid of food from fridge and freezer, pet care,
- **205** What to take, what to leave behind.
- **206** Operating illegally. Operated illegally as it was the right thing to do, if we hadn't the fire would have continues through to magna Bay as it stopped on our ranch because we were here to fight the fire.
- **207** Most of the choices concerned simply trying to maintain myself and my property, while having to sneak around, sometimes under cover of darkness, to avoid being arrested.
- **208** I decided to leave work a few days early to come home and look after my place. I then missed a 2 week shift of work since I could not come and go freely so decided to stay home.
- **209** do I stay and help? I did or do I go???
- **210** Leaving was hard to do.
- **211** Leaving everything you had worked for all your life behind, in order to provide employment for the wildfire service empire. Our local fire depts. and residents who fought the fire are the ones we can count on.
- **212** Difficulty in making a decision based on the surrounding areas on Order and because we were on Alert status only needed to consider this before the road closed through the only main access area.
- **213** To stay and fight or to possibly lose everything. After watching the failed backburn race up our mountain that evening I knew I made the right decision in the following days as we were on our own.



I was always thinking that I would hear some air support but we didn't for days.

- **214** Because we were not on an Alert, and because there was ZERO communication of where the fire was exactly behind Meadow Creek and Leopald, we had no idea how close the fire had come the morning of. It was by chance that I went to Scotch Creek at 12:20pm to pick up an inhaler because I was struggling to breathe. I noticed on the hillside that the fire had come into town, and that it was definitely going to make it's way to Celista where we lived. I called my partner and told him to get the dogs in the vehicle and pack our bags and that we were going to be leaving. That the fire had overtaken the region and that it was beyond what BC Wildfire Services was able to handle, and more than what our firefighters could deal with too. So we left everything. All of our belongings. All of our keepsakes. All of our family heirlooms, everything. If communication had been better, more precise, more truthful of what was going on, we would have made different decisions. We would of packed the items that you can't replace like my great grandfather's cribbage board, or my late grandmother's watches that were passed down to me, or my husband's keepsakes from his mother who died of cancer while I was pregnant with our son. These are the irreplaceable items that we could have easily packed if anyone would have told us that the fire was going to hit Celista. Even on the day we left we had hope that we would be going home. Little did we know we wouldn't be.
- **215** To leave what to bring it was a complete mess
- **216** Not to come & help out.
- **217** Not to be able to buy necessities freely out of fear to hit a spike belt set up by RCMP

- **218** We weren't given an evacuation alert , we were told your on your own east of Magna Bay. When to leave and what was are escape route , Seymour and then what as not sure of the road conditions beyond Seymour. What were the conditions west of Magna Bay and Celista.
- **219** The difficult choice I made was to wait and listen to CSRD on when to evacuate. I will make my choices next time and not wait to hear from CSRD.
- 220 Guessing if we were in danger was a hard thing . We found out about the evacuation notice in lee creek and scotch creek the morning we left to shop in Kamloops on the 16 of August when we arrived and heard someone talking about it. We returned that afternoon and stayed till we felt unsafe the afternoon of Aug 17 and left with still no alert in Celista
- **221** Leaving my property with animals
- **222** To evacuate when there was not alert or order for Anglemont. As the fire was moving very quickly I had to make the choice of go quickly as the Squilax Angelmont road was still open, or wait and possibly use the forestry road. As I could not ascertain the condition of the forestry road I chose to evacuate rather than get trapped.
- **223** do I risk crossing a road block to go and get fire pumps, hoses, tanks, supplies, etc to prevent my property and belongings from burning to ash and not be able to get back?
- **224** Leaving my property unprotected
- **225** We just evacuated at the first alert
- 226
- 227 When to evacuate as NO order was given even though we could see how close the fire was from our home?



We decided before the order which was only shortly before the bridge was closed. Far too late.

- 228 difficult choices -- belongings to leave and what belongings to take, where to go, whether to leave even though we never received an evacuation alert in Celista We decided to leave and take our travel trailer on Aug. 17th (day before the fire) even though no evacuation alert or order. To us, the fire/smoke situation did not look good. Difficult to find a campground anywhere.
- 229 What belongings to take with us from our home, how to access any help and where to find communication. Alertable had a problem and that was our only means of updates and communication. We have NO newspapers (not that that would help very much) and the radio had nothing. Very frustrating.
- **230** To leave or stay in Anglemont. We decided to leave.
- 231 Whether to stay or go
- **232** Having to leave without notice. My disabled mother lives with us, so it was very difficult. If we had somewhere safe for her we would have stayed to help fight the fire as there was no help from any government entity up here for over a week. The fire came within half a kilometer of our home.
- **233** When to evacuate. We had prepared just prior to the alert. The fire was coming but we were waiting for an evacuation order. We decided to leave as the situation didn't look good, but we were confused as to why we didn't get the order.
- **234** The best way to protect our property and how best to ensure our most valuable possessions were safe l.e. boat, Seadoo and sentimental items.

- **235** There was not enough information on the day the fire crossed the lake and much information was confusing (understandable, but very unfortunate).
- **236** Climb up on my roof to get sprinkler on I'm afraid of heights
- **237** I was at work in Kamloops so didn't get a chance to get anything. my husband left by 130 with the clothes on his back and there was still no order out yet the fire was coming over the hill into Scotch Creek. He only found out as a friend of a friend told our friend who sent a photo of the fire coming over the hill. 30 minutes later our other daughter managed to come from Celista to tell her dad that the fire was coming to the house and accross the street. He would not have made it out otherwise.
- **238** Stay or go. Pressure to leave and threats made were unconscionable. We stayed to protect our property and help people.
- **239** Going for gas for generators and pumps and risking getting escorted out of the North Shuswap. I came back to the North Shore on Saturday morning Aug. 19 early with permission from the RCMP. Our reservoir was depleted and fire burning everywhere. No power to refill it. I brought in pumps for people in our Strata who came back earlier than I was able. They were packing water in 5 gal buckets. Those pumps saved countless structures and millons in damage to homes. Other people came with their own fire fighting equipment from all over the province to help. Convincing people at check points their need to carry on. We had 21 people on site on and off for 2 weeks during evacuation. Not one person on-site would have done anything different. When required we disguised ourselves as emergency workers



and drove freely around the area. Funny what an \$80 flashing light on top of your truck and a hard hat will allow you to do.

- **240** Finding places to stay while evacuated. Leaving thinking the fire would be put out and we would return to our home. We left and came back to nothing but ashes and debris.
- 241 My partners family has lived in the North Shuswap for 30+ years. Many fire alerts have been issued in their years but no evacuations needed. There was no way for us or so many others to understand the extent or significant danger the fire would inflict. We left on the Thursday thinking we'd be back on the weekend. Our biggest pain point; which is absolutely nothing, was we lost our fridge and freezer to thawing when the electricity went down. Our home along with our neighbors stand unaffected.
- 242 Thankfully I was not in an area that had to evacuate this year, but we have in the past. Choosing what to take, how to secure the property, and when to leave are all very difficult choices. Choosing whether to risk going to work or leaving the house in case things change quickly and you may not be able to get back in time to get pets, etc can be very stressful, and trips outside the home were limited during the fire.
- **243** The route out of Anglemont was daunting for seniors.
- 244 Knowing when to leave, not knowing what was going on around us, not knowing where the fire was or how close it was to us. Waiting for evacyation notice that nwver came. I decided to leave anyways without evac notice. My area magna bay was getting thick with smoke. Wgen i was druving out I realized I shoukd have left earlier as I was driving through celista fire was on both sides of the

road. When I got to Scotch creek I realized my husband was no longer behind me. He could not make it through. He had to find his own way out . He joined a convoy of 7 trucks around to seymor arm to the upper northen, Adams lake, to Barrier then to kamloops. Some were familiar with this back roads route from fishing and hunting this area.

- 245 To self evacuated a seasonal home we've been in for well over 50 years. This after days living in thick toxic smoke and seeing active fire spread across the lake, knowing we had ONE road evacuation route and countless residents and peak time Summer tourists in the area, even though we were not immediately in harms way things could change fast and there would be a parade of vehicles attempting to leave (as happened Friday night August 18 on the South Side).
- 246 Remaining outside the evacuated area while watching the fire destroy our homes and business was extremely difficult, especially with the lack of firefighting support. Secondly staying away from the area after witnessing the lack of respect shown to our local heroes, those who stayed and those who tried to send in supplies, was one of the hardest things I have ever had to do. I choose to send funding and support to those who showed compassion to others during this time, rather than worry about following the "rules"
- 247 Choosing to trust that in leaving our property there would be someone (BCWS) fighting to save our home. We actually legitimately believed that would happen. Had we known differently we would not have left. After learning from friends who did stay we chose to go back during the order. This was not a choice made lightly, but one we do not regret. By going back out we



were able to put out spot fires in and around our property and likely save what we had left as well as some neighbouring homes. At no time did we feel unsafe and at no time were we in the way of firefighters as there was NO ONE there. At one point I actually spoke with a fire fighting crew that had been driving by to alert them to the issues around our property. Had I not they didn't even realize our home was there and had spot fires around it. They also had to follow protocol and stay off the blackened areas so ignored some of the spot fires. Choosing to leave again was also a difficult decision hearing rumours of boats being seized caused us to panic and leave when there was more we could have done to save forested areas and what not had we ignored the fear tactics and remained at our property. The whole situation was such a mess and we have lost trust in the CSRD to do the right thing and allow people with skills and knowledge to protect their livelihoods and what they have worked their whole lives to achieve. Common sense did not seem to play a factor here. It's time to revamp the whole system, but change is always a struggle and bureaucracy often gets in the way.

- **248** Whether to get involved to support our neighbours and get the truth out: no BCWS support, police and spike belts etc
- **249** I have animals, so I had to leave. The smoke was so heavy and the backburn was scheduled for the following day. I couldn't risk my animals and left.
- **250** We bought a travel trailer in June so we made the decision to pack it up and self-evacuate to Vernon for the week the fire was the worst. Fortunately we could travel back to Eagle Bay almost every day to check on things as there wasn't even an evacuation alert in our area. We

were very very very lucky. The hardest choice was to pack up and take antiques with us. We decided to leave everything behind except our boat and small sentimental items. We had the luxury of time and we were in control of our own decisions. We also have excellent insurance coverage.

- **251** Leaving before an actual evacuation order was issued because we only had ONE WAY OUT and we're basically abandoned by CSRD and BCWD . My community was right below the "successful backburn" in Lee Creek. Fire protection units ignored the houses closest to the fire and most of them burnt down. Would have been all if a few brave community members hadn't stayed behind to fight.
- **252** Decided not to evacuate with our truck and boat, just our car. In the future I would take more of our possessions.
- **253** Whether to stay and support my spouse who was a front line emergency worker or evacuate to protect my own health from all of the smoke.
- **254** Preparing to evacuate.
- 255 When to leave our property
- 256
- **257** Being in Anglemont we made the difficult choice to self evacuate. When the only viable exit route evacuated we chose to leave vs being sheltered in place with our young children. We also had to choose to leave the Shuswap due to no occupancy and forego using emergency services as there was no option to receive support outside of Salmon Arm or Kamloops and we had landed with family in the central Okanagan.
- **258** To stay or go during the second evacuation Aug 17. Our side of adams wasn't as much in danger but we needed the ferry. I truly believe had our



residents not stayed the first time we would ave lost homes. The government needs to figure out how to use residents. They had an escape plan and skills.

- **259** How to get food and supplies to my husband who stayed to fight the fire. I had get items taken to him " under cover"... in other words, breaking the law. How do I tell my grandchildren not to break the law when I myself had to break the law?
- **260** After seeing the large amount of smoke coming over the mountain over our home we decided it was time to start loading my pigs and elderly mother we then had people pulling over and telling us to run. I text next door who had 2 kids get kids and run. We loaded 4 pigs and left knowing our home was lost we started of to eagle bay were my sister lives we set it up prior in case we needed it for the pigs. We were half way there so 30 min later when the order came in . When we arrived at my sisters house 60 min after leaving our home our neighbour sent us pictures from his door bell cam of our property in a glow before there house burnt then ours. When in eagle bay we had 8x8 inch chunks of ash falling we could see the glow across the lake of the fire moving towards Anglmont. We made the decision to leave there in the morning and go to 70 mile house.

261 To stay or go. What to bring.

262 Because I have two boys with medical concerns, we had previously decided and planned to leave if anywhere between Celista and the TCH was put on evacuation alert as we didn't want to be stuck. We had done this because we trusted that CSRD and BC Wildfire would act to protect our communities. It is now patently obvious that the destruction in our community was actually caused by the decision to light the backburn. Refusal to support or

allow support for locals who stayed behind when the people who were supposed to help had left has led me to get the appropriate wildfire certification. Next time, I will evacuate my children and stay behind to protect my property (with emergency water evacuation measures in place). Never trusting the government again in a disaster situation. It's apparently more important to cover government officials asses than protect and assist our communities.

263 We left on Thursday night because the wind was shifting down the hill (as it always does) and it looked like the fire was creeping down and we might be evacuated in the middle of the night. On Friday morning, BC Wildfire and the CSRD told us the backburn was successful so we trusted that and returned home. When it became obvious at around noon, that Scotch Creek was in serious trouble, we left. We went to St. Ives where a nephew has a cabin, stopping on the way to warn people in Celista. We watched Facebook posts of people trying to leave the North Shuswap at 1:00 pm through the flames and waited for the order which didn't come until 2:15. Watching on Facebook and hearing from friends who remained, we waited at the east end of St. Ives with a large group of people trying to decide if we should try to drive to Seymour or hitch a ride on a boat and get dropped off at Wild Rose Bay. We are senior citizens and have trouble driving in the dark so it soon became obvious to us that we could not drive to Seymour in the dark. By then the wind was calm and a boat owner went out toward Magna Bay and came back and told us the fire had stopped at Celista and we would be okay for the night. Many in the group had already headed to Seymour. We watched Facebook videos of



Scotch Creek and could see flames where our home is so we were sure if was gone but then a friend sent a picture the next morning of it still standing. When we eventually returned home, we can see why our five homes on that block were saved, someone who stayed behind put fires out at either end. Then, of course, we were trapped there for the next three weeks with no power, no access to any ESS, and not a lot of food or information except from CSRD information videos and friends who remained.

- **264** Guessing whether the town was going to burn down. Inhaling toxic smoke and wondering what price I will pay later for breathing it.
- **265** We were only on alert but needed to leave because of the smoke and ash affecting our 86 year old mother.
- **266** If I should leave or not. Would I be allowed back occasionally to check on animals.
- **267** We had to plan an evacuation in case we were asked to. So in preparation had to pack and secure what we could take with us.
- **268** Whether to stay or leave given the circumstances of safety and not being able to (understandably) come and go freely.
- **269** Fend for ourselves, bc wild fire service was no where to be found
- 270 Deciding to evacuate 2 hours after hearing from Emergency Services that all was fine. Emergency Services went from "all fine" to evacuation order in a matter of 5 hours.
- **271** What to leave behind Whether to stay and do something
- **272** Shall we leave or shall we stay. We have decided to leave. Thanks God we have a small boot and we're very lucky to land on the opposite site of the lake to meet helpful people with dogs and rabbit. Because when we wanted

to leave from St. Ives it was no way out on the regular road and there are no information about the other way out.

- **273** What to save based on irreplaceable and storage space. Should we evacuate before order.
- 274 How I could help more (i.e help those who stayed behind) without getting arrested. Essentially, being responsible (in the philosophical sense) and not just having responsibility (again, in the philosophical sense).
- **275** Ways to support those who stayed behind and helped to protect our property.
- 276 Had to consider how to evacuate horses if needed
- **277** I received the alert the road (squilax-anglemont) was being closed but we were not under evacuation order and decided to self evacuated and thank god we did as our property was consumed by the fire just a little after.
- **278** We live on a farm and have horses and cattle. Knowing when to evacuate early if need be is the key! We need time to move animals out of area.
- **279** For me it was just trying to navigate my children's emotions they were very scared. Then being uprooted with a family of 4 and a dog we made it work but the situation was not ideal. We moved a ton of our equipment away to a neighbors because out home is surrounded by giant cedar trees.
- **280** Having to leave our property a few days before knowing there was a lack of help from govt officials leaving it up to our neighbours to fight for the community.

281

282 I left before being evacuated from my property both times. August 3rd evacuation came when the road on the way out was already on fire. And not one firefighter was there



- **283** We left early when we saw the probability of the fire progressing and the inevitability of the only road out closing.
- 284 We determined that if fire alerted in Sorrento (we live in Blind Bay) we would go. We had5 cats to move so didn't want to leave at last minute. We had already loaded some important valuables in to a secure concrete building several weeks before and doing 90 minutes of packing and preparing the night before we left, we still took another 90 minutes to get the cats and ourselves into the car and out the driveway. At that point Hwy 1 was closed west of Sorrento and we routed through Silver Creek to Falkland to Kamloops and finally to Langley
- **285** Having to move animals and elderly with little notice. Making arrangements for transport.
- **286** Planning an escape route later to discover it was not drivable (my car would be damaged and there's no signs) and then blocked from re entry to non evacuated places.
- **287** What I should take or leave Where to go. When to return.
- **288** Weren't sure when we had to evacuate. We're still on alert when fire started coming through.
- **289** I had to separate my dogs and find a place for my older son. I had to figure out how to have a roof over my head. I went from my home of 17years to a camping trailer. I had no where to put it and panicked since ESS was not going to help anymore. I put it in a campground and have no hot water tank or water. And need a fridge but have a roof over my head. The rent is too high so do not know what I will do next.
- **290** We decided to stay to protect our beautiful home and property of 15 years. We knew the govt did not have the manpower and resources (which we knew they didn't as

this fire proceeded too guickly) to save our community. We defied orders and stayed even though we were told by police and other govt officials to leave. We used the resources we had (which we feel saved our community just east of Celista) and if we didn't stay we wouldn't have our home. The govt failed us and we are fortunate that we have a home, where most people don't. For three weeks we had no power and had to ration our food, propane and fuel (generators, etc). The govt would not allow us any access to the necessities because they wanted us OUT. We felt betrayed and frustrated because the govt didn't care about the people saving the community. Only the people who were capable and had the supplies to protect their properties stayed because no one else would be there to save it. The govt officials don't live in our area so they didn't care what burned because it didn't affect them personally. Watching embers and ash rain down on our property was scary. We all took turns day and night to do perimeter checks. I hope the govt can take the info collected in the survey and use it for future reference. Hope this is a once in a lifetime experience. The last week of the three we were sharing food amongst our community members. Luckily my mom taught me to have a freezer full of food and a pantry.

- **291** Leaving our place and trusting fire crews to do the best job they could to preserve our property and trusting that we would have no break-ins during the power outages which made remote monitoring of property impossible.
- **292** Leaving our long time residence to burn knowing that bc wildfire had left us to burn , after they set the back burn and it totally went wrong in everyone's eyes . All the years of working in



my life are in my property, I. Now retired and cannot replace it . It was traumatic and still is now, as suffering from the post stress of it all.... For no reason if they had just put the fire out when it started ! Simple and done!

Q12. What do you wish you knew about emergency preparation and planning before the Bush Creek East Wildfire?

255 of 473 participants responded

- 1 What emergency preparation? Communication was severely lacking Had I known I would of been out of my home for 3 weeks I would of packed differently
- 2 That it exists
- **3** Don't trust the government, bcwf or csrd to protect your family friends or homes. The RCMP are NOT brought in to help but to harass citzens.
- 4 Exit options. I knew there was a route through Seymour Arm but had no idea whether it was useable or safe for travel. Would have been nice to know if it was an option or not.
- **5** That the BCWS would leave and let it burn. That we would be locked up in our own community
- 6 I wish we knew how many residents stayed behind to save our houses. It is because of our local community that many more houses did not burn. I wish I knew how little support and presence there would be from the province.
- **7** Received adequate information to prepare, but again alert very late and inadequate information as to where to go.

- 8 That there was some. No coordination at all. No one seemed to be in charge of the whole show.
- 9 I made more effort to read
- **10** That my neighbours where going to be treated like criminals for staying and doing a better job at fighting the fires and supporting each other
- **11** Very well aware of what we needed to do.
- **12** That bcwf is not staying when the shit hits the fan to help fight a fire, so now I know we are on our own in a similar situation.
- **13** Level of commitment to stay and fight the fire by officials
- **14** we were aware and in fact are more prepared than most but the plan could have used some improvements and more timely guidance.
- **15** We were ready! We had fire smarted our property , had sprinklers on every roof and along property lines, began the building of our change and suppression system years ago. Those who stayed all had trucks or boats on the dock for exit. Someone walked all 11 properties each hour for 24 hours a day to prevent spot fires. I wish They knew that the CSRD would use Area F on Alertable. I wish I had realized how incompetent BCWS is, but really I was told of their plan to light a backburn in Fridays high wind without finishing their fire breaks in Scoth Creek while shopping on Aug 15. That's why I left early.
- **16** Just how fast fire can move. The differences of opinions. People can be really horrible. Yet some so heroic!
- **17** Communities should have had fire breaks built prior to the fire it was obvious that this needed to be done but was not. Also why it the back road to Malakwa not maintained to be passable when it is the only escape route. Why when shit hit the fan were vacationers not stopped from entering we were trying to



evacuate and campers were being towed in wtf? Why did BCWF say the backburn was a success and to expect to see flames from Scotch creek the morning of the 18th. People thought things were good and still buying boat snacks at the grocery store at noon on the 18th while flames were entering the community. Why was there no fire fighting the day of the 18th in scotch creek the response was poor in my opinion.

- 18 That without a good source of propane (CSRD & those in control did not allow into Celista for weeks) water pumps we have in place to provide watering around and on our place are worthless. There is no secondary route out of Celista that would work for an electric vehicle. Need an SUV for emergencies. Hoping the route out via Seymour Arm will be better maintained with signage for those who must use it.
- **19** I spent 36 years in the professional fire service and was personally prepared.
- **20** That the province of BC ends in the lower mainland and that the rest of us just need to fend for ourselves.
- 21 That the areas under evacuation order have their power and water shut off and that you can not go in or out when evacuation order goes in place and that the only people that actually show up are RCMP and Road Access Blockades but NO FIRE FIGHTERS OR EQUIPMENT OR AERIAL FIRE FIGHTING CAPABILITY FOR WEEKS WHILE EVERYTHING BURNS. Local fire departments ONLY address structural fires and will not even turn on their hoses until the "wild land fire" touches the structure how insane. That experience local private interests with better equipment and better knowledge of the area will not be used and will be told to stand down, while the BC Wildland Forest Fire Fighting waits for FOREIGN CREWS

MANY WHO ARE NOT FAMILIAR WITH OUR AREA FLY INTO CANADA - WHAT ABOUT USING LOCAL RESOURCES THAT ARE WILLING AND ABLE ???

- 22 building own fire guard
- **23** pack more than you need for 1-2 days. Pack all irreplaceable items. Go with the intent that you will lose everything
- 24 No we had all our items ready to go if we had to evaluate.
- **25** Had I known how un-prepared BCWF Service and CSRD were for the Bush Creek East Wildfire, I would have invested a more building protection capability (i.e. 2000 gallon water storage tank, industrial external building sprinklers.
- **26** Better communication was definitely needed. Clear directions on who to take direction from such as RCMP, BCWLS, OR CSRD
- **27** That I would not follow voyant I would rely on family friends and Facebook (sadly)
- 28 I wish I had known that we would be plunged into a police state with RCMP checkpoints not allowing for supplies to be obtained such as diesel/gas for generators. And not allowing passage back to homes unaffected to care for animals etc. Spikebelts, armed tactical squads, being used to harass citizens with legitimate reasons to be moving around area. Instead of providing security and checking identification and aiding in safety of citizens. Being treated like criminals for making a knowledgeable decision to stay rather than evacuate with a safe way to leave if necessary, via the lake. Patrolling the lake to prevent movement of supplies was not a valid use of rescources, patrolling the lake to prevent looting etc is a much better



use of rescources. The fire department came to the gate to alert us to evac , and that we should go soon if we were going. Our bags were packed a week before as the fire was out of control and very little was being done by BCWS to stop it. We wish we knew that someone was basing fighting this fire on computer models and not listening to people in the area who knew about the terrain, the wind, the trees. We wish we knew that the people who were supposed to protect us with preparedness and planning were flying by the seat of their pants. I wish that we had known how on our own we really were . By staying we were witness to the total incompetence and complete disregard for those who chose to stay. We have the right to make a choice to stay that in no way hindered fire fighting measures.

- **29** I had a go bag packed, I think seasonal residents were far less prepared
- **30** Volunteer with emergency services/disaster response.
- **31** We had prepped a couple years before and fairly knowledgeable
- **32** I wish that we had the Evacuation Plan provided to us from the Shuswap Emergency Management program. We still don't have it.
- **33** There was not much time between the alerts and orders to plan, it was very high stress and there was a ton of misinformation going around. I wish we had a better idea of what to expect when we returned. We thought the emergency program would support us as we registered but they didn't do anything. It was very expensive to keep our generator running for 3 weeks while not being able to work and still having to pay our usual bills.
- 34 That we were going to be betrayed by bc wild fire

- **35** I wish I had known about the disastrous backburn, I wish I had known when to leave.
- **36** I wish I knew that no one was going to let us know to evacuate
- **37** I was prepared. Not ready for the emotional toll
- **38** That when it comes down to an emergency the CSRD can not be relied upon in any way other than the Celista Fire Department. From what I saw, there were no other resources deployed on the ground and any that were present didn't help.
- **39** I was prepared back packed. Left on alert. Did not wait for some person to decide when order should be and risk lives.
- **40** That they would bring in outside cops who are harsh and have no emotional ties to the community. Be ready to stay because you can't leave your property
- **41** More information regarding
- 42 I wish I knew what the community plan was for a fire in our area. I would take a volenteer wild fire course and help our local fire fighters. We could prepare more. There are lots of willing community members that can't dedicate all their time to fire fighting but would volenteer if we have another season like last.
- **43** That the RCMP and BC government would make fighting the fire harder and block the roads while we tried to help our neighbors and transport supplies to where they were needed.
- **44** How to get real time updates
- **45** Nothing. All we wanted was to be alerted officially and prevent the added stress of not knowing up until evac order point.

- **46** That you need the local people who know the area to be making some of the decisions regarding our communities
- **47** Available resources. Instead of having to search and find it on my own.
- **48** We were well informed and prepared, however it was clear that the general public was not particularly aware of what should go into emergency kits, nor how to act in an orderly way to work with everyone in the situation.
- 49 There really needs to be more exploration and dis mission around opportunities for locals to not only be better informed, but to have opportunities to be involved in various ways (training and other conditions as needed). There's a lot of mid-I formed armchair quarterbacking occurring locally that could be reduced. This goes hand in hand with explaining the regulatory requirements and associated drivers for them that a lot of locals don't understand or disagree with, both related to wildfire activities and also the recovery stage of rebuilding or renovating. It's a dogs breakfast in most of the North Shuswap from a planning and development perspective with a lot of legacy issues to resolve with problem properties and residents.
- **50** I wish the CSRD had implemented interface wildfire mitigation work (clearing of hazardous under brush, etc around key communities). Had provided residents with opportunities to attend wildfire planning sessions, promoted information to seasonal residents on what to do (muster areas, evacuation routes, maps, etc)
- **51** We were ready because having been involved in the Notch hill fire.
- **52** That when CRSD says a fire is "being monitored" and "not a threat" that they were actually just full of it.

- **53** Being prepared prior, medications, fuel. Fire smart your property which we did. Updated info daily on fires in surrounding areas.
- 54 More information on what happens post-evac
- **55** We know it is very tough at times to predict weather but we feel that the information that we recieved on the south side was about wind shift and feel that the wildfire services had the same info and should have acted differently. I think the upcoming year will be much better having have learned from the past year.

56

- **57** We plan for emergencies as we have been on the north shore for over 40 years. We have been asked to leave in the past when the fires came to close. The single biggest challenge is finding out the evacuation route. ONLY one road in and out of ST IVES. We have a boat moored on a buoy ready to go.
- **58** We were relatively prepared as we are actively involved in the Fire Smart program. We have done a lot of things to make our property more safe. Now that we have been through this I understand the need to pack in preparation. It is funny what I took when we left for the short time frame. I reorganized things when we returned and was better prepared.
- **59** There was very few emergency measures or planning. If I had known this, I would have done things to mitigate that in my community.
- 60 I watched it from the day it started! Was handled terribly from day one... this is all a joke! 5 drunk guys from the bar could have climbed up with piss xans and shovels and put that camp fire sized Wild fire out in no time!! How we used to do it out here before government took control!

- **61** I am well educated on emergency preparedness!
- **62** I knew a lot as I'm a retired Health and Safety professional with Incident Command experience in Slave Lake and Fort McMurray fires.
- **63** That we can not count on government! But we know now!
- **64** N/A
- **65** How badly prepared and organized BCWFS was going to be, the management of the original fire, and unnecessary creation of another fire caused serious tactical problems.
- **66** Structure protection, moisture domes. CSRD needs to work with locals instead of against them. Such a disappointment the CSRD was through all of this. CSRD showed zero compassion and put up countless road blocks for locals just trying to survive.
- **67** Things like empty your fridge and freezer before you leave
- 68 It took a few days for this techno dunce to learn about the alert app and how to use it. There seemed to be an attitude by the people who set it up that everyone is equally competent and in touch with multiple media.
- **69** What exactly the plane and BCWFS were doing.
- **70** USE OUR VOICES.... Lobby the CSRD and Provincial Govt to deal with the very small fire burning on the side of Adams Lake for weeks before the fire became out of control. I will never be complacent again.... If the authorities don't want to deal with a fire in the early stages, then local contractors should have the right to deal with it. We trusted you to deal with the fire before it became a problem and you failed us.
- **71** we were fortunate to be well planned for emergencies
- **72** No, we do this every year....but this time no one fought the fire until they let.it go too far

- **73** How incompetent, understaffed and under resourced the system is. The CSRD should not be expected to run an incident of this size and it became glaringly obvious they couldn't handle it. Instead of admitting they were in over their heads and asking for help they tried to blame the locals doing the lions share of the work. CSRD created division and mistrust when they should have been bringing people together with supportive and meaningful actions focused on mitigating the incident.
- **74** The fire came into Scotch Creek pretty quick and there is only 2 ways out by road. Better info previous day would have gave residents of the North Shuswap a better understanding of the possibilities.
- **75** Everything! Had no idea what to do in a disaster and found information in first five days difficult to get. Don't understand why BC Wildfire waits so long to put out fires.
- 76 Absolutely
- 77 Timelines for issuing alerts for orders and alerts
- **78** I was aware of all the places to go to search for updates but they were quite ineffective.
- **79** Nil
- **80** What water suppression equipment to have on a large property. We did good but will do much better next year. Won't leave so quick next time
- 81 More prep time
- 82 Day to day updates. Challenges, plans
- **83** Why they lite the back burn when they knew the winds were coming in
- 84 I dont think any other information would have changed our individual situation. I think a warning that the fire had the potential to take out properties along the north shore sooner than it was given would

have helped people make better informed decisions about what they wanted to do (ie. remove valuables etc from their properties and/or evacuate earlier).

- 85 That more people had common sense and that every community resident going forward (or backwards) actually knows where exit routes are. Specifically the east exits from the North Shuswap should immediately be graded for any number of different types of vehicles. Without a doubt proper signage as opposed to handwritten cardboard signage be replaced with weather resistant signage
- **86** They the order would not be called until way too late and that the exit would be compromised well before people were able to leave.
- **87** CSRD and BCWS are not equipped to provide information and make safe decisions for residents in a timely fashion. There would be no government representatives assisting those who were evacuated and the responsibility would be placed on local residents.
- **88** I wish I knew how hard it would become to help your family and friends that were trying to save thier houses
- **89** if anyone actually did any planning
- **90** I wish I had made more of a firm decision in my mind for when I would leave instead of deciding in the moment.
- **91** that BCWS would completely abandon us and we'd be on our own
- **92** I didn't even know there was an emergency plan or service until I'd been out for a week. A friend from Anglemont told me as she knew I had evacuated due to no power. I wasn't on official alert even. I was as not on alert but Eva
- **93** I'm very well versed in emergency management so this is an assumption based statement/question.

94 N/a

- **95** I wish I had watched "A High and Awful Price. Lessons Learned From the Camp Fire". Extremely informative. https://youtu.be/bo0yBOCvuwU?si=jrcxoWcLbVbM-pwM
- 96 Why the fire wasn't put out when it started
- **97** Anything about what the commuity, local fire department, and utilities companies are doing and how we can work together: How these organizations work. What they do if they end up fighting a fire in my backyard. What they expect from residents.
- **98** Alternate routes out of the North Shuswap. Community spaces designated as shelters. Muster stations for evacuation by water. All these must be known and communicated to the public on a regular and on-going basis. ,
- **99** What support csrd would do to support people in the evacuation area. Seemed like people were allowed to stay and help, get passes for entering with supplies and then suddenly police locked everything down.
- **100** Local initiative with fire fighting cababilities and how to develop a partnership with the local firedepartment
- **101** We were prepared for a forest fire as we have been through 2 of them before
- **102** How each area was going to be evacuated so we could leave earlier. How fast a wildfire can move.
- **103** Back up water source. The reservoir was pumped dry so home owners could not protect their home
- 104 I wish I knew I that the agencies tasked with my safety before or during and the after is still to be determined.
 We have always done our own preparation for our selves and our home and I am very let down that my government agencies were NOT prepared. In 2003 the whole of the North Shuswap was placed

on Alert because of our one-way-in and one-way-out access over wooden bridges. Following that event, Emergency Services did a study to see what improvement would benefit the community. Thus far, 20 years later the only improvement made was to replace the wooden bridge over Adams River with a 2-lane concrete. So what? Is that considered Job Done? What more came of that study? And now were are going to do another study at a cost that could instead be going to some real action.

- **105** what planning? heard that they were going to sound the siren at the fire halls, that never happened and some almost didn't make it out,
- **106** I wish we had known that there was no structure support, or ground crews to save homes.
- **107** That fire crews would not be fighting fires or watching properties as we were advised before evacuation. We could have set up sprinklers or better fire guards
- **108** Guidelines for the most important things to have ready for immediate evacuation, circumstances that would increase the chances of it, and clearer ideas of potential evacuation destinations.
- **109** I will in future plan to be as self sufficient as possible incase my neighborhood is in danger of fire. I have no plans to leave due to what happened and lack of what should have happened.
- **110** Info on how to best prepare your home for a possible evacuation. le empty fridge of perishables etc. mitigate potential losses
- **111** If we knew we could not get back to help we would not have left. Period...we were prepared and planned but the fire was so aggressive.

- **112** Everything! We were not ready. No person/organization was ready.
- **113** Been thru evacuation in 2009
- **114** About the purpose & services of ESS. I didn't know that they (whoever "they" are) could roll out hose, draw water from the lake and put a dome of spray over part of the town. Was this in a plan? Are there plans for this type of fire response that I can see?

115

- **116** I wish that I had been better prepared with a generator, a fire fighting pump and sprinklers on the roof. I wish that I had stayed to help out.
- **117** I heard about the "controlled" Backburn on Thursday. We had already made plans to leave due to the fact I knew we would lose power. But when I was driving to Revelstoke and heard the BCWS you tube updAte saying they were going ahead with a backburn WHILE KNOWING A WINDSTORM WAS COMING I got scared shitless. I have spent my life as a surveyor in the mountains. And have taught wildfire suppression, and knew myself how bad of an idea that was. Fucking idiots caused this. I have seen footage of the backburn ignition. The pilot and crew should be held accountable as much as BCWS management. This never should have happened
- **118** Making a list of items to pack. Fireproofing the yard. Putting proper sprinkler systems on all buildings.
- **119** FireSmart principles, how BCWS deals with fires-many people think that BCWS will attack fires right away and put them out as soon as possible however that is not what happened in the Bush Creek East fire situation
- **120** plastic sheeting drape for structures. I only heard of this from the firefighters who came door

to door pre evacuation. Knowing that we would be put up after evacuating would have been helpful to know sooner - before evacuating! I packed camping gear and food when I left my place, which luckily I didn't have to use.

- **121** Well really had a big surprise when fire took off and got all the way to Celista before it stopped. Found out next day that this had happened from freinds.
- **122** NEVER trust the government agencies (BCWS) to be transparent and make the appropriate decisions. Be more prepared with supplies and equipment to stay behind and help fight and support locals putting out spot fires.
- **123** I wish I knew that the work could be left completely unto the locals , I would have chosen to stay and help
- 124 I wish I knew that none of the government funded firefighters have atv's, quads or side by sides. If I had known that, I would've have kept mine at my house and used it to help them. Instead I had ours sent to Turtle Valley for "safe keeping".
- **125** That all supplies would be stopped from entering the area via boat.
- **126** Everything that should have been posted that wasn't. I wish I would have know the card was going to fail miserably so I could helped more people.
- **127** What to take with us, the importance of having a family meeting place and plan, what to do at home before leaving it.
- **128** I read the information on planning for evacuation but the thing is one does not know in advance how bad it will be and how long one will be gone.
- **129** Putting sprinklers on the roof

- **130** That they wait to evcaute you until the fire is on your door
- **131** Again 35 years of previous experience told me what to expect. I could not believe that the CSRD was not informing residents of the coming danger. It was obvious for weeks that the road power and Community would be severely affected yet right up until the day of the fire storm the CSRD was not giving any advance warning recommendations. I have a email chain with our CSRD elected official Jay Simpson, in those emails I pleaded with Jay to give advance warning for residence with livestock or elderly to prepare and evacuate. His response to me in writing was no the CSRD's information is timely accurate and effective. The CSRD relied way too heavily on BC wildfire information and didn't take input from locals or other professional resources like industry leaders i.e. Interfor or Canoe Forest products.
- **132** That a controlled burn would be lit within 5 km of a community Before the evacuation order was issued.
- **133** That we would be on our own.
- **134** Nothing comes to mind
- 135 I would have like to have been aware that ESS provided people with shelters and where to go - it is odd now to think that I didn't know this, considering we have devastating fires most summers now, but I didn't. I wish I had known how little fire protection we would get.
- **136** More about FireSmart we have since implemented the suggestions the FireSmart representative made to us a couple of days before the evacuation order. We were on alert for long enough that we had time to make lists and get packed up. It was nevertheless surreal when it actually happened.
- **137** Some sort of a plan from CSRD

- **138** How poorly prepared the province and CSRD actually was so I could personally be better prepared to stay and help.
- **139** Wish I knew not to rely on bcws and emergency program for when to evacuate...they dropped the ball and put many lives in danger.
- **140** We had been through the Notch Hill fire in 2009, so we have most of our stuff organized and ready to go. In this instance, we had the benefit of time, so were probably more organized. If we had short notice, we would probably forget a few things, but in general we know what we want to take and where it is. We also have a plan of what my wife will do versus what I will do.
- **141** If there was something to know about (outside of ESS support) I would like to know. At this time, I believe there was very little planning outside of ESS.
- **142** I've read the handbook on being fire smart. Some of the suggestions I had undertaken prior to the wild fire.
- **143** Personally, we are well aware of emergency preparedness.
- **144** That there might not be an evacuation order for Celistawestwards until it was too late. How lightly the BC wildfire service that decided to light that fire values our lives and homes. How incredibly ineffective all the emergency preparedness would feel in the face of being cut off from help available across the lake. How to get out via going east on SA Rd.
- 145 I wish I knew that the approach the BCWS took to firefighting was one of reaction instead of a preemptive response. These fires are getting worse. If they aren't dealt with and put out immediately, instead of monitoring until they are out of control, we are all in very big trouble as a province.

- 146 .I wish more would have been done at the beginning to put the fires out on Adams east and bush creek. We know the winds around here can change quickly
- **147** Escape routes
- 148 How no help came until 5 days after the back burn !
- **149** The alterable app? Jay Simpson on Facebook is what gave me the best information on what to do. I appreciate him
- **150** It's not me it's you guys that should know. What I know is there was no plan, and no one was prepared
- **151** very little faith in any government preteto help by talking.
- **152** How little help everyone who stayed would have.
- **153** I wish I knew the fire hydrants are just for decoration, and that no one was actually paying attention to send out accurate info on alerts or orders
- **154** Do what you are told to do!
- **155** Alternative access routes to/from the area. Plans for provisions (food/fuel, ect..) for people stuck beyond the road closures. Better understanding/appreciation for impacts of loss of power for extended periods
- **156** We need it to know who was in charge, where was the plan, there was none. Locations to drop help as an example for regular people. For emergency people, where was the near gas tank. Etc. Basic emergency planning.
- **157** I wish I had understood that we are not protected from fire. BCWS are the first to leave when it gets dangerous. They don't care if forests or structures burn. Local firefighters are the true heroes. Forestry & economy will always take precedent over people.
- **158** What to do with dangerous items ie. propane tanks, gas Are you supposed to unplug appliances etc. didn't know how to protect our boats, RV's . Take away or keep in the water? If you are



onsite and the main contact person is not there, how can they get the emergency information or evacuation order? Some kind of loud horn, siren etc.

- **159** Alternative escape routes
- **160** I wish we had more info re resources as to any help we could get while being evacuated
- **161** If you didn't cut the water from 12 pm to 4pm on the second day of the fire that would have been better Like seriously WTF
- **162** That no help would be given to locals who stayed to fight, that we would be threatened and treated like crimes by police under YOUR direction
- **163** Volunteer fire department decision making and resourcing in MagnaBay where water is largely well supplied. How can we help prepare in advance. We do have a fire smart property but can always be better.
- 164 How to best keep track of relevant information the biggest issue (and one that was never resolved) How would we be advised of a fire condition near our location? Facebook was absolutely the only source of this information and is in no way reliable. Evacuation routes Safe zones for sheltering in place to my knowledge
 - none of these things has been addressed.
- **165** We were planning and ready to go if need be.
- **166** Nothing like I said prior, I was prepared the first time. I think trusting your own eyes, and your instincts is the best plan.
- **167** I wish I had known that we'd genuinely be left out to dry, with no help in sight, and then that we'd actually be harassed by law enforcement for leaving our homes to get fuel for generators and pumps.
- **168** This was the first time that I have personally been impacted by a wild fire emergency so there was much

that I didn't know. Most surprising was the arrogant attitude that BCWFS had towards community residents. I had assumed that there would have been more cooperative response since BCWFS resources were not available for the first days of the fire fight.

- **169** To check the CSRD site more frequently
- **170** Our property was FireSmarted. We just needed more accurate information when there was non forthcoming. It was terrifying.
- 171 N/A

172

- **173** I wish I knew the BCWFS does not know everything (or maybe anything!) We trusted them to protect our community and I see they can't
- **174** Think I knew what I needed to know ina really bad scenerio
- **175** that evacuation would last weeks as i prepared for days not weeks
- **176** How useless the Regional Districts, Politicians and Polices really are. Many of us had a pretty good idea that it was bad, but didn't quite think the incompetence was that bad.
- **177** The actual plan and who would communicate it.
- **178** More contact with Lakeview and the local firefighters. How hard it would be to get propane. That my insurance wasn't good enough as I am still waiting on the adjuster.
- **179** We had our important papers etc, packed for a few weeks before, and travel bags ready to go, since the fire was active and close. Would have been nice to know that we were expected to east to evacuate, rather than the normal way out. Lack of information on the main day of the fire, and the next couple of days, increased the stress of not knowing what



was happening. It was a difficult time for our family and friends, as they did not know what was happening, and communication at Seymour Arm was very spotty, for us to let them know we were okay

- **180** I used to work for ag can doing livestock evacuations until 2022 and quit because of them lighting a backburn with me gathering cattle on that range. I knew they would F it up and I knew communication would be lacking. As soon as they actually lit that backburn I was evacuating livestock and have a text message at 10:02 pm that night saying the burn (from a waaaay higher authority) had gone sideways and they were leaving for the night. I knew then I would be hauling all night as there was nothing to stop a 14 km ignition with those winds. I wish I knew why the F thing haven't changed and why someone with proper training in 'real life' isn't in charge.
- 181 I think I was well prepared for an emergency. My vehicle and boat were fully fueled, I had an additional 90 litres of fuel for the generator, propane, gas and electric water pumps, hoses, and tanks. I also had food that did not require refrigeration. I had been through an evacuation before and knew what I needed.
- **182** my rights as home owner to stay and protect my home?
- **183** That the CSRD would not listen to the locals.
- **184** Nothing, this was always a possibility it was simply a very fast timeline of it happening.
- 185 Nothing
- **186** To take photos and videos of all your belongings in case you need to show them to the insurance company. This should be added to the checklist of what to do. I wish I knew how many loopholes insurance has to get out of paying people when a claim has been made. Pretty much

every person I have spoken to has said how underinsured they are. How ICBC only covers up to \$1500 for items not attached to a vehicle like winter tires, roof cargo racks, bike racks... Unless you have extra coverage you don't get paid out on these things. House insurance doesn't cover stuff that can be covered by a third party like ICBC. So instead, we just lose all our money for the items no one will cover. It would be nice if ESS covered the cost of all the things insurance doesn't cover.

- **187** That it would be so political.
- **188** Where to go if evacuated and what were the services provided.
- **189** Bc wildfire service went ahead and did a backburn in a windstorm how do you prepare for that, when it went so badly
- **190** I wish I had up to date information on forestry road that goes to Seymour and then Malakwa.

191

- **192** We were never put on Alert in Magna Bay
- **193** Take your heirlooms. Those are so much more precious than you give them credit for and when they're gone, they can never be replaced.
- **194** I wish I knew a head of time that they were going to do the so called "controlled burn"
- **195** Emergency evacuation route by land through Seymour Arm and evacuation plan by watershould have been in place months, years ago Also, what is the plan for trying to evacuate all the campers in the provincial park and visiting tourists on the North shore? And what is the plan when there is only a one-lane wooden bridge to leave the North shore out of Scotch Creek?
- **196** I am fully aware for emergency preparation and how to proceed. It was difficult in this location



as there is only one way in and out of the north shore. We considered going east to get out but that road is poorly maintained. Perhaps that is a consideration of the future, ie improving access to the north shore and the eastern road. The fact that the original fire on Adams was allowed to burn unchecked most of the summer was absurd and ill conceived. Looking at a map, the spread of the original fire could have burned the bridge and western access to the north shore at any time in the summer cutting off the community . (which it wound up doing anyway..) and should have been extinguished much sooner, rather than watching it.

- **197** How an evacuation would occur. What was the procedure to follow. How would the single wood bridge be protected. Boat access vs road?
- **198** Having never been involved in such a catastrophic event it would be nice to understand which groups are responsible for which types of response. For example, BCWS, local firefighters and CSRD.
- 199 Being made aware of all possible evacuation routes. By the time we left Hwy 1 eastbound was the only option . . . What if the fire had closed that exit? What are backroad options?
- **200** I had no idea about the plan back burn in a wind storm until it was too late
- **201** I don't think there was as much planning as watching. so I think zero about it and it never should have been let go for this long. The 2 fires coming together right where the fire camp workers were explains the whole picture. Well done.
- **202** There may be preparations in place but they were slow to be implemented. Orders and alerts were issued after

the road was impassable. When the fire jumped to the south side we heard it from citizens, not Alertable.

- **203** That a planned ignition was imminent while winds were predicted. To take photos of all possessions. To not trust BCWS. To not expect to ever return to my home.
- **204** We had packed our "go" bags, and tried to FireSmart our property as best as possible. I wish I knew more about the logistics what factors go in to calling an Evacuation alert or order for a particular area (the criteria I guess).
- **205** I did not take emergency preparation seriously before this fire. Unfortunatly next time an alert is called we will be prepared in how we transport our needed items in event of the worst happening.
- **206** In all honesty, the ultra negative reaction of governing bodies to people staying behind or coming back with or without permission to help save properties from incineration. The seeming lack of interest of BC Wildfire part to put out the fires ignited on July 12 after several lightening strikes. It must be easier and less costly to contain and "PUT OUT" a small fire than the raging inferno which developed due to inaction. The decision to light a back burn with a 4 hr window of opportunity was the worst example of BAD decision making one could imagine. The day it was announced anyone who lived in the area knew how dangerous a move this would become. Emergency Preparation and planning should not include risk taking of that nature. The people on the ground knew it was a bad idea why didn't the "EXPERTS". No one on the ground knew who was in charge to be honest. Those that stayed or came back should be commended for their actions. They never left their post when their shift was over because the task at hand was still in front of them. Fire doesn't



go to bed at night. It continues to burn. Emergency preparation and planning must be flexible enough to react to all situations. Volunteers are key factors in any good organizational plan.

- **207** Evacuation routes. How to prep home upon evacuating related to turning off water, gas etc We've been "fire smarting" our place since 2021
- **208** When Larry Morgan was the NS Director, he held an evacuation forum on where and how to evacuate which was very helpful. I wish there would have been a site for up to date info about the fire situation and somewhere to get accurate info while waiting for the alert and evac notice.
- 209 I was prepared
- **210** A complete plan of action that respectfully included the locals and knowledge keepers from the area.
- 211 We wish we knew that it would be such a disorganized mess. Why do we not still utilize fire Marshall's as in the past? Why do neighbourhoods and the community not have emergency plans and processes in place that are communicated properly with residents in the area? We had carried out fire smart practices on our property, however if the neighbouring properties have not in this type of a situation it really does not matter. The community needs a key person to lead this planning and preparation, so everyone is on the same page working together to prepare for such an emergency.
- 212 I was prepared.
- **213** I consider myself to be quite astute with respect to emergency preparation and planning because I work in the emergency management field. However, knowing about it and actually being faced with the possibility of evacuating and losing everything was completely

different. When the Alertable app went off and indicated we were under evacuation order was the scariest moment of my life. Finding out that is was a mistake triggered intense feelings of anger and frustration. Now I know that when you're faced with something unmanageable like a forest fire, the emotional waves and ups and downs were unexpected and unpredictable.

- **214** That we had ESS available and could get hotel rooms.
- **215** I would have liked to know the rationale behind setting the planned aerial ignition as this seems to be what caused most of the damage. I wish I had known that the fire service folks would be leaving rather than staying to fight the fire. I wish I had known that I could have stayed rather than leaving.
- **216** That the area has multiple overlaping boundaries between municipalities and regional districts who appear not to talk to or communicate a unified message during a wide spread emergency.
- **217** I emailed the CSRD 3 weeks before Aug 17 to ask what the evacuation plan was give. One way in/out in a wooden bridge, was told the likelihood of evacuation is extremely remote given position of the fire and that if it was necessary there are back roads. TOTALLY UNACCEPTABLE ANSWER. Clearly there was no proper plan, the CSRD did not evacuate us properly or timely and there were no road directions or instructions. We were essentially abandoned.
- **218** More information on the progression of the fire.
- **219** How ill prepared the csrd was to deal with this situation.
- **220** There should not have been a backburn... had nothing to do with being prepared. How can you move everything you value out of the way of a fire that is raging toward your home.



221 Fire

- **222** We had fire proofed properties but water was key and it goes off fast. Would have had more sprinklers. We used our fire pump to keep property green. That we can't rely on the government. They don't have the resources or don't use what they have optimally.
- **223** That we are alone in this so do not count on BC Wildfire to spend their 1 billion dollar (?) budget on the rural communities of BC.

224

- **225** What would be done to protect our home (security and fire). A plan
- 226 That the government wouldn't actually help or act to prevent our communities' destruction. That the government won't take responsibility for actions that led directly to the destruction of properties and communities. That we are on our own when it comes to evacuating in a timely manner; evac orders issued too late are worthless. That I will need to maintain the necessary certifications and equipment to protect property and li
- 227 Obviously when you think your home has burned, you start thinking of the family heirlooms that can't be replaced. We did have enough clothes for a week and food for a few days but would try to take more.
- **228** Why they don't out fires out before they become out of control monsters. This whole event was a disaster of human planning and response
- **229** We were prepared. From across the lake we watched the backburn spread quickly in the wind and knew this was going to be bad.

- **230** I think there should be one specific location on social media, where constant updated information was available.
- **231** What and where any resources we would need could be secured.
- 232 I am a structural firefighter and have experience in wildland as well. I wish more public education was done prior to these events as a whole, however; unfortunately unless people are directly impacted to begin with, buy in is often seldom. "Won't happen to me so I don't need to pay attention to the information or mitigate through fire smarting property, etc."
- **233** Fire Smart house construction and yard hazards (location of woodpile)
- 234 No
- **235** Unfortunately there was no information at all about situation for people who were locked up in non evacuated areas. It was the worst thing that I knew that we can't go home also our community was not on alert.
- **236** Empty and turn off refrigerator and freezer.
- **237** Nothing; I already understood what had to be prepared due to having a understanding of how much a Neoliberal government would intentionally not prepare people and, due to the first reason, would not be prepared for the wildife.
- **238** More detail about alternate evacuation routes once the bridge was closed.
- 239 Resources available for help
- **240** That no agencies would be on top of issuing evacuation orders or he held accountable for any wrong doing.
- 241 How to stay on property and fight the fire ourselves as the priority was not places like ours so it just burned to the ground.



- **242** Better communication to areas that have limited communication and road access.
- **243** I feel like I did everything I could
- 244 We were shocked and dismayed that the fire was not dealt with early and not given the opportunity to grow out of control. The treatment of people living in the area was appalling. The restriction of supplies into the area left the residents in our area shut off even though they were not under evacuation order. We could not get in even by boat to look after the little things at our place like cleaning out our fridge. The level of police state was definitely overdone, especially considering that it was the locals that saved the area. The amount of time that it took to get the barge up and running was simply too long.
- 245 We as a family were prepared
- **246** Come fire season I often am packed to leave all the time. However I am judging the situation by myself as right now I can not trust the orders will come in on time without totally traumatizing my young children. The communication after the first fire bloom was much better though.
- **247** We had several sources to draw from previous years of fires in the region. Always following the news and checking BCFire website to make sure nothing was moving any closer to home. I had a list on my phone that I had saved labeled "In Case of Fire". Plus we have places we had already decided on where we could go. With Bush Creek fire we were more prepared as we felt this one would impact us for sure so took earlier steps for preparation.
- 248 Don't rely on officials to keep you updated.

- **249** The plans were in place for 3days not a month. Gas and food will be restricted by the government. Mental health damage is permanent. Fire Chiefs can flee.
- **250** What to keep on hand to possible fight the fire if it wasn't to aggressive
- **251** Escape route through Seymour Arm. Local road through Scotch Creek was closed all of a sudden when we were travelling through.
- **252** I wish I had everything packed up and ready to go. if they would of told us a few days ahead of time that they were purposely starting a man made fire on a certain night in a wind storm. All of us would of been gone. And I wish the firemen would of givin me the proper info when asked about fire conditions on the morning of August 18th. I was told they had everything under control and no need to evacuate until they knock on your door. They never came to knock on my door when we were evacuated before or after being trapped there.
- **253** Our small community did not know a plan existed prior to the wildfire. The best info we received was through Sharon at BeTeased through Instagram and I think Facebook. If it wasn't for her we wouldn't have had the up-to-date info of the fire. She should be commended for her brave actions and wanting to keep the community informed as the govt failed. We felt the govt wanted us to not know and fear us into leaving. Sharon's actions saved many properties and what did she get for her actions banned from helping the community and providing food for the front line workers. Shame on the govt (of all levels). I hope the govt will allow people to rebuild their homes. We need a vibrant community again and need the people to come back to the North Shore.



- **254** Isn't anything additional I need to know about preparedness.
- **255** I guess I wish I knew they had no plan.... Let BC Wildfire "MONITOR IT"..... to get bigger and out of control, Just put the fire out the day it starts!!!! None of this would have happened if they did that !There is NO REASON not to put the fire outoh other than government budgets and making jobs for peoplemmmmm!!

Q13. How could the CSRD have better prepared you for this emergency? How can we improve for any upcoming emergencies?

288 of 473 participants responded

- 1 Communication! We have been asking for 20 years what the plan was and to me they flew by the seat of their pants. The North Fork logging road was not marked and if you didn't know where you were going you were lost.
- 2 Have an actual updated website, the news on website was days behind
- **3** Let the locals do their thing and keep the RCMP out or at least not threatening locals.
- 4 CSRD did a terrible job with timeliness of evacuation orders. Many people were forced to drive through fire and others were trapped when the road closed. Many others slept in their cars somewhere east of St Ives. This should never have happened. Everyone knew about the wind that was coming and the potential for the fire to get out of control
- **5** We are now better prepared knowing what happened the first time Include the locals to help.

- 6 There needs to be help from fire fighters that know what they are doing and resources provided for locals who seemed to be the only ones who knew what they were doing.
- **7** Respond to peoples needs.
- 8 Have a designated and agreed on hierarchy run the show.
- 9 Training locals to help
- **10** Get your act together! Do not rely on BC Wildfire Service and trust your own staff and residents. Improve communication with local fire departments. Support local residents who remain behind and fight fires to save their homes and properties and their neighbours. Advocate for allowing local residents to stay and fight fires.
- **11** Work with people who know the area and are capable of getting things done when it needs to get done
- **12** Better communication
- **13** current relevant information with easy access in each local community. Not everything was super cut and dry from everyone, some people had different circumstances than others and they needed guidance or assistance. More planned emergency exit plans (using Seymour, Arm or across lake option) When residents do not have factual information and guidance they panic and no longer trust the people making decisions...this did happen unfortunately
- **14** The single lane bridge needs another lane. Better access in and out!
- **15** Teach everyone how to use Alertable in their area Fire smart programs (which our fire chief has promoted for years. He was the one who inspired us to build our system.



- **16** Better communication with the community before the 18th we were told all was good until it wasn't and barely made it out of there.
- **17** Better notification, quicker communication. If any strata on the area has emergency pumps for hydrant water supply during emergencies in the community, they should not have to maintain these privately for community emergency use. Their should be a funding agreement in place to assist with costly maintenance.
- **18** When fires are active in your region yoy need to have someone available 24/7. It seemed as though the CSRD was all on vacation at the same time and didn't care about the people that are in your jurisdiction.
- **19** Put the damn fires out when they start! I have grown up on Shuswap Lake for over 50 years and never have I seen a lamer effort to extinguish wildfires than last summer. I understand that resources a slim, but wildfires will only get worse from here: we need to extinguish immediately where possible. CSRD needs to enable better resource allocation or commit to better local fire fighting equipment and personnel.
- 20 A two lane bridge out of Scotch Creek hopefully soon. Bridge at Talana Bay? A better maintained emergency road out on the east side with signage. Faster communication and more pro active approach to early evacuation alerts on the North Shuswap. Working with Wildfire service and provincial forestry services building trust again through community inclusion.
- **21** keeping people updated more currently
- 22 better check lists better advance warnings better emergency systems coordination of alerts
- **23** Read the 2000 plus name petition to start, a few times, to understand that THE TRUST HAS BEEN BROKEN NOT

JUST IN 2023 BUT PRIOR YEARS IN ADJACENT AREAS THAT WERE TREATED THE SAME WAY WITH THE SAME DEFICIENT PLAY BOOK. Get California and Australian Experts in to rewrite your plan book because it does not work.

- 24 If the CSRD wishes to to be the major source of information then please make it know!
- **25** Embrace the recommendations made to the Minister of Forestry by Jim Cooperman et al.
- 26 COMMUNICATION!!!
- 27 Listen to locals (especially the volunteer fire department) to issue alerts and orders Use local knowledge, experience, people, and equipment to help fight fires. Do not treat them like criminals
- 28 had simulations
- **29** Clarify the confusion regarding local volunteer firefighters, work out a clear plan for using local human resources to fight the fire.
- **30** We drive regularly between blindbay and Seymour arm the north shore was a tinderbox of dry materials (vegetation) better forestry management of the area would help in the Dasnier Bay Area where we have our second home is extremely forested I'm not sure what would help up there but the alternative exit out of Seymour arm the north fork should be maintained better for emergency exit as many of people from the north shore such as Anglemont,Magna bay,st lves etc were required to exit north in this direction also
- **31** Proactively work with community groups to have clear roles and responsibilities. We are learning from the Anglemont Community Association about their experience having to provide help for 6 (approx?) days prior to the CSRD being able to action help.



- 32 The CSRD needs to have supplies on hand that can be easily accessed and sent to affected areas, pumps, hoses, axes, helmets, safety vests, etc. all in a mobile disaster truck that can be sent anywhere it's needed. Nominal cost firefighting training held every spring throughout area coordinating with local volunteer fire departments. Although unable to physically fight fires due to physical limits we could aid in filling water trucks, water cubes, shuttling supplies, etc. The CSRD needs to better take advantage of the people in the area and using designated disaster halls as meeting places for volunteers to gather and be assigned tasks. Shuttling down roads only for safety reasons such as trees down or power lines down. Getting utilities into areas ASAP, again could be faster with volunteer help.
- **33** Csrd should not shut down like it did on August 17
- **34** Issued alerts MUCH earlier. Work with the community to assist BCWF and make use of the resources and people that were ready and willing to help. Better financial support during the emergency. Better website with more frequent updates.
- 35 You need to be in the area where the fire is not sitting in an office in Salmon Arm, you were absolutely clueless!!
 For those who had to escape to Seymour Arm many did not know the route or what to expect when they arrived. The North Fork road out for many was impassable. CSRD was useless!
- **36** Do everything possible to keep highways open
- **37** Start by NOT cutting off food and water and fuel supplies to those who had to remain and fight the fire. Police could have done a better job or sorting criminals from honest citizen assisting.

- 38 I guess the first thing that comes to mind is why are you gathering information and input 2 months before the next fire season, this work should have started 4-5 months ago. You are already less prepared than you should or could have been if this exercise was started sooner.
- **39** Making an alternative evaluation route available and marked. Warning us more that 1/2 hour before our house burnt. We were prepared but there was no direction as to when and how to leave
- **40** Obviously the message to leave came ridiculously late. Will never trust again that officials will let us know in time.
- **41** Getting the Alertable app dialled in will be key for upcoming fire season. This year was unacceptably delayed. Getting that response time quicker and placing alerts much sooner could save lives of vulnerable people like the elderly and disabled who may have a harder time evacuating. Encourage tourists to leave the area sooner to allow locals to move throughout alert zones more safely. Working with the locals instead of trying to pressure and scare them out is necessary. If not, it will be essential that CSRD Takes action in emergencies on site themselves. Let's all work together instead of bullying community members through times that are hard on everyone already. Another item is the permitting system for entering fire zones - this proved to be difficult and very slow. If aware that an emergency is possible, consider having consultants on call to answer calls, respond to guestions etc. to make up for staff shortages.
- 42 Fast order!!
- **43** Communication, understanding we are locals and our whole lives are about this place.



Our families have been there for years, we aren't leaving because we will have no support if we lose it. Which is what happened to so many people. People are homeless they have lost everything. I work in social services and I had to decide between possibly getting arrested to get my dad meds. I know what the system is like finding affordable housing is not easy and that's what the events that took place during the fire have lead to.

44

- 45 More wildfire information and training
- **46** Took a while for NEP in St Ives to be able to get any information, but once she did was able to communicate and respond very quickly. Should activate this program (NEP) sooner
- **47** Support the communities efforts to protect itself from the fire. Condem the BC government and RCMP when they block supplies from getting to residents that are fighting the fire on the ground. They couldn't send us firefighters or water bombers but could send RCMP boats from the coast to block supplies getting to residents. What an awful misuse of money and resources during a crisis.
- 48 Better real time communication
- **49** Deputize, train, assign, organize, locals with the skills to respond. Many of them were contracted anyway, so why not formalize it and recruit/train others in advance.
- **50** More communication better guidance in understanding weather conditions more Air help Realize that we are just as important as Kelowna
- **51** Work to harness the helpful energy of the communities beforehand by offering S100 training to any member of the public, and to link them to the community fire halls to have as a back up wildland fire / structure protection

support team. I know of several neighbors involved in working in unsanctioned fire suppression, who felt they had not choice because they were not members of the fire hall or BCWS (nor did they want to sign up), but felt driven to help. A lot of people were trying to be helpful in not very helpful ways, but with some training, could be looped into fire suppression efforts (esp. patrols for spot fires, etc) which would free up fire fighters to help elsewhere. It would also help increase community solidarity in the fire fight, which was a major problem with lots of dissent and misinformation fueling animosity to fire fighters.

- **52** Better communication and consultation with the public.
- 53 See previous answer
- **54** Implement an interface wildfire plan similar to Logan Lake and/or Williams Lake/CRD joint interface wildfire protection plan.
- **55** You can ACTION every fire with aircraft and other suprsion BEFORE they get out of control, and not DOWNPLAY the threat, doing NOTHING!
- **56** Too short of notice to evacuate. Treating those that stayed back with respect offer assistance if needed. Better ways to evacuate those if needed. Sending many to Seymour was good but over whelming for many . They did a wonderful job though. Better communication all around. Many older individuals do not have cell phones or computers .
- **57** They could have made sure the Wildfire Service put out both the east and west Adams fires when they were small!!
- **58** Better communication. A fire doesn't shut down over a weekend



- **59** Push fire-smart on more properties. More information about dangers to non-firefighters trying to intervene in fire scenes. More accountability for people who disrupt fire response.
- **60** being totally honest about the situation.
- **61** Communication as well as a detailed plan for each community. If there was a fire on either side of St lves we would loose our ability to drive out. That would mean everyone has to leave by boat. Not everyone in our community has a boat. There are several senior people that would require help just to get to the lake.
- **62** CSRD should advocate for BCWS to actively fight fires from the onset, not work in a reactive manner when "monitoring" fails.
- **63** Evacuation orders in time would be best.
- 64 More responsive and immediate communication would be better. The alertable app was sometimes unreliable. By this I mean we did not all get the same messages at the same time. There were occasions that some people didn't even get the messages despite being signed up for alerts. St lves was not in the evacuation or alert zone. However our impact was the same as communities in the alert zone. There should have been better communication with our community as a number of people were still in the community. I did get a lot of the information when volunteering at the Lakeview Community Centre in Anglemont. I also wonder if the grants for the Fire Smart Program could be increased. We have done a lot at our property but maybe if the grants were higher more community properties would get involved.
- **65** Fire Smart every where.

- **66** The evacuation order needed to be in place way sooner than it was.
- **67** Communication....period. I tried checking websites, they would got down due to high usage. Not updated regularly. CSRD shit the bed and they know it.
- **68** By not allowing BCwildfire to Light that Backburn, and than take refusing to take responsibility for burning out the North Shuswap!
- **69** CSRD id in control right... figure it out? BC wildfire is a joke and everyone knows there is more to this than you people are letting on! Now we get fined and arrested when we stay and protect what we've build and slaved to pay for ??? Such a joke!
- **70** Sound the alarm sooner people, this could have been devastating, lucky we never lost a soul.
- **71** Stay out and let us handle it! Where is our road rescue unit that Jay has been begging for for 3 years? I hear you are against an ambulance bay in our new fire hall?!
- 72 More honesty in their reporting of the situation. More local support. Use more local input on local situation. Sitting in an office in salmon arm with no boots on the ground locally was not very helpful.
- **73** In general, I thought the CSRD managed very well with a few exceptions. The egress through Seymore Arm should have been clearly marked by proper signage all the way to the highway. I also think the CSRD would be wise to offer the S100 course at local halls each year for free to anyone that wishes to attend, these people could then be placed on a list for immediate deployment, the list could also mention special relevant skills and equipment.
- **74** Get your act together! Do not rely on BC Wildfire Service and trust your own staff and residents. Improve communication with local fire departments.



Support local residents who remain behind and fight fires to save their homes and properties and their neighbours. Advocate for allowing local residents to stay and fight fires.

- **75** More frequent information on local radio and TV and the use of electronic sign boards.
- **76** Tell the BC wildfire service to put the fires out when they are lightning strikes and very small. This was completely avoidable and totally disastrous and all the animals and the bush burned and it could have been avoided. I am very angry
- **77** Work with the residents rather than berate them for their efforts
- 78 More precise news.
- **79** Evacuate people sooner who need and will go . Have a proper plan and actually implement it before it's a panick life threatening situation. Having everyone on alert is great for people to have time to get ready (if able of course) but what good is the alert if the follow through from csrd , bcwf, and government and alertable doesn't work!
- **80** Give the people some credit! You treated us like we could never make a decision on our own. Listen to the recommendations of locals who know the area much better than the CSRD or the BCWS. I found the daily updates to be almost condescending. I was appalled at how locals who stayed to battle, after being abandoned, were treated. It was very disturbing. I thought I would always be one to follow alerts and orders, but after the way the North Shuswap fire was handled, I probably won't. We will be forever in debt to the brave locals who stayed and saved our home from being one of the

casualties. We have no trust or respect for the CSRD or BCWS in how they would handle things in the future.

- **81** more updates prior to the alert/evacuation notice. There was not enough warning for many communities about the status of the alerts/evacuations. If there was threat to the only road out (back roads are not always viable for everyone) there needed to be more communication, instead of evacuation mere hours before the raod was not passable, stranding many people. Of course makinfg use of local knowledge and talent is a must, especially if already trained.
- **82** Timely information and evacuation alerts.....we had a buddy wake up in his burning home on a dirt road.....no one told him
- **83** An evacuation alert would have been more helpful instead of going right to an order. This would have gave surrounding residents time to prepare
- **84** Increased efforts around the firesmart program (tough one I know). Get to know the experts, professionals and community leaders who can assist. If the CSRD wants to lead they are going to have to be leaders. True leaders do the work up front and build the team. When things go sideways the team knows what to do, who to call and what supports exist. Climate change is going to test us for the rest of our lives. We need to work together to get through these incidents. The CSRD is huge, we have a lot of vulnerable forest. The CSRD should be advocating to the MOF for large scale commercial fuel reduction projects including partial cuts and patch cuts around communities. We must reduce fuel continuity at the stand and landscape levels.
- **85** Leadership who are trained in disaster response (this was clearly not there the first five days



and it was shocking to see the disorganization ie search and rescue boat sitting on a trailer at Shuswap marina while people were stranded, first responders like BC Hydro having to get permits to go Into affected areas etc). A lot of chaos and disorganization.

- 86 Better updates, more information, faster action
- **87** We needed front line information to be given out before the Alerable app and local facebook groups
- **88** We packed our essential items the Friday the fire was on the move so quickly. We made our best guess based on information on Alertable etc. there was always allot of discussion about what action to take if you weren't in an immediate action area,
- **89** Communication must be improved.
- **90** Use resources to extingwish fired rather than let them burn.
- **91** Tough question everything happened so fast. More common sense, people who are willing to stay behind are no joke. Tough, Experienced individuals that know the area are very valuable in times like these. My property would not be here if my brother didn't stay behind. The south side would not be the same. Need a better system on bringing supplies to people who stayed behind. Don't starve out people that are trying to help. Just ridiculous. What happened to help the Neighbor?
- **92** More up to date communication. Too much guessing, caused people to be anxious Transparency in the reality of the situation Presentations by our fire depts Alertable notices were confusing at times
- **93** Get on the small fires faster! Just because the fire starts in a provincial park they still need to fire the fight before it makes it to forestry lands

- **94** The live updates were really helpful from CSRD and BCWS. Those info sessions could start before the crisis/day of the fire to help keep people informed of the "current situation" as it evolved.
- **95** The CSRD didn't prepare me or anyone I know for this emergency. Transparency and it is up to the CSRD to actually communicate with the other agencies and give proper and accurate information The CSRD or any other agency did not put the communities east of Magna Bay on Alert. Then they left those communities with zero information, zero access to basic necessities for almost 2 weeks The barge was finally utilized. If it wasn't for the residents things would have been a lot different. I've been part of disaster relief for earthquakes, fires, floods and I have never seen people left to their own defences for this long of a period. Within 24-48 hours is when disaster relief arrives There was zero foresight on how this was going to transpire, no preparation which makes no sense as everyone on the North Shuswap knew. Not advocating for the residents was complete disregard for the people who pay your salaries
- **96** The order should be called so everyone can safely evacuate. Those who are qualified should be allowed to take a certified course to remain in the area and work their property or assist their neighbor without being jailed.
- **97** Timely decision and communication. Ensure the relationship between governments are strong so timely communication and decision making is occurring and is not siloed. Have a plan. The disorganization lead to greater chaos during the wildfire.
- **98** Need more residents with wildfire fighting skills and need more resources to help. This is a



blue collar region a lot of residents know how to operate equipment and are not afraid to get involved

- **99** Let locals ie: firefighters loggers and people with a brain run the show not the idiots that were here
- **100** Proper evacuation alerts! Not after it is too late to get out of the area on a one way in and out road!
- **101** Set up an ap for the community. This can be done easily. People can register on the ap, say where they are, what tools they have, what training they have, their very last minute evacuation plan if needed (ex out by boat), training they have to help. plus any other information to help locate people and how they can help if they choose to stay.
- **102** Advocate for better fire control from BC Wildfire Service. The Alert app should be more current and detailed.
- 103 I have my S100 ticket from many years ago, but it would be beneficial if CSRD invested in and/or coordinated a community based wildfire response program. Also, including natural disasters. We know our region is now at high risk of flood, slides, and other new disaster complexities. There are very competent residence in the region who will step up during emergencies, why not better prepare them and leverage residents as a resource during emergencies.
- **104** I am not certain. I do know that bc forestry /fire needs to be more pre emptive than reactive. They need to follow more practices like that of AB fire and the fire crews in the states.
- **105** I live in a FireSmart community (which I coordinate). Any improvement in communication would prove beneficial.
- **106** Communication with individuals that are immediately effected in a timely manner

107 This community has been woefully inactive with emergency preparedness actions and communications. Here's how to improve:

1. Months ahead of wildfire season, hold a series (a series) of well publicized, emergency planning sessions in rural communities--and get residents involved to the extent that they are able. Rather than guessing about what to do, residents need to hear directly from wildfire fighters, utilities supervisors, emergency responders, RCMP, and other boots-on-the-ground personnel. Discussions might include what to expect from officials during an emergency, descriptions of how responders work, identification of community members with skills and experience relevant to emergency situations (and people willing to learn), emergency preparation for rural communities, risks and protections unique to those communities, utilities procedures (turn off? leave on?), alternate evacuation routes, safety considerations when hauling extra fuel, and other details that tend to be incorrectly reported on various media platforms. Planning sessions need to be held early and often. March is getting a bit late.

Accommodate the needs of vulnerable people. It's important to realize that some people have mobility issues, some cannot see, some cannot hear, some are recovering from surgeries, some have cognitive or mental health challenges, and some are just too young to respond in an emergency. They need extra time to evacuate, and the alert system must accommodate that need by sending out Alerts and Orders sooner. NOTE: The system may require a feature where vulnerable people can register for earlier alerts.
 Recognize that cell service may go down



during an emergency and that some people do not have cell phones at all. When our cell service and power went down on August 18, our community was left with no official means of finding out where the fire was or which way to evacuate. Similarly, people who live in cell service dead zones (there are many in the Shuswap) or who do not have cell phones with data plans could not get information.

4. Provide a reliable alert system--with backup. In our family, we have Alertable.ca downloaded to six (6) devices, but we are NOT confident that it's working properly because of the following deficiencies:

• We received Alerts 6 - 10 hours AFTER the fire ignited near Sorrento; this was way too late

• When Alerts arrived, there was no sound on the computers or iPad

• We had no cell phone or internet service during the power outage

• Alertable.ca advises that one of our cell phones is not compatible with their app--which means we have to buy a new cell phone. This is an unreasonable expense that shouldn't be needed to access a public safety system; Amber Alerts come through on our phone; Emergency Alerts should come through, too.

• There is no way for users to test the Alertable system to ensure it's working on their devices. In my view, the Alertable system is dangerously inadequate and needs to be rethought. British Columbia requires multiple streams of alerts that are reliable during an emergency. They may include:

• A reliable and widely compatible cell phone alert system similar to the Amber Alert system

• Cell towers with emergency generators that keep

towers working (as Nova Scotia used during post-tropical storm Lee)

• Television emergency alerts with detailed information about local conditions

• Radio emergency alerts and/or a dedicated emergency radio station with detailed information about local conditions (canned music programs on local radio stations do not cut it during an emergency)

• Low tech backup, such as emergency sirens in each community, to let people know that an Alert or Order has been issued That is, if the power goes out and cell service goes down, what's the backup? Yes, residents will receive a knock on the door (we hope) if there is an Order, but that's awfully late and creates panic and traffic congestion. it also doesn't take into account vulnerable residents who may need more time to evacuate. In summary, we need proactive planning that involves the community, alert systems that work in all kinds of conditions, alert systems that reach a range of people (not just those wealthy enough to have cell phones and datea plans), and low tech backup. Currently, there is far too much reliance on unrealiable cell phone systems.

108 The people from Anglemont did not get help from Emergency Servies right away, even though the decision to self-evacuate was a wise one, there was no support for them outside of the community. There should be a clear process for people to follow before, during and after the emergency and this process (here is where you can go if you stay, here is how you can leave safely and here is where you go for support after you leave) in signage, posters, handouts and social and other media. Even the info on the CSRD Emergency



Services webpage was not relevant to the people of Anglemont. Residents should never have been put in the position of having to drive a treacherous, unmarked road in the dark without assistance.

- **109** 1 source of up to date information. Clear evacuation routes. Faster decisions of evacuation. It was shocking that the fire was in town when evacuation ordered and that people north of the zone were not allowed to get support or supplies.
- **110** Ensure local units fighting fires are supported in every way possible at all times
- **111** The CSRD representatives that stayed behind to help got us the most information and in a timely manner but I understand that he did not have the support of the rest of the CSRD. More community support from CSRD and less politics.
- **112** Ensure all necessary information is provided to the public with clear direction. Evacuate earlier!
- **113** Earlier warning. Emergency supplies and food delivered instead of denied to residence in the north shu
- 114 In my opinion, the CSRD was totally unprepared for this event. The evacuation notice was issued two hours after the fire came down the hill into the north west corner of Scotch Creek. Way too late. My neighbour drove through flames. I was told by a CSRD team that came to Scotch Creek in either September or October that it takes two hours to get an evacuation order in place. Way too much bureaucracy. It was people on social media that put out the call for boats to evacuate people. The people of the North Shuswap who make their living off the land are amazing, resourceful people who are well equipped to fight fires. If not for them, things would have been much, much worse. The Marina and Provincial Park

would be gone. How the CSRD treated these people was simply criminal. How can the CSRD improve for the future. First, the CSRD needs to work with these people. If they do not, then they will have learned nothing from this tragedy. Secondly, the higher ups that threw the locals under the bus need to be gone. There is a deep level of anger, resentment and lack of trust in the in the community to the CSRD and BCWS that I doubt will ever go away. Getting rids of the morons that created this mess might help with the healing process. Also, getting building permits out the door so people can rebuild their lives. No reason that it cannot be done. The CSRD is meant to make the lives of the people they represent, better. It is not to make them worse. It is not to build personal empires and egos.

- 115 Make a better access in and out of our area. There should be more than one way in and one way out. The trip to evacuate through syemore arm takes 6 hours and you need a lot of fuel and a 4 wheel drive as well basic survival skills for that trip. People were getting lost and vehicles were breaking down trying to use this exit route because the road was in such poor shape and little or no signage. We shouldn't have wooden single lane wagon bridges as the main exit as they could easily burn down. Everyone who lives here should have the opportunity to learn basic training in wild fires and what to expect. CDRD should improve how the notifications technology works and improve the quality of the updates. Thank goodness for NASA which helped identify Hotspots.
- **116** Have CSRD members/employees who reside in the area to know the hurdles faced in the North Shuswap. Review the study from 20 years ago to see what was determined at that time and look for incomplete



actions. BE PRESENT! Stop putting all support and services in Salmon Arm for your convenience. Placing the Resiliency Centre In Salmon Arm was useless to us when it would take anyone an hour just to go from Celista to Hwy 1 with all the stoppages from Hydro, Telus and others. Then still a 45 min drive to Salmon Arm. Then repeat for the venture home. I am so disappointed that CSRD has not come to the North Shuswap in a public manner and instead sends Consultants. Do you REALLY want to know how you can do better? Then talk to us like we matter to you.

- **117** Better warning system, one shop for good up to date information, no buck passing, allow staff to make decisions without having to take it the line costly delays
- **118** Put your evac alerts on quicker. Ensure an escape route (s). Build a fireproof bridge...
- **119** Honest and open communication. Ask residents to take fire courses & stay if they choose to. Ask residents & use their knowledge of area & weather patterns. Use equipment instead of man power to make fire guards. Make sure alertable & website more up to date. We made the decision to leave before we got the alert to evacuate. We were on the bridge, fire was down to the road when we got the official alert. I had friends call me, who lived in Alberta, who told me Scotch Creek was on fire.
- **120** Publishing the guidelines mentioned in the previous question, and providing support systems for assisted living facilities to evacuate without putting the onus on relatives to have a plan.
- **121** The improvement falls on how fires are fought in our province by the government

- **122** Directions and evacuation plans via the logging roads needed to be improved
- **123** More communication and notifications on how to be prepared
- **124** Stop blocking people from helping. Allow people to sign a liability waiver to stay.
- **125** We had absolutely no support, no notice, no help, we were all alone with our neighbours fighting this. No firefighter was anywhere...
- **126** Encourage more fire smart properties. Fly over zombie areas, flag the smoked and send crews in to put out. Hit the fires hard n put out even if small. Hit hard hit it wet.

127

- **128** I think when an area goes on to Alert that the campers provincial campground should be required to leave. Sorry that this wrecks your holiday but this a whole bunch on people and vehicles hauling trailers that can be cleared from the area in an orderly manner.
- **129** You guys were absolutely awful at handling the situation on the ground. Blocking people from St Ives and North the way you did through the entire process was unacceptable and inhumane. Your organization is an absolute joke when coordinating the North Shore recovery effort.
- **130** Better upkeep/fireproofing on Squilax-Anglemont Rd. Especially crown land and vacant lots. Maintaining the barge access at St Ives that was made to have food and supplies brought to Anglemont Community Centre.
- **131** Ensure people know that wildfire response is done by various levels of organizations/governments that the CSRD or TNRD or Village of Chase or whomever the local authority is does not fight the fires and gets



information from the BCWS as to the extent of the fires, and the threat they pose to communities

- **132** More time to evacuate!!! When I drove out, there were flames on the side of the hill at Adam's River Bridge which was pretty terrifying, specially knowing that many hadn't left yet.
- **133** I understand the Kelowna fire had presidence but maybe not do a back fire when they know winds are going to gust upwards of 50 km/hr
- 134 Hmmmm, well the obvious one would be putting out the evacuation order before the community is actually on fire. That way those who stay have made their choice, but at least it gives more people a chance to escape that aren't prepared and causes lass panic. It was horrible talking to the people coming across in boats that had to be turned around at the bridge because they had no time. I have pictures of fire in scotch creek approx 1200, one evac alert on allertable came out on my phone at 1440 trapping many on the east side of the bridge. Not that relying on phones should ever be considered a smart thing to do. However many people do and some people could have been killed if the situation had any more variables. We were already in sorrento by that point thanks to using our eyeballs and seeing the fire right behind us. Also noticed the ranchers hauling cattle out once the rumour of the insane backburn was confirmed. Ranchers and generational farmers obviously have more common sense than the government. On a positive note, maybe more education accessible to locals on fire training and courses so that we can all stay back the next time the government decides to make another negligent decision and blames climate change. Maybe community fire fighting gear or a plan like Logan Lake

has instead of giving all our money to the Ukraine and woke causes? I don't know, is there even a point of thinking the government wants to do better?

- **135** Have a plan including locals that have tools, knowledge and skills
- 136 1) Change the policies for evacuation orders so that Rural and Urban evacuation orders are treated different. 2) Inform the public when an upcoming summer has 'Higher than Normal Risk of Forest Fire' due to lack of precipitation over the winter months.
- **137** Actually dealing with the fire when it first started and not allowing it to grow. Allow us to stay behind and defend our properties and neighbourhood
- **138** The CSRD couldn't have done anything but the Province should have mobilized more volunteer help. The Bush Creek Fire should have been dealt with before it grew so big.
- **139** Better people who care on council that can make important decision. A safe place for north shore locals to go instead of hours away. Proper evacuation plans and exits.
- **140** First strike is so important now with drought, dead forests and climate change. The fires should have been water bombed asap after the lightening strikes and only the locals seemed to know how close the fire was to our communities and how fast it could travel and burn.
- **141** Don't lie about having a successful controlled burn
- **142** Actually evcauted us properly and not wait until the fire was on our door step
- 143 CSRD could do nothing to help me prepare for this emergency my 35 years of experience had prepared me. The CSRD could have saved mass panic and loss of property had the taken the bold step of



advance warning residents and tourists alike of the approaching danger. Thousands of people trying to flee last minute is the absolute worst case scenario. 1 road in and out that is in the fire path and no advance planning for the evacuation shameful!!!!!!! There was weeks to prepare and no action was taken.

- **144** By taking the learnings from this event and creating procedures and guidelines for communicating with citizens. Creating a data collection method for each aspect of disaster scenarios.
- 145 So many things.
- 146 Advance notice
- 147 This: nothing. Upcoming: Simple real time communication. Press conferences are a waste of resources, inefficient, and is old information in the end. The time and effort organizing, gathering people, gathering information, etc. are pure waste of resources. If you need your faces in the media prop your phone up, record a video and post to social media platforms then email it to the dinosaur media outlets. Same effect, less waste.
- **148** The CSRD could purchase supplies like water tanks and hoses and make them available to private citizens who already have the infrastructure (ie/trucks, generators) and know-how to use them in an emergency (this is what we saw happened and it worked). The CSRD could help supply fuel or compensate citizens after the fact who stay behind used their own supplies to protect properties. Some fire training for ordinary people would be useful, but in general, able-bodied people who work with this type of equipment already knew what to do and did it support should NOT be predicated on having previously taken training.

- **149** You need to deal with squatters living rough out in the bush. Their camps burn down frequently. They're dying from drug overdoses. CSRD could collaborate with forestry (BCTS, Canoe, Interfor...etc) and do more deactivation and recontouring of the resource roads so there's less opportunity for the abuse and fire hazard that is taking place.
- **150** The very worst moment was when the firefighter camp was evacuated and, rather than relocating anywhere close at hand, they retreated to Kamloops. North Shuswap was left quite unprotected it was at that point we felt sure we would lose our home and community. And then all the hostilities began with the brave and capable locals who stayed behind being vilified. So learning from 2023 and having a better plan B would be appreciated.
- **151** Inform us a great deal sooner. Don't hesitate a minute.
- **152** CSRD did nothing, this was extremely poorly handled and you all should be embarrassed for yourselves. The CSRD should be dissolved and let the community take care of themselves, as the volunteer firefighters and community is what saved everything that was. But this probably isn't the answer you are looking for, so absolutely anything would be better than you did. Communication is key, and the one guy that lives in our community was helpful after the fire, driving around and updating people, so direct communication and involvement with the home owners prior to the unnecessary and totally ridiculous back burn. Door to door for the elderly, they don't have social media.
- **153** CSRD, if they have any say in the people and resources in their area, need to make a stand and have fires



put out IMMEDIATELY. This "monitoring" in drought conditions is asinine.

- **154** Celista burning before an evacuation order being issued is the most glaring example of improvement required. The CSRD promised several years ago to formalize an evacuation route for the N. Shuswap but it never materialized. Even with the fire burning for weeks before all the devastation, nothing was done. The road out through Seymore Arm and on to Craigellachie should have been graded in advance with a dust control program in place. Clear signage at intersections for locals and tourists find their way out. Again, it was locals with local knowledge who stepped up to fill the gap and quite possibly prevent fatalities. Supporting local contractors, loggers, etc with fuel and the necessities of life while they stand alone to fight fires and spot fires is clearly a requirement.
- 155 Clear communication is key. As mentioned, we live on a dead end street. We find the evacuation alerts and orders tend to follow geographically convenient lines, which generally is fine. However, for our road, some consideration needs to be given to the fact we only have one way out. If the only way out is through an evacuation order area, I would argue that our street needs to be on evacuation order as well. I was surprised the CSRD did not declare a state of local emergency, for at least the North Shuswap. Although I don't know all the details, I thought the intent was to allow resources to be assigned and coordinated at the local level. A local state of emergency may also have helped with communications. A local state of emergency should have enabled a system for getting supplies and equipment to the North Shuswap. If a local state of emergency would not, or

could not provide for the flow of supplies and equipment, then I believe a system needs to be implemented for future disasters. I also was appalled at how people were being treated that stayed behind to help fight the fires or even to allow the flow of goods and services to the affected areas. This is one area where I thought the issuance of a local state of emergency would have helped. The whole notion that the BC Wildfire Service are the only people who can fight a fire is unrealistic in today's environment where fires are getting larger and many more of them. I thought early on, BCWS did a good job of actioning fires in our area. However, by mid July, when the action really picked up, they didn't have enough resources. There needs to be a much more co-ordinated approach with those who can fight fire at the local level. When you fight a war, you take resources from where ever you can get them. We are fighting a war against fire in our communities and we need all hands on deck. We also need to continue with the FireSmart program to help defuel our communities. In our rural residential communities, such as Blind Bay and Sorrento, we should investigate, and be using, roof sprinkler systems used in Logan Lake which saved their community a few years ago.

156 Have diesel powered pumps set up so people could access water supplies. (Possible a cistern or access through dry hydrants at Bristol Road or other beaches) Need a system to allow people access to protect their own properties without creating liability for governments (sign a waiver? training program?) Allow firefighting equipment, food and fuel supplies to get in. Get SVSAR involved in supporting supply chains. Keep the



police state mentality from taking over, learn how to support people who have so much to lose.

- Residents should be encouraged to have firesmart, insurance companies should help by giving reduced premiums for firesmart.
- Do not pull the fire Department from their protection area. There was absolutely no reason on earth the fire hall and community could not have been protected. I say this because after 5PM I was out stomping out spot fires with a water bucket and a broom.
- Begin communicating early, keep it constant, bring in staff to answer Social Media questions, and do not leave life threatening evacuation decisions too long
- Use 911 addresses for all communications and alerts and orders. I should not have to know what electoral area I live in
- The instructions for Anglemont and eastward residents to be prepared to shelter in place for four days were clear. More information and meaningful information should have been prepared for release on day three.
- See previous response.
- Listen to the locals
- Put new fires out RIGHT AWAY, instead of monitoring them
- I understand that the fire moved fast but the alerts put in place were unclear and it was confusing about where the fire was and what areas were in danger. This highly increased stress both about our own property and where we could find safety.
- Talk to the locals ! Work together for people's safety ! Got our evacuation alert approx 20 min AFTER our third building was on fire !!! Keep informed !!

- Maybe...NOT LOCK EVERYTHING OUT? I am DEEPLY untrusting of CSRD now. They sent in MORE police to stop resources coming in? I am just outraged at the way the CSRD handled things. I am appalled. I cannot properly voice my anger at what happened.
- put the fires out before they destroy everything. dont do a backburn in wind storm. let people that know the land save it while you sit in meetings deciding how to proceed.
- Get hydrant and a fire hall built now. Put in fire pumps in the lake to be used in any emergency. Better communication with less reliance on technology
- Just be quicker with evacuation alerts and orders. I found it very stressful driving with flames on both sides of the road trying to evacuate even before the order was placed.
- Small bands do not have the capacity to handle emergency situations when the staff also has to flee. Communications need to be centralized and the provincial/federal (bands are under federal jurisdiction)divide needs to be eliminated.
- Allow the people staying to use un-manned fire equipment to fight fires on their property. Supplying equipment and some kind of funding for the people using their own money and equipment to fight fires in their properties.
- Actually have skilled fire fighters who will actually fight the fire instead of wait for instruction and have safety meetings. I was as prepared as I could be. CSRD is not responsible for my preparedness.
- More radio announcements, reader boards on both sides of Sorrento. Let people know ahead of time what could possibly happen



- **175** More advanced planing and communications.
- **176** Having a proper plane by sectors, geographic areas.
- 177 Communication was NOT clear or timely! Alertable is a great tool, but information was not relayed fast enough. (Too much red tape) Improve by knowing that fires will be larger, hotter and more frequent moving forward. Leaving "small" fires to burn like the Adams Lake fire WILL grow to a large burn at some point. Highway access for escape routes are imperative.
- **178** Not be in denial of how close the fire is, the evac order was issued too late
- **179** Let us know sooner to leave before we had to go through live fires to get out
- **180** You need to communicate better with the locals in the area.
- 181 Radio channel
- **182** Maybe not set the place on fire next time The backburn is the reason all those trees are gone The government agencies are to blame for all those mountain bald spots
- **183** -Mayb alerted people of the botched back burn before it was too late -Help out or get out of the way.
- **184** Have more education by both CSRD and also local fire department. Have FD walk out properties and make suggestions that are easier for them. Have block captains to facilitate information to residents and part time residents.
- **185** 24/7 staffing real time information about fire location immediacy and transparency of reporting. There has been a complete loss of confidence in the CSRD its procedures and reporting. There is no robust NEP in place - this would be critical in providing real time local information. Use reasonable and consistent criteria for issuing evacuation alerts - improve the delivery of these.

Find a way to to use the federal 'alert' program which is able to call all cell phones within a selected area - as we get when a child is abducted in Surrey. The idea that a representative will come to your house (in time) to tell you to evacuate has proven to be absurd. The message of 'run for your lives' could easily and immediately be broadcast by telephone.

- **186** Try putting the fire out when it starts! Small fires are cheaper and easier to put out.
- 187 Maybe a better link to the addresses that are in a dire situation the fire was 2 minutes from my home, and I had no order, no knock on the door, nothing, even though sprinkers had been set up on my roof and yard, and the situation was known. It was my neighbour who came banging on my door at 11 pm. When I got home a few days later, there was an evacuation order sitting on my table. A little late! This is unacceptable.
- **188** Providing fuel and food rather than preventing it from getting to us......
- **189** Not sure as I was away prior to alerts
- **190** CRSD could take the lead in developing community partnerships by offering training such as S100 courses and by becoming more collaborative with local residents. Find out the capabilities of the locals and enlist their volunteer support for early response to emergencies.
- **191** We need to have cell phone service for an evacuation route. We need power for them. The one road out needs to be improved so that there is a better route out. That logging road to Seymour Arm and beyond is not a proper road to be on to evacuate out of. This needs to be addressed. This could happen again. We can do better for everyone. IT was positive that we had a barge come to give us a break to get supplies

in St. Ives. That was so positive. We needed supplies but it all took a week to get it all organized. We need to do better for our communities at the end. We felt forgotten. We were trapped and forgotten. Not a good feeling to handle mentally. We felt we were left on our own to cope. We did but where were you for the first 7 days. We were happy when our meds were boated in to Anglemont. That is very positive. This was a great service. I used it twice. We used the barge as well. It was NEEDED. We need to activate these type of services sooner. We Volunteered and helped one another. We set up generators but our only gas service station was the most expensive one on the North Shore. We were grateful for it but it was expensive to keep our fridges/freezers going. No compensation for us.

- **192** My home is very fire smart. My personal opinion is people do not think about emergencies until it is to late. A friend in the Sorrento area was a former wild land fire fighter. He had people asking him what to do when fire was approaching. If you don't know what to do that is not the time to be asking. Preparedness is ongoing, keep offering the courses to educate.
- **193** We were starved for information throughout this ordeal, with the most reliable info coming thru neighbours who had contact with the mill and directly to Emergency Services. The first press conference after the first Adam's Lake evac was especially frustrating as Forrest spent a long time explaining why the model was wrong, while we were all waiting with bated breath the hear whether our properties survived the night. Such poor communication!
- **194** Have emergency routes out of the area properly marked routes and advertise as such
- **195** Maybe they don't know anything either?? We need accurate, timely information and trusted professionals | wrote an essay before starting this survey so I was prepared. Now I get to the end and do not see anywhere I can enter the information I have written. I will see if I can cut and paste here but my suggestion is you leave room for people to tell you like it is/was. I will not attend one of your seminars, I can not handle any more negative talk. Dear CSRD Here you are asking to hear from me and once again here I am answering your request but each time I do this I really wonder why. Time and again I have felt unheard. Why do I keep doing this? Our experience with Wildfire 2023 See above...I am an engaged citizen. I tend to give government the benefit of the doubt. I try to believe people are just people doing their job. In the past I, personally, have not had a reason to think the BC Wildfire Service is doing us a disservice. We have had very close experience with the Alert system and it worked. We were put on Alert and saw firsthand the actions both on the land and in the air to fight the fire in the valley above our community. We also watched as a previous fire threatened some cabins that were water access and off grid but BCWFS was there with all their crew and equipment including structure protection and all was saved. I thought we were safe. This year was different. Lots need to change before I can get any confidence back. We were well aware of the fires at Adams lake in mid July. We thought BCWFS would work hard to protect us. It is unbelievable that by mid August these fires, in an area of many large beautiful homes and people, were still so out of control and yet the residents were not even on Alert. We were never put on Alert and yet our only driveable exit route



was threatened and finally closed completely. Both of us did as asked and had the Alertable app on our phones. In our case we left around 4 pm on Friday August 18 not because we were notified we were at risk but because we decided to get away from the smoke for a few days with friends. We had no idea we would drive out and not be allowed back for 3 weeks. We had no idea we would drive through a very dangerous fire storm between Celista and Lee Creek. We thought BC Wildfire Service with the CSRD had our backs! Our confidence in government has been scared forever. We will never be able to trust you again. The lack of trust for government was made worst by CSRD Communication during the event. The police action against residents who were helping when no one else was around was terrible. We have been encouraged to 'fire smart' our homes but when we see our home is at risk of fire and there is no one but ourselves to protect it we assume we must stay or lose everything. These are very brave people and they did what they had to and thankfully were able to do. We were safe in Vernon but our friends and neighbours were trapped. They made the very best of no power or internet and we tried to keep them informed through gathering information from news reports and talking to them on cell phones. The CSRD media briefings were completely out of touch with what was happening. It is not in my nature to point fingers but you asked....I felt like smashing my TV whenever Tracy Hughes spoke. She was so condescending I really found it unbelievable that no one pulled her from that desk. You all must have been out of touch. No information would have been better than someone who sat in her comfy chair, told you how hard they were working and

how much they understand. Do you remember when she told people why they could not come back was because they might let their children play in the ash and hurt themselves. WOW I could go on about how the news media focused on West Kelowna and little mention was made of Shuswap. Bush Creek East does not cut it. Police spike belts, disgusting! Blocking supplies, so dangerous! What was happening? What went well? The first thing that helped us was our local volunteer fire department who we encountered on the road as we left on that Friday afternoon. They appeared to have things under control and waved us through when we saw fire burning on either side of the road in Celista. That still felt like things would be okay - our dedicated volunteers had our backs. The next thing was the stories we heard about neighbours trying to evacuate out through Seymour Arm. The route was unsuccessful but the people of Seymour really stepped up and made sure everyone had a bed and necessities. They even had breakfast brought in the next morning from Tim Hortons in Sicamous. The silver lining or lemonade from the lemons was how Lakeview Centre rallied and brought people together to help anyone who needed it. Our neighbours who accepted that they were stranded here emptied our freezers and took the food to Lakeview. The volunteers were very creative about meal prep and food storage with auxiliary power. Good for them. Do you see the theme. It was people helping people. Our neighbours kept our roof wet just in case. Our neighbours used our portable generators to help others who did not have auxiliary power and could not leave. Our neighbours helped unload the barge when supplies were brought in. The barge was an



Emergency measure that worked but it did cause some significant change/damage to the riparian area adjacent to the creek in St.Ives. I hope this can be repaired and a more suitable plan for emergencies be created.

- **196** Work with small rural neighborhoods to understand what resources they have and what they are capable of doing until BCWF is on scene
- **197** i was already prepared. widen all bridges along squilax anglemont road for traffic flow moving out quickly in future
- **198** We, the people, are more than capable to prepare and fight fires..... Your part to improve this is to support us, the people, in an emergency. You blocked roads, blocked emergency supplies, blocked food and water, blocked essentials from getting to where they were most needed! Your policies and bureaucracies hindered people from getting aid and supplies and manpower to areas! You used our tax money to make life difficult during a difficult time. A disgrace. Having to fight policies and bureaucracy, while fighting a fire caused by human incompetence was exhausting and frustrating. None of you lined up to help! Stay out of our way! Support, don't hinder!
- **199** Faster notification on what was happening. We evacuated prior to the official notice, because we could hear the roar of the fire, close by. We were not put on alert, but due to family monitoring facebook for us, we knew we were at risk, and left. The official notification from CSRD came way to late. The CSRD did not provide timely updated information, and it was lacking details when it was provided. To vague. People needed to be informed on what was happening.

- **200** Better communication and organization between all levels of government, wildfire service and the RCMP.
- 201 The CSRD needs to pressure the Ministry's to put fire out ahead of time. The CSRD should have contact information for people in different areas, business owners and clubs or non profits groups, ATV groups. CSRD should also know the area well. Where towns are situated on the laek
- 202 Improve road from St. Ives to Seymore Arm and especially from there to Malakwa. We basically had only 1 way out due to the poor shape of the roads. That 1 way out was even sketchy due to the old, in need of updating, bridge.
- **203** Well our order was 2 hours after our ranch was on fire. If we had listened we would have lost all of our buildings and died. Never light backburns in the heat of summer. Have proper ranchers, farmers and loggers from the area advise and agree on these things. If I can't run a buncher to log in the heat of the summer napom bombs should be heavily unacceptable. And don't say this is coming from and uneducated local. It's clear no one knows enough about who the locals are or where they come from and what experience they may have.
- **204** Obviously, you need to work up a plan to incorporate capable and willing local people to control these fires. Most of the people who stayed behind to fight the fire are more capable, and have (it goes without saying), more of a vested interest in controlling the fire and saving structures than do the so-called professionals, who were for the most part kids with a summer job.
- **205** I think the local services such as volunteer fire fighters, first responders, and the emergency services people needed more support to do what



they needed to do. Communication is also needed but I wanted to know what was happening 1 km away not 20km. I got all kinds of alerts but most of them were of little importance to me. In order to stay behind I was supposed to stay on my property, therefore I couldn't drive down the road or go out on the water legally to see if the fire was coming over the hill and if I was in danger. This put me at much higher risk.

- **206** better movement of people out of the area, better movment of supplies and help into the effected area, permits and local people helping to save the area.
- **207** Kept in touch with all the local groups I mentioned
- **208** I can appreciate that the police need to control looting and looky loos, but I their response restricting residents trying to help each other was extreme.
- **209** Signage going to malakwa.
- **210** I've already noted my suggestions. Quicker decisions on putting communities on Alert and or Order. More transparent communication on the control or lack of control of the fire, and showing us exactly where it is. Earlier efforts on putting fires out before they get so big. I realize this is not just the CSRD that has authority for all of these items, but the CSRD worked hand in hand with BC Wildfire Services, firefighters and other organizations. SMS alerts like when a child is abducted should have come across all of our devices as soon as that fire had breached the back burn. Aerial footage of exactly where that fire was should have been taken and shared with all of us via every possible means, social media (Facebook, Instagram, X, etc), on TV, on the local news outlets, and pushed via SMS and push notifications via the Alertable app. Make it easy for people to get funds after they have lost everything. Do EFT right away. Don't force people to

have to pick up a cheque.

We had to leave to where our family was in the Lower Mainland and couldn't be coming to pick up a cheque. Once we had a list of lost homes to the fire, I think there should have been priority given to us on essentials as opposed to those who were just displaced but had a home to go back to. We got more frustrated by hearing others were put up in hotels and given the maximum support and they hadn't even lost their home. There wasn't enough consistency on how things were handled and it just added to the heartache of what we were going through.

- **211** You should of evacuated everyone and had fire supports and brigades in all of the communities this was preventable.
- **212** Have a qualified list of local contractors/persons willing to assist in the event of an emergency. Provide additional training if needed, learn their skillsets & assets. Work in conjunction with those invested. Politics aside.
- **213** Let us know escape routes and make sure the roads a graded and passable for all types of vehicles. Mapped out properly and easy to follow.
- **214** We were not notified the thruth about the fire heading in our direction and that we should have been evacuated sooner.
- **215** We need info boards around the north shuswap at gas stations fire departments local stores.

216

- 217 Have a detailed easy to read map of the forestry road on the CSRD website so it can be downloaded and printed. Make sure that the forestry road has signs to mark it. I realize this would require liaising with Forestry.
- **218** Any government agency should not penalize

- **219** warn all residents and surrounding properties of ALL back burns done by the BCWF. Make it a public notice that goes out on the radio just like when a amber alert goes out for a missing child
- 220 As I said before, and I will repeat now, do not rely on BCWS. They have proven that they are unreliable when it comes to admitting the full depth of their error in judgement. It is only due to the capabilities of your citizens that no one died during this event. Find a way to directly communicate with them and more importantly, don't shut them out when they try to communicate with you.
- **221** We should have an evacuation plan that everyone knows about.
- 222 Evacuation Alert/Order issued by CSRD for Celista was way too late, as properties were already fire damaged Fire Evacuation emergency plans for land and water in place, signage and improvement of road leading to Seymour arm Better communication with North Shore residents, businesses, tourists Supporting local residents to fight fires
- 223 improve community level capacities. the community sits in wait for improved capacities of many kinds. This will decrease the knowledge gap and improve community level respect and support for government in these tough situations. Similar to this. If it is in the realm of the community to act in emergencies that can be in concert with external agencies and everyone working in the same direction then support for this can only benefit all involved . Improved ability to communicate during emergency is key. Emphasis on how communication happens when power and internet is down. This cannot be overstated. Use of alternate forms of two way

communication such as hand held radios, portable ham radio, satellight phones. Include a local emergency radio station activated during special circumstances. this can include use for extreme climate related weather information such as extreme storms, drought. Can this be utilized with provincial agencies. And thanks for asking

- **224** Get a more reliable communication tool, or at least figure out what went wrong with Alertable for future.
- 225 Unfortunately nothing CSRD could have done to help us as we are TNRD. It's too bad we got no help from them until we were evacuated for a week. More communication between the regional districts would have been good. We are a small community that felt completely neglected and forgotten during the wildfire last year. Sincerely hope it doesn't happen again.
- 226 Communicate everything. Watch social media rumours and put out the fires they create... for example "the bridge has burnt down". Maybe have 1/2 barrels for purchase at low cost that you can encourage everyone to have at the end of their driveways filled with water to out out any ditch fires that may start. Tap into the wealth of knowledge and information from the local people... don't treat them like vigilantes. Ours and our neighbors properties were saved by our neighbors (skilled and knowledgeable people). Encourage people to Firesmart homes. Assist with Removal of trees.
- 227 Test the alertable app to make sure it is effective in telling people whether or not to evacuate. Were told after evacuating by CSRD staff at evacuation center, not to use the app and go to the shuswap emergency site.... what? What is the point of the app then?



- 228 I feel CSRD communicated quite well given that they were put into fight mode very quickly as a result of the backburn. I would appreciate knowing what the process is to deal with such an emergency before we are all in the thick of it. Also, what will CSRD be doing to ensure there is a set process in place to deal with events like this past summers wildfire and what rights do homeowners have to protect their property.
- **229** Just keeping the preparedness information available frequently ... Reminding what should be taken with you if you evacuate.
- **230** Evacuation orders out faster Get a s-100 program out now so we can help bill 31 cost taxpayers more money Put a shovel in the RCMP instead of handcuffs
- 231 Do better. speak to and work with people / locals that know the areas and terrains. Everywhere is different. Locals work long and hard and know what they are doing . The wildfire teams and government have meetings in the morning and then get to work once they are good and ready.
- 232 Much more concerned how CSRD can better prepare themselves for an emergency. We will look after ourselves. It is much easier to make wise decisions if given proper information about current state and what is expected, from those who have access to it. We appreciate the good intentions of all groups (including CSRD, RCMP, BCWS etc) that did what they thought was best. The transparency and honesty of some of those running the emergency plan was less than stellar. I made some comments above that need to be said even though it may not fit the question. I could not join the online meeting due to technical issues and want you to know some of our thoughts about the situation.

- **233** This is evident... more notice for evacuation orders Stop blocking grandfathered buildings from being rebuilt as they were prior to disaster. Stop bringing in police state for people who stay to protect their properties and livelihood.
- **234** Improve Evacuation route out of Anglemont (through Seymour Arm. Make route signage very clear, especially for night evacuations. Provide support for the good people in Seymour Arm who looked after their community and also served evacuees from other areas.
- **235** Overall I think the CSRD did a good job. Challenges happen, it was difficult reaching the ESS Reception Centre once they had to evacuate from their initial location, it wasn't clear where they went or what their status was.
- **236** I am human and the CSRD did a great job with providing information which I ignored for the most part.
- **237** Timely accurate info for those in harms way and in the areas that could be impacted especially related to evacuation routes.
- 238 Definitely better communication.
- 239 Fire smart Info on suppression for home owners
- 240 Colaborative Prevention is the key!!! Stop the political bull and show respect to the local communities for their knowledge and expertise to be part of planning during emergencies. Improvement comes in the areas of communication and transparency. Foremost ensure the avenues of communication remain open at all times.
- 241 See above!!
- **242** As I said above there needs to be a key leader in the community, someone who actually lives there and has a vested interest in protecting it! Reinstate fire Marshall's ... learn from other areas that



have had success ie Ontario (Allan Willcocks). Listen to retired foresters and take their advice. Stop allowing people with limited experience and knowledge to lead the charge. Break down bureaucratic red tape and revamp systems that are NOT working. Open up the lines of communication and create a lateral organization rather than a top down, out of touch approach.

- **243** Honest, timely communication.
- 244 Communicate accurate information early and often. Be the trusted source. Don't rely on apps like Alertable. Use all and every method of communication and try not to rely heavily on the internet. Use local sources in the communities. Post update bulletins in the community halls, fire departments and grocery stores. Have town hall updates in community halls. Although the resources were stretched thin, try and get out with old-school inperson information as much as possible. Perhaps each volunteer fire department should have a designated communication/public information officer. There was so much mis-information, especially with what was going on on the North Shuswap, that it made it hard to know what was accurate and true. However, and I want to make sure you know that I'm very appreciative of every member of the emergency management team at the CSRD. The daily youtube updates were excellent. Thank you for all you did in an extremely difficult and challenging time.
- **245** Supplying areas with rooftop sprinklers or at least advising on them, as well as advice on having generators, fuel, any practices that could help save our property from the fire.
- **246** Issue evacuation alerts and orders in a timely manner. Work with federal and provincial agencies to ensure all

emergency responders are issued proper PPE in the future (why do RCMP and Paramedics not have access to Nomex coveralls or other wildland fire protective gear if they are being sent into areas with rapidly moving live fire to evacuate people?). Send out regular and timely updates. Send out evacuation orders via the emergency alert system at the time they are issued... Not 5 hours after the evacuation happened.

- 247 Have a proper evacuation written plan and share it with all residents. Have proper instructions and directions for how to drive through back roads or evacuate by boat. Don't blame the residents. Don't tell us the likelihood of the fire reaching Celista is "remote". Build a proper replacement bridge! Work with the residents on a comprehensive evacuation plan BEFORE the next fire. Have someone experienced in charge.
- **248** Advance notification of the fires advance.
- **249** More updates about the severity and what would be needed to reopen
- **250** BC wildfire should have been better prepared. They are the reason we were burnt out of our homes.
- **251** They could have stopped the fire in the first place. Both adams lake and bush creek. These fires should never have grown as they did.
- **252** Educate and Train local residents for free to fight fires. Provide equipment to rural communities Rebuild fire stations to be operable within 1 year of decimation. Increase existing on call staff rather than bringing in workers from as far away as Mexico We were told directly by BC Wildfire that they did not have any available people to come to our street in Scotch Creek. If the 20 + residents who disobeyed the evac



order had not stayed, we would have lost our entire street of 63 homes.

- **253** I'm not sure why this needs answering the system did not work at all . So information from someone actually on the ground would have been great . The news was a joke . I used all three apps and non were accurate or timely as I text to the TNRD .you all are going to kill somebody having an app that doesn't work is worse than no app at all . Stop blocking locals from seeking the fire we know how the valleys work and can predict our danger levels better than some at a desk .
- 254 Pumps on our road. Training for residents
- 255 For the last question: (1) take responsibility for actions (2) ensure alerts and orders are issued in a timely manner, allowing people to actually get out (3) communicate with the public. Use nondefensivensss provoking language in communications. Don't alienate locals who stayed behind to fight when their government abandoned them. (4) step up to help out, rather than spending time and money to prevent people from helping.
- **256** You do have a lot of information about preparedness and it is easy to find. Until it actually happens, a person can never be fully prepared although most of us here will be better prepared in the future. I'm not sure what questions are going to be on the next page so am going to mention this here. I don't know if it's the law that the CSRD has to wait for BC Wildfire to tell them what to do but if it is not, would you wait for them again? I understand there is paperwork and conversations and you had to find Chair Flynn to sign the order so 2:15 for Scotch Creek/Lee Creek is almost understandable. But I don't understand why the people of Celista weren't

warned at the same time, instead of 4:30 when their homes were already burning and they had to run for their lives to boats with nothing but the clothes on their backs. Why weren't they warned at 2:15? You said at the meetings that you did listen to your fire chiefs but then you lost communication with BC Wildfire. I'm sure the fire departments were telling you long before then that the access out of the North Shuswap was closing fast and if people were leaving, they needed to go now. BC Wildfire was evacuating their own people at the time, as it their responsibility, but we were your responsibility and should have been able to act on the information from your own people on the ground.

- **257** I think you need to rebuild your credibility. If people won't listen to you because they think you're all a bunch of incompetent officials then doesn't matter what you do. People will take it into their own hands.
- **258** Make sure that BCWF has to listen to input from knowledgeable local citizens during fires. CSRD could push for reinstating of local Fire Wardens.
- **259** Work with the people instead of against.
- **260** Primarily that preparedness is on me. Fire smarting my property and insuring I am aware of what resources are available to me should I have to evacuate or worse my home is destroyed would be important.
- **261** Firesmart programs, public education, etc.
- **262** If you know it coming, alert people with live stock first as it take hauling and finding places for animals to stay
- **263** Weather and wind are fickle. When the wind suddenly changes direction, the threat is immediate And we all need to be aware and prepared



- Putting out the fire 2 months before it reached houses Evacuate in a timely manner, was property was burning before the notifications were sent out
- Starting evacuation earlier. Get the chance for people to go back if their place is not on evacuation or alert. To have a safe way, over the water to get supplies for non evacuated areas immediately! Also immediate signed for the other way out or have the barge to evacuate from the locked in areas.
- So many conflicting information sources and lack of wildfire processes knowledge.
- Abandon Neoliberalism and start realizing the actual effects their government has been contributing to wildfires by maintaining a Neoliberal stance.
- Provide detailed maps and signage along the evacuation route. Identity and remove trees on public property that heighten the chance of fire activity to homes and businesses. I realize this is a very big job.
- Actually put out the fires regardless where it is not let it burn until it's to late.
- Listen to the local people.
- First of all we need Forestry to change their policy and immediately put out forest fires instead of letting them burn for a few days then trying to tackle them. That's the number one problem !! I think CSRD did a good job in informing public.
- I think the CSRD should help push for more help at the very start of an emergency particularly a forest fire. If a fire starts in a region whether it's close to a community or remote but potentially a threat, first work with BC wildfire service to see if they are able to get on it and if they can't because resources are thin, assign a local crew

on it whether it's loggers or pre trained locals who know the area. Don't wait til things get extremely out of control.

- Better maintenance of emergency access and egress routes when the main roads are closed. Ie the north fork /gorge logging roads
- Be more present to the fire and actually know what is going on.
- We believe that you need to communicate well with the CSRD representives in the affected area. Decisions can't simply be made in a vacuum going off of hearsay. Not allowing local representatives a voice and cutting them off from information was a poor choice in this and any emergency.
- Provide information more timely and allow people to be trained to protect their property and support them in doing so
- Have structural protection equipment on the north shuswap
- Keep in better communication with locals.
- Ensure support information gets to every person personally. Provide internet hubs & computers so people can fill out forms. React sooner. Provide medical care.
- 281 When we lived on the coast, emergency preparedness was a thing we lived with every day as we lived in an area that could flood or be victims of earthquake. So when we moved here and our exposure was to Forest Fire, we just applied the same principles that we had learned on the coast. I believe a lot of preparedness needs to come from the homeowner themselves. It is something that you cannot wait until the event happens before you prepare. And by that I mean applying the fire Smart program to your property building with



materials that are less flammable. And that type of thing. We packed away valuables and other documents away several weeks before the fire came close, and when it came time to leave, we took three hours total to get out the door. I found the SEP website helpful. For future emergencies I would suggest creating a Facebook page that's dedicated to that emergency. Yes, you would have information on your website but most people that access Facebook have the feed come up instantly on their phone or tablet and it does not involve no going to a separate website to get information.

- **282** Don't ignore issues, that if handled promptly, wouldn't become big issues later.
- **283** Outline and maintain an alternate way out of the North Shuswap. Install permanent signs indicating way out through Seymour Arm or other route if available.
- **284** They should of put out a bc wide alert over cell phones of the coming evacuation earlier so people could get prepared for the worst. Especially in areas that have only 1 road in and out. The leaders should have All the same info and be together with what is happening.
- **285** Err on the side of caution and issue evacuation orders before things get so bad. The lack of timely communication from BCWS and CSRD during this fire was unacceptable.
- **286** Yes, the sporadic meetings did not provide enough upto-date information as the fire spread so quickly. The fire changed minute-by-minute. Our family has never been this scared before. Seeing the candle flames 100+feet above the tree line over Celista and hearing the roar and crackle of the fire coming towards us will not be forgotten. The govt officials were not here to experience it so they don't understand the magnitude of the fire

until it settled and saw the devastation weeks later. Majority of the people left because they didn't have any resources to fight the fire and didn't have power or water so it was best they leave for their safety. I hope now CSRD can have a procedure to follow is this even happens again by listening to the people who lived through this devastation and who stayed a fought for their community. We are very fortunate that no one was hurt in this devastation.

- **287** Get those orders out faster so people are not trapped and properties are protected to avoid looting issues.
- **288** You have to be out hereboots on the ground ! What does the North Shuswap ever get ...not much ! We need support, help , instead we seem to get hurdles constantly from building permits and lack of community programs and help.



Page 216 of 784

Wildfire, Ecosystem Health and finding the right direction....

Dr. Rachel F. Holt, Veridian Ecological Consulting Ltd. Independent ecologist in the Kootenays for last 30 years

Why am I here today?

- I saw this newspaper article
- And the talk



- Very susceptible to disease, pest outbreaks, drought and wildfires
- We need to return them to how they looked 100 years ago

Retired foresters share wildfire frustrations with Columbia Shuswap board

Increase in forest fuels result of wildfire suppression, management of Crown land



Page 218 of 784

Quotes :

"As well as providing fuel for wildfires, old forests offer less diversity and resusceptible to disease, pests and drought",

"We need to understand to be come of the cent of our forests were designed to be come of the the the the cent of our forests were designed to burn on a 25-year cycle,

CSRD Board chair and Salmon Arm rep Kevin Flynn called for scientific and expert-based solutions rather than those based on public opinion.

Who am I?

- Independent ecologist
- West Kootenay climate vulnerability and resilience project (2009 2012).

Vulnerability and Resilience project produced 11 thematic reports, including reports on climate science, fire regimes, forest health risks, barriers and opportunities, and social engagement. The project provides detailed West Kootenay climate projections and concludes with an overview of potential adaptation strategies. The reports for this project are available at <u>West Kootenay</u>.

Report #1: Vulnerability, Resilience and Climate Change:
Vulnerability, Resilience and Climate Change:
Vulnerability, Resilience and Climate Change:
Adaptation Datantial for Feasurtains and
Adaptation Potential for Ecosystems and
Their Management in the West Kootenay –
Summary Report

Ecosystem Diversity – there is not a single solution

But, we have managed the forests in the same way across these ecosystems





Fire risk – is increasing

- Because of the climate crisis
- And
- Because of how the landscape has been managed
- <u>Let's get clear</u>: unless we stop pumping out greenhouse gases, we are in serious trouble.
- No ceiling to the current warming and drying. Much of southern interior may not support trees in my lifetime.
- <u>Harvesting of trees AND wildfires are the largest emitters of carbon in</u> <u>BC¹</u>
- <u>1: https://www2.gov.bc.ca/gov/content/environment/climate-change/data/provincial-inventory</u>

Forest management has increased susceptibility to fire by:

- Removing deciduous species (extensive herbicides) to try to increase timber supply
- By 'normalizing' a naturally more mixed forest mosaic creating large swathes of similar aged forest that is highly susceptible to fire
- By clearcutting that dries the ground and increases the immediate effects of climate change
- The relative effects obviously differ in the vastly different forested ecosystems

Science on old growth

- <u>No evidence</u> that old growth burns more often than other ages of forest^{1, 2}
- <u>IS evidence</u> that old growth is less likely to ignite than 'managed' forest².
- If a stand has survived 200, or 400, or 1000 fire seasons then it likely will continue to do so ...
- 1: Burton 2023. Frey SJ, Hadley AS, Johnson SL, Schulze M, Jones JA, Betts MG 2016 Spatial models reveal the microclimatic buffering capacity of old-growth forests *Science advances* 2 e1501392
- 2: Frey et al. 2016
- Bradley, C.M., Hanson, C.T. and DellaSala, D.A., 2016. Does increased forest protection correspond to higher fire severity in frequent-fire forests of the western United States? *Ecosphere*, 7(10), p.e01492

Science on fires

- Intense fuel management only reduces fire risk in intermediate weather conditions¹
- Even intense management only reduced modeled burn probability slightly
- Primary forests (including old growth) do better in drought conditions (think of all the root systems, the diversity, the shrub layers etc.)²
- Intense plantation forestry, characterised by young forests and spatially homogenized fuels were significant drivers of wildfire severity³
- 1: Beverly, J. L., Leverkus, S. E., Cameron, H., & Schroeder, D. 2020. Stand-level fuel reduction treatments and fire behaviour in Canadian boreal conifer forests. *Fire*, *3*(3), 35.
- 2: Julika Wolf1 , Johanna Asch1, Feng Tian2, Katerina Georgiou3 and Anders Ahlström. Canopy responses of Swedish primary and secondary forests to the 2018 drought.
- 3: Zald and Dunn 2018. https://esajournals.onlinelibrary.wiley.com/doi/10.1002/eap.1710

Old forest, structure and microclimate

- Walk into old growth forest in summer. The temperature can be up to 10 degrees cooler, and there is moisture everywhere.
- This effect is greater in wetbelt forests, but occurs in most forests due to increased understory vegetation and diversity.
- No old growth remains in driest ecosystems need restoration.
- Regrowing clearcuts: hotter, drier, more uniform and burn easily.







What are others saying?

• Forest Practices Board: ...

The way we have managed forests and fire has impacted the scale, intensity, and severity of current wildfires. For most of the twentieth century, forest management policy excluded Indigenous fire stewardship, emphasizing fire prevention and suppression, livestock grazing, and wood production to meet the demands of a growing society.[iii] In general, these policies have contributed to increases in the amount and distribution of forest fuel across the landscape.

Page 228 of 784

What are others saying?

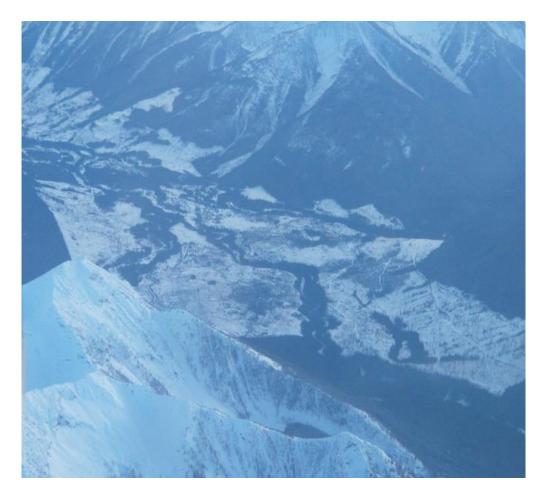


- Old Growth Strategic Review Panel "prioritise ecosystem health, change practices and maintain old forest".
 - 1. Outdated Thinking: An overriding theme heard throughout our engagement phase was that we need to change the way that we think about our forests and that we need to preserve the integrity of our natural systems as much as possible, particularly the old forests component. Individuals with international experience and our own research on other jurisdictions indicate that this sentiment is consistent with global trends.
 - 2. Focus on the right priorities: Managing forests in a way that does not unduly compromise timber supply puts our focus on the wrong thing. This treats ecosystem resilience and reducing biodiversity risk as constraints, which, over time, are constantly being eroded by compromises. Making choices about risk to biodiversity in return for another defined benefit might be a necessity but those choices need to be made with the overarching goal of maintaining ecosystem health in mind.

Everyone agrees: Change is needed

Solutions

- Modify fire suppression policies
- Retain old growth it slows fires, and maintains ecosystem resilience.
- Do not clearcut it simplifies the forest, destroys ecosystem health, and dries out the forest further.
- Do not clearcut leads to single aged stands that are vulnerable.
- Move away from timber priority that has promoted removal of deciduous species.
- Treat whole forest as the Wildland Urban Interface zone!



A local example of a highly vulnerable landscape.

St. Marys – Dewar and Redding

Further large clearcut blocks are planned by Canfor and BCTS

Managed contrary to the natural patterns for these ecosystems

Additional material

 <u>https://www2.gov.bc.ca/assets/gov/environment/natural-</u> resource-stewardship/nrs-climate-change/regional-extensionnotes/kbren160222.pdf</u>

The Ministry of Forests Extension Note prepared by Deb MacKillop and Kathy Hopkins (2016) provides a detailed list of climate adaptation considerations for Kootenay Boundary forest managers. This Extension Note also provides an overview of regional climate change projections and descriptions of ecosystem impacts (including altered natural disturbance regimes, hydrology, and biodiversity impacts). It also outlines adaptation strategies, including planning and practice considerations. The Extension Note is available at

https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nrs-climatechange/regional-extension-notes/kbren160222.pdf

Harrop Proctor Climate Vulnerability and Resilience Project

• Really good, thoughtful approaches outlined



HARROP PROCTER COMMUNITY CO-OPERATIVE

202-284 3rd Avenue, Procter BC V1L 0B8 (250) 229-2271 www.hpcommunityforest.org

West Kootenay Climate Adaptation in Action:

Harrop-Procter Community Forest

PROJECT CASEBOOK

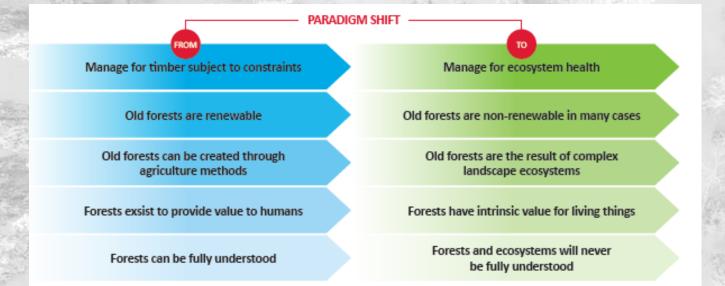
VERSION 1.0 January 2024



Erik Leslie, RPF Forest Manager Harrop-Procter Community Co-operative



Old Growth Strategic Review and Action Plan





This report: is not about old growth - but about forest landscapes and the effects of timber prioritisation



February 29, 2024

Via Email

UBCM Member Municipalities

Dear UBCM Members:

Re: Support for Resolution

I am writing to you on behalf of Osoyoos Town Council to request your support for our proposed resolution on legislative changes regarding personal and defamatory attacks on municipal leaders at the upcoming SILGA Convention, in advance of the UBCM Convention this fall.

Municipal leaders across the province are facing increasing levels of personal and defamatory attacks, which not only impact our ability to effectively serve our communities but also have a negative impact on the overall functioning of local government. It is imperative that we address this issue and advocate for legislative changes that provide better protection for municipal leaders.

At the February 27, 2024, Regular Open Council Meeting, Town Council passed the following resolution:

Whereas Local Governments recognize the importance of fostering respectful and constructive dialogue within the community; and

Whereas personal and defamatory attacks on local government leaders, including both senior staff and elected officials, undermine the integrity of the democratic process and create a hostile working environment, and

Whereas current legislative and legal frameworks, including those of WorkSafeBC and Workers Compensation Act, do not provide adequate protection against such attacks, thereby hindering the ability of local government leaders to carry out their duties effectively,

Therefore be it resolved that UBCM advocate for legislative changes that address the issue of personal and defamatory attacks on local government leaders; and

Further be it resolved that these changes should aim to strengthen protections for local government leaders against unfounded, defamatory and malicious accusations while also upholding principles of freedom of speech and transparency;

Further be it resolved that UBCM is encouraged to collaborate with other relevant stakeholders, the Ministry of Municipal Affairs, including legal experts and advocacy groups, to develop comprehensive proposals for legislative reform.

2024 02 09 Letter re SILGA Resolution Legislative Changes



2

Together, we can work towards creating a safer, more respectful environment for all municipal leaders to effectively carry out their duties on behalf of their communities. We look forward to and appreciate your support on this matter.

Attachments:

ToO Background Information SILGA Resolution

Yours truly,

Sue McKortof Mayor

c: Town Council R. Risling, CAO Brianne Hillson, Director of Corporate Services Honourable Anne Kang, Minister of Municipal Affairs

2024 02 29 Letter re SILGA Resolution Legislative Changes



Legislative Changes - Personal and Defamatory Attacks on Municipal Leaders

Background Information:

There has been a concerning rise in the frequency and severity of personal and defamatory attacks directed toward municipal leaders (including Council members and staff). These attacks are often through various channels, including social media, and create a hostile working environment and hinder the ability of municipal leaders to carry out their duties effectively. The repercussions of defamatory personal attacks extend beyond the municipal realm and can detrimentally affect Council members who are working professionals by impacting their livelihood. The damaging effects of the personal attacks are not confined to professional settings; they often infiltrate into the personal lives of both staff and municipal council members, including incidents outside of business hours.



City of Revelstoke

P.O. Box 170, Revelstoke, British Columbia V0E 2S0 revelstoke.ca

March 27, 2024

John MacLean Chief Administrative Officer Columbia Shuswap Regional District Box 978 Salmon Arm, BC V1E 4P1

Email: jmaclean@csrd.bc.ca

Dear Mr. MacLean:

Re: City of Revelstoke – Columbia Basin Trust Resident Directed (ReDi) Grant Program Recommendations

During the Regular Council Meeting held March 26, 2024, Revelstoke City Council passed the following resolution to support the CBT Evaluation Committee recommendations (attached) to the Columbia Shuswap Regional District as follows:

"THAT the funding allocations in the amount of \$414,301 from the Columbia Basin Trust Resident Directed (ReDi) Grant Program for 2024 as recommended by the Program Evaluation Committee be approved by Council and sent to the Columbia Shuswap Regional District Board for approval."

Should you have any questions please contact Cindy Floyd, Director of Corporate Services, at 250-837-2911.

Sincerely,

C. Floyd

Cindy Floyd Director of Corporate Services

:cf Enc.

cc: D. Brooks-Hill, CSRD Area B Director Jennifer Sham, Corporate Officer/Manager CSRD

ENGINEERING	PLANNING & DEVELOPMENT SERVICES	PUBLIC WORKS	FINANCE	FIRE RESCUE SERVICES	PARKS, RECREATION & CULTURE	CORPORATE SERVICES	COMMUNITY ECONOMIC DEVELOPMENT
(250) 837-2922	(250) 837-3637	(250) 837-2001	(250) 837-2161	(250) 837-2884	(250) 837-9351	(250) 837-2911	(250) 837-5345
engineering@revelstoke.ca	development@revelstoke.ca	works@revelstoke.ca	finance@revelstoke.ca	fire@revelstoke.ca	prc@revelstoke.ca	admin@revelstoke.ca	ced@revelstoke.ca



City of Revelstoke

File No.: 4710 & 1855

To:	His Worship Mayor Sulz and Members of City Council
From:	Cindy Floyd, Director of Corporate Services Janet Delesalle, Executive Assistant
Date:	March 26, 2024
Subject:	Columbia Basin Trust (CBT) – 2024 ReDi Grant Program

RECOMMENDATION:

THAT the funding allocations in the amount of \$414,301 from the Columbia Basin Trust Resident Directed (ReDi) Grant Program for 2024 as recommended by the Program Evaluation Committee be approved by Council and sent to the Columbia Shuswap Regional District Board for approval.

CAO Comments:

Concur with the recommendation.

Executive Summary:

The Resident Directed Grant is an annual grant program provided by the Columbia Basin Trust and administered through the Trust's regional and indigenous partners. Eligible applicants within Revelstoke and Columbia Shuswap Regional District (CSRD) Area B are afforded an opportunity to submit projects proposals that are considered by a select Evaluation Committee based on eligibility criteria, public input and the spirit and intent of the Program. Evaluation Committee funding recommendations require Council and CSRD support prior to awarding funding to successful applicants.

Background:

The ReDi Grant Program has been supporting community projects for over 20 years and aims to support local projects that provide additional value to Basin communities with the intent to benefit the broad community and public good. Program funds are distributed annually to the Trust's local government partners, which includes the City of Revelstoke and CSRD Area B. ReDi Grant funding available for 2024/2025 Revelstoke and Area B projects is \$414,301.



City of Revelstoke

The Evaluation Committee tasked with assessing project proposals and making funding recommendations consisted of 5 volunteer community members with experience serving on this Committee: Brady Blake, Lisa Cyr, Ardelle Hynes, Cindy Maloney, and David Raven.

The Public Engagement session was held in person at the Revelstoke Community Centre on March 13. The 2024 ReDi Grant Program and public engagement event was advertised through our website, <u>local newspaper and social media</u> (linked Attachment 1) platforms.

The public engagement event allows applicants an opportunity to present project overviews, intended community benefits, requested funding amounts and answer any questions the Evaluators may have. Following all presentations, the attending public was afforded an opportunity to vote for up to 10 of their preferred project proposals. Attendees were required to be present for the entire session to vote.

Discussion:

A total of 44 applications were received by the February 12, 2024, closing date.

The public input portion of the program is worth 15% of the overall grading for the grant applications. A total of 193 people attended the public engagement session, which included applicants and the public.

The Evaluation Committee met in person on March 15, 2024, and completed the difficult task of reviewing the various proposals. Funding requests totalled \$698,005 and \$414,301 was distributed by the Committee.

A summary of all applications with a brief description and explanation of how the project would benefit the community is linked to this report for information. Recommended funding allocations are attached for Council review. The Evaluation Committee did not recommend funding to the Diverse Family Roots Society as the application did not provide detail as to how the program would be delivered to residents of Revelstoke and CSRD Area B.

Financial Implications:

The funding for this program is received from CBT and administered by the City of Revelstoke Corporate Services Department.

A total of \$412,356 was received for 2024. The City is allowed to retain an administration fee of up to 7% of this amount to cover the cost of administering the program. The City plans to retain the full 7% administration fee. For 2024, the minimum amount that must be distributed is \$383,491 (93%). The recommended distributions exceed this minimum requirement due to unutilized grants from previous years.



City of Revelstoke

Attachments/ Links:

Linked Attachment 1 – <u>2024 Advertising</u> Linked Attachments 2 – <u>2024 Summary of Applications</u> Attachment 3 - <u>2024 Recommended Funding Awards</u>

Respectfully submitted,

Cindy Floyd J Director of Corporate Services

land al va

Evan Parliament Chief Administrative Officer

2024 REDI GRANTS PROGRAM FUNDING RECOMMENDATIONS

	Organization	2023 Funding	2024 Total Budget	2024 Request	Request Tally		Funding commended	Funding Tally
35	Revelstoke Search & Rescue - Response Equipment		6,372	5,700	5,700	\$	5,700.00	\$5,700
36	Revelstoke Senior Citizen's Assoc Volunteer Medical Transport Program	10,000	39,000	20,000	25,700	\$	10,000.00	\$15,700
12	Freshwater Fisheries Society BC - Revelstoke Learn to Fish Program		3,925	2,500	28,200	\$	2,500.00	\$18,200
6	Community Connections - Food Bank	20,422	321,456	60,000	88,200	\$	30,000.00	\$48,200
40	Revelstoke Women's Shelter Soc Mental Health Matters		124,413	30,000	118,200	\$	20,000.00	\$68,200
42	School District #19 - Revelstoke Healthy School Food Program	20,000	131,256	10,000	128,200	\$	10,000.00	\$78,200
13	Girl Guides of Canada - International Trip		115,193	999	129,199	\$	999.00	\$79,199
21	Revelstoke Bear Aware - Cub Crew Program		33,200	20,900	150,099	\$	18,000.00	\$97,199
1	Avalanche Canada - Staying Alive	2,050	3,181	1,900	151,999	\$	1,900.00	\$99,099
43	Revelstoke Ski Club - Critical Life Cycle Equipment Replacement & Upgrade		22,900	17,375	169,374	\$	9,000.00	\$108,099
5	City of Revelstoke - Youth Access Fund	3,000	15,000	5,000	174,374	\$	5,000.00	\$113,099
31	Revelstoke Nordic Ski Club - Trail Equipment & Signage Update		11,440	8,950	183,324	\$	7,950.00	\$121,049
39	Revelstoke Visual Arts Soc Print Making Studio at RVAC		14,000	11,200	194,524	\$	9,000.00	\$130,049
24	Revelstoke Cycling Association - Trail Maintenance	10,000	163,848	22,500	217,024	\$	10,000.00	\$140,049
27	Revelstoke Hospice Society - Full Spectrum Bereavement Support		74,610	17,000	234,024	\$	10,000.00	\$150,049
29	Revelstoke Local Food Initiative - Food Security Education & Access Program	17,000	85,450	43,120	277,144	\$	20,000.00	\$170,049
38	Revelstoke Summer Swim Club - Swimming Starting Blocks	,	53,043		292,144	\$	10,000.00	\$180,049
44	Rev. Acrobats Trampoline Gymnastics - Coach & Athlete Develop. w/ guest		9,091		299,114	\$	6,000.00	\$186,049
30	Revelstoke Mus. & Archives - Lardeau History Collection		14,110		312,224	\$	8,000.00	\$194,049
7	Community Connections - Youth Mental Health	20,000	52,722	32,909		\$	20,000.00	\$214,049
23	Revelstoke Child Care Soc Leap Land Early Learning Program	13,000	36,237	18,000		\$	13,000.00	\$227,049
18	Revelstoke After School Soc Empowering Youth through Outdoor Exploration	,	20,255		374,488	\$	10,000.00	\$237,049
	Revelstoke Senior Citizen's Assoc Programming & Capacity Building Project	5,000	28,300	25,000		\$	10,000.00	\$247,049
20	Revelstoke Arts Council - World Music Series	0,000	37,305	2,595		\$	2,595.00	\$249,644
	Revelstoke Women's Shelter Soc Senior Life Newsletter	2,000	5,080	,	404,083	\$	2,000.00	\$251,644
25	Revelstoke Golf Club - Community Jr. Golf Enhancements	5,214	6,515	,	410,598	\$	6,000.00	\$257,644
10	Community Connections - Parent Support Group	10,000	36,600		428,898	\$	15,000.00	\$272,644
	Open Mountains Project Society - Daily Dirt Mtn. Bike Program	4,500	9,000	,	433,898		5,000.00	\$277,644
2	BC Interior Forestry Museum - Infrastructure Upgrades	4,500	11,462		443,596			\$287,111
17	Open Mountains Project Society - DEI Programming		27,870		457,106		10,000.00	\$297,111
9	Community Connections - Community Drop In	15,000	77,536	,	495,874		15,000.00	\$312,111
	Okanagan College - Upskills Community Training Initiative	10,000	29,000	,	512,624		15,000.00	\$327,111
8	Community Connections - Food Security Program	17,000	29,000		527,624		10,000.00	\$337,111
o 26	Revelstoke Heritage Railway Soc Operation Lifesaver Exhibit	17,000	12,300		539,924		8,000.00	\$345,111
20	Revelstoke Child Care Soc Playground Communication Boards		42,240	,	557,164		10,000.00	\$355,111
19	Revelstoke & District Humane Society - Spay & Neuter Program	5,000	17,100		572,164		10,000.00	\$365,111
34	Revelstoke & District Humanie Society - Spay & Neuter Frogram Revelstoke Pickleball Club - Reducing Fees to Play Indoor Pickleball	3,000	5,000		577,164		2,500.00	\$367,611
÷ .	Revelstoke Paddlesport Assoc Revy Fest		42,600		606,764	ې \$	9,000.00	\$376,611
33 32	Revelstoke Paddlesport Assoc Revy Fest Revelstoke Paddlesport Assoc After School Youth Paddling Program		42,600		610,454	Ŧ	3,690.00	\$370,011
32 4	BC Sailing Association - Mobile Sailing Program Revelstoke		13,500		619,154		5,000.00	\$385,301
-	Mountain CoLab - Improvement Project		24,681	14,251		ې \$	10,000.00	\$395,301
	Revelstoke Idea Factory - Empowering Innovation through Fab Lab		41,500		674,905	\$ \$	15,000.00	\$410,301
	Bee Awareness Society - School Education Program	5,800	6,500		681,405		4,000.00	\$414,301
	Diverse Family Roots Society - School Education Frogram	5,000	16,600		698,005	پ \$		\$414,301
11	Bronder anning roots boolery - Supporting Families w/ Diverse Needs etc.		10,000	10,000	030,000	φ	-	ψ - 1- 1 -,301
	TOTAL ASK: \$698,005							
	TOTAL AVAILABLE: \$414,301							

Page 243 of 784

April 8th, 2024

Board, Columbia Shuswap Regional District Salmon Arm, BC V1E 4P1

Subject: Request for Letter of Support for Application to ETSI-BC

Dear CSRD Board,

The Creston Valley-Kootenay Lake Economic Action Partnership seeks support for the organization of an agricultural forum for the Southern Interior of BC. We kindly request a letter from the CSRD Board to support an application to ETSI-BC's 'Innovating and Advancing Key Sectors' stream for an amount of \$35,000.

The attached document contains details about the proposed project, including its objectives, and expected deliverables.

Your time and attention to this matter is much appreciated. An endorsement from the CSRD Board would significantly bolster our chances to secure funding for this project, which, we believe, will positively impact the region's agricultural sector.

Sincerely,

Leandri Kleinhans

Manager Creston Valley-Kootenay Lake Economic Action Partnership



Memorandum: Proposal for Southern BC Agricultural Forum

1. Project Overview

The Creston Valley-Kootenay Lake Economic Action Partnership is proposing to host a multi-day agricultural forum for the Southern Interior, comprising of expert-led presentations, panel discussions with farmers, and farm tours.

The primary purpose of the event is to provide the agricultural sector of the Southern Interior with the support it requires for sustained operations in the face of a rapidly changing climate. One avenue for providing such support is through education and connecting farmers with the most reliable bodies of knowledge on best practices as well as valuable connections to existing services and supports to help them deal with both climate adaptation and other prevalent issues. This proposed educational support will not only benefit farmers across the Southern Interior but also food producers further afield in the province.

For the proposed presentations, we aim to invite experts on such topics as:

- climate adaptation (focusing on fruit, vegetable and wine producers);
- risk management for the agricultural sector;
- agri-tourism destination development;
- immigration and sourcing of foreign agricultural workers
- and agri-forestry best practices

As a secondary goal, the forum would also provide the farmers of the Southern Interior with a platform for discussion of common challenges and opportunities for growth and collaboration. These important insights will be gained through panel discussions between food producers, others engaged in the agricultural sector, and industry leaders or experts as facilitators. Such input will allow and, potentially influence, decisions and actions by local and provincial government, various community organizations and community leaders as regards further support to the agricultural industry.

Community leaders and organizations who will be invited to attend include:

- Regional District Area Directors
- MLAs and MPs representing communities across the Southern Interior
- Ministry of Agriculture and Food
- Ministry of Jobs, Economic Development and Innovation
- Community Futures
- Fruit and Vegetable Growers of Canada
- Michael Hoher (Export Navigator)
- Cory Kanzig (local PacifiCan representative)
- Other

2. Rationale for project:

Many communities in the southern interior of BC are currently in the grips of an agricultural crisis. Extreme weather events due to climate change have become more frequent, placing undeniable stress on our food producers' ability to maintain their operations.

Fruit, vegetable, and wine growers across the province suffered major losses due to the sudden and severe cold snap that occurred in January 2024 and followed closely on the heels of a false spring. Some fruit growers in the Creston Valley-Kootenay Lake area, for instance, suffered as much as 100% bud mortality. Even more worrying is the fact that operations producing peaches, nectarines and apricots experienced not only bud mortality but also tree mortality. Many farmers in the Southern Interior will be forced to replace entire orchards, which will leave them without these revenue streams for at least three years.

The economic impact of such extreme weather events also extends to related sectors such as agritourism. Many Southern Interior communities are reliant on summer tourists drawn to the area by the promise of an abundance of soft fruit such as cherries and peaches. The pollination industry is similarly expected to feel the acute and negative impact of the January 2024 weather event. The loss of fruit trees will translate into a sharp decline in demand for pollination services.

Assistance to the agricultural industry is extremely urgent. It is imperative that we support our agricultural sector in order to protect our food security and to shield our small, rural economies from economic disaster.

3. Time and date of forum

The date and time of the event is yet to be determined. The tentative plan is to host the forum in the Creston Valley between November 2024 and January 2025.

4. About the Creston Valley-Kootenay Lake Economic Action Partnership

The Economic Action Partnership was created to advance the joint economic and community development goals of the Town of Creston, the Lower Kootenay Band, and the Regional District of Central Kootenay Areas A, B and C. The economic development objectives of the EAP are consolidated around a number of pillars, including 'Tourism', 'Sector Development', 'Local Business Matters', and 'Natural Resources'. The EAP's strategic plan and information about completed and current projects can be found <u>here</u>.



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 T: 250-832-8194 | F: 250-832-3375 | TF: 1-888-248-2773 | www.csrd.bc.ca

April 11, 2024

Dear Funding Committee:

Re: Letter of Support for Southern BC Agri-forum

The Columbia Shuswap Regional District (CSRD) Board of Directors is pleased to provide this letter of support for the proposed initiative to host a Southern BC Agri-forum. This initiative has the potential to offer urgently needed support to our regional agricultural sector, to help secure its continued growth and vitality.

In recent years, the agricultural sector in the southern interior of British Columbia has been increasingly affected by the impacts of climate change and extreme weather events. Rising temperatures and shifting precipitation patterns have led to prolonged droughts, exacerbating water scarcity and stressing crops and livestock. Heatwaves have caused heat stress in animals and crops, reducing yields, and affecting their quality. Additionally, more frequent and intense wildfires pose a significant threat to agricultural lands, destroying crops, damaging infrastructure, and impacting air quality. These challenges highlight the urgent need for adaptation strategies and resilience-building measures within the agricultural community to mitigate the adverse effects of climate change on farming practices and food production in the region.

The CSRD Board fully supports the goal of the proposed event to foster collaboration and opportunities for growth among farmers in the Southern Interior. It is critically important to provide the local agricultural sector with education and support in the areas of climate adaptation, risk management, agri-tourism, immigration policies, and agri-forestry.

For the reasons enumerated above, the CSRD Board strongly encourages a funding award to the Creston Valley-Kootenay Lake Economic Action Partnership for this important regional initiative to provide much needed support and assistance to the agricultural sector in the Southern Interior.

Yours truly, COLUMBIA SHUSWAP REGIONAL DISTRICT Per:

Kevin Flynn Board Chair

ELECTORAL AREAS A GOLDEN-COLUMBIA B REVELSTOKE-COLUMBIA

C EAGLE BAY-WHITE LAKE-TAPPEN D FALKLAND-SALMON VALLEY E SICAMOUS-MALAKWA F NORTH SHUSWAP-SEYMOUR ARM G BLIND BAY-SORRENTO-NOTCH HILL MUNICIPALITIES GOLDEN REVELSTOKE

SALMON ARM SICAMOUS



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	2023 Statement of Financial Information (SOFI) Report
DESCRIPTION:	Report from Sheena Haines, Manager, Financial Services, dated April 5, 2024.
RECOMMENDATION:	THAT: the Board approve the 2023 Statement of Financial Information Report, this 18 th day of April, 2024.
	Corporate Vote Unweighted Majority

SUMMARY:

The 2023 Statement of Financial Information (SOFI), prepared in accordance with the Financial Information Regulation and the Local Government Act is attached.

BACKGROUND:

Every year, all local governments are required to prepare and submit a SOFI report to the Ministry of Municipal Affairs by June 30. This report includes a Schedule of Board and Employee Remuneration, as well as a Schedule of Payments for the Provision of Goods and Services, in accordance with the Financial Information Act. These Schedules must be approved by the Financial Officer and the Board prior to the deadline.

POLICY:

The SOFI report must be prepared as required by the <u>Financial Information Regulation</u>, <u>Schedule 1</u>, <u>subsection 9(2)</u> and <u>section 376 subsection (1) of the Local Government Act</u>.

FINANCIAL:

There are no financial implications associated with this report.

IMPLEMENTATION:

The SOFI report and related attachments will be sent to the Ministry of Municipal Affairs upon Board approval.

COMMUNICATIONS:

The SOFI report will be available to the public via the CSRD website or at the front counter of the CSRD office.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

- 1. Endorse the Recommendation(s).
- 2. Deny the Recommendation(s).
- 3. *Defer.*
- 4. Any other action deemed appropriate by the Board.

Report Approval Details

Document Title:	2024-04-18_FIN_SOFI 2023.docx
Attachments:	- SOFI 2023 - Unsigned.pdf
Final Approval Date:	Apr 10, 2024

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

1200

Jodi Pierce

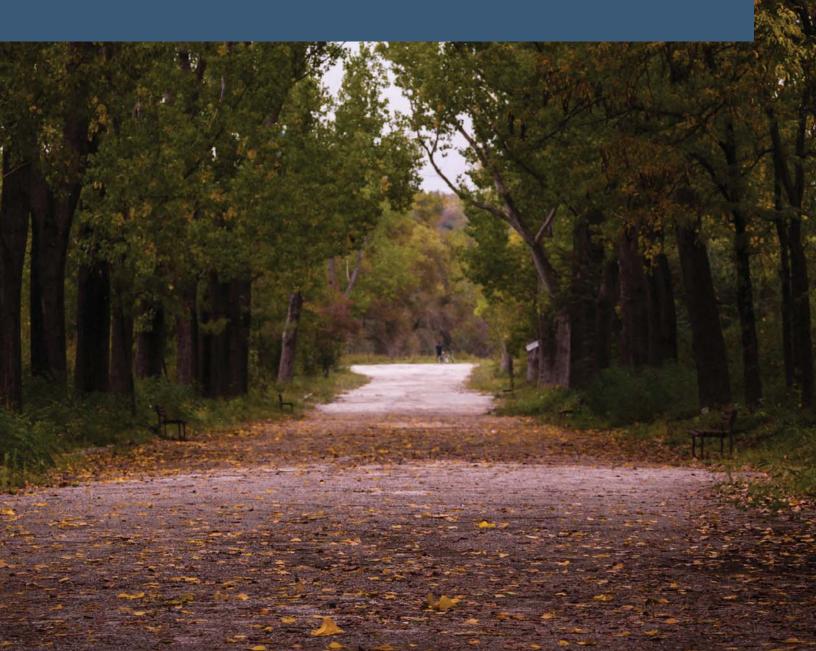
C

Jennifer Sham

John MacLean



2023 Statement of Financial Information



age 250 of 784

Statement of Financial Information

NOTICE TO READER:

The Statement of Financial Information (SOFI) report is a regulatory requirement for all Regional Districts and Municipalities within British Columbia, produced under the *Financial Information Act.*

Elected Official Remuneration represents the gross salary under Bylaw 5786. Prior to 2019 one third of the gross salary was a tax-free expense allowance.

Employee Total Remuneration is the total of employee gross salary plus employee other income. Salary represents base salaries and taxable benefits and may also include retroactive pay increases. Other income may include payout of vacation, payout of banked overtime, shift premiums, on-call paid/paid out, employee portion of rebates, cell phone allowances, and pay for election work. The total remuneration figure does not represent the employees take home pay.

Elected Official/Employee expenses include costs such as: mileage to meetings/conferences/training, event registration fees and professional accreditation. The *Financial Information Act* specifically states that expenses "…are not limited to expenses that are generally perceived as prerequisites or bestowing personal benefit, and may include expenditures required for employees to perform their job functions."

Statement of Financial Information Approval

The undersigned represents the Board of Directors of the Columbia Shuswap Regional District and approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Kevin Flynn Chair, Columbia Shuswap Regional District Date: April 18, 2024

• Prepared under the Financial Information Regulation, Schedule 1, subsection 9(2)

Management Report

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles for British Columbia Regional Districts, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced. The Board of Directors is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control, including reviewing and approving the financial statements.

The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the regional district's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.

On behalf of the Columbia Shuswap Regional District,

Jodi Pierce, CPA, CGA General Manager, Financial Services <u>Date</u>: April 18, 2024

• Prepared under the Financial Information Regulation, Schedule 1, subsection 9(3)

Schedule of Guarantee and Indemnity Agreements

The Columbia Shuswap Regional District has **not** given any guarantees or indemnities under the Guarantees and Indemnities regulation.

• Prepared under the Financial Information Regulation, Schedule 1, subsection 5(4)

Statement of Severance Agreements

There was one severance agreement made between Columbia Shuswap Regional District and its non-unionized employees during fiscal year 2023.

This agreement represents 7 months of compensation.

* "Compensation" includes salary, employer portion of MPP contributions, employer paid health benefits and vacation.

• Prepared under the Financial Information Regulation, Schedule 1, subsection 6(8)

Statement of Financial Information Approval

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Jodi Pierce, CPA, CGA General Manager, Financial Services <u>Date</u>: April 18, 2024

• Prepared under the Financial Information Regulation, Schedule 1, subsection 9

SCHEDULE OF REMUNERATION AND EXPENSES - 2023

1: ELECTED OFFICIALS ANDERSON, Colleen BROOKS-HILL, David BROOKS-HILL, Michael BUSHELL, Gord CANNON, Debra CATHCART, Karen FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim MARTIN, Rhona	Director, District of Sicamous Director, Area B Alternate Director, City of Salmon Arm Director, Area A Alternate Director, City of Salmon Arm Director, Area A Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	* * * * * * * * * * * *	17,464 35,852 311 247 30,549 - 45,245 33,992 311	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	732 6,880 - - 13 8,312 -
BROOKS-HILL, David BROOKS-HILL, Michael BUSHELL, Gord CANNON, Debra CATHCART, Karen FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Director, Area B Alternate Director, District of Sicamous Alternate Director, District of Sicamous Alternate Director, City of Salmon Arm Director, Area A Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, City of Salmon Arm Director, City a E Alternate Director, Area C	\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	35,852 311 247 247 30,549 - 45,245 33,992	\$ \$ \$ \$ \$ \$ \$ \$	6,880 - - 13 8,312 -
BROOKS-HILL, David BROOKS-HILL, Michael BUSHELL, Gord CANNON, Debra CATHCART, Karen FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Director, Area B Alternate Director, District of Sicamous Alternate Director, District of Sicamous Alternate Director, City of Salmon Arm Director, Area A Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, City of Salmon Arm Director, City a E Alternate Director, Area C	\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	35,852 311 247 247 30,549 - 45,245 33,992	\$ \$ \$ \$ \$ \$ \$ \$	6,880 - - 13 8,312 -
BUSHELL, Gord CANNON, Debra CATHCART, Karen FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Alternate Director, District of Sicamous Alternate Director, City of Salmon Arm Director, Area A Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, Area F Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	247 247 30,549 - 45,245 33,992	\$ \$ \$ \$ \$	8,312
CANNON, Debra CATHCART, Karen FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Alternate Director, City of Salmon Arm Director, Area A Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, Area F Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$ \$ \$ \$ \$ \$	247 30,549 - 45,245 33,992	\$ \$ \$	8,312
CATHCART, Karen FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Director, Area A Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, Area F Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$\$ \$\$ \$\$ \$\$ \$\$	30,549 - 45,245 33,992	\$ \$ \$	8,312
FARNSWORTH, Pearson FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Alternate Director, Electoral Area A Director, City of Salmon Arm Director, Area C Alternate Director, Area F Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$ \$ \$ \$ \$	45,245 33,992	\$ \$	-
FLYNN, Kevin GIBBONS, Martin HALL, Charlotte HARRISON, Alan LAVERY, Tim	Director, City of Salmon Arm Director, Area C Alternate Director, Area F Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$ \$ \$ \$	33,992	\$	
HALL, Charlotte HARRISON, Alan LAVERY, Tim	Alternate Director, Area F Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$ \$ \$		\$	6,271
HARRISON, Alan LAVERY, Tim	Alternate Director, City of Salmon Arm Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$ \$	311		11,499
LAVERY, Tim	Director, City of Salmon Arm Director, Area E Alternate Director, Area C	\$		\$	15
	Director, Area E Alternate Director, Area C	φ	- 18,147	\$ \$	168 19
	Alternate Director, Area C	\$	35,483	э \$	4,357
MCCORMICK, Margaret	Director Area C	\$	655	\$	180
MELNYCHUK, Natalya	Director, Area G	\$	33,813	\$	11,963
OSZUST, Ron	Director, Town of Golden	\$	19,543	\$	6,081
OTTING, Maria ROUTLEY, Wesley	Alternate Director, Area D Alternate Director, Town of Golden	\$ \$	311	\$ \$	13 168
SIMPSON, Jay	Director, Area F	\$	31,825	φ \$	10,544
SMITH, John	Alternate Director, Area G	\$	776	\$	150
STAPENHURST, Frederick	Alternate Director, City of Revelstoke	\$	494	\$	168
SULZ, Gary	Director, City of Revelstoke	\$	18,130	\$	1,030
THURGOOD, Brian TRUMBLEY, Dean	Alternate Director, Area E Director, Area D	\$ \$	- 33,369	\$ \$	- 10,749
TOTAL - ELECTED OFFICIALS		\$	356,764	\$	79,310
_			TOTAL UNERATION		SES PAID TO BEHALF OF:
2: EMPLOYEES EARNING MORE	THAN \$75,000				
ACKERMAN, Denise	Planner I	\$	92,188	\$	1,377
BEPPLE, Scott BOAG, Michelle	Utilities Coordinator Chief Building Official	\$ \$	90,205 112,584	\$ \$	1,523 3,388
CASSELMAN, Graham	Waste Reduction Coordinator	э \$	81,289	э \$	3,004
CHRISTIE, Gerald	General Manager, Development Services	\$	155,684	\$	12,286
COCKBURN, Gregory	Asset Management Coordinator	\$	80,193	\$	1,536
COUBROUGH, Sean	Deputy Regional Fire Chief	\$ \$	145,616	\$ \$	5,266
DUXBURY, Jorri FLACKMAN, Kristina	Accounting Technician Community Parks & Recreation Coordinator	э \$	80,674 80,289	э \$	- 1,841
FORDYCE, Suzanne	GIS Technologist I	\$	87,491	\$	-
FRANSON, Calvin	Leadhand, Sicamous Arena	\$	79,506	\$	30
FUOCO, Geoffrey	Manager, Sicamous Arena	\$	93,504	\$	30
GOBEIL, Kenneth GOODEY, Stephanie	Senior Planner Tourism Marketing Coordinator	\$ \$	108,729 82,565	\$ \$	1,449 771
HAINES, Sheena	Manager, Financial Services	\$	128,621	\$	1,894
HAMILTON, Charles	Chief Administrative Officer (Retired)	\$	160,666	\$	-
HANSEN, Tom	Emergency Program Coordinator	\$	122,036	\$	1,497
HERBERT, Martin	Manager, Building and Bylaw Services	\$ \$	120,906 98,581	\$ \$	941 976
HUGHES, Tracy JOHNSON, Emily	Communications Coordinator IT Support Technician	э \$	76,805	э \$	605
JOHNSON, Hayley	Planner I	\$	81,894	\$	1,373
KASSA, Hamish	Environmental Services Coordinator	\$	96,101	\$	2,541
LEFLOCH, Christine	Planner III	\$	102,123	\$	3,762
LIND, Lonny	Building Inspector I	\$	75,169	\$	2,992
MACLEAN, John MAJOR, DAVID	Chief Administrative Officer IT/GIS Coordinator	\$ \$	214,172 86,405	\$ \$	17,026
MATHESON, Morgen	Manager, Tourism & Film	\$	100,376	\$	3,683
MOONEY, Darcy	Manager, Operations Management	\$	193,369	\$	5,786
PAIEMENT, Corey	Manager, Development Services	\$	141,951	\$	2,016
PAYNE, Brad	Manager, IT/GIS Services	\$	126,033	\$	3,041
PIERCE, Jodi PONICH, Kerri	General Manager, Financial Services (CFO) Manager, Human Resources	\$ \$	173,018 126,672	\$ \$	7,111 1,523
ROBICHAUD, Crystal	Deputy Corporate Officer	Ψ \$	79,293	э \$	2,427
SEMCHUK, Cathy	Emergency Program Facilitator	\$ \$	120,625	\$	2,113
SHAM, Jennifer	General Manager, Corporate Administration	\$	137,271	\$	15,134
SMIT, Christiaan	Senior Bylaw Enforcement Officer	\$	91,097	\$	2,231
SUTHERLAND, Derek TAYLOR, Jared	General Manager, Community & Protective Services Community Parks & Recreation Coordinator	\$ \$	135,127 85,492	\$ \$	4,952 1,532
THINGSTED, Jan	Planner III	\$ \$	90,074	э \$	4,780
TIEDEMAN, Kimberley	Payroll Administrator/Senior Accounting Technician	\$	85,978	\$	504
TURNER, Phaedra	Manager, Procurement	\$	100,545	\$ ¢	522
VAN NOSTRAND, Ben WALKER, Isaac	General Manager, Environmental Health and Utilities Waste Management Facilities Superintendent	\$ \$	117,090 84,747	\$ \$	2,705 3,853
TOTAL - SPECIFIED EMPLOY	EES	\$	4,722,751	\$	130,020
CONSOLIDATED TOTAL of all Other Employees (i.e. earning					
less than \$75,000)		\$	1,761,783	\$	20,899
TOTAL - EMPLOYEES		\$	6,484,534	\$	150,919

Prepared under the Financial Information Regulation, Schedule 1, section 6(2), (3), (4), (5) and (6)

3:

RECONCILIATION OF REMUNERATION AND EXPENSES FOR THE YEAR 2023

Total Remuneration - Elected Officials	\$ 356,764
Total Remuneration - Other Employees	 6,484,534
SUBTOTAL:	6,841,298
RECONCILING ITEMS Emergency Volunteer and Paid On Call FireFighter earnings	2,315,318
Non taxable benefits, employer portion of statutory deductions and accruals	104,541
TOTAL PER CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES - EXPENDITURES (Note 13)*	\$ 9,261,157

*Note 13: Expenditures by Object - part of Salaries, Wages and Benefits

SCHEDULE OF PAYMENTS FOR THE PROVISION OF GOODS AND SERVICES - 2023

SCHEDULE - A:

AMOUNTS EXCEEDING \$25,000

AMOUNTS EXCEEDING \$25,000	
0747963 BC LTD. (ELITE SEPTIC SYSTEMS)	541,694
1383842 BC LTD.	29,864
1477556 ALBERTA INC.	119,523
1768637 ALBERTA INC D.B.A STEELEWOOD CONSTRUCTION	242,199
24-7 PILOT CAR SERVICES	101,430
A & B CONTRACTING (620241 BC LTD.)	418,109
AERO GEOMETRICS	174,300
ALBERTA FIRE CHIEFS ASSOCIATION	44,395
ARMSTRONG REGIONAL COOPERATIVE	71,941
ASSOCIATED FIRE & SAFETY	235,972
B.A. BLACKWELL & ASSOCIATES LTD.	109,971
BAR 5 LEADERSHIP	53,889
BC CORPS OF COMMISSIONAIRES	73,416
BC HYDRO	401,884
BDO CANADA LLP	38,087
BELL MOBILITY INC.	40,926
BERGERAC LAKE EQUIPMENT	31,363
BGC ENGINEERING INC.	84,770
BIG FRIENDLY CARPENTER INC.	36,689
BILL'S BOTTLE DEPOT LTD.	130,410
BLACK CHRISTIAN	79,530
BLACK PRESS GROUP LTD.	46,476
BOLT ELECTRIC	93,882
BROGAN FIRE & SAFETY DIV OF GUILLEVIN	65,878
BROOKE DOWNS VENNARD LLP IN TRUST	88,195
BRUCE LANDSCAPING AND EXCAVATING	119,023
BUTTERFLY EFFECT COMMUNICATIONS	218,368
BWP CONSULTING INC	67,214
CAMP CONNECT SERVICES O/A FLASH FIRE & SAFETY	134,400
CANGAS PROPANE INC	26,071
CANGOV SUPPLY CO.	129,444
CARO ANALYTICAL SERVICES	32,349
CDW CANADA INC.	134,335
CEDARDALE ENTERPRISES LTD	126,429
CENTRALSQUARE CANADA SOFTWARE INC.	26,925
CHEAP GARBAGE SERVICE	445,135
CITY OF SALMON ARM	47,094
CITY OF SURREY	88,509
CITYVIEW A DIVISION OF N HARRIS COMPUTER CORP. C/O	80,749
COMPLETE CLIMATE CONTROL INC.	71,109
COPPER ISLAND DIVING	31,503
CORE EQUIPMENT & ENVIRONMENTAL LTD.	638,256
CROWDRIFF INC.	25,347
CSEK CREATIVE INC.	62,049
CUPE LOCAL 1908	70,852
DAWSON CONSTRUCTION LTD.	258,703
DCS CONSULTING LTD.	25,973
ECOSCAPE ENVIRONMENTAL CONSULTANTS LTD.	266,339
ELPRO ELEVATORS & LIFTS INC	27,360
ESRI CANADA LTD.	52,741
FAIRFIELD BY MARRIOTT SALMON ARM	26,084
FIREWORKS CONSULTING INC.	33,107
FLYING W TRAIL RIDES LTD.	76,965
FORTIS BC - NATURAL GAS	48,329
GENTECH ENGINEERING INC.	94,967
GEO STABILIZATION INTERNATIONAL INC.	111,798
GFL ENVIRONMENTAL INC.	161,508
GOLDEN BOTTLE DEPOT	34,200
GOLLING GARRY	36,778
GOOD NATURE HOLDINGS	49,631
GOTTLER BROTHERS TRUCKING & EXCAVATING LTD.	68,252
GROUP SOURCE	519,939
HCMA ARCHITECTURE & DESIGN	800,124
HIGGINSON CONSTRUCTION LTD.	37,800
	31,677
INDIGENOUS WORX BUSINESS CONSULTING INC	52,185 27,339
INDIGO CLEANING SERVICES	
	63,502
	642,248
JAKE-JAY CONSTRUCTION LTD JAY. KEL. LANDSCAPING & DESIGN LTD.	73,646 43,647
K4 VENTURES LTD	42,895
KAL TIRE	42,895 25,489
KEA CANADA LTD.	36,632
LAING ROOFING LTD.	25.980
LANDSCAPE EFFECTS GROUP	40,488
LANDSCAPE EFFECTS GROUP	40,488 38,839
LAVERNE TURNER CONTRACTING LTD.	30,623
LAWSON ENGINEERING LTD.	40,303
LEKO PRE-CAST LTD. (VERNON)	75,977
LIDSTONE & COMPANY	187,408
LONG VIEW SYSTEMS CORPORATION	63,128
MAKE PROJECTS LTD.	206,578
MARK GALLICANO TRUCKING LTD	46,217
MCELHANNEY CONSULTING SERVICES LTD.	45,644
MCNEIL KATHLEEN	47,543
MILESTONE FABRICATION LTD.	79,926
MINISTER OF FINANCE	176,017
MORRISON HERSHFIELD LIMITED	80,092
MORROW BIOSCIENCE LTD.	170,457
MOUNCE CONSTRUCTION LTD.	68,982
MOUNTAIN VIEW ELECTRIC LTD.	78,616

SCHEDULE OF PAYMENTS FOR THE PROVISION OF GOODS AND SERVICES - 2023

SCHEDULE - A:

AMOUNTS EXCEEDING \$25,000

MUN. FINANCE AUTHORITY OF B.C.	4,586,974
MUNICIPAL INSURANCE ASSOC. OF B.C.	279,865
MURRAY HILLSON LOGGING LTD.	84,843
MWG APPAREL CORP	163,520
NATIONAL FIRE EQUIPMENT LTD.	58,614
NEILSON STRATEGIES INC.	32,325
NICHOLS STEVEN	32,333
OK EXCAVATING	406,124
OKANAGAN REGIONAL LIBRARY	1,270,724
ONSITE ENGINEERING	63,100
PARKY'S HEATING & COOLING	38,023
PENSION CORPORATION	963,949
PET EAGLE CONTRACTING LTD.	544,072
PETROVALUE PRODUCTS CANADA INC.	401,811
PHOENIX BENEFITS SOLUTIONS INC.	42,450
POGO PROPANE LTD	47,060
POWELL KAREN	25,414
PRESTIGE HARBOURFRONT RESORT	41,739
PROFIRE EMERGENCY EQUIPMENT INC.	37,167
QUESTICA SOFTWARE INC.	32,480
R.B.W. FORESTRY & LANDSCAPE CO	77,930
RCAP LEASING	51,838
RE-MATT INC.	27,969
READING GARY	223,224
RECEIVER GENERAL OF CANADA	2,432,278
RECYCLING SOLUTIONS	181,334
RELIABLE SEPTIC SERVICES INC.	36,400
REVELSTOKE BOTTLE DEPOT	119,280
RJAMES MANAGEMENT GROUP LTD.	29,920
ROCKY MOUNTAIN PHOENIX	81,517
ROSS TEMPLETON + ASSOCIATES	78,750
S.O.S. (SEWERAGE ON SITE) & EXCAVATING	27,765
SASCU INSURANCE LTD.	77,689
SCORE CONSTRUCTION LTD.	30,679
SELDOM SILENT ENTERPRISES LTD.	931,222
SHUSWAP BIRD OF PREY LTD.	144,411
SHUSWAP ENVIRO SOLUTIONS	205,583
SHUSWAP HUT AND TRAIL ALLIANCE SOCIETY	196,754
SHUSWAP MARINE FREIGHT 2016 LTD.	58,836
SHUSWAP PARKS PATROL	68,786
SICAMOUS BOTTLE DEPOT LTD.	61,954
SKWLAX RESOURCE MANAGEMENT LTD	862,912
SMITH CAMERON PROCESS SOLUTIONS	30,584
SPA HILLS FARM INC.	102,221
SPERLING HANSEN ASSOCIATES	56,656
SPOONER INDUSTRIAL LTD.	177,682
T238 ENTERPRISES LTD.	39,246
TELUS COMMUNICATIONS (BC) INC.	95,366
TETRA TECH CANADA INC.	54,599
TOLIVER ADVERTISING & DESIGN INC.	53,159
TOMKO SPORTS SYSTEMS INC.	
	68,159
TOTAL OFFICE SUPPLY LTD.	57,804
TOWN OF GOLDEN	95,987
TURN-KEY CONTROLS	81,150
U.S. BANK	484,158
URBAN SYSTEMS LTD.	466,674
VADIUM SECURITY INC.	179,991
VELLA RADIOLINKS LTD.	40,846
WALK THE LINE CONTRACTING	29,768
WASTE CONNECTIONS OF CANADA INC.	200,767
WESTERN TANK & LINING LTD.	35,576
WILDWOOD RESOURCES LTD.	35,381
WINKLER DISPOSAL SYSTEMS 2014	54,864
WORKERS' COMPENSATION BOARD OF B.C.	181,129
WSP CANADA GROUP LIMITED	
	70,787
YOUNG ANDERSON BARRISTERS & SOLICITORS	70,787 29,870
	29,870
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP	
	29,870 25,873
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP	29,870 25,873 33,497
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD.	29,870 25,873
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD. SUB-TOTAL:	29,870 25,873 33,497
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD.	29,870 25,873 33,497
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD. SUB-TOTAL:	29,870 25,873 <u>33,497</u> \$ 29,144,038
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD. SUB-TOTAL: ALL SUPPLIERS WITH AMOUNTS LESS THAN \$25,000	29,870 25,873 <u>33,497</u> \$ 29,144,038 <u>3,444,771</u>
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD. SUB-TOTAL: ALL SUPPLIERS WITH AMOUNTS LESS THAN \$25,000 TOTAL PAYMENTS TO SUPPLIERS FOR THE PROVISION OF	29,870 25,873 <u>33,497</u> \$ 29,144,038
YUCWMENLUCW (CARETAKERS OF THE LAND) 2007 LLP ZIRCO (1989) LTD. SUB-TOTAL: ALL SUPPLIERS WITH AMOUNTS LESS THAN \$25,000	29,870 25,873 <u>33,497</u> \$ 29,144,038 <u>3,444,771</u>

SCHEDULE OF PAYMENTS FOR THE PROVISION OF GOODS AND SERVICES - 2023

SCHEDULE - B:

GRANTS AND CONTRIBUTIONS

EXCEEDING \$25,000

ALPINE CLUB OF CANADA - COLUMBIA MOUNTAINS	30,000		
CITY OF REVELSTOKE	1,343,382		
CITY OF SALMON ARM	220,645		
COLUMBIA BASIN BROADBAND CORPORATION	788,159		
CSISS	72,600		
DISTRICT OF SICAMOUS	81,283		
FALKLAND & DISTRICT CURLING CLUB	162,480		
FALKLAND & DISTRICT COMMUNITY ASSOCIATION	289,425		
FALKLAND HISTORICAL SOCIETY	128,006		
FRASER BASIN COUNCIL SOCIETY	167,000		
GOLDEN & AREA COMMUNITY ECONOMIC DEVELOPMENT	175,000		
GOLDEN & DISTRICT HISTORICAL SOCIETY	77,200		
KTUNAXA NATION COUNCIL SOCIETY	41,539		
LITTLE MITTENS ANIMAL RESCUE ASSOCIATION	25,000		
NORTH SHUSWAP CHAMBER OF COMMERCE	43,900		
NORTH SHUSWAP FIRST RESPONDER SOCIETY	27,000		
NOTCH HILL TOWN HALL ASSOC.	41,058		
REGIONAL DISTRICT OF CENTRAL OKANAGAN	137,336		
REVELSTOKE CLIMBERS ACCESS SOCIETY	34,500		
REVELSTOKE CYCLING ASSOCIATION	35,000		
SALMON VALLEY SR. CITIZENS BRANCH 107	97,554		
SEYMOUR ARM COMMUNITY ASSOCIATION	180,000		
SHUSWAP COMMUNITY FOUNDATION	25,000		
SHUSWAP ECONOMIC DEVELOPMENT SOCIETY	260,000		
SHUSWAP HUT AND TRAIL ALLIANCE SOCIETY	46,693		
SHUSWAP LIFEBOAT SOCIETY	50,750		
SHUSWAP VOLUNTEER SEARCH & RESCUE SOCIETY	81,000		
SILVER CREEK COMMUNITY ASSOC.	226,721		
SOUTH SHUSWAP CHAMBER OF COMMERCE	31,800		
STERILE INSECT RELEASE PROGRAM	67,110		
TOWN OF GOLDEN	1,593,759		
SUB-TOTAL:	\$	6	6,580,900
CONSOLIDATED TOTAL OF GRANTS & CONTRIBUTIONS LESS THAN \$25,000	_		385,102

TOTAL GRANTS & CONTRIBUTIONS PAID IN 2023

\$ 6,966,003

Prepared under the Financial Information Regulations, Schedule 1, section 7 and the *Financial Information Act*, section 2.

RECONCILIATION OF THE SCHEDULES FOR THE PROVISION OF GOODS & SERVICES FOR THE YEAR 2023

Schedules A & B

TOTAL:	\$ 39,554,812
Consolidated total of grants and contributions less than \$25,000	385,102
Consolidated total of grants and contributions exceeding \$25,000	6,580,900
Consolidated total of payments of \$25,000 or less paid to suppliers	3,444,771
Total of aggregate payments exceeding \$25,000 paid to suppliers	\$ 29,144,038

RECONCILIATION NOTE: The operational statement presented in accordance with Financial Information Regulation, Schedule 1, section 3 (1)(a) has been prepared in accordance with generally accepted accounting principles for British Columbia local governments, and expenditures have been accounted for in the period the goods and services are acquired and liability received. The schedule of payments for the Provision of Goods and Services indicates payments made in the year 2023 and therefore cannot be reconciled with the statement required in section 3.

Prepared under the Financial Information Regulation, Schedule 1, section 7 and the *Financial Information Act*, section 2.



BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Area A: Economic Opportunity Fund (EOF) Application – Local Food Matters and Golden Food Bank
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services, dated April 5, 2024. Funding requests for Board consideration.
RECOMMENDATION #1:	THAT: the Town of Golden Director and the Electoral Area A Director support a one year commitment using funds from the Golden and Area A Economic Opportunity Fund as a catalyst to allow Local Food Matters and the Golden Food Bank Society to work towards a deliverable of establishing strategies for long-term self sustainability, this 18 th day of April, 2024.
	Stakeholder Vote Weighted – Town of Golden Director & EA A Director
RECOMMENDATION #2:	THAT: the Board approve funding from the Golden and Area A Economic Opportunity Fund to Local Food Matters in the amount of \$60,000, of which \$20,000 shall support the Food Security Strategy and the remainder support staffing, this 18 th day of April, 2024
	Corporate Vote Weighted Majority
RECOMMENDATION #3:	THAT: the Board approve funding from the Golden and Area A Economic Opportunity Fund to the Golden Food Bank Society in the amount of \$40,000 of which \$20,000 shall support the Emergency Food Distribution program for food procurement from locally produced food (within an approximate 70km radius) from a minimum of eight purveyors and the remainder support staffing for the Food Recovery Program, this 18 th day of April, 2024
	Corporate Vote Weighted Majority

SUMMARY:

Staff have received a request from the Town of Golden for support for the above two programs and Director Cathcart has subsequently provided her support for these programs. The Town of Golden will administer the disbursement of the funds through contractual agreements with both entities.

BACKGROUND:

On March 20, 2024, the Town of Golden advised that the Town Council passed the attached resolutions and requested concurrence at the next CSRD Board meeting. Additionally, staff at the Town of Golden have requested that if the Board concurs, the funding come directly to the Town of Golden for fund disbursement as it will require a contractual agreement with Local Food Matters and the Golden Food Bank Society as there are required parameters, deliverables and reporting.

POLICY:

This request meets the criteria for support in relation to CSRD Policy *F-29, BC Hydro Payments-in-Lieu of Taxes* funding assistance to stimulate economic development within the Golden/Area A area.

FINANCIAL:

The approximate balance of the Golden/Area A EOF (less commitments) as of March 31, 2024, is \$209,000. The 2024 distribution is not included in the approximate balance.

IMPLEMENTATION:

Upon Board approval, EOF funds will be made available to the Town of Golden.

COMMUNICATIONS:

The Town of Golden will be advised of the Board's decision.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

- 1. Endorse the Recommendation(s).
- 2. Deny the Recommendation(s).
- 3. Defer.
- 4. Any other action deemed appropriate by the Board.

April 18, 2024

Report Approval Details

Document Title:	2024-04-18_Board_FIN EOF Golden Area A Local Food Matters and Golden Food Bank.docx
Attachments:	- 2024-03-20 EOF Town of Golden - Local Food Matters Golden Food Bank.pdf
Final Approval Date:	Apr 9, 2024

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

Shand 0

Jennifer Sham

John MacLean

Certified Resolution



THAT Council RECOMMEND to the CSRD board a one-year commitment through the Economic Opportunity Fund (EOF) with the support of CSRD Area A Director Cathcart as a catalyst to allow Local Food Matters and the Golden Food Bank Society to work towards a deliverable of establishing strategies for long-term self-sustainability;

AND THAT Council RECOMMEND to the CSRD board provision of EOF funds in the amount of \$60,000 to Local Food Matters, of which \$20,000 shall support the Food Security Strategy and the remainder supporting staffing;

AND THAT Council RECOMMEND to the CSRD board provision of EOF funds in the amount of \$40,000 to the Golden Food Bank Society of which \$20,000 shall support the Emergency Food Distribution program for food procurement from locally produced food (within an approximate 70km) from a minimum of eight purveyors and the remainder support staffing for the Food Recovery Program.

I hereby certify the foregoing to be a true and correct copy of the resolutions adopted by the Town of Golden Council at its Regular Open meeting held on the 19th day of March 2024.

Sincerely,

Alysha Saville Director of Corporate Services and Communications/ Corporate Officer

Dated this 20th day of March, 2024.





BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Areas A, C and E: Grant in Aids
DESCRIPTION:	Report from Jodi Pierce, General Manager, Financial Services, dated April 8, 2024. Funding requests for consideration.
RECOMMENDATION:	THAT: the Board approve the following allocations from the 2024 electoral area Grant-in-Aids:
	Area A
	\$15,000 Little Mittens Animal Rescue Society (veterinary costs)
	<u>Area C</u>
	\$5,000 Sunnybrae Community Association (operating funding)
	<u>Area E</u>
	\$5,500 Malakwa Community Centre Association (liability insurance)
	\$2,000 District of Sicamous (Cemetery contribution)
	Stakeholder Vote Weighted – Electoral Area Directors

BACKGROUND:

N/A

POLICY:

These requests meet the requirements of Policy F-30 and have been supported by the respective Area Directors. The required source documentation for the applications have been received.

FINANCIAL:

These requests are within the Electoral Area's Grant-in-Aid budget from the 2024-2028 Five Year Financial Plan.

KEY ISSUES/CONCEPTS:

N/A

IMPLEMENTATION:

The respective Electoral Director will advise each organization of the Board's decision. The successful organization will be sent a cheque accompanied by a congratulatory letter.

COMMUNICATIONS:

Information on Grant in Aids is included within the CSRD Annual Report.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

- 1. Endorse the Recommendation(s).
- 2. Deny the Recommendation(s).
- 3. Defer.
- 4. Any other action deemed appropriate by the Board.

Report Approval Details

Document Title:	2024-04-18_Board_FIN Grant in Aids.docx
Attachments:	
Final Approval Date:	Apr 11, 2024

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

Jemfer Han

Jennifer Sham

No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham

John MacLean



BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Area A & Golden: Update and Request related to the Golden and Area Aquatic Centre
DESCRIPTION:	Report from John M. MacLean, CAO, dated April 9, 2024, updating the Board on the Golden and Area Aquatic Centre project as well as presenting a request from representatives of the local advisory committee that worked and championed the project.
RECOMMENDATION #1:	THAT: the report from John M. MacLean, CAO informing the Board of the status of the Golden and Area Aquatic Centre Project, as well as the letter from representatives of the Project Local Advisory Committee requesting continued Board support of the Project be received.
	Corporate Vote Unweighted Majority
RECOMMENDATION #2:	THAT: the Board dedicate the staff resources to continue the search for funding sources that would provide the financial resources in order to successfully complete the project and should funding sources be found that they be brought forward to the Board for consideration.
	Corporate Vote Unweighted Majority

SUMMARY:

The Golden and Area Aquatic Centre project has been suspended due to the lack of capital funding required to undertake the project.

BACKGROUND:

The Board undertook a long-term feasibility study looking at the development of an indoor aquatic centre in Golden, serving both the Town of Golden and surrounding area (Electoral Area A). The feasibility study culminated in a successful 2022 referendum (72% in favour) approving \$18 million (for an estimated \$35 million dollar project) in borrowing to support the project. The remaining \$17 million was to be sourced through grants and fundraising.

With a successful referendum, the CSRD Staff Team proceeded developing a project team to proceed with development and design the project and identifying and applying for necessary funding. As the Board is aware, the cost of the project increased during development and design, requiring the consideration of a reduction in the scope of the project.

The CSRD Staff Team applied for several grants to support the project. While we were successful with some grants (a Mass Timber and Clean BC grant), the larger funding sources (the Green and Inclusive Building Grant, and UBCM Strategic Priorities) were declined.

This funding gap left us unable to proceed with the project.

The decision was made, in consultation with the service participants (Golden and Electoral Area A) to proceed to the 75% design stage before suspending further work on the project. This decision was consistent with our contractual arrangements with the Consultant Team. We have secured the documents and designs at the 75% stage.

At the 75% design, the estimated cost with appropriate contingencies in place, was \$41 million. This would represent a Class B/B+ estimate (generally speaking +/- 10%). Staff have developed a general plan to restart the project should appropriate funds be secured to proceed.

Attached, the Board will find a letter from representatives of the Golden On Deck - Local Advisory Committee. The Golden On Deck - Local Advisory Committee worked during the Feasibility Study representing the interests of the community. While the Golden On Deck - Local Advisory Committee played no formal role in the latter stages of the project, they continued to be an important sounding Board for the Project Team. The letter asks that the Board support continued utilization of staff resources to look for appropriate funding sources while our borrowing authority is still valid (electoral approved borrowing is valid for five years after the date of relevant elector assent process).

While staff do not propose to continue taxation beyond this year for this project, there is an existing service already in place (this project was to be part of an already existing service – the service that includes the Golden Arena). Staff see no real challenges in asking the Community Services Department to continue monitor for appropriate funding sources and bringing them forward for the Board consideration at the appropriate time.

The question for the Board is whether they are comfortable committing to supporting a future application above other considerations at that time. We do not have other projects of this scope or with this level of community support in line at this time.

POLICY:

CSRD does not have policy guidance on this matter. The Local Government Act governs the rules around borrowing that has electoral approval.

FINANCIAL:

The 2024 Financial Plan included sufficient funding and requisition to meet our financial obligations to take the project to the 75% completion level. It should be noted that all existing cost estimates are time based. Costs will continue to escalate as time passes.

IMPLEMENTATION:

The Staff Team is ready to restart this project should the necessary funding be identified and secured.

COMMUNICATIONS:

If approved by the Board, the staff team will be advised to continue to monitor grant announcements that might open an opportunity to secure the necessary funding. At this point, there is no need for further communications through official CSRD channels.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

- 1. Endorse the Recommendation(s).
- 2. Deny the Recommendation(s).

- 3. Defer.
- 4. Any other action deemed appropriate by the Board.

Report Approval Details

Document Title:	20240409 - GAAC Update - Request.docx
Attachments:	- Golden and Area Aquatic Centre - Request for continued support_Redacted.pdf
Final Approval Date:	Apr 11, 2024

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

No Signature found

Derek Sutherland

No Signature found

Jodi Pierce

Semferskan

Jennifer Sham

Golden Aquatic Centre - Local advisory committee

c/o Golden BC V0A 1H1

Dear Karen and CSRD Board & Staff,

We're writing to request support and direction from the CSRD Board & Staff in keeping the *Golden and Area Aquatic Centre Loan Authorization Bylaw No. 5849, 2022* active for as long as legally possible to allow time to explore all opportunities to see the Aquatic Centre become a reality for our community.

The people of Golden and rural Area A spoke loud and clear in the referendum vote with a 72% positive vote to move this project forward creating a year-round Aquatic facility where residents of all ages and abilities can reap the benefits of healthy activity and socialization through aquatics. Our summers are changing and often the wildfire situation creates poor air quality. At other times of the year, the air quality can also be poor due to many reasons, in addition to the barriers for many residents to stay active in winter. It is in these times that an inclusive place to gather and recreate safely indoors is important for the community.

Despite challenges with funding, it is our belief that the residents overwhelmingly are still supporting this project and we need to continue to work as a team to find a way forward. The old saying "it takes a village" is certainly apt for a project of this magnitude.

Can you provide support to keep this bylaw active as we pursue new opportunities?

We feel that the aquatic centre and our community deserve every opportunity to continue forward with this process. We hope that you as members of the CSRD Board will allow our community the option to continue.

Sincerely Kat Coatesworth, Spencer Lainchbury & Justin Telfer Golden On Deck – Local Advisory Committee



BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Area A: Agricultural Land Commission (ALC) Application Section 20(2) – Non-Farm Use LC2607A
DESCRIPTION:	Report from Jan Thingsted, Planner III, dated April 2, 2024. 872 McBeath Road, Nicholson
RECOMMENDATION:	THAT: Application No. LC2607A, Section 20(2) Non-Farm Use in the ALR, for; Parcel A (Sketch Plan 50551), Section 30, Township 26, Range 21, West of the Fifth Meridian, Kootenay District, Except Plans NEP65016 and NEP66542, be forwarded to the Provincial Agricultural Land Commission recommending approval, this 18 th day of April, 2024.
	Corporate Vote Unweighted Majority

SUMMARY:

The subject property is located at 872 McBeath Road in the Nicholson area of Electoral Area A. The entire 157.2 ha property is in the Agricultural Land Reserve (ALR). The applicant has submitted a Non-Farm use application to upgrade the existing campground that was initially approved by the Agricultural Land Commission (ALC) in 2004. The proposed upgrade includes converting 6 non-serviced camping sites into electricity only sites, introducing 12 new tent sites, add 4 portable toilets, and repurposing the existing RV locations as an overflow parking area.

BACKGROUND:

ELECTORAL AREA:

LEGAL DESCRIPTION: Parcel A (Sketch Plan 50551), Section 30, Township 26, Range 21, West of the Fifth Meridian, Kootenay District, Except Plans NEP65016 and NEP66542.

PID: 016-533-097

CIVIC ADDRESS: 872 McBeath Road, Nicholson.

SURROUNDING LAND USE PATTERN North = Columbia River, Habart Residential area South = Canyon Creek Residential Area East = Columbia River, Nicholson Residential Area West = Rural Residential/Agricultural

CURRENT USE:

Golden Riverfront Campground – the 6 ha campground: includes 97 serviced and non-serviced site, 3 yurts, cabin(s), office/garage, staff housing, washhouse, pavilion, 3 pit toilets. 15 ha of the subject property is leased for grazing cattle and hay crop.

See: "LC2607A _Maps_Plans_Photos.pdf" for further details.

PROPOSED USE:

The property owner would like to convert 6 non-serviced camping sites into electricity only sites, introduce 12 new tent sites, add 4 portable toilets, and repurpose the existing RV locations as an overflow parking area.

CURRENT PARCEL SIZE: 157.23 Ha

OFFICIAL COMMUNITY PLAN (OCP) DESIGNATION: N/A

ZONE: N/A

AGRICULTURAL LAND RESERVE (ALR): 100% in the ALR

SOIL CAPABILITY:

The Canada Land Inventory agricultural capability rating of the soils of the southern portion of subject property is 6:2X 4:4P:

60% Class 2 - Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

40% Class 4 (stoniness as the limiting factor) - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

See "LC2607A _Maps_Plans_Photos.pdf"

HISTORY

See attached corresponding ALR map included in "LC2607A _Maps_Plans_Photos.pdf"

- ALC file #: LC2455A (2020) ALC approved non-farm use application on the subject property for 1.8 ha CSRD Park & Boat Launch (Resolution #59/2020).
- ALC file #: H-35391 (2007 & 2004) ALC granted non-farm use by the ALC for campground use of the subject property (Resolution #417/2004) and further changes on April 10, 2007. The owners developed an eco-ranch (campground, events pavilion, yurts, lagoon, and landing for hang gliders off Mount 7.
- ALC file #: LC2235A (1999) ALC approved a 116 ha inclusion and subdivision creating a 1.44 ha parcel within the ALR (Resolution #12/1999).
- ALC file #: LC2082A (1991) ALC refused an application to subdivide 14.69 ha of the subject property into 7 parcels (Resolution #1173/1990)
- ALC file #: LC1602A (1980) ALC approved a 44.5 ha block exclusion and 5 ha inclusion (Resolution #40/1980).

SITE COMMENTS:

The subject property is located on the west side of the Columbia River and is accessed from McBeath Road. The property is flat, with the southern portion cleared and used mainly as grazing land, the central portion treed, and the northern portion located within the river floodplain. The existing campground includes 97 serviced and non-serviced site, 3 yurts, cabin(s), office/garage, staff housing, washhouse, pavilion, 3 pit toilets.

BYLAW ENFORCEMENT: No

POLICY:

Electoral Area A does not have an Official Community Plan Bylaw; and, other than properties located within 300 m of the Trans Canada Highway between Yoho and Glacier National Parks, which are subject to Zoning Bylaw No. 168, properties within Electoral Area A including the subject property are not subject to any zoning or land use regulations.

FINANCIAL:

There are no financial implications for the CSRD associated with this application.

KEY ISSUES/CONCEPTS:

Proposal

The non-farm use application submitted proposes the following land use changes:

- Conversion of 6 existing non-serviced sites into "electricity only" sites for RVs, trailers, motorhomes, or movable cabins.
- Introduction of 12 new non-serviced walk-in "tent" sites with gravel bases covered by wood chips.
- Repurposing the existing RV locations as overflow parking areas.
- Installation of 4 portable toilets beside the entrance loop of the new sites by the forest edge

The proposed land use changes affect a 0.5 ha area of ALR land. The proposal notes that the owners will retain a 15 ha area of ALR land for cattle grazing.

See: "LC2607A_ALC_Application_Proposal_10-18-2023_redacted.pdf" for proposal details.

<u>Analysis</u>

There is no OCP for Electoral Area A and Bylaw No. 168 (Highway Planning Area No. 1) zoning regulations does not apply to the subject property. In the absence of OCP policies or zoning regulations to provide guidance for analysis, staff apply general planning principles to provide direction when considering applications in Electoral Area A. Staff consider the potential impacts of non-farm use applications on the existing and potential agricultural activity on the subject property and on adjacent and nearby properties.

The proposal notes that approximately 6 ha are dedicated to current campground uses including RV sites, tent sites, washing facilities, office and support facilities, and access roads. The total area of the proposed upgrades to the existing campground is 0.5 ha which represents 0.3% of the subject property.

The uses proposed do not include the construction of permanent structures, buildings, or impermeable surfaces. The location of the proposed upgrades is on the north side of the existing campground away from grazing and hay areas on the southern part of the property. The location of the existing campground is over 300 m away from neighbouring properties and not anticipated to cause any noise disruptions or negatively impact any agricultural activities on these properties.

The proposed campground upgrades are considered very minor and as such, staff do not anticipate that the proposed non-farm use activities will have a negative impact on the ALR land or surrounding properties.

Rationale for recommendation

Staff are recommending that the Board forward ALC Application LC2607A for Non-Farm Use to the Agricultural Land Commission, with a recommendation to approve the application for the following reasons:

- The proposed upgrades affect only 0.3% of the subject property's ALR land and should not negatively impact existing or potential agricultural activity on the subject property or nearby properties.
- No permanent structures, buildings, or impermeable surfaces are being proposed.
- The owners will retain a 15 ha lease area of ALR land for cattle grazing and hay.

IMPLEMENTATION:

If the ALC approves this application, the property owner will be able to proceed with the proposed campground upgrades.

COMMUNICATIONS:

The recommendation of the Board, Board report, and supporting documents will be forwarded to the ALC for consideration during its review of the application.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

April 18, 2024

Report Approval Details

Document Title:	2024-04-18_Board_DS_LC2607A.docx
Attachments:	- LC2607A_ALC_Application_Proposal_10-18-2023_redacted.pdf - LC2607A_Maps_Plans_Photos.pdf
Final Approval Date:	Apr 9, 2024

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

Corey Paiement

Gerald Christie

Jennifer Sham

John MacLean



Provincial Agricultural Land Commission -Applicant Submission

Application ID: 69425 Application Status: Under LG Review Applicant: Agent: CanaRockies Holdings INC Local Government: Columbia Shuswap Regional District Local Government Date of Receipt: 10/18/2023 ALC Date of Receipt: This application has not been submitted to ALC yet. Proposal Type: Non-Farm Use Proposal: (please refer to attached "Proposal" file in pdf as alternative) 1. Conversion of Existing Sites: 1.1 We are applying to convert 6 non-serviced sites (Site # 84-88) facing south into new "electricity only" sites located within the forested area. The proposed sites are to accommodate RVs. trailers. motor-homes

sites located within the forested area. The proposed sites are to accommodate RVs, trailers, motor-homes, or movable cabins, etc.

1.2 The forested sites are at a considerable more distance from the neighboring areas, ensuring minimized noise disruption to nearby residents.

1.3 Transitioning the forest area to new electricity only sites will pave the way for agricultural-ready land, augmenting our potential agricultural land reserves for future endeavors.

1.4 The design of these electricity-only sites prioritizes future adaptability, with dedicated areas covered only in gravel and minimal electricity infrastructure. This allows for seamless remediation back into farmland if necessary, reflecting a sustainable and flexible approach to land usage.

2. Additional Provisions:

2.1 We envision incorporating 12 new non-serviced walk-in "tent" sites, aligning with the "minimize land impact" concept seen in our forested sites. These additions will feature dedicated tenting areas covered with gravel as base and covered by wood chips, ensuring minimal disruption for potential farmland remediation and reducing noise impact on neighboring areas.

2.2 We plan to place 4 portable toilets beside the new site loop entrance by forest edge as summer time backup toilet facility. The portable toilets are fully movable so that we minimize impact to the farm land. 2.3 We apply the 6 existing non-serviced RV sites (Site # 84 - 88) to be retained as "overflow parking spaces", so we minimize the usage of these sites, and minimize the farm land impact and minimize potential noisy impact to the neighboring areas. These sites will be invisible from current reservation system.

Agent Information

Agent : CanaRockies Holdings INC Mailing Address : 872 McBeath Rd Golden BC, BC V0A 1H2 Canada Primary Phone :

Parcel Information

Parcel(s) Under Application

1.	Ownership Type : Fee Simple
	Parcel Identifier : 016-533-097
	Legal Description : PARCEL A (SKETCH PLAN 5055I) SECTION 30 TOWNSHIP 26 RANGE 21
	WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT EXCEPT PLANS NEP65016 AND
	NEP66542
	Parcel Area : 157.4 ha
	Civic Address : 872 McBeath Rd
	Date of Purchase : 05/01/2022
	Farm Classification : No
	Owners
	1. Name :
	Address :
	872 mcbeath Rd
	Golden, BC
	V0A 1H2
	Canada
	Phone :
	Email :
	2. Name :
	Address :
	872 mcbeath Rd
	Golden, BC
	V0A 1H2
	Canada
	Phone :
	Email: rv@canarockies.com

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

PID 016-533-097: 15 ha grazing cows and hay crop Currently we have allocated about 15 ha for leasing to a local cattle farm for grazing, ensuring that the land remains both productive and retains its agricultural essence. An attached grazing coverage map for reference.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s). $n\!/\!a$

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s). *Campground 6 ha : includes 97 serviced and non-serviced site, 3 yurts, office/garage, staff housing, wash house, pavilion, 3 pit toilets*

Adjacent Land Uses

North

Land Use Type: Other Specify Activity : Coumbia River

East

Land Use Type: Other Specify Activity : Coumbia River

South

Land Use Type: Residential Specify Activity : Residential Homes

West

Land Use Type: Residential Specify Activity : Residental Homes

Proposal

1. How many hectares are proposed for non-farm use?

0.5 ha

2. What is the purpose of the proposal?

(please refer to attached "Proposal" file in pdf as alternative)

1. Conversion of Existing Sites:

1.1 We are applying to convert 6 non-serviced sites (Site # 84-88) facing south into new "electricity only" sites located within the forested area. The proposed sites are to accommodate RVs, trailers, motor-homes, or movable cabins, etc.

1.2 The forested sites are at a considerable more distance from the neighboring areas, ensuring minimized noise disruption to nearby residents.

1.3 Transitioning the forest area to new electricity only sites will pave the way for agricultural-ready land, augmenting our potential agricultural land reserves for future endeavors.

1.4 The design of these electricity-only sites prioritizes future adaptability, with dedicated areas covered only in gravel and minimal electricity infrastructure. This allows for seamless remediation back into farmland if necessary, reflecting a sustainable and flexible approach to land usage.

2. Additional Provisions:

2.1 We envision incorporating 12 new non-serviced walk-in "tent" sites, aligning with the "minimize land impact" concept seen in our forested sites. These additions will feature dedicated tenting areas covered with gravel as base and covered by wood chips, ensuring minimal disruption for potential farmland remediation and reducing noise impact on neighboring areas.

2.2 We plan to place 4 portable toilets beside the new site loop entrance by forest edge as summer time backup toilet facility. The portable toilets are fully movable so that we minimize impact to the farm land. 2.3 We apply the 6 existing non-serviced RV sites (Site # 84 - 88) to be retained as "overflow parking spaces", so we minimize the usage of these sites, and minimize the farm land impact and minimize potential noisy impact to the neighboring areas. These sites will be invisible from current reservation system.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

There is no land located on property that is not ALR land.

4. Does the proposal support agriculture in the short or long term? Please explain.

By transitioning this forested area into new sites, we are optimizing the land's usage and making available more agricultural-ready land. This will augment our potential agricultural land reserves and present opportunities for future agricultural ventures.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use? *Yes*

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) 0.025 ha Maximum depth of material to be placed as fill 0.15 m Volume of material to be placed as fill $6.3 m^3$ Estimated duration of the project. 3 Months

Describe the type and amount of fill proposed to be placed.

Gravel 10ml 30 ton Gravel 25ml 30 ton

Briefly describe the origin and quality of fill.

Fill is purchased through Thunderstone Quarries and Gottlers Excavating, a local distributor and is crushed gravel.

Applicant Attachments

- Agent Agreement CanaRockies Holdings INC
- Proposal Sketch 69425
- Other correspondence or file information Proposal Map
- Other correspondence or file information Farm usage
- Certificate of Title 016-533-097

ALC Attachments

None.

Decisions

None.

Proposal for Non-Agricultural Use on ALR Farm Land

To: British Columbia Provincial Agricultural Land Commission

From: CanaRockies Holdings Inc. A.K.A. Golden Riverfront Campground

Date: Oct 19, 2023

Subject: Application for Conversion and Augmentation of Existing ALR Farm Land

Executive Summary:

This proposal presents our plan to convert and enhance specific areas of our ALR farm land for non-agricultural usage. Emphasizing the principles of sustainable and adaptive land utilization, we aim to minimize disruptions to the neighboring community while conserving the potential for ongoing and future agricultural activities. Key components of our proposed changes include the conversion of 6 non-serviced sites into "electricity only" locations, the introduction of 12 tent sites fashioned to exert minimal land impact, and the calculated positioning of portable sanitation facilities. Furthermore, we suggest repurposing the existing RV locations as overflow parking areas.

Background:

The ALR farm land in focus, spanning a significant 157.3 ha, has been a beacon of adaptive and sustainable agricultural practices over time. Historically, the land has transitioned in its use, always aligning with overarching sustainability goals, community benefit, and potential agricultural endeavors.

Current Land Use:

The current layout and use of the land are as follows:

Total Land Area: 157.3 ha

<u>Current Campground Use:</u> Approximately 6 ha are dedicated to current campground activities, including RV sites, tent Sites, washing facilities, office and support facilities and access roads, etc.

<u>Proposed New Camping Site Plan:</u> The upcoming developments, including the 6 RV sites and 12 tent sites, will occupy a specific section of the land about 0.5 ha <u>(Refer to Appendix 1)</u> from current forest area, ensuring minimal disturbance to existing operations and infrastructure.

<u>Grazing Lease</u>: We have allocated about 15 ha for leasing to a local cattle farm for grazing (Refer to Appendix 2), ensuring that the land remains both productive and retains its agricultural essence.

<u>Rest of Land:</u> Total of 135.8 ha, as forest, wet land, and farm land as reserve for future farm use propose.

Proposed Plan

1. Conversion of Existing Sites:

1.1 Site Conversion Overview:

We are seeking permission to convert 6 non-serviced sites (Sites # 84-88) which face the southern direction into new "electricity only" sites. These sites are strategically located within the forested region of our ALR farm land. The intention is for these sites to accommodate RVs, trailers, motorhomes, or movable cabins, among other compatible uses.

1.2 Privacy and Noise Mitigation:

The chosen forested sites are considerably distant from neighboring areas. This strategic placement ensures that any noise or activities on the sites will have a minimized disruption effect on nearby residents.

1.3 Enhancing Agricultural Capacity:

By transitioning this forested area into new sites, we are optimizing the land's usage and making available more agricultural-ready land. This will augment our potential agricultural land reserves and present opportunities for future agricultural ventures.

1.4 Sustainable Design Approach:

The architecture of these electricity-only sites has been meticulously planned to prioritize future adaptability. Dedicated areas will only be covered in gravel, accompanied by minimal electricity infrastructure. This forward-thinking design ensures seamless remediation back into farmland, if required, championing a sustainable and adaptable approach to land use.

2. Additional Provisions:

2.1 Expansion with Minimal Impact:

With an overarching goal of minimal land impact, we propose the establishment of 12 new non-serviced walk-in "tent" sites. Much like the previously mentioned sites, these additions will have gravel bases covered by wood chips. This design not only guarantees minimal disruption to potential farmland but also helps in reducing noise pollution for surrounding areas.

2.2 Portable Sanitation Facilities:

For the convenience of our patrons and in consideration of hygiene standards, we plan to install 4 portable toilets beside the entrance loop of the new site by the forest edge. These toilets, usable primarily during the summer, are entirely movable, ensuring that our farmland remains unaffected.

2.3 Retaining and Repurposing Existing Sites:

To ensure optimal land use, we suggest repurposing the 6 existing non-serviced RV sites (Sites # 84-88) as "overflow parking spaces". By doing so, we not only minimize the active use of these sites but also reduce any potential noise impact on neighboring areas. Furthermore, these sites will be made invisible from the current reservation system, ensuring that they are used only when necessary.

Conclusion

In conclusion, our proposal is rooted in our commitment to sustainability, adaptability, and considerate land usage. We believe our vision aligns with the overarching goals of ALC BC, and we earnestly request your kind approval.

Thank you for considering our application. We look forward to a favorable response.

Warm regards,

CHAZGAY

CanaRockies Holdings Inc. A.K.A. Golden Riverfront Campground



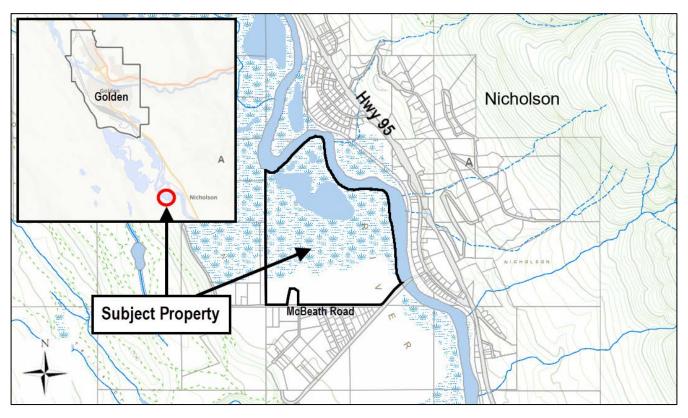
Appendix 1 – Campground Map with Proposed Plan

Appendix 2 – Campground Grazing Area

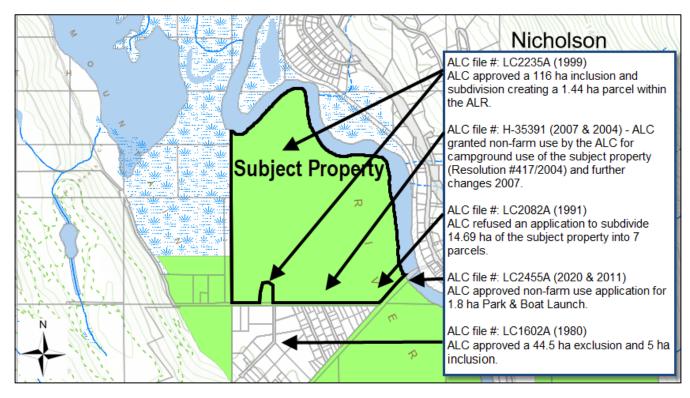


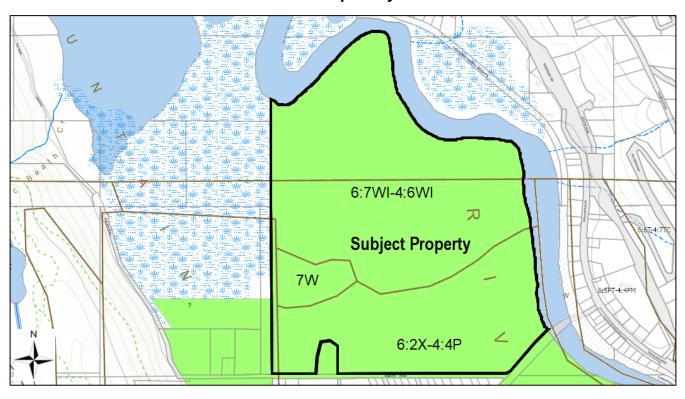
For reference the attached maps have the outlined areas of the leased land used for grazing livestock and growing and cutting hay.

Location



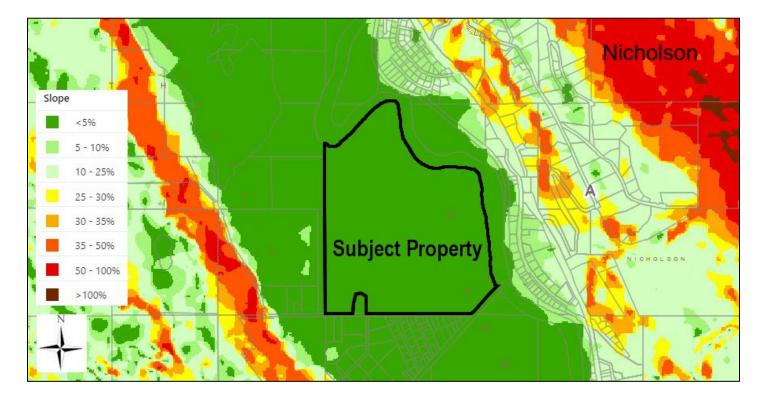
ALR



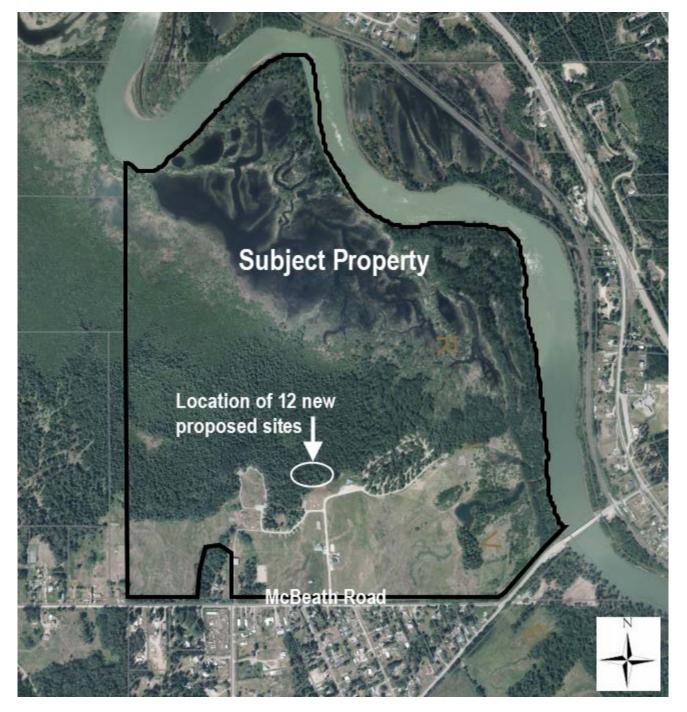


Soil Capability

Slopes



Orthophoto





Site Plan Showing Proposed Sites (provided by applicant)



Site Photos obtained from campground website (2024)

Camping yurts - looking northeast



Main field - looking northwest



BOARD REPORT

то:	Chair and Directors
SUBJECT: DESCRIPTION:	Electoral Area E: Development Variance Permit No. 841-06 Report from Ken Gobeil, Senior Planner, dated April 4, 2024. 4103 Balsam Way, Malakwa
RECOMMENDATION:	 4103 Balsam Way, Malakwa THAT: in accordance with Section 498 of the Local Government Development Variance Permit No. 841-06 for The North Half of the N West Quarter of Section 4 Township 23 Range 6 West of the 6th Mer Kamloops Division Yale District Except (1) Part Included in the Rig Way Plan 633A9 and (2) Parts Included In Plans 1894, 1920, 4756, 4 5149, 8874, 9022, 10975, 11403, 12802, 13338, NEP21018, NEP67 NEP79120, and EPP56359 (PID: 016-653-459) to vary the Electoral E Zoning Bylaw as follows: Section 4.10.4 (b) 'maximum parcel size created by subdivisi is varied by waiving the 2000 m² maximum parcel requirement for new lots created by subdivision; Section 4.10.4 (l) 'servicing standard for subdivisions' is varied by waiving the community water system and community si system servicing requirement for new lots created by subdivision and allow servicing by an onsite sewerage disposal system an onsite water system for each new lot;
	for a six-lot subdivision, per Ministry of Transportation and Infrastructure Subdivision File No. 2021-02152 be denied issuance, this 18 th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owners of 4103 Balsam Way are applying to subdivide the property into 6 lots (including remainder) with the smallest lot being 1 ha, and the largest lot being 3.14 ha. The owners propose that each of the 6 lots be serviced by an independent onsite water systems (i.e. a well) and an independent onsite sewage disposal system. However, the RM1 Multiple-Dwelling Residential 1 zone requires all new lots created by subdivision be a maximum size of 2000 m² and that new lots be served by community water systems and community sewer systems. Therefore, the owners are also applying for a variance to waive the maximum parcel size requirement and waive the community water system and community sewer system servicing requirements for the proposed 6 lot subdivision.

BACKGROUND:

ELECTORAL AREA: E LEGAL DESCRIPTION:

April 18, 2024

The North Half of the North West Quarter of Section 4 Township 23 Range 6 Wast of the 6th Meridian Kamloops Division Yale District Except (1) Part Included in the Right of Way Plan 633A9 and (2) Parts Included In Plans 1894, 1920, 4756, 4945, 5149, 8874, 9022, 10975, 11403, 12802, 13338, NEP21018, NEP67397, NEP79120, and EPP56359

PID:

016-653-459

CIVIC ADDRESS: 4103 Balsam Way

SURROUNDING LAND USE PATTERN: North = Park (Malakwa Community Park), Residential South = Vacant, Crown/Provincial East = Trans-Canada Hwy West = Residential

CURRENT USE: Vacant

PROPOSED USE: Residential Subdivision

PARCEL SIZE: 9.15 ha (22.61 acres)

PROPOSED PARCEL SIZES:

Lot 1 - 1.17 ha Lot 2 - 1.0 ha Lot 3 - 1.0 ha Lot 4 - 1.0 ha Lot 5 - 1.0 ha Lot 6 - 3.14 ha

CURRENT DESIGNATION: Electoral Area E Official Community Plan Bylaw No. 840

MD – Medium Density Residential

PROPOSED DESIGNATION: NA

CURRENT ZONING: Electoral Area E Zoning Bylaw No. 841

RM1 – Multiple Dwelling 1

PROPOSED ZONING: NA

AGRICULTURAL LAND RESERVE: 0%

SITE COMMENTS:

Malakwa has been identified as the 'village core' of Electoral Area E and is the social, cultural and economic hub. The subject property is 9.15 ha and is the largest undeveloped property in the residential core of Malakwa. The subject property has frontage along the Trans-Canada Hwy on the eastern

boundary. Immediately northwest of the property is a CSRD community park, the Malakwa Fire Hall, and Malakwa Community Centre. Road access is from Balsam Way, Bloomquist Rd, and Community Hall Rd. The property is relatively flat and is not within a defined hazard area.

South of the property is a 6.44 ha parcel of crown land that was formerly used as a source of gravel/sand for road maintenance. It is no longer in use and the property is vacant.

BYLAW ENFORCEMENT: No

POLICY:

See "DVP641-06_Excerpts_BL840.pdf" attached for relevant excerpts from the <u>Electoral Area E Official</u> <u>Community Plan Bylaw No. 840</u> (Bylaw No. 840) pertaining to this application.

- Section 3. Sustainability and Resilience
 - 3.14 Housing and Special Needs
- Section 4. Land Use Planning Strategy and Designations
 - o 4.2.2 Malakwa
 - 4.7.4 Medium Density Residential
- Section 5. Community Infrastructure
 - 5.1 Transportation and Mobility
 - 5.3 Water Supply and Distribution
 - 5.4 Liquid Waste Management
 - 5.5 Solid Waste Management
 - 5.6 Hydro, Gas and Communication Utilities
- Section 6. Plan Implementation
 - o 6.1 Development Permit Areas
 - o 6.6 Malakwa Village Center Form and Character Development Permit Area

See "DVP841-06_Excerpts_BL841.pdf" for relevant excerpts from the <u>Electoral Area E Zoning Bylaw No.</u> <u>841</u> (Bylaw No. 841) pertaining to this application.

- Section 2 Definitions
- Section 4 Zones
 - 4.10 RM1 Multiple Dwelling 1 Residential Zone

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

<u>History</u>

The owners of the subject property purchased the property in 2006 with the intention of subdividing the parcel. In 2008, the owners submitted a subdivision application for 57 lots as part of a phased subdivision plan for approximately 150 lots. The owners submitted a request to the CSRD to consider maintaining a community water system and community sewer system. The CSRD declined. The owners changed their application for 1 ha lots in 2013.

In 2013, the owners submitted a subdivision application for twelve 1 ha lots which would utilize onsite water systems and onsite sewage disposal systems. The owners proceeded with a five-lot subdivision

and indicated that they would complete the remaining lots in future phases. The first phase was five lots (three 1 ha lots, a park dedication, and a 9.15 ha remainder). This subdivision was completed in 2016. The subdivision was in compliance with the Subdivision Servicing Bylaw No. 641 which was enacted in 2012. Subdivision Servicing Bylaw No. 641 required lots with onsite servicing to be a minimum of 1 ha. During this time an Official Community Plan (OCP) and zoning bylaw did not apply to the property.

In 2008, the CSRD began drafting a new OCP and zoning bylaw for Electoral Area E. These bylaws would apply to the subject property; however, the project was put on hold due to the major debris flows which occurred at Swansea Point. Work began again on the draft OCP and zoning bylaw in 2016, and in 2021 the CSRD announced a new timeline for completion of this project for early 2022.

In October 2021, the owners applied for a six lot subdivision (1 ha lots with a remainder lot of approximately 3.14 ha) and in that application all lots were proposed to be serviced by onsite sewage disposal systems and onsite water systems. (i.e. a well and septic system). The owners' intended to finish the six lot subdivision before the new OCP and zoning bylaw would affect their property.

In 2021, the CSRD was also working on a new subdivision servicing bylaw which would update the technical requirements that must be met for subdivision applications.

On February 17, 2022, the Board adopted a new OCP and zoning bylaw for Electoral Area E and a new subdivision servicing bylaw for the entire CSRD. These bylaws include:

- 1. Electoral Area E Official Community Plan Bylaw No. 840 (Bylaw No. 840)
- 2. Electoral Area E Zoning Bylaw No. 841 (Bylaw No. 841)
- 3. Subdivision Servicing Bylaw No. 680 (Bylaw No. 680).

As per Section 511 of the Local Government Act, if a complete application for subdivision has been submitted prior to adoption of a bylaw that would otherwise be applicable to the subdivision, the bylaw has no effect with the respect to that subdivision for 12 months after the bylaws were adopted. This means the proposed six lot subdivision would need to be completed by February 17, 2023.

Subdivision in the CSRD

Outside of municipalities in electoral areas, subdivisions are approved by a Provincial Approving Officers (PAO). The PAO will consider more than local government bylaws as part of a subdivision. Matters considered on a subdivision application are outlined in legislation (Land Title Act) and include impact on surrounding properties, drainage, safety, highways and access, infrastructure, and conservation of heritage property in addition to local government bylaws.

A PAO may require additional reports or professional assessments as part of their subdivision review to determine whether the proposed subdivision will meet the legislative requirements. During this review the proposed layout of a subdivision can change substantially.

CSRD subdivision review is limited to compliance with the relevant CSRD bylaws and policies in effect. These include OCPs, zoning bylaws and the subdivision servicing bylaw. When the subdivision application was submitted (October 2021) there was no OCP or zoning bylaw in effect for the subject property and subdivisions were only reviewed by the CSRD for compliance with the Subdivision Servicing Bylaw in effect at that time (i.e. Subdivision Servicing Bylaw No. 641).

Within the Subdivision Servicing Bylaw No. 641, there were three main technical requirements for property owners to address for each lot for this subdivision.

1. Assessment and Demonstration of a minimum of 2,275 litres of potable water per day.

- 2. Documentation that each lot is capable of supporting an onsite sewage disposal system for a 4-bedroom home.
- 3. A site plan showing that each lot has a buildable area with access to a road.
 - a. A building site is a minimum of 1000 m^2 with a slope less than 30%.
 - b. The building site must be accessible by a driveway with a minimum width of 4 m and maximum slope of 15%.

These requirements are based on the plan of proposed subdivision. Without the final plan of subdivision, the CSRD is not able to provide final comment on the subdivision to the PAO.

To address technical requirements 1 and 2 above, the owners were able to provide an assessment of the on-site sewage disposal feasibility report, and a hydrogeological evaluation of the proposed subdivision dated January 11, 2023. The assessment of on-site sewage disposal feasibility and hydrogeological evaluation confirmed that the proposed subdivision could meet the CSRD potable water and sewage disposal system requirements in the Subdivision Servicing Bylaw. The owners were not able to complete technical requirement 3 noted above before February 17, 2023. The owners were also not able to submit a final subdivision plan before this date.

The owner noted that they were not able to complete technical requirements and the final plan of subdivision because of potential archaeological impacts, and the timelines for completing the necessary archaeological investigations, which could potentially affect the placement of property lines and building sites. The PAO requires proposed subdivisions to comply with the archaeology requirements of the Heritage Conservation Act.

The PAO noted that the owner will need to meet the requirements of the newly established CSRD bylaws starting February 18, 2023. The proposed six lot subdivision would not meet the requirements of the new Electoral Area E Official Community Plan and Zoning Bylaw; specifically, the proposed subdivision would not meet the lot size and servicing requirements of the zoning bylaw (maximum lot size of 2,000 m² and all lots must be served by community water and community sewer systems).

Electoral Area E Official Community Plan and Zoning Bylaw

The Official Community Plan identifies Malakwa as the largest community in Electoral Area E outside of Sicamous. Because of this new development is generally directed towards Malakwa (see Section 3.14 of Bylaw No. 840 in "DVP841-06_Excerpts_BL840.pdf" attached).

The subject property is designated as MD - Medium Density in the Electoral Arae E Official Community Plan Bylaw No. 840 (Bylaw No. 840) which supports high residential density development in residential areas and recommends a maximum density of 40 dwelling units per ha.

The subject property is zoned RM1 – Multiple Dwelling 1 in the Electoral Area E Zoning Bylaw No. 841 (Bylaw No. 841). In the RM1 Zone, new properties created by subdivision are required to be a maximum of 2000 m² and be served by both a community water system and a community sewer system. The minimum density for development is 5 units per ha (i.e. one dwelling per 2000 m²) and the maximum residential density is 40 units per ha. For further details on the RM1 zone see "DVP641-06_Excerpts_BL841.pdf" attached. The definitions for a community water system and community sewer system are below:

Community water system

means a waterworks system, serving 50 or more connections or parcels, and is approved and operated under the Drinking Water Protection Act;

Community sewer system

is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;

The property owners would like to continue with their 2013 application of subdividing 1 ha lots served by independent wells and onsite sewage disposal systems. The owners are therefore requesting that the zoning regulations for maximum lot size and servicing be waived.

MATTER REGULATED	REGULATION
 (a) Minimum <i>parcel</i> size created by <i>subdivision</i>. where a <i>parcel</i> is serviced by a <i>community</i> water and community sewer system 	▪ 500 m²
(b) Maximum parcel size created by subdivision	 2000 m²
(e) Maximum number of <i>single detached dwellings</i> or <i>duplexes</i> or <i>multiple-dwellings</i> per <i>parcel.</i>	One
(I) Servicing standard for <i>subdivisions</i>	 community water system community sewer system

Subdivision Servicing Bylaw No. 680

For independent on-site water servicing and independent on-site sewer servicing, the regulations in both Subdivision Servicing Bylaws No. 641 (previous) and 680 (current) are very similar, and the implications of the change in those bylaws does not have a substantial impact on the technical requirements for this six lot subdivision with a minimum parcel size of 1 ha that is to be serviced by onsite water system and onsite sewage disposal systems.

The onsite sewage disposal feasibility report, and hydrogeological evaluation dated January 11, 2023 confirms that the six-lot subdivision could meet the requirements of Subdivision Servicing Bylaw No. 680 for lots to be served by onsite water systems and onsite sewage disposal systems. However, the Electoral Area E Zoning Bylaw does not permit lots created by subdivision to utilize onsite water systems or onsite sewage disposal systems.

The Electoral Area E Zoning Bylaw requires that new lots created by subdivision in the RM1 zone be served by a community water system and community sewer system. In Subdivision Servicing Bylaw No. 680, the following is required for subdivisions which utilize community water and community sewer systems:

- Community Water System
 - If it is a CSRD owned community water system, the subdivision must be connected to a system in accordance with the standards of the bylaw.
 - Any existing wells must be abandoned in such a way as to prevent cross-connection.
 - Staff note there are six known wells on the property.
 - If the community water system is privately owned the CSRD requires documentation from the operator of that system indicating that all conditions for connection to the

community water system have been met, and that the connections are permitted under the public utility's operating permits.

- Community Sewer System
 - If it is a CSRD owned community sewer system each lot must be connected to a community sewer system to the standards established in the bylaw.
 - Existing on-site sewage disposal systems must be abandoned.
 - If it is a privately owned community sewer system documentation must be provided from the operator of the community sewer system that all conditions for connection have been met and that all connections are permitted under the public utility's operating permit.

<u>Analysis</u>

Land Use Bylaws (Official Community Plan and Zoning Bylaws)

Prior to February 17, 2022 there were no land use bylaws in effect for the subject properties, and developers only needed to meet the technical requirements of Subdivision Servicing Bylaw No. 641. The Electoral Area E Official Community Plan was established to provide a long-term land use vision with objectives and policies to help guide land use decisions such as where and how development should occur.

Malakwa is the largest community in Electoral Area E, and as such the OCP directs and supports higher density residential and commercial development in Malakwa. The subject property is near the centre of Malakwa, and it is the largest undeveloped property at 9.15 ha. This property is designated MD - Medium Density and has the greatest potential in the community for higher density residential development. Inappropriate development of this site will limit overall residential density opportunities and future growth of Malakwa and its Village Centre as supported by the OCP.

Due to the location and size of the subject property, and to be consistent with the policies and land use designation of the OCP, the property was zoned RM1 – Multiple Dwelling 1. The RM1 Zone was specifically written to permit high density residential development consisting of single family dwelling, duplex, multiple-dwelling, and/or assisted living housing as permitted uses. The property is approximately 9.15 ha; for simplicity, rounding down to 9 ha, the following could be permitted on the property under the current zoning:

- Maximum number of lots created by subdivision (500 m²): 180.
- $_{\odot}$ Minimum number of lots created by subdivision (2,000 m²): 45.
- Number of lots proposed by this subdivision: 6.

Depending on site design, staff note that there would be physical features such as roads, utilities, and parkland that would reduce the zoning maximum number of 180 lots.

This proposal is only creating six lots that will be sold as rural size properties in the middle of a residential area designated and zoned to permit higher density residential development. The surrounding lots to the subject property are approximately 2,000 m² which is approximately a half acre (see "DVP841-06_Maps_Plans_Photos.pdf" attached). The maximum lot size in the current RM1 Zone is also 2000 m² which is consistent with the surrounding area. The development variance permit would waive this maximum lot size requirement and proposed lots would be considerably larger than those in the surrounding area.

Creating large 1 ha properties in the centre of a community surrounded by smaller residential lots is not supported in the Official Community Plan for the following reasons:

- Allowing large rural properties in this location will disrupt the future continuity and delivery of community services, which makes provision of infrastructure and access to such services more expensive per user and would limit the overall number of people that could utilize the services.
 - The subject property is very close to a community park, community centre, and firehall. Having large lots next to these services will limit the value of those services, and the people who can enjoy them.
- When larger lots such as this one are developed with higher density (i.e. number of units) it makes the construction of a community water system and community sewer system more affordable as the costs are distributed per user.
 - Smaller community systems are more expensive per resident and not as economically viable.
- Pedestrian connectivity is disrupted with 1 ha properties separating smaller residential lots in a community.
- More residents in a community will help support existing and new businesses.

Section 3.14.2 of the OCP notes that with a community water system and community sewer system, up to 200 new lots may be able to be created in the MD designation in Malakwa, but without those services, only 10 new properties could be subdivided with on-site servicing (see "DVP841-06_Excerpts_BL840.pdf" attached). If this 9-ha property is subdivided into six lots there would be very limited residential growth opportunities for Malakwa.

Future Potential

Staff shared these concerns regarding the proposed six lot subdivision with the owner. Although the owner prefers to move forward and seek approval for their application for six 1 ha lots they understand the staff concerns and provided a concept subdivision plan which shows that each of the six proposed lots could be further subdivided (see, "DVP841-06_Maps_Plans_Photos.pdf" attached). The proposed lot sizes shown in the concept plan range from approximately 510m² to 2,000 m². The concept plan shows that a higher density subdivision which is consistent with the OCP and compliant with the zoning bylaw may be possible in the future. However, the concept plan does not take into account the requirement for parcels less than 1 ha to be serviced by community sewer and water systems, or the location of these systems. Also, further subdivision of the subject properties to create additional lots and density would be dependent on the willingness of each property owner to undertake such subdivision at some time in the future.

It was also noted that the RM1 Zone does not limit the maximum number of dwellings in a multiple dwelling on a property, and therefore a future property owner could build a maximum 40 dwelling units per ha on each of the six proposed lots. To achieve this density the housing units would need to be included mostly within multiple dwelling buildings, with a limited number of duplexes and single detached dwellings.

Staff note that once a single detached dwelling, accessory buildings and yard is established on a larger rural size lot of 1 ha, it is very unlikely that it would be developed in any other way in the future. While it may be possible to further develop the 1 ha lots, it is less likely to happen as there are many complications with coordinating development between separate properties with separate owners. Multiple owners are less likely to agree on development plans, coordinate lot layouts, roads, utilities, finances, or agree to timelines. These complications make development less cost effective and properties are more likely to remain as rural lots indefinitely.

Staff continue to be concerned that if the requested variance is approved by the Board, and the proposed six lot subdivision is approved by the Provincial Approving Officer, the largest and most centrally located parcel in Malakwa will be lost for future higher density residential development which

is expected to underpin the creation of the Malakwa Village Centre and provide the potential for more and affordable housing units in the community.

In discussions with the owner, it was also noted that building sites of the proposed lots could be limited to ensure that future subdivisions are still possible. This can be done through a Section 219 covenant registered on title in favour of the CSRD. A proposed covenant has not been drafted.

As staff noted above, the proposed subdivision is not consistent with the Official Community Plan or zoning and is not supported by staff. However, if the Board does decide to approve this application staff recommend that the application be approved subject to a Section 219 Covenant being registered in favour of the CSRD to limit the building site of a property.

Rationale For Recommendation

The owners of 4103 Balsam Way are applying to waive the maximum lot size and community water and community sewer servicing requirements for a subdivision that included the in RM1 – Multiple Dwelling 1 Zone. Staff do not support the application for the following reasons:

- The proposed subdivision is inconsistent with the objectives and policies of the Electoral Area E Official Community Plan.
- The subject property is well served by parks, a fire hall, and community centre which would not be properly utilized by 1 ha lots.
- The subject property is in an area with the highest residential density development potential in Electoral Area E and Malakwa.
- The subject property is large enough to make development of community water and community sewer systems financially viable and which would support much higher levels of residential density. Such future servicing is much less feasible for the community as a whole if the proposed six lot subdivision is approved.
- Low density rural subdivision as proposed for this location will not support necessary increases in population that will support long-term economic growth and additional business opportunities or services in the community, nor help to create a Malakwa Village Centre as proposed in the Electoral Area E OCP.
- Future residential development within the proposed lots, or further subdivision is unlikely.

IMPLEMENTATION:

<u>If the Board approves the staff recommendation</u> and chooses not to approve the proposed variance, the owner will be notified, and staff will work with the owners to submit a revised subdivision plan that conforms to the Electoral Area E Zoning Bylaw.

<u>If the Board denies the staff recommendation</u> and chooses to approve the Development Variance Permit application, staff recommend that the Development Variance Permit be conditionally approved subject to a restrictive covenant being registered on each of the proposed six lots that would establish a building site for a single detached dwelling, onsite water system and accessory buildings, and a no build area for the majority of each of the lot where accessory buildings and structures could not be constructed. The size of buildable area would be limited to 2000 m² to ensure that the building area could be subdivided in the future, and that a majority of each parcel would remain free of buildings and structures that may otherwise limit future subdivision and/or residential development potential. Staff would work with the owner and their agents (e.g. surveyor and lawyers) regarding the covenant wording and potential reference plan showing buildable areas and no build areas. With the registration of this covenant the DVP could be issued, and applicant could proceed with completing the other subdivision requirements of the Subdivision Servicing Bylaw No. 680.

COMMUNICATIONS:

Letters were sent to all owners of property lying within 100 m of the subject property advising of this application for Development Variance Permit in accordance with the Local Government Act requirements on April 5, 2024. Written submissions received regarding this application will be attached to the late agenda.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

April 18, 2024

Report Approval Details

Document Title:	2024-04-18_Board_DS_DVP841-06.docx
Attachments:	 DVP841-06_Permit.pdf DVP841-06_Excerpts_BL840.pdf DVP841-06_Excerpts_BL841.pdf DVP841-06_Maps_Plans_Photos.pdf
Final Approval Date:	Apr 10, 2024

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

Gerald Christie

C

Jennifer Sham

John MacLean



DEVELOPMENT VARIANCE PERMIT NO. 841-06

- OWNER: Eagle River Estates Ltd. Inc. No. BC0764786 4224 Wellington Drive Vernon BC V1T 9H7
- 1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Permit applies only to the lands described below:

The North Half of the North West Quarter of Section 4 Township 23 Range 6 Wast of the 6th Meridian Kamloops Division Yale District Except (1) Part Included in the Right of Way Plan 633A9 and (2) Parts Included In Plans 1894, 1920, 4756, 4945, 5149, 8874, 9022, 10975, 11403, 12802, 13338, NEP21018, NEP67397, NEP79120, and EPP56359 (PID: 016-653-459), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

- 3. The Electoral Area E Zoning Bylaw No. 841, is hereby varied as follows:
 - a. Section 4.10.4 (b) 'maximum parcel size created by subdivision' is varied by waiving the maximum parcel size requirement for new lots created by subdivision.
 - b. Section 4.10.4 (I) 'servicing standard for subdivisions' is varied by waiving the community water system and community sewer system servicing requirement for new lots created by subdivision.

For a six lot subdivision, per Ministry of Transportation and Infrastructure Subdivision File No. 2021-02152E as shown on the Subdivision plan attached hereto as Schedule B.

3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of _____, 2024.

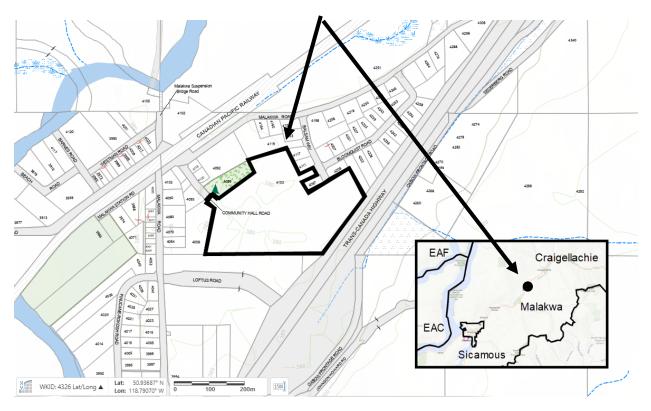
CORPORATE OFFICER

NOTE: Subject to Section 504 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

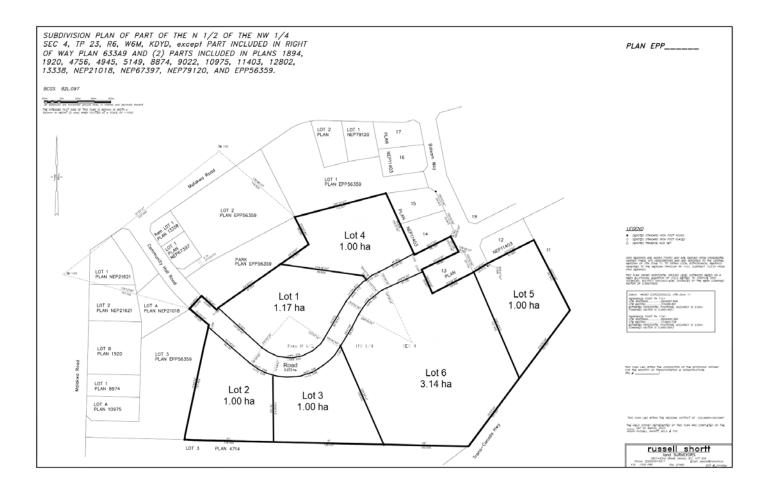
Location Map

SUBJECT PROPERTY



Page 306 of 784

Subdivision Plan (Subdivision File 2021-02152E)



Electoral Area E Official Community Plan Bylaw No. 840 Excerpts

The following excerpts are from the Electoral Area E <u>Official Community Plan Bylaw No. 840</u> are applicable to this application.

Section 3. Sustainability and Resilience

Climate change and pandemics are present threats highlighting the need for local communities to be prepared for and able to adapt to significant changes – particularly those that are of external origin. Community planning for sustainability and resilience can lead to positive economic, social, cultural, and environmental outcomes when facing threats that are often beyond the control of a local community.

3.14 Housing and Special Needs

The LGA requires that an OCP includes policies respecting affordable housing, rental housing and special needs housing. In developing housing policies, the local government must consider the most recent housing needs report and include:

3.14.2 Development Potential

Assessing true subdivision and development potential is challenging, as each development must be determined on a site-specific basis. Also, uncertainties from the housing market fluctuations create challenges in predicting the rate of growth over time. Nevertheless, it is reasonable to conclude that the development potential in Electoral Area E will satisfy primary housing needs over the expected life of this Plan.

This Plan generally directs future higher density residential development towards the Malakwa Village Centre (refer to section 4.7). The Village Centre (VC) and Medium Density (MD) designations in Malakwa could allow for the creation of 200 new parcels, albeit connected to community water and sewer. The potential for future subdivision in Malakwa without community water and sewer is much less, but there is still sufficient vacant land for the creation of approximately 10 new parcels with on-site servicing.

Overall development potential in Electoral Area E is significant given the total number of vacant parcels, and parcels that are designated to accommodate future subdivision. In total, Electoral Area E has 178 vacant parcels that are designated either Medium Holdings (MH), Rural Residential (RR) or Medium Density (MD). These parcels could all potentially support new residential development without rezoning or subdivision. It should be noted that future subdivision is only appropriate on lands that are not located with the ALR.

The estimated number of RR designated parcels that could potentially accommodate future subdivision is 20. This number reflects lot yield uncertainties from road dedication, servicing levels and the need for land assembly and redevelopment of some larger lot parcels.

The potential to add secondary dwelling units to the existing housing stock is also significant and provides opportunities for supplementing incomes and aging in place.

3.14.3 Housing Needs

Given Electoral Area E's projected slow rate of population growth and good potential for future development, it is likely that anticipated housing needs can be met for next the 5 years and beyond. The challenge, however, will be in ensuring that "affordable" and "suitable housing" is available for those households and individuals that are considered in a "core" or "extreme" housing need or have other special needs.

76% Electoral Area E residents live in single detached dwellings, including most of the 65 and older population. Declining health and mobility in this age group could likely place higher demand more affordable and suitable forms of housing such as townhouses.

3.14.4 Objectives

- .1 Meet anticipated housing needs through the new development and redevelopment of residentially designated lands.
- .2 Provide a range of housing types and tenures to meet the needs of all residents of the community.
- .3 Encourage the development of affordable, appropriate housing for seniors to allow Electoral Area E residents to age in place, close to friends and family.
- .4 Encourage housing that is affordable to families and working people.
- .5 Encourage innovative approaches to housing affordability such as rent-to-own, mixed market and non-market projects, public-private partnerships, and greater allowance of secondary dwelling units.

3.14.5 Policies

- .1 Support secondary dwelling units in designations where residential use is permitted. The allowance of secondary dwelling units and whether they are attached or detached will be subject to zoning regulations, servicing requirements, and siting considerations.
- .2 Cooperate with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to facilitate the development of affordable and special needs housing.
- .3 Applicants for higher density projects are encouraged to provide a minimum of 5% of their housing for lower income residents.
- .4 Implement zoning that encourages a proportion of the units in any multi-unit development are

accessible by those with mobility challenges (e.g., access to front door with no steps or steep grades, wide front door, accessible washroom on main floor).

- .5 Consider bonusing provisions in the zoning bylaw for lands within the Malakwa Village Centre and Medium Density (MD) designation to provide affordable housing and special needs housing.
- .6 Inform residents about support programs and incentives for affordable, rental and special needs housing.
- .7 Through zoning, ensure that seasonal/temporary housing and vacation rentals do not jeopardize the housing needs of permanent residents.
- .8 The CSRD will develop a policy to guide community amenity contributions (CACs) and density bonusing for the purpose of community benefits including: community amenities, affordable and/or special needs housing, and cash contributions-in-lieu.

Section 4. Land Use Planning Strategy & Designations

4.1 Planning Strategy

Electoral Area E is mostly rural with small centres of settlement, commercial services and industry located along Highway 97A and Highway 1. The section of the Eagle River valley between Sicamous and Malakwa is largely agricultural while the hillsides are mostly Crown land and provide a broad resource land base. A number of resorts are located throughout the plan area – notably Hyde Mountain, Three Valley Gap, Swansea Point, and Shandy Cove. Malakwa has been identified as the village core of the Plan area and has the potential to grow as a social, cultural, and economic hub.

This pattern of development will likely remain unchanged in the near to intermediate future as the larger populated centres of Sicamous, Salmon Arm and Revelstoke continue to provide the majority of services required by area residents. Maintaining the viability of rural communities, however, is a key priority that can be facilitated by planning policies that support economic, environmental and social sustainability and resilience.

The following objectives and policies are established to guide development in the Plan area. General planning objectives and policies pertain to the entire Plan area while the objectives and policies listed in sections 4.2 to 4.13 are intended for specific communities and land use designations.

Supplemental objectives and policies for the natural environment, community social infrastructure, economy, mobility, and servicing are included in sections 3 and 5.

4.1.1 General Objectives

.1 Facilitate the development of sustainable and resilient communities (Healthy Built Environments – section 1.2).

- .2 To support the long-term viability of rural areas for agriculture and rural-resource-based economic activities.
- .3 To provide for the diverse housing and lifestyle needs of community members while directing new population growth in a manner that is balanced with the environment and complements or enhances existing neighbourhoods.
- .4 To maintain commercial and industrial uses and support the redevelopment of commercial and industrial areas while supporting opportunities for appropriate, neighbourhood-oriented home-based businesses in residential areas.
- .5 To preserve and enhance the natural environment, support energy and water conservation, and reduce greenhouse gas emissions.
- .6 To increase opportunities for healthy social and cultural interaction within the community through the provision of community services and facilities.
- .7 To improve active transportation connections between neighbourhoods, commercial nodes, the waterfront, and other communities.

4.1.2 General Policies

- .1 In order to preserve large land parcels within the rural areas, subdivision under section 514 of the *Local Government Act* (Subdivision of Land for Relatives) will generally not be supported on parcels less than 25 ha in size that are located outside the ALR. Any new parcels created by subdivision under section 514 shall be at least 1 ha or larger in size.
- .2 On ALR lands, agricultural uses are subject to the *Agricultural Land Commission Act* (ALC Act) and ALR Regulations. Agricultural uses are supported in all designations within the ALR. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses.
- .3 The Plan designates existing higher density residential uses as Rural Residential (RR) and Medium Density (MD). Further designation of RR and MD lands is generally not supported outside Malakwa.
- .4 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 quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long-term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties (refer to section 6.9).
- .6 Minimize impacts and protect open space by encouraging: clustered development; and open space networks with trails through developments leading to public and commercial uses, parks, and other trails.
- .7 Any subdivision proposed in the Plan area must comply with CSRD's Subdivision Servicing Bylaw.

- .8 All new construction in the Plan area will be required to obtain a building permit in accordance with CSRD's Building Regulation Bylaw.
- .9 New development proposals may require a development permit as per the requirements in section 6 of this Bylaw.
- .10 New development shall have adequate space for emergency access, except for properties with no legal road access (i.e., water access only parcels).
- .11 Home occupations are permitted as an accessory use in all designations where residential use is permitted, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and Acts. A home occupation is generally any occupation or profession carried out for gain or profit that is secondary to the residential or agricultural use of the property. Regulations regarding home occupations will be specified in the Zoning Bylaw.
- .12 One principal dwelling unit shall be permitted per parcel in designations that support residential use. Additionally, up to two secondary dwelling unit per parcel may also be considered subject to zoning regulations and parcel size.
- .13 Vacation Rentals involve the use of dwelling units for temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the Zoning Bylaw. Vacation Rentals may be considered in the following designations: Rural Resource (RSC), Medium Holdings (MH) Agriculture (AG), and Residential (RR, MD, and VC). In areas not zoned for vacation rentals, it is recommended that they first be considered on a three year trial basis by the use of a Temporary Use Permit prior to applying to rezone. Vacation Rentals shall:
 - a. Not create an unacceptable level of negative impact on surrounding residential uses;
 - b. Comply with all applicable regulations of the Agricultural Land Commission (ALC) when located within the ALR;
 - c. Be subject to provincial servicing requirements; and,
 - d. Be subject to all Ministry of Transportation and Infrastructure permit requirements.
- .14 Bed and Breakfast operations are generally permitted in designations that permit residential use, and are regulated through the Zoning Bylaw. Bed and Breakfasts shall:
 - a. Be limited to a maximum of three (3) let rooms accommodating up to two (2) persons per room per single detached dwelling;
 - b. Not disrupt the residential character of the site;
 - c. Be subject to provincial servicing requirements;
 - d. Be located in the principal dwelling only; and,
 - e. Comply within all applicable regulations of the ALC when located within the ALR.
- .15 Any proposed cannabis production facility will only be permitted on ALR land and land designated Agriculture (AG) or Industrial (ID). Cannabis production facilities must be properly licenced and meet all federal and provincial health and safety requirements. Such facilities are expected to fit within the character of the area and are encouraged to meet the conditions listed in the CSRD's Cannabis Related Business Policy.

4.2.2 Malakwa

Just northeast of the Cambie-Solsqua area is the community of Malakwa, settled in the late 1800s with the building of the railway (See Figure 2 - Electoral Area E Overview Map). After work on the railway was completed, livelihoods shifted to logging. A village was established along the railway and by the 1920s it was the social centre of the area with a school, church, community hall, post office and store.

The 2016 census reported 559 permanent residents living in the Malakwa area. While central Malakwa is still concentrated around the railway north of the Trans-Canada Highway, development has increased along two frontage roads that parallel the highway. Presently the post office and main general store are located on the southern frontage road, and both frontage roads have an assortment of motels, cafés, campgrounds, rest stops and some small industrial businesses.

North and west of the primary village area, the land surrounding Malakwa is subject to access constraints. One portion of land is separated from the village by the railway, with only one legal road crossing the rail tracks. Another land area is separated by the Eagle River, and it only has one road bridge, as well as a pedestrian bridge, providing access. These constraints affect the community's development potential due to emergency access limitations.

Malakwa currently has no community water system, and wastewater is handled on-site with individual septic tanks connected to either a drainfield or drywell.

General Policies

- .1 Encourage new development that strengthens the existing settlement as an affordable, familyoriented community with commercial enterprises.
- .2 Lands within the Village Centre (VC) and Medium Density (MD) support higher density residential development.
- .3 Encourage increased density in Malakwa, subject to the provision of community water and sewer, including:
 - a. A walkable village core with institutional, commercial and residential uses (refer to section 4.7.5);
 - b. Commercial uses that support the village and benefit from highway traffic along the frontage road;
 - c. Improved transportation system, including multi-use trails, and transit or other forms of alternative transportation (e.g., car co-ops, carpooling); and,
 - d. Medium Density (MD) residential uses surrounding the village core and recognizing nearby manufactured home parks.
- .4 The Rural Residential (RR) land use designations across the railway and the Eagle River from Malakwa's core is based on the existing single access road to each of these areas. Should alternate access routes be developed, these areas could be considered for higher densities (providing an appropriate amendment is made to this OCP).
- .5 Engage the province to discuss long-term options for the 6.43 ha parcel of Crown land located

between Malakwa Road and the Trans-Canada Highway, straddling Loftus Road. This parcel represents a sizable portion of the Malakwa area and could offer potential benefit to the community including, but not limited to parkland, civic uses, and affordable housing.

.6 Encourage a high standard of building, site design, and landscaping in Malakwa through the form and character development permitting process (refer to section 6.6).

4.7.4 Medium Density Residential

The Medium Density Residential designation applies to residential lands with a potential density greater than 1 unit/ha. These lands include the residential core of Malakwa, manufactured home parks located east of Malakwa, and certain shared-interest properties at Annis Bay. Notwithstanding Annis Bay, the Medium Density Residential designation also applies to lands that provide affordable housing (e.g., manufactured home parks).

Policies

- .1 Medium Density Residential lands are identified on Schedule B as "MD".
- .2 The principal use shall be residential.
- .3 New residential developments with density exceeding 1 unit/ha shall be serviced by community water and sewer systems.
- .4 Owners of homes on parcels less than 1 ha in size are encouraged to upgrade on-site systems to current standards or connect to community water and sewer systems at the time such systems become available.
- .5 Residential Minimum Parcel Size and Maximum Density are provided in Figure 7.
- .6 Typical dwelling units include in the MD designation include: single detached, duplex, townhouse, and manufactured homes.
- .7 Existing manufactured home parks shall be recognized in the Zoning Bylaw with a specific manufactured home park zone.
- .8 Lands designated MD shall have zoning that reflects the current parcel size and use. "Comprehensive Development" zones may be used for certain MD designated parcels in which a range of uses exist.
- .9 New MD development may require a form and character development permit (refer to section 6.6).

Section 5. Community Infrastructure

3.1 Transportation and Mobility



horse-back riding and transit.

The organization of the built environment and quality of connections between neighbourhoods and communities determines largely how people will move around for work, shopping, entertainment or recreation. Rural areas are typically more dependent on private vehicles than more compact, urban areas where transportation alternatives tend to be more readily available.

A key goal of this OCP is to improve the transportation network by creating a viable, safe and efficient multi-modal transportation system, which lessens dependency on private vehicles through improved transportation infrastructure and a variety of transportation alternatives including walking, cycling,

A well-integrated multi-modal transportation system will contribute to reduced GHG emissions, improve air quality, provide more equitable access to employment, services and shopping, and support the health and wellbeing of residents. Existing transportation routes are shown on the Schedule B of this Plan.

In 1922, the Sutherland Highway was built from Revelstoke to Sicamous, providing road access to Malakwa. This highway eventually became part of the Trans-Canada Highway and was eventually widened to four lanes between Yard Creek and east of Malakwa. The service roads parallel to this stretch of highway provide opportunities for businesses as well as alternative routes for walking and cycling. Some secondary roads, such as the Cambie-Solsqua Road, also provide beautiful drives, cycling and walking routes.

Today, highways still provide the main form of transportation, connecting the various settlements within Electoral Area E. The Ministry of Transportation and Infrastructure (MoTI) builds and operates the public roads in Electoral Area E, while forest service roads are maintained by the

forest industry under road use permits.

Highway safety should remain a priority along with providing non-vehicular transportation options for both residents and visitors to the region. When making road improvements, there may be opportunities to include designated cycling and pedestrian paths adjacent to the road. Currently there is no public transportation, and although there are trails for walking and hiking in the back-country, there is no integrated trail system to serve alternative modes of transportation such as cycling (e.g., pathways parallel to roadways).

MoTI was expected to begin work in 2020 to replace the aging R.W. Bruhn Bridge at Sicamous Narrows with a five-lane span that includes a separated pedestrian and cycling lane. The total project length is 2.45 km and also includes intersection improvements between Old Sicamous Road and Silver Sands Road.

An electric vehicle charging station was installed in Malakwa in 2017 and is part of the expanding charging station network.

5.1.1 Objectives

- .1 Encourage the provision of a safe and efficient road system to serve the existing and future needs of residents and visitors.
- .2 Prioritize public transit and active forms of transportation (e.g., walking and cycling)
- .3 Ensure that the road system has adequate capacity to carry potential increased traffic flows that may result from a proposed OCP designation change.
- .4 Encourage safe alternatives to vehicular use, including walkways and cycling routes.
- .5 Encourage the provision of parking for people visiting waterfront parks and beach accesses

5.1.2 Policies

- .1 Encourage the MoTI to upgrade Highways 1 and 97A (especially from Sicamous to Swansea Point and south).
- .2 Encourage MoTI to upgrade roads with separated parallel pathways to support use by pedestrians and cyclists.
- .3 Encourage MoTI to improve maintenance of highways, including snow removal and weed control.
- .4 Maintain existing hiking and cycling paths.
- .5 Support new initiatives that contribute to alternative modes of travel (e.g., dedicated, safe cycling paths adjacent to roads).

- .6 Encourage consolidation of driveways from adjacent parcels onto major roads and highways, especially for new developments, to reduce the number of access points for safety and environmental reasons.
- .7 Encourage and support transit, potentially including bus, Handi-dart, van, carpool, and/or car co-op, particularly between Malakwa and Sicamous, but also from Salmon Arm to Revelstoke.
- .8 Encourage the development of a separated bicycle path to Sicamous from Malakwa and Swansea Point.
- .9 Encourage the province to upgrade and maintain Perry Road as an emergency access route to and from Electoral Area F via Seymour Arm.

5.3 Water Supply and Distribution

In addition to the large lakes and the Eagle River, Electoral Area E has many smaller creeks and streams which were important sources of surface water when people first settled in the area. Groundwater is also an important resource; the main aquifer in the area is known as the Malakwa Aquifer, running east-west in the Eagle Valley. Another major aquifer lies in the Hummingbird Creek Valley. Today, most residents obtain water from individual on-site wells. Other drinking water sources include surface water (streams/lakes) and community water systems (e.g., Swansea Point and Annis Bay).

5.3.1 Objectives

- .1 To encourage the development of community water systems and ensure that they are designed and operated to the satisfaction of the CSRD.
- .2 To protect the Electoral Area's aquifers as a source of community water supply.

5.3.2 Policies

- .1 Where applicable, ensure that all new water supplies are consistent with the CSRD's Water Utility Acquisition Strategy.
- .2 Encourage water conservation for all land uses, including residential, commercial, industrial and agricultural.
- .3 Encourage all developments on parcels less than 1 ha to connect to a community water system with fire flows where possible.
- .4 Oppose the extraction of freshwater resources from surface or groundwater for the purpose of commercial bottled water sales.

5.4 Liquid Waste Management

Aquatic environments in the Plan area remain relatively healthy but as development intensifies, these environments will become more susceptible to human contamination. Most properties have on-site septic systems. In proper conditions, these systems can adequately dispose of sewage; however when inadequate conditions exist, such as failed or saturated tile fields, it can lead to

sewage leaching into groundwater or the Lake, causing serious contamination.

Currently in Electoral Area E, all wastewater is dealt with by individual property owners or stratas and is typically regulated by the *Public Health Act - Sewerage System Regulation*. Larger, unified, community sewer systems that produce 22.7 m³ or more effluent a day are regulated by the *Environmental Management Act - Municipal Wastewater Regulation*.

In 2009 a Liquid Waste Management Plan (LWMP) was completed for Electoral Area E to develop community-specific solutions for wastewater management. The Plan seeks environmentally, socially and economically acceptable solutions and recommends the following seven area-wide solutions:

- 1. Public Education
- 2. On-Site System Surveys
- 3. Water Quality Monitoring
- 4. Provision of a Local Septage Facility
- 5. Prohibit Private Lake Discharges
- 6. Turn over Community Wastewater Systems to CSRD
- 7. Support MoE Watercraft Regulations

The 2009 plan examined the feasibility of implementing community sewer systems for Malakwa Swansea Point, and Hyde Mountain resort.

The Plan notes that settlement could continue in Malakwa with on-site sewage systems in the short term. However, the results of the groundwater quality monitoring program must be assessed in the next LWMP review. The monitoring may show that the cumulative impact of on-site systems is not sustainable. Residents are encouraged to improve and properly maintain their on-site systems. New developments should be restricted to a minimum of 1 hectare parcels if on-site systems are to be used.

Swansea Point was deemed at somewhat greater risk than Malakwa because of the higher density and smaller parcels. The risk is partially mitigated by the large proportion of seasonal residents. Only 65 dwellings are reported to be occupied year-round. The risk will increase as more dwellings are converted to year-round occupancy. The current water sampling program will help to identify the cumulative impact of on-site sewage systems on both the groundwater and the lake water and provide evidence on whether on-site sewage systems are sustainable in this area.

The anticipated Hyde Mountain golf course resort development is proposed with a community sewer system. The community sewer system would, in accordance with the LWMP policy 3.5.6, be turned over to CSRD. Other settlements such as Cambie and Annis Bay do not have any significant existing risks, but new developments must include community sewer systems if proposed parcels are less than 1 ha.

There are no specific recommendations given for Anstey Arm and the Trans-Canada Highway Corridor; however the LWMP also discusses general policy options for the entire Plan area (specific sub-area recommendations notwithstanding), which include:

- surveying and monitoring current systems and water quality;
- educating the public on improved techniques;
- banning lake discharge from private systems;

- turning over all community systems to the CSRD; and,
- supporting MoE watercraft grey water holding regulations.

Water quality monitoring findings released in 2020 by the Shuswap Watershed Council concluded that residential development along with agriculture in valley bottoms contribute to the highest concentrations of nutrients entering aquatic environments (more details in section 3.4 of this Plan).

5.4.1 Objectives

- .1 To protect the water quality of watersheds in the Plan area
- .2 Encourage the provision of appropriate, safe infrastructure, balancing demands with environmental impacts and affordability.
- .3 Through zoning, specify the requirements for appropriate, safe wastewater treatment in order to maintain healthy aquatic and groundwater environments, and to protect humans from water contamination.
- .4 Ensure that human activities do not contribute to increased water run-off or soil erosion.

5.4.2 Policies

- .1 Direct development to areas that are appropriately serviced or where services are planned.
- .2 Encourage servicing partnerships to enhance opportunities for construction and maintenance of water and wastewater systems, allowing existing parcels to tie into new systems where possible.
- .3 Regardless of the level or type of treatment, the discharge of liquid waste (human, agricultural, industrial) into waterbodies within the Plan area is unacceptable. If a sewer system becomes available, properties within the service area will be required to connect to the system.
- .4 Servicing will be regulated by the Zoning Bylaw. Connection to a community sewer system shall generally be required for:
 - a. newly created parcels that are smaller than 1 ha;
 - b. new residential development with a density greater than 2 units/ha; and,
 - c. new resort or commercial development with more than 4 sleeping units/ha.
- .5 The servicing requirements of the Zoning Bylaw may need to be varied in cases where smaller sewerage systems regulated under the *Public Health Act* are proposed. Prior to the issuance of a development variance permit, a qualified professional will be expected to conduct a hydrogeological study to ensure that groundwater is not compromised by the proposed sewerage system.
- .6 The CSRD shall:
 - a. Implement the Liquid Waste Management Plan (LWMP);

- b. Assume control over private community sewage systems if the proper circumstances exist, and if there is support to do so from residents and the Provincial government, the users will fund the cost of operating and maintaining the system;
- c. Investigate opportunities for one or more marine pump-out(s) to a land-based discharge system located away from the residential areas of Shuswap and Mara Lakes.
- d. Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat;
- e. Use the full range of planning tools and regulatory measures to protect the watershed and water quality of lakes on the Plan area. These include zoning bylaws, development permits, building regulation, and, potentially, covenants; and,
- f. Work with federal and provincial ministries and agencies, including the Shuswap Watershed Council, to implement strategies that protect and enhance the quality of the lakes and streams of the Plan area.

5.5 Solid Waste Management

The Regional District Solid Waste Management Plan has guided solid waste management since 1967. The current Solid Waste Management Plan was last updated in 2018.

5.5.1 Objective

To achieve efficient and environmentally acceptable solid waste disposal.

5.5.2 Policies

The CSRD shall:

- .1 Strongly support efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.
- .2 Continue to implement the strategies of the Solid Waste Management Plan.
- .3 Consider requiring new development to financially contribute towards any necessary upgrades to existing solid waste facilities.

5.6 Hydro, Gas and Communication Utilities

Private utility services, including hydro, gas, phone and Internet are vital services to a community.

5.6.1 Objective

To encourage utilities operators to provide residents and businesses in the Electoral Area E with utility services, effectively and affordably.

5.6.2 Policies

The Regional District shall:

- .1 Work with utility operators to encourage the affordable and convenient distribution of utility services, including high-speed Internet, throughout Electoral Area E.
- .2 Request BC Hydro to reconsider its current policies and regulations regarding signage affixed

to hydro poles. This is a form of visual pollution that impacts the ambience of Electoral Area E.

.3 Follow the CSRD's Telecommunications Siting Policy when responding to telecommunication referrals.



Section 6. Plan Implementation

6.1 Development Permit Areas

6.1.1 Overview

A Development Permit Area (DPA) is an area designated by the official community plan (OCP) where special requirements and guidelines for specified development or alteration of the land are in effect. DPAs are delineated by means of either map or a written description (or both). In such areas, permits are typically required to ensure that development or land alteration is consistent with objectives and guidelines outlined within the applicable DPA section of the OCP.

A Development Permit (DP) sets forth conditions under which residential, commercial, institutional, or industrial developments may take place. Once issued, it becomes binding on the existing and future owners of the property. Depending on the type of DP it must be issued by either the Manager of Development Services or the CSRD Board of Directors.

Where land is subject to more than one DPA designation, a single DP is required. The application will be subject to the requirements of all applicable DPAs, and any DP issued will be in accordance with the guidelines of all such Areas

6.1.2 Authority for DPA Designation

The legislative authority for designation of DPAs is contained with sections 488 to 491 of the *Local Government Act* (LGA), which describe the various purposes for which local governments may create DPAs, the types of activity requiring a development permit (DP), and the range of requirements local governments may impose on the property or property owner(s) for different kinds of DPs.

In designating a DPAs, the OCP must:

- .1 Describe the special conditions or objectives that justify the designation; and
- .2 Specify guidelines respecting the manner in which the special conditions or objectives will be addressed.

6.1.3 Activities Affected

If an OCP designates areas under section 488 (1), the following prohibitions apply unless an exemption under section 488 (4) applies or the owner first obtains a development permit under this Division:

- .1 Land within the area must not be subdivided;
- .2 Construction of, addition to or alteration of a building or other structure must not be started;
- .3 Land within an area designated under section 488 (1)(a) or (b) [natural environment, hazardous conditions] must not be altered;

.4 Land within an area designated under section 488 (1)(d), (h), (i) or (j) [revitalization, energy conservation, water conservation, greenhouse gas reduction], or a building or other structure on that land, must not be altered.

6.1.4 Exemptions

Section 488(4) of the LGA provides that an OCP may specify conditions under which a DP would not be required in a designated DPA. Each of the DPAs described in this OCP contains a list of exemptions. Some apply to specific activities; others apply to specific areas within the DPA.

The LGA also permits local governments to require that applicants provide a professional assessment report prior to considering the issuance of a DP. DP issuance is subject to meeting the guidelines specific to the applicable DPA(s) and professional report findings and may also require the applicant to pay a security deposit.

Unless the proposed development is clearly exempt or outside the DPA, the area proposed for development shall be surveyed (at the owner's expense) to determine if a DP application is required.

6.1.5 Role of the Qualified and Coordinating Professionals in the DP Process

For most types of DPs qualified professionals (QPs) are required to research and provide written advice and recommendations to property owners and the CSRD regarding development proposals.

The QP must have appropriate education, training and experience to undertake the required research of the particular DP. Where applicable, a QP must complete and sign a Letter of Assurance stating they have fulfilled their professional obligations, have met their Association's Professional Code of Ethics, and meet the requirements of the *Professional Governance Act*. All QPs must be registered and in good standing with their applicable association(s).

As applicable, a Letter of Assurance from the QP is required to identify the responsibilities that are accepted by the QP when undertaking any assessment work necessary for the proposed development activities. Responsibilities include, but are not limited to:

- .1 Confirmation that the report has been created pursuant to applicable professional and government guidelines;
- .2 Indication of the work conducted in preparation of the report;
- .3 Confirmation that a review of local government bylaw's and other applicable legislation has been completed; and,
- .4 Any other responsibilities required by the CSRD pertaining to the specific DPA.

Where development is located within more than one DPA or requires a flood plain exemption, QPs shall collaborate with one another to ensure that any required assessment reports are coordinated to provide a comprehensive development permit application.

This OCP establishes seven DPAs:

- 6.3 Foreshore and Water Development Permit Area
- 6.4 Lakes 100 m Development Permit Area
- 6.5 Riparian Areas Protection Regulation Development Permit Area
- 6.6 Malakwa Village Centre Form and Character Development Permit Area
- 6.7 Resort Lands Form and Character Development Permit Area
- 6.8 Commercial Form and Character Development Permit Area

6.6 Malakwa Village Centre Form and Character Development Permit Area

6.6.1 Authority

"Malakwa Village Centre Form and Character Development Permit Area" (Malakwa DPA) is designated pursuant to section 488 (1)(d)(e)(f) of the LGA for the revitalization of an area in which a commercial use is permitted; establishment of objectives for the form and character of intensive residential development; and establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

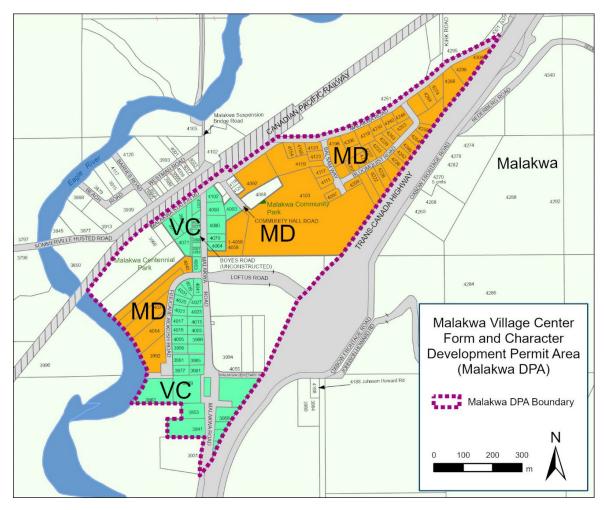
The authority to designate areas in which intensive residential is a permitted use includes any properties that are currently, or become, zoned for high density multiple-unit residential; small lot, compact, single-family residential and manufactured home park developments or some combination of these at any density that may be considered "intensive". This designation provides the ability to establish guidelines and permit conditions addressing form and character of the development, most particularly for infill housing projects, including siting, exterior design and finish of buildings and other structures on properties zoned for intensive residential development.

Intensive residential development may also provide the ability to cluster housing where slopes can integrate form without significant impact on natural features, views, tree cover and natural drainage courses and to increase density in existing low-density neighbourhoods.

The DPA 3 Multiple Family and Intensive Residential Development Permit Area designation applies to all lands within CWK where multiple family and intensive residential development is permitted. This includes all multiple family residential, including four-plexes, triplexes and duplexes, bare land strata development with three or more units and compact small lot single- family subdivision (i.e. smaller than 700 square metres).

6.6.2 Area Designated

The Malakwa DPA applies to all lands that are designated VC and MD within the Malakwa DPA boundary as illustrated on Figure 9.





6.6.3 Justification

Although Sicamous is the largest centre in the Plan area, the community of Malakwa is recognized as the village core for the rural area. Malakwa is designated for a mix of land uses including residential, commercial, park, and public and institutional. The development of a village centre with suitable form and character, well defined public spaces, and pedestrian mobility opportunities will help create a local identity and draw residents and visitors to the community.

Intensive and multi-family residential development share some similar characteristics, but their differences in scale need to be considered in setting guidelines for form and character. Intensive residential development typically comprises single detached houses on smaller lots, whereas multi-family residential development typically includes buildings containing three or more residential units.

6.6.4 Objectives

The objectives of the Malakwa DPA are to:

- .1 Strongly encourage a Healthy Built Environment for the Malakwa (refer to section 1.2.4).
- .2 Ensure that new development in Malakwa has a high standard of building and site design, while incorporating the rural characteristics of the surrounding area.
- .3 Ensure commercial and residential development are complimentary and well integrated;
- .4 Create a 'sense of place' through effective design that reflects and enhances the valued rural character of the area.
- .5 Encourage all new residential development that exceeds one principal dwelling unit/ha is adequately served by both a community water and sewerage system.
- .6 Compliment the community specific policies for the Malakwa Village Centre (refer to 4.7.5).

6.6.5 Activities requiring a permit

A Malakwa DP must be obtained prior to:

- .1 Subdivision of land creating five (5) or more residential parcels with an average minimum parcel size less than 2000 m² or density greater than 5 dwelling units per hectare, whether fee simple or strata.
- .2 Construction of, addition to, or alteration of a building or structure:

within the Malakwa DPA.

6.6.6 Exemptions

Notwithstanding Section 6.6.5, a DP is not required for any of the following:

- .1 Construction, renovation, or addition to a single detached dwelling, secondary dwelling unit or duplex.
- .2 Addition to an existing building or structure that is not visible from a public roadway or other public spaces.
- .3 Exterior alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any visible impact on the character or size of the building.

- .4 A single storey accessory building with a gross floor area less than 55 m² located behind the principal building.
- .5 Construction of, addition to, or alteration of a single-detached dwelling or accessory residential building where no commercial component is present.
- .6 Interior renovations.
- .7 The complete demolition of a building and clean-up of demolition material.
- .8 Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.

6.6.6 Guidelines

DP applications under this section must address each of the guidelines below in writing. Applications shall include a site plan, building plans and other relevant visual materials showing how the proposed buildings and/or structures are situated in relation to other buildings, services, and amenities in the area.

In order to achieve the objectives of Malakwa DPA, the following design guidelines shall apply to the issuance of development permits for new commercial, mixed use, and multi-family developments, buildings and structures:

.1 Building siting and design

- a. Building siting shall be encouraged to:
 - complement a pedestrian scale and focus
 - maximize sunlight penetration to open areas and pedestrian areas avoiding shading on adjacent properties, buildings and roadways
 - locate residential dwelling units in mixed use buildings either above or behind a commercial unit
 - provide for suitable snow shedding and snow storage areas
 - Provide buffer space between adjacent wildlife corridors to minimize the impact of development on wildlife movement throughout the site
- b. Buildings shall be designed to create visual interest by:
 - using strong detailing in windows and doors
 - avoiding large expanses of blank wall
 - using quality natural building materials, such as wood, rock or stone
 - having pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness and to provide broad sightlines to mountains and the sky
 - Screen outdoor mechanical systems
- .2 Pedestrian Routes
 - a. Locate pedestrian routes adjacent to and opposite compatible commercial developments;
 - b. Use paving or surfacing features that highlight the route;

- c. Where possible, ensure safe pedestrian connections to greenspaces, parks, and other public amenities;
- d. Construct pathways with uniform and complementary material for a cohesive appearance throughout the development; and,
- e. Where feasible, buffer pedestrian routes from roadways, vehicular traffic, and parking areas.

.3 Water, Sewer and Stormwater

- a. Water shall be provided by a community water system where possible;
- Sewer shall be provided by a community system where possible, or alternatively on-site sewage is proposed where certified by a Professional Engineer (in good standing with EGBC), which certifies that the sewage will not lead to long-term degradation of the ground water;
- c. Storm water management plan prepared by a professional engineer to:
 - ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters
 - utilize natural topographical features such as sinks and wetlands and permeable paving surfaces to maximize stormwater infiltration
 - reduce paved road widths to reduce the amount of impermeable surfaces and reduce snow removal costs
 - maintain, to the extent possible, predevelopment flow patterns and velocities;
 - provide conveyance routes for major storms
 - demonstrate the use of best practices
 - certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during and post development
 - certify, where applicable, that there will be no negative effect on neighbouring properties

.4 Landscaping and Screening

- a. All planting shall be to BC Society of Landscape Architects standards;
- b. Trees adjacent to roads are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations;
- c. Retain existing vegetation where possible;
- Vegetation planting shall encourage the use of native vegetation to reduce watering requirements, help mitigate storm water runoff and maintain the landscape character of the area;
- e. Service areas should be screened from view from streets or buildings to minimize visual impacts;
- f. Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and residential use; and,
- g. All trash or recycling receptacles and storage containers should be wildlife proof.

.5 Parking areas

a. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking;

Electoral Area E Official Community Plan Bylaw No. 840 Excerpts

- b. Parking should be placed beneath and / or behind buildings to the maximum extent possible;
- c. Use paved surfacing or porous paving, paving stones, French drains, landscaped areas and similar techniques are encouraged to facilitate exfiltration of storm water; and,
- d. Parking areas shall be developed in accordance with the Zoning Bylaw.

.6 Safety

- a. Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways;
- b. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles;
- c. Buildings and structures will be sited appropriately in order to accommodate emergency response vehicles;
- d. There may be a need to screen storage yards or noxious land uses; and,
- e. Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs in order to:
 - improve public safety
 - reduce property damage
 - have fewer bears killed due to conflict
- .7 Signage and lighting

Signage and lighting will be implemented and managed to maintain rural character and atmosphere and to minimize visual impacts.

- a. The size, location and design of commercial signs and other advertising structures shall be compatible with uses and structures on adjacent properties and meet the requirements of the Zoning Bylaw;
- b. Outdoor site lighting shall be designed to minimize "light spill" and glare onto adjacent properties and public spaces. Outdoor lighting shall:
 - be fully shielded (pointing downward)
 - only light the area that needs it
 - be no brighter than necessary
 - minimize blue light emissions
 - only be on when needed

Electoral Area E Zoning Bylaw No. 841 Excerpts

The following excerpts are from the <u>Electoral Area E Zoning Bylaw No. 841</u> are applicable to this application.

Section 2 Definitions

2.1 Definitions

The following words and phrases wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

С

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;

COMMUNITY WATER SYSTEM means a waterworks system, serving 50 or more connections or *parcels*, and is approved and operated under the <u>Drinking Water Protection Act</u>;

D

DENSITY is the number of residential *dwelling units* or *camping spaces* on a *parcel*, expressed in units per hectare or units per *parcel*;

DWELLING UNIT means one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*. *Dwelling unit* does not include *camping unit*, *park model*, or a *commercial lodging sleeping unit*;

0

ONSITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two *dwelling units* located on the same *parcel*, approved pursuant to the *Public Health Act*.

ONSITE WATER SYSTEM means a *domestic water system* that serves up to 2 *residential dwelling units* located on the same *parcel*.

4.1 Establishment of Zones

The Electoral Area E Zoning Bylaw is divided into *zones* with the titles and symbols stated in Table 4.

Table 4.Zone Titles and Symbols

ZONE TITLE	ZONE SYMBOL
Rural and Resource Zone	RSC
Agriculture 1 Zone	AG1
Medium Holdings Zone	MH
Rural Residential 1 Zone	RR1
Remote Waterfront Residential Zone	RWR
Multiple-Dwelling 1 Zone	RM1
Cluster Housing 1 Zone	CH1
Village Centre Zone	VC
Manufactured Home Park 1 Zone	MHP1
Vacation Rental Zone	VR
Resort Commercial 1 Zone	RC1
Resort Commercial 2 Zone	RC2
Resort Commercial 3 Zone	RC3
Resort Commercial 4 Zone	RC4
Resort Commercial 5 Zone	RC5
Comprehensive Development Zone E1 (CDE1 – Hyde Mountain Golf Course)	CDE1
Comprehensive Development Zone E2 (CDE2 – Hummingbird Beach Resort)	CDE2
Comprehensive Development Zone E3 (CDE3 - Shandy Cove)	CDE3
Comprehensive Development Zone E4 (CDE4 – Crazy Creek Resort)	CDE4
Comprehensive Development Zone E5 (CDE5 – Mara Lake Properties)	CDE5
Comprehensive Development Zone E6 (CDE6 – The Enchanted Forest/Sky Trek)	CDE6

Highway Commercial Zone	HC
Industrial 1 Zone	ID1
Industrial 2 Zone	ID2
Industrial 3 Zone	ID3
Public and Institutional Zone	PI
Park Zone	PK
Foreshore and Water Zone	FW
Foreshore Residential 2 Zone	FR2
Foreshore General 2 Zone	FG2
Foreshore Commercial Zone	FC

4.2 Location and Extent of Zones

The location and extent of each *zone* is shown in **Schedule B** of this *Bylaw*.

4.3 Zone Boundaries

- .1 The *zone* boundaries on the maps in **Schedule B** of this *Bylaw* and shall be interpreted as follows:
 - (a) where a *zone* boundary is shown following a *highway*, the centerline of the *highway* is the *zone* boundary;
 - (b) where a *zone* boundary does not follow a legally defined line, and where distances are not specifically stated, the *zone* boundary shall be determined by scaling to the centre of the *zone* boundary line as shown on the maps in Schedule B.

4.4 **Zone Regulations**

- .1 Only the *uses* stated in each *zone* are permitted, except other *uses* as stated in Section 3 (General Regulations) of this *Bylaw*.
- **.2** No land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in each *zone*, except as stated in Part 3 (General Regulations) and Part 5 (Parking and Loading Regulations).

4.10 **RM1** Multiple-Dwelling 1 Residential Zone

.1 Purpose

To accommodate medium density and multiple-dwelling housing in the Malakwa area.

.2 Permitted Principal Uses

assisted living housing duplex multiple-dwelling single detached dwelling

.3 Permitted Secondary Uses

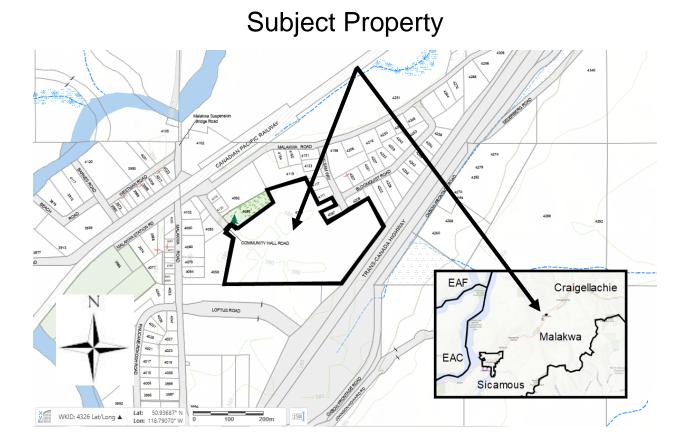
accessory use bed and breakfast (only in single detached dwellings) home occupation secondary dwelling unit

.4 Regulations Table

MATTER REGULATED	REGULATION
 (a) Minimum <i>parcel</i> size created by <i>subdivision</i> where a <i>parcel</i> is serviced by a <i>community</i> water and <i>community</i> sewer system 	• 500 m²
(b) Maximum <i>parcel</i> size created by subdivision	 2000 m²
(c) Minimum parcel width created by subdivision	15 m
(d) Maximum parcel coverage	50%
(e) Maximum number of single detached dwellings or duplexes or multiple-dwellings per parcel.	One
 (f) Maximum number* of <i>dwelling units</i> per hectare where a <i>parcel</i> is serviced by a <i>community</i> water and <i>community sewer system</i> where <i>parcel</i> is served by an <i>onsite</i> sewerage system and onsite water supply (*The total number of <i>dwelling units</i> is the sum of both principal and secondary dwelling units) 	40 per ha2 per ha

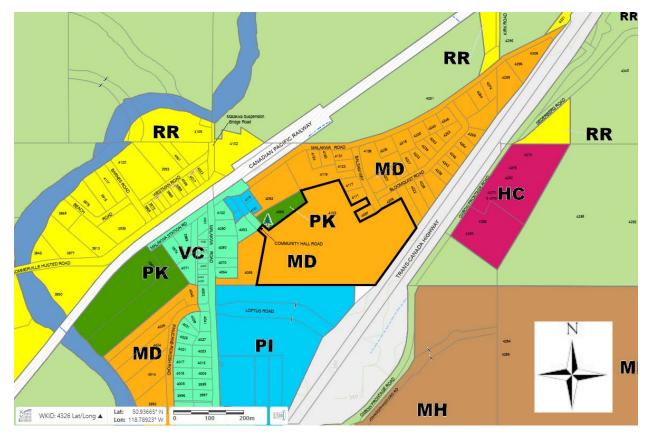
(g) Maximum floor area of an accessory building	 150 m² on <i>parcels</i> less than or equal to 0.4 ha
	 200 m² on <i>parcels</i> greater than 0.4 ha, but less than or equal to 2 ha
(h) Maximum floor area of a home occupation	Shall be in accordance with Section 3.16 of this <i>Bylaw.</i>
(i) Maximum floor area of a secondary dwelling unit	90 m²
(j) Maximum height for: principal buildings and structures accessory buildings	11.5 m 6 m
 (k) Minimum setback from: front parcel boundary interior side parcel boundary exterior side parcel boundary rear parcel boundary 	5 m 2 m 5 m 5 m
(I) Servicing standard for <i>subdivisions</i>	 community water system community sewer system

Location Map:



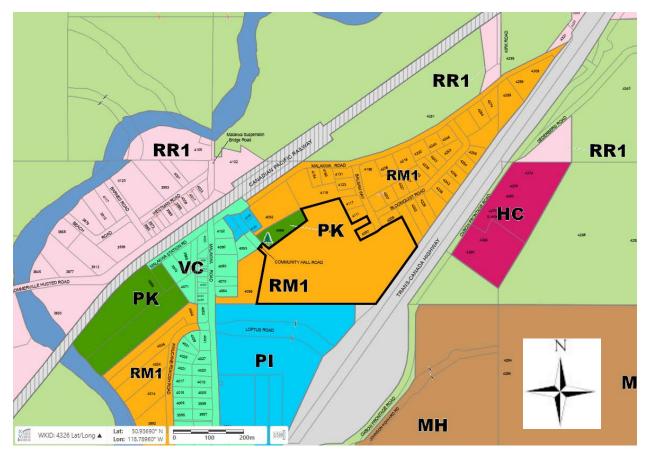
Electoral Area E Official Community Plan Bylaw No. 840

MD – Medium Density Residential

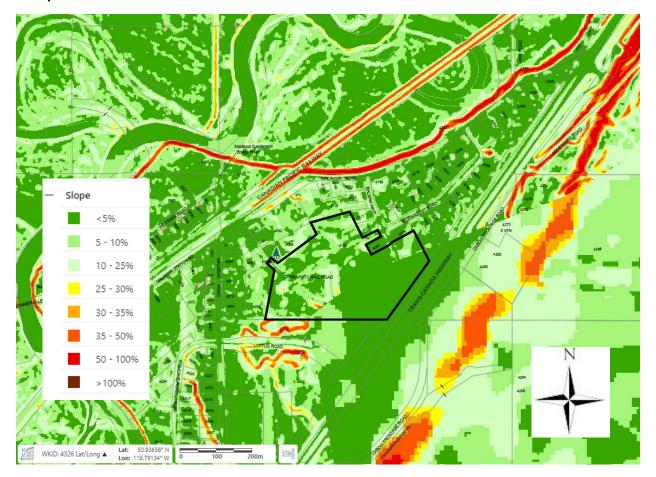


Electoral Area E Zoning Bylaw No. 841

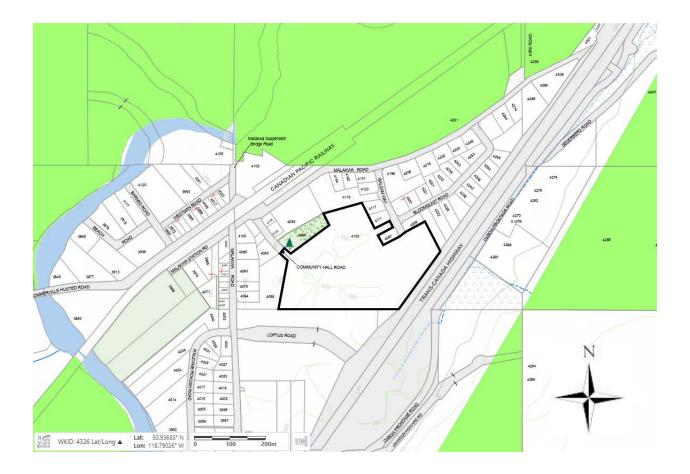
RM1 – Multiple Dwelling 1



Slope:

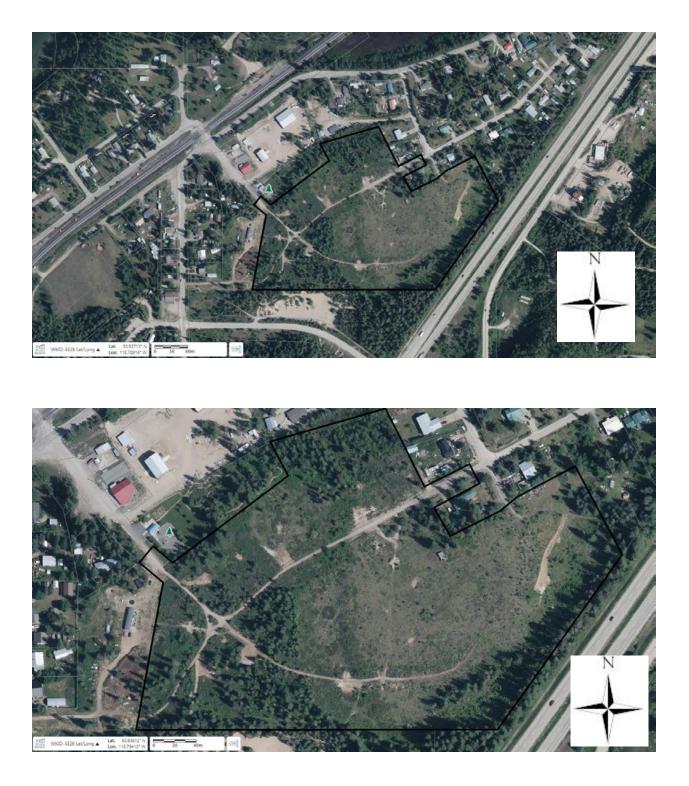


Agricultural Land Reserve (ALR)

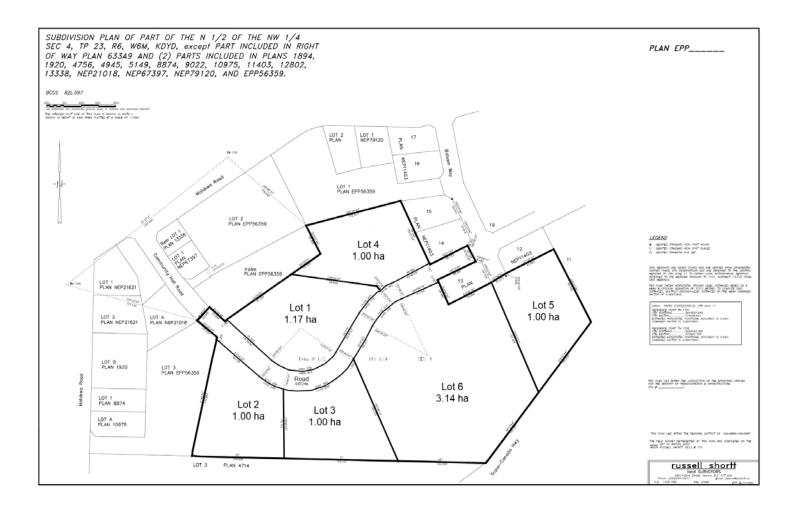


Page 341 of 784

Orthophoto (2023):



Proposed Subdivision Plan:

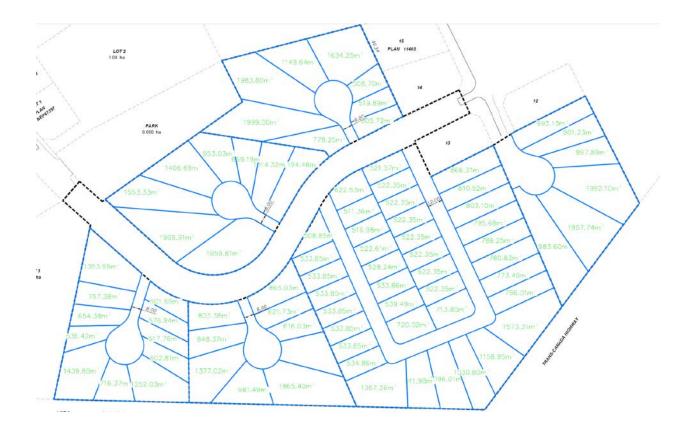


Concept for potential further subdivision:

(presented by the applicant to confirm that the lots could be further developed in the further to meet the density permitted in the Zoning Bylaw)

Concept Only

- 81 lots
- Lot sizes range from 500 m² to 2,000 m²
- This concept does not include water treatment or wastewater treatment facilities, or properties for maintenance building etc).





BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Area A: Development Variance Permit No. 680-04A
DESCRIPTION:	Report from Ken Gobeil, Senior Planner dated April 4, 2024 828, 842, and 846 Almberg Rd, Nicholson.
RECOMMENDATION:	THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 680-04A for The Northwest Quarter of Section 29 Township 26 Range 21 West of the 5th Meridian Kootenay District Except Parts Included in Plans 10028, 11497, 12760, 17229, 18939 and NEP22520 (PID: 010-222-162) to vary Section 9.5 of the Subdivision Servicing Bylaw No. 680 to permit components of a surface water system to be located in shared easements for Surface Water Licenses 117694, 100159, and 100136 as shown on the proposed plan of subdivision dated February 24, 2024 for Ministry of Transportation and Infrastructure Subdivision File No. 2022-001013, be approved, this 18 th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owners of 828, 842, and 846 Almberg Rd have applied to subdivide their property into three separate lots. The owners propose to use three existing surface water licenses to serve the proposed subdivision. The water sources are off site, and surface water systems (including water lines) run through easements on other privately owned properties to reach the water source. The waterlines serving Lots 1 and 2 are in a shared trench and shared easements. The Subdivision Servicing Bylaw No. 680 (Bylaw No. 680) requires all components of a surface water system to be in individual 6 m wide easements. This variance application is to permit components of a surface water system (waterlines) to be located in shared easements.

BACKGROUND:

ELECTORAL AREA:

LEGAL DESCRIPTION:

The Northwest Quarter of Section 29 Township 26 Range 21 West of the 5th Meridian Kootenay District Except Parts Included in Plans 10028, 11497, 12760, 17229, 18939 and NEP22520

PID: 010-222-162

CIVIC ADDRESS: 828, 842, and 846 Almberg Rd Nicholson

SURROUNDING LAND USE PATTERN: North = Residential

April 18, 2024

South = Residential East = ResidentialWest = Residential CURRENT USE: Residential **PROPOSED USE: Residential Subdivision** PARCEL SIZE: 8.7 ha PROPOSED PARCEL SIZES: Lot 1 = 2.05 ha Lot 2 = 3.35 ha Lot 3 = 3.3 ha **CURRENT DESIGNATION:** NA **PROPOSED DESIGNATION:** NA CURRENT ZONING: NA **PROPOSED ZONING:** NA AGRICULTURAL LAND RESERVE: 0%

SITE COMMENTS:

The subject property is on a hillside with a lower and upper bench bisected by Almberg Rd. The property is forested. There are currently two dwellings on the Western side of the property.

BYLAW ENFORCEMENT: No

POLICY:

See "DVP680-04A_Excerpts_BL680.pdf" attached for excerpts of relevant policies and regulations from the <u>Subdivision Servicing Bylaw No. 680</u> applicable to this application:

- Part 2 Interpretation
- Part 9. Assessment and Demonstration of Potable Water (For Independent On-site Water Systems)
- Table 2: Requirements for Independent On-Site Water Systems

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Part 9 of Bylaw No. 680 contains the detailed requirements for the demonstration and assessment of on-site water systems for subdivision. Portions of Part 9 of Bylaw No. 680 applicable to this subdivision is generally described as follows:

- All proposed parcels must have an independent water supply.
- The water supply must be capable of supplying 2,000 litres per day (or 500 gallons), 365 days per year.
- A report from a qualified professional confirming water quality and that the water can meet or be treated to meet the Canadian Drinking Water Guidelines.
- Parcels may utilize an off-site surface water supply. However, all components of that water system (e.g. waterlines) must be contained in a 6.0 m wide easement for a single residential dwelling unit (i.e. waterlines to multiple systems cannot be in a shared easement).

The owners are proposing a three-lot subdivision (MOTI Subdivision 2022-01013A). This subdivision would be served by three existing water licenses with off site surface water sources (see, "DVP680-04A_Maps_Plans_Photos.pdf" and "DVP680-04A_Water_Licenses_Consolidated.pdf" attached)

License No. 117694 – To serve proposed Lot 1

- Source: Freud Spring
- Issued November 18, 2002
 - Precedence on August 8, 1978
- Domestic and irrigation purposes:
 - 500 gallons per day for domestic use
 - 1.5 acre feet per annum for irrigation.
 - An acre-foot is the amount of water to cover an acre of land in one foot of water (325,851 gallons).

License No. 100159 – To serve Proposed Lot 2

- Source: Freud Spring
- Issued November 18, 2002
 - Precedence on April 23, 1990
- 1000 gallons per day
- Domestic purposes only

License No. 117177 – To serve proposed Remainder Lot

- Source: McDermot Brook
- Issued November 1, 2002
 - Precedence on July 3, 1984
- 500 gallons per day
- Domestic purposes only

Water lines servicing Surface Water Licenses 117694 and 100159 are in the same trench and easements (Easement Plans NEP84364, and EPP108513). The easements are 6 m width which complies with the Subdivision Servicing Bylaw; however, it contains multiple waterlines serving multiple properties. The owners noted that these waterlines were originally installed in the 1970's as part of a larger subdivision plan, and all water lines were placed in the same trench to save construction costs and reduce the amount of space of easements impacting other properties.

The property to the north, 814 Almberg Rd (Lot A Section 29 Township 26 Range 21 West of the 5th Meridian Kootenay District Plan 18938, PID 016-226-330) was subdivided from the subject property in

1990. 814 Almberg Rd also utilizes the same surface water source as Lots 1 and 2 (Freud Creek – Water License No. 100136) with a waterline that runs through the same trench and easements. This waterline also carries through subject property (see, "DVP680-04A_Maps_Plans_Photos.pdf" and "DVP680-04A_Water_Licenses_Consolidated.pdf" attached). If this Development Variance Permit is approved, a new easement will be required for the portions of waterlines through proposed Lots 1 and 2.

Staff note that at the time 814 Almberg Rd was subdivided from the subject property in 1990, subdivisions were regulated by Subdivision Servicing Bylaw No. 172. In Bylaw No. 172, there was no requirement for independent easements for components of a surface water system.

<u>Analysis</u>

Subdivision servicing bylaws establish minimum technical requirements for subdivisions to ensure the subdivisions are reviewed consistently throughout the CSRD. Water systems that do not meet the technical requirements can still provide the required water for a proposed subdivision. However, a development variance permit must be issued by the CSRD Board of Directors.

At the time the waterlines were initially installed (1970s) consideration for placement of the waterlines was to construction costs of the developer, and not the potential maintenance of a future property owner, and that utilizing one shared trench saves space which allows the affected property owner more use of their lands. However, independent easements allow a property owner to access their own waterline without the potential for impacting another property's water supply during excavation.

Staff also note that at the time the waterlines were installed individual easements was not a requirement for subdivisions serviced by off-site surface water sources. From 1978-1992 subdivision in the CSRD was regulated by Subdivision Servicing Bylaw No. 172 and in that bylaw, there was no requirement for components of a water system to be in separate easements.

When 814 Almberg Rd was subdivided, it had a waterline in a shared trench and easements; at that time, shared easements were permitted.

The purpose of individual easements and trenches for waterlines is that a waterline can be repaired or replaced without disrupting other properties and/or water lines. The waterlines which serve proposed lots 1 and 2 were replaced in 2022 and the owner noted there should not be any further work required for several years. The owners' contractor also noted that the waterlines can be easily accessed, and individual waterlines can be independently replaced or serviced in the future if they need to with no impact to the water lines of other properties. However, staff note that with working in a shared trench there will always be a risk of waterlines being impacted when a shared trench is opened.

Staff note that other than the shared easements, the proposed subdivision can meet the other technical servicing requirements of the subdivision, including Part 9 of Subdivision Servicing Bylaw No. 680 which includes a water quality analysis from a qualified professional to ensure the water is potable.

Proposed Remainder Lot

No variances are required for the water source for the Remainder Lot. The surface water source which serves the Proposed Remainder Lot is located in a trench and easements which solely benefit Surface Water License No. 117177 and the proposed Remainder Lot. The easements also meet the 6 m width requirement.

814 Almberg Rd

The waterline serving 814 Almberg Rd will run through proposed Lots 1 and 2. As part of the subdivision, an easement will be registered on title of the subject property in favour of 814 Almberg Rd regarding the placement of that waterline in a shared trench.

Rationale for Recommendation

The owners of the subject property have applied to vary the servicing requirements of Section 9.5 (b) of the Subdivision Servicing Bylaw No. 680 to permit existing waterlines serving the subject property to be within a shared trench and easement. Staff are recommending the Board approve this development variance permit for the following reasons:

- 1. The waterlines exist in existing easements and the shared easements complied with CSRD Subdivision Servicing bylaw at the time when the adjacent property (814 Almberg Rd) was subdivided in 1990.
- 2. Although it is not ideal, the waterlines have been able to be accessed and serviced without affecting another waterline in the same trench. The applicant notes that the waterlines were last serviced in 2022.
- 3. Each lot in the proposed subdivision will have the required water quantity (2,000 litres per day).

IMPLEMENTATION:

If the Board chooses to approve the proposed variance, the applicant will be notified and will need to complete the other requirements of Bylaw No. 680 for the subdivision to move ahead.

COMMUNICATIONS:

Letters were sent to all owners of property lying within 100 m of the subject property advising of this application for Development Variance Permit in accordance with the Local Government Act requirements on April 5, 2024. Written submissions are accepted until 4:00 PM on April 16, 2024 (Tuesday prior to the Board Meeting). Written submissions received regarding this application will be attached to the late agenda.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

- 1. Endorse the Recommendation(s).
- 2. Deny the Recommendation(s).
- 3. Defer.
- 4. Any other action deemed appropriate by the Board.

Report Approval Details

Document Title:	2024-04-18_Board_DS_DVP680-04A.docx
Attachments:	 DVP680-04A_Permit_redacted.pdf DVP680-04A_BL680_Excerpts.pdf DVP680_04A_Water_Licenses_Consolidated.pdf DVP680-04A_Maps_Plans.pdf
Final Approval Date:	Apr 10, 2024

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

Gerald Christie

C

Jennifer Sham

John MacLean



DEVELOPMENT VARIANCE PERMIT NO. 680-04A

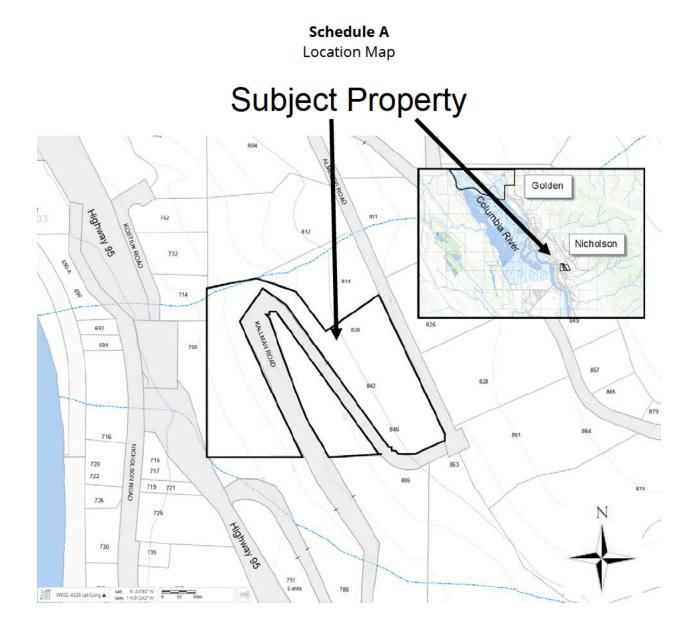
OWNERS:	
	As joint tenants

- 1. This Development Variance Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
- This Permit applies only to the lands described below: <u>The Northwest Quarter of Section 29 Township 26 Range 21 West of the 5th Meridian</u> <u>Kootenay District Except Parts Included in Plans 10028, 11497, 12760, 17229, 18939</u> <u>and NEP22520 (PID: 010-222-162)</u>, which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
- 3. The Section 9.5 (b) of the Subdivision Servicing Bylaw No. 680, is hereby varied by permitting more than one delivery system for a surface water system to be located in shared easements for the delivery of water from Surface Water Licenses 117694, 100159, and 100136 for proposed lots 1 and 2 as more particularly shown on the plan of subdivision dated February 24, 2024, by B.D. Land Surveying Inc. under Ministry of Transportation and Infrastructure Subdivision No. 2022-01013A attached hereto as Schedule B;
- 4. Water licenses 117694, 100159, and 100136 are attached hereto as Schedule C.
- 5. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of _____, 2024.

CORPORATE OFFICER

NOTE: Subject to Section 504 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.



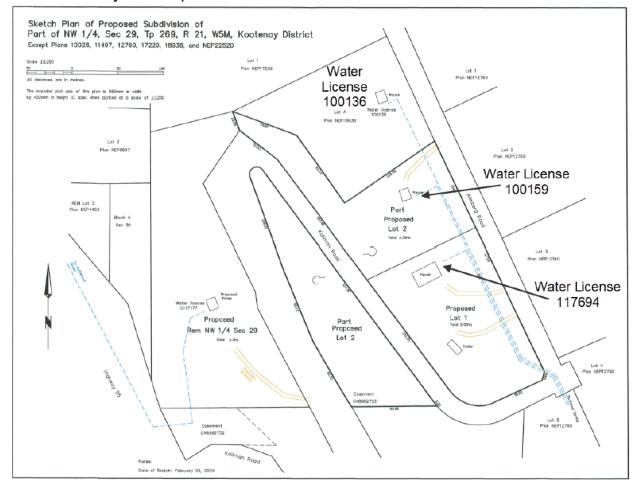
Page 352 of 784

DVP 680-04A

Schedule B

Plan of Subdivision

Ministry of Transportation and Infrastructure Subdivision No. 2022-01013A



Schedule C Surface Water Licenses 117694, 100159, and 100136



WATER ACT

CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant

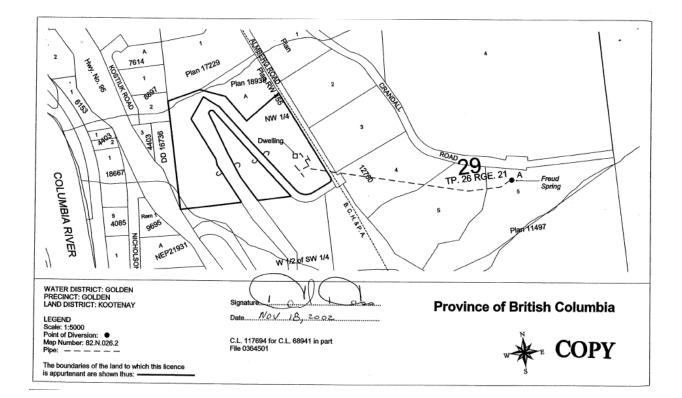
- is hereby authorized to divert and use water as follows:
- (a) The source on which the rights are granted is Freud Spring.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is $8^{\rm th}$ August, 1978.
- (d) The purposes for which this licence is issued are irrigation and domestic.
- (e) The maximum quantity of water which may be diverted for irrigation purpose is 1.5 acre feet per annum and for domestic purpose is 500 gallons a day.
- (f) The period of the year during which the water may be used for irrigation purpose is 1st April to 30th September and for domestic purpose is the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is North West ¼ of Section 29, Township 26, Range 21, West of the 5th Meridian, Kootenay District, except parts included in Plans 10028, 11497, 12760, 17229, 18938 and NEP22520 of which 0.75 acre may be irrigated.
- (h) The works authorized are diversion structure, pipe and sprinkler system, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.
- (k) This licence is issued in substitution of Conditional Water Licence 68941, in part.

Herb Hess Land and Water Manager Kootenays

File No. 0364501 Date: NOV 18 2002 onditional Licence 117694

Page 354 of 784

DVP 680-04A





WATER ACT

CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant is hereby authorized to divert and use water as follows:

- (a) The source on which the rights are granted is Freud Spring.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is $23^{\rm sc} \ \rm April, \ 1990.$
- (d) The purpose for which this licence is issued is domestic.
- (e) The maximum quantity of water which may be diverted is 1000 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is the Northwest Quarter of Section 29, Township 26, Range 21, West of the 5th Meridian, Kootenay District, except parts included in Plans 10028, 11497, 12760, 17229, 18938 and NEP22520.
- (h) The works authorized are diversion structure and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in two dwellings located approximately as shown on the attached plan.

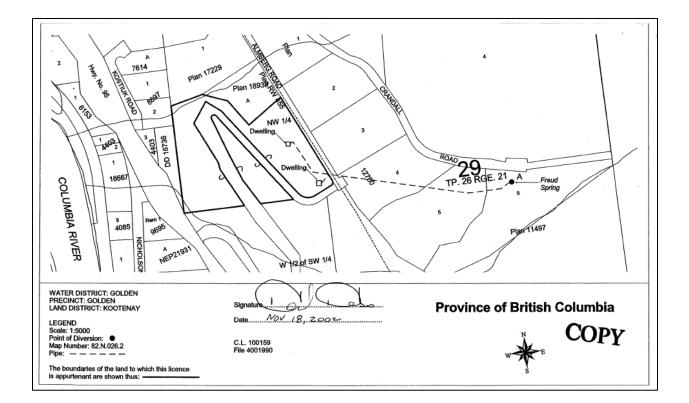
Herb Hess Land and Water Manager Kootenays

File No. 4001990 Date: NOV 18 2002 Conditional Licence 100159

COPY

Page 356 of 784

DVP 680-04A





WATER ACT

CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant is hereby authorized to divert and use water as follows:

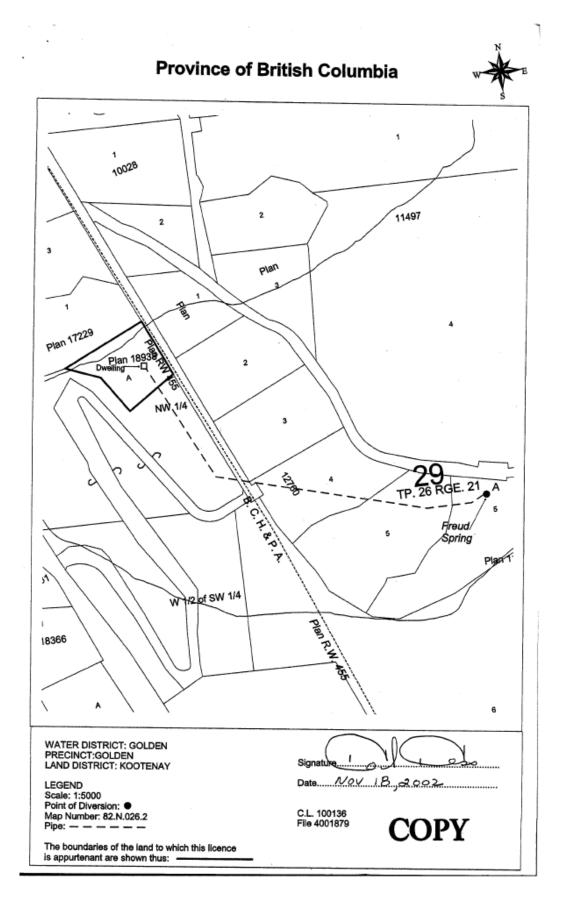
- (a) The source on which the rights are granted is Freud Spring.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 19th October, 1989.
- (d) The purpose for which this licence is issued is domestic.
- (e) The maximum quantity of water which may be diverted is 500 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is Lot A of Section 29, Township 26, Range 21, West of the 5th Meridian, Kootenay District, Plan 18938.
- (h) The works authorized are diversion structure and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.

Herb Hess

Land and Water Manager Kootenays

File No. 4001879 Date: NOV 18 2002 Conditional Licence 100136

DVP 680-04A



Subdivision Servicing Bylaw No. 680

The following excerpts from the <u>Subdivision Servicing Bylaw No. 680</u> are applicable to this application:

Part 2. Interpretation

2.1 Definitions

INDEPENDENT ON-SITE WATER SYSTEM means a *Domestic Water System* that serves up to 2 *Dwelling Unit*s located on the same *parcel*.

LIST OF ELIGIBLE SOURCES means a document submitted to the Regional District from time to time and attached to and included with this bylaw as Schedule B, provided by the Comptroller of Water Rights, the Regional Water Manager, or the Assistant Regional Water Manager of the Ministry of Environment that identifies surface water sources in the Regional District that are considered by the Ministry of Natural Resource Operations to be capable of providing sustainable domestic water supplies.

QUALIFIED PROFESSIONAL means a person who is registered or duly licensed as a Professional Engineer or a professional geoscientist under the provisions of the Engineers and Geoscientists Act.

Part 9. Assessment and Demonstration of Potable Water (for Independent On-site Water System)

Application and Exemptions

- **BL680-01 9.1** Sections 9.2 through 9.19 do not apply:
 - a) to a *Parcel* being created:
 - i. to provide *highway* access by common lot;
 - ii. for installation of Public Utilities and related structures and equipment;
 - iii. for use as a surface parking lot, provided that a covenant in favour of the Regional District restricting the use to that purpose is registered against the land under Section 219 of the *Land Title Act;*
 - b) to a Parcel being created solely for use as an unserviced park; or

BL680-01
 c) to a *Parcel* being created that contains a pre-existing residential *dwelling unit* that is connected to and using a water source, provided that the owner has submitted documentation in the form of a statutory declaration accompanied by a surveyed site plan indicating that:

- i. the water source meets current setback requirements, established by an enactment, from sources of contamination, and
- ii. the water source is either:
 - A. located on the same *Parcel* as the pre-existing residential *dwelling unit;* or
 - B. located on Crown land along with all water system components, which have been approved or permitted by the Provincial authority.
 - C. and in the case of a surface water source, has been licensed by the Provincial authority for domestic use in a volume meeting the requirements of this bylaw.
- d) to a vacant *Parcel* that is part of a boundary adjustment, provided that the vacant *Parcel* was created by subdivision after January 16, 2014.

Independent On-site Water System

BL680-01

9.2 Where no *Community Water System* is available, and the proposed *Parcels* comply with Schedule A Levels of Service requirements, all new *Parcels* created by subdivision must be provided with an *Independent On-site Water System*.

- **9.3** The water source for an *Independent On-site Water System* must be:
- BL680-01

 a) surface water from an intake in a water source that either has an existing license for domestic use issued by the Provincial Authority or is included on the List of Eligible Sources of the Ministry of Forests, Lands and Natural Resource Operations (or applicable Ministry at the time of application) that is current prior to issuance of final comments for the subdivision, or as provided in Schedule B attached to this bylaw;
 - b) Groundwater from a Drilled Well, or,
 - c) Groundwater from a Shallow Well.
 - **9.4** All *Wells* other than those identified in Section 9.1 c) and d) and related components of the *Independent On-site Water System* using *Groundwater* sources must:
 - a) be on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required.
 - **9.5** All components, including the intake, for an *Independent On-site Water System* using surface water sources must be:
 - a) located on the same *Parcel* as the residential *Dwelling Unit* in respect of which they are required; or
 - b) located within easements that are a minimum of 6.0 m in width, provided that the delivery system from the surface water source to the *Dwelling Unit* is only for a single residential *Dwelling Unit;* or
 - c) installed under the applicable road or railway right of way to the *Parcel* boundary, if the *Parcel* is located across a road or railway line from the surface water source.
 - **9.6** A person must not proceed to develop any water source or construct any water system until documentation for all information required under subsections 9.11 through 9.12 has been received and approved by the *Manager, Environmental and Utility Services* or his designate.
 - **9.7** If the *Owner* is required under this bylaw to engage a *Qualified Professional*, a person must not commence any work, study or analysis related to the

proposed development of an *Independent On-site Water System* without the involvement of a *Qualified Professional*.

- **9.8** Each *Independent On-site Water System* must be capable of providing, year round, at least *2,000 litres* of *Potable Water* per day for each *Parcel* that includes, or can be reasonably expected in future to include, a residential *Dwelling Unit*, per each *Dwelling Unit*.
- **9.9** Each *Independent On-site Water System* must meet each of the water quantity and water quality requirements for the relevant subdivision type set out in Table 1.
- **9.10** For each existing and proposed *Independent On-site Water System* and especially where testing of the *Independent On-site Water System* indicates that treatment is required, the *Owner_must* enter into a covenant under Section 219 of the Land Title Act in favour of the *Regional District*, in accordance with subsection 9.20, acknowledging that the quality and quantity of all water sources change over time and where treatment is required, to ensure suitable treatment systems are installed and maintained so that each *Dwelling Unit* is provided with *Potable Water*, and must register the covenant against the property title concurrently with the deposit of the plan of subdivision.

Documentation Requirements

- **9.11** The *Owner*, where proposing to develop an *Independent On-site Water System*, shall submit to the *Regional District* the following information:
 - a) agent contact information if the *Owner* has hired an agent to develop an *Independent On-site Water System* on the *Owner*'s behalf;
 - b) general information about the proposed subdivision or current phase of subdivision, as well as information about any plan for future phases of subdivision;
 - c) information about water supplies and sewage systems and any other potential sources of contamination (including, but not limited to underground storage tanks, car wrecks, manure piles, dead animal pits, privies, holding tanks, *highways*, and on-site sewerage systems, whether or not permitted or currently lawful) and plans showing these situated within 30 meters of the land being subdivided that could affect either the quantity or quality of water available to the subdivision;

- d) information regarding the proposed water source for the subdivision or current phase of subdivision; and
- e) plans showing, proposed water sources for the subdivision, and proposed subdivision layout.
- **9.12** All documentation submitted to the *Regional District* in connection with subsection 9.11, above must reflect conditions prevailing at the time of application for the subdivision.
- **9.13** The *Regional District* reserves the right to require information on a larger area than 30.0 meters, as specified in paragraph (c) of subsection 9.11, above, at the discretion of the *Manager, Environmental and Utility Services*, or his designate. If the *Manager, Environmental and Utility Services*, or his designate considers that soil conditions, aquifer sensitivity and potential sources of contamination warrant further consideration, the *Manager, Environmental and Utility Services*, or additional information, including about an area beyond that specified in paragraph (c) of subsection 9.11 of up to 60 meters.

Professional-Directed Approach (Qualified Professional)

- **9.14** The *Owner* shall engage a *Qualified Professional* to manage all aspects of developing an *Independent On-site Water System* on each proposed lot (this approach is referred to as the "Professional Directed Approach") if any of the following conditions apply:
 - a) the proposed subdivision will result in three or more *Parcels*,
 - b) any of the proposed *Parcels* are less than 2 hectares in area;
- BL680-01c) the proposed subdivision is not located within an area indicated as being within a known aquifer, as identified on the *Mapping for Areas of Groundwater Concern* or Provincial aquifer mapping;
 - d) the proposed subdivision is located within an area of concern for *Groundwater* issues as identified on the *Mapping for Areas of Groundwater Concern* that is current at the time of subdivision application;
 - e) any proposed *Groundwater* source is within 30.0 m of any other existing groundwater source or source of potential contamination;
 - d) the proposed water source is surface water;

- e) the source of water is a Well Pit;
- h) the proposed water source is a *Shallow Well* that the *Owner* intends to install without hiring a *Qualified Well Driller* or a *Qualified Pump Installer*,
- i) prior to commencing construction or testing, the *Qualified Well Driller* or *Qualified Pump Installer* engaged to provide a *Well* expects that drawdown interference, or water quality issues are likely to occur based on their personal knowledge of the area the *Well* is proposed; or
- **BL680-01** j) the *Regional District* has requested a review of the information provided, as required in 9.12 above, by a Qualified Professional, and that professional recommends a professional-directed approach.

Owner-Directed Approach

- **9.15** If conditions described in subsection 9.14 do not apply, the *Owner* may direct the development of an *Independent On-site Water System* without engaging a *Qualified Professional* (this approach is referred to as the "*Owner*-Directed Approach") by hiring either a *Qualified Well Driller* or a *Qualified Pump Installer*. Having been retained by the *Owner* for this purpose, the *Qualified Well Driller* or *Qualified Pump Installer* must submit a copy of all *Well* reports together with the water quality analysis, indicating a *Potable Water* source, as required in the <u>Water Sustainability Act</u> to the *Comptroller* of Water Rights and to the *Manager, Environmental and Utility Services*, or his designate.
- **9.16** Notwithstanding Section 9.15, the *Regional District* may require the *Owner* to engage, at the *Owner*'s cost, a *Qualified Professional* at any point during the testing and development of an *Independent On-site Water System* if any of the conditions described in Section 9.14 become apparent in the course of the procedures set out in this *Bylaw*.
- **9.17** If a *Qualified Professional*'s involvement is required, the *Qualified Professional* retained to undertake the project shall provide written confirmation to the *Regional District* that:
 - a) they have suitable training and experience in the discipline of Engineering or Geosciences including documentation that their registration with the Association of Professional Engineers and Geoscientists of BC is in a relevant area;

- b) they are a member in good standing of the Association of Professional Engineers and Geoscientists of BC; and
- c) they are familiar with this bylaw and in particular, without limitation, the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources; and will perform their work in accordance with the procedures set out in the CSRD Guidelines and Procedures for the Assessment and Demonstration of Water Availability – Groundwater and Surface Water Sources.
- **9.18** If the *Owner* appoints a substitute *Qualified Professional* during the process of developing the required *Independent On-site Water System*, the substitute *Qualified Professional* must immediately provide to the *Regional District* the written confirmation required by Section 9.17.
- **9.19** If a *Qualified Professional* is required, the *Qualified Professional* must supervise all components of developing the *Independent On-site Water System* and the *Owner* must not commence any work, study or analysis related to the water system without the involvement of the *Qualified Professional*.

Table 1: Requirements for Independent On-site Water Systems (cont'd)

Surface Water Sources (only those included on the List of Eligible Sources)

Subdivision Type	Water Quantity	Water Quality	Covenant on Title
All types of subdivision.	The <i>Owner</i> submits an undertaking from a solicitor that a suitably worded Section 219 covenant will be registered on title, at the <i>Owners</i> cost, that any lots created with a surface water source will not be used for residential purposes until the <i>owner</i> has provided a copy of an issued license to the <i>Regional District</i> .	Professional has reviewed the water quality results, prepared a water system design, including treatment and disinfection system components if required, and provided written confirmation that the water will be	been placed on

Section 219 Covenant

9.20 An *Owner* is required to enter into a covenant under this Part pursuant to Section 219 of the *Land Title Act*, for all existing and proposed *Independent On-site Water Systems*. The covenant must be registered in the Land Title Office against the title to the land subject to the proposed subdivision. The covenant shall include an acknowledgement that the quality and quantity of a water source may change over time. The covenant may include such prohibitions, restrictions and requirements as a condition of subdivision, use, building, or, in relation to a *parcel*, transfer, as required by the *Manager, Environmental and Utility Services*, or his designate; provisions for conditions for reimbursement by the *Owner* for any expenses that may be incurred by

the *Regional District* as a result of any breach of the covenant; and without limitation, any or all of the following conditions:

- (a) proper installation and maintenance of a pump by a *Qualified Pump Installer*,
- (b) submission of a *Well* report and water quality analysis by a *Qualified Pump Installer* to the *Manager, Environmental and Utility Services*, or his designate and to the *Comptroller* of Water Rights;
- (c) construction and maintenance of any and all water system infrastructure in a safe and sanitary manner and in compliance with applicable enactments of the *Regional District*, Province of British Columbia, and Canada;
- (d) installation and maintenance of effective cross-connection control;
- (e) completion of system disinfection prior to use and as may be necessary or recommended for safety and sanitation;
- (f) installation of a water system and any components of a water system as may be recommended by the *Qualified Professional*, to ensure that the water supplied through the system and its components is *Potable Water*,
- (g) confirmation through water quality testing that the water is *Potable Water*,
- (h) a water licence for surface water sources;
- (i) irrigation conditions, restrictions and requirements; and
- (j) obligations of the *Owner* to ensure ongoing monitoring, maintenance, inspection, repair and replacement of water systems and components so that the water supplied is *Potable Water*.

Page 368 of 784



BRITISH

CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant is hereby authorized to divert and use water as follows:

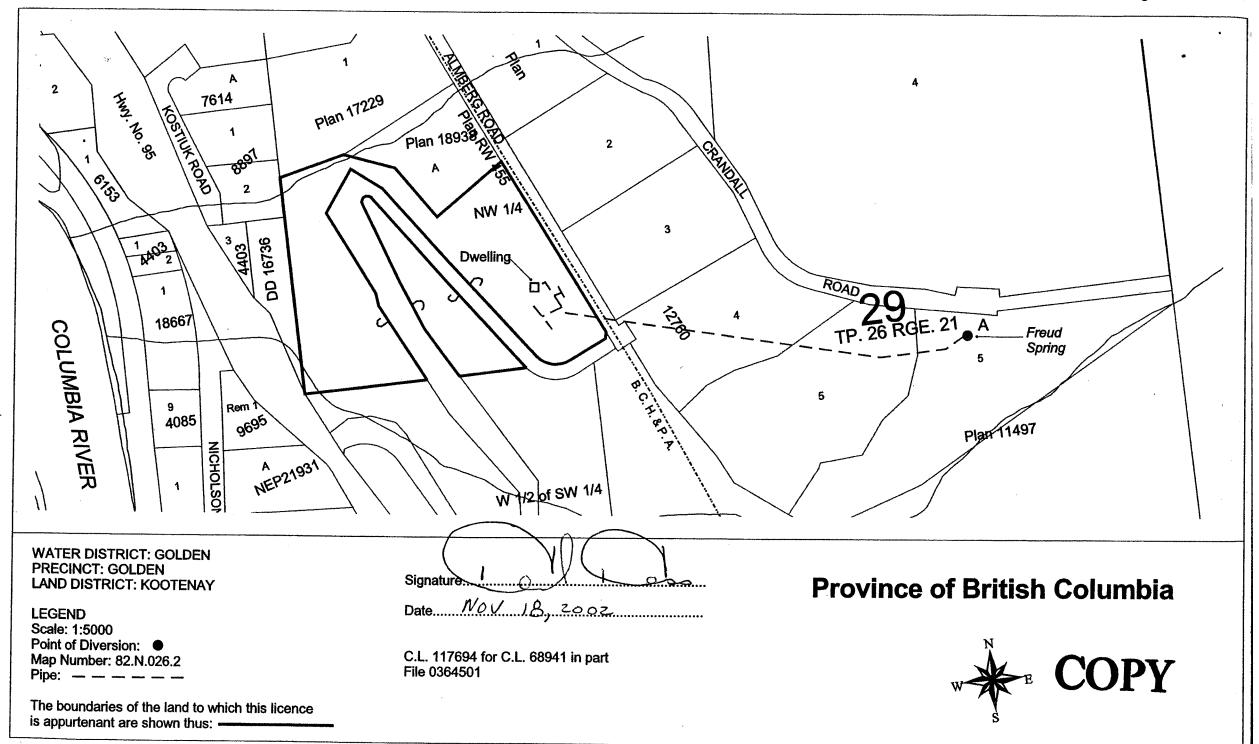
- (a) The source on which the rights are granted is Freud Spring.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 8th August, 1978.
- (d) The purposes for which this licence is issued are irrigation and domestic.
- (e) The maximum quantity of water which may be diverted for irrigation purpose is 1.5 acre feet per annum and for domestic purpose is 500 gallons a day.
- (f) The period of the year during which the water may be used for irrigation purpose is 1st April to 30th September and for domestic purpose is the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is North West ¼ of Section 29, Township 26, Range 21, West of the 5th Meridian, Kootenay District, except parts included in Plans 10028, 11497, 12760, 17229, 18938 and NEP22520 of which 0.75 acre may be irrigated.
- (h) The works authorized are diversion structure, pipe and sprinkler system, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.
- (k) This licence is issued in substitution of Conditional Water Licence 68941, in part.

Herb Hess Land and Water Manager Kootenays

File No. 0364501

Date:NOV 18 2002 onditional Licence 117694





Page 370 of 784



WATER ACT

CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant is hereby authorized to divert and use water as follows:

- (a) The source on which the rights are granted is Freud Spring.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 23^{rd} April, 1990.
- (d) The purpose for which this licence is issued is domestic.
- (e) The maximum quantity of water which may be diverted is 1000 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is the Northwest Quarter of Section 29, Township 26, Range 21, West of the 5th Meridian, Kootenay District, except parts included in Plans 10028, 11497, 12760, 17229, 18938 and NEP22520.
- (h) The works authorized are diversion structure and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in two dwellings located approximately as shown on the attached plan.

Herb Hess

Land and Water Manager Kootenays

File No. 4001990 Date: NOV 18 2002 Conditional Licence 100159

2 1 1 1 1 1 1 1 1 1 1 1 1 1	Plan 18939 A2 A NW 1/4 Dwelling Dwelling Dwelling W 1/2 of SW 1/4	ROAD PP TP. 26 RGE. 21 A 5 Freud 5 Spring 5 Plan 11497		
WATER DISTRICT: GOLDEN PRECINCT: GOLDEN LAND DISTRICT: KOOTENAY	Signature	Province of British Columbia		
LEGEND Scale: 1:5000 Point of Diversion: • Map Number: 82.N.026.2 Pipe:	Date <i>Nov. 18, 2.002</i> C.L. 100159 File 4001990	N COPY		
The boundaries of the land to which this licence is appurtenant are shown thus:				

Page 372 of 784



WATER ACT

CONDITIONAL WATER LICENCE

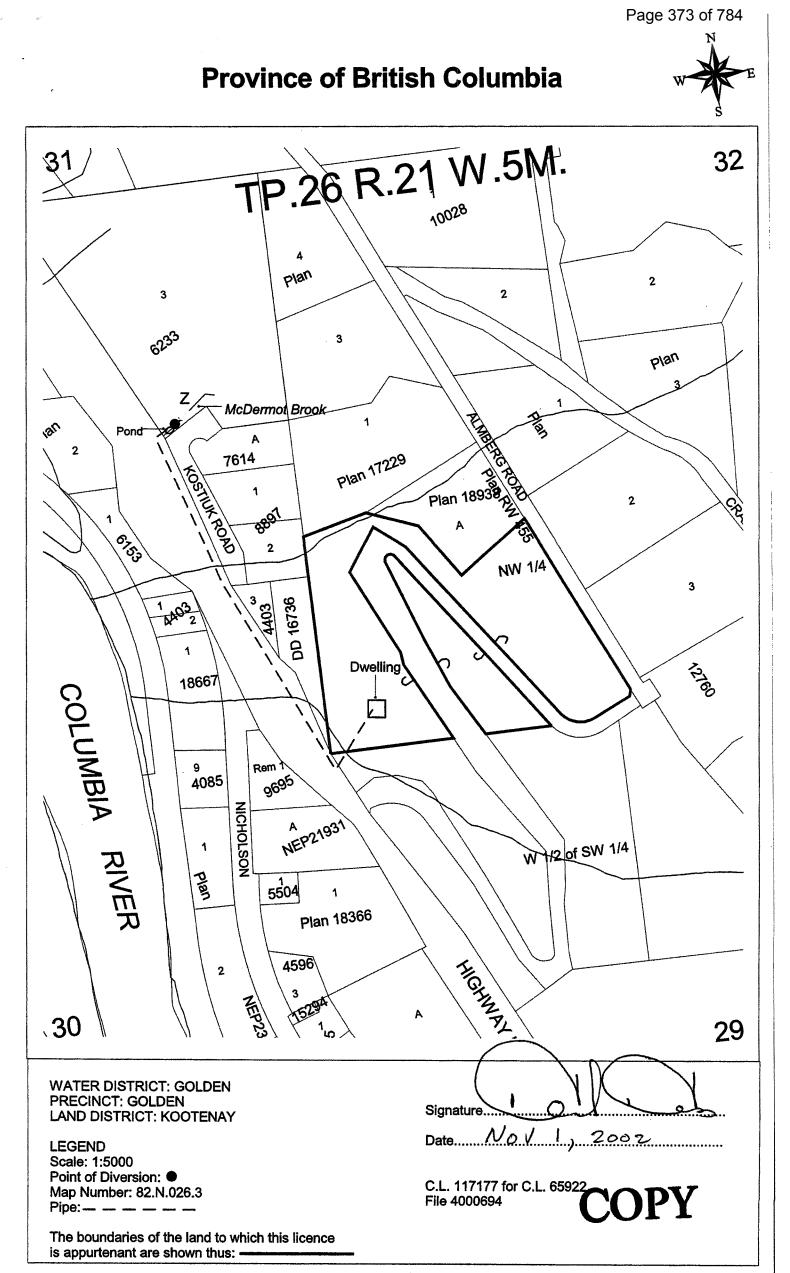
The owner of the land to which this licence is appurtenant is hereby authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is McDermot Brook.
- (b) The point of diversion is located as shown on the attached sketch.
- (c) The date from which this licence shall have precedence is 3rd July, 1984.
- (d) The purpose for which this licence is issued is domestic.
- (e) The maximum quantity of water which may be diverted is 500 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is the North West ¼ of Section 29, Township 26, Range 21, West 5th Meridian, Kootenay District except parts included in Plans 10028, 11497, 12760, 17229, 18938 and NEP22520.
- (h) The works authorized to be constructed are diversion structure, pond and pipe, which shall be located approximately as shown on the attached sketch.
- (i) The construction of the said works shall be completed and the water beneficially used prior to the 31st day of December, 2005. Thereafter, the licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached sketch.
- (k) This licence is issued in substitution of Conditional Water Licence 65922.

Herb Hess Land & Water Manager Kootenays

File No. 4000694 Date: NOV 01 2002 Conditional Licence 117177





Page 374 of 784



WATER ACT

CONDITIONAL WATER LICENCE

The owner of the land to which this licence is appurtenant is hereby authorized to divert and use water as follows:

- (a) The source on which the rights are granted is Freud Spring.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 19th October, 1989.
- (d) The purpose for which this licence is issued is domestic.
- (e) The maximum quantity of water which may be diverted is 500 gallons a day.
- (f) The water may be used throughout the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is Lot A of Section 29, Township 26, Range 21, West of the 5th Meridian, Kootenay District, Plan 18938.
- (h) The works authorized are diversion structure and pipe, which are located approximately as shown on the attached plan.
- (i) The construction of the said works has been completed and the water is being beneficially used. The licensee shall continue to make beneficial use of the water in the manner authorized herein.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.

Herb Hess

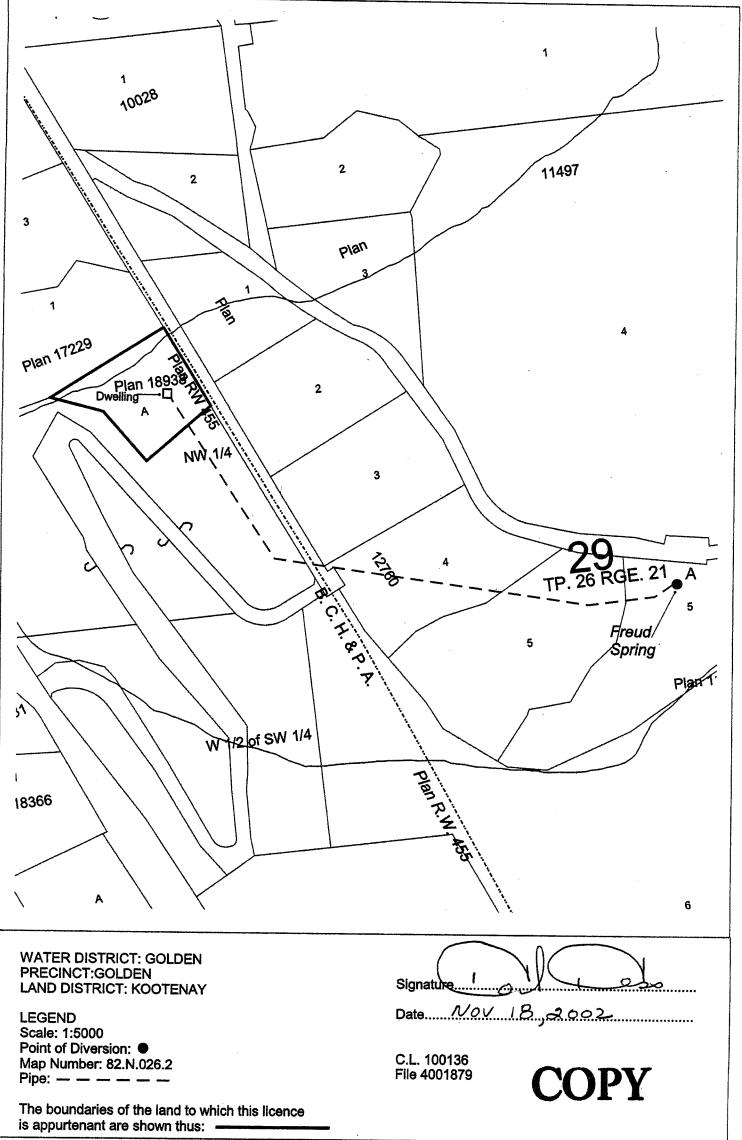
Land and Water Manager Kootenays

SOPY

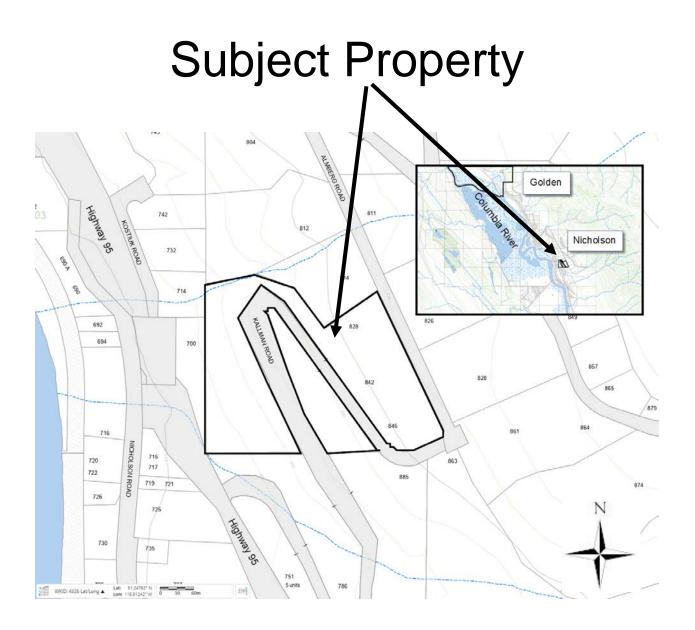
File No. 4001879 Date: NOV 18 2002 Conditional Licence 100136

Province of British Columbia





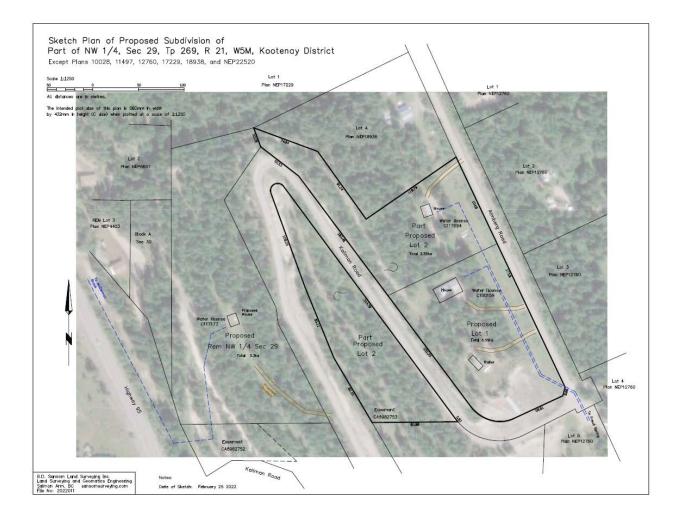
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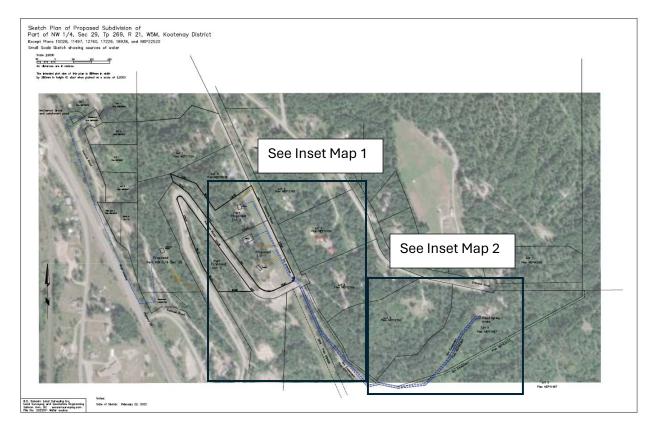
Orthophoto (2023):



Proposed Subdivision:



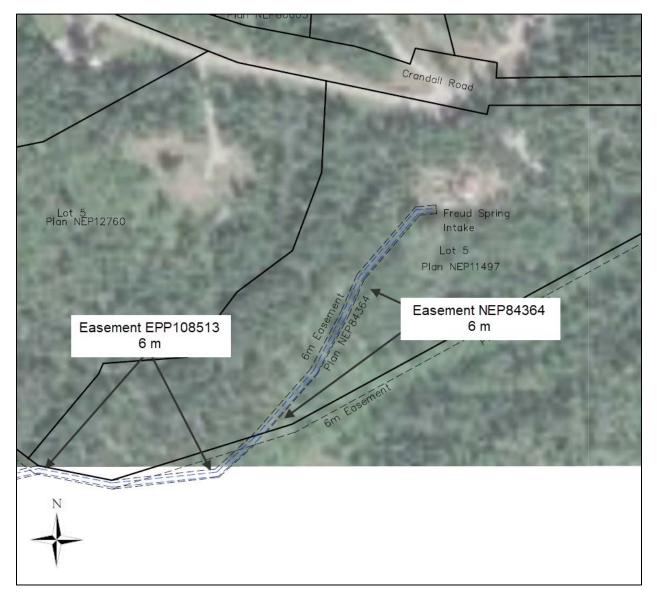
Water Licenses and lines that serve the Subject Property and Subdivision

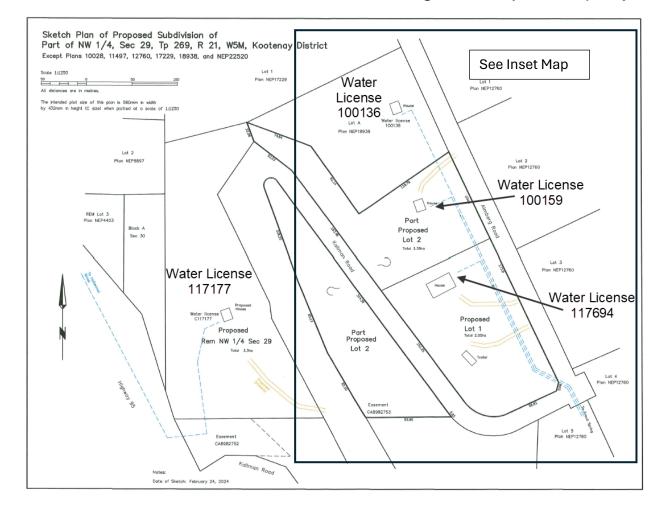


Lot 1 Plan NEP12760 Lot A Plan NEP18938 Lot 2 Plan NEP12760 Part Proposed Lot 2 Lot 3 Plan NEP12760 Proposed Lot 1 Part Proposed Lot 2 Lot 4 Plan NEP12760 Easement EPP108513 6 m

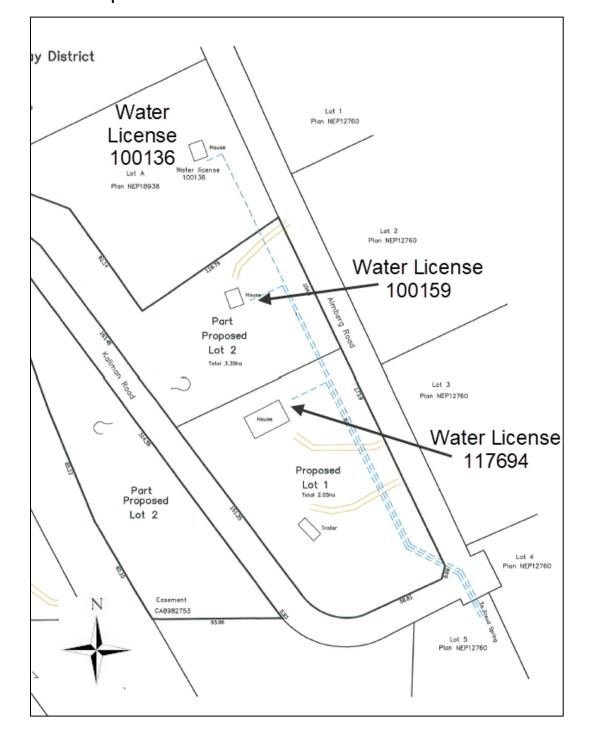
Water Licenses and lines that serve the Subject Property and Subdivision: Inset Map 1

Water Licenses and lines that serve the Subject Property and Subdivision: Inset Map 2





All Water Licenses and Waterlines Affecting the Subject Property



All Water Licenses and Waterlines Affecting the Subject Property: Inset Map



BOARD REPORT

TO: SUBJECT:	Chair and Directors Electoral Area E: Temporary Use Permit No. 840-01
DESCRIPTION:	Report from Laura Gibson, Planner II, dated April 3, 2024. 5570 Avoca Road, Craigellachie
RECOMMENDATION:	 THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 840-01 for Lot 2 Section 31 Township 23 Range 5 West of the 6th Meridian Kamloops Division Yale District Plan NEP62093 Except Plan EPP37414, be authorized for issuance this 18th day of April 2024, for the temporary use of the single family dwelling as a vacation rental, with issuance subject to the applicant fulfilling the following conditions: Proof of adequate vacation rental and liability insurance, with a minimum of \$3 million in coverage; and, Registration of a covenant on title for the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the Temporary Use Permit.
	Stakeholder Vote Unweighted (LGA Part 14) Majority – Electoral Area

SUMMARY:

The subject property is located in Craigellachie at 5570 Avoca Road and is zoned 'MH – Medium Holdings' in the Electoral Area E Zoning Bylaw No. 841 (Bylaw No. 841). There is one single family dwelling existing on the subject property which was constructed in 2022. The property owners are proposing to use the single family dwelling as a vacation rental when they are not occupying the dwelling themselves. Vacation Rental is not a permitted use in the MH zone. If approved, this Temporary Use Permit (TUP) will allow the vacation rental use for up to 3 years.

Directors

BACKGROUND:

ELECTORAL AREA:

LEGAL DESCRIPTION: Lot 2 Section 31 Township 23 Range 5 West of the 6th Meridian Kamloops Division Yale District Plan NEP62093 Except Plan EPP37414

PID: 024-182-974

CIVIC ADDRESS: 5570 Avoca Road, Craigellachie

April 18, 2024

SURROUNDING LAND USE PATTERN: North = Avoca Road South = Trans Canada Highway East = Medium Holdings (Vacant) West = Bowolin Road

CURRENT USE: Single family dwelling

PROPOSED USE: Use single family dwelling as a vacation rental

PARCEL SIZE: 3.47 Ha (7.94 ac)

DESIGNATION: <u>Electoral Area E Official Community Plan Bylaw No. 840</u> MH – Medium Holdings

ZONE: <u>Electoral Area E Zoning Bylaw No. 841</u> MH – Medium Holdings

AGRICULTURAL LAND RESERVE: 0%

SITE COMMENTS:

The subject property is bordered by three roads (Avoca Road to the north, Bowolin Road to the west, and the Trans Canada Highway to the south) and there is a vacant lot to the east (see attached "TUP840-01_Maps_Plans_Photos_redacted.pdf"). A wetland takes up the southern potion of the lot and the property is heavily vegetated with trees between the house and wetland. There is also a buffer of trees between each of the roads and the house. A Covenant (KM057280) has been registered on title by the Province stating that no building can occur within 30 m of the top of the wetland as there is a risk of flooding. The existing single family dwelling is situated 80 m from the wetland. The property is not within a fire service area. The property has access from Bowolin Road and Avoca Road.

BYLAW ENFORCEMENT: There is no bylaw enforcement related to this file.

POLICY:

Electoral Area E Official Community Plan Bylaw No. 840

4.1.2 General Policies

.13 Vacation Rentals involve the use of dwelling units for temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the Zoning Bylaw. Vacation Rentals may be considered in the following designations: Rural Resource (RSC), Medium Holdings (MH) Agriculture (AG), and Residential (RR, MD, and VC). In areas not zoned for vacation rentals, it is recommended that they first be considered on a three year trial basis by the use of a Temporary Use Permit prior to applying to rezone. Vacation Rentals shall:

a. Not create an unacceptable level of negative impact on surrounding residential uses;

b. Comply with all applicable regulations of the Agricultural Land Commission (ALC) when located within the ALR;

c. Be subject to provincial servicing requirements; and,

d. Be subject to all Ministry of Transportation and Infrastructure permit requirements.

Electoral Area E Zoning Bylaw No. 841

Part 1 – Definitions

VACATION RENTAL is the use of a residential dwelling unit for temporary accommodation on a commercial basis. Vacation Rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

TEMPORARY means less than 28 consecutive days.

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Background

The single family dwelling on the subject property was constructed in 2022 and the Building Department issued an Occupancy Permit in December 2022 (see attached "TUP840-01_Maps_Plans_Photos.pdf".)

The single family dwelling has 4 bedrooms. According to the property owners, the proposed maximum allowable stay will be 28 days. The maximum number of guests permitted will be 10. The property owners have stated that they hope the vacation rental allows for families and outdoor enthusiasts to visit the local area.

<u>Analysis</u>

The property is zoned MH in Zoning Bylaw No. 841. Electoral Area E Official Community Bylaw No. 840 (Bylaw No. 840) states that vacation rentals may be considered in the MH zone and that it is recommend vacation rentals first be considered on a three year trial basis through a TUP. Bylaw No. 840 policies include conditions relating to the use of vacation rentals. The first is that the vacation rental use should not create an unacceptable level of negative impact on surrounding residential uses. Due to the nature of the property being surrounded by three roads and having at least a 70 m buffer of trees between the only adjacent parcel (currently vacant), the proposed vacation rental should have no negative impacts to surrounding residential uses. Vacation Rental TUPs are also subject to compliance with a number of conditions which help reduce any negative impact to neighbouring properties, including quiet time from 10 PM to 6 AM daily, that all parking must be accommodated on site, and that the maximum number of guests is 10.

Other policies of the OCP include that the vacation rental shall be subject to provincial servicing requirements and all Ministry of Transportation and Infrastructure permit requirements. The property owners have contacted the Ministry of Transportation and Infrastructure regarding any permit requirements and they are not required to obtain a commercial access permit for the proposed use.

The property is serviced by groundwater well and has a water purifier. Staff are in receipt of a well log dated November 11, 2022, which confirms the well has a sustainable yield (estimated 3.8 litres per minute or 5472 litres per day). A Type 2 septic system was designed by Registered Onsite Wastewater Practitioner Frank Hay for the 4-bedroom residence. The CSRD is in receipt of a copy of the septic design and the Record of Sewerage System that is filed with Interior Health.

Zoning Bylaw No. 841 requires 1 parking space per bedroom for a vacation rental, and each parking space must be a minimum of 3 m wide and 5.5 m long. The single family dwelling has 4 bedrooms and therefore requires 4 parking spaces. The large gravel driveway has a width of at least 28 m, which provides more than enough area for at least 4 parking spaces along the southwest side of the single family dwelling.

Further to the conditions described above regarding quiet time, on site parking, and maximum number of guests, the TUP will also include the following conditions: vacation rental is permitted year-round, is limited to the single family dwelling at 5570 Avoca Road, maximum number of bedrooms to be used for guests is four, vacation rental signage shall be limited to one sign, and the owner is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by operation of the vacation rental. The TUP is also subject to proof of adequate vacation rental and liability insurance, with a minimum of \$3 million in coverage, and registration of a covenant on title to the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.

The TUP also specifies that issuance of a TUP does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation, Provincial Short Term Rental Legislation).

Rationale for recommendation

The property owners have applied for a TUP to use the existing 4-bedroom single family dwelling as a vacation rental. Staff are recommending the Board consider issuing TUP840-01 for the following reasons:

- OCP Bylaw No. 830 supports consideration of vacation rentals in the MH designation;
- The property has the required servicing and parking spaces to support the proposed vacation rental use; and,
- The subject property is bordered by three roads and has a 70 m buffer of trees between the existing dwelling and the only neighbouring (currently vacant) MH property, and the TUP includes a condition of quiet time from 10 PM to 6 AM daily; therefore, the vacation rental use should have no negative impact to other properties in the area.

IMPLEMENTATION:

If the Board authorizes the issuance of TUP840-01, the property owners will be notified of the Board's decision and the conditions they are required to complete prior to the TUP being issued. Upon receipt of proof of adequate vacation rental and liability insurance with a minimum of \$3 million in coverage and registration of a Section 219 covenant indemnifying the CSRD for any damages arising from or relating to the issuance of the TUP, the TUP will be issued and notice will be registered to the title of the subject property.

Prior to the expiration of TUP840-01, the property owners have the option to apply for a one-time renewal for up to another 3-year term. Prior to the expiry of that TUP, the property owners have the

option to apply for a bylaw amendment to seek rezoning approval to permanently allow for the vacation rental use on the subject property.

COMMUNICATIONS:

Neighbouring property owners will have become aware of the proposal when the applicant posted a notice of development sign on the subject property for the TUP and when required CSRD notification letters were received by property owners within 100 m of the subject property. An advertisement will be placed in the April 5 and April 12 editions of the Shuswap Market News regarding the TUP application. Copies of any written submissions received by the deadline of 4 PM on Tuesday, April 16, 2024, will be provided to the Board on the revised agenda.

Development Services Procedures Bylaw No. 4001-2 requires one notice of application sign for every 400 m of street frontage. The subject property has more than 400 m of street frontage, however, the access to properties in the local area is only by Bowolin Road. It was therefore considered appropriate for only one notice of application sign to be placed on the subject property along Bowolin Road.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

April 18, 2024

Report Approval Details

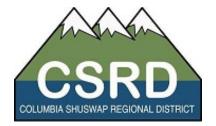
Document Title:	2024-04-18_Board_DS_TUP840-01.docx
Attachments:	- TUP840-01_redacted.pdf - TUP840-01_Maps_Plans_Photos_redacted.pdf
Final Approval Date:	Apr 9, 2024

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

Gerald Christie

Jennifer Sham

John MacLean



TEMPORARY USE PERMIT NO. 840-01

Registered Owners:



- 1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
- This Permit applies only to the lands described as Lot 2 Section 31 Township 23 Range 5 West of the 6th Meridian Kamloops Division Yale District Plan NEP62093 Except Plan EPP37414 (PID: 024-182-974), which property is more particularly shown on the Location Map attached hereto as Schedule A.
- The owner has applied for a Temporary Use Permit for use of the single family dwelling as a vacation rental, as shown on the Site Plan attached hereto as Schedule B.
- 4. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.
- 5. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.
- 6. In addition to the permitted uses in the MH Medium Holdings zone in the Electoral Area E Zoning Bylaw No. 841, the 4-bedroom single family dwelling on the subject property may be used as a vacation rental, subject to compliance with the following conditions:
 - (a) Vacation rental is permitted year-round;
 - (b) Limited to the single family dwelling at 5570 Avoca Road;
 - (c) Maximum number of guests is 10;
 - (d) Maximum number of bedrooms used for guests is four (4);
 - (e) Quiet time is from 10 PM to 6 AM daily;

TUP840-01

- (f) Vacation rental signage shall be limited to one sign;
- (g) All parking must be accommodated on site, no parking shall occur on Bowolin Road or Avoca Road;
- (h) The owner is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by operation of the vacation rental.
- 7. This Temporary Use Permit is subject to proof of adequate vacation rental and liability insurance, with a minimum of \$3 million in coverage, and registration of a covenant on title to the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the Temporary Use Permit. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.
- 8. This Temporary Use Permit is also subject to the owner providing the CSRD with a local person's contact information on an annual basis, or if the local person and/or information changes. The local contact person has the responsibility of remedying non-compliance with the TUP conditions or any other issues at the vacation rental property.
- 9. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.
- 10. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation, Provincial Short Term Rental Legislation).
- 11. This permit, issued as per Section 493 of the Local Government Act, is valid from the date of issuance, noted below, 2024, until the same date, 2027 only. This permit may be extended only up to 3 years in duration, upon application and subsequent approval by the Manager of Development Services or CSRD Board of Directors.

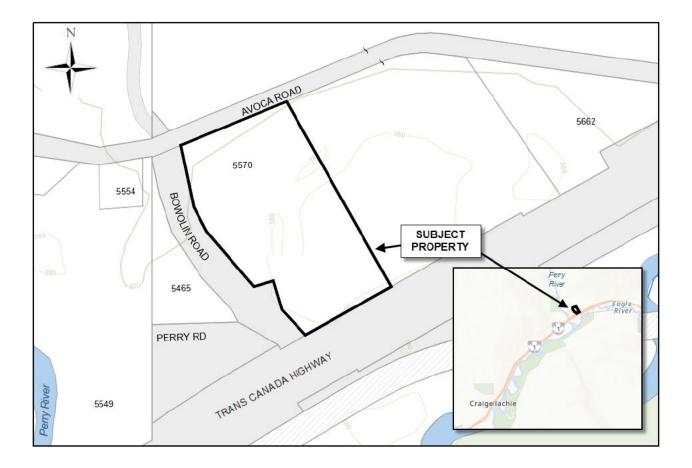
AUTHORIZED FOR ISSUANCE by resolution of the Columbia Shuswap Regional District Board on the _____ day of ______, 2024

and ISSUED on the _____ day of ______, 2024

CORPORATE OFFICER

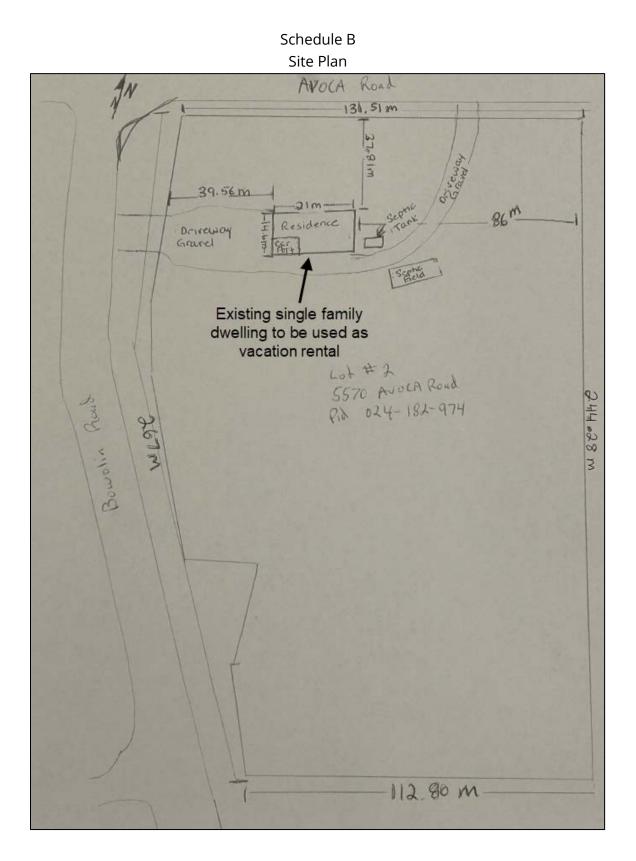
Page 392 of 784 TUP840-01

Schedule A Location Map



Page 393 of 784

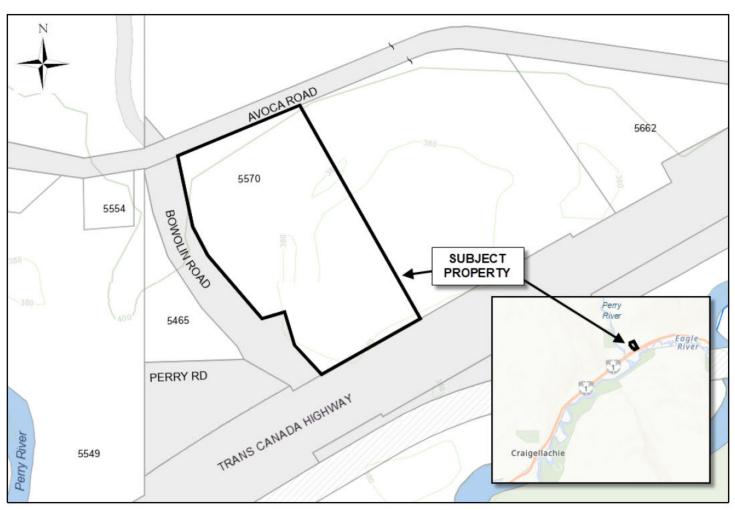
TUP840-01

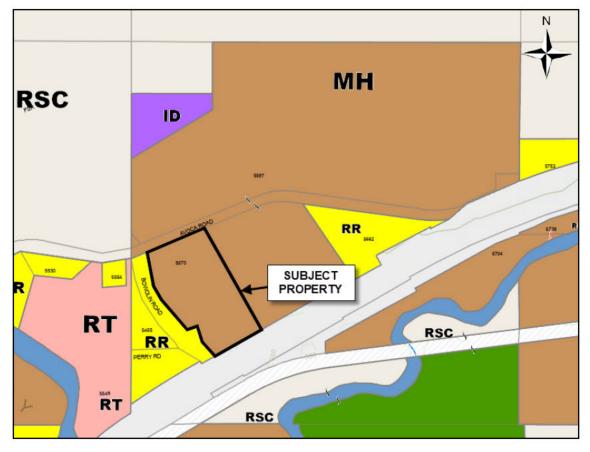


COLUMBIA SHUSWAP REGIONAL DISTRICT

Page 394 of 784

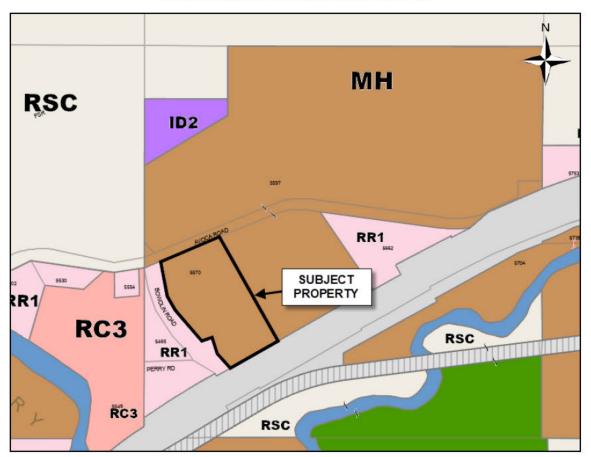
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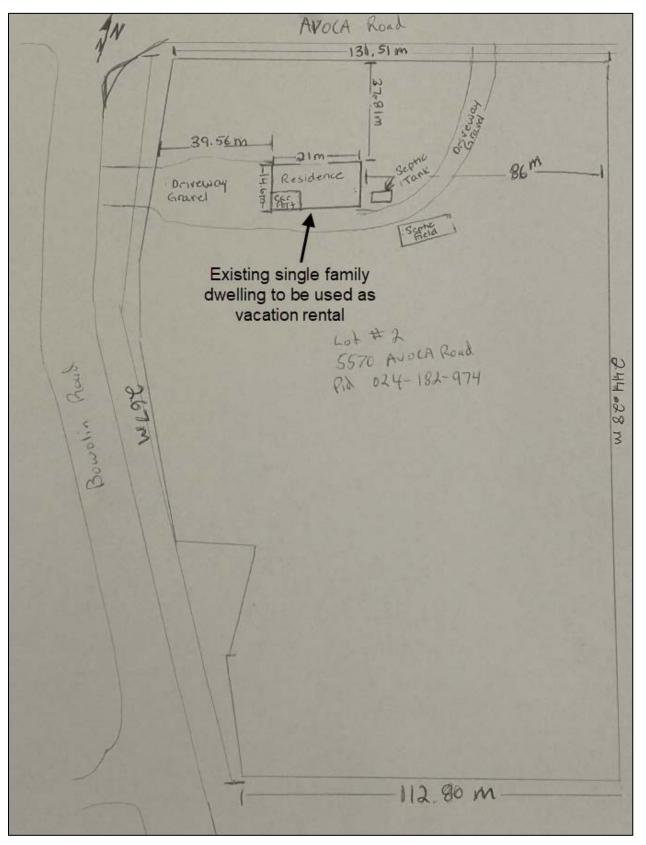


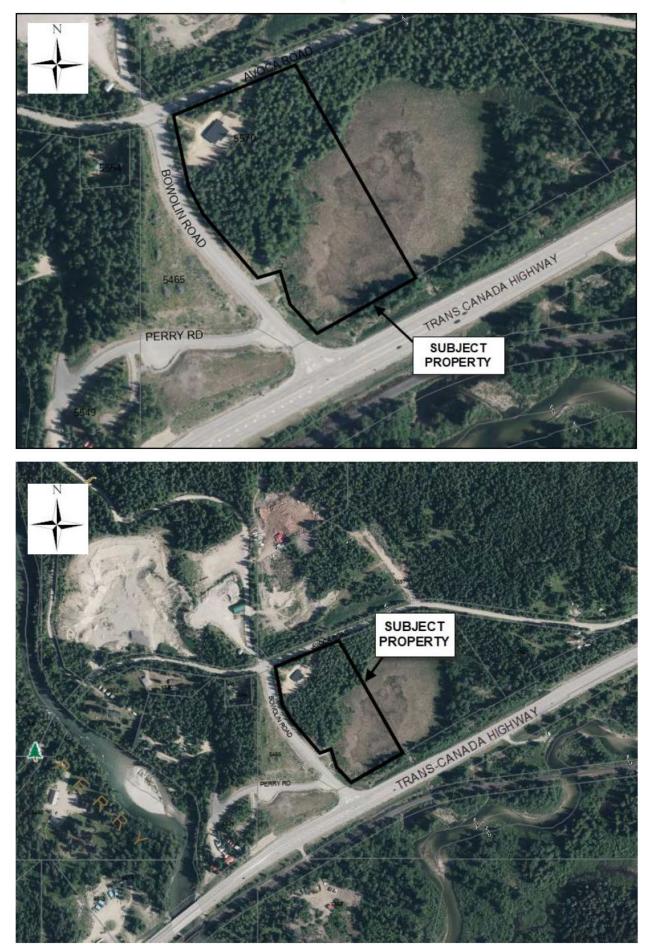
Electoral Area E Official Community Plan Bylaw No. 840

Electoral Area E Zoning Bylaw No. 841



Site Plan





Photos from Applicant

Front of single family dwelling and parking area (looking northeast from access off Bowolin Rd)



Rear of single family dwelling (looking southwest from access off Avoca Rd)



Notice of Application Sign





BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Area D: Ranchero/Deep Creek Zoning Bylaw Amendment No. 751-07
DESCRIPTION:	Report from Jan Thingsted, Planner III, dated April 3, 2024. 942 Gardom Lake Road, Gardom Lake
RECOMMENDATION #1:	THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-07" be given first reading, this 18 th day of April, 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #2:	 THAT: the Board utilize the simple consultation process for "Ranchero/Deep Creek Zoning Bylaw Amendment No. 751-07", and the bylaw be referred to the following agencies and First Nations: Ministry of Forests - Archaeology Branch; Ministry of Transportation and Infrastructure; Interior Health Authority; CSRD Community and Protective Services; CSRD Environmental and Utility Services; All applicable First Nations Bands and Councils
	Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The subject property is located at 942 Gardom Lake Road in the Gardom Lake/Deep Creek neighbourhood of Electoral Area D. The property is designated Medium Holdings (MH) in Ranchero / Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750) and zoned Medium Holdings (MH) in Ranchero / Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751).

The property owners have applied for a zoning bylaw amendment to the Medium Holdings (MH) zone to add a site-specific regulation that will bring their existing veterinary clinic into compliance with zoning and to allow for minor future expansion.

Staff are recommending that the proposed bylaw amendment be given first reading and sent to the applicable agencies and First Nations for comment.

BACKGROUND:

ELECTORAL AREA: D

LEGAL DESCRIPTION:

April 18, 2024

Lot 1 Section 7 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 23833 Except Plans KAP50842 & KAP58363

PID: 006-213-227

CIVIC ADDRESS: 942 Gardom Lake Road, Gardom Lake

SURROUNDING LAND USE PATTERN:

North = Designation: Medium Holdings; Actual Use: Residential, Forested South = Designation: Medium Holdings; Actual Use: Gardom Lake Road, Residential East = Designation: Medium Holdings, Actual Use: Residential, Forested West = Designation: Agriculture; Actual Use: Grain and forage fields

CURRENT USE: Residential / Veterinary clinic

PROPOSED USE: Residential / Veterinary clinic

PARCEL SIZE: 1.62 ha

DESIGNATION: <u>Ranchero/Deep Creek Official Community Plan Bylaw No. 750</u> MH – Medium Holdings

ZONE: <u>Ranchero/Deep Creek Zoning Bylaw No. 751</u> MH – Medium Holdings

PROPOSED DESIGNATION: Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (OCP Bylaw No. 750) MH – Medium Holdings (no change)

PROPOSED ZONE:

Ranchero/Deep Creek Zoning Bylaw No. 751 (Zoning Bylaw No. 751) MH – Medium Holdings (addition of site-specific regulation to permit a veterinary clinic that is 50 m² larger and permits 4 more non-resident employees than what is currently permitted by home occupation regulations).

ALR 0%

SITE COMMENTS:

The subject property is accessed from Gardom Lake Road. The topography is generally flat with no slopes over 30%. No water courses appear to be present on the property. Buildings on the property include: a main residence, veterinary clinic (destroyed by a fire in December 2023), office building, and several accessory buildings and structures. There is also a riding ring and round fenced area (labeled as "round pen" on the site plan). Trees located along the southeast parcel boundary and Gardom Lake Road provide a buffer between the clinic and the properties to the south.

See: "BL751-07_Maps_Plans.pdf" for further details.

BYLAW ENFORCEMENT: No

POLICY:

Ranchero Deep Creek Official Community Plan Bylaw No. 750

Section 1.4 Community Values Section 3.1 Development Criteria Section 3.2 General Planning Policies Section 3.6 Medium Holdings Section 5.1 Natural Resource Management - Agriculture

Ranchero/ Deep Creek Zoning Bylaw No. 751

Section 3.17 Home Occupation Section 4.8 Medium Holdings Zone

See attached "BL751-07_BL750_BL751_Excerpts.pdf" for full details on these OCP policies and zoning regulations.

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Proposal

The property's owners are both veterinarians and established Deep Creek Veterinary Services on the subject property in 1998. The business has grown since it was first established does not meet the Home Occupation regulations in Bylaw No. 751.

A fire in December 2023 destroyed the clinic building but the owners would like to rebuild. The combined area of the current office building and recently destroyed clinic building is 2,100 sq. ft. (195 m²). The owner has indicated that in the future, the office and clinic may be combined into one building and has calculated that the total area required for home occupation use is 2,600 sq. ft. (250 m²).

The owners have therefore applied to add a site-specific regulation to the Medium Holdings zone that would permit the maximum area of all home occupation uses to be 2,600 sq. ft., and the maximum number of non-resident employees to be six.

See: "BL751-07_Application_2023-11-21.pdf" for further details.

The table below summarizes what Bylaw No. 751 currently permits for home occupations on parcels greater than 0.4 ha, but less than or equal to 2 ha, and what is proposed by the property owners. The subject property is 1.62 ha in size.

Bylaw No. 751 Home Occupation Regulations for parcels greater than 0.4 ha, but less than or equal to 2 ha	Currently Permitted	Proposed
Maximum area of all home occupation uses on a parcel	200 m ²	250 m ²
Number of non-resident employees	2	6

Prior to consideration of second reading, staff will confirm the required home occupation area and nonresident employee requirements with the owners.

OCP Bylaw No. 750

The subject property is designated Medium Holding (MH) in Bylaw No. 750. Lands in this designation are intended to provide for traditional rural pursuits and serve as a buffer between Rural and Resource, Rural Holdings, and Agricultural lands and the more densely developed Rural Residential lands of the Plan Area. Notable objectives in the MD designation include 3.6.1, 3.6.2 and 3.6.4:

- Preserve the rural character of lands within the Plan Area.
- Encourage farm activities on productive or potential agricultural lands including suitable agritourism opportunities and value-added agriculture.
- Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

The OCP also includes the following Community Values (Section 1.4.6, 1.4.8 and 1.4.9):

- Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
- Support for economic diversity in new and existing small scale developments that complement the rural integrity of Ranchero/Deep Creek;
- Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;

Staff believe that the existing veterinary clinic on the subject property is an appropriate use in the neighbourhood and is consistent with OCP policy. The clinic provides veterinary services for local residents with animals, including livestock that are part of a farming operation and thereby supports farm activity and rural lifestyles.

<u>Zoning</u>

The subject property is zoned Medium Holding (MH) in Bylaw No. 751 which permits:

- (a) accessory use
- (b) agriculture, limited (on parcels less than 2 ha)
- (c) agri-tourism (on parcels 2 ha and greater)
- (d) bed and breakfast
- (e) childcare facility, in-home

- (f) home occupation
- (g) residential campsite
- (h) secondary dwelling unit

An amendment to add a site-specific regulation is required since the floor area requested for the veterinary clinic is 50 m² larger than what is currently permitted by home occupation regulations. Furthermore, the owners are requesting that the clinic employ up to six non-resident employees – four more than what is currently permitted by home occupation regulations.

Servicing

The subject property is currently serviced by an onsite well and septic system. Prior to consideration of second reading, staff will require that the owners provide the CSRD with a Record of Sewerage System, confirming adequate performance, condition, size and location of the subject property's sewerage system. Staff will also require documentation that the subject property's water supply meets all current standards regarding water quality and quantity.

Access and Parking

The subject property is accessed from Gardom Lake Road. Prior to consideration of second reading, staff will require that the owners provide the CSRD with a valid Highway Use Permit.

The site plan provided indicates that there is approximately 200 sq. ft. (18.5 m²) dedicated to on-site parking. The parking regulations in Bylaw No. 751 specify that a home occupation shall have one parking space, plus one parking space for each employee. Prior to consideration of second reading, staff will require that the owners provide a more detailed sketch plan demonstrating how the parking requirements will be met.

<u>Building</u>

The subject property is located outside of the area in which building inspection applies, however, all structures will need to be built according to the BC Building Code.

<u>Analysis</u>

The property's owners have applied for a zoning bylaw amendment to the Medium Holdings (MH) zone to add a site-specific regulation that will bring their existing veterinary clinic into compliance with zoning and to allow for minor future expansion. The veterinary clinic use is considered consistent with the community values and Medium Holdings policies in OCP Bylaw No. 750 as it compliments the rural character of the area by providing veterinary services to the local community. These services help support the well-being of livestock and other animals in the area while also providing employment opportunities for local residents.

The business has operated on the subject property for over 25 years without any formal bylaw enforcement complaints being submitted. The business is located on the south portion of the subject property with trees located along the southeast parcel boundary and Gardom Lake Road providing a buffer between the clinic and the properties to the south. It is not anticipated that the proposed bylaw amendment will cause any disturbance to neighbouring properties.

Staff believe that the veterinary clinic is an appropriate use in the neighbourhood and recommend that the proposed bylaw amendment proceed to first reading in order for agency and First Nations comments to be requested along with additional documentation from the owners regarding servicing, parking, and access.

Rationale for recommendation

Staff are recommending that the Board consider first reading of the amending bylaws and direct staff to send referrals to the applicable agencies and First Nations for the following reasons:

- the proposal is supported by the OCP's policies and community value statements;
- the veterinary clinic is suitably buffered from neighbouring properties; and,
- the CSRD has not received any formal bylaw enforcement complaints regarding the existing veterinary clinic.

IMPLEMENTATION:

If the Board gives the bylaw first reading, it is recommended that Bylaw No. 751-07 be referred to applicable agencies and First Nations listed in the Communications section below for their comments. Since the proposed change to the zoning bylaw does not require an OCP amendment it is recommended that the simple consultation process be used. Zoning bylaw amendments that are consistent with the OCP also do not require that a public hearing be held.

A notice of application sign will be required to be posted on the subject property in accordance with Development Services Procedures Bylaw No. 4001-2 as amended, no more than 30 days after the Board has given the amending bylaw first reading. Staff will discuss signage requirements with the applicant prior to posting.

It is recommended that prior to consideration of second reading, the applicant provide the CSRD with the following documentation:

- a) Submission of a Record of Sewerage System to confirm adequate performance, condition, size and location for the intended use of the onsite disposal system;
- b) Proof that water quality and quantity is sufficient for the use intended;
- c) More detailed analysis demonstrating that on-site parking can meet zoning requirements;
- d) Copy of a current Highway Use Permit; and,
- e) Clarification from the owners regarding the area required for home occupation uses and the maximum number of non-resident employees.

COMMUNICATIONS:

•

If Bylaw 751-07 is given first reading it will be forwarded to the referral agencies and First Nations. Agency and First Nations comments will be provided with a future Board report prior to consideration of second reading.

The following list of referral agencies is recommended:

- Ministry of Forests Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- Interior Health Authority;
- CSRD Community and Protective Services;
 - CSRD Environmental and Utility Services;
- All applicable First Nations Bands and Councils:
 - Adams Lake Indian Band;
 - Little Shuswap Lake Band;
 - Lower Similkameen Indian Band;
 - Neskonlith Indian Band;

April 18, 2024

- Okanagan Indian Band;
- Okanagan Nation Alliance;
- Penticton Indian Band;
- Splatsin First Nation; and
- Upper Nicola Band.

Staff note that the Electoral Area D Advisory Planning Commission is not currently active because they do not have the minimum required membership at this time.

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.

April 18, 2024

Report Approval Details

Document Title:	2024-04-18_Board_DS_BL751-07_First.docx
Attachments:	 BL751-07_Application_Redacted_2023-11-21.pdf BL751-07_BL750_BL751_Excerpts.pdf BL751-07_Maps_Plans_2024-04-18.pdf
Final Approval Date:	Apr 10, 2024

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

Gerald Christie

Jennifer Sham

John MacLean



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | E: <u>plan@csrd.bc.ca</u> |www.csrd.bc.ca

DEVELOPMENT APPLICATION FORM

Applicants are advised to consult with Development Services staff before submitting a Development Application to the CSRD. Fees are nonrefundable unless otherwise noted. <u>IMPORTANT: An application is considered incomplete and pending until all required documentation</u> is received; applications are only placed in the queue for processing once <u>all</u> required documentation and fees are received.

Application Type (check all that apply). Fees outlined in Development Services Application Fees Bylaw No. 4000.

Development Permit:		4	
□ Flooding/Debris	Floodplain Exemption	Land Use Bylaw Amendment*	4-
□ Lakes 100m	Development Variance Permit-Board	🔀 Zoning Bylaw Amendment *	
Steep Slopes	Development Variance Permit-Delegated	□ Official Community Plan (OCP) Amendment*	
Riparian Area	Temporary Use Permit*	OCP and Zoning Bylaw Amendment *	
Form/Character	Temporary Use Permit Renewal	Comprehensive Development Amendment*	
Amendment	Board of Variance		
Foreshore/Water (separate Application)	Development Permit with Variance	After the fact' application**	

*Sign Notification Requirements: Certain applications require that a sign be posted on the property to advise to the community of the proposed development and invite comments and questions. Staff will advise if a sign is required as part of your application process.

**Please check off both the application type(s) and 'after the fact' application if development and/or Bylaw Enforcement has begun.

Owner Information (Regist when owner is a company)	ered owner(s) information required). Additional page(s) attac	hed. (i.e.Notice of Article/Company Summary
Full Name(s):		
Mailing Address (house numbe	er street name city province nostal code):	,
Phone:	E-mail:	j.
Applicant Information (If owners, complete this and the ag	the applicant is not the owner(s) or if one registered owner is as: ent authorization section).	signed to act as agent on behalf of all registered
Full Name: Sam	4	
	er, street name, city, province, postal code):	
Phone:	E-mail:	
	work on the owners' behalf, <u>all registered owners</u> on title must sig th signing authority for the company must sign the form and provide cessary.	
Authorization of Agent (a all registered owners).	Complete only if the applicant is not the owner(s) or if one registen nal page(s) attached.	ered owner is assigned to act as agent on behalf of
As owner(s) of the land describ to this land development applie	ed in this application, I/we hereby authorize cation and understand that the Agent will be the point of cor	to act as agent in regard to act as agent in regard
	5	
Print name of Owner	Signature of Owner	Date (mm/dd/yy)
Print name of Owner	Signature of Ourpor	Date (mm/dd/yy)
Find hame of Owner	Signature of Owner	Date (mm/dd/yy)

Property Information (Complete all property information of land under application, if available) Legal Description (lot, block, section, township, range, district lot, land district, plan). Lot 1 Plan KAP 23833, except KAP 50842+58363, Sec 17, Tup 19, Rg 9 Roll # 789-3331.005 PID Rolal Salman Arm, Civic Address (house number, street name, city, province, postal code): CSRD 942 Gardon LK Rd Parcel Identifier (PID): Enderby R VOE IV3 -227 Size of property (hectares or acres). 4.053 Acres 006-213-227 □ Surface Water Current method of water supply: Ground Water Well Other Community Water Current method of sewerage disposal: Community Sewer Septic System Other 17' 13' Height of Structure: House Clinic Existing Land Use (i.e. How is the land used? What buildings and structures are on the property? What are they used for?) (Please attach separate pages if necessary). [XAdditional page(s) attached. See attached Proposed Use / Description of Proposed Development and / or Proposed Variances (i.e. Explain your proposal and explain why your application is necessary.) (Please attach separate pages if necessary).
Additional page(s) attached. Our home-based Veterinary business has grown + now exceeds the number of off-site employees allowed under the home-based business by two. We would like to apply for site specific regulations that would bring us into compliance + allow for potential expansion in the future. With the exception of parking, no other land is used for the business. changes requested: @ Increase allowed number of off site employees to 6 (2) Increase the building size limit. Currently 2100 ft2 is used for business within regulations). Would like to Increase this to 2600 ft2 Declaration (If no agent has been authorized as the applicant, all registered owners must sign declaration. If more than two individual owners, attach a separate page with additional signatures).
Additional page(s) attached. I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a frue statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application. Further, I consent to authorizing the CSRD to include and publicly disclose personal information, which does not include contact information, as defined in the Freedom of Information and Protection of Privacy Act of BC, in staff reports, meeting agendas, application file names, bylaws, and permits related to this application. Date (mm/dd/yy) Print name of Owner/ Agent Signature of Owner/ Agent 11/14/23 Date (mm/dd/yy) Print name of Owner/ Agent Signature of Owner/ Agent

Page 409 of 784

Relevant Excerpts from

Ranchero/Deep Creek Official Community Plan Bylaw No. 750

Ranchero/Deep Creek Zoning Bylaw No. 751

(See <u>Bylaw No. 750</u> and <u>Bylaw No. 751</u> for all policies and land use regulations)

<u>Bylaw No. 750</u>

1.4 COMMUNITY VALUES

Ranchero/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Ranchero/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Ranchero/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;

2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;

3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;

4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;

5. Recognition that a comprehensive approach to managing sewage is required;

6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;

7. Recognition of the importance of agriculture in the local economy;

8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Ranchero/Deep Creek;

9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;

10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;

11. Protection of resource lands for suitable resource uses;

12. Minimization of encroachment of land uses that are incompatible with these community values;

13. Recognition of Gardom Lake as a unique environmental resource;

14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;

15. Support for environmentally responsible recreational and silvicultural uses;

16. Preservation and enhancement of green space, access to public lands and integrated trails;

17. Recognition of the need and continued support for local schools and community centres;

18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;

19. Support for more affordable housing;

20. Recognition and support for efficient and safe rural local transportation;

21. Recognition that storm water management should be initiated;

22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

3.1 DEVELOPMENT CRITERIA

In the Ranchero/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

1. reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;

2. preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas;

3. protects watersheds and aquifers from degradation and pollution;

4. protects and promotes natural, environmental, and geographic features;

5. preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;

6. proposes a comprehensive approach to the management and disposal of sewage and septage;

7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;

8. preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;

9. includes best practice interface forest fire mitigation techniques for building and landscaping.

3.2 GENERAL PLANNING POLICIES

1. 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 quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.

7. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to: (a) setbacks from buildings and property lines; (b) the provision of required parking and access; and (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

3.6 MEDIUM HOLDINGS (MH)

This land use designation applies to large lots, not presently located within the ALR, and generally 8.0 ha or more in size as shown on Schedule 'B'.

These lands are intended to provide for traditional rural pursuits and serve as a buffer between Rural and Resource, Rural Holdings, and Agricultural lands and the more densely developed Rural Residential lands of the Plan Area. In this land use designation, larger residential parcel sizes are the typical form of development and residents in the area promote the retention of large parcel sizes to protect each individual property's privacy and rural quality of life. Medium Holdings lands are characterized by the suitability to accommodate unserviced rural activities. These parcels typically have an adequate water supply and wastewater can be treated and disposed of through on-site ground disposal systems.

OBJECTIVES

1. Preserve the rural character of lands within the Plan Area.

2. Encourage farm activities on productive or potential agricultural lands including suitable agritourism opportunities and value-added agriculture.

3. Contain the extent of growth of urban and suburban lands.

4. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Medium Holdings designation are shown on as "MH" on Schedule 'B'.

2. Lands within the Medium Holdings designation shall have a minimum permitted parcel size of at least 8.0 ha.

3. Residential development in the Medium Holdings designation shall be permitted at a maximum density of 1 principal dwelling unit per ha. One secondary dwelling unit may be considered in the Medium Holdings designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.

5.1 Natural Resource Management – Agriculture

GOAL

To protect agricultural land both within and outside the ALR for agricultural based activities.

OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.

2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.

3. Support farming practices that protect soil and water resources.

4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with respect to irrigation.

5. Encourage non-agricultural development away from agricultural lands.

6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.

2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.

3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.

4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.

5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.

6. 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.

<u>Bylaw No. 751</u>

3.17 Home Occupation

A home occupation is subject to the following regulations:

- (a) The *home occupation* shall only be carried out in a *zone* that permits *residential use*;
- (b) The *home occupation* shall be carried out accessory to and on the same *parcel* as the *dwelling unit* to which the *home occupation* relates;
- (c) A maximum of one (1) *home occupation* shall be permitted per *parcel* unless otherwise permitted in this *Bylaw*,
- (d) All activities, including the storage of materials, equipment, and products, must be completely enclosed within a *dwelling unit, accessory building*, or an area completely screened from adjoining properties and *highways* at a minimum height of 1.8 m, with the exception of daycares and parking;
- (e) The maximum area of all *home occupation use* on a *parcel* shall be no greater than:
 - (i) 150 m² on *parcels* less than or equal to 0.4 ha;
 - (ii) 200 m² on *parcels* greater than 0.4 ha, but less than or equal to 2 ha;
 - (iii) 250 m² on *parcels* greater than 2 ha, but less than or equal to 8 ha;

- (iv) 300 m² on *parcels* greater than 8 ha;
- (f) Only persons residing in the *dwelling unit* associated with the *home occupation* may be involved in the *home occupation* plus:
 - (i) A maximum of two non-resident employees on *parcels* less than or equal to 2 ha;
 - (ii) A maximum of three (3) non-resident employees on *parcels* greater than 2 ha, but less than 8 ha;
 - (iii) A maximum of four (4) non-resident employees on *parcels* greater than 8 ha;
- (g) The *home occupation* shall not produce, discharge or emit: smoke (except smoke produced from the heating of the *home occupation* space), dust, litter, vibrations; odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise, congestion or traffic to constitute a nuisance offensive to the community;
- (h) The *home occupation* shall limit the area used for the display and sale of retail goods on a *parcel* to 25% of the *gross floor area* used for the *home occupation* and must be auxiliary and incidental to the *home occupation*;
- (i) *Home occupation* expressly prohibits:
 - (i) *aggregate sales* or processing;
 - (ii) asphalt or concrete batch plant;
 - (iii) cannabis production facility,
 - (iv) *cannabis* retail;
 - (v) *eating and drinking establishment*;
 - (vi) event venue;
 - (vii) kennel;
 - (viii) saw mill (unless zoned MH on a parcel greater than 8 ha)
 - (ix) vehicle wrecking yard; or
 - (x) wholesale activity;
- (j) All parking and access associated with the *home occupation* shall be located on-site. Parking and access requirements for *home occupations* are set out in Part 5 of this *Bylaw;*
- (k) The *home occupation* shall limit total signage (excluding framing) used for the purpose of advertising the *home occupation* on each *parcel* to 0.6 m² in area (two-sided) and 2 m in height if free standing. *Signs* shall have a minimum *setback* of 1 m from *parcel boundaries*; and

(I) A *home occupation* located on ALR land is subject to the requirements of the <u>ALC Act</u>.

4.7 Medium Holdings Zone

.1 Intent

To accommodate single detached dwellings and agricultural uses on medium-sized parcels.

.2 Principal Uses

The uses stated in this subsection and no others are permitted in the RH zone as principal uses, except as stated in Part 3: General Regulations:

- (a) agriculture (on parcels 2 ha and greater)
- (b) forestry
- (c) single detached dwelling

.3 Secondary Uses

The uses stated in this subsection and no others are permitted in the RH zone as secondary uses, except as stated in Part 3: General Regulations:

- (a) accessory use
- (b) agriculture, limited (on parcels less than 2 ha)
- (c) agri-tourism (on parcels 2 ha and greater)
- (d) bed and breakfast
- (e) childcare facility, in-home
- (f) home occupation
- (g) residential campsite
- (h) secondary dwelling unit

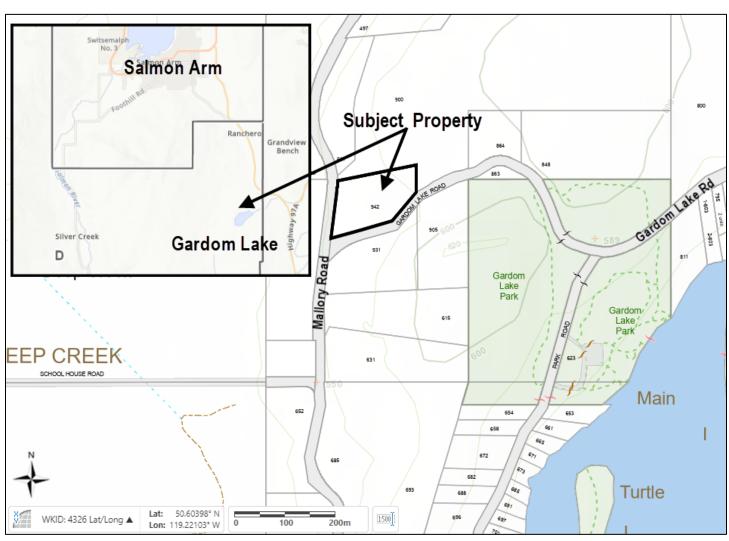
.4 Regulations

On a parcel zoned MH, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations. All agricultural uses must have a setback of at least 5 m from any parcel boundary and be contained by a fence.

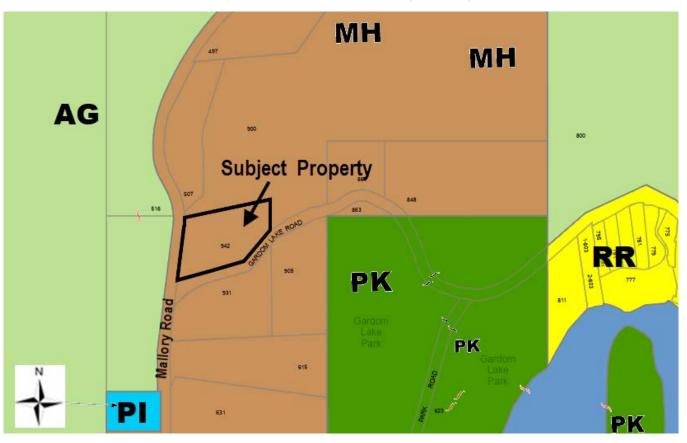
COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	8 ha
(b) Minimum parcel width created by subdivision	30 m
(c) Maximum parcel coverage	25%
(d) Maximum number of <i>single detached dwelling</i> s per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i>)	One
 (f) Maximum <i>height</i> for: principal <i>buildings</i> and <i>structures</i> accessory <i>buildings</i> 	11.5 m10 m
(g) Maximum habitable floor space of secondary dwelling unit	90 m²
(h) <i>Maximum gross floor area</i> of <i>accessory building</i>	200 m ² on <i>parcels</i> less than or equal to 2 ha
(i) <i>Maximum gross floor area</i> of an <i>home</i> occupation	Shall be in accordance with Section 3.17
 (j) Minimum setback from: front parcel boundary rear parcel boundary rear parcel boundary for an accessory building (excluding, secondary dwelling unit or home occupation) interior side parcel boundary exterior side parcel boundary 	 4.5 m 5 m 3 m 2 m 5 m

Page 418 of 784

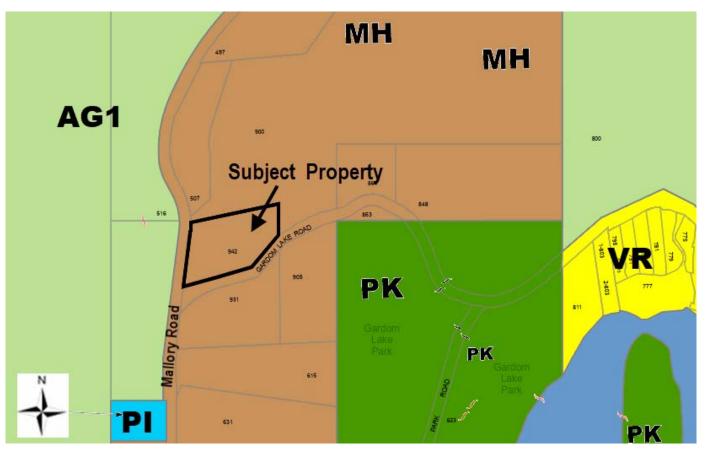
Location



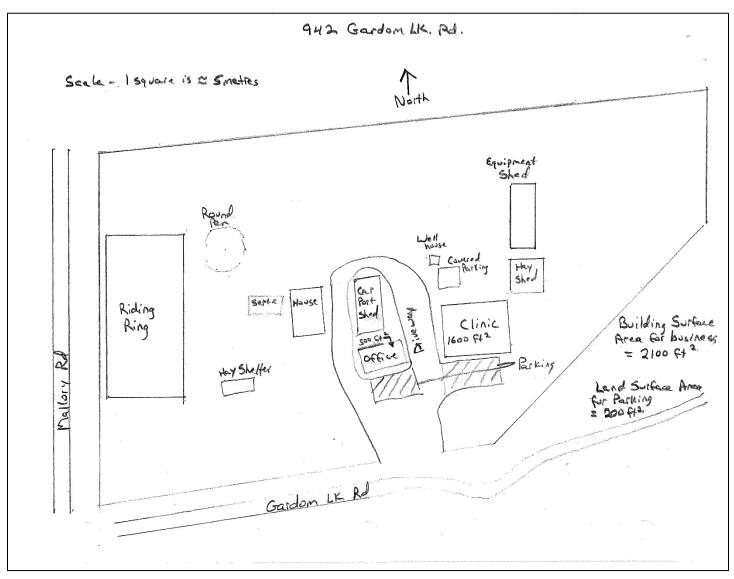
Ranchero/Deep Creek Official Community Plan Bylaw No. 750



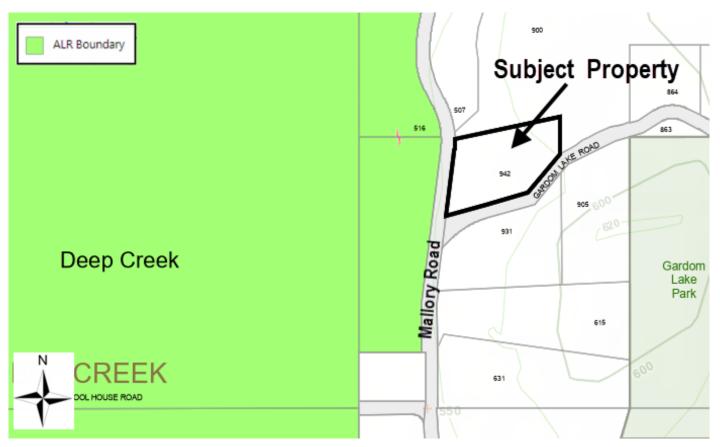
Ranchero/Deep Creek Zoning Bylaw No. 751



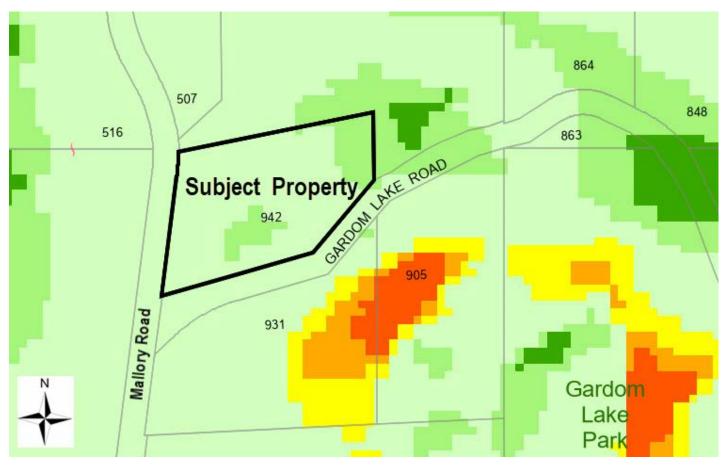
Site Plan (provided by applicant)



Page 421 of 784



Slopes



ALR

Page 422 of 784

Orthophoto (2023)







BOARD REPORT

то:	Chair and Directors	
SUBJECT:	Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-21 and Electoral Area B Zoning Amendment Bylaw No. 851-32	
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated April 2, 2024. Fish River Road, Beaton.	
RECOMMENDATION #1:	THAT: "Electoral Area B Official Community Plan Amendment Bylaw No. 850-21" be read a first time, this 21^{st} day of March, 2024.	
	Stakeholder Vote Unweighted (LGA Part 14) Majority	
RECOMMENDATION #2:	THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-32" be read a first time this 21 st day of March, 2024.	
	Stakeholder Vote Unweighted (LGA Part 14) Majority	
RECOMMENDATION #3:	 THAT: the Board utilize the simple consultation process for "Electoral Area B Official Community Plan Amendment Bylaw No. 850-21" and "Electoral Area B Zoning Amendment Bylaw No. 851-32" and the bylaws be referred to the following agencies and First Nations: CSRD Financial Services; CSRD Community and Protective Services; CSRD Environmental and Utility Services; Interior Health Authority; Ministry of Transportation & Infrastructure; Ministry of Forests - Archaeology Branch; Ministry of Land, Water and Resource Stewardship – Lands Branch All applicable First Nations and Bands. 	

• All applicable First Nations and Bands.

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The applicant is proposing to change the Official Community Plan land use designation and the zoning designation for a portion of the subject property from RSC Rural and Resource to SH Small Holdings. The applicant has applied for subdivision of the subject property to create three new lots of 4.5, 4.1, and 23.7 ha each, leaving a remainder of 71.36 ha. The area comprised of the three new lots is proposed to be redesignated and rezoned to SH Small Holdings, and the remainder is proposed to remain designated and zoned RSC Rural and Resource. Staff are recommending that the amending bylaws be read a first time, a referral sent to agencies and First Nations, and that the simple consultation process be used for this application.

BACKGROUND:

ELECTORAL AREA: B

April 18, 2024

LEGAL DESCRIPTION: District Lot 7959, Kootenay District, Except: (1) Parcel 1 (Reference Plan 5828I) (2) Plan 1321

PID: 014-046-482

CIVIC ADDRESS: No address, Fish River Road, Beaton

SURROUNDING LAND USE PATTERN: North: Crown Land South: Crown Land East: Crown Land West: Small Holdings, community of Beaton

CURRENT USE: Vacant

PROPOSED USE: 4 lot subdivision

PARCEL SIZE: 103.66 ha

PROPOSED PARCEL SIZES: Lot A – 4.5 ha Lot B – 4.1 ha Lot C – 23.7 ha Remainder – 71.36 ha

DESIGNATION: <u>Electoral Area B Official Community Plan Bylaw No. 850</u> RSC Rural and Resource

PROPOSED DESIGNATION: SH Small Holdings (Proposed Lots A, B and C) RSC Rural and Resource (Proposed Remainder)

ZONE: <u>Electoral Area B Zoning Bylaw No. 851</u> RSC Rural and Resource

PROPOSED ZONE: SH Small Holdings (Proposed Lots A, B and C) RSC Rural and Resource (Proposed Remainder)

AGRICULTURAL LAND RESERVE: 0%

April 18, 2024

SITE COMMENTS:

The subject property is located near the community of Beaton, at the end of the Northeast Arm of Arrow Lake. The Incomappleux River flows through the property to the confluence at Arrow Lake. According to CSRD's mapping, portions of the property are at times inundated by lake water. This is due to dams located on the Arrow Lake system. The drawings prepared by Brian Sansom, BCLS for the proposed rezoning and subdivision do not include these inundated areas as it is assumed that they will be returned to Crown through the subdivision process. Bylaw amendment maps are based on the current parcel boundaries. Zoning maps may be updated accordingly following subdivision approval, if required.

Thompson Creek also flows through the southern portion of the property. The property can be accessed from Fish River Road and Gunterman Road. There is a bridge further up Fish River Road that crosses the Incomappleux and provides access to the portion of the property north of the river. Slopes on the property range from gentle on the western valley bottom to very steep on the eastern side of the property. The mouth of Thompson Creek is identified as a low-risk steep creek hazard area in the Geohazard Risk Prioritization mapping completed in 2020. 2023 orthoimagery indicates that the property is well treed, with much of the vegetation being second growth, and there is a logging road through the property accessing Crown lands to the east.

BYLAW ENFORCEMENT:

There is no bylaw enforcement related to this file.

POLICY:

Please see "BL850-21_BL851-32_Excerpts_BL850_BL851.pdf" attached for all applicable policies and regulations.

Electoral Area B Official Community Plan Bylaw No. 850

- 2.1 Growth Patterns (Upper Arrow Lake Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)
- 3.0 Rural Resource
- 4.3 Land Use & Density Policies (4.3.20, 4.3.24, 4.3.26)
- 4.4 Community Specific Policies (Upper Arrow Lake Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)
- 12.6 Riparian Areas Regulation Development Permit Area

Electoral Area B Zoning Bylaw No. 851

- 1.0 Definitions
- 3.0 Uses and Buildings Permitted in Each Zone
- 3.8 Establishment of Floodplains
- 3.10 Application of Floodplains
- 5.3 Rural and Resource Zone
- 5.5 Small Holdings 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 amend the OCP designation and zoning for 32.3 ha of the subject property from RSC Rural and Resource to SH Small Holdings. The intent is to facilitate subdivision of the property into three new parcels with a minimum lot size of 4 ha plus a Remainder. The portion of the property to be rezoned to Small Holdings is the portion that is proposed to be subdivided into the three new parcels with the Remainder to remain designated and zoned Rural and Resource.

Electoral Area B Official Community Plan Bylaw No. 850

The Official Community Plan (OCP) designates the subject property as RSC Rural and Resource. Rural Resource lands represent most of the land in Electoral Area B. These lands are generally publicly owned Crown resource lands but also include large private holdings. The RSC designation has a minimum parcel size of 60 ha for new subdivision. Among other things, policies related to the RSC designation note that for subdivisions within or adjacent to Rural Resource areas, routes to access forest roads, backcountry trail parking areas, and controlled access facilities (gates, signage etc.) should be provided.

The applicant is proposing to redesignate a portion of the subject property to Small Holdings. Policies related to the SH designation indicate that the principal use shall be residential or agricultural; one primary and one secondary dwelling unit shall be permitted per parcel and the minimum parcel size for subdivision shall be 4 ha.

Riparian Areas Regulation (RAR) Development Permit Area

The OCP includes a Riparian Areas Regulation (RAR) Development Permit Area, which applies to lands located within 30 m of all watercourses. This means that no land development activities including tree/vegetation clearing, land alteration, construction, or placement of buildings, is permitted within 30 m of the natural boundary of a watercourse without issuance of a Development Permit. A RAR assessment may reduce the Riparian Assessment Area (RAA) to a Streamside Protection and Enhancement Area (SPEA) where no development activities are permitted. One of the activities that triggers the requirement for a RAR Development Permit is subdivision. Other triggers include land alteration (including clearing) and construction of buildings and structures within the 30 m riparian assessment area. One of the CSRD's conditions for the proposed subdivision is issuance of a RAR Development Permit. The applicant will need to obtain the services of a Qualified Environmental Professional (QEP) to complete an assessment of the proposed development and submit their report to the Province for review. Once the report is approved by the Province the CSRD would then be able to issue the development permit. Conditions of the development permit are based on the recommendations of the QEP in their assessment report and must be followed by the property owners.

Lakes 100 m Development Permit Area

The OCP also includes a Lakes 100 m Development Permit Area, which applies to all lands located within 100 m of area lakes, including Upper Arrow Lake. A portion of the subject property share a boundary with Upper Arrow Lake, and this development permit will be applicable if any of the following are proposed to occur within 100 m of the lake:

- Any residential, commercial, or industrial development which exceeds the following:
 - Removal, alteration, disruption, or destruction of vegetation involving more than 30% of the parcel area; or

- $_{\odot}$ Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m².
- Installation, alteration, or replacement of (or a portion of) a sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development. Applications for this type of development permit requires submission of a hydrogeology report from a qualified professional providing information regarding the suitability of site soils to accept stormwater infiltration, potential lake impacts, and recommendations and mitigative measures.

Environmentally Hazardous Areas

Section 12.5 of the OCP outlines the requirements regarding environmentally hazardous areas. It notes that the susceptibility of an area to mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, or avalanche may be assessed at the time of development application. Policies indicate that a geotechnical assessment may be required prior to a rezoning or subdivision approval. This is discussed further in the analysis below.

Provincial 2004 floodplain mapping indicates portions of the subject property located at the mouth of the Incomappleux River and Thompson Creek lie within high hazard areas for flooding. 2020 flood risk mapping completed by BGC Engineering for the CSRD identifies the alluvial fan at the mouth of Thompson Creek as a steep creek hazard with a rating of "low". In Electoral Area E the BGC mapping has been used as the basis for a Geohazard Development Permit Area as part of the Electoral Area E Official Community Plan. Similar development permit areas are currently being developed for the other OCP areas including Area B. The associated bylaw amendments to implement these new development permit areas are expected to be on a Board agenda for first reading in the first half of 2024. It is not expected that the new development permit areas will be in effect in time for implementation with this project. While there is currently no geohazard DP required, the Provincial Approving Officer can choose to require geohazard assessments as part of their review/approval of a subdivision application.

Electoral Area B Zoning Bylaw No. 851

The property is currently zoned RSC Rural and Resource, likely due to its large size and previous forestry activities undertaken on the property and surrounding Crown lands by previous owners Pope & Talbot. There is also a legal notation on title indicating that the property may be affected by the Forest Land Reserve Act. This Act was repealed in 2003 and is no longer in effect but the notation on title indicates that the property was previously subject to the Act due to the lands being managed forest. Permitted uses in the Rural and Resource Zone include a wide range of rural uses including uses appropriate to more remote properties such as backcountry recreation, guest ranch, forestry, resource extraction and timber harvesting, in addition to rural residential uses such as single-family dwelling, secondary dwelling unit, home occupation and residential campsite. The minimum parcel size for new subdivision in this zone is 60 ha.

The applicant would like to change the zoning for the portion of the property proposed to be subdivided into three new parcels to SH Small Holdings. The Small Holdings Zone permits a more limited range of rural residential uses including agriculture, day care, horticulture, single-family dwelling, secondary dwelling unit, residential campsite, timber harvesting, small-scale sawmill, home occupation, bed and breakfast and accessory use. The minimum parcel size for new subdivisions in this zone is 4 ha. Bylaw No. 851 also includes floodplain regulations applicable to construction of buildings and structures that include both setbacks and flood construction levels for specified watercourses which will be applicable to property development. See the attached "BL850-21_BL851-32_Excerpts_BL850_BL851.pdf" for all permitted uses and regulations in these zones along with the applicable floodplain regulations. Compliance with these floodplain regulations would be required prior to the issuance of a building permit.

<u>Access</u>

The subject property is currently accessed from Gunterman Road and from Fish River Road. Fish River Road has not been formally dedicated but is maintained to the edge of the traveled road by the Ministry of Transportation and Infrastructure (MOTI). Dedication of Fish River Road through to the eastern property boundary is a requirement of subdivision approval as described in the Subdivision section below. Gunterman Road is also to be dedicated to MOTI standards. The portion of the property lying north of the river is accessed via a bridge located further east on Fish River Road that crosses the Incomappleux and provides access to a forest service road constructed through Proposed Lot C.

For subdivision purposes, Proposed Lots A, B and C will be accessed from Fish River Road. The Proposed Remainder has frontage on Fish River Road but also has access from a road right of way lying between Lots 1 and 2 of Plan 1321. The Proposed Subdivision Plan indicates that the Remainder is to be accessed from this road. It is noted that the road is labeled as a panhandle on the drawing, but the surveyor has confirmed that he has since received confirmation from the Province that it is in fact road. CSRD mapping shows this as road as well. Details regarding access will need to be finalized through the subdivision application process. A 20-metre wide access to the Incomappleux River is also required as part of the subdivision process pursuant to Section 75(1)(c) & (d) of the Land Title Act (access to water).

Subdivision

The owners have made application for subdivision to the Ministry of Transportation and Infrastructure and the CSRD. The Ministry has issued a Preliminary Layout Review letter outlining what is required for the subdivision to be approved. Conditions include completion of the CSRD's requirements, one of which is successful rezoning of the property. The Ministry is also requiring geotechnical studies to determine the extent of hazards related to flooding and steep slopes, along with road dedication and confirmation of servicing. The geotechnical reporting will need to include a flood assurance statement and a landslide assurance statement from the Qualified Professional who prepares the report. Dedication of Gunterman and Fish River Roads are requirements of subdivision approval as well.

Servicing

The applicant has indicated that the proposed new parcels will be serviced with surface water from Upper Arrow Lake and Thompson Creek. Water licenses from the Province will be required. As part of the subdivision process a report from a Qualified Professional will be required describing how the lots will be serviced and providing a water quality analysis and recommendations for treatment. A Section 219 water quality covenant will need to be registered on title advising current and future property owners regarding their responsibilities for ongoing potability testing of source water and maintenance of water treatment systems. All proposed parcels are larger than 4 ha in size and therefore are exempt from proof of adequate sewage disposal as per Part 7 of Subdivision Servicing Bylaw No. 680. However, MOTI has asked for confirmation of adequate sewage disposal as a condition of subdivision in their Preliminary Layout Review.

Analysis

OCP policies for residential development, which includes Small Holdings indicate that development needs to be sustainable, with appropriate infrastructure (water and sewer) and utilities (telephone and power) and not costly to maintain and support. Policies also encourage concentration of new development into existing developed areas, and support maintenance of the rural character, ensuring that environmental integrity is addressed.

The proposed development would create three new lots ranging in size between 4.1 and 23.7 ha, along with a 73.6 ha Remainder. From a development perspective the proposed lots are considered relatively large parcels. They are proposed to be serviced with nearby surface water and due to the parcel sizes, there should be adequate area for sewage disposal on each lot. Mapping indicates that power and telephone transmission lines do not cover Beaton and surrounding area. The owners intend to use the proposed new parcels recreationally, while leaving the Remainder in the Managed Forest Program so the availability of utility infrastructure may not be necessary to support the use. Beaton is a small historic townsite with lots subdivided in the early 1900's and more recent subdivision activity between 2005 and 2009. It is very rural in character with a mix of smaller and larger parcels surrounded by Crown Lands. The proposed development would not disrupt the current development pattern.

The subject property has potentially hazardous conditions including flooding and steep slopes. The area also has high environmental values due to its riparian areas, floodplains, and natural areas. The property has been historically logged and now supports second growth vegetation. Logging roads through the property provide access to neighbouring Crown lands. These lands have value for forestry, recreation, wildlife, and ecosystems.

The OCP suggests that where geohazards exist, reporting from a qualified professional certifying that the land is safe for the use intended should be required as part of the rezoning process. In this case the applicant has already made application for subdivision and geohazard reporting addressing flooding, erosion, steep slopes/landslip, and avalanche needs to be done for MOTI as part of the subdivision approval process. A Section 219 flood covenant will also be required by the Ministry as part of subdivision approval. Staff suggest that as the applicant will already need to have these reports completed, that copies of the reports be provided to the CSRD to assist in the OCP and zoning amendment review process. Depending on the results of the reporting, additional covenants may be required specific to identified hazards.

Rationale for recommendation:

The applicant would like to change the OCP land use designation for a portion of the subject property from RSC Rural and Resource to SH Small Holdings and rezone the same portion of the subject property from RSC to SH to allow for subdivision of 3 new lots plus a remainder. Staff are recommending that the proposed amending bylaws be read a first time and that referrals be sent to applicable agencies and First Nations for the following reasons:

- The proposal meets the OCP policies regarding Small Holdings and the proposed subdivision meets the minimum parcel size for the Small Holdings designation and zone.
- Hazardous conditions present on the property are being addressed by the Ministry of Transportation and Infrastructure through their requirements for subdivision approval and it is recommended that a copy of the applicable reports also be provided to the CSRD.
- 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.

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, as amended. One sign is required for every 400 m of street frontage. The property has over a kilometre of street frontage, including Fish Creek Road and Gunterman Road therefore 2 signs are required. It is recommended that one sign be placed on the north side of Gunterman Road where it abuts the subject property and the other be placed on the south side of Fish Creek Road halfway between the junction with Gunterman Road and the eastern boundary of the subject property.

COMMUNICATIONS:

Consultation Process:

In accordance with CSRD Policy P-18 regarding Consultation Processes – Bylaws, the complex consultation process is normally recommended where an application includes both a zoning bylaw amendment and an OCP 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 of the Board.

In this case, due to the remote location of the property in an area with very low population, and due to the low intensity of the proposed development staff recommend that the public information meeting not be required, and instead the simple consultation process be used as it still includes a public hearing. The public hearing will provide interested members of the public with the opportunity to provide their comments on the proposed development. 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 gives Bylaw Nos. 850-21 and 851-32 first reading, the bylaws will be sent out to referral agencies and First Nations. Referral response 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;
- Interior Health Authority;
- Ministry of Transportation & Infrastructure;
- Ministry of Forests Archaeology Branch;
- Ministry of Land, Water and Resource Stewardship Lands Branch
- Adams Lake Indian Band;
- Akisqnuk First Nation;
- Ktunaxa Nation Council;
- Lower Kootenay Band;
- Lower Similkameen Band;
- Neskonlith Indian Band;
- Okanagan Indian Band;
- Okanagan Nation Alliance;

- Penticton Indian Band;
- Shuswap Indian Band;
- Simpcw First Nation;
- Skw'lax te Secwepemcúlecw
- Splatsin 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.

April 18, 2024

Report Approval Details

Document Title:	2024-04-18_Board_DS_BL850-21_BL851-32_First.docx
Attachments:	 BL850-21_First.pdf BL851-32_First.pdf BL850-21_851-32_Excerpts_BL850_BL851.pdf BL850-21_BL851-32_Maps_Plans_Photos.pdf
Final Approval Date:	Apr 10, 2024

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

Gerald Christie

C

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-32

A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

- 1. "Electoral Area B Zoning Bylaw No.851" is hereby amended as follows:
 - A. MAP AMENDMENT
 - 1. Schedule B, Zoning Maps, which forms part of the "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:
 - Rezoning the portion of District Lot 7959, Kootenay District, Except: (1) Parcel 1 (Reference Plan 5828I) (2) Plan 1321, located north of Fish River Road, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from RSC Rural and Resource to SH Small Holdings.
- 2. This bylaw may be cited as " Electoral Area B Zoning Bylaw No.851-32".

READ a first time this	_day of	_, 2024.
READ a second time this	_day of	_, 2024.
PUBLIC HEARING held this	_day of	_, 2024.
READ a third time this	_day of	_, 2024.
ADOPTED this	_day of	_, 2024.

CORPORATE OFFICER

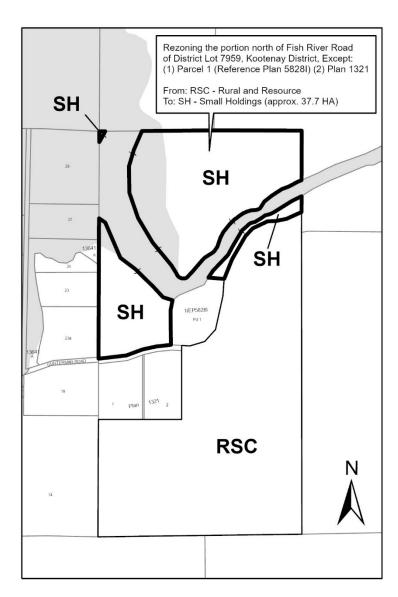
CHAIR

CERTIFIED a true copy of Bylaw No. 851-32 as adopted.

CORPORATE OFFICER

Page 2





COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B OFFICIAL COMMUNITY PLAN BYLAW NO. 850-21

A bylaw to amend the "Electoral Area B Official Community Plan Bylaw No. 850

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

- 1. "Electoral Area B Official Community Plan Bylaw No. 850" is hereby amended as follows:
 - A. MAP AMENDMENT
 - 1. Schedule B (Overview Maps B1-B5), which forms part of the "Electoral Area B Official Community Plan Bylaw No. 850" is hereby amended as follows:
 - Redesignating the portion of District Lot 7959, Kootenay District, Except: (1) Parcel 1 (Reference Plan 5828I) (2) Plan 1321, located north of Fish River Road, which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw, from RSC Rural and Resource to SH Small Holdings.
 - 2. Schedule D (Land Use Designation Maps) which forms part of the "Electoral Area B Official Community Plan Bylaw No. 850" is hereby amended by:
 - Redesignating the portion of District Lot 7959, Kootenay District, Except: (1) Parcel 1 (Reference Plan 5828I) (2) Plan 1321, located north of Fish River Road, which is more particularly shown outlined in bold on Schedule 2 attached hereto and forming part of this bylaw, from RSC Rural and Resource to SH Small Holdings.
- 2. This bylaw may be cited as "Electoral Area B Official Community Plan Amendment Bylaw No. 850-21".

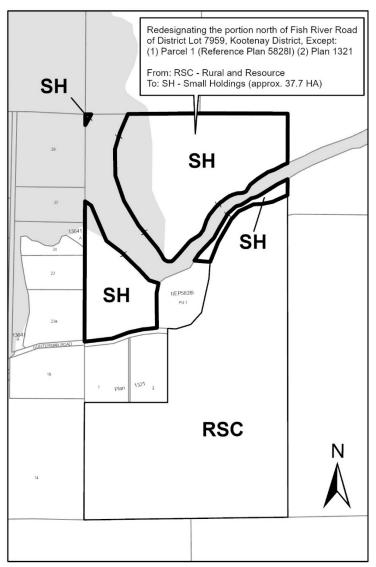
READ a first time this	_day of	, 2024.
READ a second time this	_day of	, 2024.
PUBLIC HEARING held this	_day of	, 2024.
READ a third time this	_day of	, 2024.
ADOPTED this	_day of	, 2024.

CORPORATE OFFICER

CHAIR

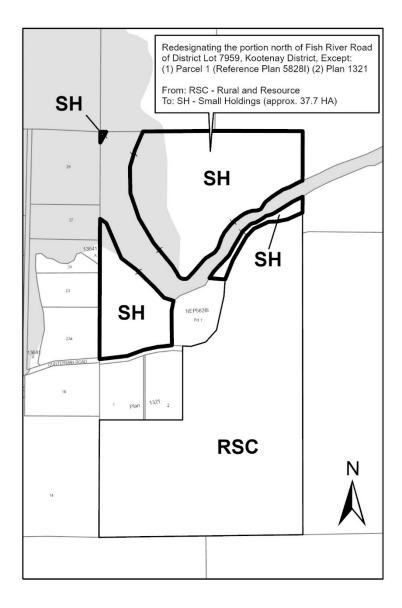
CERTIFIED a true copy of Bylaw No. 850-21 as adopted.

Page 2



Schedule 1 Electoral Area B Official Community Plan Amendment Bylaw No. 850-21

Schedule 2 Electoral Area B Official Community Plan Amendment Bylaw No. 850-21



Relevant Excerpts from

Electoral Area B Official Community Plan Bylaw No. 850

Electoral Area B Zoning Bylaw No. 851

(See <u>Bylaw No. 850</u> and <u>Bylaw No. 851</u> for all policies and land use regulations)

<u>Bylaw No. 850</u>

1.5 General Implementation

1.5.3 The CSRD will require development approval information pursuant to Section 920.1 of the Local Government Act. Procedures and policies for requiring development approval information will be required to be established by bylaw and would apply to:

- applications for amendments to an adopted Zoning Bylaw,
- applications for a Development Permit, and
- applications for temporary use permits.

The Development Approval Information Bylaw will apply to all lands within the OCP Bylaw area. The Development Approval Information Bylaw will give the CSRD authority to require an applicant to provide information on the impact of the activity or development that is the subject of the application. The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required, including, but not limited to such issues as:

• an assessment of drinking water source and sewage disposal as required by the local authorities;

- transportation patterns including traffic flow;
- the impact and assessment on local infrastructure;
- assessment of capacity of public facilities including schools and parks;
- the impact on or need for additional community services;
- the impact and assessment of the natural environment of the area affected;
- assessment of slope conditions;
- an assessment of the wildfire urban interface; and,

• an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation.

The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of development approval information requirements.

2. Planning Strategy

<u>2.1 Growth Patterns – Upper Arrow Lake (Galena Bay, Beaton, Shelter Bay, Halcyon</u> <u>North & Arrowhead)</u>

Development in this area focusses on the Galena Bay and Beaton areas and has historical roots that refer back to the original settlement of the area. Unlike the Lake Revelstoke area, where many of the original settlement areas and private parcels were flooded with the creation of the reservoir, the private lands in the Galena Bay and Beaton areas were only impacted to a limited degree with the raising of the Columbia River water levels. Most of the original surveyed parcels have remained in private ownership and are occupied and developed for private residential or recreational use with some limited resource use (logging and agriculture grazing) on large lots. There have also been a few small lakefront lots created north of Halcyon and in Galena Bay. There is evidence of further development interest in lakefront properties in these areas as well as a local interest in protecting the rural nature of the area. Specific policies related to the future development of the Upper Arrow Lake area are outlined in Section 4.4.

3.0 Rural Resource

3.1 Community Context

Rural resource lands represent the majority of the land area in Electoral Area 'B'. These lands are generally publicly owned Crown resource lands but also include large private holdings. Provincial forests, community watersheds, woodlot licenses, recreation tenures, transportation networks and mineral resource values are managed by provincial resource agencies through consultation with the local community and other resource stakeholders. The management of these lands is complex and there is potential for conflict particularly in interface areas between rural settlement and resource uses. The rural resource environment also creates an attractive natural setting that is highly valued in many of the settlement and recreation areas in Electoral Area 'B'. Area policies support sustainable development of resources while respecting the natural environment and community values.

3.2 Objectives

3.2.1 Support crown lands for a wide spectrum of rural resource values. Minimize conflicts and alienation of resources by promoting site-specific design and tenure management.

3.2.2 Protect water resources essential to public health and in support of continued growth and development of settlement areas.

3.2.3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity in advance of expansion of settlement areas or tenures.

3.2.4 Identify lands for future community expansion in advance.

3.2.5 Encourage access to and opportunity for development of crown resources that contribute provincial revenues in support of community social, health, education and transportation services and that provide local economic opportunities.

3.2.6 Support efforts to protect the natural values of the river valley ecosystems, particularly in floodplain or reservoir water management areas, managing recreation use where there is potential for conflict between recreation and environmental values.

3.3 Policies

General

3.3.1 Designate lands as shown on Schedules B and D, Land Use Map for Rural Resource Use.

3.3.2 Support a 60 ha minimum parcel size for Rural Resource area designations.

3.3.3 Support approval of appropriate Federal and Provincial agencies. Uses include but are not limited to: forestry, agriculture, mining, and public utilities.

• Forest uses include silviculture, watersheds, timber extraction, compatible ranching and/or backcountry recreational activities.

• Mining uses include: extraction and processing.

• Public Utility uses that could potentially impact neighbouring properties (e.g. waste water treatment facilities) will require specific zoning and/or land use designations.

3.3.4 Limit development activity and human access within designated community watersheds. Public roads and settlement uses are not encouraged. Management of crown tenures should include provisions to restore the site to natural condition and watershed flow levels.

3.3.5 Encourage relevant agencies to develop strategies to manage public access to the backcountry, commercial backcountry use, backcountry tenures and existing and new applications.

3.3.6 Work with appropriate Federal and Provincial Agencies to preserve and manage critical viewsheds and watersheds within the Rural Resource areas to protect important aesthetic values and essential timber and water resources. It is recognized that uses such as logging will alter viewscapes along key watercourses (Lake Revelstoke, Arrow Lakes, Trout Lake) however; management efforts to minimize impacts near lakeshores will be encouraged. Viewscapes from Federal Parks and national highway corridors are also recognized as priorities for protection.

3.3.7 Develop a zone for resort or intensive recreation uses on Crown Land and require rezoning approval for new resort or intensive recreation uses. This process will provide an opportunity for public input and a comprehensive review of the proposal including: environmental impact (sensitive and hazardous areas), servicing (water, sewer, roads, power generation, waste disposal) and other relevant issues.

3.3.8 Work with the relevant provincial agency to identify recreational opportunities on Lake Revelstoke. The CSRD supports the concept of Remote Vacation Cabins (Section 3.3.9) on Lake Revelstoke but recognizes that any future development of this nature must be within the policy framework of the relevant government agency.

3.3.9 The CSRD may support applications to zone lands for "Remote Vacation Cabins" on Lake Revelstoke, subject to the following:

a. "Remote Vacation Cabins" would have a small building footprint and limited infrastructure and would have Restrictive Covenants acknowledging the long term intent for these properties is to remain as remote, seasonal or wilderness facilities until such time as plans are in place to provide comprehensive servicing for more intensive development. The Remote Vacation Cabin designation would permit limited, formalized recreational use in an area such as Lake Revelstoke where there is currently ad hoc use with no formal tenure structure and no existing or planned servicing (hydro, telephone, water, sewer). Remote Vacation Cabins would not transition to a higher use (e.g. permanent residence, or bigger footprint) until more comprehensive servicing is provided to the larger area.

b. Development approvals for Remote Vacation Cabins must clearly communicate to the public, by way of Restrictive Covenants, the limitations of these properties including:

- environmentally sustainable development practices;
- servicing, form and character conditions (3.3.9.c); and
- understanding from owners that the area will have limited "soft services". Soft services include, RCMP, education, medical and emergency services.

c. Servicing, form and character strategies for Remote Vacation Cabins will address the following:

- intended for seasonal use;
- a single dwelling with a maximum total floor area of 90 m².;
- property cannot be further subdivided;

• provision of potable water as required to meet provincial standards, preferably from a community water system;

• a minimum parcel size of 1 ha for sites on independent on-site sewer systems, recognizing that provincial standards may require larger parcel sizes under certain slope and soil conditions and near a watercourse;

• where a community sewer system is provided, cluster development is supported with a maximum permitted density not to exceed 1 unit per 1 ha. Residual land will be designated for conservation or park use under a Conservation Agreement, CSRD Parks and Recreation Ownership or through Restrictive Covenants;

• For properties on Lake Revelstoke, lakefront development densities will be based on the area of a contiguous parcel. Parcels should not be bisected by roads (Highway 23 North); and

• access is via a public road maintained by the relevant agency (Ministry of Transportation) provides legal public access.

3.3.10 Trails or recreations facilities within Rural Resource areas shall be designed for compatibility with varied resource development activities and land uses.

3.3.11 Support communication with and participation by First Nation communities in the management and development of Crown land resources.

3.3.12 For subdivisions within or adjacent to Rural Resource areas, provide for: routes to access forest roads; backcountry trail parking areas; and, controlled access facilities (gates, signage etc.) where such access does not conflict with resource tenures such as water reservoirs, watersheds, mining and timber harvesting.

3.3.13 Protect the viability of agricultural, mineral, energy and timber resources for future development by maintaining routes of access and by supporting development that is conducted in accord with Best Management Practices of the relevant government agency.

3.3.14 Backcountry recreation activity is supported subject to the policies and guidelines of the Ministry of Forests & Range Land Management Plan and a local public consultation process. The Regional District recognizes the multi-agency nature of backcountry recreation management and commits to participating cooperatively in the development of inter-agency background strategies. Recognizing that Area 'B' contains areas where backcountry recreation may impact wilderness management objectives, the CSRD supports using a comprehensive strategy to evaluate new backcountry wilderness recreation activities. The strategy should include the following:

a. Recognition of three broad policy tools:

• prohibitive – activity not allowed in specific areas or during specific periods of the year;

• limits on inputs – activity allowed but quotas applied to the number of users and their activities; and

• limits on outcomes – activity allowed within the context of activityspecific evaluation of backcountry recreation guidelines.

b. Evaluation Components:

i. Issue themes to be considered.

• degradation of the soil, air and water quality;

- integrity of vegetation communities;
- direct disturbance of wildlife;
- integrity of fisheries resource; and
- special management related to species of concern.

ii. Achieves desired "results" with respect to wildlife and their habitats.iii. "Desired behaviours" that outline the practices of users that are most likely to achieve desired conditions.

iv. Indicators that measure whether a desired condition is being achieved.

v. Limits that set upper and lower targets for indicators.

3.3.15 Protect sand and gravel aggregate supplies for anticipated future needs.

3.3.16 Consult relevant aggregate supply inventories as part of the development review process. An inventory of aggregate reserves is provided by Ministry of Transportation (Schedule C).

4.0 Residential

4.1 Community Context

The majority of new residential development in Electoral Area 'B' is to be "rural" residential development. Rural residential development will occur in a variety of settings including: with agricultural operations; in existing rural communities (e.g. Trout Lake); on rural acreages (e.g. Begbie Bench); near the proposed Revelstoke Mountain Resort (RMR); and in recreational areas (e.g. Galena Bay).

Residential policies acknowledge that there will be a number of demographic trends that will influence housing needs. In particular, the overall aging of the population has generated an increased demand for recreational housing opportunities and second homes in the British Columbia interior. Additionally, the attractive natural environment and low density, dispersed settlement pattern continues to appeal to existing and new residents seeking a "wilderness" lifestyle experience. Within the plan area there are also local development initiatives, such as the Revelstoke Mountain Resort project, that are influencing growth patterns. Planning for the future of this area requires the balancing of growth demands with protection of the natural environment to ensure that the area retains the attractive natural context and integrates a variety of housing types and lifestyle needs.

The OCP recognizes that there are a number of unique development areas and provides plan policies that are tailored to specific local conditions, community visions and development pressures for these areas. The residential designations are:

Land Use Designation	<i>Minimum Parcel Size (hectares)</i>	
Neighbourhood Residential (NR)	0.2 ha	
Rural Residential 2 (RR2)	2 ha	
Small Holdings (SH)	4 ha	
Residential Cluster Development (CD)	n/a	

The majority of the residential development in the plan area is low density, single family development set in a rural context on large lots. This product is expected to continue to be the dominant housing form, with high density development encouraged to locate in urban areas where full servicing can be provided. The only exception will be site specific Residential Cluster Development projects (Section 4.3.25).

4.2 Objectives

There are several important objectives that form a framework for the residential policies.

- 4.2.1 Ensure that development is sustainable, with appropriate infrastructure (water and sewer) and utilities (telephone, power) and not costly to maintain and support. Developments are to provide potable water that meets the Canadian Drinking Water Guidelines.
- 4.2.2 Encourage the concentration of new development into existing developed areas.
- 4.2.3 Support the policies of the City of Revelstoke to concentrate growth in their serviced, sustainable urban centre.
- 4.2.4 Support the preservation of buildings and features that have significant heritage values.
- 4.2.5 Ensure comprehensive analysis and a co-ordinated review as part of subdivision application process, including addressing "Environmental Best Management Practices for Urban & Rural Development", Ministry of the Environment.
- 4.2.6 Provide for a choice of housing types while recognizing single family housing as the dominant housing form.
- 4.2.7 Maintain and encourage support of the rural character and the social and cultural diversity of the plan area and ensure environmental integrity is addressed.

4.3 Land Use & Density Policies

General

- 4.3.20 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:
- Neighbourhood Residential (e.g. Trout Lake);
- Rural Residential 2;
- Small Holdings;
- Residential Cluster Development on a site specific basis;

Encourage land use compatibility and preserve open space by:

- clustering development;
- incorporating buffers;
- using setbacks;
- density bonusing;
- open space covenants; and
- landscape techniques.
- 4.3.21 High Density Residential uses are encouraged to locate in serviced urban areas (e.g. Nakusp, Revelstoke).
- 4.3.22 Mobile Home parks are discouraged in rural areas because they place unacceptably high pressures on the rural area for provision of public facilities and services such as parks, schools and water and sewer utilities.
- 4.3.23 When considering new residential development ensure that Regional District Park and open space functions are addressed.
- 4.3.24 Support a range of residential dwelling types.
- 4.3.25 Development of accessory buildings on lots prior to establishment of a principal use shall be permitted subject to size limitations as identified in zoning.
- 4.3.26 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.
- 4.3.27 On land outside the Agricultural Land Reserve, zoning shall regulate subdivision pursuant to Section 946 of the *Local Government Act*.
- 4.3.28 Support a process to initiate implementation of a Building Inspection Process.
- 4.3.29 One primary dwelling unit and one secondary dwelling unit shall be permitted in the primary dwelling in all residential zones subject to the relevant parking requirements, the requirements of the Agricultural Land Commission Act, and the BC Building Code. Once building permits are mandatory and the requirements of the BC Building Code can be addressed, sewage disposal systems must be designed or upgraded to accommodate the total combined number of bedrooms to be serviced by the system.

4.3.30 There are several parcels in Area 'B' where, prior to the adoption of this bylaw, landowners have developed their property to a density that is non-conforming to the proposed land use pattern. For these properties, the CSRD recognizes this existing commitment to land uses and density and will work with the landowner to address non-conforming density through the zoning bylaw (e.g. north of Halcyon).

4.3 Land Use & Density Policies

Small Holdings

- 4.3.31 The principal use shall be residential or agricultural.
- 4.3.22 One primary and one secondary dwelling unit shall be permitted per parcel.
- 4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.

4.4 Community Specific Policies

Upper Arrow Lake (Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)

- 4.4.20 Recognize the strong community interest in maintaining the rural character of the area and designate all privately held lands as Small Holdings with a minimum parcel size of 4 ha.
- 4.4.21 Consider supporting the development of a Galena Bay Neighbourhood Association as a registered non-profit society through the Electoral Area grant process.
- 4.4.22 Recognize existing lakefront parcels, which are 1 ha and smaller in size, through zoning provisions with a minimum parcel size of 1 ha.
- 4.4.23 Recognize the high recreation and residential values north of Highway 31 in Beaton and Galena Bay and south to Halcyon and support lakeshore development in a Residential Cluster Development format only and subject to the Residential Cluster Development Policies and Lakeshore Criteria of Section 4.3.26.

12. Environmental Management

12.1 Community Context

Environmental quality is an integral component of the community vision, tied to the quality of life and lifestyle options which are unique and highly valued by the residents in and visitors to Electoral Area B. The community is interested in protecting the region's natural environment for its unique ecosystems, scenic beauty, wilderness recreation and resource-based economy. The community is interested in providing for sustainable, planned development which balances the need for protection, use and enjoyment of natural areas.

12.2 Objectives

12.2.2 Preserve and enhance the ecological systems and diversity of the Regional District.

12.2.4 Protect environmentally sensitive lands such as steep slopes, floodplains, watersheds and soils subject to erosion from land uses having major environmental impacts.

12.2.5 Restrict the uses of land that are subject to hazardous conditions or that are environmentally sensitive to development.

12.2.6 Incorporate environmental considerations as an integral part in assessing growth management options, land use plans, transportation plans, and development proposals.

12.2.8 Minimize and plan for the impacts of climate change.

12.2.9 Support Best Management Practices for local species and environments provided by senior levels of government.

12.3 General Environmental Policies

12.3.3 Streamside and foreshore property owners will be required to prevent or reduce impacts on watercourses subject to the guidelines established in Riparian Areas Regulation Development Permit Area (RAR DPA) Section 12.6.

12.3.4 Implement practices to prevent sediment from entering local watercourses when considering development activities.

12.3.6 Applications for new land use designations shall be accompanied by a detailed Environmental Review of environmentally sensitive and hazardous areas such as watercourses, sensitive habitat areas, wildlife corridors, flood plains and steep slopes. The environmental review shall include recommendations on the management of sensitive conditions. The Regional District may implement recommended environmental management practices through such mechanisms as:

a. The establishment of an Environmental Reserve designation where development on private lands in sensitive areas is protected from adverse development. Passive uses, with minimal impact on the applicable area would be supported within the Environmental Reserve designation. Developments acceptable in the reserve area would include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community that would not compromise the environmental sensitivity of the area.

b. The use of Conservation Agreements with the Regional District as a party to the agreement, to protect sensitive areas and implement conditions and recommendations of the environmental review conducted as part of the required development approval information as identified in Section 1.5.3.

c. A conservation zone or Environmental Reserve designation may be assigned to land covenanted or deeded against further development or use, including common property in strata title subdivisions. d. Owners entering into Conservation Agreements and placing voluntary conservation covenants on their land shall not be deprived of the privilege to enjoy land as their own, but they may not close, fence or otherwise obstruct any adjoining public route of access. Developments acceptable in the covenanted area could include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community and not compromise the environmental sensitivity of the area.

12.3.7 The Regional District will work co-operatively with the Ministry of Forests & Range regarding planning and management of forested areas and any timber harvesting and related forest practices carried out on Crown lands within a provincial forest and subject to the relevant provincial regulations.

12.3.13 Support new developments exhibiting strategies related to ecological protection, ecological restoration and green design including green buildings and green infrastructure.

12.4 Environmentally Sensitive Areas

12.4.2 Encourage voluntary protection of natural features in cases where an Environmental Review has identified an objective to protect for stream conservation, water quality protection, or habitat preservation. To encourage voluntary placement of Conservation Agreements, the Regional District may give consideration to allowing increased density on the balance of the subject property.

12.4.3 Plan for and protect wildlife corridors, habitat for threatened and endangered species and ecosystem connectivity in advance of expansion of settlement areas or tenures. It is recognized that the area supports sensitive species (e.g. Great Blue Heron and Painted Turtle) and there are specific Best Practices for species that are to be addressed in any development proposals. All development applications in the Columbia Basin should be referred to the Fish & Wildlife Compensation Program, specifically noted are lands in the South Revelstoke area.

12.4.4 Encourage all developers including developers of infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. Encourage alternative development methods, such as considering concentrating density, narrowing rights-of-ways, or accommodating cluster housing.

12.4.5 Allow the owner(s) of land affected by dedications for environmental protection to use the original site area in computing density, floor area ratios and minimum parcel areas for development or subdivision purposes.

12.4.7 Encourage the retention and use of wetlands as natural buffers between different land uses.

12.4.8 Discourage complete or indiscriminate lot clearing.

12.4.10 Co-operate with senior governments to provide a coordinated strategy for the stewardship of "Riparian Assessment Areas", in keeping with the general intent of the Riparian Areas Regulation (RAR), to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.

12.4.11 Recognize Riparian Areas Regulation and designate all watercourses either identified on the BC TRIM map series 1:20,000 or where the Regional District or applicants are aware of a watercourse on the subject property as Riparian Areas Regulation Development Permit Areas (RAR DPA). The RAR DPA is outlined in Section 12.6. The RAR DPA relies on provincial scale mapping of watercourses as the CSRD has not had the opportunity to undertake detailed inventories of Streamside Protection and Enhancement Areas (SPEA) and watercourse locations. Accordingly, the CSRD may require additional technical research as part of the approval process. Given the lack of comprehensive watercourse data, it is recommended that in situations where a property owner maintains that development is outside of a riparian area, the CSRD may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within a riparian area.

12.4.12 Encourage developers to implement general stream management policies, including:

a. minimizing obstructions and impediments to the flow of a stream, creek, watercourse, ditch, drain or sewer whether or not it is located on private property; b. retaining the natural stream channel geometry insofar as feasible;

c. protecting and managing natural watercourses as open streams (except as authorized by way of the appropriate provincial ministry or agency approval);

d. retaining mature streamside vegetation or tree cover wherever possible and incorporating it into the design of the project;

- e. avoiding groundwater interruption; and
- f. protecting aquatic biota and habitats.

12.4.13 Work with provincial and federal water and resource agencies to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to:

- a. accommodate the dynamic natures of the hydrologic systems;
- b. avoid and reduce flood damage;
- c. avoid the need for channel stabilization;
- d. avoid underground drainage systems;
- e. avoid groundwater interruption; and
- f. protect aquatic biota and habitats.

12.4.14 Locate low intensity land uses (for example agriculture, recreation, conservation) and manage forms of development on floodplains and aquifers in accordance with provincial and local government regulations.

12.4.15 Connectivity and movement of threatened and endangered species shall be considered at the time of neighbourhood planning or rezoning. This process will assess opportunities to use such tools as the transfer of density, density bonusing, park dedication, land trusts, covenants, or development agreements to conserve corridors of "sensitive ecosystems". Open space should have characteristics in accord with provincial government best management practices; for example, areas will be large and contiguous striving to have an overall configuration of 100 hectares or more, and no specific area less than 100 m in width and in accordance with the Regional District Parks Policy. In the absence of a "sensitive ecosystem" inventory for the Regional District, additional information may be required as part of the development approval process.

12.5 Environmentally Hazardous Areas

12.5.1 All areas with slopes in excess of 30% are considered Hazardous Areas and are not recommended for development.

12.5.2 The general policy strategy for areas of steep slopes addresses the following.

Mapping:

 \succ The Regional District requires an assessment of slope conditions as part of required Development Approval Information. 1:20,000 TRIM Provincial map series, using 20 m contour information may provide preliminary slope assessments, however, this information is for general purposes only and more detailed site assessments may be required as part of the development review process.

Geotechnical Assessment:

➤ Lands with slopes in excess of 30%, or as otherwise determined by the Regional District, Provincial or Federal agencies, shall be subject to geotechnical assessment prior to development proceeding.

 \succ The geotechnical assessment must address the hazard in a manner that ensures the protection of property and quality of life of future users and adjacent property owners.

General Conditions:

 \succ Setbacks from the toe and top of the slope shall be as determined by the geotechnical assessment.

> Development in potentially unstable areas or steep slopes shall avoid:

- a. Cutting into a slope without providing adequate mechanical support;
- b. Adding water to a slope that would cause decreased stability;
- c. Adding weight to the top of a slope;
- d. Removing vegetation from a slope; and,
- e. Creating steeper slopes.

Covenants:

➤ Geotechnical assessments are required consistent within Development Approval Information requirements outlined in Section 1.5. Prior to a rezoning, subdivision approval and/or Building Permit being issued for development, a Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

Research:

➤ The Regional District will continue to identify and analyze Hazardous Areas with the objective of formulating protective strategies, encouraging restoration and obtaining knowledge to facilitate appropriate land use and servicing decisions.

12.5.3 The Regional District will support and facilitate the researching of flood plains within the Electoral Area so that they may be used to manage development within hazardous areas. Flood proofing regulations, including setback of buildings and structures from water bodies and siting of ground disposal systems shall be articulated through zoning provisions. When the Regional District obtains more information on flood plains, the Regional District will establish a Development Permit Area to specify guidelines for development in hazardous areas subject to flooding.

12.5.6 The susceptibility of an area to mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, or avalanche may be assessed at the time of development application:

a. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer and geoscientist licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.

b. A subdivision application may require a detailed Hazard Report (from conditions both on and off the site) specifying ways to reduce that hazard to a safe level and prepared by a professional engineer or geoscientist licensed in BC specializing in geotechnical assessment. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report.

12.5.7 It is recognized that all areas within the OCP plan area are generally susceptible to wildfire risks and development should be consistent with provincial Best Practices for addressing wildland fire risks. Information is available from the FireSmart websites: http://bcwildfire.ca/

12.5.8 A general policy strategy for addressing wildfire risks is as follows.

Mapping:

➤ Work with the Ministry of Forests & Range to develop mapping that clearly indicates areas that are susceptible to wildfire with the objective of raising public awareness of potential wildfire hazard conditions and risks.

Qualified Professional Assessment:

➤ A rezoning application may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Further detailed information may be required as a result of the assessment.

 \succ A subdivision application may require a detailed report of the site for susceptibility to wildfire (from conditions both on and off-site) specifying ways to reduce that hazard. The report shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment and using the methodology supported by the BC Ministry of Forests & Range. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.

General Conditions:

➤ Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals, development permits, and building permits. Review and update current practices.

➤ Encourage wildfire hazard reduction in a way that is supportive of restoring the natural environment. Such hazard reduction mimics the natural effects of localized ground fires that once were common but that human settlement has removed from the environment. Typical methods including thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.

➤ Encourage developers to incorporate Fire Smart guidelines into their overall planning, including opportunities to address emergency access and setbacks.

12.6 Riparian Areas Regulation (RAR) Development Permit Area

Purpose

12.6.1 The Riparian Areas Regulation (RAR) Development Permit Area (DPA) is designated under Local Government Act, and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity.

Justification

12.6.2 The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

Area

12.6.3 The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

a. As illustrated in Figure 12.1, the area comprises of lands:

i. within 30 m of the high water mark of the watercourse,

ii. within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide,

iii. within 10 m of the top of a ravine bank 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and

iv. Figure 12.1 illustrates the RAR DPA.

Figure 12.1: Riparian assessment area:

Note: Terms used in Figure 12.1 are defined in the referenced source.

b. Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

c. Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Guidelines

12.6.4 The RAR DPA Guidelines are as follows:

a. Preservation of water courses, water bodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;

Source: British Columbia Ministry of water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

b. Impacts to watercourses and riparian areas from proposed development are not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;

c. Disturbance of soils and removal of vegetation should be minimized in the development process;

d. Whenever possible development or land altering activities shall be located outside of the 30 m setback to the riparian area unless a QEP permits a reduced setback area;

e. A RAR Development Permit is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a RAR Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:

i. Removal, alteration, disruption or destruction of vegetation within 30 m of a watercourse.

ii. Disturbance of soils, within 30 m of a watercourse;

iii. Construction or erection of buildings and structures within 30 m of a watercourse;

iv. Creation of non-structural impervious or semi-impervious surfaces within 30 m of a watercourse;

v. Flood protection works within 30 m of a watercourse;

vi. Construction of roads, trails, docks, wharves and bridges within 30 m of a watercourse;

vii. Provision and maintenance of sewer and water services within 30 m of a watercourse;

viii. Development of drainage systems within 30 m of a watercourse;

ix. Development of utility corridors within 30 m of a watercourse; and

x. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m of a watercourse.

12.6.5 A RAR Development Permit may be issued once the following guidelines have been met:

a. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments. The assessment report from a QEP shall be used to determine the conditions of the development permit and shall include:

i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;

ii. Existing vegetation and any proposed vegetation removal;

iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;

iv. The suitability for site soils to accept stormwater infiltration and postdevelopment landscape irrigation; v. Potential impacts to other water courses or water bodies, e.g. Lake Revelstoke; and,

vi. Recommendations and mitigative measures.

b. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;

c. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RAR DPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, and flood covenants, federal or provincial authorization.

Exemptions

12.6.6 The RAR DPA does not apply to the following:

a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;

b. Clearing of land for agriculture;

c. Institutional development containing no residential, commercial or industrial aspect;

d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required; e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;

f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,

g. A letter is provided by a QEP confirming that there is no visible channel.

Role of the QEP and CSRD in the RAR Development Permit

12.6.8 The RAR regulations place considerable emphasis on QEP's to research and establish standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP

guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

<u>Bylaw No. 851</u>

PART 3: GENERAL REGULATIONS

3.0 USES AND BUILDINGS PERMITTED EACH ZONE

The following uses are permitted in each zone:

(a) the use of a building or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official, temporary use in connection with a federal, provincial, or municipal election, referendum or census;

(b) community activity;

(c) landscaping and horticulture;

(d) park;

(e) public assembly facility;

(f) public use;

(g) public utility; and

(h) municipal uses that are owned or operated by the CSRD including but not limited to a park, a community water system, a fire hall and fire fighter training facility.

(i) Issuance of a Temporary Use Permit to authorize the construction or conditional occupancy of a second dwelling unit, or a seasonal recreational vehicle use, on a parcel.

3.8 ESTABLISHMENT OF FLOODPLAINS

(1) The following land is designated as floodplain:

(a)land below the flood construction level; and (b)land within the floodplain setback.

(2) The following flood construction levels apply, unless otherwise specified in a flowage agreement with BC Hydro:

(a) 442.3 m Geodetic Survey of Canada elevation datum for the Upper Arrow Lakes Reservoir;

(d) 3 m above the natural boundary of the Illecillewaet, Jordan, Incomappleux, Akolkolex, Goldstream and Columbia Rivers;

(g) 1.5 m above the natural boundary of any other watercourse; and

(h) where more than one flood construction level is applicable, the higher elevation is the flood construction level.

(3) The floodplain setback is:

(a) 30 m from the natural boundary of the Illecillewaet, Jordan, Incomappleux, Akolkolex, Goldstream and Columbia Rivers;

(b) 30 m from the 440.7 m Geodetic Survey of Canada datum contour interval surrounding the Upper Arrow Lakes Reservoir;

(g) 15 m from the natural boundary of any other watercourse; and

(h) where more than one floodplain setback is applicable, the larger distance is the floodplain setback.

3.9 MEASUREMENT OF FLOOD CONSTRUCTION LEVEL & FLOODPLAIN SETBACK

(1) The flood construction level is determined by measuring at a 90 degree angle to the natural boundary to a point where the elevation is the required elevation above the natural boundary as stated in subsection 3.8(2).

(2) The floodplain setback is determined by measuring at a 90 degree angle to the natural boundary the distances stated in subsection 3.8(3).

3.10 APPLICATION OF FLOODPLAINS

(1) A building including a manufactured home, or structure must not be constructed, reconstructed, moved or extended into, or moved from place to place within a floodplain setback.

(2) The underside of a floor system or top of concrete slab that is used for habitation, occupation, or the storage of goods which are susceptible to damage by floodwater must be above the flood construction level.

(3) If landfill or structural support or both are used to comply with subsection 3.10(2), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the floodplain setback.

(4) Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.

(5) The Manager of Development Services or a person designated by the Regional Board may require that a British Columbia Land Surveyor's certificate be submitted to him by the land and property owners to verify compliance with the flood construction level and floodplain setback specified in subsections 3.10(1), (2), (3) and (4).

(6) The following are exempted from the requirements of subsection 3.10(2) as they apply to the flood construction levels:

(a) a renovation of an existing building, manufactured home, or structure that does not involve an addition to the exterior of the building, or structure;

(b) an addition to a building, manufactured home, or structure of less than 25% to a maximum of 100 m2 of the floor area existing the date this Bylaw comes into force

however the addition must be no lower in elevation than the floor existing the date this Bylaw comes into force;

(c) a carport or domestic garage;

(d) a building used for agriculture excluding closed-sided livestock housing and a dwelling unit; and

(e) a farm dwelling unit that is located both on a parcel 8 ha or larger and within the provincial Agricultural Land Reserve and provided:

(i) the underside of a wooden floor system;

(ii) the top of a concrete slab;

(iii) in the case of a manufactured home, the top of the pad; or

(iv) the ground surface under an area used for habitation; and

(v) is no lower than 1 m above the natural ground elevation or no lower

than the flood construction level, whichever is the lesser.

(7) The following are exempted from the requirements of subsections 3.10(1) and (2) as they apply to the flood construction levels and floodplain setback:

(a) a dock or wharf;

(b) a boat fueling use

(c) a fence constructed of wood or wire through which water can flow freely; and

(d) works constructed to stabilize the shoreline or banks of a watercourse.

PART 5: ZONES

5.3 RURAL AND RESOURCE – RSC

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Rural and Resource zone as *principal uses*, except as stated in Part 3: General Regulations:
 - (a) airfield
 - (b) *agriculture*
 - (c) aquaculture
 - (d) backcountry recreation
 - (e) forestry
 - (f) guest ranch
 - (g) *horticulture*
 - (h) *kennel*
 - (i) *small-scale sawmill*
 - (j) resource extraction
 - (k) single family dwelling
 - (I) standalone residential campsite

(m) timber harvesting

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Rural and Resource zone as *secondary uses*, except as stated in Part 3: General Regulations:
 - (a) accessory use
 - (b) *home occupation*
 - (c) residential campsite
 - (d) secondary dwelling unit

Regulations

(3) On a *parcel* zoned Rural and Resource, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
 (d) Maximum number of <i>single family dwelling</i>s per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i>) 	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i>)	One
 (f) Maximum <i>height</i> for: <i>principal</i> buildings and structures <i>structures</i> 	• 11.5 m
 accessory buildings 	■ 10 m

(g)	Minimum <i>setback</i> from:		
	 front parcel boundary 	• 5 m	
	 rear parcel boundary 	■ 5 m	
	■ interior side parcel	■ 5 m	
	boundary		
	 exterior side parcel 	• 5 m	
	boundary		
(h)	Maximum gross floor area of a	Less than 60% of the <i>floor area</i> of the	
secor	ndary dwelling unit	principle dwelling unit.	
(i)	Kennel	Permitted on a <i>parcel</i> 8 ha or larger.	
		Buildings and structures including	
		runs must be a minimum of 75 m	
		from a <i>parcel</i> boundary.	
(j)	Small-Scale Sawmill	Permitted on a <i>parcel</i> 4 ha or larger.	
		Small-Scale Sawmill must be a	
		minimum of 30 m from a <i>parcel</i>	
		boundary.	

5.5 SMALL HOLDINGS – SH

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Small Holdings zone as *principal uses*, except as stated in Part 3: General Regulations:
 - (a) agriculture
 - (b) day care
 - (c) *horticulture*
 - (d) single family dwelling
 - (e) standalone residential campsite
 - (f) timber harvesting

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Small Holdings zone as *secondary uses*, except as stated in Part 3: General Regulations:
 - (a) accessory use
 - (b) bed and breakfast
 - (c) *home occupation*
 - (d) small-scale sawmill
 - (e) residential campsite
 - (f) secondary dwelling unit

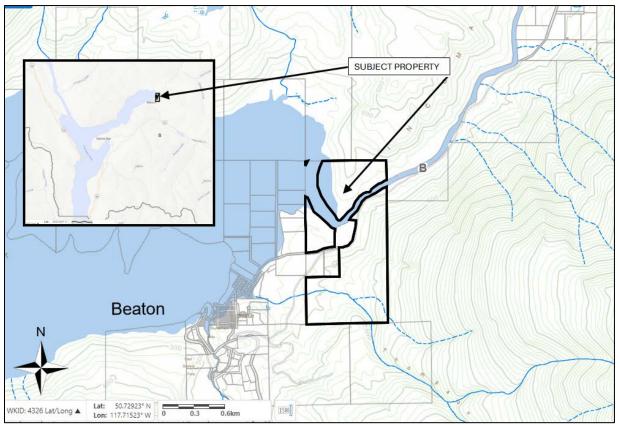
Regulations

(3) On a *parcel* zoned Small Holdings, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

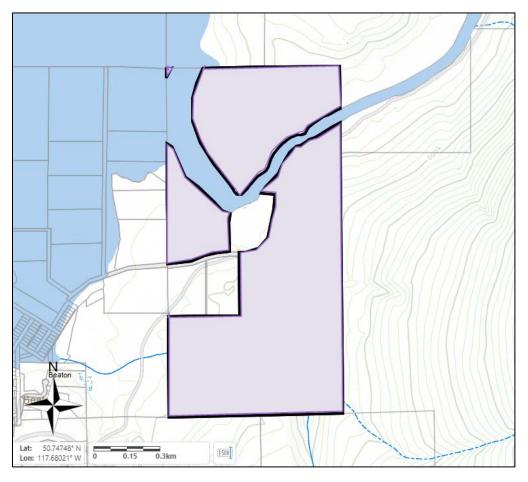
COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	4 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwelling</i> s per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i>)	One
(e) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for:	
 principal <i>buildings</i> and structures 	• 11.5 m
 accessory buildings 	• 10 m
(g) Maximum gross floor area of secondary dwelling unit	Less than 60% of the floor area of the principal dwelling unit
(h) Maximum gross floor area of an	100 m2
home occupation	
(i) Minimum setback from:	
 front parcel boundary 	• 5 m
 rear parcel boundary 	• 5 m
 rear parcel boundary for an accessory 	• 3 m
building (excluding, secondary	
dwelling unit or home occupation)	
 interior side parcel boundary 	• 2 m

 interior side parcel boundary for a 	• 5 m
detached secondary dwelling unit or	
home occupation	• 5 m
 exterior side parcel boundary 	
(j) Small-Scale Sawmill	Permitted on a parcel 4 ha or
	larger. Small-Scale Sawmill must be
	a minimum of 30 m from a parcel
	boundary.

Location

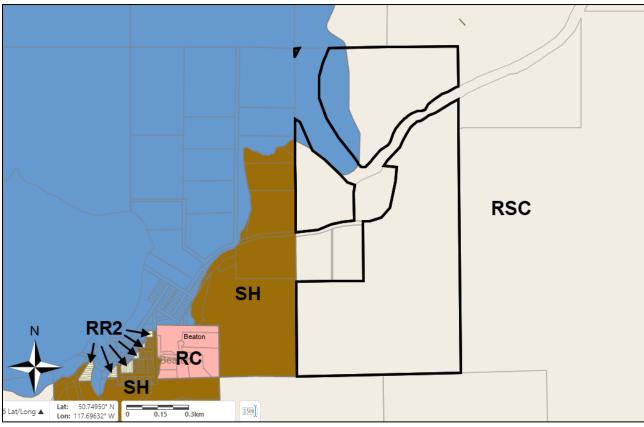


Areas highlighted purple show extent of subject property

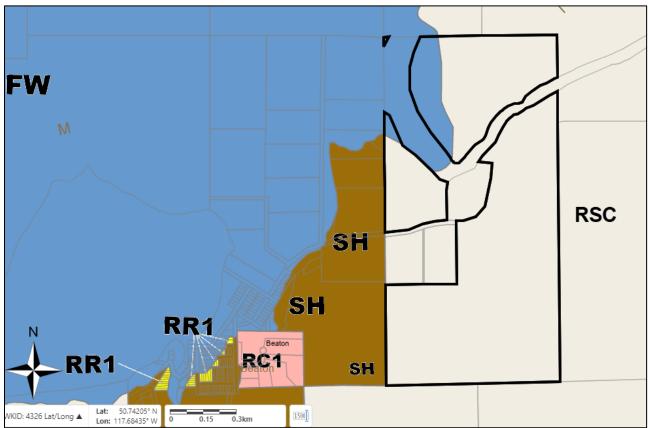


BL850-21_BL851-32 Maps Plans Photos





Electoral Area B Zoning Bylaw No. 851



Sketch Plan to Accompany OCP amendment and Rezoning Application of a Portion of District Lot 7959 Kootenay District Except (1) Parcel 1(Reference Plan 2828I) and (2) Plan 1321

 Scale 1: 2500

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 All distances are in metres.
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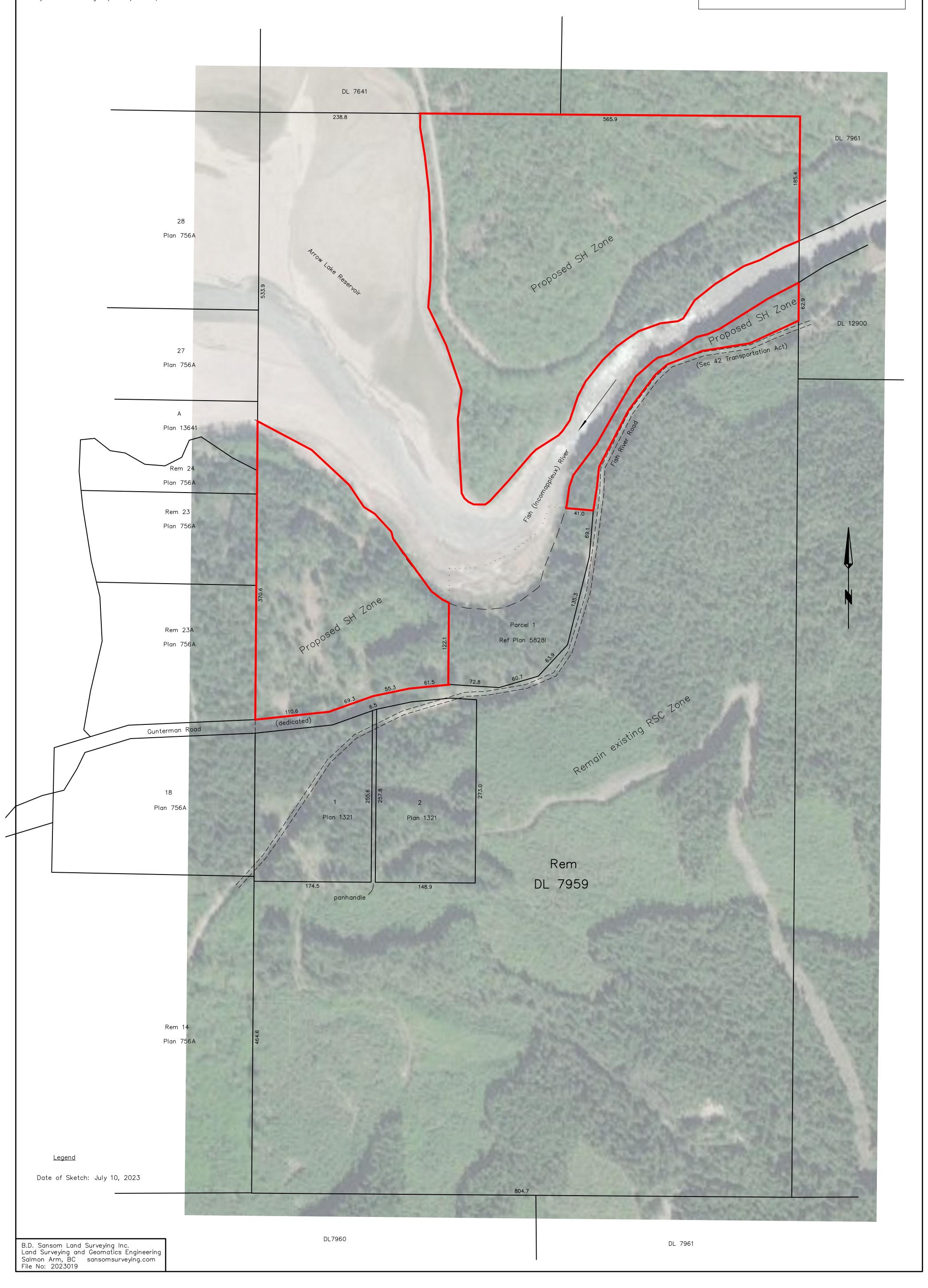
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:2500

<u>Present</u>

OCP designation RSC — bylaw 850 Rural Resource Zoning RSC — bylaw 851 Rural Resource — 60ha min size

<u>Requested Partial rezoning</u>

OCP designation SH Small Holdings Zoning SH Small Holdings — 4ha min size



Sketch Plan of Proposed Subdivision of Part of District Lot 7959 Kootenay District Except (1) Parcel 1(Reference Plan 28281) and (2) Plan 1321

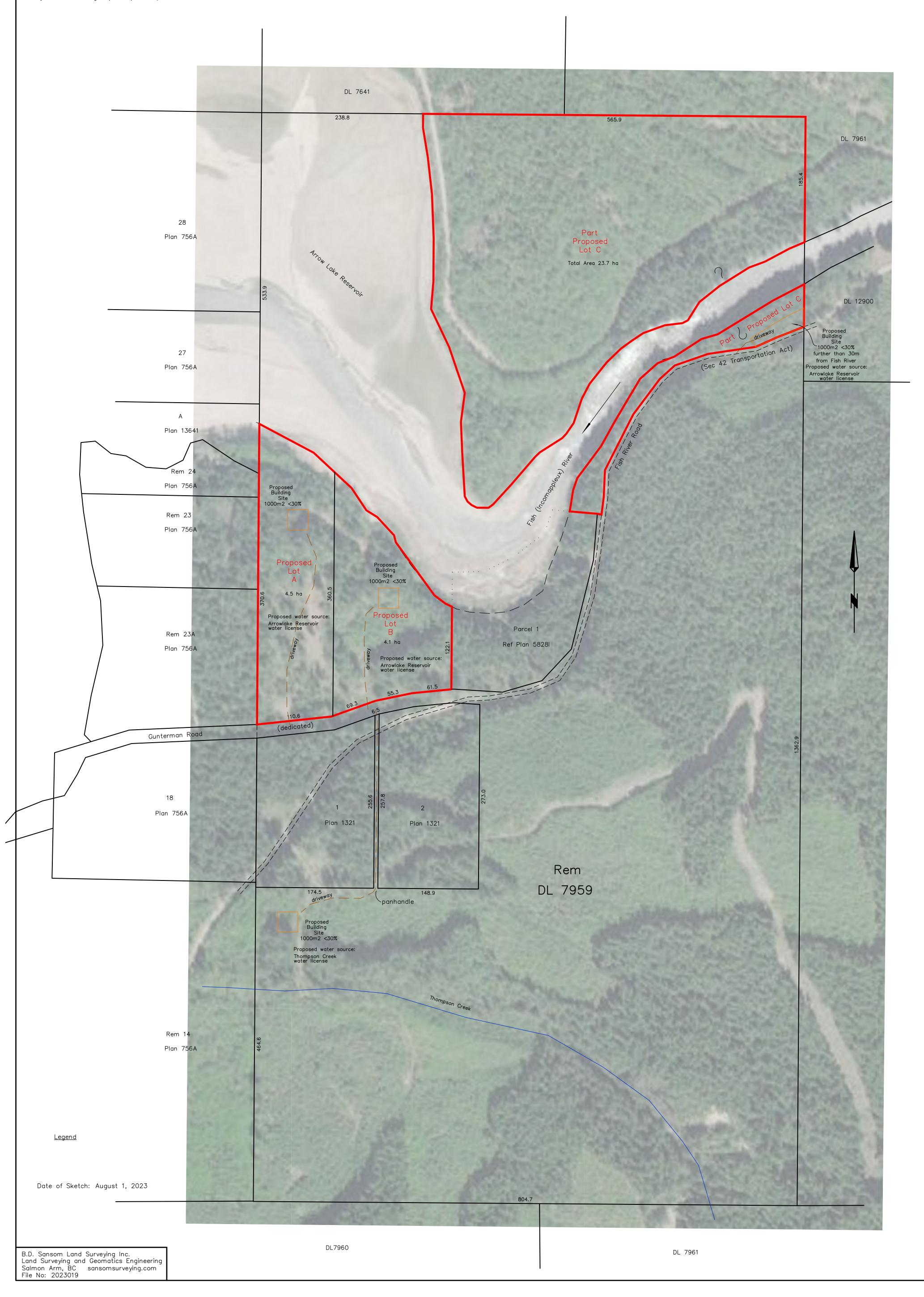
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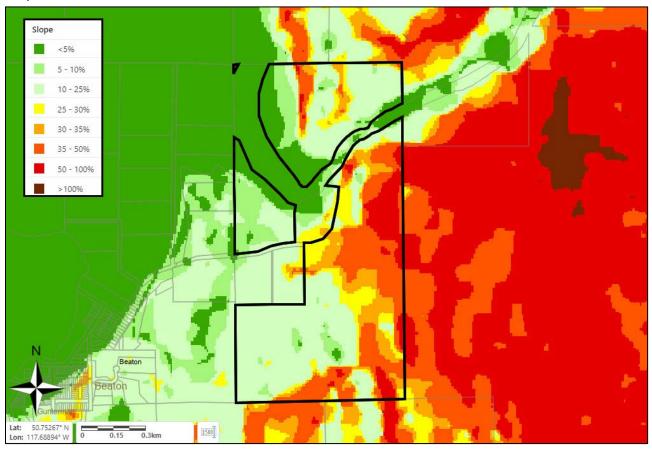
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 All distances are in metres.
 All distances are in metres.

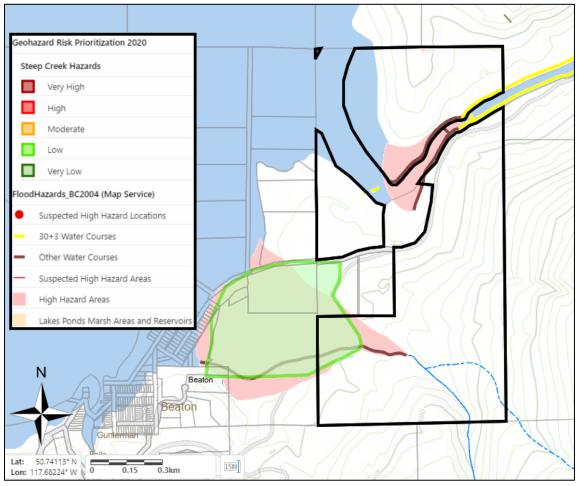
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:2500



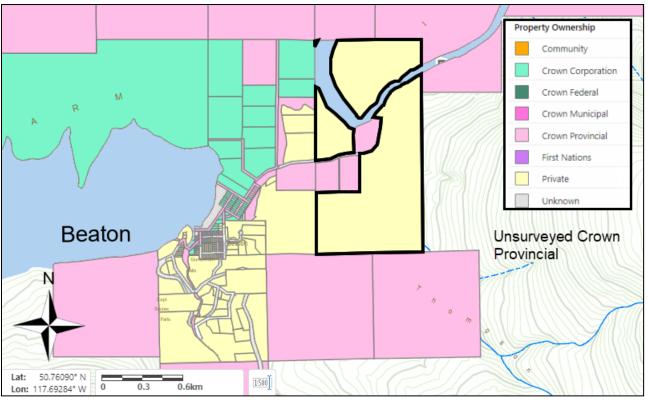
BL850-21_BL851-32 Maps Plans Photos Slopes



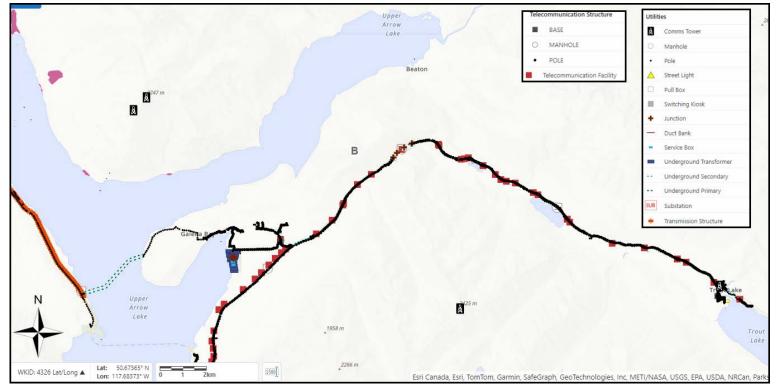
Flood Hazard Mapping



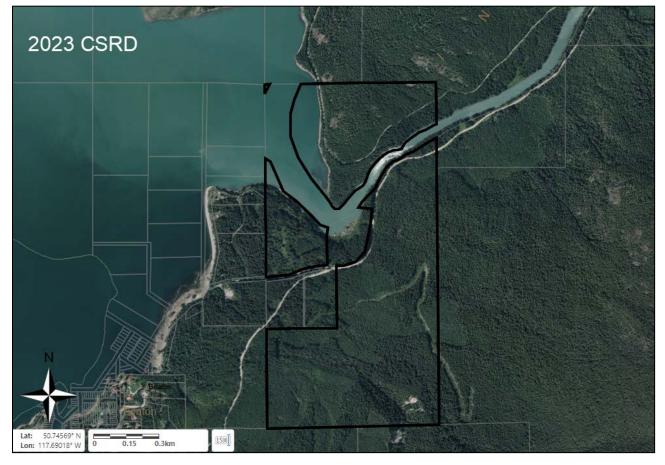
Property Ownership

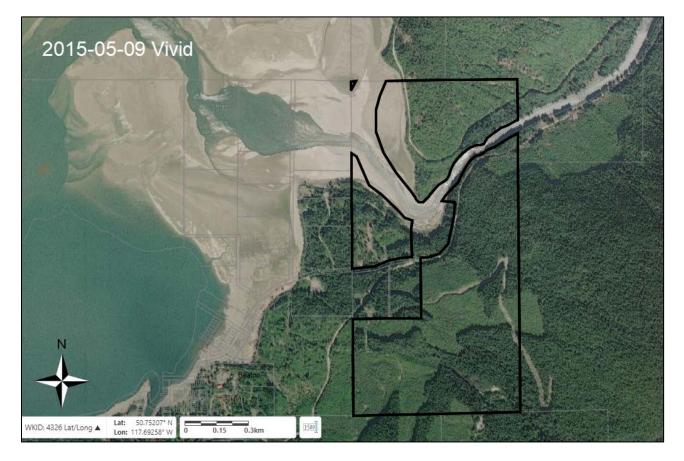


Utilities Infrastructure (Hydro and Telecommunications)



Orthophotos







BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Areas C, F, G: Secondary Dwelling Units Project Official Community Plan Amendments
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated April 2, 2024.
RECOMMENDATION #1:	THAT: pursuant to Section 477 of the Local Government Act, the Board has considered "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24" and "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22" in conjunction with the Columbia Shuswap Regional District's Financial Plan and Waste Management Plan."
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #2:	THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24", be read a second time as amended, this 18 th day of April, 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #3:	THAT: "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22", be read a first and second time, this 18^{th} day of April, 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #4:	THAT: a public hearing to hear representations regarding "Electoral Area C Official Community Plan Amendment Bylaw No. 725-22" and "Electoral Area F Official Community Plan Amendment Bylaw No. 830-24" be held at the CSRD Office;
	AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;
	AND FURTHER THAT: the holding of the public hearing be delegated to Director Jay Simpson as Director for Electoral Area F or Alternate Director Charlotte Hall if Director Simpson is absent, and the Director or Alternate Director as the case may be, give a report of the public hearing to the Board.
	Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

Staff are proposing amendments to two Official Community Plans (OCP) as part of the Secondary Dwelling Units project which is intended to increase opportunities for secondary dwelling units in in Electoral Areas B, C, D, E, F, and G of the CSRD. The necessary zoning bylaw amendments to 9 zoning bylaws are underway and on schedule to be adopted at the June 20, 2024 Board meeting. OCP amendments are also required to ensure that areas that are not covered by a zoning bylaw but are

subject to an OCP with policies that include maximum density provisions have an opportunity construct secondary dwelling units. Staff are recommending that amending Bylaw No. 830-24 be read a second time as amended and amending Bylaw No. 725-22 be read a first and second time and a public hearing be scheduled to hear representations from the public regarding the proposed amendments. If a public hearing is held in May 2024, then the bylaws could be brought back to the Board for consideration of adoption at the same time as the secondary dwelling units (SDU) zoning amendments in June.

BACKGROUND:

Please see "<u>2023-03-16 Board DS Secondary Dwelling Units Phase 1 First.pdf</u>" for details about the Secondary Dwelling Units project as a whole and the amendments proposed when the project was first introduced in 2023 with Phase 1.

Please see "2024-02-15 Board DS Secondary Dwelling Units First Second.pdf" for details on the current SDU zoning regulations, results of the consultation process, and information on new Provincial Housing Statutes.

Phase 1 of the SDU project included proposed amendments to the Electoral Area F Official Community Plan Bylaw No. 830 to update policies related to secondary dwelling units. This was to ensure that proposed SDU amendments were consistent with the Official Community Plan (OCP). The Province has since advised that updates to zoning bylaws to implement Bill 44 do not need to be consistent with OCPs because the legislated timeframe for adoption of the required zoning amendments does not allow sufficient time for the public consultation required when amending an OCP. Bylaw No. 830-24 was read a first time in March of 2023 as part of the Phase 1 bylaws. As such it is now being brought forward for second reading as amended. Bylaw No. 725-22 has not had any readings yet and is being recommended for first and second reading to ensure both bylaws are at the same stage in the amendment process.

In the CSRD, there are parts of Electoral Areas C, G, and F that currently do not have a zoning bylaw in effect. However, these areas do have OCPs with density provisions which limit the maximum number of dwelling units that may be constructed on a parcel. These density provisions are only triggered where a Development Permit is required prior to a subdivision being approved or a building permit being issued, but there are many parcels that require a geohazard (steep slopes or step creek/debris flow) development permit or are affected by the Riparian Areas Protection Regulation or Lakes 100 m Development Permit Area where a development permit would be triggered if someone wanted to construct a secondary dwelling unit. If the density provisions only permit one dwelling unit per parcel, and a development permit is required then a secondary dwelling unit would not be allowed. As a result, once the new zoning amendments take effect, areas that are not zoned but have an OCP may end up being more restrictive than zoned areas with regard to the number of dwellings permitted.

Therefore, OCP amendments for the Electoral Areas C (which includes G) and F OCPs are required to update provisions related to density and secondary dwelling units to ensure that all properties can have at least one SDU. New Provincial legislation introduced with Bill 44 requires that all OCPs will need to be fully reviewed and amended by each local government over the next two years (prior to the end of 2025) to implement the new housing projections for growth over the next 20 years that are to be identified in updated Housing Needs Reports that must be completed by the end of 2024. These Housing Needs Reports are also required by the Provincial legislation. As such, staff are not recommending updating the Areas B, E and Ranchero-Deep Creek OCPs at this time as all lands in those areas are zoned and will therefore not encounter the same issues related to having an OCP and no zoning bylaw.

POLICY:

Bill 44 – <u>Provincial Housing Statutes (Residential Development) Amendment Act 2023</u> <u>Electoral Area C Official Community Plan Bylaw No. 725 (also applies to Area G)</u> Electoral Area F Official Community Plan Bylaw No. 830

FINANCIAL:

Considerable staff time has been devoted by Planning staff to the SDU and Accessory Buildings amendments projects. These projects were initiated by the Planning Department in 2022 with the goal of updating the nine CSRD zoning bylaws and these two OCP bylaws to permit more opportunities for property owners to construct secondary dwelling units to assist in alleviating some of the affordable housing challenges.

CSRD Financial Services and Environment and Utilities Service have reviewed the proposed OCP amendments and confirmed that they are in accordance with the CSRD's Financial Plan and Waste Management Plan as required by Section 477 of the Local Government Act.

KEY ISSUES/CONCEPTS:

Official Community Plans

An Official Community Plan provides the vision for a community along with policies to support that vision. The applicable zoning bylaw turns these policies into regulations which must be adhered to when using or developing a property. The exception to this rule is that where there is no zoning bylaw, the density provisions of an OCP become regulatory where a Development Permit is required, as described above. For these areas, it is appropriate that there are policies in the OCP that enable property owners in these locations to have the same options for secondary dwelling units as is allowed in areas with zoning.

The OCPs in place in the CSRD were all written at different times and by different authors. Although the style and language can be very different between plans, it is not the intent of this project to make the OCPs consistent in their language and style. Staff are proposing modest changes to the existing wording of the two OCPs at this time to support SDUs. Given the inconsistent language in each OCP, each proposed OCP amendment will be a little bit different but will include similar language around the number of SDUs allowed based on parcel size and servicing. Regulations contained in the zoning bylaw amendments regarding SDUs being used for short term/vacation rentals and bed and breakfasts are not proposed to be included in the OCPs as they are not related to density. Further, the columns indicating the number of dwellings per parcel and the number of residential buildings per parcel in the SDU density chart proposed for inclusion in the zoning bylaws are not proposed to be included in the OCPs as there is a zoning bylaw. These columns reference zoning regulations specifying the number of single detached dwellings per parcel and will not be applicable to areas not affected by a zoning bylaw.

Electoral Area C Official Community Plan (OCP) Bylaw No. 725 – Proposed Changes

The Electoral Area C OCP applies to Electoral Areas C and G. It contains some language and policies providing support for secondary dwelling units. However, the language is specific to secondary suites within detached homes and requires some revision to provide support for secondary dwelling units in other various forms (attached and/or detached).

Staff are proposing to amend the following policies:

• Section 3.4.1.5 Residential policies to include the same density provisions and details for SDUs that are being added to each zoning bylaw. Staff are also proposing to add an asterisk under the

density table in Section 3.4.1.5 g) noting that the table applies where there is no zoning, and a proposed development requires issuance of a Development Permit. It is further proposed to state here that where a zoning bylaw applies the number of SDUs permitted is outlined in the zoning bylaw.

- Section 3.10 Agriculture (AG) policies to add an additional policy immediately following .4: .5 Secondary dwelling units are supported on land designated AG in accordance with the provisions of the Agricultural Land Commission Act, the Agricultural Land Reserve Use Regulation and the zoning bylaw."
- Section 4.3.2.2 Housing for Families to change the words from "secondary suite" to "secondary dwelling unit".
- Section 4.4.2.1 Housing for Seasonal Workers to change the words from "secondary suite" to "secondary dwelling unit".

Electoral Area F Official Community Plan (OCP) Bylaw No. 830 – Proposed Changes

The Electoral Area F OCP also contains some language and policies providing support for secondary dwelling units. Again, the language is specific to secondary suites within detached homes and requires some revision to provide support for secondary dwelling units in other various forms (attached and/or detached).

Staff are proposing to amend the following policies:

- Section 6.3 Policy 2 Housing for Families to change the words from "secondary suite" to "secondary dwelling unit".
- Section 11.3 Agriculture (AG) is proposed to be amended by adding an additional policy immediately following Policy 8: *"Policy 9*

Secondary dwelling units are supported on land designated AG in accordance with the provisions of the Agricultural Land Commission Act, the Agricultural Land Reserve Use Regulation and the zoning bylaw."

- Section 11.5 Residential the introduction to this section is proposed to be amended by adding an additional sentence explaining that density includes secondary dwelling units in association with a single detached dwelling unit in all Residential land use designations except Recreational Residential.
- Section 11.5 Residential Policy 4 is proposed to be deleted and replaced with the following: *Policy 4*

Secondary dwelling units are appropriate in association with single detached dwellings provided they are compatible with surrounding residential uses and meet Provincial sewer and water regulations. Additional conditions related to secondary dwelling units are outlined in Section 12.15 and will be included in the applicable zoning bylaw."

• Section 12.15 Secondary Suites - to be renamed "Secondary Dwelling Units". This section is proposed to include the same density provisions and details regarding SDUs that are being added to each zoning bylaw. Staff are also proposing to add an asterisk under the density table in Section 12.15 g) noting that the table applies where there is no zoning, and a proposed development requires issuance of a Development Permit. It is further proposed to state here that where a zoning bylaw applies the number of SDUs permitted is outlined in the zoning bylaw. This is the same as is being proposed for the Area C OCP.

<u>Analysis</u>

The Secondary Dwelling Units project was initiated in 2022 to address the lack of long-term rental and affordable housing that was identified through the Housing Needs Reports prepared for each electoral

area. The Board gave first and second readings in February 2024 to the applicable zoning amendments required to advance this project. Staff identified the need for amendments to the Electoral Areas C (includes G) and F OCPs to address the situation where there are areas not affected by a zoning bylaw that are subject to OCPs with development permit areas. The proposed amendments are intended to address this gap and ensure that all property owners have equal opportunity for secondary dwelling units.

Rationale For Recommendation

Staff are recommending that the Board read the amending bylaws a first and second time and delegate a public hearing to hear representations from the public regarding the proposed amendments for the following reasons:

- The proposed amendments will ensure that properties in areas not subject to a zoning bylaw that are subject to an Official Community Plan have the same options for secondary dwelling units as is being proposed for all zoned areas of Electoral Areas B, C, D, E, F, and G in the CSRD; and,
- Delegation of a public hearing will provide an opportunity for interested members of the public to provide their input on the proposed amendments.

IMPLEMENTATION:

As the proposed amendments are for Official Community Plans, a public hearing is required as part of the amendment process. If the Board endorses the staff recommendations staff will arrange for a public hearing to be held and undertake the communications related to advertising a public hearing as outlined below. Policy P-25 Public Hearings indicates that public hearings will be organized to provide for in person attendance and remote participation by way of electronic attendance via Zoom or telephone. Public hearings are to be held in the Board Room of the CSRD Office in Salmon Arm unless there are unique circumstances that necessitate holding the public hearing at an alternative location. In this case, staff suggest that the public hearing be held in the CSRD Board Room. There are three electoral areas affected by these proposed amendments, therefore either the Electoral Area C, G or F Director would be appropriate to Chair the public hearing. As Electoral Area F Director Simpson has been a director for a longer period of time, staff are recommending that the public hearing be delegated to Director Simpson to Chair, with Alternate Director Charlotte Hall as back up if Director Simpson is unavailable.

Action	Timing
Ads placed in newspapers prior to public hearing	End of April-Early May, 2024
Public hearing	May 2024
Referral to MOTI for Statutory Approval of bylaws	NOT REQUIRED for OCP AMENDMENTS
Board consideration of third reading and adoption	June 20, 2024
CSRD notifies Province of bylaw adoption	June 21, 2024

A timeframe for the remaining steps in the bylaw amendment process is included below.

COMMUNICATIONS:

If the Board gives Bylaw Nos. 725-22 and 830-24 first and second readings and delegates a public hearing, staff will make the arrangements for the public hearing, including: placing two ads in the Shuswap Market News, and posting the ad on the CSRD website and social media. The public hearing information package will be made available on the CSRD website at least 10 days in advance of the

public hearing. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices will be posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

Referrals

A fulsome public consultation and referrals process was done for the SDU Project in 2023. The proposed OCP amendments were originally intended to run concurrently with the zoning amendments but were separated out because the zoning amendments do not require a public hearing and are required to be adopted by June 2024. The OCP amendments may take longer due to the need for a public hearing but are part of the same project.

OCP amendments need to be reviewed by the CSRD's Financial Services and Environmental and Utilities Services departments to ensure concurrence with the CSRD's Financial Plan and Waste Management Plan. Both departments have reviewed and confirmed concurrence. Additional referrals are not being recommended for these two bylaw amendments. Agency and First Nations referral comments and comments received through the public consultation process are linked below:

<u>"SDU Project Agency and First Nations Referral Responses.pdf"</u> "SDU_and_Accessory_Buildings_Survey_Results.pdf".

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:	2024-04- 18_Board_DS_Secondary_Dwelling_Units_OCPs_First_Second.docx
Attachments:	- BL725-22_First_Second.pdf
Allachments.	- BL830-24_Second_amended.pdf
Final	Apr 11, 2024
Approval	
Date:	

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

Gerald Christie

Jodi Pierce

Jennifer Sham

No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA C OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 725-22

A bylaw to amend the "Electoral Area C Official Community Plan Bylaw No. 725"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 725;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 725;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:

A. TEXT AMENDMENT

- 1. Schedule A, Official Community Plan Text, which forms part of the "Electoral Area C Official Community Plan Bylaw No. 725" is hereby amended as follows:
 - i) Amending Section 3.4.1.5 Residential Policies as follows:
 - ".5 Secondary dwelling units (attached or detached) are supported in association with a single detached dwelling provided they are compatible with surrounding residential uses. The following additional conditions will apply to secondary dwelling units:
 - a) The maximum floor area of a secondary dwelling unit is 140 m²;
 - b) Secondary dwelling units must have a door direct to the outdoors without passing through any part of the single detached dwelling;
 - c) Off-street parking spaces shall be provided for all secondary dwelling units;
 - d) Secondary dwelling units shall remain under the same legal title as the principal single detached dwelling and not be stratified;
 - e) Secondary dwelling units shall be provided with adequate sewage disposal and potable water servicing meeting the requirements of applicable Provincial legislation and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required;
 - For properties smaller than 1 ha applicants shall identify a backup septic field area on the parcel and register a Section 219 covenant on title to protect this area from development as a condition of issuance of a building permit;
 - g) The following densities apply to secondary dwelling units:

Parcel Size	Level of Service	# of SDUs Permitted
Any	Community Sewer System	1 attached* <u>and</u> 1 detached SDU
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling

*Attached SDU is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.

** This table applies where there is no zoning, and a proposed development requires the issuance of a Development Permit. For areas with zoning the zoning bylaw will specify the number of SDUs permitted.

- h) Additional conditions related to secondary dwelling units will be included in the zoning bylaw."
- ii) Amending Section 3.10.1 Agriculture (AG) to add the following policy:
 - ".5 Secondary dwelling units are supported on land designated AG in accordance with the provisions of the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation* and the zoning bylaw."
- iii) Amending Section 4.3.2.2 Housing for Families as follows:
 - ".2 Permit secondary dwelling units in association with a single detached dwelling subject to regulations set out in the zoning bylaw."
- iv) Amending Section 4.4.2.1 Housing for Seasonal Workers as follows:
 - ".1 Encourage new detached homes to be built with a secondary dwelling unit, or to be "suite ready" as a potential source of rental housing for seasonal workers."

2. This bylaw may be cited as Electoral Area C Official Community Plan Amendment Bylaw No. 725-22"

READ a first time this	_day of, 2	2024.
READ a second time this	_day of, 2	2024.
PUBLIC HEARING held this	_day of, 2	2024.
READ a third time this	_day of, 2	2024.
ADOPTED this	_day of, 2	2024.
CORPORATE OFFICER	CHAIR	
CERTIFIED a true copy of Bylaw No. 725-22 as read a third time.	CERTIFIED a true copy of Bylaw No. 72 as adopted.	25-22
CORPORATE OFFICER	CORPORATE OFFICER	

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 830-24

A bylaw to amend the "Electoral Area 'F' Official Community Plan No. 830"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 830;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 830;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Electoral Area 'F' Official Community Plan Bylaw No. 830" is hereby amended as follows:

A. TEXT AMENDMENT

- i. Schedule A Official Community Plan Bylaw Text is hereby amended as follows:
 - A. Section 6.3 Policy 2 'Housing for Families' is amended by deleting it in its entirety and replacing it with the following:

"Policy 2

The CSRD supports secondary dwelling units as a strategy to provide additional dwelling units within the existing fabric of the community. A secondary dwelling unit can act as a "mortgage helper" for the owners, as well as provide long term rental housing within the community. Additional conditions related to secondary dwelling units will be included in the zoning bylaw."

B. Section 11.3 'Agriculture (AG)' is amended by adding an additional policy immediately following *Policy* 8:

"Policy

9

Secondary dwelling units are supported on land designated AG in accordance with the provisions of the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation* and the zoning bylaw."

C. Section 11.5 Residential introduction is amended to read as follows: "This section includes policies related to density – as required by the Local Government Act. Density has an impact on planning for servicing and infrastructure. For the purposes of this Plan, unless otherwise noted, density refers to net density, a figure arrived at after deducting land for roads, parks and other set-asides. Density in this context includes secondary dwelling units in association with a single detached dwelling in all Residential land use designations, except Recreational Residential."

D. Section 11.5 Residential is further amended by deleting Policy 4 and replacing it with the following:

"Policy 4

Secondary dwelling units are appropriate in association with single detached dwellings provided they are compatible with surrounding residential uses and meet Provincial sewer and water regulations. Additional conditions related to secondary dwelling units are outlined in Section 12.15 and will be included in the applicable zoning bylaw."

E. Section 12.15 'Secondary Suites' is deleted and replaced with the following:

"12.15 Secondary Dwelling Units

Secondary dwelling units (attached or detached) are supported in association with a single detached dwelling provided they are compatible with surrounding residential uses. The following additional conditions will apply to secondary dwelling units:

- a) The maximum floor area of a secondary dwelling unit is 140 m²;
- b) Secondary dwelling units must have a door direct to the outdoors without passing through any part of the single detached dwelling;
- c) Off-street parking spaces shall be provided for all secondary dwelling units;
- d) Secondary dwelling units shall remain under the same legal title as the principal single detached dwelling and not be stratified;
- e) Secondary dwelling units shall be provided with adequate sewage disposal and potable water servicing meeting the requirements of applicable Provincial legislation and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required;
- For properties smaller than 1 ha applicants shall identify a back up septic field area on the parcel and register a Section 219 covenant on title to protect this area from development as a condition of issuance of a building permit;
- g) The following densities apply to secondary dwelling units:

Parcel Size	Level of Service	# of SDUs Permitted
Any	Community Sewer System	1 attached* <u>and</u> 1 detached SDU

< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling

*Attached SDU is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.

** This table applies where there is no zoning, and a proposed development requires issuance of a Development Permit. For areas with zoning the zoning bylaw will specify the number of SDUs permitted.

h) Additional conditions related to secondary dwelling units will be included in the zoning bylaw."

2. This bylaw may be cited as "Electoral Area 'F' Official Community Plan Amendment Bylaw No. 830-24"

READ a first time this	16 th	day of	<u>March</u> , 2023.
READ a second time this		day of	, 2024.
PUBLIC HEARING held this		day of	, 2024.
READ a third time this		day of	, 2024.
ADOPTED this		_day of	, 2024.
CORPORATE OFFICER		CHAIR	
CERTIFIED a true copy of Bylaw N as read a third time.	lo. 830-24	CERTIFIED a true co 830-24 as adopted.	opy of Bylaw No.

CORPORATE OFFICER

CORPORATE OFFICER



BOARD REPORT

то:	Chair and Directors		
SUBJECT:	Electoral Areas B, C, D, E, F, G: Secondary Dwelling Units Project		
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated April 2, 2024. Secondary Dwelling Units Project – Zoning Bylaw Amendments		
RECOMMENDATION #1:	THAT: "Anglemont Zoning Amendment Bylaw No. 650-19" be read a third time this 18^{th} day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #2:	THAT: "South Shuswap Zoning Amendment Bylaw No. 701-103" be read a third time this 18^{th} day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #3:	THAT: "Ranchero-Deep Creek Zoning Amendment Bylaw No. 751-05" be read a third time this 18 th day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #4:	THAT: "Magna Bay Zoning Amendment Bylaw No. 800-35" be read a third time this 18^{th} day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #5:	THAT: "Scotch Creek-Lee Creek Zoning Amendment Bylaw No. 825-49" be read a third time this 18 th day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #6:	THAT: "Electoral Area E Zoning Amendment Bylaw No. 841-04" be read a third time this 18 th day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #7:	THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-28" be read a third time this 18^{th} day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #8:	THAT: "Salmon Valley Land Use Amendment Bylaw No. 2566" be read a third time this 18^{th} day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		
RECOMMENDATION #9:	THAT: "Kault Hill Land Use Amendment Bylaw No. 3007" be read a third time this 18^{th} day of April 2024.		
	Stakeholder Vote Unweighted (LGA Part 14), Majority		

SUMMARY:

Staff are proposing amendments to all nine zoning and land use bylaws in order to allow options for secondary dwelling units on all rural and residential properties. These amendments are being completed in conjunction with amendments to the nine zoning and land use bylaws to create consistent floor area

definitions and maximum building height and floor area regulations for accessory buildings which will allow detached secondary dwelling units to be located in an accessory building.

At the February 15, 2024 Board meeting, these nine bylaws were brought to the Board for first and second reading, or second reading as amended. The Board approved the recommended readings for each bylaw amendment. An ad was placed in local newspapers advising that a public hearing is not required for these bylaw amendments and that written public submissions regarding the proposed amendments can be received until 4 pm on the Tuesday prior to consideration of third reading.

Staff are now recommending the Board consider the amending bylaws for third reading. If this occurs, staff will send the amending bylaws including lands located within 800 m of a controlled access highway to the Ministry of Transportation and Infrastructure (MOTI) for consideration of statutory approval. After MOTI provides statutory approval, the Board can consider the amending bylaws for adoption at the June 20, 2024 Board meeting.

BACKGROUND:

See <u>Item No. 17.1 in the March 16, 2023 Board Agenda</u> for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 1.

See <u>Item No. 17.2 in the March 16. 2023 Board Agenda</u> for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 1.

See <u>Item No. 17.3 in the February 15, 2024 Board Agenda</u> for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 2.

See <u>Item No. 17.4 in the February 15, 2024 Board Agenda</u> for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 2.

POLICY:

Bill 44 – Provincial Housing Statutes (Residential Development) Amendment Act 2023

- Anglemont Zoning Bylaw No. 650
- South Shuswap Zoning Bylaw No. 701
- <u>Ranchero/Deep Creek Zoning Bylaw No. 751</u>
- Magna Bay Zoning Bylaw No. 800
- Scotch Creek/Lee Creek Zoning Bylaw No. 825
- Electoral Area E Zoning Bylaw No. 841
- <u>Electoral Area B Zoning Bylaw No. 851</u>
- Salmon Valley Land Use Bylaw No. 2500
- Kault Hill Land Use Bylaw No. 3000

FINANCIAL:

Considerable staff time has been devoted by Planning staff to the SDU and Accessory Buildings amendments projects. These two projects were initiated by the Planning Department in 2022 with the goal of updating the nine CSRD zoning bylaws to permit more opportunities for property owners to construct secondary dwelling units to assist in alleviating affordable housing challenges.

For water systems owned and operated by the CSRD, the Environmental and Utilities Service staff have noted that Water Rates and Regulation Bylaw No. 5819 will require updates to address new water user

fees for secondary dwelling units. Full comments are included in the attached "SDU_Project_Referral_Responses.pdf".

KEY ISSUES/CONCEPTS:

The proposed bylaw amendments are intended to bring the CSRD's zoning bylaws into accordance with Bill 44 – Provincial Housing Statutes Amendment Act which requires all local governments to amend their zoning bylaws to permit secondary dwelling units in residential zones by June 30, 2024.

The Board gave first reading to the bylaws applicable to Electoral Area F and provided direction to proceed with consultation on the whole project (Electoral Areas B, C, D, E, F, and G) at their meeting held on March 16, 2023. Following the March 16, 2023 Board Meeting, Planning Staff sent referrals to provincial agencies, First Nations and local development professionals. Staff also used the CSRD-Connect website to inform the public of the project and provide input through an online survey.

At the February 15, 2024 Board Meeting all nine amending bylaws were brought forward. Revisions were made to address Bill 44 requirements and a timeline for the steps in the bylaw amendment process to ensure adoption by the date legislated by the Province were provided for the Board's information. Details regarding all consultation and revisions are in the February 15, 2024 Board Report.

The Electoral Area F Zoning Amendment Bylaws were brought to the Board for consideration of second reading as amended and the other zoning and land use amendment bylaws (South Shuswap Zoning Bylaw, Kault Hill Land Use Bylaw, Electoral Area B, and E Zoning Bylaws, Ranchero/Deep Creek Zoning Bylaw) were brought to the Board for consideration of first and second reading.

There have been no revisions to the proposed amending bylaws since second reading on February 15, 2024. A notice was placed in local newspapers advising that a public hearing is not required for these bylaw amendments and that written public submissions regarding the proposed amendments can be received until 4 pm on the Tuesday prior to Board consideration of third reading (April 16, 2024). Planning staff are recommending that the Board read all amending bylaws a third time. Following third reading secondary dwelling unit and accessory building bylaw amendments for those bylaws including lands located within 800 m of a controlled access highway will be sent to the Ministry of Transportation and Infrastructure for Statutory Approval and returned to the CSRD for the Board to consider adoption of these bylaws at their June 20, 2024, Board meeting to meet the June 30, 2024 provincial government deadline.

Rationale For Recommendation

The purpose of the proposed bylaw amendments is to bring the CSRD's zoning bylaws into accordance with Bill 44 – Provincial Housing Statutes Amendment Act and to create zoning opportunities for landowners to construct secondary dwelling units on their properties which would help to create affordable housing for new and existing residents in the CSRD. Staff are recommending that the Board consider first and second reading, or second reading as amended (as applicable) of the nine amending bylaws proposing amendments to implement the secondary dwelling units project for the following reasons:

- The proposed amendments will allow greater flexibility for secondary dwelling units as a permitted use in rural and residential zones and will provide the opportunity for property owners to have an additional dwelling on their property that can act as a mortgage helper while adding additional housing units to the long-term rental stock; and,
- The proposed amendments will bring the CSRD's bylaws into accordance with Bill 44 Provincial Housing Statutes Amendments Act. Adoption of the amendments is required by June 30, 2024.

April 18, 2024

IMPLEMENTATION:

Public hearings are not permitted where zoning bylaws are being amended to bring them into compliance with Bill 44 – Housing Statutes Amendments Act. Where a public hearing is not being held, Development Services Procedures Bylaw No. 4001-2 as amended, requires that ads be placed in 2 issues of a newspaper at least 3 days and no more than 10 days prior to the Board considering a bylaw for first reading. A second ad is to be placed in the same newspapers using the same date considerations prior to the Board considering a bylaw for third reading. The purpose of the ads is to invite written submissions from the public by 4 PM on the Tuesday prior to the Board meeting at which the Board will consider third reading. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices will be posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

These bylaw amendments cover a large area, and much of it is located within 800 m of a controlled access highway. Therefore, Statutory Approval of the Ministry of Transportation and Infrastructure is required prior to Board consideration of the bylaws for adoption. Following third reading the bylaws including lands located within 800 m of a controlled access highway will be sent to the Okanagan Shuswap and Rocky Mountain Districts of the Ministry of Transportation and Infrastructure for Statutory Approval. These MOTI offices have been advised that these bylaws will be provided at that time and that there is a short timeframe for them to sign and return the bylaws. Following first and second readings the Board report and amending bylaws were provided for their information. A timeframe for the remaining steps in the bylaw amendment process is included below.

Following bylaw adoption, the CSRD is required to provide notification to the Province that the amendments required to bring all zoning bylaws into compliance with Bill 44 have been completed.

Action	Timing
Ads placed in newspapers prior to first and	February 2-9, 2024
second readings inviting public comments until	
Board consideration of third reading	
Board consideration of first and second readings	February 15, 2024
Ad placed in newspapers prior to third reading	April 5-12, 2024
advising of deadline for public submitting written	
comments (4 pm Tuesday prior to Board	
consideration of third reading)	
Board consideration of third reading	April 18, 2024
Referral to MOTI for Statutory Approval of bylaws	April 19, 2024
Deadline for CSRD receiving the signed bylaws	May 31, 2024
from MOTI	
Board consideration of adoption	June 20, 2024
CSRD notifies Province of bylaw adoption	June 21, 2024

Guide to Secondary Dwelling Units and Accessory Buildings

A comprehensive Guide to SDUs in the CSRD will be developed prior to adoption of these bylaw amendments. This guide will be available to staff, building and development industry professionals, and the public to assist with implementation of the new SDU and accessory building regulations. It will outline the building application process, including the preliminary considerations and site planning that

will need to be undertaken by applicants to ensure that they have enough parcel area to accommodate the proposed SDU and/or accessory building, sewage disposal system and back up field area, required setbacks and parcel coverage. In some cases, other requirements such as the Riparian Areas Protection Regulations, steep slopes, or other considerations will further reduce the area that may be used for development; and a development permit may be required prior to issuance of a building permit. The guide will include sample site plans and drawings to assist in communicating the requirements.

COMMUNICATIONS:

Where a public hearing is not being held, Development Services Procedures Bylaw No. 4001-02, as amended requires that ads be placed in two issues of a newspaper at least three days and no more than ten days prior to the Board considering a bylaw for first reading (the February 2024 Board Meeting). A second ad is to be placed in the same newspapers prior to the Board considering a bylaw for third reading. Ads were placed in the April 11 editions of the Vernon Morning Star and the Revelstoke Review, and the April 12 edition of the Shuswap Market News.

The purpose of the ad is to invite written submissions from the public by 4:00 PM on the Tuesday prior to the Board meeting at which the Board will consider 3rd reading. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices were also posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

As of April 2, 2024 (date this report was written), no written comments have been received. Submissions made before 4:00 PM Tuesday April 16, 2024 will be submitted to the Board as a late agenda item.

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:	2024-04-18_Board_DS_Secondary_Dwelling_Units_Project_Third.docx
Attachments: Final Approval	 BL650-19_Third.pdf BL701-103_Third.pdf BL751-05_Third.pdf BL800-35_Third.pdf BL825-49_Third.pdf BL841-04_Third.pdf BL851-28_Third.pdf BL2566_Third.pdf BL3007_Third.pdf SDU_and_Accessory_Buildings_Survey_Results.pdf SDU_Project_Agency_and_First_Nations_Referral_Responses.pdf SDU_Specific_Amendments.pdf SDU_Project_Maps_Plans_Photos.pdf Apr 10, 2024
Date:	

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

Gerald Christie

Jennifer Sham

John MacLean

COLUMBIA SHUSWAP REGIONAL DISTRICT

ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-19

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

- 1. "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:
 - A. TEXT AMENDMENT
 - 1. Schedule A Zoning Bylaw Text, is hereby amended as follows:
 - a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
 - b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "*multiple dwelling*".
 - c. Part 1 Definitions shall be amended by:
 - Deleting the following definitions: BASEMENT SUITE, GUEST ACCOMMODATION, GUEST COTTAGE, FAMILY, MULTIPLE FAMILY DWELLING, and SINGLE FAMILY DWELLING.
 - Adding the following definitions in alphabetical order:
 - i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
 - ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
 - iii. MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
 - iv. ON-SITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two Dwelling Units located on the same parcel, approved pursuant to the Public Health Act.
 - v. SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the single detached dwelling on a parcel. For clarity, duplexes, multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit.

- vi. SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling;
- vii. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*;
- viii. VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- Amending the following definitions:
 - i. COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;
 - ii. DWELLING UNIT is a use of one (1) or more rooms in a *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*;
- d. Part 3 General Regulations Sections 3.9 Basement Suite and 3.10 Guest Accommodation shall be deleted; the following text shall be added as Section 3.9, and the remainder of Part 3 renumbered accordingly:

"3.9 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A secondary dwelling unit must:
 - (a) have a *floor area* no greater than 140 m²;
 - (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
 - (g) not be used as a bed and breakfast; and,
 - (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.
- **.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

- e. Part 4 Off Street Parking and Off-Street Loading Regulations shall be amended as follows:
 - Section 4.3 to state that "The maximum slope of 8 percent does not apply to a single detached dwelling, duplex dwelling, or secondary dwelling unit".
 - Section 4.6(a) to state that "in the case of a single detached dwelling, duplex dwelling and secondary dwelling unit...
 - Table 1 delete Guest Accommodation and associated regulation, and add the following after Row House Dwelling:

Secondary	One (1) for a studio or 1-	
dwelling unit (SDU)	bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	

f. Part 5 Zones shall be amended as follows:

RURAL LARGE LOT ZONE – RR60

- Section 5.3.1(b) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.3.2 by adding the following row to the Regulations table:

(j)	Maximum number of secondary	Shall be in accordance with Section 3.9
	dwelling units per parcel	

• Section 5.3.2(d) by amending Column 2 as follows:

(d)	Maximum numbe detached dwellings		0		On <i>parcels</i> les ac), 1 On <i>parcels</i> 8 greater, 2		,	
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RURAL SMALL LOT ZONE - RR-4

- Section 5.4.1(b) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.4.2 by adding the following row to the Regulations table:

((j)	Maximum number of secondary	Shall be in accordance with Section 3.9
		dwelling units per parcel	

COUNTRY RESIDENTIAL ZONE - CR

- Section 5.5.1 by adding "(e) Secondary dwelling unit"
- Section 5.5.2 by adding the following row to the Regulations table:

(k)	Maximum number of secondary	Shall be in accordance with Section 3.9
	dwelling units per parcel	

RESIDENTIAL ZONE – RS-1

- Section 5.6.1(c) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.6.2 by adding the following row to the Regulations table:

(I)	Maximum number of secondary	Shall be in accordance with Section 3.9
	dwelling units per parcel	

RESIDENTIAL SUMMER HOME ZONE – RS-5

- Section 5.7.1(d) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.7.2 by adding the following row to the Regulations table:

ſ	(k)	Maximum number of secondary	Shall be in accordance with Section 3.9
		dwelling units per parcel	

2. This	bylaw may be ci	ted as "Anglem	ont Zoning Ame	endment Bylaw No. 650-1	9."
READ a first time t	his	16 th	day of	March ,	2023.
READ a second tin	ne, as amended	this <u>15th</u>	day of	February ,	2024.
READ a third time	this		day of	,	2024.
Approved pursuant	t to Section 52(3)	(a) of the Trans	sportation Act t	his	day of
		<u>,</u> 2024.			
for: Ministry of Trar	nsportation and I	nfrastructure			
ADOPTED this			_day of	,	2024.
CORPORATE OFF Certified true copy of as read a third time	of Bylaw No. 650	-19	CHAIR Certified true of as adopted.	copy of Bylaw No. 650-19	
CORPORATE OFF	FICER		CORPORATE	OFFICER	

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT

BYLAW NO. 701-103

A bylaw to amend the "South Shuswap Zoning Bylaw No. 701"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 701;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "South Shuswap Zoning Bylaw No. 701", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

- i) Schedule A, Zoning Bylaw Text is hereby amended by:
 - a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
 - b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
 - c. All instances of "cottage" used throughout the bylaw, including special regulations shall be replaced with "secondary dwelling unit". *This includes the "Explanation of South Shuswap Zoning Bylaw No. 701 Special Regulations" even though it is not part of the bylaw.
 - d. Part 1 Definitions shall be amended by:
 - i. Deleting the following definitions: cottage, family, multiple family dwelling, and single-family dwelling.
 - ii. Adding the following definitions:
 - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;
 - DOMESTIC WATER SYSTEM has the same meaning as in the <u>Drinking Water Protection Act</u>, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
 - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
 - MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *townhouse*;
 - ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on

which the sewage is generated, but does not include a privy or an outhouse;

- SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes*, *multiple-dwellings*, *townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*,
- SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling;
- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*;
- VACATION RENTAL is the use of a residential dwelling unit for temporary accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales;
- iii. Amending the following definitions:
 - COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;
 - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household;
- e. Part 2 Administration Section 2.0 Statement of Intent shall be amended to read as follows:

This Zoning Bylaw was drafted in accordance with South Shuswap Official Community Plan Bylaw No. 700 which intended that all single detached dwellings and cottages existing at the date of adoption of that plan (March16, 1995) be conforming uses. Special regulations within this bylaw recognize these uses. Bylaw No. 701-103 amended this bylaw to allow one or more secondary dwelling units in most zones. Where special regulations previously permitted one or more cottages on a parcel, these regulations have been amended to permit them as secondary dwelling units. Where a special regulation permits a higher number of single detached dwellings than permitted in the applicable zone, secondary dwelling units are not permitted unless already recognized in the special regulation.

f. Part 3 General Regulations - the following text shall be added as Section 3.22 and the Table of Contents shall be updated accordingly:

3.22 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Maximum Number of Residential Buildings
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* and 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per <i>single detached</i> <i>dwelling</i>	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A secondary dwelling unit must:
 - (a) have a floor area, net no greater than 140 m²;I
 - (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*,
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;

- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast;* and,
- (h) Off-street parking shall be provided in accordance with Schedule B of this Bylaw.
- **.3** Notwithstanding 3.22.1 and 3.22.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Where there is a special regulation permitting additional dwelling units on a parcel, the provisions of Part 2 Administration Section 2.0 Statement of Intent apply.
 - g. Schedule B Parking Provisions shall be amended as follows:
 - Table 1 add the following after School, Secondary:

Secondary dwelling unit (SDU) (

- h. AR1 AGRICULTURE ZONE (20 ha) Section 5.1 is amended by replacing ".5 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m²" with ".5 secondary dwelling unit".
- i. Section 5.2 is amended by replacing .3 in the table with:

.3 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- j. AR2 AGRICULTURE ZONE (4 ha) Section 6.1 is amended by replacing ".4 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m²" with ".4 secondary dwelling unit".
- k. Section 6.2 is amended by replacing .3 in the table with:

.3 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- I. RR1 RURAL RESIDENTIAL ZONE (4000 m²) Section 7.1 is amended by replacing ".2 cottage, permitted only on parcels greater than 4,000 m²" with ".2 secondary dwelling unit".
- m. Section 7.2 is amended by replacing .3 in the table with:

.3 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- n. RR2 RURAL RESIDENTIAL ZONE (5000 m²) Section 8.1 is amended by replacing .3 cottage, permitted only on parcels greater than 4,000 m²" with ".3 secondary dwelling unit".
- o. Section 8.2 is amended by replacing .3 in the table with:

.3 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- p. RR3 RURAL RESIDENTIAL ZONE (1 ha) Section 9.1 is amended by replacing .4 cottage, permitted only on parcels greater than 4,000 m²" with ".4 secondary dwelling unit".
- q. Section 9.2 is amended by replacing .3 in the table with:

.3 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- r. RR4 RURAL RESIDENTIAL ZONE (2 ha) Section 10.1 is amended by replacing ".4 cottage, permitted only on parcels greater than 4,000 m²" with ".4 secondary dwelling unit".
- s. Section 10.2 is amended by replacing .3 in the table with:

.3 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- t. R1 LOW DENSITY RESIDENTIAL ZONE Section 11.1 is amended by adding ".5 secondary dwelling unit" following ".4 accessory use".
- u. Section 11.2 is amended by adding a new row to the table following .8 as follows:

.9 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

- v. LH LARGE HOLDING ZONE Section 15.1 is amended by replacing ".4 cottage, permitted only if there are less than two (2) single family dwellings on the property" with ".4 secondary dwelling unit".
- w. Section 15.2 is amended by replacing .2 in the table with:

.2 Maximum number of	Subject to Section 3.22 of this bylaw
secondary dwelling units per parcel	

x. Section 15.4 - Number of Guest Cottages in Notch Hill – Balmoral Area shall be deleted.

Page 501 of 784

Page 6

Bylaw	No.	701	103
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2. This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-103".

READ a first time this	15 th	_day of	February	_, 2024.
READ a second time this	15 th	_day of	February	_, 2024.
READ a third time this		_day of		_, 2024.
Approved pursuant to Section 52(3)		portation Act tl	nis	_ day of
	<u>,</u> 2024.			
for: Ministry of Transportation and Ir	nfrastructure			
ADOPTED this		_day of		_, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Bylaw No as read a third time.	o. 701-103	CERTIFIED a as adopted.	true copy of Bylaw No.	701-103
Corporate Officer		Corporate Off	icer	

COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-05

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 751 cited as "Ranchero/Deep Creek Zoning Bylaw No. 751" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

Part 1 Definitions shall be amended by:

- a. Amending the following definitions:
 - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, duplexes, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
- b. Adding the following definitions:
 - SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.
- 2. Part 3 General Regulations shall be amended by:
 - a. Section 3.16 Secondary Dwelling Unit shall be deleted and replaced with the following:

"3.16 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential
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Page 1 of 5

				Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* and 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A secondary dwelling unit must:
 - (a) have a *floor area, net* no greater than 140 m²;I
 - (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - (f) not be used as a vacation rental unless expressly permitted by this Bylaw;
 - (g) not be used as a bed and breakfast; and,
 - (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

- **.3** Notwithstanding 3.16.1 and 3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."
 - 3. Part 4 Zones shall be amended as follows:

RH RURAL HOLDINGS ZONE by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
---------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

• by amending Section 4.5.4(e) as follows:

(e) Maximum number of	Subject to Section 3.16 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 4.5.4(g) and replacing with "Deleted."

AG1 AGRICULTURE 1 ZONE - by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
---------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

by amending Section 4.6.4(e) as follows:

(e) Maximum number of	Subject to Section 3.16 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 4.6.4(g) and replacing with "Deleted."

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

• by amending Section 4.7.4(e) as follows:

(e) Maximum number of	Subject to Section 3.16 of this bylaw
secondary dwelling units per parcel	

Page 3 of 5

• by deleting Section 4.7.4(g) and replacing with "Deleted."

RR1 RURAL RESIDENTIAL 1 ZONE - by amending Section 4.8.4(e) as follows:

(e) Maximum number of	Subject to Section 3.16 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 4.8.4(g) and replacing with "Deleted."

VR VACATION RENTAL ZONE - by amending Section 4.11.4(f) as follows:

(f) Maximum number of	Subject to Section 3.16 of this bylaw
secondary dwelling units per parcel	

- by deleting Section 4.11.4(g) and replacing with "Deleted."
- 4. Part 5 Parking and Loading Regulations shall be amended as follows:
 - Section 5.2 by deleting "guest accommodation" and replacing with "Deleted.";
 - Section 5.5(2) by deleting "guest accommodation" and replacing with "Deleted.";
 - Table 1 amend "secondary dwelling unit", and associated regulations as follows:

Secondary dwelling unit (SDU)	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	

2.	This bylaw may be o	cited as "Ranchero/Deep	Creek Zoning Amendment	Bylaw No. 751-05".
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READ a first time this	15 th	_day of	February	, 2024.
READ a second time this	15 th	_day of	February	, 2024.
READ a third time this		_day of		, 2024.
Approved pursuant to Section 52(3)(a) of th		portation Act this		day of
for: Ministry of Transportation and Infrastruc	cture			
ADOPTED this		_day of		, 2024.
CORPORATE OFFICER	_	CHAIR		
CERTIFIED a true copy of Bylaw No. 751-0 as read a third time.	95	CERTIFIED a true co 05 as adopted.	py of Bylaw No.	751-

CORPORATE OFFICER

CORPORATE OFFICER

COLUMBIA SHUSWAP REGIONAL DISTRICT

MAGNA BAY ZONING AMENDMENT BYLAW NO. 800-35

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

- 1. "Magna Bay Zoning Bylaw No. 800", as amended, is hereby further amended as follows:
 - A. TEXT AMENDMENT
 - 1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:
 - a. All instances of "*single family dwelling*" used throughout the bylaw shall be replaced with "*single detached dwelling*".
 - 2. Part 1 Definitions shall be amended by:
 - a. Deleting the following definitions: BASEMENT SUITE, FAMILY, GUEST ACCOMMODATION, GUEST COTTAGE, and SINGLE FAMILY DWELLING.
 - b. Adding the following definitions in alphabetical order:
 - i. HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
 - ii. KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
 - MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *row house dwelling*;
 - iv. SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes, multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
 - v. SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling;
 - vi. SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *bylaw*, one (1)

secondary dwelling unit. For the purposes of this bylaw, a manufactured home is considered a single detached dwelling;

- vii. VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- c. Amending the following definitions:
 - i. DWELLING UNIT is a use of one (1) or more rooms in a *building* with selfcontained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household;
- 3. Part 3 General Regulations Sections 3.10 Basement Suite and 3.13 Guest Accommodation shall be deleted and replaced with "Deleted." The following text shall be added as Section 3.10:

"3.10 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

.2 A secondary dwelling unit must:

- (a) have a floor area no greater than 140 m²;I
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a vacation rental unless expressly permitted by this Bylaw;
- (g) not be used as a *bed and breakfast;* and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.
- **.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."
- 4. Part 4 Off Street Parking and Off Street Loading Regulations shall be amended as follows:
 - a. Table 1 delete *Guest Accommodation* and associated regulation, and add the following after Retail Store:

Secondary dwelling unit	One (1) for a studio or 1	
(SDU)	bedroom SDU; or Two (2) for a	
	two (2) or more bedroom SDU	

5. Part 5 Zones shall be amended as follows:

AGRICULTURE ZONE - A

- Section 5.2(1) by adding "(k) Secondary dwelling unit"; and
- Section 5.2(2) by adding the following row to the Regulations table:

(g)	Maximum number of secondary dwelling units per parcel	 Shall be in accordance with Section 3.10
	per parcer	

- Section 5.2(2)(d) Column 2 shall be amended as follows:
 - On parcels less than 8 ha (19.76 ac); 1
 - On parcels equal to or greater than 8 ha (19.76 ac); 2

RURAL ZONE - R

- Section 5.3(1)(e) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.3(2) by adding the following row to the Regulations table:

(g)	Maximum number of	Shall be in accordance with Section
	secondary dwelling units	3.10
	per <i>parcel</i>	

- Section 5.3(2)(d) Column 2 shall be amended as follows:
 - On parcels less than 8 ha (19.76 ac); 1
 - On parcels equal to or greater than 8 ha (19.76 ac); 2

COUNTRY RESIDENTIAL ZONE - CR

- Section 5.4(1)(c) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.4(2) by adding the following row to the Regulations table:

(h)	Maximum number of	Shall be in accordance with Section
	secondary dwelling units per parcel	3.10
	· ·	

RESIDENTIAL ZONE - RS

- Section 5.5(1)(c) by replacing "Guest accommodation" and associated regulations with "Secondary dwelling unit"; and
- Section 5.5(2) by adding the following row to the Regulations table:

(h)	Maximum number of	Shall be in accordance with Section
	secondary dwelling units	3.10
	per <i>parcel</i>	

- Section 5.5(3)(b) shall be amended to read as follows:
 - Despite Part 3 General Regulations, Section 3.10.2(a), the maximum *floor* area, net of the secondary dwelling unit on Lot E, Section 13, Township 23, Range 10, W6M, KDYD, Plan 29668 is 140.63 m².
 - ii. Bullet (ii) to be deleted. Map to remain as is.

Bylaw No. 800-35

2. This bylaw may be cited as "Magna Bay Zo	oning Amendment By	law No. 800-35"	
READ a first time this 16 th	day of	March	, 2023.
READ a second time as amended, this	<u>15th day of </u>	February	_, 2024.
READ a third time this	day of		_, 2024.
Approved pursuant to Section 52(3)(a) of the	Transportation Act th	iis	day of
<u>,</u> 2024.			
for: Ministry of Transportation and Infrastructu	ire		
ADOPTED this	day of		, 2024.
CORPORATE OFFICER	CHAIR		
CERTIFIED true copy of Bylaw No. 800-35 as read a third time.	CERTIFIED tru as adopted.	ue copy of Bylaw No.	800-35
CORPORATE OFFICER	CORPORATE	OFFICER	

COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-49

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 825 cited as " Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

- 1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:
 - a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- 2. Part 1 Definitions shall be amended by:
 - a. Deleting the following definitions: family, and single-family dwelling.
 - b. Adding the following definitions in alphabetical order:
 - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;
 - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
 - MULTIPLE DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *row house dwelling*;
 - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes, multiple dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*;
 - SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling;
 - SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) Page 1 of 7

secondary dwelling unit. For the purposes of this Bylaw, a manufactured home is considered a single detached dwelling;

- c. Amending the following definitions:
 - DWELLING UNIT is a use of one (1) or more rooms in a *building* with selfcontained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *tourist cabin*, a *tourist suite*, or a *sleeping unit* in a hotel or *motel*;
 - GUEST ACCOMMODATION is the use of a *guest cottage* or *guest suite* on the same *parcel* as a *single detached dwelling*, for temporary rent-free accommodation on a non-commercial basis by guests of the residents of the *single detached dwelling*;
 - VACATION RENTAL is the use of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- 3. Part 3 General Regulations shall be amended by:
 - a. Adding the following text as Section 3.19:

"3.19 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

BL825-49

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* and 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A secondary dwelling unit must:
 - (a) have a floor area, net no greater than 140 m²;I
 - (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*,
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - (f) not be used as a vacation rental unless expressly permitted by this Bylaw;
 - (g) not be used as a *bed and breakfast;* and,
 - (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.
- **.3** Notwithstanding 3.9.1 and 3.9.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

BL825-49

- .4 Notwithstanding the provisions of Section 3.9, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."
 - 4. Part 4 Parking and Loading Regulations shall be amended as follows:
 - a. Section 4.2 shall be amended to read: "The maximum slope of 8 percent does not apply to a single detached dwelling, duplex dwelling, guest accommodation, or secondary dwelling unit";
 - b. Section 4.5(2) shall be amended to read: "Excepting the parking space for a single detached dwelling, secondary dwelling unit, and guest accommodation, a parking space and a loading space must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles."
 - c. Table 1 delete "*secondary suite*", and associated regulations, and add the following after "*Retail Store, Rental Shop*":

Secondary dwelling unit	One (1) for a studio or one (1)	
(SDU)	bedroom SDU; or Two (2) for a	
	two (2) or more bedroom SDU	

5. Part 5 Zones shall be amended as follows:

AGRICULTURE ZONE (A)

- Section 5.3.2(c) by replacing "Guest accommodation" with "Secondary dwelling unit"; and
- Section 5.3.3 by adding the following row to the Regulations table:
- (h)Maximum number of secondary
dwelling units per parcelShall be in accordance with Section
3.19
 - Section 5.3(3)(e) by amending Column 2 as follows:
 - On parcels less than 8 ha (19.76 ac); 1
 - On parcels equal to or greater than 8 ha (19.76 ac); 2

RURAL – 1 ZONE (RU1)

 Section 5.4.2(c) by replacing "Guest accommodation" with "Secondary dwelling unit"; and

Page 4 of 7

BL825-49

• Section 5.4.3 by adding the following row to the Regulations table:

(g)	Maximum number of secondary	Shall be in accordance with Section
	dwelling units per parcel	3.19

- Section 5.4(3)(d) by amending Column 2 as follows:
 - On parcels less than 8 ha (19.76 ac); 1
 - On parcels equal to or greater than 8 ha (19.76 ac); 2

RURAL - 2 ZONE (RU2)

- Section 5.5.2(c) by replacing "Guest accommodation" with "Secondary dwelling unit"; and
- Section 5.5.3 by adding the following row to the Regulations table:

(g)	Maximum number of secondary	Shall	be	in	accordance	with	Section
	dwelling units per parcel	3.19					

COUNTRY RESIDENTIAL ZONE (CR)

- Section 5.6.2(c) by replacing "Guest accommodation" with "Secondary dwelling unit"; and
- Section 5.6.3 by adding the following row to the Regulations table:

(h)	Maximum number of secondary	Shall	be	in	accordance	with	Section
	dwelling units per parcel	3.19					

RESIDENTIAL – 1 ZONE (R1)

- Section 5.7.2(c) by replacing "Guest accommodation" with "Secondary dwelling unit"; and
- Section 5.7.3 by adding the following row to the Regulations table:

(h) Maxir	num number of secondary	Shall	be	in	accordance	with	Section
dwelli	ng units per parcel	3.19					

- Section 5.7(4)(x) by deleting in its entirety and replace with the word "Deleted";
- Section 5.7(4)(y) by replacing "guest cottage" and "guest accommodation" with "secondary dwelling unit";
- Section 5.7(4)(ff) by deleting in its entirety and replacing with the word "Deleted".

RESIDENTIAL – 2 ZONE (R2)

- Section 5.8(1) by renumbering the section starting from (a);
- Section 5.8(2) by renumbering the section starting from (a);

MULTI-RESIDENTIAL ZONE (MR)

- Section 5.10(2)(b) by replacing "Guest accommodation" with "Secondary dwelling unit"; and
- Section 5.10(3) by adding the following row to the Regulations table:

(h)	Maximum num	ber of seco	ndary	1 per single detached dwelling
	dwelling	units	per	
	parcel			

MIXED USE ONE (MU)

- Section 5.12(2)(c) by replacing "Guest suite" with "Secondary dwelling unit, attached"; and
- Section 5.12(2)(2) by adding the following row to the Regulations table:

(i)	Maximum	n numbe	er of secon	Idary	1 per single detached dwelling
	dwelling parcel	units,	attached	per	
	,				

COMMERCIAL – 3 (C3)

- Section 5.15(2)(b) by replacing "Guest suite" with "Secondary dwelling unit, attached"; and
- Section 5.15(3) by adding the following row to the Regulations table:

(h)	Maximum number of secondary		Shall	be	in	accordance	with	Section		
	dwelling parcel	units,	attached	per	3.19					

BL825-49

2. This bylaw may be cited as "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-49".

READ a first time this	16 th	day of	March	, 2023.
READ a second time as amend	ded this	<u>15th</u> day of	February	, 2024.
READ a third time this		day of		, 2024.
Approved pursuant to Section \$	52(3)(a) of the Tr	ansportation Act this	S	day of
	<u>,</u> 2024.			
for: Ministry of Transportation a	and Infrastructure			
ADOPTED this		day of		, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Byla as read a third time.	w No. 825-49	CERTIFIED a tr as adopted.	ue copy of Bylaw N	0. 825-49

CORPORATE OFFICER

CORPORATE OFFICER

Page 7 of 7

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-04

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:

- A. TEXT AMENDMENT
 - 1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:
 - a. Section 3 General Regulations shall be amended by:

Section 3.15. Secondary Dwelling Unit, shall be replaced with the following:

"3.15 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* and 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A secondary dwelling unit must:
 - (a) have a floor area, net no greater than 140 m²;I
 - (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - (f) not be used as a vacation rental unless expressly permitted by this Bylaw;
 - (g) not be used as a *bed and breakfast;* and,
 - (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.
- **.3** Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

b. Section 4 Zones shall be amended as follows:

RSC RURAL AND RESOURCE ZONE - by amending Section 4.5.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2

• by deleting Section 4.5.4(g) and replacing with "Deleted."

AG1 AGRICULTURE ZONE – by amending Section 4.6.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

- by deleting Section 4.6.4(g) and replacing with "Deleted."
- by deleting Section 4.6.4(i) and replacing with "Deleted."

MH MEDIUM HOLDINGS ZONE - by amending Section 4.7.4(d) as follows:

(d) Maximum number of single detached dwellings per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

• by deleting Section 4.7.4(g) and replacing with "Deleted."

RR1 RURAL RESIDENTIAL 1 ZONE - by deleting Section 4.8.4(h) and replacing with "Deleted."

VC VILLAGE CENTRE ZONE - by amending Section 4.12.3 by adding "(c) Secondary dwelling unit";

• by amending Section 4.12.4(g) by replacing with the following:

(g) Maximum number of secondary	Shall be in accordance with
dwelling units per parcel	Section 3.15 of this bylaw

VR VACATION RENTAL ZONE - by deleting Section 4.14.4(i) and replacing with "Deleted."

- c. Section 5 Parking and Loading Regulations shall be amended as follows:
 - Table 4 amend the following after "Retail Store, Rental Shop":

Secondary dwelling unit	One (1) for a studio or 1	
(SDU)	bedroom SDU; or Two (2) for a	
	two (2) or more bedroom SDU	

BYLAW NO. 841-04

2.	This bylaw may be cite	d as "Electoral /	Area E Zoning Amenc	lment Bylaw No. 841-0)4."
READ a first	time this	15 th	day of	February, 20	24.
READ a sec	ond time this	15 th	_day of	February, 20	24.
READ a third	d time this		_day of	, 20	24.
Approved pu	ursuant to Section 52(3))(a) of the Trans	sportation Act this	day	y of
		<u>,</u> 2024.			
for: Ministry	of Transportation and I	nfrastructure			
ADOPTED t	his		_day of	, 20	24.
CORPORAT	E OFFICER		CHAIR		
CERTIFIED as read a thi	a true copy of Bylaw N rd time.	o. 841-04	CERTIFIED a true of as adopted.	opy of Bylaw No. 841	-04
CORPORAT	EOFFICER		CORPORATE OFFI	CER	

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-28

A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Electoral Area B Zoning Bylaw No. 851", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

- 1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:
 - a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
 - b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
 - c. All instances of "guest accommodation" throughout the bylaw shall be deleted and the relevant sections renumbered accordingly.
 - 2. Part 1 Definitions shall be amended by:
 - Deleting the following definitions: guest accommodation, family, multiple family dwelling, and single-family dwelling.
 - Adding the following definitions:
 - DOMESTIC WATER SYSTEM has the same meaning as in the <u>Drinking</u> <u>Water Protection Act</u>, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
 - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
 - MULTIPLE-DWELLING is a *building* containing three or more *dwelling unit*s each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
 - SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.

Page 1 of 8

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*.
- Amending the following definitions:
 - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *camping unit*, *park model*, *tourist cabin*, or a *sleeping unit* in a *hotel*, *lodge* or *motel*;
 - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
- 3. Part 3 General Regulations shall be amended by:
 - a. Section 3.7 Provisions for a Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 shall be deleted.
 - b. Section 3.15 Secondary Dwelling Unit shall be deleted and replaced with the following:

"3.15 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

BYLAW NO. 851-28

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

- .2 A secondary dwelling unit must:
 - (a) have a floor area, net no greater than 140 m²;I
 - (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - (f) not be used as a vacation rental unless expressly permitted by this Bylaw;
 - (g) not be used as a *bed and breakfast;* and,
 - (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.
- **.3** Notwithstanding 3.15 and 3.15, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

BYLAW NO. 851-28

- .4 Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."
 - 4. Part 4 Parking and Loading Regulations shall be amended as follows:
 - Section 4.2 replace "guest accommodation" with "secondary dwelling unit";
 - Section 4.5(2) replace "guest accommodation" with "secondary dwelling unit";
 - Table 1 delete "guest cottage", and associated regulations, and add the following after "*Retail Store, Rental Shop*":

Secondary dwelling unit	One (1) for a studio or 1	
(SDU)	bedroom SDU; or Two (2) for a	
	two (2) or more bedroom SDU	

5. Part 5 Zones shall be amended as follows:

RURAL AND RESOURCE ZONE - RSC by amending Section 5.3(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

• by amending Section 5.3(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.3(3)(h) and replacing with "Deleted";

RURAL HOLDINGS ZONE - RH by amending Section 5.4(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	 On parcels less than 8 ha (19.76 ac); 1 On parcels equal to or greater than 8 ha (19.76 ac); 2
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

• by amending Section 5.4(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

Page 4 of 8

• by deleting Section 5.4(3)(g) and replacing with "Deleted";

SMALL HOLDINGS ZONE - SH by amending Section 5.5(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

- by deleting Section 5.5(3)(g);
- by deleting Section 5.5(4)(a) and replacing with "Deleted";

RURAL RESIDENTIAL 2 ZONE - RR2 by amending Section 5.6(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.6(3)(g) and replacing with "Deleted";

RURAL RESIDENTIAL 1 ZONE - RR1 by amending Section 5.7(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.7(3)(g) and replacing with "Deleted";

RESIDENTIAL 3 ZONE - RS3 by amending Section 5.8(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

- by deleting Section 5.8(3)(g) and replacing with "Deleted";
- by amending Section 5.9(3)(d) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

COMPREHENSIVE DEVELOPMENT B1 ZONE (Mt. McPherson Rd) CDB1 - (Development Area 1)

• by deleting Section 5.9(3)(f) and replacing with "Deleted";

COMPREHENSIVE DEVELOPMENT B2 ZONE (Shelter Bay) - CDB2 by amending Section 5.10 as follows:

Development Area 1, Secondary Uses by adding "(e) secondary dwelling unit"; and

Development Area 1, Regulations table by amending (d) to "Maximum number of single detached dwellings per parcel"; and

Development Area 1, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit Subject to Section 3.15 of this bylaw	N/A	N/A
----------------------------------------------------------------------------	-----	-----

Development Area 2, Secondary Uses by adding "(d) secondary dwelling unit"; and

Development Area 2, Regulations table by amending (d) to "Maximum number of single detached dwellings per parcel"; and

Development Area 2, Regulations table by adding a new row as follows:

Development Area 3, Secondary Uses by adding "(c) secondary dwelling unit"; and

Development Area 3, Regulations table by amending (d) to "Maximum number of single detached dwellings per parcel"; and

Development Area 3, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
--------------------------------	---------------------------------------------	-----	-----

Development Area 5, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units	

Development Area 5, Regulations table by deleting Subsection (g) and replacing with "Deleted".

Development Area 6, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units	

Development Area 6, Regulations table by deleting Subsection (g) and replacing with "Deleted";

• by amending Section 5.12(3)(f) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

HIGHWAY COMMERCIAL ZONE - HC by amending Section 5.12(3)(f) as follows;

(f) Maximum number of	Subject to Section 3.15 of this bylaw

Page 6 of 8

secondary dwelling units per parcel

• by deleting Section 5.12(3)(g), and replacing with "Deleted";

NEIGHBOURHOOD COMMERCIAL ZONE - NC by amending Section 5.13(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.13(3)(f) and replacing with "Deleted";

RESORT COMMERCIAL 1 ZONE - RC1 by amending Section 5.14(3)(f) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.14(3)(g) and replacing with "Deleted";

RESORT COMMERCIAL 2 ZONE - RC2 by amending Section 5.15(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.15(3)(f) and replacing with "Deleted";

VACATION RENTIAL ZONE - VR by amending Section 5.16(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

GENERAL INDUSTRIAL ZONE - ID1 - by amending Section 5.17(3)(e) as follows:

(e) Maximum number of	Subject to Section 3.15 of this bylaw
secondary dwelling units per parcel	

• by deleting Section 5.17(3)(f) and replacing with "Deleted".

BYLAW NO. 851-28

2. This bylaw may be cited as "I	Electoral Area B	Zoning Amend	lment Bylaw No. 851	-28"
READ a first time this	15 th	day of	February	, 2024.
READ a second time this	<u>15th</u>	day of	February	, 2024.
READ a third time this		day of		, 2024.
Approved pursuant to Section 5		ansportation Ad	ct this	day of
for: Ministry of Transportation a				
ADOPTED this		day of		, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Byla as read a third time.	w No. 851-28	CERTIFIEI as adopted	D a true copy of Byla I.	w No. 851-28
CORPORATE OFFICER		CORPORA		

COLUMBIA SHUSWAP REGIONAL DISTRICT

SALMON VALLEY LAND USE AMENDMENT BYLAW No. 2566

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

- 1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:
 - A. TEXT AMENDMENTS
 - a. Zoning Bylaw Text is hereby amended by:
 - i. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
 - ii. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
 - iii. All instances of "two-family dwelling" used throughout the bylaw shall be replaced with "duplex".
 - b. Section 2.2 General Regulations is hereby amended by adding the following section:

"2.2.19 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted	Number of Residential Buildings
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

- .2 A secondary dwelling unit must:
 - a) have a floor area, net no greater than 140 m²;I
 - b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
 - c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
 - g) not be used as a bed and breakfast; and,
 - h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.
- **.3** Notwithstanding 2.2.19.1 and 2.2.19.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR."
- c. Section 2.4 'R RURAL ZONE' is amended by:
 - adding the following text in Section 2.4.1, immediately after .14:
 - ".15 secondary dwelling unit."; and
 - adding the following text to the columns in Section 2.4.2:

".7 maximum number of secondary dwelling units:

in accordance with Section 2.2.19"

- d. Section 2.5 'RH RURAL HOLDINGS ZONE' is amended by:
 - adding the following text in Section 2.5.1, immediately after .8:
 - ".9 secondary dwelling unit."; and
 - adding the following text to the table in Section 2.5.2, immediately after .1:

".2 maximum number of secondary dwelling units: in accordance with Section 2.2.19"

- e. Section 2.6 'RR RURAL RESIDENTIAL ZONE' is amended by:
 - replacing .2 guest cottage in Section 2.6.1 with:
 - ".2 secondary dwelling unit."; and
 - replacing the text of .2 from the columns in Section 2.6.2, with the following text:

".2 maximum number of secondary dwelling units:

in accordance with Section 2.2.19"

- f. Section 2.7 'RS SINGLE AND TWO FAMILY RESIDENTIAL ZONE' is amended by:
 - adding the following text in Section 2.7.1, immediately after .4:
 - ".5 secondary dwelling unit."; and
 - adding the following text in Section 2.7.2, immediately after .6:
 - ".7 maximum number of secondary dwelling units: in accordance with Section 2.2.19"
- g. Section 3.1 'INTERPRETATION' is amended by the following:
 - deleting the following definitions: agricultural dwelling, guest cottage, family, multiple family dwelling, single-family dwelling, two-family dwelling.
 - adding the following definitions:

"domestic water system" has the same meaning as in the <u>Drinking</u> <u>Water Protection Act</u>, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities. "duplex" means any building consisting of two *dwelling*s each of which is occupied as a permanent home or residence of not more than one *household*.

"household" means people living together in one (1) *dwelling unit* using a common *kitchen*;

"kitchen" means facilities used or designed to be used for the cooking or preparation of food;

"multiple-dwelling" is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*, but does not include *townhouse*;

'secondary dwelling unit" is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *duplexes, multiple-dwellings, townhouses* boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

"secondary dwelling unit, attached" is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*

"single detached dwelling" means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*;

"vacation rental" is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.

• amending the following definitions:

replacing the existing definition for "on-site sewage disposal" with:

"on-site sewage disposal system" is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse;

amending the definition for "accessory *dwelling*" as follows:

"accessory *dwelling*" means a *dwelling* with its own separate entrance, that is contained within the principal non-residential building on a parcel zoned for commercial use.

h. Schedule B – Off-Street Parking and Loading Requirements is amended by adding "secondary dwelling unit" to Column 1 of Table B-1 in alphabetical order; and by adding to Column 2 of Tabe B-1 "1 parking space for a studio or one-bedroom unit or 2 parking spaces for a two or more bedroom unit".

2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2566:					
READ a first time this	15 th	_day of	February	<u>,</u> 2024.	
READ a second time this	15 th	_day of	February	<u>,</u> 2024.	
READ a third time this		_day of		<u>,</u> 2024.	
Approved pursuant to Section 52(3)		portation Act this		_day of	
, 2024.					
ADOPTED this		_day of		<u>,</u> 2024.	
CORPORATE OFFICER		CHAIR			
CERTIFIED a true copy of Bylaw No as read a third time.	o. 2566	CERTIFIED a true co as adopted.	opy of Bylaw No.	2566	
Corporate Officer		Corporate Officer			

COLUMBIA SHUSWAP REGIONAL DISTRICT

KAULT HILL RURAL LAND USE AMENDMENT BYLAW NO. 3007

A bylaw to amend "Kault Hill Rural Land Use Bylaw No. 3000"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

- 1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:
 - a. TEXT AMENDMENTS
 - 1. Schedule A, Rural Land Use Bylaw Text, is hereby amended as follows:
 - a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
 - b. All instances of "cottage" used throughout the bylaw shall be replaced with "secondary dwelling unit".
 - c. Part 1 Definitions shall be amended by:
 - i. Deleting the following definitions: "cottage", "family", and "single-family dwelling".
 - ii. Adding the following definitions:
 - DOMESTIC WATER SYSTEM has the same meaning as in the <u>Drinking</u> <u>Water Protection Act</u>, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities.
 - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
 - KITCHEN means facilities used or designed to be used for the cooking or preparation of food;
 - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.
 - SECONDARY DWELLING UNIT, ATTACHED is a secondary dwelling unit that shares at least one common wall with the single detached dwelling.

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this Bylaw, a *manufactured home* is considered a *single detached dwelling*;
- VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales.
- iii. Amending the following definitions:
 - COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals.
 - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household.
 - ON-SITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a privy or an outhouse.
- d. Part 3 General Regulations shall be amended by adding the following after Section 2.3.15 Home Business:

"2.3.16 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted	Number of Residential Buildings
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* and 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

- **.2** A secondary dwelling unit must:
 - (a) have a *floor area, net* no greater than 140 m²;
 - (b) have a door direct to the outdoors without passing through any part of the single detached dwelling unit;
 - (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
 - (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the *parcel* unless a *community sewer system* is available in which case connection to the *community sewer system* is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
 - (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
 - (f) not be used as a vacation rental unless expressly permitted by this Bylaw;
 - (g) not be used as a *bed and breakfast;* and,
 - (h) Off-street parking shall be provided in accordance with Schedule B of this *Bylaw*.
- **.3** Notwithstanding 2.3.16.1 and 2.3.16.2, *secondary dwelling units* on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.
- .4 Notwithstanding the provisions of Section 2.3.16, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted."

- e. Part 2.4 Off-Street Parking Spaces and Off-Street Loading Spaces shall be amended as follows:
 - Table 2 delete "cottage" and associated regulations, and add the following after "Retail Store":

Secondary dwelling unit (SDU)	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	

- f. Zones shall be amended as follows:
 - R RURAL ZONE Section 2.6(1)(c) by replacing "Cottage on a parcel one (1) hectare or larger in area" with "Secondary dwelling unit";
 - by amending Section 2.6(2)(c) as follows:

(c) Maximum number of	Subject to Section 2.3.16 of this
secondary dwelling units per parcel	bylaw

- SH SMALL HOLDING ZONE Section 2.7(1)(c) by replacing "Cottage on a parcel one (1) hectare or larger in area" with "Secondary dwelling unit";
- by amending Section 2.7(2)(c) as follows:

(c) Maximum number of	Subject to Section 2.3.16 of this
secondary dwelling units per parcel	bylaw

- RR RURAL RESIDENTIAL ZONE Section 2.8(1) by adding "(d) Secondary dwelling unit";
- by amending Section 2.8(2) by adding the following row to Table 5:

(f) Maximum number of	Subject to Section 2.3.16 of this
secondary dwelling units per parcel	bylaw

- PUBLIC ASSEMBLY ZONE Section 2.9(1)(c) by replacing "Cottage on a parcel one (1) hectare or larger in area" with "Secondary dwelling unit";
- by amending Section 2.9(2)(c) as follows:

(c) Maximum number of	Subject to Section 2.3.16 of this
secondary dwelling units per parcel	bylaw

Bylaw No. 3007

2. This Bylaw may be cited as "Kault Hill Rural Land Use Amendment Bylaw No. 3007."

READ a first time this	15 th	day of	February	, 2024.
READ a second time this _	15 th	day of	February	, 2024.
READ a third time this		day of		, 2024.
Approved pursuant to Sect			on Act this	day of
for: Ministry of Transportat	ion and Infras	structure		
ADOPTED this d	ay of		, 2024.	
CORPORATE OFFICER		CHAI	R	
CERTIFIED true copy of By as read a third time.	/law No. 3007		TIFIED true copy of Byla opted.	w No. 3007

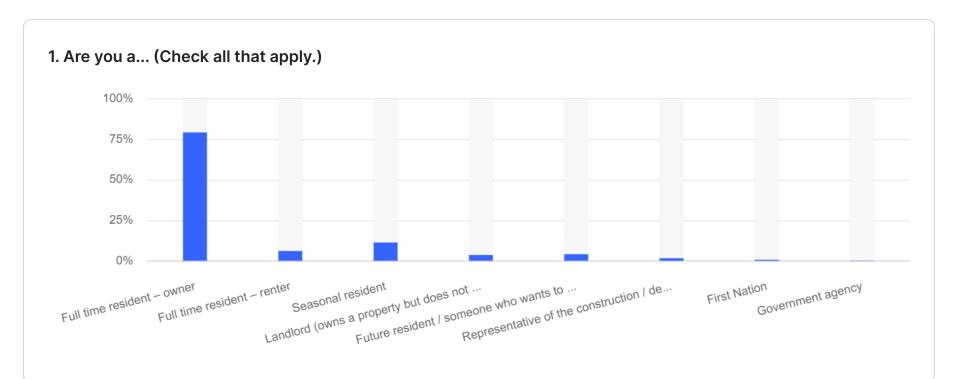
CORPORATE OFFICER

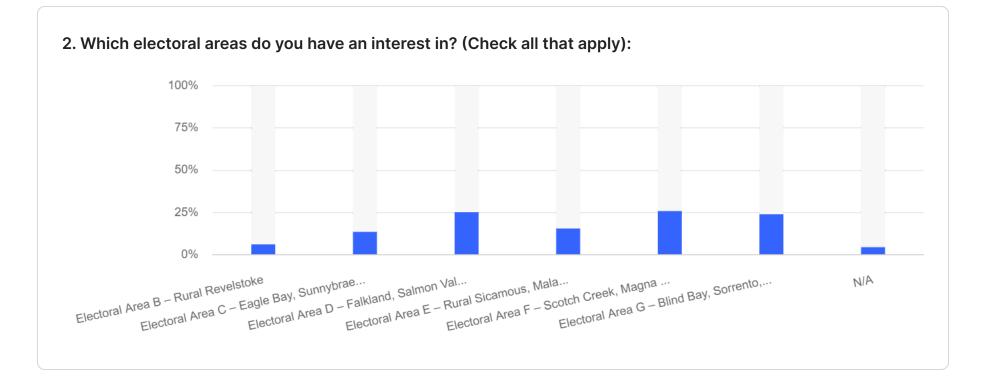
CORPORATE OFFICER

Columbia Shuswap Regional District, BC | April-May, 2023 Secondary Dwelling Units & Accessory Buildings Survey Results

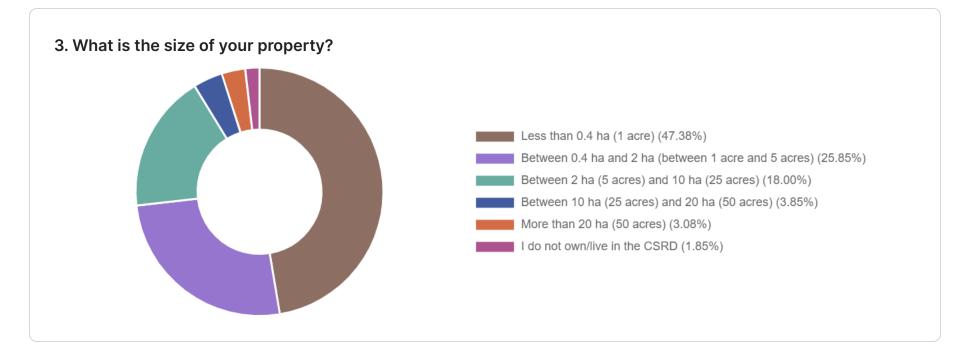


Total Respondents Starting Survey: 808 Total Respondents Completing Survey: 597



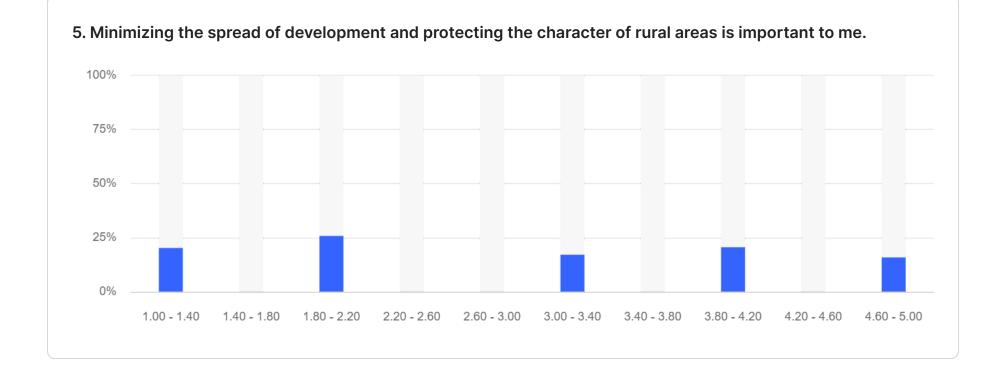




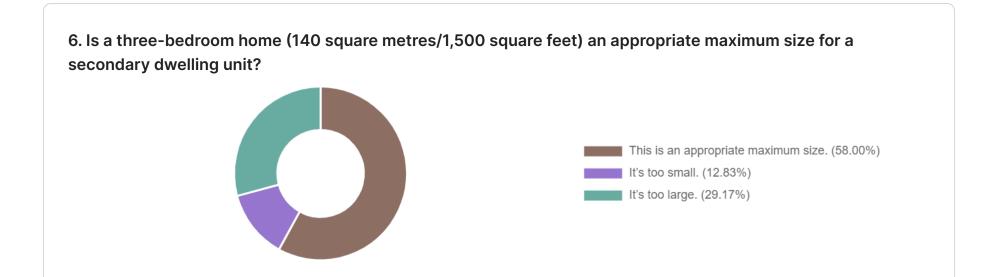


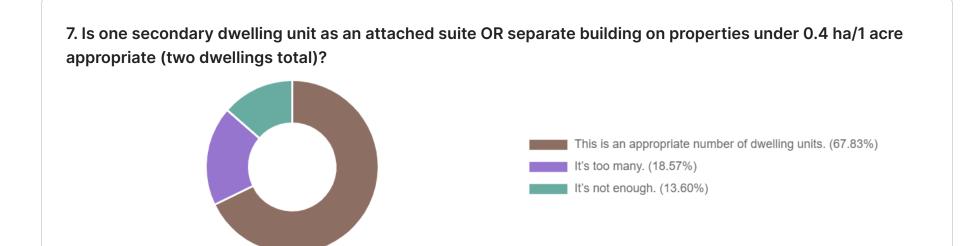


Sliding Scale: 1-1.4 = Strongly Agree 1.8-2.2 = Agree 3-3.4 = Neutral 3.8-4.2 = Disagree 4.6-5 = Strongly Disagree





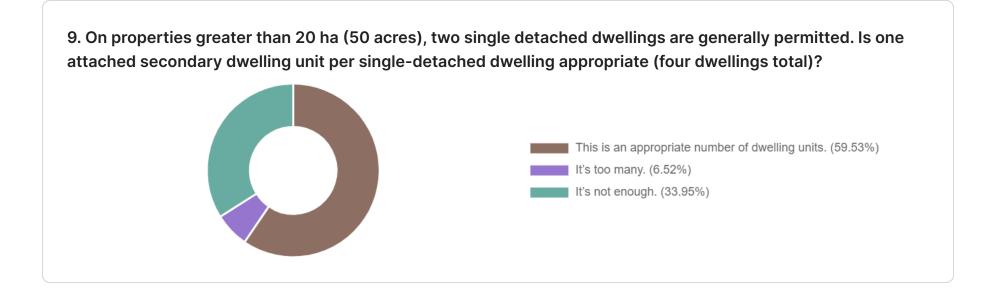




8. Is one attached AND one detached secondary dwelling unit on properties 0.4 ha (1 acre) to 20 ha (50 acres) appropriate (three dwellings total)?







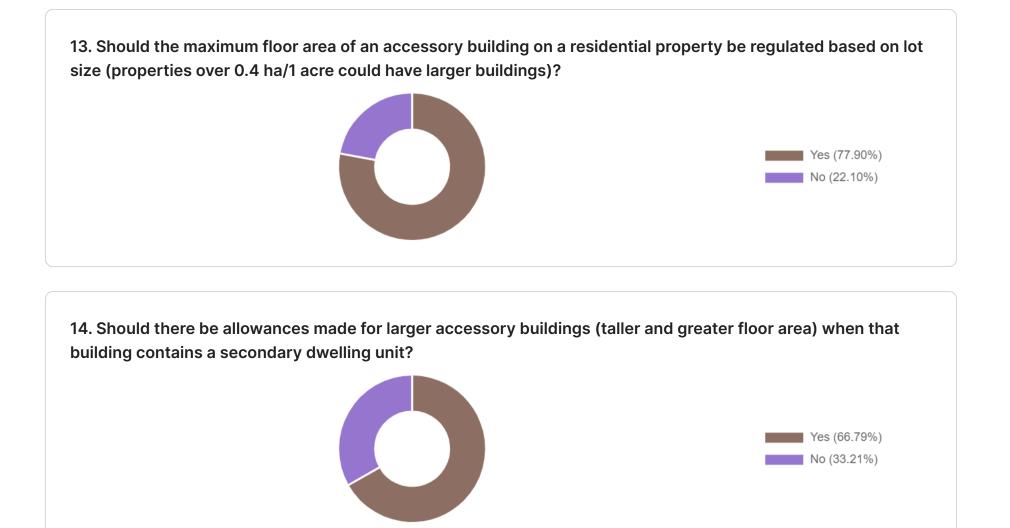
11. Is an accessory building the size of a six-car garage (150 square metres/1,600 square feet) an appropriate maximum size per building for a property under 0.4 ha/1 acre?



12. Is a two-storey accessory building (8.5 metres/27 feet maximum accessory building height) an appropriate maximum height for a property under 0.4 ha/1 acre?









Do you have any additional comments related to secondary dwelling units?

Maximum number of vehicles (travel trailers inc) allowed. Parking restriction on public roads. Traffic congestion and increased traffic on roads. May 31, 2023

Housing is in desperately short supply and people are suffering as a result. What you should be asking are questions arising from the plethora of seasonal homes that are unoccupied for 90% of the year. These homeowners should be given an incentive to create secondary dwelling units or taxed to the hilt in order to fund social housing. The CSRD should be considering tiny homes, park models, container architecture etc. Housing need not resemble the suburbs of 50 years ago. May 31, 2023

Well and septic bylaws and distances must be enforced so Neighbours are protected May 31, 2023

The 60% rule doesn't make any sense and should be removed. May 31, 2023

I believe we should abolish the size percentage limits for secondary dwellings in relation to the primary dwelling size. Ie secondary dwelling being 60% the size of the primary. Rich people are just building new dwellings way larger than the original primary anyways, so what's the point? This rule now basically only negatively targets the middle income working class, people who are on family properties and trying to remain within the region. May 31, 2023

There is an acute shortage of accommodation in Revelstoke and rural landowners should have an opportunity to provide places for people who want to live and work here. A secondary dwelling or suite can assist with the housing shortage and also help the landowner with the high costs of owning land in Rural Revelstoke Area B. Taxes have increased substantially in Rural Revelstoke due to the construction of RMR but the influx of wealthy land purchasers has driven values up further, making it difficult for many property owners [who contribute to the fabric of the community] to remain here. Section 4.3.28 limits the size of secondary dwellings to 60% of the floor area of the principle dwelling. This has resulted in wealthy landowners building large mega homes and using the original residence as a secondary dwelling. Most often it is used as a vacation rental or for staff to service the new dwelling. One of the benefits to having a secondary dwelling on rural properties is to provide rural landowners and opportunity to share their property with family without having to do an expensive subdivision. The high cost of maintaining a rural property is prohibitive but having the ability for family to build a secondary dwelling is beneficial. However the size limitation of 60% of the square footage of the original dwelling can be too small for a family and the alternate of upsizing can be cost prohibitive. This limitation should be removed. May 31, 2023

No

May 31, 2023

Any secondary dwelling should have adequate parking. The streets in Blind Bay do not have capacity for significant increase in traffic. May 30, 2023

I feel that SDU's should be allowed as many properties already have them but are technically "not legal". I do not agree with the CSRD 's proposal that they should only be used for long term rentals. I only support this change if short term rentals will be allowed. I do not agree with the CSRD dictating who I could potentially rent to. If I had a secondary dwelling unit and was only allowed to rent long term...I would leave it vacant. There is not a housing problem in these area. It is a people

problem.....many renters are disrespectful, have animals and children and when you want to terminate a rental it is near impossible to get renters out. The landlord has no rights. Short term rentals are great for these areas as there are no hotels and people come to the Shuswap and stay at a short term rental and then fall in love with the area and decide to mover here. Restricting short term rentals for SDU's would have a negative imput to the area. Tourism creates jobs, restaurants need people other than locals and vacationers would have no where to stay except for the bad experience of being in Salmon Arm and staying in a hotel. I do not agree with banning short term rentals for all these areas! May 30, 2023

The clause regarding vacation rentals - how is this going to licensed and controlled-? Right now BnB's are exploding and there is no control and hard feelings between neighbors are being challenged. May 30, 2023

Rental of SDU's should be at the owners discretion May 30, 2023

Based on the housing crisis we are in, the government should really allow additions of multiple units if it is within a properties building setback area and makes sense with the surroundings (fits building scheme, landscaping, etc.).

May 30, 2023

I would be concerned if too much of the greenery trees bushes ect on the property were taken out to make room for housing. We are in a world where we need to preserve especially in malakwa for fire protection and our rain forest type of exsistant. Also we live out here for the fact that our neighbour's aren't on top of us and we can do our land .. I personally am growing as much food and wish to expand as much greenhouse as possible. And soon will hopefully be running year round if I can get it all done and 90% of it off grid. I am a prepper and and heavily belive in recycle reuse before I throw anything away. May 30, 2023

Does this include 2nd dwellings that are used as a business ? May 30, 2023

I know you are not answering questions, but. Is there a minimum size? Do you need home warranty? When would home warranty kick in. Lets say there is a shed and someone converts it to a sdu. Does warranty apply? or a garage? Or if it is say 200-300 sq.ft. Do we need home warranty then. Also would all the permit rig a marol. apply to tiny sdu's? May 30, 2023

Multiple Seasonal bunkhouses under 300square feet should be allowed. 3 units per acre as a rough guideline

May 30, 2023

Size of secondary dwelling should be calculated on individual lot size. May 30, 2023

Other considerations might include environmentally sensitive areas (e.g. lake front properties) restricting detached dwellings. May 30, 2023

My concerns are in regards to density in small communities where seasonal owners are drawn by community size. The CSRD already advertises the benefits of these smaller communities stressing resources parking, road maintenance, boat launch, beach and outhouse usage. Increasing the population, in these smaller communities, would only make these stressors increase. Increasing the non owner residents have shown to increase the break in and vandalization without increased

RCMP support allows these communities. Tax base in the smaller communities are mostly drawn from owners who are not BC residents and should not be used to support low cost housing, but to maintain the basic needs of the community, increase safety, road and beach maintenance and appropriate RCMP vigilance. Security patrols with no power is window dressing but does does not deter bad decisions. In towns, such as Sicamous where there is in the infrastructure to monitor resource use and local RCMP is a great idea. These new residents would support the economy where finding employees is a struggle, The development of a year round population is useful for the economy.

May 30, 2023

People have no where to live. Farms need workers. Grandparents need places. Extended families May 30, 2023

I'm very interested in this unless it means apartments, duplexes, and low income housing will be part of this. I will not support those options. May 30, 2023

We need multi housing to help with the housing/rental crisis. And allow to build multi level May 30, 2023

Don't need two separate dwellings on lots under 1 acre. It's bad enough that the CSRD doesn't in force the bylaws that are in place already. In area D in Westwyde subdivision there is a property with a house and 3 RV's with people living in all of them. May 30, 2023

Our current infrastructure (water/sewer/roads/schools/healthcare) and services provided for taxes charged do not support additional housing on existing lots with dwellings May 30, 2023

We are against any densification except an attached suite such as a basement suite or annex which is part of an existing house. Adding separate living quarters on a property is the same as subdividing. A separate house is a huge demand on scarce water resources and many of us are seeing and living the effects of climate change on the aquifers and ground water now. We have lived here for over 43 years and the subdividing and densification has notable effects on water availability. More housing require wells. More and more households were running out frequently or/ and hauling this year and last year. Water is a huge issue and our area is dependent on wells which cannot support more in filling. If logging goes ahead in the Mallory abridge watersheds we are in bigger trouble than we are in now. If the CSRD is willing to fund and provide water systems for Deep Creek/ Mallory Road then in filling our watersheds to logging and climate change (which is clearly) here and going to get worse. Without a plan for comprehensive water infrastructure secondary dwelling units should not be considered. May 30, 2023

As long as more land from the ALR is not gobbled up and only land zoned for housing is used..it's okay

May 30, 2023

They must have adequate parking inside the property boundaries so street parking is avoided May 30, 2023

Having an attached and separated dwelling would be fine if the sewer permits in my opinion. Something to consider though would be parking. If there isn't enough parking for this on your property you shouldn't have that many suites. May 30, 2023

Hopefully there taxes reflect the additional living.

May 30, 2023

All these secondary dwellings, if allowed to go ahead, may put strain on services in some areas. I thought the idea was to increase density (infill) in developed areas for many reasons, water just being one. If those in higher density areas are okay with secondary dwellings and services can be supplied then I am in favour. In more rural areas, anyone building secondary structures would have to prove the services are in place and would not affect those already living there. May 29, 2023

Increasing number of dwelling will allow for more criminals to live together increasing drug production and trafficking Example Cedar Hill Road Falkland May 29, 2023

Considering the need of those to rent properties out to keep them after generations we need to make it available to owners to build as appropriate to the size of their land. If a single detached home is allowed to have a secondary cabin on their property under half an acre that is 1500 sqft you should be able to build two separate dwellings if needed at 750 sqft each. Giving the owner 3 separate dwellings to rent out to cover cost of the property. Should go with how many sqft that second dwelling would be per size of the land. May 29, 2023

I hope it is considered as well for changes for properties on the lake, actually lakefront. May 29, 2023

All environmental, set backs and health restrictions must be adhered to!! May 29, 2023

I'm all for more home's for people, but wouldn't like them being used as weekly rentals. I have 3 in close proximity to my house, and it can be a real problem with the noise and parking. They should be long term rentals only.

May 28, 2023

You are referring to private property. What part of private is not being understood? People generally move to rural areas because they don't want government interference in their lives. The CSRD and other regional districts are self-perpetuating, constantly growing and inserting themselves into peoples lives and charging the people for the unwanted intrusion. Please go get a real, productive job and leave us alone. May 28, 2023

May 28, 2023

Is there water, septic or sewer, roads, parking, school space in the area? A secondary dwelling on property less than 0.4 May 28, 2023

We need housing to lower rent, being in new working families and boost local economy. More houses the better May 28, 2023

Update septic. Not dry wells. May 28, 2023

Need more accomadation for long term rentals. Crack down on short term, weekly . rentals. May 28, 2023

They should be long term rentals, not week to week. May 28, 2023 I think this is a great idea as it makes better use of the land and also addresses the housing shortage in the area. This will also allow the aging population to remain in their own homes as long as possible.

May 28, 2023

1+ acre properties should have additional detached dwellings. High tourism areas like scotch creek should be able to use secondary dwellings as short term rentals. May 28, 2023

I would like to see an increase in the maximum size of a secondary dwelling from 540sqft to something more reasonable like 1000-1200 sqft. 1500sqft is quite large for a secondary dwelling, especially on a lot that is less than one acre in size and would be more appropriate size as a primary dwelling for a lot that size. May 28, 2023

We live in Hillcrest area in Salmon Arm. The amount of secondary dwellings and businesses operating impacts the neighborhood adversely through increased traffic (affecting safety) and by limiting parking for residents. It's not what we envisioned when we built in this neighborhood. May 27, 2023

No May 27, 2023

If someone wants a second dwelling they should have to subdivide that area off. If subdividing the property is not allowed, why should a second dwelling be allowed. May 27, 2023

How can you allow secondary dwellings without community sewer on properties of less than1 hectare?

May 27, 2023

This initiative to allow second or even third dwellings on rural properties is a great thing. It allows families to be closer together or help landowners earn extra income because it's needed nowadays. May 27, 2023

Why do you care how many dwellings are on a property we have a massive housing shortage with the smallest population with the largest landmass. Its noting more then greed May 27, 2023

We are talking actual buildings correct, not trailers? May 27, 2023

May 27, 2023

Would love to see Carriage houses! May 27, 2023

We need more housing May 27, 2023

Some properties are inappropriately labelled ALR as soil is ineffective and no irrigation possible. These should be removed from ALR and allow more residential housing and business interests that would increase tax base and provide jobs and housing together. May 27, 2023

Finally the csrd are moving in a positive direction. For too many years, it was too difficult to expand your property. Families are getting bigger at the lake and you need to accommodate more space. I hope this goes through

May 27, 2023

FLEXIBILITY! There should be allowable circumstances for extending the allowable housing. Especially when there are large families that are helping keep farm going, need housing for workers etc. too many rules around this May 27, 2023

In #8 if the lower end was 2 acres instead of .4 acres it would be ok. May 27, 2023

I would suggest all construction be permitted and inspected with fines attached for not following the guidelines.

May 27, 2023

Should be allowed to have a secondary unit for properties 1/2 acre and up not limited to an acre and up

May 27, 2023

With the housing shortage in our country I feel more dwelling units need to be added to existing lots. May 27, 2023

I feel a secondary dwellings should be 800-850 sq/ft more of an in-laws suite ; if a larger property 15-50 acres could allow larger dwellings but placement should be planned for possible subdividing in future .

May 26, 2023

It's a win win all around for everyone please hurry up and make the changes already! May 26, 2023

There is a huge parcel size difference between 1 acre and 50 acres. 50 acres might be zoned residential, but there is a massive difference and possible distance between 3 dwellings on a 1 acre lot vs. a 50 acre property. The size categories should be reasonably smaller; under 1 acre, 1-5 acres, 5-10 acres, 10-20 acres, over 20 acres. Or allow property OWNERS to change the zoning of their large properties more easily if they want to develop their land to allow for multiple dwellings. May 26, 2023

It's great that the district is working towards solving housing issues. It would also be great if permits weren't such an expensive and painful process. May 26, 2023

Perhaps the size of the secondary unit on a property under one acre should be determined by the size of the lot. A smaller lot maybe allowed 1000 or 1200 sq ft secondary home with a bigger lot being allowed 1500. My concerns with the smaller properties would also be septic and how it might affect neighbouring properties.

May 26, 2023

A 3-bedroom home should be at least 2,000 sq.ft. At least 1 primary and 1 secondary dwelling per acre is absolutely appropriate. May 26, 2023

It is not the place for the CRSD to say what the people want to do with their land let us build what housing we want as long as it is good safe and affordable anything else is should be out of your control

May 26, 2023

Important that we have available rental properties in Tappen area May 26, 2023

Changes to zoning should be in the spirit of bringing new tax payers and full time residents into the region to support our year round economy and removing red tape for families in need of housing May 26, 2023

The land owner is the one to make the decisions on what they want to build on their property. Other than obvious consideration to neighbours when building. We demand less interference from government. May 26, 2023

Add density! Especially when the homes are on their own sewer/water. We have a critical housing problem in this province. I own three properties in the CSRD and am strongly in favour of increasing density in it. May 26, 2023

Consideration for septic system would be an issue. May 26, 2023

These units cannot be RV's or trailers May 26, 2023

For question 8, I feel your land sizes of up to 50 acres is too large. I feel it should be 1 acres to 10 acres for 1 attached and 1 detached dwelling. 10 acres is small as far as farming goes, so this could give them a better use of the land. Question 9 then would be from more then 10 acres to 50 acres. May 26, 2023

Because of a housing shortage and extremely high rentals, extra suites and additional housing whether it be a carriage house, cabin, tiny home, recreational vehicle, yurt, or other housing should be allowed with no extra taxes or fees or permits to the land owner May 26, 2023

I believe secondary units should have green space at least big enough for residents to Garden in and maintain natural habitat where possible May 26, 2023

Falkland needs to have the ByLaws regarding RV trailers and the said trailers dumping their black water/sewage illegally in-forced. The property across the street from our property has a dwelling and 2 RV trailers on 1 lit and the trailers don not have their black water pumped so where is it going . There are several Illegal RV trailers in Falkland and non commercial buildings on Commercial Zoned lots .

May 26, 2023

Although I'm not wanting big subdivisions in my rural area, we want the rights to be able to possibly put multiple single detached dwellings on our property for our children and other family members. We have just over 6 acres. May 26, 2023

Leave us the hell alone to make our own decisions about our own property. Keep your rules and regulations to yourselves! We have a large family and with the prices of homes, there is no way our kids will be able to buy. Being able to have multiple homes on the same property would be beneficial for us and allow us to work the land properly. Keep your bureaucratic bullshit to the city! May 26, 2023

Keep in mind that some people do not want full time tenants and prefer to have vacation rentals because of the temporary nature of the guest. The provincial rules governing residential tenancy are tipped too far in the direction of the renter and landlords have less rights over their own property. So if I had a secondary dwelling I would never rent it out. May 26, 2023 #7 Is two many if a second dwelling is unattached, but I'm not saying there couldn't be a suite. #8 The property value range is too large in this question. 1-5 acres shouldn't be classed the same as 6-50acres. Because the lack of options with sizes the answer is this is too many but if you asked me for a 10 + acre piece I'd have to agree a second dwelling it fine. Mine answers would also change within land use ability and zoning. So it's hard to answer these general questions. Too many dwellings in area D where there are few regulations leads to many properties already having extra homes/5th wheels and yards full of garbage and mess. Not every property falls into this category but I feel for some people with close neighbors and the mess that come along with these cheaper housing options.

May 26, 2023

I would like to see short term rental an allowable use. As a homeowner, I am not willing to have long term renters, who I don't know, on my property. Although, I am willing to offer the flexibility of short term rental. I would then have this space available for potential long term rental if the opportunity arised for friends or family to rent the space. May 26, 2023

Secondary dwellings should be max 1 bedroom less then an acre May 26, 2023

Question 8 has too big of a range, going from 1-50 acres. Try 1-5, 6-10, etc. and allow for a gradual increase in dwellings.

May 26, 2023

Having an attached secondary suite may be more suitable for smaller properties, less than 1 acre. It helps to maintain the rural character of the area. May 26, 2023

on properties with 10acres or more should be able to have secondary (detached) dwellings May 26, 2023

Regardless if a property is larger than 10 acres 3 dwelling should be max in our view May 25, 2023

Depending on the use, for example if for family a large unit is ok, but it just renting out to someone, a smaller unit would be appropriate. If the property is under 1 ac then a small attached unit would be good for family not rental. Also, it would be OK to have a garage or machine building if they were not huge on a property under an acre and on larger properties I can see some Ige buildings for animals and machines. But let remember Not to fill the properties with buildings, we are rural and it is nice to have nature around us, NOT just buildings everywhere you go. Thanks May 25, 2023

Would be nice to have some of these rules be available to those living in trailer parks where we have rights also even when pad rental is paid. Things are tight for everyone. May 25, 2023

With the way the housing market is across the province there are more and more multi-gerational homes. Having the ability to support one's family both financially and physically yet having a bit of independence will build stronger communities. Young families and elders both struggle with the realities of their housing situation and this is possibly one very viable solution. I do not support secondary units for short term rentals at all. We need more full time housing if we want our area to succeed and grow. Doing this responsibility should be a priority. We don't need more huge properties for seasonal visitors only. May 25, 2023

Housing is an issue everywhere if people want to have numerous dwellings on property let it happen May 25, 2023 No more air bnb's May 25, 2023

Important to have options for family and guests. Due to lack of child care in the area, may need options for a live-in Nanny May 25, 2023

Size of a secondary dwelling must be relative to the size of the land parcel and in keeping with height restrictions so as to not have a monstrosity built. May 22, 2023

Question 8 is guite a wide spread. I answered appropriate amounts based on one acre. If a person had 25 to 50 acres perhaps more could be accommodated May 19, 2023

Not for short term rentals, that solves nothing May 18, 2023

Once this secondary dwelling go in and the area gets over the 5000 person threshold will this secondary dwelling be paying for the new cost of policing May 18, 2023

Storage Sheds not requiring a permit should be increased to 150 sq.ft. as people purchasing or building will need greater space for storage depending on the house contents from their former home. Not everyone can afford to buy a sea can for that purpose. There is little difference between the current size permitted.

May 18, 2023

It would sure help me, my family, and another family get ahead in this EXPENSIVE, Unforgiving and corrupt world. May 17, 2023

densification on waterfront should be excluded due to the the impacts on shoreline ecosystems on Shuswap lake and others until mapping of shoreline riparian assets is completed and then can guide decision making for development bylaw purposes. The aging and deteriorating quality of water in the Shuswap Lake points to preserving and improving shoreline habitats. Densification is inconsistent with this. Scale of development that is consistent with the capacity of natural assets should be goal. Consideration for locating secondary units relative to transportation(active) and community hubs will point to decreasing car traffic that comes with densification. This will ensure the that large developments don't overcome an otherwise quiet rural or remote area. Densification is favored in the development of Transportation services. May 17, 2023

The parameters are too large in some of the questions. For instance 1 acre to 50 acres is too broad. Should be 1 -5 acres, 10 -20 and 20 plus May 17, 2023

I would like to make sure that our rural area would stay as looking like a rural area, no huge condo's, no tall structures, and stay in keeping with what our area has been for many years. May 16, 2023

I think they should be allowed. May 16, 2023

We are in the ALR and would love to have more smaller sized farm type dwellings or camping cabins.

May 16, 2023

I would be happier about more density if we had a sewage system in Blind Bay. More septic draining down to the lake from our septic systems seems unsustainable. If you want more density, I would support it if water/ sewage systems were in place. I won't until then. The water system in Blind Bay (I live on Chalet) is old and constantly breaking. There needs to be a full plan for community development, not just more housing. May 16, 2023

Mortgage helpers are great. They bring more revenue to local businesses and help people become new neighbour's in our area. These electoral areas are changing for the better and I feel it's a great way to bring in extra income for CSRD and for the home owners. May 16, 2023

Very dependant on the area, a blanket policy for all areas makes little sense. The density being proposed here depends on the ability of surrounding community infrastructure etc. Some areas can handle it, others can not. The biggest issue in development is the lack of regional investment in supporting infrastructure in targeted areas approved for more density. May 16, 2023

There should not be allowed to have secondary dwellings on any property under 5acres, unless it is the upper floor of a garage May 16, 2023

I was pleasantly surprised to see this survey. The housing situation in the Greater Shuswap area is very challenging. It is impacting business's ability to obtain new workers as there are no rental units available. In addition, my opinion is that being a summer tourist destination, the additional of short term rentals should be something also considered through zoning changes. May 15, 2023

Given the current rental crisis and options for affordable housing needs in the province, I HIGHLY SUPPORT the CSRD proposing this bylaw amendment. You have my full support, and I hope you move forward with it. My biggest concern is the issue with the building permits, and how long it actually takes to recieve a permit. I belive there will be an influx in permit applications, so I hope you have a plan to process them faster. All in all, I think this is a good move on the CSRD. May 15, 2023

The only reason that I would say that 1500 ft² is too small is that potentially someone may want to use their current dwelling as their rental and build a larger one as their residence. Perhaps a total square footage of housing on the property could be looked at as a maximum rather than capping a new build at 1500 ft². Very in favour of secondary dwellings ! May 15, 2023

With the cost of housing, many families would like to build houses on their property for their children. As long as it's done in an environmentally conscious manner I see no reason why that shouldn't be allowed with stipulations of how many dwellings per acre. If someone has less than two acres then a cottage that isn't too big could easily still be allowed May 15, 2023

growing up in the GVRD and working in the construction trade (hvac) i have seen alot of cities grapple with a rapid influx of people. i am now on a large farm with my 4 kids and wife and we would love to add on additional places for people to come help us work and live on this farm. Working full time in the HVAC field here in shuswap so i can pay the morgage i dont get alot of extra time to put into the farm. Being able to have more helpers means i can put more into the farm and contribute more of our products at the local farmers markets, thus helping to feed the people. i thinking extra dwellings are great idea but they need to be regulated as i have been witness to places in surrey, some houses had 8 illegal suites. This survey is great and i appreciate the ability to put im knowledge in. Looking forward to seeing what can become of this.

May 15, 2023

You need to ensure these additional units will be available for Long term rentals only. No short term rentals. Who will be monitoring this if CSRD bylaw operates on complaint driven issues only? May 15, 2023

Secondary dwelling units are an excellent idea May 14, 2023

I know housing is greatly needed so I think it's great that CSRD is considering this need! May 14, 2023

Allowing additional secondary units will increase traffic on local roads that aren't designed for a large volume. Secondary units tying into existing water lines coming from the lake will in result in additional stress on the lake. And all those new secondary suite occupants will obtain a buoy which will make the shores of the lake a virtual parking lot. Secondary units will stress an already fragile sewage drainage system.

May 13, 2023

Let people develop their properties as they see fit. The minimal amount of government influence is always best. All areas have been developed so far appropriately let it continue without further redtape policy and regulation by government. May 13, 2023

Property should be more than .2ha (.5 acre) to have a detached secondary dwelling. Property under .2ha should only have suite in existing residence - no detached secondary dwelling. Property under .4ha can have accessory building but without residence (ie garage, shed, shop with no living quarters)

May 13, 2023

How will this a secondary dwelling affect property assessments? To encourage more rental housing there needs to be appropriate financial incentives because the residential tenants act is so heavily weighted towards favouring tenants.

May 13, 2023

Off street parking must be available and addressed in the bylaws for all areas. A three bedroom secondary living unit has the potential of six additional vehicles, two per bedroom. Short term rentals need to be controlled, the tourist draw of our region promotes a continuous party atmosphere that can disturb the permanent residents for days at a time as each new group rents a dwelling Traffic, sewer and water for urban areas needs to be considered. May 13, 2023

Parking in developed subdivisions is an issue. Roads are not adequate to support street parking. They are narrow with no shoulders whatsoever in our area. Perhaps sidewalks would be a more prudent beginning. May 13, 2023

I like them as long as they're not AirBNBs May 13, 2023

I sent an email with my thoughts on this topic a month or so ago (mid-March?); I hope you took the time to read & share it in committee. Colleen Nicks of Lee Creek. May 13, 2023

Septic systems must be changed if.you are adding load to.it blind bay and.notch hills septics.run downhill to.the lake. Blind bay ialready tests high.for.fecal matter. No expansion without sewer! May 12, 2023

Farmers constantly need ways to house their labourers and extended housing allowances need to be easier to get May 12, 2023

Must have adequate parking May 12, 2023

leave the zoning as is May 12, 2023

Even a 1000sqft secondary dwelling is adequate however allowing carriage homes on the property would be beneficial to the community with supplying affordable housing options for local residents. Enabling local small businesses to provide employment opportunities for full time or even seasonal workers.

May 12, 2023

With such a lack of rentals in the area we need to find a way to accommodate people who want to live and work in the area May 12, 2023

I believe on properties less than an acre, that not more than 40% of the property not be occupied by building structures. Also that each property have enough parking to accommodate, not to have parking on roads or nearby vacant property which happens. May 12, 2023

The oversight process for privately owned sewage disposal systems is unclear. The capacity of these systems appears to be under regulated and not understood by users and purchasers of properties. Although the CSRD is not the owner of the oversight/regulator of these systems, the CSRD needs to take an active role in co-managing these systems with the Ministry of Health. May 12, 2023

Keep Area B like it is. We are rural and need to keep it that way! We don't need more housing. Let them find it in the city of revelstoke May 11, 2023

There is a demand for homeowners and renters. Off street parking is a must for me. May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain perdiod . Having ability to have secondary first for storgage , while building would be great improvment . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site May 6, 2023

this wont stop a big developer from doing whatever they want. they will just have to pay more money to appease the rules. but the average person in area d will now be handcuffed by more regulations that they cant afford to circumvent. prime example is the spa hills compost facility. most in the community were against it, but it happend even though there was alot of community resistance. money does what it wants, those with out big bank accounts become prinsoners to more rules and regulations

May 5, 2023

This will be a helpful step for families and overall income stability. May 5, 2023

CSRD NEEDS TO LET LAND OWNERS DECIDE WHAT TO DO AND WHAT TO BUILD ON THEIR OWN PROPERTIES. MIND YOUR OWN BUSINESS. WE DON'T WANT YOUR GOVERNANCE. May 4, 2023

I live in a neighborhood, that is zoned R1. My neighbor built an illegal suite in thier basement. My neighborhood, has no sidewalks narrow road. When people park on the street, this road becomes single lane. I had called the city bylaw to report this neighbor, they had zero interest in inspecting the illegal suite. They told me that there is a homeless problem in salmonarm. The homeowner did not take out any permits to build this suite. If salmonarm wants to allow secondary suites, they have to make sure these suites have proper permits and inspections done. This could be a safety issue. I've lived in a neighbourhood in surrey, where secondary suites were allowed. The rules were you had to have a parking spot for your tenant off the street. And your taxes were higher as your dwelling ,housed more people ,extra garbage pickup,recycling green bin, water usage. I'm not against secondary suite, but if your zoned R1 and the city refuses to inspect the dwelling. The city fails to take complaints and insure the requirements are in place and safe. There are a lot of illegal suites,I see on homes for sale in salmonarm. Before you start allowing the building of these secondary dwellings, you need to insure the illegal suites are turned into legal suites. This protects your neighborhoods. May 4, 2023

Development costs of extending BC Hydro and other services into rural resource and agricultural zoned properties is prohibitive in many cases under current densities, due to limited demand and BC Hydro rebates on service extensions. Reasonable increased demand would help extend clean power from BC Hydro to residences currently using wood or oil burning as primary heat sources and match the CSRD, Provincial and Federal Climate Action targets as well as improve quality of air from emissions of burning carbons.

May 4, 2023

Any new developments should include input from neighbors. May 3, 2023

Pass the bi law what are we waiting for it's a win win for everyone so silly why this is taking so long and why this isn't allowed already. May 3, 2023

Please stop trying to make rural areas into cities and all there crazy rules. May 3, 2023

something need to be done to help people have a place to live in the shuswap area May 2, 2023

In Sicamous people have no place to live or rent and cannot work here if they have to pay to travel to minimum wage job. We need to address these issues without destroying our rural areas. May 2, 2023

Subdivision rules in CSRD are antiquated and are out of touch with reality. Many small holding properties could be subdivided to provide for more housing but land owners face a gauntlet of regulations that are often too burdensome to try and negotiate. May 2, 2023

Current secondary dwelling size is too small in my area prohibiting anyone from wanting to build one. It's too much cost for such a small building. May 2, 2023

Csrd should be dissolved, you're nothing but a beurocratic pain in the ass for builders and home owners, hire people that haven't a clue what they are doing and don't do anything good May 2, 2023

Please consider loosening rules regarding tiny homes, sea can homes ect. Affordable housing is an ongoing crisis in our area. Also we need to restrict the use of additional dwellings for short term rentals. Make sure every person in our community has access to affordable housing May 2, 2023

Let people do what they want! May 2, 2023

May 2, 2023

We don't need restrictions brought in by the government. We own our land, and should be able to do with it what we please. May 1, 2023

Would like this to go through as there is not enough real estate out there to allow people to have their own land and property. Would give me opportunity to have my kids each have their own dwelling

May 1, 2023

My family is planning to buy land for a family compound. Where our children, their children, and our parents can all live close enough for the kids to walk over to Grandma's house safely. Free babysitting. Saves gas, saves money, a group effort to grow food, and maintain the property. Many parts of the world live in multi-generational housing. May 1, 2023

Should get this passed sooner than later with the housing shortage. Please remember Parks are needed in a community not what is happened in Blind Bay, no parks in walking distance for children don't know how this could happen? May 1, 2023

I think anyone under 1/2 acre lots should only have attached suites. Having an attached suite and a separate dwelling would change the rural lifestyle as small towns like Falkland would just become wall to wall houses and small home dwellings. May 1, 2023

The present economy has caused adult children to move home with parents. May 1, 2023

Take of ALR off on 20 ac and less May 1, 2023

right now in my rural area, water access is an issue as is septic service. Without addressing these concerns, I am not in agreement with increasing residential density in rural areas. May 1, 2023

Let the owners decide! Too much regulation in our lives already! May 1, 2023

We are in need of more housing. Income from rentals is a good option for poor retired homeowners like us

May 1, 2023

It is appropriate to allow secondary dwelling units to help the older residents by providing an income and allow them to stay in their home longer. It may also help with the longer term housing shortage or with short term tourism stays. May 1, 2023 these questions dont seem to follow what the post was about as it also mentions support and out buildings

May 1, 2023

It just makes sense to be able to accomodate family members at a time when there are few other options.

May 1, 2023

To be able to satisfy our present and future housing needs "infill" housing is a way to increase the stock without needing more land. It is so sad to read all the posts on social media of people desperately looking for housing in our area. May 1, 2023

You could have AT LEAST 1 dwelling for an acre. Apr 27, 2023

secondary dwellings are essential to maintain our rural area while increasing housing options. i would put a secondary dwelling on my land and provide affordable rent for a young family or couple, etc

Apr 27, 2023

I think this is a great plan as my parents want to retire one day but cannot because the cost of housing. A secondary dwelling unit would help on my property Apr 27, 2023

The number of dwellings depends on each individual owners circumstance. Apr 27, 2023

We need this badly especially as no new subdivisions are being done & affordability is getting harder for people.

Apr 27, 2023

Rentals are in need. As long as they are respectable it's fine with me. Apr 27, 2023

Does the property slope, riparian areas, parking, lot coverage etc. support the proposed dwellings? A flat 1 acre lot is very different than a 30% sloped lot. Riparian protection is also critical. Most rural roads do not support parking well (snow plowing, emergency access etc.) development just needs a good fulsome plan, well thought out. I would also say bedrooms is a better measure than dwellings. Apr 26, 2023

We are in a housing crisis and it is only getting worse! This is so so important! Finding ways to streamline processes that don't require board approval is also going to be extremely important. People do not have months and months to wait for approval. Thank you for bringing forward this proposed by-law change, it is long overdue! Apr 26, 2023

It is frustrating to be considering secondary units when there are people struggling to build thier first home in this area. Apr 26, 2023

We do not have enough housing in our area so this is a great idea Apr 26, 2023

Will it be possible/ difficult to obtain approval for a secondary dwelling unit to be used as vacation rental? Apr 26, 2023 Being that lots of dwellings in the areas are under an acre (especially in towns that have trailer parks for example) it would be fair that anyone with 50 acres (which is a rather substantial amount of land)should be able to build dwellings as they see fit. While I agree there should be a maximum amount of dwellings. Four (counting suites inside of a dwelling) isn't a whole lot. On average for those properties if they were separate dwellings would be about 12.5 acres of property per dwelling. And in towns with rv parks or mobile home parks, the management companies of these would be able to rent or sell and accommodate roughly 2 dozen units and earn profit and lot rent on all of the above. It should be encouraged for people with this amount of property to build especially if it produces affordable rental units for residents of the area. Being a young adult in their mid 20s I would not be able to support myself off of a singular income given the state of the rental market. God forbid I want to buy a house.

Increased square footage for secondary dwellings on ALR land should be considered when proposed building site is not viable agricultural land Apr 26, 2023

I think homeowners are more than able to choose what fits best and benefits their property most, especially larger parcels Apr 26, 2023

Not once are you mentioning what the property is zoned for? Apr 26, 2023

I think secondary dwellings are need to solve the housing crisis Apr 22, 2023

Hello , Park Model trailers should be allowed on 2 acres or more . Apr 21, 2023

We are currently building a new home and wanted a basement suite and the bylaws currently won't allow it. This needs to be changed. Apr 20, 2023

This is a great way for people that already live in run down conditions to build another garbage building because the Csrd does not patrol what is actually built unless the person actually applies for a permit where these people usually live in good conditions and are stand up citizens Apr 20, 2023

Not big on restrictions. Bought the property, I understand why buildings should be built to code but the oversight is unwanted. Apr 20, 2023

Community needs and common sense needs to be considered on applications. Apr 20, 2023

Your questions are leading. I'm surprised you didn't ask if we wanted to limited the spread of cancerous development. Asking if 3 dwellings is appropriate for 1-50 acres? Really ? Huge difference between 1 and 50. It's too much for 1 acre and not enough for 50 acres. This should be a non biased survey and it's clearly not. Redo the survey. Apr 20, 2023

This town is in desperate need of reasonably priced LONG TERM rentals. More secondary dwelling suites and carriage houses should be encouraged!! Apr 19, 2023

Question 8 is not very accurate there is a HUGE difference between 1 acre and 50 acres. It would be inappropriate for 1 - 10 acres in a rural area to have more than one dwelling but 20 - 50 acres could easily have multiple especially if they are attached. Apr 19, 2023

We need to make more options available for people to live. Apr 19, 2023

New subdivision for eagle bay up ivy road should not be allowed 200+ new homes is way too many Apr 19, 2023

We need more bylaws regarding number of dogs, size of dogs, and containment of animals ... We are over run with dogs in Blind Bay Area, Dogs urinating, fecesit is discussing, all of this goes in the lake, There are already not enough public beachesnow our choice is to swim with neighbours dogs, or don't go in the lake Before the CSRD allows more people in these areas, they need to look at the environmental aspect of what is happening in this area, regarding the lake and contamination, And enforcement of animal bylaws Dog owners should be forced to contain dogs on their own properties only, and limit them to one small animal. Blind Bay does not have the infrastructure, for more people and traffic. Environmental issues need to be looked at , and addressed first. Unfortunately we are becoming a society of many bylaws , as citizens continue to be disrespectful, causing more and more bylaws... Regards Elaine Rodgers Apr 19, 2023

Tiny homes should be allowed on any size property. We have 1/2 an acre and would love to have family in a small secondary dwelling on the property Apr 19, 2023

I don't have an issue with secondary dwellings as long as they are under 1000 sq ft. I believe if there was more housing in my area it would make the area decline because there isn't enough services here. Most of us that land in rural areas isn't to have a secondary home on it or have renters. Apr 19, 2023

Housing is much needed even in rural areas, I support this endeavour. Apr 19, 2023

Secondary dwellings should definitely be encouraged, the high rent costs for single people and families are ridiculous. I was born and raised in this area and can't believe we are paying what Vancouver pays. Apr 19, 2023

Please consider rv's as secondary dwelling units if they are connected to services to maintain public health(sewer, water, electricity) and they are covered under an appropriate structure with metal roof to protect against snow loads. There is not enough basic housing for people in BC at present, and this could help ease the strain on housing needs. Apr 19, 2023

I think multiple carriage homes and or tiny homes should be allowed on a property as long as it has proper sewer/water facilities Apr 19, 2023

I'd love to have multiple carriage houses on one property maybe some tiny homes as well Apr 19, 2023

Unfortunately secondary dwellings will only end up being short term rentals and will do nothing for needed housing Apr 19, 2023

#6 the answer depends on the size of the property. It would be different for many spaces. #8 & 9.. I believe this would depend on zoning. you need to be more specific with your questions. Apr 19, 2023

Why would you expand in the country, where there is no sewers or water systems. If extra housing is needed, expand in the city where there are services. Pretty soon we will have septic systems contaminating wells. Apr 18, 2023

Hi we have just over a half acre .52 and live at the end of a dead end street. We would love to be able to have a detached dwelling for our kids someday. I really hope this is possible. Thank you. Apr 18, 2023

Will this apply to csrd land that falls in ALR? Apr 18, 2023

tiny homes would be great. Apr 18, 2023

RVs are not appropriate secondary dwellings. Apr 18, 2023

We strongly need more affordable housing in this area, I see no downside to responsible people creating more desperately needed housing. Apr 18, 2023

The opportunity to build extra dwellings on property is a great choice for the community . It's good to offer more sustainable living options such as 1-3 bedroom. This is very exciting. I have space on my property and would love the opportunity build Apr 18, 2023

I think we must do our best to ensure all peoples can find a place to live. No homes equals no workers equals no amenities. Apr 18, 2023

Thank you for considering the costs of housing in your planning, we hope to add a secondary unit onto our property for our children to move into while saving for their own down payments which are growing increasingly more unaffordable. Apr 18, 2023

Allowing multiple dwellings on residential and rural properties is extremely important. Our zoning bylaws must catch up with the needs of the people and our communities. Thank you Apr 18, 2023

Higher density building with short term rental restrictions are important in Area E Apr 18, 2023

Smaller minimum size to increase the amount of housing created, Apr 18, 2023

If this doesn't change soon we will force people to go around or skirt the laws. Housing is out of control. Our population is aging and the Gen-X are becoming more and more pinched to supply homes for both parents and young adult children because the previous generations did nothing to prevent this run-a-way cost increase. It is very possible to build bylaws that both allow for multiple dwellings AND maintaining beauty and character of an area. Please for the love of gawd stop making it even harder for families and just people in general to have a nice, safe, clean home... this is supposed to be canada where we care about our fellow man above our own selfish interests and still balance safety and beauty.

Apr 18, 2023

Waterfront properties should be an exception to these changes and dealt with separately. The sensitive nature of watershed needs To be considered. Apr 18, 2023

Secondary dwelling is something to think about but must times traffic, parking and services are over looked when this type of bylaw is passed. Then the area is always in catch up on services for years. I walk around blind bay a I can see signs of septic systems failing there should be a bylaw brought in that septic system need to be inspected every so many years. Apr 18, 2023

Apr 15, 2023

Allowing up to 4-plex on under 1 acre property would be great with ability to apply for variances based on individual lot situation should owner wish to develop higher density. Judgement based on consideration of proposed structure(s) and placement on lot, local traffic impacts, wastewater management.

Apr 15, 2023

15. Do you have any additional comments regarding accessory buildings?

Too much invasiveness on what people can put on their private property. There shouldn't be so much zoning, restrictions, permits, etc. Also if dense development is proposed I'm q rural area there needs to be public consultation from neighbouring properties. Due diligence needs to be done to ensure the area, water sources etc can handle that much instrastructure. May 31, 2023

The secondary dwelling should be smaller then the main dwelling on parcels less then 1 acre to minimize visual impact and maintain architectural appeal. May 31, 2023

We shouldn't limit size or height, especially on larger properties over 1ac May 31, 2023

They must not be a pole barn she's must resemble the main dwelling May 31, 2023

The size of accessory buildings should be large enough to accommodate living quarters. The size should not be constrained by a square foot number for a specific zone but should reflect the size and terrain of the property [ie smaller or larger based on site specifics] May 31, 2023

Maximum heights should be restricted based on if the building will obstruct the view of residents behind the proposed building. There must be sufficient area left on the lot for parking. May 31, 2023

I think it can be a "case by case" situation ; having a town hall to discuss would be great May 30, 2023

The lot size and septic design should dictate the size of accessory building May 30, 2023

Lot size and septic design could determine maximum amount of usage of building(s) envelope May 30, 2023

The second building should not be larger then the original building it should be for family to move in ... or to supplement senior income. May 30, 2023

Limitations should be dictated by surrounding structures ,impact on view, resources for water, electricity, flooding im community. Building of structures should be open for comment by surrounding owners. This invitation for comment should be done by mail out to area residents Not a sign in the off season when no one is there to comment. May 30, 2023

Everything relative to the size of land. May 30, 2023

They don't need to be that big or the high, will bring down the value of neighborhoods properties . May 30, 2023

May 30, 2023

Very difficult to answer effectively when no diagrams (examples) provided! May 30, 2023

One accessory building, not a bunch of junky sheds

May 30, 2023

Hopefully their taxes reflect the changes May 30, 2023

May 29, 2023

No. May 29, 2023

Harmony (height, footprint, colour etc) with the landscape and neighbouring properties is also important.

May 29, 2023

Height and square footage should be guided by topography. If you're not impeding a neighbour's view or over looking them, then common sense sizes need to apply. Every case will be unique. May 29, 2023

Septic. Proper regulated septic systems. Not dry wells. Must update for more people and laundry facilities May 28, 2023

Need more long termrental. May 28, 2023

Properties above 1 acre should have increased options for more buildings. May 28, 2023

No May 27, 2023

May 27, 2023

Maintain the rural character of our community. May 27, 2023

Quit being greedy and let people build we are not in the city why have so many city regulations with virtually zero city amenities. Rural living idk if you guys have heard of it before but half the point is to get away from the ridiculous rules and be happy May 27, 2023

Accessory buildings should be based on lot size. But the lot size grouping dosnt make sense. If you have a .4 acre then a shop 1500 sq ft makes sense. If you have a 1 acre lot then it does not make sense. May 27, 2023

Na May 27, 2023

I think less regulations, the better. It creates an unfriendly atmosphere for new builders to the area. Height of buildings should depend on degree of slope of the land so as not to impede view for neighbors above. People are not happy about spending money on permits for stuff that is only common sense. Permits are never honoured by the cities, or districts when a slide or washout occurs, despite being" geotechnically deemed safe". Spend your money from taxes on better things than overregulation. The area will still retain it's charming rural look. May 27, 2023

May 27, 2023

With a carriage home over a garage, the building height needs to be higher so you can put a boat in your garage, have a suite above, and have a steep pitched roof to assist with the heavy snow load. May 27, 2023

There should always be flexibility. May 27, 2023

Again .4 ha is too small for the parameter. May 27, 2023

The buildings should be regulated in the sense that they look like a dwelling and not a big shop. Residential areas should remain residential in aesthetics. I also wonder how this will work for neighbours and noise, views and parking. Will they be required to ensure there's adequate parking for each dwelling? May 26, 2023

I would hate to have a tall accessory building built next to me on a smaller size property. There goes the sun and view! May 26, 2023

A 3-bedroom home needs to be at least 2,000 Sq.ft. May 26, 2023

Again less government interference with property owners. May 26, 2023

Large property's (over 3 aces) should be able to have larger accessory buildings and then scale up from there depending on the overall size of the property. May 26, 2023

People should be allowed to build what they want on their land. Larger properties should not be restricted to smaller buildings because that's the maximum size allowed for all. May 26, 2023

Stay out of our business we don't want you here. Leave our fire department alone, leave our building regulations alone leave our property alone, leave us alone!! May 26, 2023

Allowances should be made on larger property's regardless if they have a Second dwelling or not. May 26, 2023

Rather than increase the size if the building, allow another. May 26, 2023

just from the previous comments. May 25, 2023

No May 25, 2023

Let people build what is needed on their property May 25, 2023

Size needs to be relative to lot size and neighbourhood I.e not blocking others enjoyment. May 22, 2023

Not for Short term rentals May 18, 2023 When building start getting to big the start to get used for commercial us May 18, 2023

Most people need larger accessory buildings for storage. May 18, 2023

We have put up with two large shops built across from our rural property. It isn't zoned for the business carrying on up there, the noise, traffic and the taking of our original water source that "runs" with our land, taken away. If progress is what's needed, no progress should go forward without the next door neighbours consent on how this would effect them. May 16, 2023

Deal with what will happen with sewer/water and then ask me. Until then higher density should not be considered.

May 16, 2023

Accessory buildings on properties smaller than 5acres should be strictly regulated. May 16, 2023

Lot size should be the determining factor for building size and height. May 15, 2023

N/A May 15, 2023

carriage houses are a great example of a secondary suite with peoples smaller lot sizes. Vancouver did this and it worked out well. May 15, 2023

The minimum lot size for an accessory building should be 2 acres, not 1. May 15, 2023

There is no need for larger accessory buildings. May 13, 2023

Find a way to favour multi purpose buildings. Eg garage with suite above May 13, 2023

There needs to be maximum land coverage. Otherwise the whole lot will be covered May 13, 2023

My answers are based on the assumption that the size of the secondary dwelling is based on each property's actual size, layout, and proximity and impact to other and neighbouring dwellings; based on a sliding scale to a maximum square footage and height. #14: To allow "...larger accessory buildings..." but still within the maximum square footage and height. May 13, 2023

Sewer system or mandatory new septic when.expandimg....not drywall May 12, 2023

Ensure that they follow the bc building code so when they fail they don't damage nieghbour in property May 12, 2023

I believe that properties less than 1 acre should not have an accessory building such as a carriage house , that has the potential to obstruct neighbouring views. Also not to exceed 40% of the property size.

May 12, 2023

Keep Revelstoke rural. No extra dwellings May 11, 2023

Accessory buildings should be appropriate to lot size and consider neighbours view and sun exposure.

May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain perdiod . Having ability to have secondary first for storgage , while building would be great improvment . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site May 6, 2023

there are already regulations on outbuildings in area d. the csrd doesnt need to ad more May 5, 2023

Land owners should have control over what they do and build on their own property. Stay out of it! So trying to control people! May 4, 2023

The definition of building height on sloped properties can result in lower height buildings and consequences without even having blocked views. Adding residential fire sprinklers in circumstances of over-height or close proximity cases or fire rated walls with limited openings would address fire service risk concerns (life safety, continuous fire spread as well as seasonal Fire Smart risks). May 4, 2023

Csrd is a joke May 2, 2023

Let people do what they want May 2, 2023

Not interested in anything that creates permit requirements or bylaw infractions. Let Owners own their land.

May 1, 2023

Accessory buildings on small holdings farms, or less, is large enough. May 1, 2023

This has been a long time coming. We hope good sense will prevail. May 1, 2023

accessory buildings need access and that can change the nature of a community. Smaller, singlestory buildings are less likely to require large access roads and less likely to obstruct neighbours' views and privacy May 1, 2023

Let owner decide. As long as nobody's view is blocked. May 1, 2023

Can it be done on a case by case bases Eg. If neighbors are affected by a 27' high building next to their house then no May 1, 2023

1600 sq feet should be more than enough for 2 cars, boat, ATV's. The concern is if larger building is allowed on property over 1 acre it seems it could be too much. A 0.9 acre lot would have a proposed

limit of 150 m2 and a 1.1 acre lot could be larger? Maybe a better limit to the 150m2 would be 2.5 acres and larger buildings allowed on property over 2.5 acres. I'm not sure the correct lot size but 1 acre seems too small. I would like to see clarification of the 150ms. Is that total or is that the footprint size? I am in favour of having a 150m2 footprint that can be a 2 story building with living quarters upstairs.

May 1, 2023

just less regulation in general. May 1, 2023

Each situation needs to be assessed. Rules in place can are good and variances can be applied for. Apr 27, 2023

Accessory building size needs to be increased it is way too small. Apr 27, 2023

Viewshed of the neighbours should be protected to avoid conflict, we live around the lake for a reason. Identify values and manage to them, larger and taller buildings are often fine on flat areas or where they are no obstructing others enjoyment. Apr 26, 2023

I feel if the proposed size for an accessory building is okay for a larger lot. My lot is under 1 acre, I could not imagine if my neighbor(s) built a an accessory building of this size on their property. It really would ruin the asetics of the area. For 1 acre, a smaller one level would be more suitable. For anything 1 acre and more the proposed size is totally suitable. Apr 24, 2023

We need more doctors before we do this, right? Apr 21, 2023

Hello , Apr 21, 2023

Again, restrictions and oversight are unwanted. Apr 20, 2023

These questions are not appropriate for the general public. Apr 20, 2023

Tall buildings in small communities builds alot of bitterness Larger one floor buildings are better than multiple level buildings

Apr 20, 2023

Wow. Things to think about, clearly biased and leading. It like having pro's and con's with no pro's. Someone has clearly made up their mind with this survey and we are being used to certify their plans and check off the consultation box. Shame on the CSRD for allowing this poorly designed survey.

Apr 20, 2023

Allowances for home-based sole proprietorships should also be considered. Apr 19, 2023

Apr 19, 2023

Too high of a building will restrict views , and have great concerns regarding septic systems , and contamination of the lake Even though we have bylaws people tend to do what they want , for there benefit and then ask for forgiveness , As an example , over building on lots , and encompassing public property .

Apr 19, 2023

Having an accessory building is great to have. To be honest if you want to have a six car garage on a larger property...why not? I don't see an issue with it. Apr 19, 2023

I think you should be able to have a separate carriage house on your property. Depending on lot size and location, you should be able to have more than one. Apr 19, 2023

I need more tiny homes on property Apr 19, 2023

Would really like to see this happen. Apr 19, 2023

Again I think they will be only for tourists or short term renters and do nothing for the housing shortage. Apr 19, 2023

Why make buildings people have to live in smaller than the workshops? Secondary dwelling units need to be less than 1500sf while accessory buildings can be bigger? Why the difference?

Apr 18, 2023

Talker buildings should not be an option . As it will ruin the natural beauty . A ground level building exercise is more appropriate Apr 18, 2023

As the height increases the distance from the neighbors property should increase, or a plan to have a 50% upper floor space if it's going to create issues of sunlight and privacy. Apr 18, 2023

This is not a need that's going to go away. It's only going to get worse which means people will do it regardless of bylaws... making it legal will ensure safety and beauty for our communities Apr 18, 2023

Most people move here for the views and this building could block people's views Apr 18, 2023

Page 572 of 784



October 25, 2023

Ken Gobeil, Senior Planner and Christine LeFloch, Planner III Columbia Shuswap Regional District 555 Harbourfront Drive NE, PO Box 978 Salmon Arm, BC, VIE 4P1

Sent via email: plan@csrd.bc.ca

Dear Ken Gobeil and Christine LeFloch:

Re: Electoral Areas B, C, D, E, F, G Secondary Dwelling Units and Accessory Building Projects

Thank you for the opportunity to provide comments on the Secondary Dwelling Units and Accessory Building Projects. I understand there are numerous proposed changes to nine zoning bylaws and three Official Community Plans in order to increase the opportunities for secondary dwelling units in all residential zones across most of the CSRD region. The intent is to increase the diversity of the housing stock and number/proportion of affordable dwelling units, which have been identified as needs in recent housing needs assessments . However, we know that in order to provide healthy housing options at a community level, consideration must also be given to protection from environmental hazards and location within the community. The location of housing, in particular, has a ripple effect on many other aspects of health and wellbeing in the community. We wholeheartedly support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. As such, I recommend directing infill development toward settlement areas with community utility servicing (or potential for) and creating policies and processes that ensure self-sufficiency of parcels with onsite servicing.

Balancing Aspects of Healthy Housing:

Housing is a key determinant of health. The research compiled by the BC Centre for Disease Control in the <u>Healthy Built Environment Linkages Toolkit</u> shows housing has a significant influence on our physical and mental health, social well-being, and indirectly influences our ability to achieve what we need to live a healthy life. Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. In rural settings, due to typically longer travel distances and onsite servicing, the location of housing has an effect on a

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community's ability to achieve sustainability and climate change goals. Quality in rural settings includes considering water and wastewater servicing. Disease causing micro-organisms and environmental chemical contaminants, such as nitrates and phosphates, from onsite sewerage sources can/do cause negative impacts to the environment and health. As development density increases the likely cumulative impact of wastewater from onsite systems increases. Healthy housing in rural settings in large part is about balancing the density of development.

We advocate the most appropriate location for increasing development density is toward areas, which are serviced by community water and/or wastewater systems, or for which there are plans or visioning for community services. As density increases community systems become most appropriate for servicing, and to be feasible they need to reach adequate economies of scale. Guiding development toward clusters of development (settlement areas) will help to achieve necessary economies of scale. In addition, when housing is located near daily destinations and amenities (e.g. schools, workplaces and food retail/commercial areas) transportation costs are less, and less greenhouse gas is emitted for daily travel.

The CSRD Electoral Area F (North Shuswap) OCP is a good healthy planning practice example of a rural OCP because it includes a vision of sustainability and clustering development:

"Along the shoreline of Shuswap Lake rural landscapes will predominate, separated by village-like settlements."

In addition:

"The long-term sustainability of Shuswap Lake is vital... we are fully committed to making choices that protect the quality of the Lake...."

Directing (infill) development toward village-like settlements enables many community goals to be achieved. For example, it minimizes greenhouse gas emissions. Objective 3 in section 2.3 Climate Change suggests to "consider the impacts of climate change and greenhouse gas emissions in all land use decision-making." Less people would live in wildfire and flood interface areas, which are safety concerns. Section 11.1 General Land Use in the Managing Growth chapter summarizes this well:

"By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit."

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This statement is followed-through with objective 2: "direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas." I strongly recommend following healthy public policies, such as these Area F sustainability and clustering development policies.

Wastewater Servicing:

My understanding is the changes to the Zoning bylaw would allow the following secondary dwelling units (SDU) for various parcel sizes with onsite water and wastewater servicing.

Parcel Size with Onsite Servicing	Secondary Dwelling Regulation
<0.4 ha	lattached <u>or</u> ldetached SDU
>0.4 ha	lattached and ldetached SDU
>20 ha	1 attached SDU per single detached dwelling

These minimum parcel sizes do not go against the BC Sewerage System Regulation [B.C. Reg. 326/2004] (SSR) or the BC Sewerage System Standard Practice Manual. One hectare (2.5 acres) minimum parcel size is used as a guideline minimum size. For most scenarios this amount of land, regardless of site constraints (e.g. amount of sewage generated, slopes, surface water, etc), is likely sufficient to maintain appropriate distances between sewage and water sources. This protects health and allows simpler, more affordable onsite sewerage systems to be constructed well into the future. The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the immediate needs of the development (amount of wastewater generated by proposed house, business, etc) needs to be considered (i.e. there is no legislated requirement to ensure there is land suitable for a back-up dispersal area in the future). It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. As parcel size goes down and/or density goes up there is greater potential for negative environmental health impacts from overdeveloping a lot (or multiple lots in a rural neighbourhood). Since 2006 when the 1-hectare minimum parcel size guideline came into practice, managing/ensuring the self-sufficiency of rural parcels has been less resource intensive because less technical review is required because 1-hectare is usually sufficient space.

Also of note when considering possible impacts from infill of rural parcels is that for several decades technical reviews of residential subdivision proposals have used the estimated amount of daily sewage produced by a 4-bedroom, single family residence as a standard. Adding a

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secondary and/or accessory dwelling(s) may (likely?) increase the daily amount of sewage produced to more than a 4-bedroom house, and decrease the amount of land available for a back-up sewage dispersal field (e.g.footprint of accessory dwelling and parking). Meaning, more sewage added to the system than for which it was designed, which would increase the likelihood it would malfunction and cause an immediate health hazard, and fewer options on the parcel for a replacement system to correct a health hazard.

We support achieving the right balance between reducing barriers for diverse housing units and protecting environmental health from sewage contamination. As parcel size decreases and density increases more technical review and administrative oversight is needed to ensure longterm sustainability of onsite sewerage servicing. **As such, I recommend with respect to sewage servicing the following:**

- Guide infill development more toward areas with existing or planned community drinking water and/or sewer systems, particularly those owned and operated by CSRD (good governance);
- Create policy or practices that require prior to approving any proposed new development or use technical review and confirmation of self-sufficiency of the subject parcel in terms of onsite sewerage servicing (i.e. primary *and back-up* areas); especially, any parcels less than 1-hectare in size. For example, require as development permit area or building inspection criteria a compliance inspection from an Authorized Persons under SSR which identifies/confirms a back-up area.

Absolute minimum parcel size with onsite sewerage servicing is the size needed for primary and secondary (back-up) sewerage dispersal areas taking into account all uses of the property. If the land available for a back-up dispersal field is very limited then require the identified land to be protected by a covenant that would prevent it from being used for any purpose that would prevent it from being used as a sewerage dispersal field in the future (e.g. building, swimming pool, parking, driveway – anything that compacts the soil).

Drinking Water Servicing:

The BC Drinking Water Protection Act (DWPA) applies to all water systems serving two or more connections. Despite this, Interior Health, by policy as a resource decision, generally does not engage owners of secondary rental suites and carriage homes with permitting. Note: we always investigate complaints. Regardless of whether the DWPA is administered for these very small

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water systems, the Health Hazards Regulation (HHR) requires landlords to provide potable water to tenants: Section 7 (2):

"A landlord must not rent a rental unit that is not connected to a water supply system unless the landlord can provide the tenant with a supply of potable water for domestic purposes."

The DWPA defines potable water as "... water provided by a domestic water system that

(a) meets the standards prescribed by regulation, and

(b) is safe to drink and fit for domestic purposes without further treatment".

It is well known that small water systems often are not able to provide safe, reliable drinking water. The burden of legislative requirements, which are based on what is needed to provide potable water, cause small water systems to be unsustainable. For more detailed information about the challenges faced by small water systems in providing potable water and meeting legislative requirements see <u>Section 7: Small Systems of PHO Report (2015)</u> (page 82 of pdf). In August 2013 the Union of BC Municipalities Small Water System (SWS) Working Group released <u>'Recommendations for Addressing Key Small Water System Challenges'</u>. Challenge #1 is about how different sizes and types of systems face different challenges, and the committee recommends:

"any changes [to SWS categories and regulatory requirements] should be... well thought-out... so that they do not inadvertently make the SWS situation worse by furthering the proliferation of unsustainable SWS...."

Challenge #3 states "the creation of new SWS should be based on their ability to be sustainable...." Further, this working group states:

"reducing regulatory oversight for SWS... may encourage the proliferation of new unsustainable SWS.... It will be critical to ensure that when a new system is created, whether through subdivision or other means, it is created based on the principles of sustainability."

One of the recommendations for controlling the creation of small unsustainable water systems is "encourage cooperation, amalgamation or expansion of existing systems to build economies of scale within systems as an alternative to creating new systems."

Increasing the number of housing units per parcel serviced by onsite drinking water (e.g. well or surface water source) would also increase the number of very small potentially unsustainable

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water systems that would face challenges in providing potable water. With this in mind I recommend with respect to drinking water servicing the following:

- Guide infill development more toward areas with community drinking water systems, particularly those owned and operated by CSRD.
- Limit multiple dwellings on the same property to properties serviced by a water system which is providing potable water. This will help to address the issues of housing, provision of safe water, and water sustainability through economies of scale.
- Create policy or practices that require prior to approving any proposed new development or use confirmation potable water will be provided.

Lastly, I wish to inform you that we are aware the Ministry of Health is currently advocating with their provincial government agency partners, including the Ministry of Housing, to address long running challenges stemming from legislation on 'micro' water systems. We are supporting this work and advocating for clarification on the goals and objectives to ensure safe, sustainable drinking water for all citizens, including in rural settings, through our involvement on the Health Authority Drinking Water Operations Work Group (provincial level working group with reps from each health authority). We are hopeful more direction from the Province will be provided soon with regards to balancing the need for housing units with the need for safe, reliable water and achieving regulatory requirements.

In conclusion, we recognize healthy housing as a very important determinant of health outcomes. Healthy housing is about affordability, suitability, quality and location. We appreciate in rural settings the already complex issue of housing is made more complex with travel distances and onsite/small system sewage and drinking water servicing. We support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. The wording of the draft Zoning bylaw does not cause contravention of Provincial legislation with respect to sewerage and drinking water. Listed above are recommendations to mitigate potential health hazards for infill development serviced by onsite systems. Our main recommendation is to guide infill development toward areas that have, or plan to have, community water and/or wastewater systems, especially those owned and operated by CSRD or member municipalities.

Should you have any questions please don't hesitate to call me at 250-253-3679 or email me at anita.ely@interiorhealth.ca.

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Sincerely,

A. Ely

Anita Ely, BSc, BTech, CPHI(C) Specialist Environmental Health Officer Healthy Communities, Healthy Families

AE/ae

Resources:

BC Centre for Disease Control. Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2018. <u>http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit</u>.

Drinking Water Protection Act [SBC 2001] Chapter 9. <u>Drinking Water Protection Act (gov.bc.ca)</u> (See 'water supply system' definition).

Health Hazards Regulation [B.C. Reg. 216/2011]. <u>Health Hazards Regulation (gov.bc.ca)</u> (See Section 7).

Office of the Provinical Health Officer. Progress on the Action Plan for Safe Drinking Water in British Columbia 2015. <u>pho-drinkingwater2015-web.pdf (gov.bc.ca)</u>. (See Section 7: Small Systems starting page 82 of pdf).

Union of BC Municipalities Small Water System Working Group. Recommendations for Addressing Key Small Water System Challenges (August 2013). <u>Microsoft Word - UBCM</u> <u>Recommendations Paper Track Changes Dec 8.doc</u>

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COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 **Staff Contact:** Christine LeFloch (<u>clefloch@csrd.bc.ca</u>, Ken Gobeil <u>plan@csrd.bc.ca</u> **FILE:** Secondary Dwelling Units and Accessory Buildings

DATE: May 1, 2023

REFERRAL RESPONSE

RECOMMENDATION:

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

□ Approval recommended for reasons outlined below

 $\hfill\square$ Interests unaffected by by law

 \boxtimes Approval recommended subject to conditions below

 $\hfill\square$ Approval not recommended due to reasons outlined below

 \Box No objections

RESPONSE TEXT:

The Rocky Mountain District of MOTI has interests in the second phase involving Revelstoke. Before this phase is ready to be launched the ministry would require a chance to look at the areas in depth to see if the current infrastructure will support the additional traffic.

Not so

Signed By: <u>Debbie Keely</u>

Title <u>Development Officer</u>

Date: May 30, 2023 Agency: Ministry of Transportation Infrastructure, Rocky Mtn District

From:	Christine LeFloch
To:	Christine LeFloch
Subject:	FW: Secondary Dwelling Units and Accessory Buildings Project
Date:	January 17, 2024 11:54:15 AM
Attachments:	image001.png

From: Keely, Debra MOTI:EX <<u>Debra.Keely@gov.bc.ca</u>> Sent: Wednesday, January 17, 2024 11:45 AM **To:** Christine LeFloch <<u>CLeFloch@csrd.bc.ca</u>> **Cc:** Ken Gobeil <<u>KGobeil@csrd.bc.ca</u>> Subject: RE: Secondary Dwelling Units and Accessory Buildings Project

Hi Christine.

Thank you for this opportunity to look this over.

The ministry is happy to see the section detailing the number of off-street parking for additional SDUs. This will help to stem some of the road congestion that would magnify the already crowded road system in Revelstoke.

I look forward to seeing the bylaw after third reading in spring.

Debbie Keely Development Services Officer Rocky Mountain District Debra.Keely@gov.bc.ca



Ministry of Transportation



COLUMBIA SHUSWAP REGIONAL DISTRICT

MINUTES

Electoral Area B Advisory Planning Commission

DATE:	Wednesday, May 17, 2023
TIME:	12:00 noon
PLACE:	Revelstoke Community Centre
	Boulder Room, 600 Campbell Ave
	Revelstoke, BC

Members Present:

Brian Gadbois:	Chair
Jim Maitre:	Member
Mike Cummings	Member
Daren Corneliusen	Member
Janis Hooge	Secretary

CSRD Representatives Present:

Ken Gobeil	Senior Planner
Christine LeFloch	Planner III

<u>Guests</u>

Brian Gawiuk CSRD resident

Call to Order: 12:04pm

1. <u>Secondary Dwelling Units: Presentation from Christine LeFloch</u>

Secondary Dwelling Units: Information Webpage

Summary:

- CSRD-wide initiative based on the Housing Needs Assessment that was required by the provincial government; aimed at creating more housing units to help address the housing crisis; bylaws for phase 1 were done in March 2023 (<u>LINK</u>)
- phase 2 will include Area B draft bylaws have not been to the board yet; the goals are
 to create flexibility for extra dwellings (suites, carriage houses, discrete structures);
 bylaws around the CSRD vary from one area to the next and the planners are currently
 trying to standardize them and create more consistency from one area to the next
 - previously, secondary suites needed to be less than 90 sq metres, proposed to be up to 140 sq metres

Questions from APC:

• question: Whether the property needs to be owner-occupied to have these additional suites? Or whether they could be used as investment properties and/or short-term rentals vs providing affordable long term rental opportunities?

- CL clarified that short-term rentals would not be allowed; also, that ALR regulations take precedence over policies initiated by the CSRD

• question: Whether the extra dwelling is only allowed if primary resident is the owner;

-CL answered that she didn't think that there was a way to restrict this but that she would look into it.

• question: Groundwater use for commercial accommodation?

-CL answered that short-term rentals are considered commercial use

• questions: Monitoring the aquifer in the vicinity of the Airport Bench area?

-CL replied no, water monitoring is the jurisdiction of the province, not the CSRD; property owners are required to submit a declaration with a building permit application to 'declare' that water is sufficient.

• Further discussion on the meaning of a declaration rather than a valid report.

-CL clarified that a hydrogeologist report can be a requirement during subdivision review. A drinking water permit from Interior Health is required when there are more than two dwellings on a single water system.

 question: Affordability of long term rentals? Whether this is a cost-effective way to add extra housing given the expense of building, giving examples of staff housing projects in the city.

-CL replied that the Bylaw amendment is intended is to provide flexibility

• question: Defining short term rentals?

-CL answer was that is anything under 30 days is a short term rental; further discussion regarding the housing insecurity of seasonal rentals;

• question: Water quality and sewage, especially for those areas that are on smaller lots, and whether it would be possible to coordinate water regulations between the CSRD and the province for the sake of maintaining the viability wells for CSRD residents? -CL replied that the province will be releasing new legislation in the fall that would permit up to 4 dwelling units on lots where currently only a single dwelling unit is permitted. These new regulations will likely direct the bulk of this density to areas that have existing servicing infrastructure, rather than the rural areas.

- Point made re: extra traffic, especially given the limitations on the main roadway and its location in riparian-adjacent areas where there are impacts to wildlife, especially turtles and toads, and whether this initiative is just contributing to urban sprawl; residents in this area are completely car-dependent since there is no transit available.
- Point made that there is limited parking on some parcels, which already results in spillover of vehicles onto the roadway
- Point made that rural Revelstoke values need to be communicated to the board, and that increasing revenue generating ability will only drive prices up more to the point where they are unreachable for most residents; the idea of a 'mortgage-helper' is only valid if it is the owner's primary residence rather than an investment property or a second home.
- Discussion on the adequacy of existing wells/septic systems many of which do not meet existing, or any, septic requirements but until 2017 there were no inspection requirements for these → idea was brought up that the addition of extra dwellings would require updating the septic capacity, or for any long term rentals proposed for conversion to TUP for vacation rental or purpose built for STR use; discussion on the relevance of the water situation in Nicholson
- Questions on the capacity of the power grid for more users, especially given the increasing demand for electric vehicles;

-KG replied that utility companies monitor their capacity and set developer requirements/costs. BCH-(BC Hydro) reviews capacity and implications during subdivision and necessary improvements are made.

- Further discussion re: the definition of 'long term rental' in Revelstoke, where many
 vacationers come and stay for weeks, and vacationers would technically qualify as 'longterm' tenants
- Christine LeFloch clarified the summary of what was heard:
 - density should be concentrated in the city, where there is infrastructure.
 - concern for non-owner operation of multiple properties
- KG brought up the option for the online survey

2. Accessory Buildings: Presentation from Ken Gobeil 1:11pm

Accessory Buildings: Information Webpage

Summary:

• Area B has newer zoning bylaws, new larger maximum size for accessory buildings to accommodate dwelling units e.g. suite over garage; over a certain parcel size there would be no maximum size, as there would be less impact on the neighbours this could result in an increase in accessory building size in Area B; examples are garage, shop, etc and clarifies what portion of the attic/crawlspace would be counted as floor area; the idea of the bylaw amendment is that there is potential to use existing buildings as long as they meet requirements for accommodating a dwelling (I.e. safety

issues)

Questions from APC:

• question about driveway regulations with extra dwellings;

-KG replied that driveways are only reviewed during subdivision planning, but it may be something that can be included in the zoning amendments. Driveways for multiple units need to be 6m running width, and max grade is 15% for single dwellings and 12.5% for multiple dwellings.

• Question re: retention of shade trees?

-KG answered that a FireSmart assessment checklist is included on the development permit application.

- 3. <u>New Business:</u>
- 4. <u>Adjournment:</u>2:00pm

CERTIFIED CORRECT

Brian Gadbois

Brian Gadbois - Chair

Page 585 of 784



Scw'exmx Tribal Council (STC) Title and Rights Stewardship #202-2090 COUTLEE AVENUE P.O. BOX 188, MERRITT, BC V1K 1B8 Phone (250) 378-4235 Fax (250) 378-9119 Referrals e-mail: referrals@scwexmcxtribal.org e-mail: administration@scwexmxtribal.org



June 7, 2023

TR_2023_7539

Columbia Shuswap Regional District 555 Harbourfront Drive NE PO Box 978 Salmon Arm, BC V1E 4P1

Attn: Karen Riopel

Re: <u>Proposed Changes to CRSD Bylaws - Secondary Dwelling Units and Accessory Buildings</u> for Residential Properties

Dear Ms. Riopel:

Scw'exmx Tribal Council (STC)/Title & Rights Stewardship (TRS) has received the notification for proposed changes to CSRD Bylaws for Residential Properties STC/TRS is providing an initial response letter on behalf of STC participating member bands. STC/TRS would like to *defer* this project to the appropriate First Nations for their review and comment.

The referral process should not be understood to fulfill the province's duty to consult and accommodate, nor should our response to this referral be used to abrogate, limit, or define our Aboriginal Title or Rights.

Thank you for your participation and cooperation in this matter.

Sincerely,

te Mi Cauluf Jordon Joe

Executive Director Scw'exmx Tribal Council

Date

/SVarley

Disclaimer Clause

This response is not a legal document therefore any and all of the previous mentioned information shall only be used in an informative manner. This document is also a guideline for the client(s) and the Scw'exmx Tribal Council on behalf of the Nooaitch Band, and Shackan Band to take further action or make recommendations if necessary.

Without Prejudice Clause

This response has been prepared and submitted without prejudice to Aboriginal Title or Rights issues. It does not attempt to define or limit the Aboriginal Title or Rights of any First Nation. This report is not considered consultation for the purpose of defining or limiting the Aboriginal Title and Rights of any First Nation (Band). This report does not relinquish any part of its current or future claims to Aboriginal Title or Rights and is submitted on behalf of Nooaitch Band and Shackan Band.



Project Name:

MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received:

Friday, May 5, 2023

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

SIMPCW

Simpcw appreciated the opportunity to review the documents provided, which summarizes the project proposal.

During this time, Simpcw will review the documents provided as per outlined in the UNDRIP Article 23 citing "Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development." In doing so, Simpcw will conduct an internal review of the submitted proposal. Once this review has been conducted, a response will be forthcoming, outlining the necessary next steps, recommendations and other concerns required.

Simpcw exercises this right under UNDRIP Article 5 "Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose."

Again, Simpcw thanks you for this opportunity to provide feedback relating to the proposal.



the Rivers

SIMPCW

Project Name:

MO20200000257_MP20220000285
FN Consultation ID:

SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received:

Friday, May 5, 2023

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

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with MO20200000257_MP20220000285 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 Simpcwúlecw 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



1886 Little Shuswap Lake Rd • Chase BC • V0E 1M2 tel 250.679.3203 • fax 250.679.3220

Project Name: MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received: Friday, May 5, 2023

WITHOUT PREJUDICE*1

May 18, 2023

Attn: Karen Riopel, Columbia Shuswap Regional District (CSRD)

Weytk,

Skwlåx te Secwepemcúl'ecw is in receipt of the referral for: MO20200000257 MP20220000285.

Based upon our initial review, Skwlåx te Secwepemcúl'ecw has no objection to this project. However, Skwlåx te Secwepemcúl'ecw expects Columbia Shuswap Regional District (CSRD) to continue with consultation on the project and keep Skwlåx te Secwepemcúl'ecw apprised of developments that may affect our traditional land use and access to the area encompassed by the overall project.

Any correspondence on this referral please use Nations Connect and please upload any additional information or reports to Nations Connect.

Thank you for your cooperation and correspondence.

Kukstemc,

Skwlåx te Secwepemcúl'ecw Referrals Team

*1: Please be advised that Skwlåx te Secwepemcúl'ecw has a strong prima facie Aboriginal rights and title claim to our Traditional Territory. These rights are recognized and affirmed by section 35 of Canada's Constitution. As such, Skwlåx te Secwepemcúl'ecw is entitled to high degree of meaningful consultation and accommodation for proponents who contemplate any conduct that could infringe our constitutionally protected rights. In addition, any contemplated activities in our Traditional Territory must adhere to the principles advanced in the United Nations Declaration on the Rights of Indigenous People and British Columbia's Declaration on the Rights of Indigenous Peoples Act. Such principles include the inherent rights of Indigenous peoples and the Crown's obligation to consult and cooperate with Indigenous peoples in good faith to obtain their free, prior and informed consent before the approval of any project affecting their lands, territories and/or other resources. Further, we understand that the proponent or the government may wish to impose deadlines to complete consultation and accommodation process. This, with respect, would be unacceptable. Both the process and the end result are important. Flexible and realistic timelines can be worked out by the parties. They cannot, legitimately, be

imposed unilaterally by one of the parties.



TKemlúps te Secwépemc

Project Name: MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received: Friday, May 5, 2023

Weytk (Hello),

This is to confirm that SDU/Accessory Project referral package regarding "MO20200000257_MP20220000285", has been received and that an initial office review of the referral package has been completed.

The initial office review indicates that the "MO20200000257_MP20220000285" is located within the traditional territory of the Secwepemc Nation, of which is represented and shared mutually by Tk'emlúps te Secwepemc and all seventeen Secwépemc bands.

Tk'emlúps te Secwepemc wishes to notify that we are deferring all comments, technical, and field related aspects of consultation on this file to Simpcw First Nation, Skwlāx te Secwepemcúlecw (Little Shuswap), Adams Lake Indian Band, and Neskonlith Indian Bands.

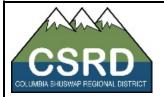
Tk'emlúps te Secwépemc hold and exercise inherent aboriginal title and rights respective to our shared traditional territory within the Secwépemc Nation. Tk'emlúps te Secwepemc's expressive support for Secwepemc Band initiatives through deferral of consultation, is not to abrogate our shared interests in jurisdiction or co-management within this mutual area of traditional territory.

Regards,

Karly Gottfriedson

Permitting Specialist Tk'emlúps te Secwepemc

Page 592 of 784



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978 SALMON ARM BC V1E 4P1

Telephone: 250.832.8194 Fax: 250.832.1083

Secondary Dwelling & Accessory

DATE RECEIVED: May 4, 2023

FILE NO.

OPERATIONS MANAGEMENT					
Function	Comments	Reviewed By			
UTILITIES	Utilities has no concerns with the proposed Bylaw Amendments, however would like to note that the Water Rates and Regulation Bylaw 5819 will need updating to address water user fees for Secondary Dwelling Units. The Water Rates and Regulation Bylaw 5819 will require updating in 2024 to set the water user rates for the next 5 year period 2025-2029, amendments to address SDU's will be addressed at the same time.	T Perepolkin			
EMERGENCY MANAGEMENT	No concerns.	D Sutherland			
FIRE SERVICES	No concerns.	D Sutherland			
SOLID WASTE AND RECYCLING	No concerns.	B Van Nostrand			
PARKS AND COMMUNITY SERVICES	No concerns.	R Nitchie			
ADMINISTRATION	No concerns.	D Mooney			

Potential Dwelling Units in Residential and Rural Zones by Electoral Area

CSRD Planning - January 31, 2024

Query		Electoral Area					
Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	В	С	D	E	F	G	
< 1 ha and serviced by community sewer	61	106	0	0	0	507	
< 1 ha and no community servicing	618	1,252	560	775	3,219	2,181	
1 - 8 ha and less than 50% ALR or not in the ALR	192	389	334	203	46	250	
1 - 8 ha and in the ALR by 50% or more	63	29	188	19	32	38	
> 8 ha and in the ALR by 50% or more	46	3	205	0	9	2	
> 8 ha and not in the ALR (or less than 50% ALR)	18	21	97	23	39	18	
Total number of lots in Rural and Residential Zones	998	1,800	1,384	1,020	3,345	2,996	11,543

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area B	Number of	dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	61	183	
< 1 ha and no community servicing	618	1236	
1 - 8 ha and in the ALR by 50% or more	63	126	Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR)	192	576	Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	46	92	Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	18	72	
Total number of lots in Rural and Residential Zones	998	2285	*Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area C	Number of dwellings including SDD and SDUs with full uptake		
< 1 ha and serviced by community sewer	106	318		
< 1 ha and no community servicing	1,252	2504		
1 - 8 ha and in the ALR by 50% or more	29	58	Assumes no approval of extra DU's by ALC	
1 - 8 ha and not in the ALR (or less than 50% ALR)	389	1167	Assumes an average of 3 du's per parcel	
> 8 ha and in the ALR by 50% or more	3	6	Assumes no approval of extra DU's by ALC	
> 8 ha and not in the ALR (or less than 50% ALR)	21	84		
Total number of lots in Rural and Residential Zones	1,800	4137	*Total number of dwellings with full uptake	

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area D	Number of	dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	0	0	
< 1 ha and no community servicing	560	1120	
1 - 8 ha and in the ALR by 50% or more	188	376	Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR)	334	1002	Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	205	410	Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	97	388	
Total number of lots in Rural and Residential Zones	1,384	3296	*Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area E	Number of dwellings including SDD and SDUs with full uptake		
< 1 ha and serviced by community sewer	0	0		
< 1 ha and no community servicing	775	1550		
1 - 8 ha and in the ALR by 50% or more	19	38	Assumes no approval of extra DU's by ALC	
1 - 8 ha and not in the ALR (or less than 50% ALR)	203	609	Assumes an average of 3 du's per parcel	
> 8 ha and in the ALR by 50% or more	0	0	Assumes no approval of extra DU's by ALC	
> 8 ha and not in the ALR (or less than 50% ALR)	23	92		
Total number of lots in Rural and Residential Zones	1,020	2289	*Total number of dwellings with full uptake	

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area F	Number of	dwellings including SDD and SDUs with full uptake
< 1 ha and serviced by community sewer	0	0	
< 1 ha and no community servicing	3,219	6438	
1 - 8 ha and in the ALR by 50% or more	32	64	Assumes no approval of extra DU's by ALC
1 - 8 ha and not in the ALR (or less than 50% ALR)	46	138	Assumes an average of 3 du's per parcel
> 8 ha and in the ALR by 50% or more	9	18	Assumes no approval of extra DU's by ALC
> 8 ha and not in the ALR (or less than 50% ALR)	39	156	
Total number of lots in Rural and Residential Zones	3,345	6814	*Total number of dwellings with full uptake

Count of Private and Bare Land Strata Parcels that Intersect with Residential and Rural Zones and are:	Area G	Number of	nber of dwellings including SDD and SDUs with full uptake		
< 1 ha and serviced by community sewer	507	1014	Most properties are in SLE - 1 SDU instead of 2		
	507	1014	Most properties are in SLE - 1 SDU instead of 2		
< 1 ha and no community servicing	2,181	4362			
1 - 8 ha and in the ALR by 50% or more	38	76	Assumes no approval of extra DU's by ALC		
1 - 8 ha and not in the ALR (or less than 50% ALR)	250	750	Assumes an average of 3 du's per parcel		
> 8 ha and in the ALR by 50% or more	2	4	Assumes no approval of extra DU's by ALC		
> 8 ha and not in the ALR (or less than 50% ALR)	18	72			
Total number of lots in Rural and Residential Zones	2,996	6278	*Total number of dwellings with full uptake		

25099

*Total Potential Dwelling Units Across Electoral Areas

Notes:

*Includes Single Detached Dwellings and Secondary Dwelling Units permitted in Residential and Rural zones. This number includes all existing dwelling units and potential dwelling units where zoning applies. Analysis does not include existing and potential dwelling units in Multi-Residential, Cluster Housing, Resort, Commercial, or Industrial zones Electoral Area A is not included in this analysis because most of the area does not have a zoning bylaw. Specific Amendments Proposed to address Secondary Dwelling Units CSRD Planning – January 31, 2024

Phase 1

Anglemont Zoning Bylaw No. 650

General – all instances of "single family dwelling" and "multiple family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling" and "multiple dwelling".

Part 1 Definitions – is proposed to be amended by deleting definitions for basement suite, guest accommodation, guest cottage, family, multiple family dwelling, and single-family dwelling; adding new definitions for household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit, attached, single detached dwelling and vacation rental; and amending the definition for dwelling unit.

Part 3 General Regulations – Sections 3.9 Basement Suite and 3.10 Guest Accommodation are proposed to be deleted. A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.9.

Part 4 Off-Street Parking and Loading Regulations – Guest accommodation and associated regulation is proposed to be deleted and Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU. References to guest accommodation in Sections 4.3 and 4.6 are proposed to be replaced with Secondary Dwelling Unit.

Part 5 Zones – is proposed to be amended by deleting "Guest accommodation" and associated regulations from the RR-60, RR-4, RS-1 and RS-5 zones; and by adding "Secondary dwelling unit in accordance with the General Regulations in Section 3.9" as a permitted use in the RR-60, RR-4, CR, RS-1 and RS-5 zones; and by adding a new regulation to the RR-60 permitting 2 single detached dwellings on parcels greater than 8 ha.

Special Regulation – the RS-1 zone contains a special regulation applicable to Lot 11, Section 22, Township 23, Range 9, W6M, KDYD, Plan 19710. The special regulation permits an "upper floor dwelling unit" and guest accommodation is not permitted in the unit. The definition for "upper floor dwelling unit" is "a dwelling unit that is located above the ground floor of a principle permitted use and contains a separate entrance". Since this unit would fit within the parameters for secondary dwelling units this special regulation is no longer required, and it is recommended that it be deleted from the bylaw.

Summary of SDU Changes for Anglemont

Zone	Existing Secondary Unit	Proposed Secondary Unit	Parking
	Туре	Туре	
RR-60	Guest Accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1600 m ² or larger	as per general regulations	Spaces
RR-4	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1600 m ² or larger	as per general regulations	Spaces
CR	Not currently a permitted use	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces
RS-1	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1600 m ² or larger	as per general regulations	Spaces
RS-5	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for each portion of a parcel that	as per general regulations	Spaces
	is 4000 m ² or more where 1 SFD		
	exists		

Magna Bay Zoning Bylaw No. 800

General – all instances of "single family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling".

Part 1 Definitions – is proposed to be amended by deleting definitions for basement suite, guest accommodation, guest cottage, family, multiple family dwelling, and single-family dwelling; adding new definitions for household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definition for dwelling unit.

Part 3 General Regulations – Sections 3.9 Basement Suite and 3.10 Guest Accommodation are proposed to be deleted. A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.9.

Part 4 Off-Street Parking and Loading Regulations – Guest accommodation and associated regulation proposed to be deleted and Secondary Dwelling Unit proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

Part 5 Zones – is proposed to be amended by deleting "Guest accommodation" and associated regulations from the R, CR, and RS zones; and by adding "Secondary dwelling unit in accordance with the General Regulations in Section 3.10" as a permitted use in the A, R, CR, and RS zones; and by adding a new regulation to the R zone permitting 2 single detached dwellings on parcels greater than 8 ha.

Special Regulation for Guest Accommodation – the RS zone contains a special regulation applicable to Lot E, Section 13, Township 23, Range 10, W6M, KDYD, Plan 29668. The special

regulation permits a guest accommodation of 140.63 m² on the subject property. Since this unit would fit within the definition of secondary dwelling unit but is slightly larger than the maximum size proposed for SDUs this special regulation is proposed to be amended to allow the maximum floor area permitted for a secondary dwelling unit on this property to be 140.63 m². Bullet (ii) of this special regulation pertains to parcel area required for a guest accommodation and is no longer required as the property is large enough for a secondary dwelling unit.

Zone	Existing Secondary Unit	Proposed Secondary Unit	Parking
	Туре	Туре	
A	N/A	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces
R	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces
CR	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces
RS	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces

Summary of SDU Changes for Magna Bay

Scotch Creek/Lee Creek Zoning Bylaw No. 825

General – all instances of "single family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling".

Part 1 Definitions – is proposed to be amended by deleting definitions for guest accommodation, guest cottage, guest suite, family, and single-family dwelling; adding new definitions for household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definition for dwelling unit.

Part 3 General Regulations – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.19.

Part 4 Off-Street Parking and Loading Regulations – Guest cottage, guest suite and associated regulations are proposed to be deleted and Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU. References to guest accommodation in Sections 4.2 and 4.5 are proposed to be replaced with Secondary Dwelling Unit.

Part 5 Zones – is proposed to be amended by deleting "Guest accommodation" and associated regulations from the A, RU1, RU2, CR, and R1 zones; deleting "Guest suite" from the MU and C3 zones; and by adding "Secondary dwelling unit in accordance with the General Regulations in Section 3.11" as a permitted use in the A, RU1, RU2, CR, R1, C3 and MU zones.

and by adding a new regulation to the A and RU1 zones permitting 2 single detached dwellings on parcels greater than 8 ha.

Special Regulations for Guest Accommodation – Bylaw No. 825 contains a number of special regulations allowing guest accommodations or guest cottages that are larger than otherwise permitted in the bylaw on a site-specific basis. Since guest accommodation and guest cottage are proposed to be removed from the bylaw, and as these units will fit within the parameters for SDUs, some of these special regulations can be removed from the bylaw as they will no longer be required or amended as needed.

The following special regulations are proposed to be removed:

- R1 Zone:
 - 5.7(4)(x) allows a guest accommodation with maximum floor area of 112 m² as a secondary use for Lot 14, Plan 8597, Section 35, Township 22, Range 11, W6M, KDYD.
 - 5.7(4)(ff) allows a 65 m² guest cottage as a secondary use for Lot 3, Plan 20136, Section 34, Township 22, Range 11, W6M, KDYD.

The following special regulations are proposed to be amended:

- R1 Zone:
 - 5.7(4)(y) This special regulation is applicable to KAS55 (Copper Cove) and limits the size of a guest cottage on properties within the strata to a maximum of 60 m² and only permits them on parcels with a minimum area of 0.15 ha. The language is proposed to be changed from "guest cottage" to "secondary dwelling unit" but the rest of the special regulation is proposed to remain as is. Consultation with the strata will help staff to determine whether this approach is acceptable or if further changes are required.

Zone	Existing Secondary Unit	Proposed Secondary Unit	Parking
	Туре	Туре	
A	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces
RU1	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces
RU2	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces
CR	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces
R1	Guest accommodation (50 m ²)	Secondary Dwelling Unit (140 m ²)	1-2
	for parcels 1 ha or larger	as per general regulations	Spaces

С3	Guest Suite (50 m ²) for parcels 1	Secondary Dwelling Unit (140 m ²)	1-2
	ha or larger	as per general regulations	Spaces
MU	Guest Suite (50 m ²) for parcels 1	Secondary Dwelling Unit (140 m ²)	1-2
	ha or larger	as per general regulations	Spaces

Phase 2

Electoral Area B Zoning Bylaw No. 851 General

- all instances of "single family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling".
- All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple dwelling".
- All instance of "guest accommodation" used throughout the bylaw, including special regulations shall be deleted.

Part 1 Definitions – is proposed to be amended by deleting definitions for guest accommodation, family, multiple family dwelling, and single-family dwelling; adding new definitions for domestic water system, household, multiple-dwelling, secondary dwelling unit attached, and single detached dwelling; and amending the definitions for dwelling unit and secondary dwelling unit.

Part 3 General Regulations – Section 3.7 Provisions for Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 are proposed to be deleted; and Section 3.15 outlining the regulations for Secondary Dwelling Units is proposed to be replaced with the new regulations.

Part 4 Off-Street Parking and Loading Regulations – References to guest accommodation and associated regulations in Sections 4.2 and 4.5(2) are proposed to be deleted. Guest cottage is proposed to be deleted and Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

Part 5 Zones is proposed to be amended by amending the RSC and RH zones to allow 2 single detached dwellings on parcels greater than 8 ha. The RSC, RH, SH, RR2, RR1, RS3, CDB1, CDB2, HC, NC, RC1, RC2, VR, and ID1 zones are proposed to be amended by amending the regulations table to specify the maximum number of secondary dwelling units per parcel with reference to Section 3.15 of the bylaw. References to secondary dwelling unit floor area in the RSC, RH, SH, RR2, RR1, RS3, CDB1, CDB2, HC, NC, RC1, RC2, VR, and ID1 are proposed to be deleted.

Summary of SDU Changes for Rural Revelstoke

Zone	Existing	Secondary	Unit	Proposed	Secondary	Unit	Parking
	Туре			Туре			

RSC	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
RH	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
SH	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
RR2	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
RR1	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
<i>RS3</i>	Secondary Dwelling Unit (75 m ²)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
CDB1	Secondary Dwelling Unit (100 m ²)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 1</i>	N/A	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
CDB2 Area 2	N/A	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
<i>CDB2</i> <i>Area 3</i>	N/A	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
<i>CDB2</i> Area 5	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
<i>CDB2 Area 6</i>	Secondary Dwelling Unit (<60% of floor area of principal dwelling)		1-2 Spaces
НС	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m ²)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
NC	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m ²)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
RC1	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m ²)		1-2 Spaces

RC2	Secondary Dwelling Unit (<60% of floor area of principal dwelling or 100 m ²)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
VR	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
ID1	Secondary Dwelling Unit (<60% of floor area of principal dwelling)	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces

Electoral Area E Zoning Bylaw No. 841

Section 3 General Regulations – Section 3.15 outlining the regulations for Secondary Dwelling Units is proposed to be replaced with the new regulations.

Section 4 Zones is proposed to be amended by amending the RSC, AG1, and MH zones to allow 2 single detached dwellings on parcels greater than 8 ha. The VC and VR zones are proposed to be amended by adding secondary dwelling unit as a permitted use and amending the regulations table to specify the maximum number of secondary dwelling units per parcel with reference to Section 3.15 of the bylaw. References to secondary dwelling unit floor area in the RSC, AG1, MH, RR1, and VR zones are proposed to be deleted. Reference to maximum floor area of a single detached dwelling in the AG1 zone is proposed to be deleted.

Section 5 Parking and Loading Regulations – Secondary Dwelling Unit in Table 1 is proposed to be amended with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

Summary of SDU Changes for Rural Sicamous

Zone	Existing	Secondary	Unit	Proposed	Secondary	Unit	Parking
	Туре			Туре			
RSC		Dwelling Unit	(115	2	welling Unit (14	40 m²)	1-2
	m ²)			as per genera	al regulations		Spaces
AG1	Secondary	Dwelling Unit	t (90-	Secondary D	welling Unit (14	40 m²)	1-2
	115 m ²)			as per genera	al regulations		Spaces
MH	Secondary	Dwelling Unit	(115	Secondary D	welling Unit (14	40 m²)	1-2
	m²)			as per genera	al regulations		Spaces
RR1	Secondary	Dwelling Unit	(115	Secondary D	welling Unit (14	40 m²)	1-2
	m²)			as per genera	al regulations		Spaces
VC	None			Secondary D	welling Unit (14	40 m²)	1-2
				as per genera	al regulations		Spaces
VR	Secondary	Dwelling Unit	(115	Secondary D	welling Unit (14	40 m²)	1-2
	m ²)			as per genera	al regulations		Spaces

Ranchero-Deep Creek Zoning Bylaw No. 751

Part 1 Definitions – is proposed to be amended by amending the definition for secondary dwelling unit and adding a definition for secondary dwelling unit, attached.

Part 3 General Regulations – Section 3.16 outlining the regulations for Secondary Dwelling Units is proposed to be replaced with the new regulations.

Part 4 Zones is proposed to be amended by amending the RH, AG1, and MH zones to allow 2 single detached dwellings on parcels greater than 8 ha. The RH, AG1, MH, RR1, and VR zones are proposed to be amended by amending the regulations table to specify the maximum number of secondary dwelling units per parcel with reference to Section 3.16 of the bylaw. References to secondary dwelling unit habitable floor area in the RH, AG1, MH, RR1, and VR RR1, and VR zones are proposed to be deleted.

Part 5 Parking and Loading Regulations – References to guest accommodation and associated regulations in Sections 5.2 and 5.5(2) are proposed to be deleted. Secondary Dwelling Unit in Table 1 is proposed to be amended with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

Summary of SDU Changes for Ranchero-Deep Creek

Existing	Seconda	nry l	Unit	Proposed Secondary Unit	Parking
Туре				Туре	
Secondary	Dwelling	Unit	(90	Secondary Dwelling Unit (140 m ²)	1-2
m ²)				as per general regulations	Spaces
Secondary	Dwelling	Unit	(90	Secondary Dwelling Unit (140 m ²)	1-2
m²)				as per general regulations	Spaces
Secondary	Dwelling	Unit	(90	Secondary Dwelling Unit (140 m ²)	1-2
m²)				as per general regulations	Spaces
Secondary	Dwelling	Unit	(90	Secondary Dwelling Unit (140 m ²)	1-2
m²)				as per general regulations	Spaces
Secondary	Dwelling	Unit	(90	Secondary Dwelling Unit (140 m ²)	1-2
m ²)				as per general regulations	Spaces
	<i>Type</i> Secondary m ²) Secondary m ²) Secondary m ²) Secondary m ²) Secondary	<i>Type</i> Secondary Dwelling m ²) Secondary Dwelling m ²) Secondary Dwelling m ²) Secondary Dwelling m ²) Secondary Dwelling	<i>Type</i> Secondary Dwelling Unit m ²) Secondary Dwelling Unit m ²) Secondary Dwelling Unit m ²) Secondary Dwelling Unit m ²) Secondary Dwelling Unit	TypeSecondaryDwellingUnit(90m²)DwellingUnit(90m²)DwellingUnit(90m²)DwellingUnit(90m²)Unit(90m²)SecondaryDwellingUnit(90m²)DwellingUnit(90m²)Unit(90m²)SecondaryDwellingUnit(90m²)Unit(90m²)	SecondaryDwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulationsM2)DwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulationsM2)DwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulationsSecondaryDwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulationsM2)SecondaryDwellingUnit(90SecondaryDwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulationsSecondaryDwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulationsSecondaryDwellingUnit(90Secondary Dwelling Unit (140 m²) as per general regulations

Phase 3

South Shuswap Zoning Bylaw No. 701 General

- all instances of "single family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling".
- All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple dwelling".
- All instance of "cottage" used throughout the bylaw, including special regulations shall be replaced with "secondary dwelling unit". *This includes the "Explanation of South

Shuswap Zoning Bylaw No. 701 Special Regulations" even though it is not part of the bylaw.

Part 1 Definitions – is proposed to be amended by deleting definitions for cottage, family, multiple family dwelling, and single-family dwelling; adding new definitions for household, domestic water system, kitchen, multiple-dwelling, on-site sewage disposal, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definitions for community sewer system and dwelling unit.

Part 2 Administration – Section 2.0 Statement of Intent is proposed to be amended to include an explanation of how special regulations that previously permitted one or more cottages on a parcel will now permit the same buildings as secondary dwelling units, and that where a special regulation permits a higher number of single detached dwellings than permitted in the applicable one, secondary dwelling units are not permitted unless they are already recognized in the special regulation.

Part 3 General Regulations – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 3.22.

Part 5 Zones is proposed to be amended by deleting "cottage" and associated regulations from the AR1, AR2, RR1, RR2, RR3, RR4, CH2 and LH zones; and by adding "Secondary dwelling unit" as a permitted use in the AR1, AR2, RR1, RR2, RR3, RR4, LH, and R1 zones. A new row is also proposed to be added to the regulations table in each zone that permits secondary dwelling unit noting that the number of secondary dwelling units permitted shall be in accordance with Section 3.22. Section 15.4 which regulates the number of guest cottages permitted in Notch Hill – Balmoral is proposed to be deleted.

Schedule B - Parking Provisions – Secondary Dwelling Unit is proposed to be added to Table 1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

TypeTypeAR1Cottage (50 m²) for parcelsSecondary Dwelling Unit (140 m²) 1-2	-
AR1 Cottage (50 m ²) for parcels Secondary Dwelling Unit (140 m ²) 1-2	
4000 m² or largeras per general regulationsSpaces	
AR2 Cottage (50 m ²) for parcels Secondary Dwelling Unit (140 m ²) 1-2	
4000 m ² or larger as per general regulations Spaces	
<i>RR1</i> Cottage (50 m ²) for parcels Secondary Dwelling Unit (140 m ²) 1-2	
4000 m ² or larger as per general regulations Spaces	
<i>RR2</i> Cottage (50 m ²) for parcels Secondary Dwelling Unit (140 m ²) 1-2	
4000 m ² or larger as per general regulations Spaces	
<i>RR3</i> Cottage (50 m ²) for parcels Secondary Dwelling Unit (140 m ²) 1-2	
4000 m² or largeras per general regulationsSpaces	

Summary of SDU Changes for South Shuswap

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RR4	Cottage (50 m ²) for parce 4000 m ² or larger	s Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
<i>R1</i>	N/A	Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
CH2	Cottage (50 m ²) for parce 4000 m ² or larger	s Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces
LH	Cottage (50 m ²) for parce 4000 m ² or larger	s Secondary Dwelling Unit (140 m ²) as per general regulations	1-2 Spaces

Salmon Valley Land Use Bylaw No. 2500 General

- all instances of "single family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling".
- All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple dwelling".
- All instance of "two-family dwelling" used throughout the bylaw, shall be replaced with "duplex.

Section 2.2 General Regulations – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 2.2.19.

Zones are proposed to be amended by deleting "guest cottage" and associated regulations from the RR zone; and by adding "Secondary dwelling unit" as a permitted use in the R, RH, RR, and RS zones. A new row is also proposed to be added to the regulations table in each zone that permits secondary dwelling unit noting that the number of secondary dwelling units permitted shall be in accordance with Section 2.2.19.

Schedule B - Parking Provisions – Secondary Dwelling Unit is proposed to be added to Table B-1 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

Section 3.1 Interpretation – is proposed to be amended by deleting definitions for agricultural dwelling, guest cottage, family, multiple family dwelling, single-family dwelling, and two-family dwelling; adding new definitions for domestic water system, household, kitchen, multiple-dwelling, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definitions for on-site sewage disposal system and accessory dwelling.

Summary of SDU Changes for Salmon Valley

Zone	Existing	Secondary	Unit	Proposed	Secondary	Unit	Parking
	Туре			Туре			
R	N/A			Secondary D	welling Unit (14	40 m²)	1-2
				as per gener	al regulations		Spaces

RR	Guest cottage (50 m²)	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces
RH	N/A	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces
RS	N/A	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces

Kault Hill Land Use Bylaw No. 3000

General

- all instances of "single family dwelling" used throughout the bylaw are proposed to be replaced with "single detached dwelling".
- All instance of "cottage" used throughout the bylaw, shall be replaced with "secondary dwelling unit".

Part 1 Definitions – is proposed to be amended by deleting definitions for cottage, family, and single-family dwelling; adding new definitions for domestic water system, household, kitchen, secondary dwelling unit, secondary dwelling unit attached, single detached dwelling and vacation rental; and amending the definitions for community sewer system, dwelling unit, and on-site sewage disposal system.

Part 2.4 – Off-Street Parking and Loading Spaces – Cottage and associated regulations are proposed to be deleted from Table 2 and Secondary Dwelling Unit is proposed to be added to Table 2 with a requirement for 1 parking space for a studio or one-bedroom SDU or 2 parking spaces for a two or more-bedroom SDU.

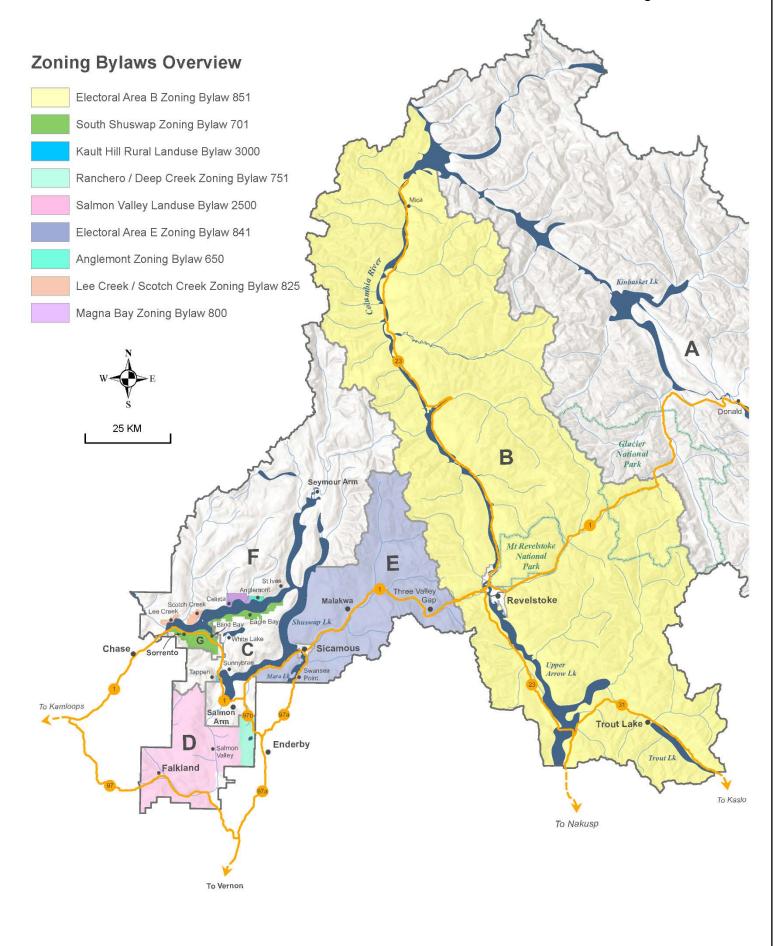
Part 3 General Regulations – A new section outlining the regulations for Secondary Dwelling Units as outlined above is proposed to be added as Section 2.3.16.

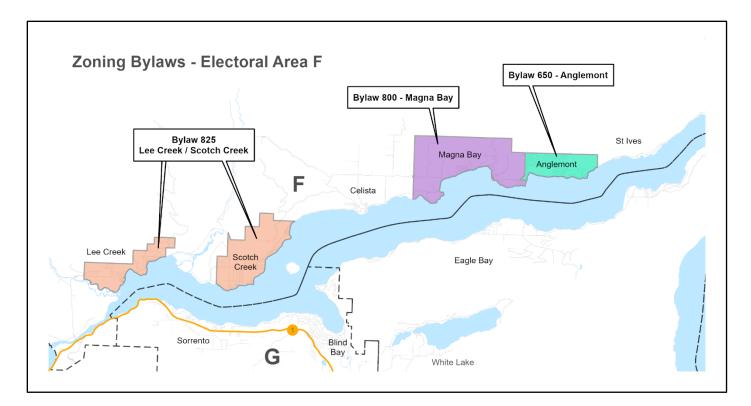
Zones are proposed to be amended by deleting "cottage" and associated regulations in the R and SH zones; and by adding "Secondary dwelling unit" as a permitted use in the R, SH, RR, and PA zones. A new row is also proposed to be added to the regulations table in each zone that permits secondary dwelling unit noting that the number of secondary dwelling units permitted shall be in accordance with Section 2.3.16.

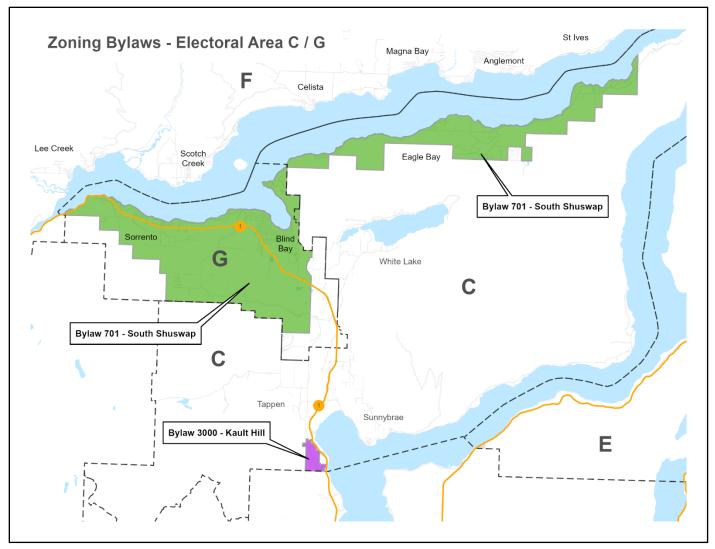
Zone	Existing Secondary Unit	Proposed Secondary Unit	Parking
	Туре	Туре	
R	Cottage (50 m ²) for parcels	Secondary Dwelling Unit (140 m ²)	1-2
	4000 m ² or larger	as per general regulations	Spaces
SH	Cottage (50 m ²) for parcels	Secondary Dwelling Unit (140 m ²)	1-2
	4000 m ² or larger	as per general regulations	Spaces
RR	N/A	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces

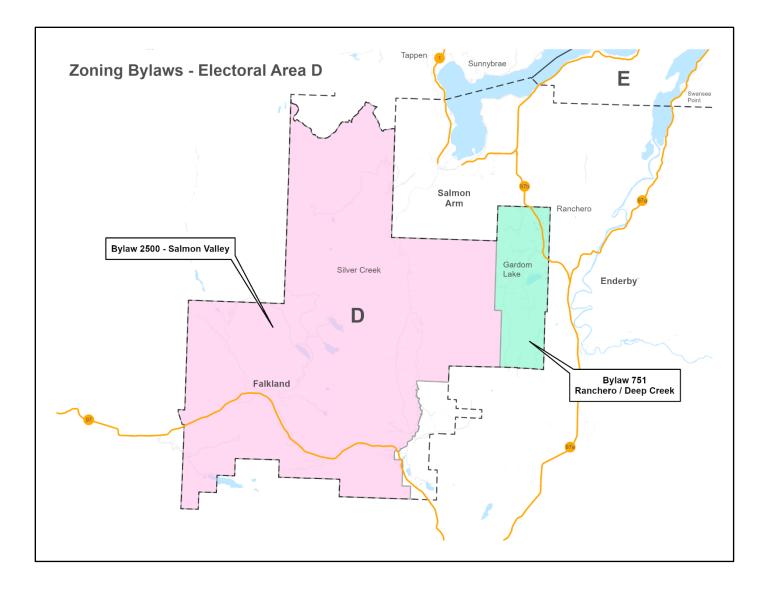
Summary of SDU Changes for Kault Hill

PA	N/A	Secondary Dwelling Unit (140 m ²)	1-2
		as per general regulations	Spaces











Attached SDU in a walk out basement (basement suite)



SDU in a partial basement (basement suite)



SDU attached to main floor of a primary dwelling



Detached SDU (garden suite)



Examples of Secondary Dwelling Units (SDU)

Two styles of SDUs above detached garages



BOARD REPORT

то:	Chair and Directors
SUBJECT:	Electoral Areas B, C, D, E, F, G: Accessory Building Project Zoning Bylaw Amendments
DESCRIPTION:	Report from Ken Gobeil, Senior Planner, dated April 4, 2024. Accessory Building Project; Zoning Bylaw Amendments to floor area definitions and accessory building regulations.
RECOMMENDATION #1:	THAT: Anglemont Zoning Amendment Bylaw No. 650-17 be read a third time this 18^{th} day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #2:	THAT: South Shuswap Zoning Amendment Bylaw No. 701-11 be read a third time this 18 th day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #3:	THAT: Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08 be read a third time this 18^{th} day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #4:	THAT: Magna Bay Zoning Amendment Bylaw No. 800-34 be read a third time this 18 th day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #5:	THAT: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45 be read a third time this 18^{th} day of April 2024
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #6:	THAT: Electoral Area E Zoning Amendment Bylaw No. 841-09 be read a third time this 18^{th} day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #7:	THAT: Electoral Area B Zoning Amendment Bylaw No. 851-31 be read a third time this 18^{th} day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority
RECOMMENDATION #8:	THAT: Salmon Valley Land Use Amendment Bylaw No. 2565 be read a third time this 18^{th} day of April 2024.
	Stakeholder Vote Unweighted (LGA Part 14) Majority

RECOMMENDATION	THAT: Kault Hill Land Use Amendment Bylaw No. 3009 be read a third
#9:	time this 18 th day of April 2024.

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

Staff are proposing amendments to all nine zoning bylaws and land use bylaws for consistent floor area definitions and maximum building height and floor area regulations based on property size for rural and residential properties.

These amendments are being completed in conjunction with amendments to the nine zoning and land use bylaws to permit secondary dwelling units, and more specifically the accessory building bylaw amendments will allow detached secondary dwelling units in an accessory building.

At the February 15, 2024 Board meeting, these nine bylaws were brought to the Board for first and second reading, or second reading as amended. The Board approved the recommended readings for each bylaw amendment. An ad was placed in local newspapers advising that a public hearing is not required for these bylaw amendments and that written public submissions regarding the proposed amendments can be received until 4 pm on the Tuesday prior to consideration of third reading.

Staff are now recommending the Board consider the amending bylaws for third reading. If this occurs, staff will send the amending bylaws including lands located within 800 m of a controlled access highway to the Ministry of Transportation and Infrastructure (MOTI) for consideration of statutory approval. After MOTI provides statutory approval, the Board can consider the amending bylaws for adoption at the June 20, 2024 Board meeting.

BACKGROUND:

Accessory Building Bylaw Amendment Project

- See <u>Item No. 17.3 in the March 19, 2020 Board Agenda</u> for the Board Report and all attachments regarding the Salmon Valley Land Use Amendment Bylaw No. 2565.
- See <u>Item No. 7.2 in the March 16. 2023 Board Agenda</u> for the Board Report and all attachments regarding the accessory building bylaw amendment project at phase 1.
- See <u>Item No. 17.3 in the February 15, 2024 Board Agenda</u> for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 2.

Secondary Dwelling Unit Bylaw Amendment Project

- See <u>Item No. 17.1 in the March 16, 2023 Board Agenda</u> for the Board Report and all attachments regarding the secondary dwelling unit bylaw amendment project at Phase 1.
- See <u>Item No. 17.4 in the February 15, 2024 Board Agenda</u> for the Board Report and all attachments regarding the accessory building bylaw amendment project at Phase 2.

POLICY:

See "<u>Acc_Bldg_Bylaw_Excerpts.pdf</u>" for relevant excerpts from the following zoning and land use bylaws:

- <u>Anglemont Zoning Bylaw No. 650</u>
- South Shuswap Zoning Bylaw No. 701

April 18, 2024

- Ranchero/Deep Creek Zoning Bylaw No. 751
- Magna Bay Zoning Bylaw No. 800
- Scotch Creek/Lee Creek Zoning Bylaw No. 825
- <u>Electoral Area E Zoning Bylaw No. 841</u>
- Electoral Area B Zoning Bylaw No. 851
- <u>Salmon Valley Land Use Bylaw No. 2500</u>
- Kault Hill Land Use Bylaw No. 3000

FINANCIAL:

There are no financial implications associated with this project.

KEY ISSUES/CONCEPTS:

Accessory building height and floor area size in the Salmon Valley Land Use Bylaw No. 2500 were reviewed in 2020 where the Board gave first reading to Salmon Valley Land Use Amendment Bylaw No. 2565. However, the bylaw amendment was put on hold to be included as part of a larger project to update all zoning and land use bylaws. This project was bought to the Board at the March 16, 2023, Board Meeting when the Board gave first reading to the Electoral Area F Zoning Amendment Bylaws

Following the March 16, 2023, Board Meeting, Planning Staff sent referrals to provincial agencies, first nations and local development professionals. Staff also used the CSRD-Connect website to inform the public of the project and give the public an opportunity to provide input through an online survey.

At the February 15, 2024, Board Meeting all nine amending bylaws were brought forward with the referral responses and online survey results. There were minor revisions proposed to the Electoral Area F Zoning Amendment and Salmon Valley Land Use Amendment Bylaws at the February 15, 2024, Board Meeting. Details of all consultation, and revisions are in the February 15, 2024 Board Report.

The Electoral Area F Zoning Amendment Bylaws, and the Salmon Valley Land Use Amendment Bylaw were read a second time as amended and the other zoning and land use amendment bylaws (South Shuswap Zoning Bylaw, Kault Hill Land Use Bylaw, Electoral Area B, and E Zoning Bylaws, Ranchero/Deep Creek Zoning Bylaw) were read a first and second time.

The proposed bylaw amendments are intended to bring the CSRD's zoning bylaws into accordance with Bill 44 – Provincial Housing Statutes Amendment Act which requires all local governments to amend their zoning bylaws to permit secondary dwelling units in residential zones by June 30, 2024.

There have been no revisions to the proposed amending bylaws from February 15, 2024. Planning staff are recommending the Board give all amending bylaws third reading to have all secondary dwelling unit and accessory building bylaw amendments submitted to the Ministry of Transportation and Infrastructure for signature and returned to the CSRD for the Board to consider adoption of these bylaws at their June 20, 2024, Board meeting to meet the June 30, 2024, provincial government deadline.

Rationale For Recommendation

Staff are recommending these amendments for the following reasons:

- The definitions and regulations will provide clarity and consistency among all the zoning bylaws.
- The amendments will allow secondary dwelling units in accessory buildings and provide greater flexibility to incorporate secondary dwelling units on a property where permitted.
- The increases to maximum accessory building heights and floor areas will be consistent with the size of properties.

- The amendments will reduce the number of variance applications received and improve application processing times.
- Public feedback supported consistency between CSRD bylaws.
- While there was some negative public feedback on the height or floor area sizes for parcels under 0.4 ha, the overall feedback was generally supportive of the proposed amendments; and,
- Provincial statutes require that local governments have these amending bylaws adopted by June 30, 2024, as they relate to the opportunities for secondary dwelling units. The proposed amendments will allow for detached secondary dwelling units where permitted.

IMPLEMENTATION:

Public hearings are not permitted where zoning bylaws are being amended to bring them into compliance with Bill 44 – Housing Statutes Amendments Act. Where a public hearing is not being held, Development Services Procedures Bylaw No. 4001-2 as amended, requires that ads be placed in 2 issues of a newspaper at least 3 days and no more than 10 days prior to the Board considering a bylaw for first reading. A second ad is to be placed in the same newspapers using the same date considerations prior to the Board considering a bylaw for third reading. The purpose of the ads is to invite written submissions from the public by 4 PM on the Tuesday prior to the Board meeting at which the Board will consider third reading. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices will be posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

These bylaw amendments cover a large area, and much of it is located within 800 m of a controlled access highway. Therefore, Statutory Approval of the Ministry of Transportation and Infrastructure is required prior to Board consideration of the bylaws for adoption. Following third reading the bylaws including lands located within 800 m of a controlled access highway will be sent to the Okanagan Shuswap and Rocky Mountain Districts of the Ministry of Transportation and Infrastructure for Statutory Approval. These MOTI offices have been advised that these bylaws will be provided at that time and that there is a short timeframe for them to sign and return the bylaws. Following first and second readings the Board report and amending bylaws will be provided for their information. A timeframe for the remaining steps in the bylaw amendment process is included below.

Following bylaw adoption, the CSRD is required to provide notification to the Province that the amendments required to bring all zoning bylaws into compliance with Bill 44 have been completed.

Action	Timing
Ads placed in newspapers prior to first and	February 2-9, 2024
second readings inviting public comments until	
Board consideration of third reading	
Board consideration of first and second readings	February 15, 2024
Ad placed in newspapers prior to third reading	April 5-12, 2024
advising of deadline for public submitting written	
comments (4 pm Tuesday prior to Board	
consideration of third reading)	
Board consideration of third reading	April 18, 2024
Referral to MOTI for Statutory Approval of bylaws	April 19, 2024
Deadline for CSRD receiving the signed bylaws	May 31, 2024
from MOTI	

April 18, 2024

Board consideration of adoption	June 20, 2024
CSRD notifies Province of bylaw adoption	June 21, 2024

Guide to Accessory Buildings and Secondary Dwelling Units

A comprehensive Guide to Accessory Buildings in the CSRD will be developed prior to adoption of these bylaw amendments. This guide will be available to staff, building and development industry professionals, and the public to assist with implementation of the new secondary dwelling unit and accessory building regulations. It will outline the building application process, including the preliminary considerations and site planning that will need to be undertaken by applicants to ensure that they have enough parcel area to accommodate the proposed accessory building, or secondary dwelling unit. In some cases, other physical features, or requirements such as the Riparian Areas Protection Regulations, steep slopes, or other considerations will further reduce the area that may be used for development; and a development permit may be required prior to issuance of a building permit. The guide will include sample site plans and drawings to assist in communicating the requirements.

COMMUNICATIONS:

Where a public hearing is not being held, Development Services Procedures Bylaw No. 4001-02 as amended, requires that ads be placed in two issues of a newspaper at least three days and no more than ten days prior to the Board considering a bylaw for first reading (the February 2024 Board Meeting). A second ad is to be placed in the same newspapers prior to the Board considering a bylaw for third reading. Ads were placed in the April 11 editions of the Vernon Morning Star and the Revelstoke Review, and the April 12 edition of the Shuswap Market News.

The purpose of the ad is to invite written submissions from the public by 4:00 pm on the Tuesday prior to the Board meeting at which the Board will consider third reading. Development notice signs and written notices to individual property owners are not required as per the Local Government Act because the proposed bylaw amendments will affect more than 10 properties. Notices were also posted at the CSRD office and on CSRD social media channels as are typically provided for bylaw amendments.

As of April 2, 2024 (date this report was written), no written comments have been received. Submissions made before 4:00 PM Tuesday April 16 will be submitted to the Board as a late agenda item.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

- 1. Endorse the Recommendation(s).
- 2. Deny the Recommendation(s).
- 3. Defer.
- 4. Any other action deemed appropriate by the Board.

Report Approval Details

Document Title:	2024_04_18_Board_DS_Acc_Bldg_Third.docx
Attachments:	 Acc_Bldg_Project_Specific_Amendments.pdf BL650-17_Third.pdf BL701-111_Third.pdf BL751-08_Third.pdf BL800-34_Third.pdf BL825-45_Third.pdf BL841-09_Third.pdf BL851-31_Third.pdf BL2565_Third.pdf BL3009_Third.pdf Acc_Bldg_Bylaw_Excerpts.pdf Acc_Bldg_Project_Survey_Results.pdf Acc_Bldg_and_BL2565_Agency_and_First_Nations_Referral_Responses.pdf Acc_Bldg_Project_Maps_Plans_Photos_2024_02_15.pdf
Final Approval Date:	Apr 10, 2024

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

No Signature found

Gerald Christie

Semfler Han

Jennifer Sham

John MacLean

Anglemont Zoning Amendment Bylaw No. 650-17 - Second Reading as amended.

See "BL650-17_Second_Amended.pdf" attached for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'RR-4 Rural Small Lot', 'CR Country Residential', 'RS-1 Residential', and 'RS-5 Residential Summer Home' Zones.

South Shuswap Zoning Amendment Bylaw No. 701-111 – First and Second Reading

See "BL701-111_First_Second.pdf" attached for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'AR1 Agriculture (20 ha)', 'AR2 Agriculture (4 ha)', 'RR1 Rural Residential (4000m²)', 'RR2 Rural Residential (5000m²)', 'RR3 Rural Residential (1 ha)', 'RR4 Rural Residential 4 (2 ha)', 'R1 Low Density Residential', 'R2 Medium Density Residential', 'CH1 Cluster Housing 1', 'CH2 Cluster Housing 2', and 'LH Large Holdings' Zones.
- Building height and floor area regulations were also updated to the 'MHP Mobile Home Park' 'SH Special Housing' 'CDC1 Comprehensive Development 1', 'CDC2 Comprehensive Development 2', 'CD3 Comprehensive Development 3', and 'CDC6 Comprehensive Development 6' Zones.
 - These zones did not have an additional building height or floor area regulation for accessory buildings that contain a secondary dwelling unit.

Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-08 - First and Second Reading.

See "BL751-08_First_Second.pdf" attached for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'MH Medium Holdings', 'RR1 Rural Residential 1', and 'VR Vacation Rental' Zones.
- The MHP1 Manufactured Home Park 1 Zone accessory building floor area and height regulations were updated to be consistent with other bylaws.

Magna Bay Zoning Amendment Bylaw No. 800-34 - Second Reading as Amended.

See "BL800-34_Second_Amended.pdf" for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'CR Country Residential', 'RS Residential', and 'MSR Multiple Family Residential' Zones.
- One site specific regulation in the Residential Zone is revised to remove reference to accessory building size.

Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-45

See "BL825-45_Second_amended.pdf" for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'RU2 Rural 2', 'CR Country Residential', and 'R1 Residential 1', Zones.
- One site specific regulation in the 'CR Country Residential Zone', and three in the 'R1 Residential 1 Zone' are revised remove references to accessory building size, or deleted where they are no longer required.
- Accessory building floor area size is updated in the 'MHP Manufactured Home Park Zone' to be consistent with similar zones in other zoning bylaws.
- The 'MR Multi-Residential Zone' is amended to include accessory building height of 8.5 m and increase the size of accessory buildings from 75 m² to 150 m².

Electoral Area E Zoning Amendment Bylaw No. 841-09

See "BL841-09_First_Second.pdf" attached for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'MH Medium Holdings' 'RR1 Rural Residential 1' RM1 Multiple-Dwelling 1 Residential' 'CH1 Cluster Housing 1' 'VC Village Centre' 'VR Vacation Rental' Zones.
- An inconsistency in the regulations table of the RC3 Resort Commercial 3 zone will be corrected.

Electoral Area B Zoning Amendment Bylaw No. 851-31

See "BL851-31_First _Second.pdf" attached for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'RR2 Rural Residential 2', 'RR1 Rural Residential 1', 'RS3 Residential 3', 'CDB1 Comprehensive Development Area B1 (Mt Mcpherson)', and 'CDB2 Comprehensive Development B2 (Shelter Bay)' 'Zones.

Salmon Valley Land Use Amendment Bylaw No. 2565 - Second Reading as amended.

- Increase accessory building size to be consistent with other eight other zoning and land use amendment bylaws.
- Replace the "Accessory Building" section of the bylaw to be consistent with other zoning and land use amendment bylaws.
 - At first reading, the 'Accessory Building' Section of the bylaw would be revised by deleting certain sections. For second reading, the entire section of the bylaw is being replaced.
 - The accessory building regulations that received first reading have been revised to be consistent with the regulations proposed in the other zoning and land use amendment bylaws.
 - This includes updating the 'R Rural', 'RH Rural Holdings', 'RR Rural Residential', and 'RS Single and Two Family Residential' Zones with the table above.
 - The 'RM Multiple Family Residential', 'MHP Mobile Home Park Zone', and 'RHD High Density Residential Zone' building height and floor area regulations were also updated with sizes similar to the Ranchero/Deep Creek Zoning Bylaw No. 751.
- The terms 'floor area, gross' and 'floor area, net' have been replaced in each section of the bylaw as determined by the context of each regulation.
- Add 'floor area, gross', 'floor area, net', and 'storey' to the definitions in the bylaw.
 - These definitions that were given first reading have been updated to be consistent with the definitions proposed in the other zoning and land use amendment bylaws.
- Update the definition of "institutional use" to include schools.
- Maps are updated to remove the overlapping jurisdiction between the Salmon Valley Land Use Bylaw and the Ranchero/Deep Creek Zoning Bylaw No. 751 along mountain ridge on the east side of the Salmon valley and the west side of the Deep Creek valley

See "BL2565_Second_Amended.pdf" attached for all amendments to the Salmon Valley Land Use Bylaw No. 2500.

Kault Hill Landuse Amendment Bylaw No. 3009

See "BL3009_First_Second.pdf" attached for a complete copy of the amending bylaw.

- Replace or definitions of 'accessory building', 'accessory use', 'floor area, gross', 'floor area, net', and 'storey' Definitions.
- Utilize 'floor area, gross' and 'floor area, net' where context requires the floor area of a whole building (floor area, gross) or the portion of a building for a specific use (floor area, net).
- Update building height and size regulations in the 'Rural' 'Small Holdings', 'Rural Residential' and 'Public Assembly', Zones.

COLUMBIA SHUSWAP REGIONAL DISTRICT

ANGLEMONT ZONING AMENDMENT BYLAW NO. 650-17

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

- 1. "Anglemont Zoning Bylaw No. 650", as amended, is hereby further amended as follows:
 - A. TEXT AMENDMENT Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:
 - i. PART 1: DEFINITIONS is amended by:
 - 1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building, the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE and replacing it with the following:

"ACCESSORY USE is the use of land, buildings or structures of which is in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA" and replacing it with the following:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Adding the following definitions in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures

without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- ii. PART 3, GENERAL REGULATIONS, is amended by:
 - 1. Section 3.4 'HOME BUSINESS' is amended by replacing all references to "floor area" with "floor area, net".
 - 2. Section 3.6.'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
 - 3. Section 3.7 "ACCESSORY BUILDING" is amended by deleting all text in that section and replacing it with the:

"3.7 ACCESSORY BUILDING

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located."

- iii. PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS is amended by replacing all references to "floor area" with "floor area, net" in 'TABLE 1, REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'.
- iv. Part 5, Zones, is amended as follows:
 - 1. Section 5.3 'RURAL LARGE LOT' is amended by replacing "floor area" with "floor area, net" in subsection 5.3.2(g).
 - 2. Section 5.4 'RURAL SMALL LOT' is amended by:
 - a) Replacing "floor area" with "floor area, net" in subsection 5.4.2(g).
 - b) Deleting subsections 5.4.2(e) and (i) and replacing it with the following:

COLUMN 1	COLUMN 2	
MATTER REGULATED	REGULATION	
(e) Maximum height for:		
 Principal building and structures Accessory Buildings 	• 11.5 m (37.73 ft)	
 On buildings containing a dwelling unit 	• 10 m (32.81 ft)	
In all other cases	8.5 m (27.89 ft)	
(i) Maximum <i>floor area, gross</i> of an accessory building		
 On a parcel less than 0.4 ha Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 	
On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²) 	

3. Section 5.5 'COUNTRY RESIDENTIAL' is amended by:

a) Replacing "floor area" with "floor area, net" in subsection 5.5.2(h).

COLUMN 1	COLUMN 2	
MATTER REGULATED	REGULATION	
(f) Maximum height for:		
 Principal building and structures Accessory Buildings 	• 11.5 m (37.73 ft)	
 On buildings containing a dwelling unit 	• 10 m (32.81 ft)	
 In all other cases 	• 8.5 m (27.89 ft)	
(j) Maximum <i>floor area, gross</i> of an accessory building		
 On a parcel less than 0.4 ha Accessory buildings containing a dwelling unit All other Accessory buildings and structures On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 250 m² (2690.98 ft²) 	

b) Deleting Sections 5.5.2(f) and (j) and replacing them with the following:

4. Section 5.6 'RESIDENTIAL' is amended by:

- a) Replacing "floor area" with "floor area, net" in subsections 5.6.1(h) and 5.6.2(h).
- b) Deleting Section 5.6. (f) and (j) and replacing them with the following:

COLUMN 1	COLUMN 2	
MATTER REGULATED	REGULATION	
(f) Maximum height for:		
 Principal building and structures Accessory Buildings 	• 11.5 m (37.73 ft)	
 On buildings containing a dwelling unit 	• 10 m (32.81 ft)	
 In all other cases 	• 8.5 m (27.89 ft)	
(j) Maximum <i>floor area, gross</i> of an accessory building		
 On a parcel less than 0.4 ha Accessory buildings containing a dwelling unit All other Accessory buildings and structures On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 250 m² (2690.98 ft²) 	

- v. Section 5.7 'RESIDENTIAL SUMMER HOME' is amended by:
 - 1. Replacing "floor area" with "floor area, net" in subsection 5.7.2(h)
 - 2. Deleting subsections 5.7.2 (f) and (j) and replacing them with the following:

COLUMN 1	COLUMN 2	
MATTER REGULATED	REGULATION	
(f) Maximum height for:		
 Principal building and structures Accessory Buildings 	• 11.5 m (37.73 ft)	
 On buildings containing a dwelling unit 	• 10 m (32.81 ft)	
 In all other cases 	• 8.5 m (27.89 ft)	
(j) Maximum <i>floor area, gross</i> of an accessory building		
 On a parcel less than 0.4 ha Accessory buildings containing a dwelling unit All other Accessory buildings and structures 	 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 	
	 250 m² (2690.98 ft²) 	

• On a parcel equal to or greater	
than 0.40 ha and less than 2.0 ha	

vi. Section 5.8 'RESIDENTIAL TOWN HOUSE' is amended by:

- 1. Replacing "floor area" with "floor area, net" in subsections 5.8.2(g) and (h)
- 2. Replacing "floor area" with "floor area, gross" in subsection 5.8.2 (i)

2.	. This bylaw may be cited as "Anglemont Zoning			ng Amendment Bylaw No. 650-17"		
READ	a first time this	16 th	day of	March ,	2023.	
READ	a second time as amended th	nis	<u>15th day of</u>	February ,	2024.	
READ	a third time this		_day of	,	2024.	
Approv	ved pursuant to Section 52(3)	(a) of the Trans	sportation Act th	s		
day of			_, 2024			
for	sister of Transportation and Ir	fractivity				
tor: IVIII	nistry of Transportation and Ir	ifrastructure				
ADOP [.]	TED this		day of	,	2024.	
CORP	ORATE OFFICER		CHAIR			
	FIED a true copy of Bylaw No d a third time.	o. 650-17	CERTIFIED a t as adopted.	rue copy of Bylaw No. 6	650-17	
Corpor	rate Officer		Corporate Offic	cer		

COLUMBIA SHUSWAP REGIONAL DISTRICT

SOUTH SHUSWAP ZONING AMENDMENT BYLAW NO. 701-111

A bylaw to amend the "South Shuswap Zoning Bylaw No.701-111

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 701,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 701;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

- 1. Bylaw No. 701 <u>"South Shuswap Zoning Bylaw No.701</u>" is hereby amended as follows:
 - A. TEXT AMENDMENT

Schedule A, Zoning Bylaw text, which forms part of the "South Shuswap Zoning Bylaw No. 701" is hereby amended as follows:

- 1. Section 1 Definitions is amended by:
 - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

- c. Replacing "floor area" with floor area, gross" in the definition of COUNTRY GENERAL STORE.
- d. Deleting the definition of "FLOOR AREA" and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area,

gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- e. Replacing "floor area" with "floor area, gross" in the definition of PARK MODEL..
- f. Adding the Definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- 2. Section 3 GENERAL REGULATIONS is amended by:
 - a. Section 3.12 Home Business is amended by replacing "floor area" with "floor area, net" in Section 3.12.6.
 - b. Section 3.13 Home Industries is amended by replacing "floor area" with "floor area, net" in Section 3.13.5
 - c. Section 3.18 Application of Floodplain Specifications is amended by replacing "floor area" with "*floor area, gross*" in Section 3.18.6.2.
- 3. Section 5 AR1 AGRICULTURE ZONE (20 ha) is amended by:

a. Deleting Section 5.2.4 an	a replacing it with:	
COLUMNI	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.4 Maximum height for:		
Principal buildings and structures	• 11.5 m (37.73 ft)	
Accessory buildings containing a dwelling unit	• 10 m (32.81 ft)	
All other Accessory buildings and structures	• 8.5 m (27.89 ft)	

b. Adding the following Regulations to the Regulation Table in Section 5.2

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	

	0	Accessory buildings containing a dwelling unit	•	250 m ² (2690.98 ft ²)
	0	All other Accessory buildings and structures	•	150 m ² (1614.59 ft ²)
 On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 		•	250 m ² (2690.98 ft ²)	

4. Section 6 AR2 – AGRICULTURE ZONE (4 ha) is amended by:

a. Deleting Section 6.2.4 an	d replacing it with:
COLUMNI	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.4 Maximum height for:	
• Principal buildings and structures	• 11.5 m (37.73 ft)
Accessory buildings containing a dwelling unit	• 10 m (32.81 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding the following Regulation to the Regulation Table in Section 6.2.

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

Section 7 RR1 - RURAL RESIDENTIAL ZONE (4000 M²) is amended by: a. Deleting Section 7.2.4 and replacing it with the following:

COLU	IMN I			COLUMN II	
MATT	ER TO BE RI	EGULATED		REGULATIONS	
.4 Ma	iximum height	for:			
•	Principal structures	buildings	and	• 11.5 m (37.73 ft)	

 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 7.2 as follows:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ² (2690.98 ft ²)

Section 8 RR2 RURAL RESIDENTIAL ZONE (5000M²) is amended by: a. Deleting Section 8.2.4 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.4 Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
Accessory buildings containing a dwelling unit	• 10 m (32.81 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 8.2 as follows:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)

•	On a parcel equal to or greater than	•	250 m ² (2690.98 ft ²)
	0.40 ha and less than 2.0 ha		

Section 9 RR3 – RURAL RESIDENTIAL ZONE (1 ha) is amended by:
 a. Deleting Section 9.2.4 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.4 Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 9.2 as follows:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

Section 10 RR4 – RURAL RESIDENTIAL ZONE (2 ha) is amended by:
 a. Deleting Section 10.2.4 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.4 Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 10.2 as follows:

COLUMN		COLUMN II
MATTER	TO BE REGULATED	REGULATIONS
.8 Maximum <i>floor area, gross</i> of an accessory building		
On a	parcels less than 0.4 ha	
0	Accessory buildings containing a dwelling unit	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 		 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha		 250 m² (2690.98 ft²)

- c. Replacing floor area with "maximum habitable floor area" with "floor area, net" in Section 10.3.9.1
- 9. Section 11 R1 LOW DENSITY RESIDENTIAL ZONE is amended by:

a. Deleting Section 11.2.3 a	nd replacing it with the following:
COLUMNI	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
Accessory buildings containing a dwelling unit	• 10 m (32.81 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 11.2 as follows:

COLUMNI	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ² (2690.98 ft ²)

10. Section 12 R2 – MEDIUM DENSITY RESIDENTIAL ZONE is amended by:

a. Replacing "gross floor area" with "floor area, gross" in Section 12.2.4 b

1 0 0		<i>i</i> 0	
Deleting Section	12.2.5 and replacin	g it with the following	j:

COLUMN I	
MATTER TO BE REGULATED	REGULATIONS
.5 Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
Accessory buildings and structures	• 8.5 m (27.89 ft)

11. Section 13 CH1 – CLUSTER HOUSING 1 ZONE is amended by:

a. Deleting Section 13.2.2 a			nd replacing it with the following:
COLUMN I			COLUMN II
MATTER TO BE REGULATED			REGULATIONS
.2 Maximum height	for:		
 Principal structures 	buildings	and	• 11.5 m (37.73 ft)
 Accessory structures 	buildings	and	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 13.2 as follows:

COLUMN I	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.5 Maximum <i>floor area, gross</i> of an accessory building	• 150 m ² (1614.59 ft ²)	

12. Section 14 CH2 – CLUSTER HOUSING 2 ZONE is amended by:

a. Deleting Section 14.2.2 and replacing it with the following:

COLUMN I	
MATTER TO BE REGULATED	REGULATIONS
.4 Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 14.2 as follows:

COLUMNI	COLUMN II
MATTER TO BE REGULATED	REGULATIONS

.7 Maximum floor area, gross of an	• 150 m ² (1614.59 ft ²)
accessory building	

c. Deleting Section 14.3.12.4 and replacing it with "Deleted"

13. Section 15 LH – LARGE HOLDINGS ZONE is amended by:

COLUMN I	nd replacing it with the following:
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 15.2 as follows:

COL	COLUMN I		CC	DLUMN II
MATTER TO BE REGULATED		RE	GULATIONS	
	.9 Maximum <i>floor area, gross</i> of an accessory building			
• C)n a p	parcels less than 0.4 ha		
	0	Accessory buildings containing a dwelling unit		250 m ² (2690.98 ft ²)
	 All other Accessory buildings and structures 		•	150 m ² (1614.59 ft ²)
	• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha		•	250 m ² (2690.98 ft ²)

14. Section 16 MHP – MOBILE HOME PARK ZONE is amended by: a. Deleting Section 16.2.5 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.5 Maximum height for:	
Single detached dwellings	• 11.5 m (37.73 ft)
Accessory buildings when accessory to a mobile home	• 6 m (19.69 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 16.2 a	s follows:
-------------------------------------------------------------------	------------

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	
• When accessory to a mobile home	• 20 m ² (215.28 ft ²)
All other accessory buildings or structures	 150 m² (1614.59 ft²)

C.

15. Section 17 SH – SPECIAL HOUSING ZONE is amended by:

a. Deleing Section 17.2.3 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
 Principal use buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 17.2 as follows:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.9 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 250 m ² (2690.98 ft ²)

c. Replacing "Floor Area" with "floor area, net" in Section 17.2.7.

16. Section 31 – CDC1 – COMPREHENSIVE DEVELOPMENT ZONE is amended by: a. Deleting Section 32.2.3 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
 Principal use buildings and structures 	• 11.5 m (37.73 ft)
Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 32.2 as follows:

COLUMNI	COLUMN II
MATTER TO BE REGULATED	REGULATIONS

.6 Maximum floor area, gross of an	• 150 m ² (1614.59 ft ²)
accessory building or structure:	

17. Section 33 – CDC2 – COMPREHENSIVE DEVELOPMENT 2 ZONE is amended by: a. Deleting Section 33.2.3 and replacing it with the following:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
 Principal use buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new section to the Regulation Table in Section 33.2 as follows:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m ² (1614.59 ft ²)

c. Deleting Section 33.4.3 and replacing it with the following:

COLUMN I	
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
 Principal use buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings and structures 	• 8.5 m (27.89 ft)

d. Adding a new section to the Regulation Table in Section 33.4 as follows:

COLUMN I	COLUMN II
MATTER TO BE REGULATED	REGULATIONS
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m ² (1614.59 ft ²)

e. Deleting Section 33.6.3 and replacing it with the following:

COLUMN I	COLUMNII
MATTER TO BE REGULATED	REGULATIONS
.3 Maximum height for:	
 Principal use buildings and structures 	• 11.5 m (37.73 ft)

٠	Accessory	buildings	and	•	8.5 m (27.89 ft)
	structures				

f. Adding a new section to the Regulation Table in Section 33.6 as follows:

COLUMN I	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m ² (1614.59 ft ²)	

g. Deleting Section 33.8.3 and replacing it with the following:

COLUMNI	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.3 Maximum height for:		
 Principal use buildings and structures 	• 11.5 m (37.73 ft)	
Accessory buildings and structures	• 8.5 m (27.89 ft)	

h. Adding a new section to the Regulation Table in Section 33.8 as follows:

COLUMN I	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.6 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m ² (1614.59 ft ²)	

18. Section 34 CD3 – COMPREHENSIVE DEVELOPMENT 3 ZONE is amended by:

a.	Deleting Section	34.3.4 and replacing	it with the following:
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COLUMN I		
MATTER TO BE REGULATED	REGULATIONS	
.4 Maximum height for:		
Principal use buildings and structures	• 11.5 m (37.73 ft)	
Accessory buildings and structures	• 8.5 m (27.89 ft)	

b. Adding a new section to the Regulation Table in Section 34.3 as follows:

COLUMN I	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m ² (1614.59 ft ²)	

19. Section 37 CDC6 – COMPREHENSIVE DEVELOPMENT 6 ZONE is amended by: a. Adding a new section to the Regulation Table in Section 37.2 as follows:

Page 11

COLUMN I	COLUMN II	
MATTER TO BE REGULATED	REGULATIONS	
.7 Maximum <i>floor area, gross</i> of an accessory building or structure:	• 150 m ² (1614.59 ft ²)	

20. SCHEDULE B PARKING PROVISIONS is amended by replacing all references of "gross floor area" with "floor area, net".

This bylaw may be cited as "South Shuswap Zoning Amendment Bylaw No. 701-111"

READ a first time this	15 th	day of	February	_, 2024.
READ a second time this	15 th	day of	February	_, 2024.
READ a third time this		day of		_, 2024.
Approved pursuant to Section 5	2(3)(a) of the Tra	nsportation Act tl	nis	
day of		, 2024		
<i>for:</i> Ministry of Transportation ar ADOPTED this		day of		_, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Bylav as read a third time.	v No. 701-111	CERTIFIED a as adopted.	true copy of Bylaw No	o. 701-111
CORPORATE OFFICER		CORPORATE	OFFICER	

COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/DEEP CREEK ZONING AMENDMENT BYLAW NO. 751-08

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

- 1. "Ranchero/Deep Creek Zoning Bylaw No. 751", as amended, is hereby further amended as follows:
 - A. TEXT AMENDMENT Schedule A, Zoning Bylaw Text, is amended, as follows:
 - i. PART 2: DEFINITIONS is amended by:
 - 1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

- Deleting the definition of "ACCESSORY USE" and replacing it with the following: "ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
- 3. Deleting the definition of "GROSS FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- 4. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"
- 5. Adding the definition of "STOREY" in alphabetical order:
- "STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- 6. Deleting the definition of "Habitable Floor Space"
- ii. PART 3: GENERAL REGULATIONS is amended by:
 - 1. Section 3.13.6. (b) Application of Floodplains is amended by replacing all references of "floor area" with "floor area, gross"
 - 2. Deleting Section 3.14 "Accessory Building" and replacing it with the following:

"Accessory Building

(1) An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located;"

- 3. Section 3.17 Home Occupation is amended by replacing all references of "gross floor area" with "*floor area, net*".
- iii. Part 4, ZONES, is amended by:
 - 1. Section 4.5 'RH Rural Holdings Zone' Zone is amended by:
 - 1. Replacing references to "gross floor area" with "floor area, net," in Section 4.5.4 (h).
 - 2. Replacing references to "gross floor area" with "*floor area, gross*" in Section 4.5.5 (a) (iii).
 - 2. Section 4.6.4 (h) of the 'AG1 Agriculture 1 Zone' is amended by replacing references to "gross floor area" with "*floor area, gross*;"

- 3. Section 4.7 MH Medium Holdings Zone is amended by:
 - 1. Replacing references to "gross floor area" with "*floor area, gross*" in Section 4.7.4(i).
 - 2. Deleting subsection 4.7.4 (f) and (h) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(f) Maximum height for:	
Principal buildings and structures	• 11.5 m
Accessory buildings containing a dwelling unit	• 10 m
 All other Accessory buildings and structures 	• 8.5 m
(h) Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ²
 All other Accessory buildings and structures 	• 150 m ²
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ²

- 4. Section 4.8 RR1 Rural Residential-1 Zone is amended by:
 - 1. Replacing references to "gross floor area" with "floor area, gross" in Section 4.8.4(i).
 - 2. Deleting Sections 4.8.4 (f) and (h) and replacing them with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
Principal buildings and structures	• 11.5 m
Accessory buildings containing a dwelling unit	• 10 m

Page | 4

All other Accessory buildings and structures	• 8.5 m
(g) Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ²
 All other Accessory buildings and structures 	• 150 m ²
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ²

- 5. Section 4.9 'RM1 Multiple-Dwelling 1 Residential Zone' is amended by:
 - 1. Deleting "3 m" in Column 2 of Section 4.4.4 (e) and replacing it "4.5 m"
 - 2. Replacing "gross floor area" with "floor area, net" in Section 4.9.4 (h)
 - 3. Replacing "gross floor area" with "floor area, gross" in Section 4.9.4 (j).
 - 4. Deleting Section 4.9.4 (g) and replacing it with "deleted".
- 6. Section 4.10 'MHP1 Manufactured Home Park 1 Zone' is amended by
 - 1. Deleting Sections 4.10.4.3 (h) and (i) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(h) Maximum <i>floor area, gross</i> of an accessory building	
Accessory to a mobile home	• 20 m ²
Accessory to a single detached dwelling	• 150 m ²
Accessory to a mobile home park	• 250 m ²
(i) Maximum height for:	
Single detached dwelling	• 11.5 m
 Accessory buildings when secondary to a mobile home 	• 4.5 m
 All other Accessory buildings and structures 	• 10 m

2. Replacing "gross floor area" with "floor area, net" in Section 4.10.4(I).

- 7. Section 4.11 ' VR Vacation Rental Zone' is amended by:
 - 1. Deleting Sections 4.11.4 (e) and (h) and replacing them with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
 Principal buildings and structures 	• 11.5 m
 Accessory buildings containing a dwelling unit 	• 10 m
 All other Accessory buildings and structures 	• 8.5 m
(h) Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ²
 All other Accessory buildings and structures 	• 150 m ²
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ²

- 8. Section 5.13 'HC Highway Commercial Zone' is amended by replacing the reference of "gross floor area" with "*floor area, gross*" in Section 4.13.4 (h).
- iv. Part 5: PARKING AND LOADING REGULATIONS is amended by replacing all references to "Gross floor area" with "*floor area, net*" in 'Table 2 Required Parking Spaces and Loading Spaces'.

2. This bylaw may be cited as "R	anchero/Dee	p Creek Zoning Am	endment Bylaw No.	751-08"
READ a first time this	15 th	day of	February	, 2024.
READ a second time this	15 th	day of	February	, 2024.
READ a third time this		day of		, 2024.
Approved pursuant to Section 52((3)(a) of the T	ransportation Act th	is	
day of		, 2024		
<i>for:</i> Ministry of Transportation and ADOPTED this				, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Bylaw as read a third time.	No. 751-08	CERTIFIED a a a adopted.	true copy of Bylaw N	lo. 751-08
Corporate Officer		Corporate Offic	cer	

COLUMBIA SHUSWAP REGIONAL DISTRICT

MAGNA BAY ZONING AMENDMENT BYLAW NO. 800-34

A bylaw to amend the "Magna Bay Zoning Bylaw No. 800"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 800;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 800;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

- 1. "Magna Bay Zoning Bylaw No. 800", as amended, is hereby further amended as follows:
 - A. TEXT AMENDMENT Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:
 - i. PART 1: DEFINITIONS is amended by:
 - 1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "ACCESSORY USE and replacing it with the following:

"ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;"

3. Deleting the definition of "FLOOR AREA," and replacing it with the following and placed in alphabetical order:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is

measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

5. Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- ii. PART 3, GENERAL REGULATIONS, is amended by:
 - 1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
 - 2. Section 3.7 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:
 - ACCESSORY BUILDING
 - 3.7 An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located."
 - 3. Sections 3.14 'HOME BUSINESS' and Section 3.15 'HOME INDUSTRY' are amended by replacing all references of "floor area" with "floor area, net".
- iii. PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS is amended by replacing all references to "floor area" with "floor area, net" in 'TABLE 1, REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'.
- iv. Part 5, Zones, is amended by:
 - 1. Section 5.4 'Country Residential Zone' is amended by deleting section 5.4.2(e) and (g) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
Principal building and structuresAccessory Buildings	 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)

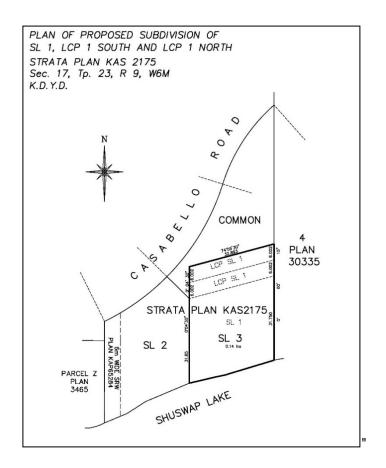
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)
(g) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

- Section 5.5 'Residential Zone' is amended by:
 a. deleting Sections 5.5.2(e) and (g) and replacing them with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
• Principal building and structures	• 11.5 m (37.73 ft)
Accessory Buildings	
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)
(g) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

- b. Section 5.5(4)(b)(iii) is deleted and replaced it with the following:
- "(iii) Deleted

only for Strata Lot 3, Section 17, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan KAS2175, which is more particularly shown on the following map.



- 3. Section 5.6 'Multi-Single Family Residential Zone MSR' is amended by:
 - a. Deleting the words "gross floor area" in Section 5.6. (f) and replacing it with "floor area, gross"
 - b. Deleting 5.6.2(g) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	 150 m² (1614.59 ft²)

2. This bylaw may be cited as "Magna Bay Zoning Amendment Bylaw No. 800-34"

READ a first time this	16 th	day of	March	, 2023.
READ a second time as 2024.	amended this	<u>15th day of</u>	February	, 2024.
READ a third time this _		day of		_, 2024.
ADOPTED this		day of		, 2024.
CORPORATE OFFICE	2	CHAIR		
CERTIFIED a true copy as read a third time.	of Bylaw No. 800-34	CERTIFIED a tr as adopted.	ue copy of Bylaw N	o. 800-34
Corporate Officer		Corporate Office	Pr	

COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING AMENDMENT BYLAW NO. 825-45

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

- 1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:
 - A. TEXT AMENDMENT Schedule A, Zoning Bylaw Text, Part 1 Definitions is amended, as follows:
 - i. PART 1: DEFINITIONS is amended by:
 - 1. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

- Deleting the definition of "ACCESSORY USE" and replacing it with the following: "ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"
- 3. Deleting the definition of "FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of "GROSS FLOOR AREA" and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of

posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

- 5. Amending the definition of "PARK MODEL" by replacing all references to "gross floor area" with "floor area, gross;"
- 6. Adding the definition of "STOREY" in alphabetical order:
- "STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. PART 3: GENERAL REGULATIONS is amended by:
 - 1. Section 3.6 'APPLICATION OF FLOODPLAINS' is amended by replacing all references of "floor area" with "*floor area, gross*" in Section 3.6.6(b).
 - 2. Deleting Section 3.7 "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING

(1) An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located;"

- 3. Sections 3.11 GUEST ACCOMMODATION; and 3.12 TOURIST CABINS AND TOURIST SUITES are amended by replacing all references to "floor area" with "floor area, net".
- 4. Section 3.13 HOME BUSINESS is amended by replacing all references to "gross floor area" with "floor area, net".
- 5. Section 3.16 STANDALONE RESIDENTIAL CAMPSITE is amended by replacing all references to "gross floor area" with "*floor area, gross*".
- iii. Part 4: PARKING AND LOADING REGULATIONS is amended by:
 - 1. replacing all references to "floor area" with "floor area, net" in 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES'.
- iv. Part 5, ZONES, is amended by:
 - 1. Section 5.4 'RURAL-1 (RU1)' Zone is amended by replacing references to "floor area" with "*floor area, net*," in section 5.4 (4) (b).

- 2. Section 5.5 RURAL 2 (RU2) ZONE is amended by:
 - 1. Deleting Section 5.5(3)(e) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

2. Adding a new regulation to Section 5.5.3 immediately following Section 5.5(3) as follows:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(h) Maximum <i>floor area, gross</i> of an accessory building	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ² (2690.98 ft ²)

- 3. Section 5.6 Country Residential Zone is amended by:
 - 1. Deleting Section 5.6(3)(e) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

2. Deleting subsection 5.6(3)(g) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

- 3. Deleting Section 5.6(4)(b) and replace with the following: "Deleted".
- 4. Section 5.7 Residential-1 Zone is amended by:
 - 1. Deleting Sections 5.7(3) (e) and (g) and replacing them with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)
(g) Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
On a parcel greater than 0.40 ha and less than 2.0 ha	• 250 m ² (2690.98 ft ²)

- 2. Replacing all references of "floor area" with "floor area, gross" in Section 5.7(4)(f).
- 3. Deleting Section 5.7(4)(g) and replacing it with the following: "Deleted "
- 4. Replacing all references of "floor area" with "floor area, net" in Sections 5.7(4) (y).
- 5. Replacing all references of "gross floor area" with "floor area, gross" in Sections 5.7(4)(ee), (gg) and (hh).
- 6. Deleting Section 5.7(4)(kk) and replacing it with the following: "Deleted"
- 5. Section 5.9 'MANUFACTURED HOME PARK' is amended by:
 - 1. Deleting Section 5.9(3)(g) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(g) Maximum floor area, gross of an accessory building	
Accessory to a <i>manufactured home</i> space	• 20 m ² (215.29 ft ²)
Accessory to a <i>manufactured home</i> park	 150 m² (1614.59 ft²)

- 2. Deleting Section (4)(a) and replacing it with the following "Deleted".
- 6. Section 5.10 'MULTI-RESIDENTIAL' is amended by:
 - 1. Deleting Sections 5.10(3)(e) and (g) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(e) Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)
(g) Maximum <i>floor area, gross</i> of an accessory building	 150 m² (1614.59 ft²)

2. Replacing all references of "gross floor area" with "floor area, net" in Section 5.10(4)(c).

- 7. Section 5.21 'COMPREHENSIVE DEVELOPMENT 1 (CDF1)' is amended by replacing all references of "gross floor area" with "floor area, gross".
- 8. Section 5.22(2)(f) of the 'COMPREHENSIVE DEVELOPMENT 2 (CDF2)' Zone is amended by replacing all references of "floor area" with "floor area, gross".
- 9. Section 5.23(3)(H) of the 'COMPREHENSIVE DEVELOPMENT 3 (PINE GROVE) (CDF3)' Zone is amended by replacing all references of "gross floor area" with "floor area, gross".

 This bylaw may be cited as "Scotch Creel 45" 	k/Lee Creek Zoning A	Amendment Bylaw N	No. 825-
READ a first time this16 th	day of	March	, 2023.
READ a second time as amended this	<u>15th day of </u>	February	, 2024.
READ a third time this	day of		, 2024.
Approved pursuant to Section 52(3)(a) of the T	ransportation Act this		
day of	, 2024		
for: Ministry of Transportation and Infrastructur	e		
ADOPTED this	day of		, 2024.
CORPORATE OFFICER	CHAIR		
CERTIFIED a true copy of Bylaw No. 825-45	CERTIFIED a tr	ue copy of Bylaw N	No. 825-
as read a third time.	as adopted.		
Corporate Officer	Corporate Office	91	

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA E ZONING AMENDMENT BYLAW NO. 841-09

A bylaw to amend the "Electoral Area E Zoning Bylaw No. 841"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 841;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 841;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

- 1. Bylaw No. 841 "Electoral Area E Zoning Bylaw No. 841", is hereby amended as follows:
 - A. TEXT AMENDMENT Schedule A, Zoning Bylaw Text, is amended as follows:
 - i. Section 2 Definitions is amended by:
 - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

- c. Replacing "total floor area" with "floor area, net" in the definition of ARTISAN STUDIO.
- d. Replacing "floor area" with "floor area, net" in the definition of CONVENIENCE STORE
- e. Deleting the definition of "FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave.

For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

- f. Adding the definition of "STOREY" in alphabetical order:
- g. "STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"
- ii. Section 3 General Regulations is amended by:
 - a. Section 3.12 Floodplain Regulations is amended by replacing all references of "floor area" with "floor area, gross".
 - b. Section 3.16 Home Occupation is amended by replacing all references of "floor area" with "floor area, net".
- iii. Section 4 Zones is amended by:
 - a. Section 4.5 RSC Rural and Resource Zone is amended by replacing "floor area" with "*floor area, net*" in Section 4.5.4 (h).
 - b. Section 4.6 AG1 Agriculture 1 Zone is amended by:
 - i. Replacing "floor area" with "floor area, net" in Section 4.6.4 (h).
 - ii. Replacing "floor area" with "floor area, net" in Section 4.6.4 (j).
 - c. Section 4.7 MH Medium Holdings Zone is amended by:
 - i. Deleting sections 4.7.4 (f) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(f) Maximum height for:	
 Principal buildings and structures 	• 11.5 m
 Accessory buildings containing a dwelling unit 	• 10 m
 All other Accessory buildings and structures 	• 8.5 m

• • •		num <i>floor area, gros</i> s building	s of an			
•	On a p	arcels less than 0.4 ha	a			
	0	Accessory b containing a dwelling	uildings unit	•	250 m ²	
	0	All other Accessory b and structures	ouildings	•	150 m ²	
•		parcel equal to or grea a and less than 2.0 ha		•	250 m ²	

- ii. Replacing "floor area" with "floor area, net" in Section 4.7.4 (i).
- d. Section 4.8 RR1 Rural Residential 1 Zone is amended by:i. Deleting sections 4.8.4 (g) and (i) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum height for accessory buildings:	
Containing a dwelling unit	• 10 m
 All other Accessory buildings and structures 	• 8.5 m

• • •		um <i>floor area, gross</i> of a building	ו	
•	On a p	parcels less than 0.4 ha		
	0	Accessory building containing a dwelling unit	6 •	250 m ²
	0	All other Accessory building and structures	6 •	150 m ²
•		parcel equal to or greater tha a and less than 2.0 ha	•	250 m ²

- i. Replacing "floor area" with "floor area, net" in Section 4.8.4 (j).
- ii. Replacing "floor area" with "floor area, gross" in Section 4.8.5 (a) (iv).
- iii. Replacing "floor area" with "floor area, gross" in Section 4.8.5 (b) (i).
- e. Section 4.9 RWR Remote Waterfront Residential Zone is amended by: i. Replacing "floor area" with "*floor area, net*" in Section 4.9.4 (h)

f. Section 4.10 RM1 Multiple-Dwelling 1 Residential Zone is amended by:
 i. Deleting sections 4.10.4 (g) and (j) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum floor area, gross of an accessory building	
On a parcels less than 0.4 ha	
Accessory buildings containing a dwelling unit	• 250 m ²
All other Accessory buildings and structures	• 150 m ²
On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ²

(j) Maximum height for:	
 Principal buildings and structures 	• 11.5 m
 Accessory buildings containing a dwelling unit 	• 10 m
 All other Accessory buildings and structures 	• 8.5 m

- ii. Replacing "floor area" with "floor area, net" in Section 4.10.4 (h)
- g. Section 4.11 CH1 Cluster Housing 1 Zone is amended by:
 - i. Deleting sections 4.11.4 (e) and (h) and replacing it with the following:

MATTER REGULATED	REGULATION
(e) Maximum <i>floor area, gross</i> of an accessory building	
On a parcels less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ²
 All other Accessory buildings and structures 	• 150 m ²
On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ²

(h) Maximum height for:	
 Principal buildings and structures 	• 11.5 m
 Accessory buildings containing a dwelling unit 	• 10 m
 All other Accessory buildings and structures 	• 8.5 m

- ii. Replacing "floor area" with "floor area, net" in Section 4.11.4 (f)
- h. Section 4.12 VC Village Centre Zone is amended by:
 - i. Deleting sections 4.12.4 (e) and (h) and replacing it with the following:

MA	MATTER REGULATED					GULATION
(e) Maximum <i>floor area, gross</i> of an accessory building						
•	On a parcels less than 0.4 ha					
		0	Accessory buil containing a dwelling ur	dings nit	•	250 m ²
		0	All other Accessory buil and structures	dings	•	150 m ²
•	• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha			r than	•	250 m ²

(h) Maximum height for:	
 Principal buildings and structures 	• 11.5 m
 Accessory buildings containing a dwelling unit 	• 10 m
 All other Accessory buildings and structures 	• 8.5 m

- ii. Replacing "floor area" with "floor area, net" in Sections 4.12.4 (f)
- i. Section 4.13 MHP1 Manufactured Home Park 1 Zone is amended by:
 - i. Replacing "floor area" with "floor area, net" in Section 4.13.4 (j) and (l)
 - ii. Deleting "of the floor area" in the first sentence of Section 4.13.7 (a).
- j. Section 4.14 VR Vacation Rental Zone is amended by:
 - i. Deleting Section 4.14.4 (f) and (j) and replacing it with the following:

M	MATTER REGULATED			RE	GULATION	
(f) Maximum <i>floor area, gross</i> of an accessory building						
•	On a parcels less than 0.4 ha					
		0	Accessory build containing a dwelling uni	0	•	250 m ²
		0	All other Accessory build and structures	lings	•	150 m ²
•	• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha			•	250 m ²	

(j) Maximum height for:	
 Principal buildings and structures 	• 11.5 m
 Accessory buildings containing a dwelling unit 	• 10 m
 All other Accessory buildings and structures 	• 8.5 m

- ii. Replacing "floor area" with "floor area, net" in Section 4.14.4(g).
- k. Section 4.16 RC2 Resort Commercial 2 Zone is amended by replacing "floor area" with "*floor area, gross*" in Section 4.16.4 (e).
- I. Section 4.17 RC3 Resort Commercial 3 Zone is amended by deleting both entries of 4.17.4(g) and replacing it with the following:

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	
Storage shed	4 m ²
 Recreational Vehicle or park model deck 	30 m ²
 Recreational vehicle or park model shelter 	60 m ²
Tourist cabin	65 m ²

m. Section 4.18 RC4 Resort Commercial 4 Zone is amended by replacing "floor area' with "floor area, gross" in Section 4.18.4(f).

- n. Section 4.19 RC5 Resort Commercial 3 Zone is amended by replacing "floor area' with "*floor area, gross*" in Section 4.18.4(f).
- o. Section 4.20 Comprehensive Development E1 Zone is amended by:
 - i. Replacing "floor area" with "floor area, net" in Sections 4.10.11 (e) and (f).
 - ii. Replacing "floor area" with "floor area, gross" in Section 4.20.23 (e).
 - iii. Replacing "floor area" with "floor area, gross" in Section 4.20.29 (e).
- p. Section 4.21 CDE2 Comprehensive Development E2 Zone is amended by:
 i. Replacing "floor area" with "floor area, gross" in Section 4.21.8 (h).
- q. Section 4.22 CDE3 Comprehensive Development E3 Zone is amended by:
 - i. Replacing "floor area" with "floor area, gross" in Section 4.22.4 (d).
 - ii. Replacing "floor area" with "floor area, gross" in Section 4.22.7 (d).
- r. Section 4.23 CDE4 Comprehensive Development E4 Zone is amended by:
 - i. Replacing "floor area" with "*floor area, gross*" in Sections 4.23.4 (e) and (f).
 - ii. Replacing "floor area" with "floor area, gross" in .3 Regulations Table of Development Area 4 Campground.
- s. Section 4.24 CDE5 Comprehensive Development E5 Zone is amended by:
 - i. Replacing "floor area" with "floor area, gross" in Section 4.24.4 (g).
 - ii. Replacing "floor area" with "floor area, gross" in Section 4.24.7 (f)
 - iii. Replacing "floor area" with "floor area, gross" in Section 4.24.10 (f).
 - iv. Replacing "floor area" with "floor area, gross" in Section 4.24.13 (c)
- t. Section 4.25 CDE6 Comprehensive Development E6 Zone is amended by:
 i. Replacing "floor area" with "floor area, gross" in Sections 4.24.6 (c) and (d).
- iv. Section 5 Parking and Loading Regulations is amended by replacing all references of "floor area" with "floor area, net".

2. This bylaw may be cited as "Electoral Area E Zoning Amendment Bylaw No. 841-09".

READ a first time this	15 th	day of	February	_, 2024.
READ a second time this	15 th	day of	February	_, 2024.
READ a third time this		day of		_, 2024.
Approved pursuant to Se day of			nis	
ADOPTED this		day of		_, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of as read a third time.	of Bylaw No. 841-09	CERTIFIED a as adopted.	true copy of Bylaw No	o. 841-09
Corporate Officer		Corporate Off	icer	

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-31

A bylaw to amend the "Electoral Area B Zoning Bylaw No.851-31

WHEREAS the Board of the Columbia Shuswap Regional District adopted bylaw No. 851,

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. <u>"Electoral Area B Zoning Bylaw No. 851</u>" is hereby amended as follows:

A. TEXT AMENDMENTS

- i. Schedule A, Zoning Bylaw Text, Part 1.0 DEFINITIONS is hereby amended as follows:
 - a) Deleting the definition of ACCESSORY BUILDING and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

b) Deleting the definition of ACCESSORY USE and replacing it with the following

"ACCESSORY USE is the use of land, buildings or structures in conjunction with and ancillary to an established principal use;"

- c) The definition of "CAMPGROUND" is amended by replacing "gross floor area" with "floor area, gross";
- d) The definition of "CONVENIENCE STORE" is amended by replacing "floor area" with "floor area, net";
- e) The definition of "GENERAL STORE' is amended by replacing "floor area" with "floor area, net";
- f) Deleting the definition of "FLOOR AREA" and replacing it with the following:

"FLOOR AREA, NET is the total area of all storeys in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

g) Deleting the definition of "GROSS FLOOR AREA", replacing it with the following, and placed in alphabetical order:

"FLOOR AREA, GROSS is the total area of all storeys in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

h) The definition of "MANUFACTURING, FABRICATING AND PROCESSING" is amended by deleting the last sentence and replacing it with the following:

"The combined *floor area, net* devoted to administrative office shall not exceed 25% of the floor area, gross of the building(s) devoted to the industrial use on the same site".

- i) The definition of PARK MODEL is amended by replacing "gross floor area" with "floor area, gross".
- j) Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- ii. Schedule A, Zoning Bylaw Text, Part 3 GENERAL REGULATIONS is hereby amended as follows:
 - a. Section 3.10 'APPLICATION OF FLOODPLAINS is amended by replacing "floor area" with "floor area, gross";
 - b. Section 3.11 'ACCESSORY BUILDINGS' is amended by deleting all text and replacing it with the following:

"3.11 ACCESSORY BUILDING

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory

use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located.";

- c. Section 3.17 'HOME OCCUPATION' is amended by replacing "floor area" with "floor area, net".
- iii. Schedule A, Zoning Bylaw Text, Part 4 PARKING AND LOADING REGULATIONS is hereby amended as follows:
 - a. 'TABLE 1 REQUIRED PARKING SPACES AND LOADING SPACES' is amended by replacing all references of "floor area" with "floor area, net";
 - b. 'TABLE 2 BICYCLE PARKING REQUIREMENTS' is amended by replacing all references of "floor area' with "floor area, net".
- iv. Schedule A, Zoning Bylaw Text, Part 5 Zones, is hereby amended as follows:
 - a. Section 5.4 'RURAL HOLDINGS RH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.4(3)(h).
 - b. Section 5.5 SMALL HOLDINGS SH is amended by replacing "gross floor area" with "*floor area, gross*" in Section 5.5(3)(h).
 - c. Section '5.6 RURAL RESIDENTIAL 2 RR2' is amended by:
 - i. Deleting sections 5.6(3)(f) and (h) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(f) Maximum height for:	
Principal building	• 11.5 m (37.73 ft)
 Accessory building or structure on a parcel less than 2.0 ha Accessory buildings containing a dwelling unit All other accessory building or structure Accessory building or structure on a parcel equal to or greater than 2.0 ha 	 10 m (32.81 ft) 8.5 m (27.89 ft) 10 m (32.81 ft)
(h) Maximum floor area, gross of an	

(h) Maximum *floor area, gross* of an accessory building:
On a parcel less than 0.4 ha

- Accessory buildings 0 • containing a dwelling unit • All other Accessory buildings and structures
- On a parcel greater than 0.40 ha and less than 2.0 ha
- 250 m² (2690.98 ft²)
- 150 m² (1614.59 ft²)
- 250 m² (2690.98 ft²)
- ii. Replacing "gross floor area' with "floor area, net" in section 5.6(3)(i).
- d. Section '5.7 RURAL RESIDENTIAL 1 RR1' is amended by:
 - i. Deleting sections 5.7(3)(f) and (h) and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(f) Maximum height for:	
Principal building	• 11.5 m (37.73 ft)
 Accessory building or structure on a parcel less than 2.0 ha Accessory buildings containing a dwelling unit All other accessory building or structure Accessory building or structure on a parcel equal to or greater than 2.0 ha 	 10 m (32.81 ft) 8.5 m (27.89 ft) 10 m (32.81 ft)
(h) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)

- 150 m² (1614.59 ft²) • All other Accessory buildings and structures
- 250 m² (2690.98 ft²) On a parcel equal to or greater • than 0.4 ha and less than 2.0 ha
 - ii. Replacing "gross floor area' with "floor area, net" in section 5.7(3)(i).
 - e. Section '5.8 RESIDENTIAL 3 RS3' is amended by:

Page 5

COLUMN 1	COLUMN 2		
MATTER REGULATED	REGULATION		
(f) Maximum height for:			
Principal building	• 11.5 m (37.73 ft)		
 Accessory building or structure on a parcel less than 2.0 ha Accessory buildings containing a dwelling unit All other accessory building or structure Accessory building or structure on a parcel equal to or greater than 2.0 ha 	 10 m (32.81 ft) 8.5 m (27.89 ft) 10 m (32.81 ft) 		
(h) Maximum <i>floor area, gross</i> of an accessory building:			
On a parcel less than 0.4 ha			
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²) 		
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²) 		
On a parcel greater than 0.41 ha and less than 2.0 ha	 250 m² (2690.98 ft²) 		

i. Deleting sections 5.8(4)(f) and (h) and replacing it with the following:

- i. Replacing "gross floor area' with "*floor area, net*" in section 5.8(4)(i);
- ii. Replacing "floor area" with "*floor area, gross*" in section 5.8(5)(a).
- f. Section '5.9 COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) CDB1' is amended by:
 - i. Deleting sections (e) and (g) of the regulation table in Development Area 1 and replacing it with the following:

COLUMN 1	COLUMN 2	
MATTER REGULATED	REGULATION	
(e) Maximum height for:		
Principal building	• 11.5 m (37.73 ft)	
Accessory building or structure on a parcel less than 2.0 ha		

 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other accessory building or structure 	• 8.5 m (27.89 ft)
 Accessory building or structure on a parcel equal to or greater than 2.0 ha 	• 10 m (32.81 ft)
(g) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	• 250 m ² (2690.98 ft ²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
On a parcel greater than 0.41 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

- iii. Replacing "gross floor area' with "*floor area, net*" in section (h) of the regulation table of Development Area 1;
- iv. Replacing "gross floor area" with "floor area, gross" in section (d) of the regulation table of Development Area 2.
- g. Section '5.10 COMPREHENSIVE DEVELOPMENT B2 (SHELTER BAY) - CDB2 is amended as follows:
 - i. Development Area 1 is amended by:
 - 1. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1 MATTER REGULATED		COLUMN 2 REGULATION	
	Residential	Commercial	Other
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	15 m
Accessory buildings		10 m	7 m
Containing a secondary dwelling unit	10 m		
All other accessory buildings	8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		200 m ²	100 m ²
 Accessory buildings containing a dwelling unit 	250 m ²		
 All other Accessory buildings and structures 	150 m ²		

- 2. Replace "Commercial Floor Area" with "Commercial *floor area, net*" in the Density Bonusing table in Development Area 1;
- ii. Development Area 2 is amended by deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1	Residential	Commercial	Other
MATTER REGULATED			
(e) Maximum <i>height</i> for: Principal <i>buildings</i> and structures	11.5 m	15 m	11 m
Accessory buildings		10 m	10 m
Containing a secondary dwelling unit	10 m		
All other accessory buildings	8.5 m		
(g) Maximum <i>floor area, gross</i> for accessory buildings		75 m ²	N/A
 Accessory buildings containing a dwelling unit 	250 m ²		
 All other Accessory buildings and structures 	150 m ²		

iii. Development Area 3 is amended by:

- 1. Replace "Development Area 2" with "Development Area 3" in the text immediately below the "Regulations" heading;
- 2. Deleting section (e) and (g) of the Regulation table and replacing it with the following:

COLUMN 1	Residential	Other
MATTER REGULATED		
(e) Maximum height for:		
Principal buildings and structures	10.5 m	11 m
Accessory buildings		10 m
 Containing a secondary dwelling unit 	10 m	
All other accessory buildings	8.5 m	
(g) Maximum floor area, gross for accessory		N/A
buildings		IN/A
Accessory buildings containing a dwelling unit	250 m ²	
 All other Accessory buildings and structures 	150 m ²	

iv. Development Area 4 is amended by:

Page 8

1. Delete the residential column of section (e) and (g) of the Regulation table and replacing it with the following:

	COLUMN 2 REGULATION			
COLUMN 1	Residential *			
MATTER REGULATED	Single Family/ VR	Townhouse	Commercial	Other
(e) Maximum height for: Principal buildings and structures	10.5 m	10.5 m	15 m	11 m
Accessory buildings		7 m	10 m	10 m
 Containing a secondary dwelling unit 	10 m			
 All other accessory buildings 	8.5 m			
(g) Maximum <i>floor area,</i> gross for accessory building		40 m ²	60 m²	N/A
 Accessory buildings containing a dwelling unit 	150 m²			
 All other Accessory buildings and structures 	250 m²			

v. Development Area 5 is amended by:

1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
 (f) Maximum height for: Principal building	11.5 m (37.73 ft)
 Accessory building or structure on a parcel less than 2.0 ha 	
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
 All other accessory building or structure 	• 8.5 m (27.89 ft)
(h) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	

	0	Accessory buildings containing a dwelling unit	•	250 m ² (2690.98 ft ²)
	0	All other Accessory buildings and structures	•	150 m ² (1614.59 ft ²)
•		n a parcel equal to or greater an 0.40 ha and less than 2.0	•	250 m ² (2690.98 ft ²)

- Replacing "gross floor area' with "floor area, net" in section (i) of the regulation table;
- vi. Development Area 6 is amended by:
 - 1. Deleting sections (f) and (h) of the regulations table and replacing it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(f) Maximum height for:	
 Principal building 	• 11.5 m (37.73 ft)
 Accessory building or structure 	• 10 m (32.81 ft)
(h) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
 All other Accessory buildings and structures 	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

- Replace "gross floor area' with "floor area, net" in section (i) of the regulation table;
- vii. Development Area 7 is amended by replacing "Total Floor Area" with "*floor area, gross*" in the regulation table;
- viii. The Definitions area amended by replacing "gross floor area" with *"floor area, gross*" in the definition of 'FLOOR AREA RATIO (FAR)'.
- h. Section '5.11 COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) CDB4 is amended by:

- i. Replace all references of "gross floor area" with "floor area, gross" in section 5.11(3);
- ii. Replace all references of "gross floor area" with "floor area, gross" in section 5.11(6);
- iii. Replace all references of "gross floor area" with "floor area, gross" in section 5.11(9);
- iv. Replace all references of "gross floor area" with "floor area, gross" in section 5.11(12);
- v. Replace "gross floor area" with "floor area, gross" in section 5.11(18)(h);
- vi. Delete Column 2 in Section 5.18(g) and replace it with: "11.0 m
 - 8.5 m"
- vii. Replace "gross floor area" with "floor area, net" in section 5.11(18)(i);
- viii. Replace "floor area" with "floor area, gross" in section 5.11(19)(xxi).
- i. Section '5.12 HIGHWAY COMMERCIAL NC' is amended as follows:
 - i. Replace "gross floor area" with "*floor area, gross*" in section 5.12(3)(h);
 - ii. Replace "floor area" with "floor area, gross" in section 5.12(5)(a).
- j. Section '5.13 NEIGHBOURHOOD COMMERCIAL NC' is amended by replacing "gross floor area' with "*floor area, net*" in section 5.13(3)(g).
- k. Section '5.14 RESORT COMMERCIAL 1 RC1' is amended by replacing "gross floor area' with "floor area, net" in section 5.14(3)(h).

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-31"

READ a first time this	15 th	day of	February	_, 2024.
READ a second time this	15 th	day of	February	_, 2024.
READ a third time this		day of		_, 2024.
Approved pursuant to Section 5	2(3)(a) of the Tra	Insportation Act th	nis	
day of		, 2024		
for: Ministry of Transportation a	nd Infrastructure			
ADOPTED this		day of		_, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Byla as read a third time.	w No. 851-31	CERTIFIED a as adopted.	true copy of Bylaw No	o. 851-31
CORPORATE OFFICER		CORPORATE	OFFICER	

COLUMBIA SHUSWAP REGIONAL DISTRICT

SALMON VALLEY LAND USE AMENDMENT (CSRD) BYLAW No. 2565

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 2500 cited as "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. TEXT AMENDMENTS

- Section 2.2.4, 'Accessory Building and Structures' is amended by deleting section 2.2.4 and replacing it with the following:
 - "Accessory Building

(1) An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located;"

2. Section 2.4 'R Rural Zone' is amended by adding the following text to the table in section 2.4.2 in numerical order:

.8	Maximum floor area, gross of an	
	accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings	250 m ² (2690.98 ft ²)
	containing a dwelling unit b. All other Accessory	150 m ² (1614.59 ft ²)
	buildings and structures	
	2. On a parcel greater than 0.40 ha	250 m ² (2690.98 ft ²)
	and less than 2.0 ha	

,,

- 3. Section 2.5 'RH Rural Holdings Zone' is amended by:
 - 1. Adding a new section to the regulation table in section 2.5.2 in numerical order:

.8	Maximum floor area, gross of an	
	accessory building	
	1. On a parcels less than 0.4 ha	

Page 679 of 784

...

a. Accessory buildings	250 m ² (2690.98 ft ²)
containing a dwelling unit	
b. All other Accessory	150 m² (1614.59 ft²)
buildings and structures	
2. On a parcel greater than 0.40 ha	250 m ² (2690.98 ft ²)
and less than 2.0 ha	

4. Section 2.6 'RR Rural Residential Zone' is amended by:

1. Deleting section 2.6.2.7 and replacing it with the following: "

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

2. Adding the following text to the table in section 2.6.2, immediately after .7: "

Maximum floor area, gross of an	
, ,	
1. On a parcels less than 0.4 ha	
a. Accessory buildings	250 m ² (2690.98 ft ²)
b. All other Accessory	150 m ² (1614.59 ft ²)
 On a parcel greater than 0.40 ha and less than 2.0 ha 	250 m ² (2690.98 ft ²)
	accessory building 1. On a parcels less than 0.4 ha a. Accessory buildings containing a dwelling unit b. All other Accessory buildings and structures

...

5. Section 2.7 'RS Single and Two Family Residential Zone' is amended by:

1. Deleting section 2.7.2.6 and replacing it with the following: "

.6	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings containing a dwelling unit	10 m (32.81 ft)
	All other Accessory buildings and structures	8.5 m (27.89 ft)

"

...

Adding the following text to the table in section 2.7.2, immediately after .6:

.7	Maximum floor area, gross of an	
	accessory building	
	1. On a parcels less than 0.4 ha	
	a. Accessory buildings containing a dwelling unit	250 m ² (2690.98 ft ²)
	b. All other Accessory buildings and structures	150 m ² (1614.59 ft ²)
	 On a parcel greater than 0.40 ha and less than 2.0 ha 	250 m ² (2690.98 ft ²)

...

6. Section 2.8 'RM Multiple Family Residential Zone' is amended by:

1. Deleting section 2.8.2.7 and replacing it with the following:

.7	Maximum height for:	
	Principal buildings and structures	11.5 m (37.73 ft)
	Accessory buildings and structures	8.5 m (27.89 ft)

Adding the following text to the table in section 2.8.2, immediately after .7:

.8	Maximum <i>floor area, gross</i> of an accessory building	150 m² (1614.59 ft²)

"

...

7. Section 2.9 'MHP Mobile Home Park Zone' is amended by:

1. Deleting the text in .4 of the table in section 2.9.2 and replacing it with the following:

.4	Maximum height for:	
	1. Principal buildings and structures	• 11.5 m (37.73 ft.)
	2. Accessory buildings	· · · ·
	 Accessory to a mobile 	• 4.5 m (14.76 ft)
	home	
	 All other accessory 	• 10 m (32.81 ft)
	buildings and structures	

...

"

8. Section 2.9 'MHP Mobile Home Park Zone' is amended by adding the following text to the table in section 2.9.2 immediately after .5:

.6	Maximum floor area, gross of an	
	accessory building1. Accessory to a mobile home2. All other accessory buildings and	 20 m² (215.28 sq²) 150 m² (1614.59 ft²)
	structures	

- 9. Section 2.12 RC Resort Commercial Zone is amended by all references of "floor area" with "*floor area, gross*".
- 10. Section 2.16 P Public and Institutional Zone is amended by adding the following text to the list in Section 2.16.1 after .8".9 Educational Facility"
- 11. Section 2.17 'RHD High Density Residential Zone' is amended by:
 - 1. Deleting section 2.17.2.7 and replacing it with the following:

.7	Maximum height for:	
	1. Principal buildings and structures	11.5 m (37.73 ft)
	2. Accessory buildings and structures	8.5 m (27.89 ft)
	"	

2. Adding the following text to the table in section 2.17.2 immediately after .7:

.8	Maximum floor area, gross of an	150 m ² (1614.59 ft ²)
	accessory building:	

- 12. Section 3.1 'Interpretation' is amended by the following:
 - 1. Deleting the definition of "Accessory Building" and replacing it with the following:

"Accessory building or structure is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

2. Deleting the definition of "Accessory Use" and replacing it with the following:

"Accessory Use is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;" 3. Deleting the Definition of "floor area" and replacing it with the following:

"Floor area, gross is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"Floor area, net is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

4. Deleting the definition of 'institutional use' and replacing it with the following:

"institutional use" means educational facility, club, lodge, curling club, rest home, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, or shooting range;"

5. Adding the following definitions in alphabetical order:

"Educational Facility" means a building(s) including residences, structures and grounds associated with the operation of a school, college, university or training centre;"

"Storey" is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

13. SCHEDULE B OFFSTREET PARKING AND LOADING REQUIREMENTS is amended by:

- 1. Deleting Section 1.5 and replacing it with the following: "where floor area is the basis for a unit of measurement under this schedule "floor area, net shall be used.
- 2. Replacing all references of "gross floor area" with "floor area, net"

B. MAP AMENDMENTS

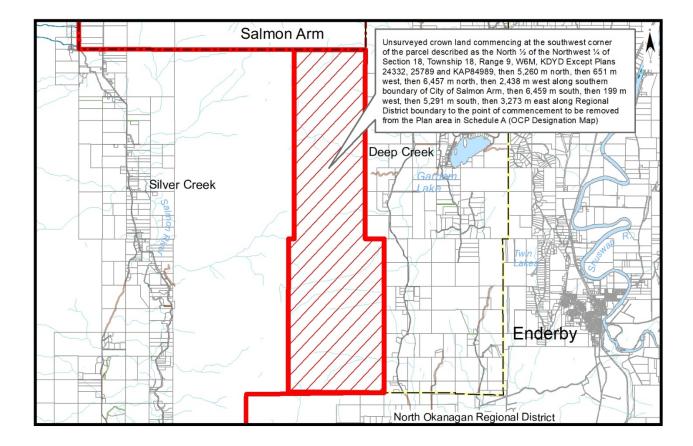
- 1. Schedule A (OCP Designation Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
 - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North ½ of the Northwest ¼ of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332,25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 1.
- 2. Schedule C (Land Use Zoning Maps), which forms part of the "Salmon Valley Land Use Bylaw No. 2500 is hereby amended as follows:
 - i. Removing the unsurveyed crown land commencing at the southwest corner of the parcel described as North ½ of the Northwest ¼ of Section 18, Township 18, Range 9, W6M, KDYD, Except Plans 24332, 25789 and KAP84989, then 5,260 m north, then 651 m west, then 6,457 m north, then 2,438 m west along southern boundary of the City of Salmon Arm, then 6,459 m south, then 199 m west, then 5,291 m south, then 3,273 m east along Regional District Boundary to the point of commencement from the Plan Area which is more particularly shown in the red hatch attached hereto and forming part of this bylaw as Schedule 2.

Bylaw 2565

2. This bylaw may be cited as "Salmon Valley Land Use Amendment Bylaw No. 2565:				
READ a first time this 19 th	day of	March	, 2020.	
READ a second time as amended this	<u> 15th </u> day of	February	, 2024.	
READ a third time this	day of		, 2024.	
Approved pursuant to Section 52(3)(a) of the	e Transportation Act this			
day of	, 2024			
for: Ministry of Transportation and Infrastruct	ture			
ADOPTED this	day of		, 2024.	
CORPORATE OFFICER	CHAIR			
CERTIFIED a true copy of Bylaw No. 2565 as read a third time.	CERTIFIED a tru as adopted.	ue copy of Bylaw No	o. 2565	
Corporate Officer	Corporate Office	r		

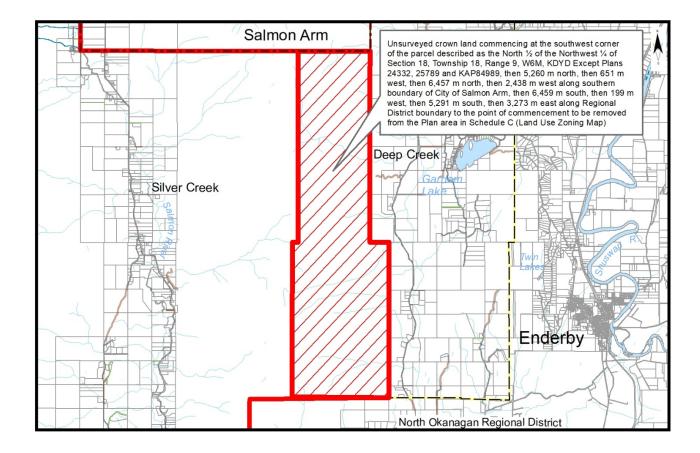
Page 8 of 9

Schedule 1



Page 9 of 9

Schedule 2



COLUMBIA SHUSWAP REGIONAL DISTRICT

KAULT HILL RURAL LAND USE AMENDMENT (CSRD) BYLAW NO. 3009

A bylaw to amend the "Kault Hill Rural Land Use Bylaw No. 3000"

WHEREAS the Board of the Columbia Shuswap Regional District has adopted Bylaw No. 3000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 3000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

- 1. "Kault Hill Rural Land Use Bylaw No. 3000", as amended, is further amended as follows:
 - A. TEXT AMENDMENT
 - 1. Section '2.1 Definitions' is amended by:
 - a. Deleting the definition of "ACCESSORY BUILDING" and replacing it with the following:

"ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building and the use of which is customarily ancillary to that of the principal use;"

b. Deleting the definition of "ACCESSORY USE" and replacing it with the following:

"ACCESSORY USE is the use of land, buildings, or structures in conjunction with and ancillary to an established principal use;"

c. Deleting the definition of "GROSS FLOOR AREA," and replacing it with the following in alphabetical order:

"FLOOR AREA, GROSS is the total area of all *storeys* in a building and attached decks and balconies, whether at, above, or below established grade, measured to the outside face of the exterior walls, windows, roof or floor as applicable, or the area in a portion of a building as applicable. For structures or portions of structures without walls, floor area, gross is measured from the outside edges of posts. Where a roof extends more than 1.3 m beyond a wall or post floor area, gross is measured to the outermost edge of the roof or eave. For buildings, structures or portions thereof without a roof floor area, gross is measured from the exterior face of a wall, post or edge of floor. Floor area, gross includes balconies, decks and parking areas but does not include unenclosed exterior stairs;"

"FLOOR AREA, NET is the total area of all *storeys* in a building measured to the outside face of exterior walls, or, as applicable, the area associated with each specific use measured to the outside face of the walls of the area. For portions of buildings without walls, the floor area is measured from the outside edges of posts. Floor area, net does not include balconies, decks, and parking areas;"

d. Adding the definition of "STOREY" in alphabetical order:

"STOREY is the portion of a building situated between the top of any floor and the roof or ceiling above it with a minimum clearance height of 1.5 m;"

- 2. Section 2.3.6 'APPLICATION OF FLOODPLAIN' is amended by replacing "floor area" with "*floor area, gross*" in section 2.3.6 (6) (b).
- 3. Section 2.3.12 'ACCESSORY BUILDING' is amended by deleting Section 2.3.12 and replacing it with the following:

"ACCESSORY BUILDING

An accessory building must be located on the same parcel as the principal use to which it relates and must only be used for an accessory use, home occupation or secondary dwelling unit provided these uses are permitted in the zone where the accessory building is located;"

- 4. Section 2.3.15 'HOME BUSINESS' is amended by replacing all references of "floor area" with "floor area, net."
- 5. Section 2.4 'OFF STREET PARKING SPACES AND OFF STREET LOADING SPACES' is amended by replacing all references of "floor area" with "floor area, net" in 'TABLE 2 REQUIRED OFF STREET PARKING AND OFF STREET LOADING SPACES'
- 6. Section 2.6 R RURAL ZONE is amended by:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(f) Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
Accessory buildings containing a dwelling unit	 10 m (32.81 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

a. Deleting section 2.6 (2) (f) and replacing it with the following:

b. Adding new regulation immediately following section 2.6(2)(f) as

	follows:	-	-	-	
COLUMN 1		COLUMN 2			

MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
All other Accessory buildings and structures	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

7. Section 2.7 SH SMALL HOLDINGS ZONE is amended by:

a. Deleting section 2.6 (2) (f) and replace it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(f) Maximum height for:	
Principal buildings and structures	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)
All other Accessory buildings and structures	• 8.5 m (27.89 ft)

b. Adding a new regulation immediately following 2.7(2)(f):

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
All other Accessory buildings and structures	 150 m² (1614.59 ft²)
On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	• 250 m ² (2690.98 ft ²)

8. Section 2.8 RR RURAL RESIDENTIAL ZONE is amended by:

a. Deleting section 2.8 (2) (e) and replace it with the following:

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION

3

4

(e) Maximum height for:	
 Principal buildings and structures 	• 11.5 m (37.73 ft)
 Accessory buildings containing a dwelling unit 	 10 m (32.81 ft)
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)

b. Adding a new regulation in numerical order to section 2.8(2):

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	
On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
All other Accessory buildings and structures	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

9. Section 2.9 PA PUBLIC ASSEMBLY ZONE is amended by:

5. Occilion 2.51 AT OBEIG ACCEMBET ZONE IS amended by.		
a. Deleting se	ection 2.9 (2) (f) and replace it with the following	
COLUMN 1 COLUMN 2		
MATTER REGULATED	REGULATION	
(f) Maximum height for:		
 Principal buildings and structures 	• 11.5 m (37.73 ft)	
 Accessory buildings containing a dwelling unit 	• 10 m (32.81 ft)	
 All other Accessory buildings and structures 	• 8.5 m (27.89 ft)	

b. Adding a new regulation in numerical order to section 2.9(2):

COLUMN 1	COLUMN 2
MATTER REGULATED	REGULATION
(g) Maximum <i>floor area, gross</i> of an accessory building:	

On a parcel less than 0.4 ha	
 Accessory buildings containing a dwelling unit 	 250 m² (2690.98 ft²)
All other Accessory buildings and structures	 150 m² (1614.59 ft²)
• On a parcel equal to or greater than 0.40 ha and less than 2.0 ha	 250 m² (2690.98 ft²)

2. This Bylaw may be cited as "	Kault Hill Rura	I Land Use Amendm	ent (CSRD) Bylaw No.	3009."
READ a first time this	15 th	day of	February	<u>,</u> 2024.
READ a second time this	15 th	day of	February	<u>,</u> 2024.
READ a third time this		day of		<u>,</u> 2024.
Approved pursuant to Section 5	2(3)(a) of the T	ransportation Act th	iis	
day of		, 2024		
for: Ministry of Transportation a	nd Infrastructu	<u>-</u> e		
ADOPTED this		day of		_, 2024.
CORPORATE OFFICER		CHAIR		
CERTIFIED a true copy of Bylav as read a third time.	w No. 3009 C	ERTIFIED a true co as adopted.	py of Bylaw No. 3009	
Corporate Officer		Corporate Offi	cer	

5

Relevant Excerpts of Anglemont Zoning Bylaw No. 650

See <u>Anglemont Zoning Bylaw No. 650</u> for all regulations and policies.

Adopted: February 19, 1998

Accessory Building and Size Definitions:

- ACCESSORY BUILDING is a detached building or structure, not used for human habitation; that is subordinate, customarily incidental and exclusively devoted to the principal building, or principal use.
- ACCESSORY USE is a use of land, buildings and structures that is subordinate, customarily incidental and exclusively devoted to the principal use. An accessory use does not include human habitation.
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, balconies, elevator shafts and areas used for building ventilation machinery;
- HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
Rural Small Lot (RR- 4)	11.5 m (37.73 ft)	10 m (32.81 ft)	55 m ² (592.02 ft ²)
Country Residential (CR)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m ² (592.02 ft ²)
Residential (RS-1)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m ² (592.02 ft ²)

Relevant Excerpts of South Shuswap Zoning Bylaw No. 701

See South Shuswap Zoning Bylaw No. 701 for all regulations and policies.

Adopted: February 20, 1997

Accessory Building and Size Definitions:

- ACCESSORY BUILDING means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed.
- ACCESSORY USE means a use that is subordinate and supplementary to the principal building or use permitted on the same parcel.
- FLOOR AREA means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery.

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
AR1 - AGRICULTURE ZONE (20 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
AR2 - AGRICULTURE ZONE (4 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
RR1 - RURAL RESIDENTIAL ZONE (4000 m ²)	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
RR2 - RURAL RESIDENTIAL ZONE (5000 m²)	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
RR3 - RURAL RESIDENTIAL ZONE (1 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
RR4 - RURAL RESIDENTIAL ZONE (2 ha)	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
R1 - LOW DENSITY RESIDENTIAL ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building

CH1 - CLUSTER HOUSING 1 ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
CH2 - CLUSTER HOUSING 2 ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
LH - LARGE HOLDING ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
MHP - MOBILE HOME PARK ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
SH - SPECIAL HOUSING ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
CDC1 – COMPREHENSIVE DEVELOPMENT 1 ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
CDC2 – COMPREHENSIVE DEVELOPMENT 2 ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
CD3 – COMPREHENSIVE DEVELOPMENT 3 ZONE	10 m (32.81 ft)	6 m (19.69 ft	Less than the principal use building
CDC6 – COMPREHENSIVE DEVELOPMENT 6 ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building

Relevant Excerpts of <u>Ranchero/Deep Creek Zoning Bylaw No. 751</u>

See Ranchero/Deep Creek Zoning Bylaw No. 751 for all regulations and policies.

Adopted: April 19, 2018

Accessory Building and Size Definitions:

- ACCESSORY BUILDING or STRUCTURE means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building;
- ACCESSORY USE is the use of land, buildings or structures that is customarily ancillary to and exclusively devoted to a principal use or single detached dwelling;
- GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use;

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
MH Medium Holdings Zone	11.5 m	10 m	200 m ² on parcels less than or equal to 2 ha
RR1 Rural Residential 1 Zone	11.5	8 m	 150 m² on <i>parcels</i> less than or equal to 0.4 ha 200 m² on <i>parcels</i> greater than 0.4 ha, but less than or equal to 2 ha
MHP1 Manufactured Home Park 1 Zone	10 m	 3 m (when accessory to a manufactured home park space) 10 m (when accessary to the manufactured home park) 	 20 m² (when accessory to a manufactured home park space) 150 m² (when accessary to the manufactured home park)
VR Vacation Rental Zone	11.5 m	8 m	200 m ² on parcels less than or equal to 2 ha

Relevant Excerpts from Magna Bay Zoning Bylaw No. 800

See <u>Magna Bay Zoning Bylaw No. 800</u> for all regulations and policies.

Adopted: October 16, 2003

Accessory Building and Size Definitions:

ACCESSORY BUILDING is a detached building or structure that is customarily incidental to, subordinate to and exclusively devoted to a principal use or a single family dwelling, is not used for human habitation and is used for an accessory use or where permitted, for a home business; ACCESSORY USE is the use of land, buildings and structures that is customarily incidental to, subordinate to, and exclusively devoted to the principal use or a single family dwelling. An accessory use does not include human habitation;

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include off street parking areas, balconies, elevator shafts and areas used for building ventilation machinery;

GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, gross floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use.

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Gross Floor Area)
Country Residential (CR)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m ² (592.02 ft ²)
Residential (RS)	11.5 m (37.73 ft)	6 m (19.69 ft)	55 m ² (592.02 ft ²)

Relevant Excerpts from Scotch Creek Zoning Bylaw No. 825

See <u>Scotch Creek Zoning Bylaw No. 825</u> for all regulations and policies

Adopted: November 17, 2005

Accessory Building and Size Definitions:

ACCESSORY BUILDING is a detached structure, not used for human habitation; that is subordinate to, customarily incidental to, and exclusively devoted to the use with which it relates;

ACCESSORY USE is the use of land, buildings and structures that is subordinate to, customarily incidental to, and exclusively devoted to the principal use or single family dwelling with which it relates. An accessory use does not include human habitation;

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, terraces, porches, balconies, basement or attic areas used exclusively for storage service to the building;

GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, gross floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use;

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Gross Floor Area)
Country Residential (CR)	11.5 m (37.73 ft)	10 m (32.81 ft)	75 m ² (807.32 ft ²)
Residential - 1 (R1)	11.5 m (37.73 ft)	6 m (19.69 ft)	75 m ² (807.32 ft ²)

Relevant Excerpts of Electoral Area E Zoning Bylaw No. 841

See Electoral Area E Zoning Bylaw No. 841 for all regulations and policies.

Adopted: February 17, 2022

Accessory Building and Size Definitions:

- ACCESSORY BUILDING or STRUCTURE is a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily ancillary to that of the principal building;
- ACCESSORY USE is the use of land, buildings or structures of which is subordinate customarily ancillary to a principal use or single detached dwelling;
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include uncovered decks and uncovered parking areas;

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
MH Medium Holdings Zone	11.5 m	10 m	200 m ² on parcels less than or equal to 2 ha
RR1 Rural Residential 1 Zone	11.5 m	6 m on parcels less than or equal to 0.4 ha	150 m ² on parcels less than or equal to 0.4 ha
		8 m on parcels greater than 0.4 ha	200 m ² on parcels greater than 0.4 ha, but less than or equal to 2 ha
RWR Remote Waterfront Residential Zone	11.5 m	6 m	150 m ² on parcels less than or equal to 0.4 ha
RM1 Multiple- Dwelling 1 Residential Zone	11.5 m	6 m	150 m ² on parcels less than or equal to 0.4 ha
			200 m ² on parcels greater than 0.4 ha, but less than or equal to 2 ha

CH1 Cluster Housing 1 Zone	11.5 m	6 m	150 m ² on parcels less than or equal to 0.4 ha
			200 m ² on parcels greater than 0.4 ha, but less than or equal to 2 ha
VC Village Centre Zone	11.5 m	6 m	150 m ² on parcels less than or equal to 0.4 ha
			200 m ² on parcels greater than 0.4 ha, but less than or equal to 2 ha
MHP1 Manufactured Home Park 1 Zone	6 m	4.5 m (when accessory to a manufactured home park space);	20 m ² (when accessory to a manufactured home park space)
		10 m (when accessary to the manufactured home park)	150 m ² (when accessary to the manufactured home park)
VR Vacation Rental Zone	11.5 m	10 m (on parcels greater than 0.4 ha)	150 m ² on parcels less than or equal to
		6 m (on parcels less than or equal to 0.4	0.4 ha 200 m ² on parcels
		ha	greater than 0.4 ha, but less than or equal to 2 ha

Relevant Excerpts of <u>Electoral Area B Zoning Bylaw No. 851</u>

See Electoral Area B Zoning Bylaw No. 851 for all regulations and policies.

Adopted: August 21, 2014

Accessory Building and Size Definitions:

- ACCESSORY BUILDING is a detached building ancillary and exclusively devoted to a principal use or single family dwelling and is used for accessory use or, where permitted, a home occupation or secondary dwelling unit or both;
- ACCESSORY USE is the use of land, buildings and structures that is customarily ancillary to and exclusively devoted to a principal use or single family dwelling;
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building for a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include balconies, elevator shafts and areas used for building ventilation machinery;

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
SMALL HOLDINGS – SH	11.5 m	10 m	NA
RURAL RESIDENTIAL 2 - RR2	11.5 m	8 m	150 m ²
RURAL RESIDENTIAL 1 – RR1	11.5 m	8 m	150 m ²
RESIDENTIAL 3 – RS3	11.5 m	6 m	75 m ²
COMPREHENSIVE DEVELOPMENT B1 (MT MCPHERSON RD.) – CDB1	11.5 m	6 m	100 m ²
COMPREHENSIVE DEVELOPMENT B2 (SHELTER BAY) – CDB2	10.5 m	7 m	40 m ² 65 m ²

Relevant Except from Salmon Valley Land Use Bylaw No. 2500 – BL2565

(See Bylaw No. 2500 for all policies and zones)

Part 1 Board Objectives and Policies

1.5 Review and Amendment

The Salmon Valley Land Use Bylaw is not intended to be a static plan. Amendments will be made as new issues arise and land uses change in the area. The CSRD will continue to consult local residents and government agencies through public hearings and bylaw referrals as amendments are proposed. In addition, the CSRD intends (but is not obligated) to give the plan a major review every 5 years to ensure that it accurately reflects the needs of the residents and that the plan does not become too outdated.

Part 2 Land Use Regulations

2.2.4 Accessory Buildings and Structures

Accessory Buildings and Structures shall be permitted in conjunction with a principal use in any land use designation provided that:

.1 the principal building exists on the parcel, or the accessory building or structure is erected simultaneously with the principal building;

.2 except as otherwise provided in this bylaw, accessory buildings do not include a dwelling or a sleeping unit or a structure providing overnight accommodation;

.3 the combined floor area of all accessory buildings shall not exceed 65 m² per parcel;

.4 notwithstanding Section 2.2.4.3 above, no maximum floor area shall apply to accessory buildings associated with agricultural use including but not limited to barns, storage buildings, and other structures for keeping animals, feed or agricultural products.

2.5 RH Rural Holdings Zone

2.5.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RH:

- .1 agriculture;
- .2 church;
- .3 equestrian centre;
- .4 fish farms;
- .5 home occupation;
- .6 kennel;
- .7 single family dwelling;
- .8 accessory use.

2.5.5 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
.1 Maximum number of single family	
dwellings:	One per parcel
• On a parcel with less than 2 ha in	Two per parcel
area;	
• On a parcel with 2 ha or more in	
area	
.4 Minimum area of parcel to be created by	8 ha
subdivision	

2.6 RR Rural Residential Zone

2.6.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RR:

- .1 agriculture;
- .2 guest cottage;
- .3 church;
- .4 home occupation;
- .5 single family dwelling;
- .6 accessory use.

2.6.2 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
.1 Maximum number of single family	One per parcel
dwellings:	
.4 Minimum area of parcel to be created by	1 ha
subdivision	

2.7 RS Single and Two Family Residential Zone

2.7.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RS:

- .1 single family dwelling;
- .2 two family dwelling;
- .3 home occupation;
- .4 accessory use.
- 2.7.2 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
.1 Maximum number of dwellings:	One single family dwelling or 1 two family
	dwelling per parcel
.3 Minimum parcel size for subdivision of a	
single family dwelling:	
Serviced by both a community	• 700 m ²
water system and community sewer	
system	• 4000 m ²
Serviced by a community water	
system	
.4 minimum parcel size for subdivision for	
a two family dwelling or church:	
Serviced by both a community	• 1000 m ²
water system and community sewer	
system	• 4000 m ²
• Serviced by a community water	
system	
.5 minimum servicing standard	On-site sewage disposal;
	community water supply

2.8 RM Multiple Family Residential Zone

2.8.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RM:

.1 single family dwelling;

- .2 two family dwelling;
- .3 multiple family dwelling;

.4 home occupation;

.5 accessory use.

2.8.2 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION	
.1 Maximum number of single family or	One single family dwelling or two dwellings	
two family dwellings:	per parcel	
.2 Maximum density for multiple family	15 dwelling units per hectare	
dwellings		
.3 Minimum parcel size for subdivision:		
	• 1400 m ²	

 Serviced by both a community water system and community sewer system Serviced by a community water system 	• 4000 m ²
.6 minimum servicing standard	On-site sewage disposal; community water supply

2.9 Mobile Home Park Zone

2.9.1 Permitted Uses

The following uses and no others are permitted in the area zoned as MHP:

.1 mobile home park;

.2 single family dwelling for mobile home park manager;

.3 home occupation;

.4 accessory use.

2.9.2 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION	
.1 Maximum density:	10 mobile homes per hectare	
.2 Maximum area of parcels to be created	2 ha	
by subdivision		
.3 minimum servicing standard	On-site sewage disposal;	
	community water supply	
.4 maximum height for:		
Principal buildings and structures	• 11.5 m	
Accessory buildings	• 6 m	

2.16 P Public and Institutional

Permitted Uses

2.16.1 The following uses and no others are permitted in the area zoned as P:

.1 Institutional use;

.2 Public use;

.3 youth camp including ancillary Recreational Vehicle camping for the family of youths attending the camp or adults participating in meetings and workshops;

- .4 single family dwelling;
- .5 acessory use;

.6 cemetary

.7 museum

.8 conference room which contains a maximum seating capacity of fifty (50) people.

2.17 RHD High Density Residential Zone

2.17.1 Permitted Uses

The following uses and no others are permitted in the area zoned as RHD:

- .1 single family dwelling;
- .2 two family dwelling;
- .3 multiple family dwelling;
- .4 home occupation;
- .5 accessory use.

2.17.2 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION	
.1 Maximum density of sinle family	10 per hectare	
dwellings, or two family dwellings:		
.2 Maximum density of multiple family	2 ha	
dwelling units area of parcels to be created		
by subdivision		
.3 minimum servicing standard	On-site sewage disposal;	
	community water supply	
.4 maximum height for:		
Principal buildings and structures	• 11.5 m	
Accessory buildings	• 6 m	

Part 3 Interpretation and Administration

3.1 Interpretation

"accessory building" means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed;

"accessory use" means a use other than a residential use, which is ancillary or incidental to a principal use or building on the same parcel;

"floor area" is the total area of all floors in a building measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a building for a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include balconies, elevator shafts, and areas used for building ventilation machinery;

"height" is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69ft.);

"institutional use" means club, lodge, curling club, rest home, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, or shooting range;

"mobile home park" means any parcel containing two or more mobile homes used or intended to be used for residential purposes and may include a single family dwelling for the operator of the mobile home park, accessory uses including laundry, storage and playground facilities and may include a convenience store;

"multiple family dwelling" means any building consisting of three or more dwellings each of which is occupied or intended to be occupied as a permanent home or residence of not more than one family;

"parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

"single family dwelling" means any building consisting of one dwelling which is occupied or intended to be occupied as a permanent home or residence of not more than one family;

"two family dwelling" means any building consisting of two dwellings each of which is occupied as a permanent home or residence of not more than one family;

Relevant Excerpts of <u>Kault Hill Rural Land Use Bylaw No. 3000</u>

See Kault Hill Rural Land Use Bylaw No. 3000 for all regulations and policies.

Adopted: October 19, 2000

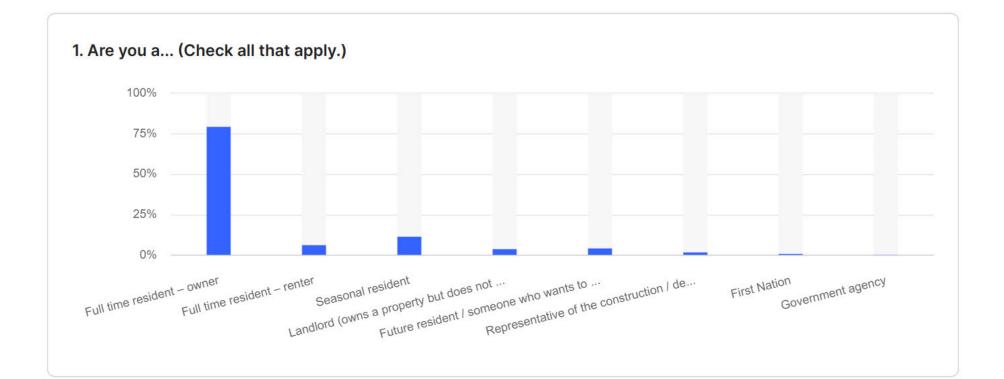
Accessory Building and Size Definitions:

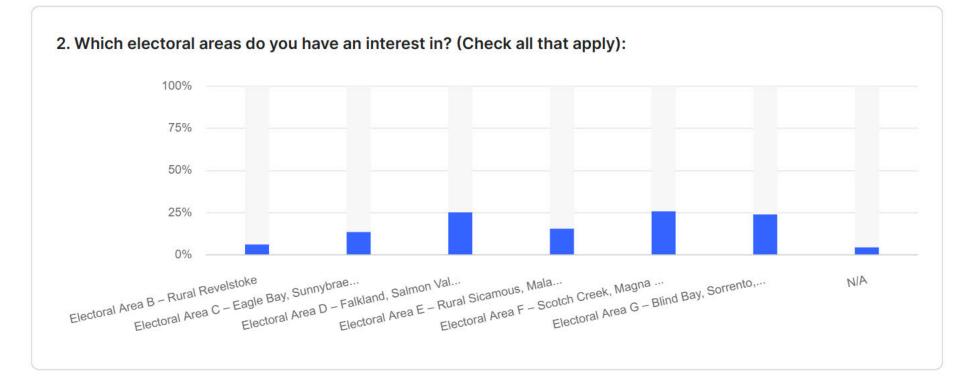
- ACCESSORY BUILDING is a detached building or structure that is customarily incidental to, subordinate to and exclusively devoted to a principal use or a single family dwelling, is not used for human habitation and is used for an accessory use or, where permitted, for a home business;
- ACCESSORY USE is the use of land, building and structures that are customarily incidental to, subordinate to and exclusively devoted to the principal use or a single-family dwelling. An accessory use does not include human habitation;
- FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include parking areas, balconies, elevator shafts and areas used for building ventilation machinery;

Zone	Principal Building Height	Accessory Building Height	Accessory Building Size (Floor Area)
R RURAL ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
SH SMALL HOLDINGS ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
RR RURAL RESIDENTIAL ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building
PA PUBLIC ASSEMBLY ZONE	11.5 m (37.73 ft)	10 m (32.81 ft)	Less than the principal use building

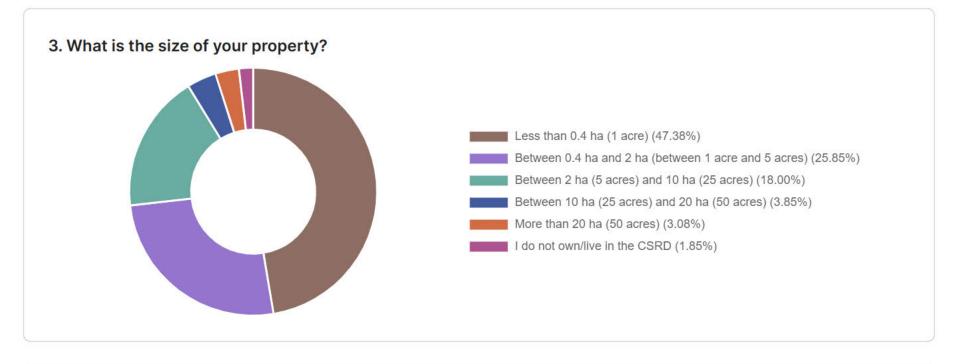
Columbia Shuswap Regional District, BC | April-May, 2023 Secondary Dwelling Units & Accessory Buildings Survey Results





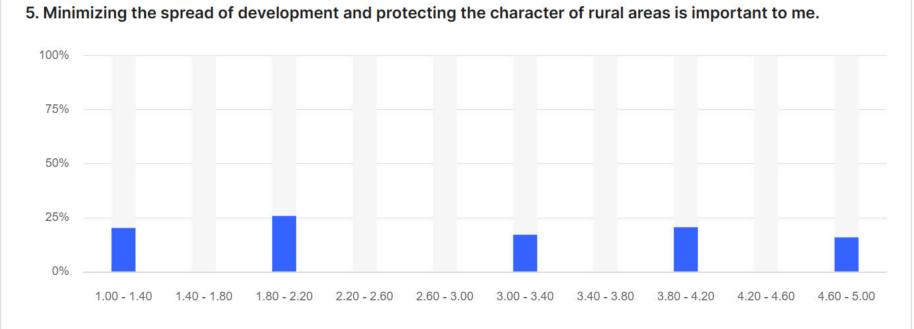




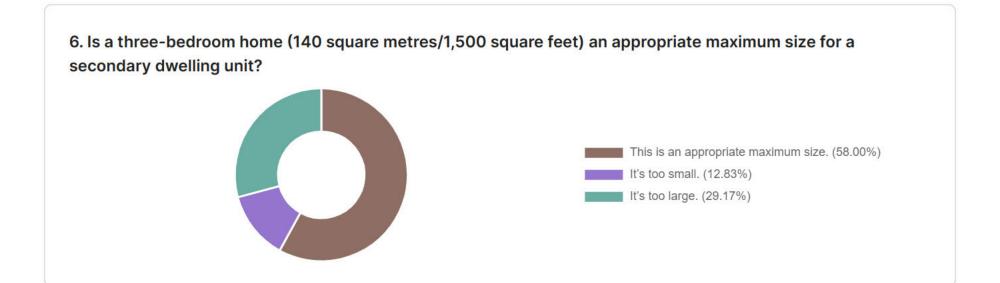




Sliding Scale: 1-1.4 = Strongly Agree 1.8-2.2 = Agree 3-3.4 = Neutral 3.8-4.2 = Disagree 4.6-5 = Strongly Disagree





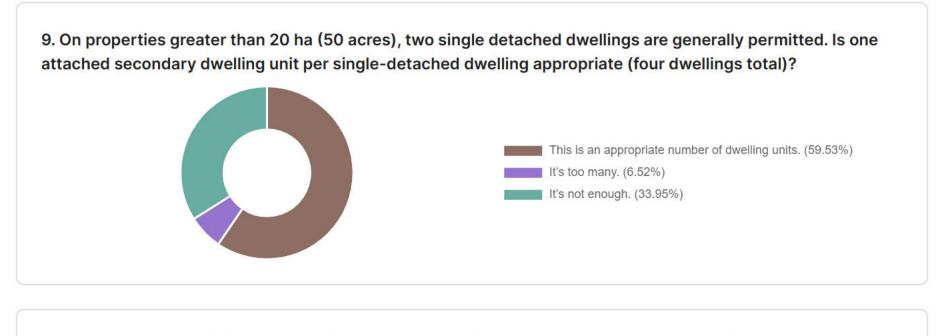




8. Is one attached AND one detached secondary dwelling unit on properties 0.4 ha (1 acre) to 20 ha (50 acres) appropriate (three dwellings total)?







11. Is an accessory building the size of a six-car garage (150 square metres/1,600 square feet) an appropriate maximum size per building for a property under 0.4 ha/1 acre?



12. Is a two-storey accessory building (8.5 metres/27 feet maximum accessory building height) an appropriate maximum height for a property under 0.4 ha/1 acre?









Do you have any additional comments related to secondary dwelling units?

Maximum number of vehicles (travel trailers inc) allowed. Parking restriction on public roads. Traffic congestion and increased traffic on roads. May 31, 2023

Housing is in desperately short supply and people are suffering as a result. What you should be asking are questions arising from the plethora of seasonal homes that are unoccupied for 90% of the year. These homeowners should be given an incentive to create secondary dwelling units or taxed to the hilt in order to fund social housing. The CSRD should be considering tiny homes, park models, container architecture etc. Housing need not resemble the suburbs of 50 years ago. May 31, 2023

Well and septic bylaws and distances must be enforced so Neighbours are protected May 31, 2023

The 60% rule doesn't make any sense and should be removed. May 31, 2023

I believe we should abolish the size percentage limits for secondary dwellings in relation to the primary dwelling size. Ie secondary dwelling being 60% the size of the primary. Rich people are just building new dwellings way larger than the original primary anyways, so what's the point? This rule now basically only negatively targets the middle income working class, people who are on family properties and trying to remain within the region. May 31, 2023

There is an acute shortage of accommodation in Revelstoke and rural landowners should have an opportunity to provide places for people who want to live and work here. A secondary dwelling or suite can assist with the housing shortage and also help the landowner with the high costs of owning land in Rural Revelstoke Area B. Taxes have increased substantially in Rural Revelstoke due to the construction of RMR but the influx of wealthy land purchasers has driven values up further, making it difficult for many property owners [who contribute to the fabric of the community] to remain here. Section 4.3.28 limits the size of secondary dwellings to 60% of the floor area of the principle dwelling. This has resulted in wealthy landowners building large mega homes and using the original residence as a secondary dwelling. Most often it is used as a vacation rental or for staff to service the new dwelling. One of the benefits to having a secondary dwelling on rural properties is to provide rural landowners and opportunity to share their property with family without having to do an expensive subdivision. The high cost of maintaining a rural property is prohibitive but having the ability for family to build a secondary dwelling is beneficial. However the size limitation of 60% of the square footage of the original dwelling can be too small for a family and the alternate of upsizing can be cost prohibitive. This limitation should be removed. May 31, 2023

No

May 31, 2023

Any secondary dwelling should have adequate parking. The streets in Blind Bay do not have capacity for significant increase in traffic. May 30, 2023

I feel that SDU's should be allowed as many properties already have them but are technically "not legal" . I do not agree with the CSRD 's proposal that they should only be used for long term rentals. I only support this change if short term rentals will be allowed. I do not agree with the CSRD dictating who I could potentially rent to. If I had a secondary dwelling unit and was only allowed to rent long term...I would leave it vacant. There is not a housing problem in these area. It is a people

problem.....many renters are disrespectful, have animals and children and when you want to terminate a rental it is near impossible to get renters out. The landlord has no rights. Short term rentals are great for these areas as there are no hotels and people come to the Shuswap and stay at a short term rental and then fall in love with the area and decide to mover here. Restricting short term rentals for SDU's would have a negative imput to the area. Tourism creates jobs, restaurants need people other than locals and vacationers would have no where to stay except for the bad experience of being in Salmon Arm and staying in a hotel. I do not agree with banning short term rentals for all these areas! May 30, 2023

The clause regarding vacation rentals - how is this going to licensed and controlled-? Right now BnB's are exploding and there is no control and hard feelings between neighbors are being challenged. May 30, 2023

Rental of SDU's should be at the owners discretion May 30, 2023

Based on the housing crisis we are in, the government should really allow additions of multiple units if it is within a properties building setback area and makes sense with the surroundings (fits building scheme, landscaping, etc.).

May 30, 2023

I would be concerned if too much of the greenery trees bushes ect on the property were taken out to make room for housing. We are in a world where we need to preserve especially in malakwa for fire protection and our rain forest type of exsistant. Also we live out here for the fact that our neighbour's aren't on top of us and we can do our land .. I personally am growing as much food and wish to expand as much greenhouse as possible. And soon will hopefully be running year round if I can get it all done and 90% of it off grid. I am a prepper and and heavily belive in recycle reuse before I throw anything away. May 30, 2023

Does this include 2nd dwellings that are used as a business ? May 30, 2023

I know you are not answering questions, but. Is there a minimum size? Do you need home warranty? When would home warranty kick in. Lets say there is a shed and someone converts it to a sdu. Does warranty apply? or a garage? Or if it is say 200-300 sq.ft. Do we need home warranty then. Also would all the permit rig a marol. apply to tiny sdu's? May 30, 2023

Multiple Seasonal bunkhouses under 300square feet should be allowed. 3 units per acre as a rough guideline

May 30, 2023

Size of secondary dwelling should be calculated on individual lot size. May 30, 2023

Other considerations might include environmentally sensitive areas (e.g. lake front properties) restricting detached dwellings. May 30, 2023

My concerns are in regards to density in small communities where seasonal owners are drawn by community size. The CSRD already advertises the benefits of these smaller communities stressing resources parking, road maintenance, boat launch, beach and outhouse usage. Increasing the population, in these smaller communities, would only make these stressors increase. Increasing the non owner residents have shown to increase the break in and vandalization without increased

RCMP support allows these communities. Tax base in the smaller communities are mostly drawn from owners who are not BC residents and should not be used to support low cost housing, but to maintain the basic needs of the community, increase safety, road and beach maintenance and appropriate RCMP vigilance. Security patrols with no power is window dressing but does does not deter bad decisions. In towns, such as Sicamous where there is in the infrastructure to monitor resource use and local RCMP is a great idea. These new residents would support the economy where finding employees is a struggle, The development of a year round population is useful for the economy.

May 30, 2023

People have no where to live. Farms need workers. Grandparents need places. Extended families May 30, 2023

I'm very interested in this unless it means apartments, duplexes, and low income housing will be part of this. I will not support those options. May 30, 2023

We need multi housing to help with the housing/rental crisis. And allow to build multi level May 30, 2023

Don't need two separate dwellings on lots under 1 acre . It's bad enough that the CSRD doesn't in force the bylaws that are in place already. In area D in subdivision there is a property with a house and 3 RV's with people living in all of them. May 30, 2023

Our current infrastructure (water/sewer/roads/schools/healthcare) and services provided for taxes charged do not support additional housing on existing lots with dwellings May 30, 2023

We are against any densification except an attached suite such as a basement suite or annex which is part of an existing house. Adding separate living quarters on a property is the same as subdividing. A separate house is a huge demand on scarce water resources and many of us are seeing and living the effects of climate change on the aquifers and ground water now. We have lived here for over years and the subdividing and densification has notable effects on water availability. More housing require wells. More and more households were running out frequently or/ and hauling this year and last year. Water is a huge issue and our area is dependent on wells which cannot support more in filling. If logging goes ahead in the Mallory abridge watersheds we are in bigger trouble than we are in now. If the CSRD is willing to fund and provide water systems for Deep Creek/ Mallory Road then in filling our watersheds to logging and climate change (which is clearly) here and going to get worse. Without a plan for comprehensive water infrastructure secondary dwelling units should not be considered.

As long as more land from the ALR is not gobbled up and only land zoned for housing is used..it's okay

May 30, 2023

They must have adequate parking inside the property boundaries so street parking is avoided May 30, 2023

Having an attached and separated dwelling would be fine if the sewer permits in my opinion. Something to consider though would be parking. If there isn't enough parking for this on your property you shouldn't have that many suites. May 30, 2023

Hopefully there taxes reflect the additional living.

May 30, 2023

All these secondary dwellings, if allowed to go ahead, may put strain on services in some areas. I thought the idea was to increase density (infill) in developed areas for many reasons, water just being one. If those in higher density areas are okay with secondary dwellings and services can be supplied then I am in favour. In more rural areas, anyone building secondary structures would have to prove the services are in place and would not affect those already living there. May 29, 2023

Increasing number of dwelling will allow for more criminals to live together increasing drug production and trafficking Example May 29, 2023

Considering the need of those to rent properties out to keep them after generations we need to make it available to owners to build as appropriate to the size of their land. If a single detached home is allowed to have a secondary cabin on their property under half an acre that is 1500 sqft you should be able to build two separate dwellings if needed at 750 sqft each. Giving the owner 3 separate dwellings to rent out to cover cost of the property. Should go with how many sqft that second dwelling would be per size of the land. May 29, 2023

I hope it is considered as well for changes for properties on the lake, actually lakefront. May 29, 2023

All environmental, set backs and health restrictions must be adhered to!! May 29, 2023

I'm all for more home's for people, but wouldn't like them being used as weekly rentals. I have 3 in close proximity to my house, and it can be a real problem with the noise and parking. They should be long term rentals only.

May 28, 2023

You are referring to private property. What part of private is not being understood? People generally move to rural areas because they don't want government interference in their lives. The CSRD and other regional districts are self-perpetuating, constantly growing and inserting themselves into peoples lives and charging the people for the unwanted intrusion. Please go get a real, productive job and leave us alone. May 28, 2023

May 28, 2023

Is there water, septic or sewer, roads, parking, school space in the area? A secondary dwelling on property less than 0.4 May 28, 2023

We need housing to lower rent, being in new working families and boost local economy. More houses the better May 28, 2023

Update septic. Not dry wells. May 28, 2023

Need more accomadation for long term rentals. Crack down on short term, weekly . rentals. May 28, 2023

They should be long term rentals, not week to week. May 28, 2023 I think this is a great idea as it makes better use of the land and also addresses the housing shortage in the area. This will also allow the aging population to remain in their own homes as long as possible.

May 28, 2023

1+ acre properties should have additional detached dwellings. High tourism areas like scotch creek should be able to use secondary dwellings as short term rentals. May 28, 2023

I would like to see an increase in the maximum size of a secondary dwelling from 540sqft to something more reasonable like 1000-1200 sqft. 1500sqft is quite large for a secondary dwelling, especially on a lot that is less than one acre in size and would be more appropriate size as a primary dwelling for a lot that size. May 28, 2023

We live in Hillcrest area in Salmon Arm. The amount of secondary dwellings and businesses operating impacts the neighborhood adversely through increased traffic (affecting safety) and by limiting parking for residents. It's not what we envisioned when we built in this neighborhood. May 27, 2023

No May 27, 2023

If someone wants a second dwelling they should have to subdivide that area off. If subdividing the property is not allowed, why should a second dwelling be allowed. May 27, 2023

How can you allow secondary dwellings without community sewer on properties of less than1 hectare?

May 27, 2023

This initiative to allow second or even third dwellings on rural properties is a great thing. It allows families to be closer together or help landowners earn extra income because it's needed nowadays. May 27, 2023

Why do you care how many dwellings are on a property we have a massive housing shortage with the smallest population with the largest landmass. Its noting more then greed May 27, 2023

We are talking actual buildings correct, not trailers? May 27, 2023

May 27, 2023

Would love to see Carriage houses! May 27, 2023

We need more housing May 27, 2023

Some properties are inappropriately labelled ALR as soil is ineffective and no irrigation possible. These should be removed from ALR and allow more residential housing and business interests that would increase tax base and provide jobs and housing together. May 27, 2023

Finally the csrd are moving in a positive direction. For too many years, it was too difficult to expand your property. Families are getting bigger at the lake and you need to accommodate more space. I hope this goes through

May 27, 2023

FLEXIBILITY! There should be allowable circumstances for extending the allowable housing. Especially when there are large families that are helping keep farm going, need housing for workers etc. too many rules around this May 27, 2023

In #8 if the lower end was 2 acres instead of .4 acres it would be ok. May 27, 2023

I would suggest all construction be permitted and inspected with fines attached for not following the guidelines.

May 27, 2023

Should be allowed to have a secondary unit for properties 1/2 acre and up not limited to an acre and up

May 27, 2023

With the housing shortage in our country I feel more dwelling units need to be added to existing lots. May 27, 2023

I feel a secondary dwellings should be 800-850 sq/ft more of an in-laws suite ; if a larger property 15-50 acres could allow larger dwellings but placement should be planned for possible subdividing in future .

May 26, 2023

It's a win win all around for everyone please hurry up and make the changes already! May 26, 2023

There is a huge parcel size difference between 1 acre and 50 acres. 50 acres might be zoned residential, but there is a massive difference and possible distance between 3 dwellings on a 1 acre lot vs. a 50 acre property. The size categories should be reasonably smaller; under 1 acre, 1-5 acres, 5-10 acres, 10-20 acres, over 20 acres. Or allow property OWNERS to change the zoning of their large properties more easily if they want to develop their land to allow for multiple dwellings. May 26, 2023

It's great that the district is working towards solving housing issues. It would also be great if permits weren't such an expensive and painful process. May 26, 2023

Perhaps the size of the secondary unit on a property under one acre should be determined by the size of the lot. A smaller lot maybe allowed 1000 or 1200 sq ft secondary home with a bigger lot being allowed 1500. My concerns with the smaller properties would also be septic and how it might affect neighbouring properties.

May 26, 2023

A 3-bedroom home should be at least 2,000 sq.ft. At least 1 primary and 1 secondary dwelling per acre is absolutely appropriate. May 26, 2023

It is not the place for the CRSD to say what the people want to do with their land let us build what housing we want as long as it is good safe and affordable anything else is should be out of your control

May 26, 2023

Important that we have available rental properties in Tappen area May 26, 2023

Changes to zoning should be in the spirit of bringing new tax payers and full time residents into the region to support our year round economy and removing red tape for families in need of housing May 26, 2023

The land owner is the one to make the decisions on what they want to build on their property. Other than obvious consideration to neighbours when building. We demand less interference from government. May 26, 2023

Add density! Especially when the homes are on their own sewer/water. We have a critical housing problem in this province. I own three properties in the CSRD and am strongly in favour of increasing density in it. May 26, 2023

Consideration for septic system would be an issue. May 26, 2023

These units cannot be RV's or trailers May 26, 2023

For question 8, I feel your land sizes of up to 50 acres is too large. I feel it should be 1 acres to 10 acres for 1 attached and 1 detached dwelling. 10 acres is small as far as farming goes, so this could give them a better use of the land. Question 9 then would be from more then 10 acres to 50 acres. May 26, 2023

Because of a housing shortage and extremely high rentals, extra suites and additional housing whether it be a carriage house, cabin, tiny home, recreational vehicle, yurt, or other housing should be allowed with no extra taxes or fees or permits to the land owner May 26, 2023

I believe secondary units should have green space at least big enough for residents to Garden in and maintain natural habitat where possible May 26, 2023

Falkland needs to have the ByLaws regarding RV trailers and the said trailers dumping their black water/sewage illegally in-forced. The property across the street from our property has a dwelling and 2 RV trailers on 1 lit and the trailers don not have their black water pumped so where is it going . There are several Illegal RV trailers in Falkland and non commercial buildings on Commercial Zoned lots .

May 26, 2023

Although I'm not wanting big subdivisions in my rural area, we want the rights to be able to possibly put multiple single detached dwellings on our property for our children and other family members. We have just over 6 acres. May 26, 2023

Leave us the hell alone to make our own decisions about our own property. Keep your rules and regulations to yourselves! We have a large family and with the prices of homes, there is no way our kids will be able to buy. Being able to have multiple homes on the same property would be beneficial for us and allow us to work the land properly. Keep your bureaucratic to the city! May 26, 2023

Keep in mind that some people do not want full time tenants and prefer to have vacation rentals because of the temporary nature of the guest. The provincial rules governing residential tenancy are tipped too far in the direction of the renter and landlords have less rights over their own property. So if I had a secondary dwelling I would never rent it out. May 26, 2023 #7 Is two many if a second dwelling is unattached, but I'm not saying there couldn't be a suite. #8 The property value range is too large in this question. 1-5 acres shouldn't be classed the same as 6-50acres. Because the lack of options with sizes the answer is this is too many but if you asked me for a 10 + acre piece I'd have to agree a second dwelling it fine. Mine answers would also change within land use ability and zoning. So it's hard to answer these general questions. Too many dwellings in area D where there are few regulations leads to many properties already having extra homes/5th wheels and yards full of garbage and mess. Not every property falls into this category but I feel for some people with close neighbors and the mess that come along with these cheaper housing options.

May 26, 2023

I would like to see short term rental an allowable use. As a homeowner, I am not willing to have long term renters, who I don't know, on my property. Although, I am willing to offer the flexibility of short term rental. I would then have this space available for potential long term rental if the opportunity arised for friends or family to rent the space. May 26, 2023

Secondary dwellings should be max 1 bedroom less then an acre May 26, 2023

Question 8 has too big of a range, going from 1-50 acres. Try 1-5, 6-10, etc. and allow for a gradual increase in dwellings.

May 26, 2023

Having an attached secondary suite may be more suitable for smaller properties, less than 1 acre. It helps to maintain the rural character of the area. May 26, 2023

on properties with 10acres or more should be able to have secondary (detached) dwellings May 26, 2023

Regardless if a property is larger than 10 acres 3 dwelling should be max in our view May 25, 2023

Depending on the use, for example if for family a large unit is ok, but it just renting out to someone, a smaller unit would be appropriate. If the property is under 1 ac then a small attached unit would be good for family not rental. Also, it would be OK to have a garage or machine building if they were not huge on a property under an acre and on larger properties I can see some Ige buildings for animals and machines. But let remember Not to fill the properties with buildings, we are rural and it is nice to have nature around us, NOT just buildings everywhere you go. Thanks May 25, 2023

Would be nice to have some of these rules be available to those living in trailer parks where we have rights also even when pad rental is paid. Things are tight for everyone. May 25, 2023

With the way the housing market is across the province there are more and more multi-gerational homes. Having the ability to support one's family both financially and physically yet having a bit of independence will build stronger communities. Young families and elders both struggle with the realities of their housing situation and this is possibly one very viable solution. I do not support secondary units for short term rentals at all. We need more full time housing if we want our area to succeed and grow. Doing this responsibility should be a priority. We don't need more huge properties for seasonal visitors only. May 25, 2023

Housing is an issue everywhere if people want to have numerous dwellings on property let it happen May 25, 2023 No more air bnb's May 25, 2023

Important to have options for family and guests. Due to lack of child care in the area, may need options for a live-in Nanny May 25, 2023

Size of a secondary dwelling must be relative to the size of the land parcel and in keeping with height restrictions so as to not have a monstrosity built. May 22, 2023

Question 8 is guite a wide spread. I answered appropriate amounts based on one acre. If a person had 25 to 50 acres perhaps more could be accommodated May 19, 2023

Not for short term rentals, that solves nothing May 18, 2023

Once this secondary dwelling go in and the area gets over the 5000 person threshold will this secondary dwelling be paying for the new cost of policing May 18, 2023

Storage Sheds not requiring a permit should be increased to 150 sq.ft. as people purchasing or building will need greater space for storage depending on the house contents from their former home. Not everyone can afford to buy a sea can for that purpose. There is little difference between the current size permitted.

May 18, 2023

It would sure help me, my family, and another family get ahead in this EXPENSIVE, Unforgiving and corrupt world. May 17, 2023

densification on waterfront should be excluded due to the the impacts on shoreline ecosystems on Shuswap lake and others until mapping of shoreline riparian assets is completed and then can guide decision making for development bylaw purposes. The aging and deteriorating quality of water in the Shuswap Lake points to preserving and improving shoreline habitats. Densification is inconsistent with this. Scale of development that is consistent with the capacity of natural assets should be goal. Consideration for locating secondary units relative to transportation(active) and community hubs will point to decreasing car traffic that comes with densification. This will ensure the that large developments don't overcome an otherwise quiet rural or remote area. Densification is favored in the development of Transportation services. May 17, 2023

The parameters are too large in some of the questions. For instance 1 acre to 50 acres is too broad. Should be 1 -5 acres, 10 -20 and 20 plus May 17, 2023

I would like to make sure that our rural area would stay as looking like a rural area, no huge condo's, no tall structures, and stay in keeping with what our area has been for many years. May 16, 2023

I think they should be allowed. May 16, 2023

We are in the ALR and would love to have more smaller sized farm type dwellings or camping cabins.

May 16, 2023

I would be happier about more density if we had a sewage system in Blind Bay. More septic draining down to the lake from our septic systems seems unsustainable. If you want more density, I would support it if water/ sewage systems were in place. I won't until then. The water system in Blind Bay (I live on solution) is old and constantly breaking. There needs to be a full plan for community development, not just more housing. May 16, 2023

Mortgage helpers are great. They bring more revenue to local businesses and help people become new neighbour's in our area. These electoral areas are changing for the better and I feel it's a great way to bring in extra income for CSRD and for the home owners. May 16, 2023

Very dependant on the area, a blanket policy for all areas makes little sense. The density being proposed here depends on the ability of surrounding community infrastructure etc. Some areas can handle it, others can not. The biggest issue in development is the lack of regional investment in supporting infrastructure in targeted areas approved for more density. May 16, 2023

There should not be allowed to have secondary dwellings on any property under 5acres, unless it is the upper floor of a garage May 16, 2023

I was pleasantly surprised to see this survey. The housing situation in the Greater Shuswap area is very challenging. It is impacting business's ability to obtain new workers as there are no rental units available. In addition, my opinion is that being a summer tourist destination, the additional of short term rentals should be something also considered through zoning changes. May 15, 2023

Given the current rental crisis and options for affordable housing needs in the province, I HIGHLY SUPPORT the CSRD proposing this bylaw amendment. You have my full support, and I hope you move forward with it. My biggest concern is the issue with the building permits, and how long it actually takes to recieve a permit. I belive there will be an influx in permit applications, so I hope you have a plan to process them faster. All in all, I think this is a good move on the CSRD. May 15, 2023

The only reason that I would say that 1500 ft² is too small is that potentially someone may want to use their current dwelling as their rental and build a larger one as their residence. Perhaps a total square footage of housing on the property could be looked at as a maximum rather than capping a new build at 1500 ft². Very in favour of secondary dwellings ! May 15, 2023

With the cost of housing, many families would like to build houses on their property for their children. As long as it's done in an environmentally conscious manner I see no reason why that shouldn't be allowed with stipulations of how many dwellings per acre. If someone has less than two acres then a cottage that isn't too big could easily still be allowed May 15, 2023

growing up in the GVRD and working in the construction trade (hvac) i have seen alot of cities grapple with a rapid influx of people. i am now on a large farm with my 4 kids and wife and we would love to add on additional places for people to come help us work and live on this farm. Working full time in the HVAC field here in shuswap so i can pay the morgage i dont get alot of extra time to put into the farm. Being able to have more helpers means i can put more into the farm and contribute more of our products at the local farmers markets, thus helping to feed the people. i thinking extra dwellings are great idea but they need to be regulated as i have been witness to places in surrey, some houses had 8 illegal suites. This survey is great and i appreciate the ability to put im knowledge in. Looking forward to seeing what can become of this.

May 15, 2023

You need to ensure these additional units will be available for Long term rentals only. No short term rentals. Who will be monitoring this if CSRD bylaw operates on complaint driven issues only? May 15, 2023

Secondary dwelling units are an excellent idea May 14, 2023

I know housing is greatly needed so I think it's great that CSRD is considering this need! May 14, 2023

Allowing additional secondary units will increase traffic on local roads that aren't designed for a large volume. Secondary units tying into existing water lines coming from the lake will in result in additional stress on the lake. And all those new secondary suite occupants will obtain a buoy which will make the shores of the lake a virtual parking lot. Secondary units will stress an already fragile sewage drainage system.

May 13, 2023

Let people develop their properties as they see fit. The minimal amount of government influence is always best. All areas have been developed so far appropriately let it continue without further redtape policy and regulation by government. May 13, 2023

Property should be more than .2ha (.5 acre) to have a detached secondary dwelling. Property under .2ha should only have suite in existing residence - no detached secondary dwelling. Property under .4ha can have accessory building but without residence (ie garage, shed, shop with no living quarters)

May 13, 2023

How will this a secondary dwelling affect property assessments? To encourage more rental housing there needs to be appropriate financial incentives because the residential tenants act is so heavily weighted towards favouring tenants.

May 13, 2023

Off street parking must be available and addressed in the bylaws for all areas. A three bedroom secondary living unit has the potential of six additional vehicles, two per bedroom. Short term rentals need to be controlled, the tourist draw of our region promotes a continuous party atmosphere that can disturb the permanent residents for days at a time as each new group rents a dwelling Traffic, sewer and water for urban areas needs to be considered. May 13, 2023

Parking in developed subdivisions is an issue. Roads are not adequate to support street parking. They are narrow with no shoulders whatsoever in our area. Perhaps sidewalks would be a more prudent beginning. May 13, 2023

I like them as long as they're not AirBNBs May 13, 2023

I sent an email with my thoughts on this topic a month or so ago (mid-March?); I hope you took the time to read & share it in committee. does not be creek. May 13, 2023

Septic systems must be changed if.you are adding load to.it blind bay and.notch hills septics.run downhill to.the lake. Blind bay ialready tests high.for.fecal matter. No expansion without sewer! May 12, 2023

Farmers constantly need ways to house their labourers and extended housing allowances need to be easier to get May 12, 2023

Must have adequate parking May 12, 2023

leave the zoning as is May 12, 2023

Even a 1000sqft secondary dwelling is adequate however allowing carriage homes on the property would be beneficial to the community with supplying affordable housing options for local residents. Enabling local small businesses to provide employment opportunities for full time or even seasonal workers.

May 12, 2023

With such a lack of rentals in the area we need to find a way to accommodate people who want to live and work in the area May 12, 2023

I believe on properties less than an acre, that not more than 40% of the property not be occupied by building structures. Also that each property have enough parking to accommodate, not to have parking on roads or nearby vacant property which happens. May 12, 2023

The oversight process for privately owned sewage disposal systems is unclear. The capacity of these systems appears to be under regulated and not understood by users and purchasers of properties. Although the CSRD is not the owner of the oversight/regulator of these systems, the CSRD needs to take an active role in co-managing these systems with the Ministry of Health. May 12, 2023

Keep Area B like it is. We are rural and need to keep it that way! We don't need more housing. Let them find it in the city of revelstoke May 11, 2023

There is a demand for homeowners and renters. Off street parking is a must for me. May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain perdiod . Having ability to have secondary first for storgage , while building would be great improvment . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site May 6, 2023

this wont stop a big developer from doing whatever they want. they will just have to pay more money to appease the rules. but the average person in area d will now be handcuffed by more regulations that they cant afford to circumvent. prime example is the spa hills compost facility. most in the community were against it, but it happend even though there was alot of community resistance. money does what it wants, those with out big bank accounts become prinsoners to more rules and regulations

May 5, 2023

This will be a helpful step for families and overall income stability. May 5, 2023

CSRD NEEDS TO LET LAND OWNERS DECIDE WHAT TO DO AND WHAT TO BUILD ON THEIR OWN PROPERTIES. MIND YOUR OWN BUSINESS. WE DON'T WANT YOUR GOVERNANCE. May 4, 2023

I live in a neighborhood, that is zoned R1. My neighbor built an illegal suite in thier basement. My neighborhood, has no sidewalks narrow road. When people park on the street, this road becomes single lane. I had called the city bylaw to report this neighbor, they had zero interest in inspecting the illegal suite. They told me that there is a homeless problem in salmonarm. The homeowner did not take out any permits to build this suite. If salmonarm wants to allow secondary suites, they have to make sure these suites have proper permits and inspections done. This could be a safety issue. I've lived in a neighbourhood in surrey, where secondary suites were allowed. The rules were you had to have a parking spot for your tenant off the street. And your taxes were higher as your dwelling ,housed more people ,extra garbage pickup,recycling green bin, water usage. I'm not against secondary suite, but if your zoned R1 and the city refuses to inspect the dwelling. The city fails to take complaints and insure the requirements are in place and safe. There are a lot of illegal suites,I see on homes for sale in salmonarm. Before you start allowing the building of these secondary dwellings, you need to insure the illegal suites are turned into legal suites. This protects your neighborhoods. May 4, 2023

Development costs of extending BC Hydro and other services into rural resource and agricultural zoned properties is prohibitive in many cases under current densities, due to limited demand and BC Hydro rebates on service extensions. Reasonable increased demand would help extend clean power from BC Hydro to residences currently using wood or oil burning as primary heat sources and match the CSRD, Provincial and Federal Climate Action targets as well as improve quality of air from emissions of burning carbons.

May 4, 2023

Any new developments should include input from neighbors. May 3, 2023

Pass the bi law what are we waiting for it's a win win for everyone so silly why this is taking so long and why this isn't allowed already. May 3, 2023

Please stop trying to make rural areas into cities and all there crazy rules. May 3, 2023

something need to be done to help people have a place to live in the shuswap area May 2, 2023

In Sicamous people have no place to live or rent and cannot work here if they have to pay to travel to minimum wage job. We need to address these issues without destroying our rural areas. May 2, 2023

Subdivision rules in CSRD are antiquated and are out of touch with reality. Many small holding properties could be subdivided to provide for more housing but land owners face a gauntlet of regulations that are often too burdensome to try and negotiate. May 2, 2023

Current secondary dwelling size is too small in my area prohibiting anyone from wanting to build one. It's too much cost for such a small building. May 2, 2023

Csrd should be dissolved, you're nothing but a beurocratic pain in the ass for builders and home owners, hire people that haven't a clue what they are doing and don't do anything good May 2, 2023

Please consider loosening rules regarding tiny homes, sea can homes ect. Affordable housing is an ongoing crisis in our area. Also we need to restrict the use of additional dwellings for short term rentals. Make sure every person in our community has access to affordable housing May 2, 2023

Let people do what they want! May 2, 2023

May 2, 2023

We don't need restrictions brought in by the government. We own our land, and should be able to do with it what we please. May 1, 2023

Would like this to go through as there is not enough real estate out there to allow people to have their own land and property. Would give me opportunity to have my kids each have their own dwelling

May 1, 2023

My family is planning to buy land for a family compound. Where our children, their children, and our parents can all live close enough for the kids to walk over to Grandma's house safely. Free babysitting. Saves gas, saves money, a group effort to grow food, and maintain the property. Many parts of the world live in multi-generational housing. May 1, 2023

Should get this passed sooner than later with the housing shortage. Please remember Parks are needed in a community not what is happened in Blind Bay, no parks in walking distance for children don't know how this could happen? May 1, 2023

I think anyone under 1/2 acre lots should only have attached suites. Having an attached suite and a separate dwelling would change the rural lifestyle as small towns like Falkland would just become wall to wall houses and small home dwellings. May 1, 2023

The present economy has caused adult children to move home with parents. May 1, 2023

Take of ALR off on 20 ac and less May 1, 2023

right now in my rural area, water access is an issue as is septic service. Without addressing these concerns, I am not in agreement with increasing residential density in rural areas. May 1, 2023

Let the owners decide! Too much regulation in our lives already! May 1, 2023

We are in need of more housing. Income from rentals is a good option for poor retired homeowners like us

May 1, 2023

It is appropriate to allow secondary dwelling units to help the older residents by providing an income and allow them to stay in their home longer. It may also help with the longer term housing shortage or with short term tourism stays. May 1, 2023 these questions dont seem to follow what the post was about as it also mentions support and out buildings

May 1, 2023

It just makes sense to be able to accomodate family members at a time when there are few other options.

May 1, 2023

To be able to satisfy our present and future housing needs "infill" housing is a way to increase the stock without needing more land. It is so sad to read all the posts on social media of people desperately looking for housing in our area. May 1, 2023

You could have AT LEAST 1 dwelling for an acre. Apr 27, 2023

secondary dwellings are essential to maintain our rural area while increasing housing options. i would put a secondary dwelling on my land and provide affordable rent for a young family or couple, etc

Apr 27, 2023

I think this is a great plan as my parents want to retire one day but cannot because the cost of housing. A secondary dwelling unit would help on my property Apr 27, 2023

The number of dwellings depends on each individual owners circumstance. Apr 27, 2023

We need this badly especially as no new subdivisions are being done & affordability is getting harder for people.

Apr 27, 2023

Rentals are in need. As long as they are respectable it's fine with me. Apr 27, 2023

Does the property slope, riparian areas, parking, lot coverage etc. support the proposed dwellings? A flat 1 acre lot is very different than a 30% sloped lot. Riparian protection is also critical. Most rural roads do not support parking well (snow plowing, emergency access etc.) development just needs a good fulsome plan, well thought out. I would also say bedrooms is a better measure than dwellings. Apr 26, 2023

We are in a housing crisis and it is only getting worse! This is so so important! Finding ways to streamline processes that don't require board approval is also going to be extremely important. People do not have months and months to wait for approval. Thank you for bringing forward this proposed by-law change, it is long overdue! Apr 26, 2023

It is frustrating to be considering secondary units when there are people struggling to build thier first home in this area. Apr 26, 2023

We do not have enough housing in our area so this is a great idea Apr 26, 2023

Will it be possible/ difficult to obtain approval for a secondary dwelling unit to be used as vacation rental? Apr 26, 2023 Being that lots of dwellings in the areas are under an acre (especially in towns that have trailer parks for example) it would be fair that anyone with 50 acres (which is a rather substantial amount of land)should be able to build dwellings as they see fit. While I agree there should be a maximum amount of dwellings. Four (counting suites inside of a dwelling) isn't a whole lot. On average for those properties if they were separate dwellings would be about 12.5 acres of property per dwelling. And in towns with rv parks or mobile home parks, the management companies of these would be able to rent or sell and accommodate roughly 2 dozen units and earn profit and lot rent on all of the above. It should be encouraged for people with this amount of property to build especially if it produces affordable rental units for residents of the area. Being a young adult in their mid 20s I would not be able to support myself off of a singular income given the state of the rental market. God forbid I want to buy a house.

Increased square footage for secondary dwellings on ALR land should be considered when proposed building site is not viable agricultural land Apr 26, 2023

I think homeowners are more than able to choose what fits best and benefits their property most, especially larger parcels Apr 26, 2023

Not once are you mentioning what the property is zoned for? Apr 26, 2023

I think secondary dwellings are need to solve the housing crisis Apr 22, 2023

Hello , Park Model trailers should be allowed on 2 acres or more . Apr 21, 2023 $\,$

We are currently building a new home and wanted a basement suite and the bylaws currently won't allow it. This needs to be changed. Apr 20, 2023

This is a great way for people that already live in run down conditions to build another garbage building because the Csrd does not patrol what is actually built unless the person actually applies for a permit where these people usually live in good conditions and are stand up citizens Apr 20, 2023

Not big on restrictions. Bought the property, I understand why buildings should be built to code but the oversight is unwanted. Apr 20, 2023

Community needs and common sense needs to be considered on applications. Apr 20, 2023

Your questions are leading. I'm surprised you didn't ask if we wanted to limited the spread of cancerous development. Asking if 3 dwellings is appropriate for 1-50 acres? Really ? Huge difference between 1 and 50. It's too much for 1 acre and not enough for 50 acres. This should be a non biased survey and it's clearly not. Redo the survey. Apr 20, 2023

This town is in desperate need of reasonably priced LONG TERM rentals. More secondary dwelling suites and carriage houses should be encouraged!! Apr 19, 2023

Question 8 is not very accurate there is a HUGE difference between 1 acre and 50 acres. It would be inappropriate for 1 - 10 acres in a rural area to have more than one dwelling but 20 - 50 acres could easily have multiple especially if they are attached. Apr 19, 2023

We need to make more options available for people to live. Apr 19, 2023

New subdivision for eagle bay up ivy road should not be allowed 200+ new homes is way too many Apr 19, 2023

We need more bylaws regarding number of dogs , size of dogs , and containment of animals ... We are over run with dogs in Blind Bay Area , Dogs urinating, fecesit is discussing , all of this goes in the lake , There are already not enough public beachesnow our choice is to swim with neighbours dogs , or don't go in the lake Before the CSRD allows more people in these areas , they need to look at the environmental aspect of what is happening in this area , regarding the lake and contamination, And enforcement of animal bylaws Dog owners should be forced to contain dogs on their own properties only , and limit them to one small animal . Blind Bay does not have the infrastructure, for more people and traffic . Environmental issues need to be looked at , and addressed first . Unfortunately we are becoming a society of many bylaws , as citizens continue to be disrespectful , causing more and more bylaws... Regards

Tiny homes should be allowed on any size property. We have 1/2 an acre and would love to have family in a small secondary dwelling on the property Apr 19, 2023

I don't have an issue with secondary dwellings as long as they are under 1000 sq ft. I believe if there was more housing in my area it would make the area decline because there isn't enough services here. Most of us that land in rural areas isn't to have a secondary home on it or have renters. Apr 19, 2023

Housing is much needed even in rural areas, I support this endeavour. Apr 19, 2023

Secondary dwellings should definitely be encouraged, the high rent costs for single people and families are ridiculous. I was born and raised in this area and can't believe we are paying what Vancouver pays. Apr 19, 2023

Please consider rv's as secondary dwelling units if they are connected to services to maintain public health(sewer, water, electricity) and they are covered under an appropriate structure with metal roof to protect against snow loads. There is not enough basic housing for people in BC at present, and this could help ease the strain on housing needs. Apr 19, 2023

I think multiple carriage homes and or tiny homes should be allowed on a property as long as it has proper sewer/water facilities Apr 19, 2023

I'd love to have multiple carriage houses on one property maybe some tiny homes as well Apr 19, 2023

Unfortunately secondary dwellings will only end up being short term rentals and will do nothing for needed housing Apr 19, 2023

#6 the answer depends on the size of the property. It would be different for many spaces. #8 & 9.. I believe this would depend on zoning. you need to be more specific with your questions. Apr 19, 2023

Why would you expand in the country, where there is no sewers or water systems. If extra housing is needed, expand in the city where there are services. Pretty soon we will have septic systems contaminating wells. Apr 18, 2023

Hi we have just over a half acre .52 and live at the end of a dead end street. We would love to be able to have a detached dwelling for our kids someday. I really hope this is possible. Thank you. Apr 18, 2023

Will this apply to csrd land that falls in ALR? Apr 18, 2023

tiny homes would be great. Apr 18, 2023

RVs are not appropriate secondary dwellings. Apr 18, 2023

We strongly need more affordable housing in this area, I see no downside to responsible people creating more desperately needed housing. Apr 18, 2023

The opportunity to build extra dwellings on property is a great choice for the community . It's good to offer more sustainable living options such as 1-3 bedroom. This is very exciting. I have space on my property and would love the opportunity build Apr 18, 2023

I think we must do our best to ensure all peoples can find a place to live. No homes equals no workers equals no amenities. Apr 18, 2023

Thank you for considering the costs of housing in your planning, we hope to add a secondary unit onto our property for our children to move into while saving for their own down payments which are growing increasingly more unaffordable. Apr 18, 2023

Allowing multiple dwellings on residential and rural properties is extremely important. Our zoning bylaws must catch up with the needs of the people and our communities. Thank you Apr 18, 2023

Higher density building with short term rental restrictions are important in Area E Apr 18, 2023

Smaller minimum size to increase the amount of housing created, Apr 18, 2023

If this doesn't change soon we will force people to go around or skirt the laws. Housing is out of control. Our population is aging and the Gen-X are becoming more and more pinched to supply homes for both parents and young adult children because the previous generations did nothing to prevent this run-a-way cost increase. It is very possible to build bylaws that both allow for multiple dwellings AND maintaining beauty and character of an area. Please for the love of gawd stop making it even harder for families and just people in general to have a nice, safe, clean home... this is supposed to be canada where we care about our fellow man above our own selfish interests and still balance safety and beauty.

Apr 18, 2023

Waterfront properties should be an exception to these changes and dealt with separately. The sensitive nature of watershed needs To be considered. Apr 18, 2023

Secondary dwelling is something to think about but must times traffic, parking and services are over looked when this type of bylaw is passed. Then the area is always in catch up on services for years. I walk around blind bay a I can see signs of septic systems failing there should be a bylaw brought in that septic system need to be inspected every so many years. Apr 18, 2023

Apr 15, 2023

Allowing up to 4-plex on under 1 acre property would be great with ability to apply for variances based on individual lot situation should owner wish to develop higher density. Judgement based on consideration of proposed structure(s) and placement on lot, local traffic impacts, wastewater management.

Apr 15, 2023

15. Do you have any additional comments regarding accessory buildings?

Too much invasiveness on what people can put on their private property. There shouldn't be so much zoning, restrictions, permits, etc. Also if dense development is proposed I'm q rural area there needs to be public consultation from neighbouring properties. Due diligence needs to be done to ensure the area, water sources etc can handle that much instrastructure. May 31, 2023

The secondary dwelling should be smaller then the main dwelling on parcels less then 1 acre to minimize visual impact and maintain architectural appeal. May 31, 2023

We shouldn't limit size or height, especially on larger properties over 1ac May 31, 2023

They must not be a pole barn she's must resemble the main dwelling May 31, 2023

The size of accessory buildings should be large enough to accommodate living quarters. The size should not be constrained by a square foot number for a specific zone but should reflect the size and terrain of the property [ie smaller or larger based on site specifics] May 31, 2023

Maximum heights should be restricted based on if the building will obstruct the view of residents behind the proposed building. There must be sufficient area left on the lot for parking. May 31, 2023

I think it can be a "case by case" situation ; having a town hall to discuss would be great May 30, 2023

The lot size and septic design should dictate the size of accessory building May 30, 2023

Lot size and septic design could determine maximum amount of usage of building(s) envelope May 30, 2023

The second building should not be larger then the original building it should be for family to move in ... or to supplement senior income. May 30, 2023

Limitations should be dictated by surrounding structures ,impact on view, resources for water, electricity, flooding im community. Building of structures should be open for comment by surrounding owners. This invitation for comment should be done by mail out to area residents Not a sign in the off season when no one is there to comment. May 30, 2023

Everything relative to the size of land. May 30, 2023

They don't need to be that big or the high, will bring down the value of neighborhoods properties . May 30, 2023

May 30, 2023

Very difficult to answer effectively when no diagrams (examples) provided! May 30, 2023

One accessory building, not a bunch of junky sheds

May 30, 2023

Hopefully their taxes reflect the changes May 30, 2023

May 29, 2023

No. May 29, 2023

Harmony (height, footprint, colour etc) with the landscape and neighbouring properties is also important.

May 29, 2023

Height and square footage should be guided by topography. If you're not impeding a neighbour's view or over looking them, then common sense sizes need to apply. Every case will be unique. May 29, 2023

Septic. Proper regulated septic systems. Not dry wells. Must update for more people and laundry facilities May 28, 2023

Need more long termrental. May 28, 2023

Properties above 1 acre should have increased options for more buildings. May 28, 2023

No May 27, 2023

May 27, 2023

Maintain the rural character of our community. May 27, 2023

Quit being greedy and let people build we are not in the city why have so many city regulations with virtually zero city amenities. Rural living idk if you guys have heard of it before but half the point is to get away from the ridiculous rules and be happy May 27, 2023

Accessory buildings should be based on lot size. But the lot size grouping dosnt make sense. If you have a .4 acre then a shop 1500 sq ft makes sense. If you have a 1 acre lot then it does not make sense. May 27, 2023

Na May 27, 2023

I think less regulations, the better. It creates an unfriendly atmosphere for new builders to the area. Height of buildings should depend on degree of slope of the land so as not to impede view for neighbors above. People are not happy about spending money on permits for stuff that is only common sense. Permits are never honoured by the cities, or districts when a slide or washout occurs, despite being" geotechnically deemed safe". Spend your money from taxes on better things than overregulation. The area will still retain it's charming rural look. May 27, 2023

May 27, 2023

With a carriage home over a garage, the building height needs to be higher so you can put a boat in your garage, have a suite above, and have a steep pitched roof to assist with the heavy snow load. May 27, 2023

There should always be flexibility. May 27, 2023

Again .4 ha is too small for the parameter. May 27, 2023

The buildings should be regulated in the sense that they look like a dwelling and not a big shop. Residential areas should remain residential in aesthetics. I also wonder how this will work for neighbours and noise, views and parking. Will they be required to ensure there's adequate parking for each dwelling? May 26, 2023

I would hate to have a tall accessory building built next to me on a smaller size property. There goes the sun and view! May 26, 2023

A 3-bedroom home needs to be at least 2,000 Sq.ft. May 26, 2023

Again less government interference with property owners. May 26, 2023

Large property's (over 3 aces) should be able to have larger accessory buildings and then scale up from there depending on the overall size of the property. May 26, 2023

People should be allowed to build what they want on their land. Larger properties should not be restricted to smaller buildings because that's the maximum size allowed for all. May 26, 2023

Stay out of our business we don't want you here. Leave our fire department alone, leave our building regulations alone leave our property alone, leave us alone!! May 26, 2023

Allowances should be made on larger property's regardless if they have a Second dwelling or not. May 26, 2023

Rather than increase the size if the building, allow another. May 26, 2023

just from the previous comments. May 25, 2023

No May 25, 2023

Let people build what is needed on their property May 25, 2023

Size needs to be relative to lot size and neighbourhood I.e not blocking others enjoyment. May 22, 2023

Not for Short term rentals May 18, 2023 When building start getting to big the start to get used for commercial us May 18, 2023

Most people need larger accessory buildings for storage. May 18, 2023

We have put up with two large shops built across from our rural property. It isn't zoned for the business carrying on up there, the noise, traffic and the taking of our original water source that "runs" with our land, taken away. If progress is what's needed, no progress should go forward without the next door neighbours consent on how this would effect them. May 16, 2023

Deal with what will happen with sewer/water and then ask me. Until then higher density should not be considered.

May 16, 2023

Accessory buildings on properties smaller than 5acres should be strictly regulated. May 16, 2023

Lot size should be the determining factor for building size and height. May 15, 2023

N/A May 15, 2023

carriage houses are a great example of a secondary suite with peoples smaller lot sizes. Vancouver did this and it worked out well. May 15, 2023

The minimum lot size for an accessory building should be 2 acres, not 1. May 15, 2023

There is no need for larger accessory buildings. May 13, 2023

Find a way to favour multi purpose buildings. Eg garage with suite above May 13, 2023

There needs to be maximum land coverage. Otherwise the whole lot will be covered May 13, 2023

My answers are based on the assumption that the size of the secondary dwelling is based on each property's actual size, layout, and proximity and impact to other and neighbouring dwellings; based on a sliding scale to a maximum square footage and height. #14: To allow "...larger accessory buildings..." but still within the maximum square footage and height. May 13, 2023

Sewer system or mandatory new septic when.expandimg....not drywall May 12, 2023

Ensure that they follow the bc building code so when they fail they don't damage nieghbour in property May 12, 2023

I believe that properties less than 1 acre should not have an accessory building such as a carriage house , that has the potential to obstruct neighbouring views. Also not to exceed 40% of the property size.

May 12, 2023

Keep Revelstoke rural. No extra dwellings May 11, 2023

Accessory buildings should be appropriate to lot size and consider neighbours view and sun exposure.

May 7, 2023

It would be beneficial to allow these secondary dwelling units to be built first before primary residence with an applicable time to build primary . Many of these areas are rural such as out property the ability to build the secondary first with stipulation that primary would be built in certain perdiod . Having ability to have secondary first for storgage , while building would be great improvment . Currently only way is to have a RV on site , so now all we see is a large number of RV parked n site May 6, 2023

there are already regulations on outbuildings in area d. the csrd doesnt need to ad more May 5, 2023

Land owners should have control over what they do and build on their own property. Stay out of it! So trying to control people! May 4, 2023

The definition of building height on sloped properties can result in lower height buildings and consequences without even having blocked views. Adding residential fire sprinklers in circumstances of over-height or close proximity cases or fire rated walls with limited openings would address fire service risk concerns (life safety, continuous fire spread as well as seasonal Fire Smart risks). May 4, 2023

Csrd is a joke May 2, 2023

Let people do what they want May 2, 2023

Not interested in anything that creates permit requirements or bylaw infractions. Let Owners own their land.

May 1, 2023

Accessory buildings on small holdings farms, or less, is large enough. May 1, 2023

This has been a long time coming. We hope good sense will prevail. May 1, 2023

accessory buildings need access and that can change the nature of a community. Smaller, singlestory buildings are less likely to require large access roads and less likely to obstruct neighbours' views and privacy May 1, 2023

Let owner decide. As long as nobody's view is blocked. May 1, 2023

Can it be done on a case by case bases Eg. If neighbors are affected by a 27' high building next to their house then no May 1, 2023

1600 sq feet should be more than enough for 2 cars, boat, ATV's. The concern is if larger building is allowed on property over 1 acre it seems it could be too much. A 0.9 acre lot would have a proposed

limit of 150 m2 and a 1.1 acre lot could be larger? Maybe a better limit to the 150m2 would be 2.5 acres and larger buildings allowed on property over 2.5 acres. I'm not sure the correct lot size but 1 acre seems too small. I would like to see clarification of the 150ms. Is that total or is that the footprint size? I am in favour of having a 150m2 footprint that can be a 2 story building with living quarters upstairs.

May 1, 2023

just less regulation in general. May 1, 2023

Each situation needs to be assessed. Rules in place can are good and variances can be applied for. Apr 27, 2023

Accessory building size needs to be increased it is way too small. Apr 27, 2023

Viewshed of the neighbours should be protected to avoid conflict, we live around the lake for a reason. Identify values and manage to them, larger and taller buildings are often fine on flat areas or where they are no obstructing others enjoyment. Apr 26, 2023

I feel if the proposed size for an accessory building is okay for a larger lot. My lot is under 1 acre, I could not imagine if my neighbor(s) built a an accessory building of this size on their property. It really would ruin the asetics of the area. For 1 acre, a smaller one level would be more suitable. For anything 1 acre and more the proposed size is totally suitable. Apr 24, 2023

We need more doctors before we do this, right? Apr 21, 2023

Hello , Apr 21, 2023

Again, restrictions and oversight are unwanted. Apr 20, 2023

These questions are not appropriate for the general public. Apr 20, 2023

Tall buildings in small communities builds alot of bitterness Larger one floor buildings are better than multiple level buildings

Apr 20, 2023

Wow. Things to think about, clearly biased and leading. It like having pro's and con's with no pro's. Someone has clearly made up their mind with this survey and we are being used to certify their plans and check off the consultation box. Shame on the CSRD for allowing this poorly designed survey.

Apr 20, 2023

Allowances for home-based sole proprietorships should also be considered. Apr 19, 2023

Apr 19, 2023

Too high of a building will restrict views , and have great concerns regarding septic systems , and contamination of the lake Even though we have bylaws people tend to do what they want , for there benefit and then ask for forgiveness , As an example , over building on lots , and encompassing public property .

Apr 19, 2023

Having an accessory building is great to have. To be honest if you want to have a six car garage on a larger property...why not? I don't see an issue with it. Apr 19, 2023

I think you should be able to have a separate carriage house on your property. Depending on lot size and location, you should be able to have more than one. Apr 19, 2023

I need more tiny homes on property Apr 19, 2023

Would really like to see this happen. Apr 19, 2023

Again I think they will be only for tourists or short term renters and do nothing for the housing shortage. Apr 19, 2023

Why make buildings people have to live in smaller than the workshops? Secondary dwelling units need to be less than 1500sf while accessory buildings can be bigger? Why the difference? Apr 18, 2023

Talker buildings should not be an option . As it will ruin the natural beauty . A ground level building exercise is more appropriate Apr 18, 2023

As the height increases the distance from the neighbors property should increase, or a plan to have a 50% upper floor space if it's going to create issues of sunlight and privacy. Apr 18, 2023

This is not a need that's going to go away. It's only going to get worse which means people will do it regardless of bylaws... making it legal will ensure safety and beauty for our communities Apr 18, 2023

Most people move here for the views and this building could block people's views Apr 18, 2023

Secondary Dwelling Unit and Accessory Building Bylaw Amendments

Agency and First Nation Referral Responses

Ken Gobeil

From:	Jodi Pierce	
Sent:	January 31, 2024 7:17 AM	
То:	Christine LeFloch; Sheena Haines	
Cc:	Ken Gobeil	
Subject:	RE: Secondary Dwelling Units and Accessory Building Project referrals	

Good morning Christine,

Sorry for the delay in responding. The Finance comments are that:

the proposed bylaws have been reviewed as per S.477 of the Local Government Act and are consistent with the CSRD's current financial plan.

Thanks,

Jodi Pierce, CPA, CGA (she/her/hers) General Manager, Financial Services (Chief Financial Officer) Columbia Shuswap Regional District

From: Christine LeFloch <CLeFloch@csrd.bc.ca>
Sent: Wednesday, January 17, 2024 11:03 AM
To: Sheena Haines <SHaines@csrd.bc.ca>
Cc: Jodi Pierce <JPierce@csrd.bc.ca>; Ken Gobeil <KGobeil@csrd.bc.ca>
Subject: FW: Secondary Dwelling Units and Accessory Building Project referrals

Good morning Sheena and Jodi,

These projects were referred to Finance for comments in May of last year. It looks like we did not receive any comments. Originally the Secondary Dwelling Units project included OCP amendments which would have required a response from Finance with respect to Section 477 of the LGA. The OCP amendments are no longer required. However, there may be other comments related to Finance, so I wanted to check in and see if you have anything for us.

There are links in the referral email below that will take you to the Connect page which provides the background on these projects. Please note that the regulation table for Secondary Dwelling Units is not up to date. Once the Board has given first and second reading to the amended bylaws the page will be updated.

If you have any questions please let me know.

Kind regards,

Christine LeFloch Planner III, Planning Services Development Services Columbia Shuswap Regional District T: 250.833.5957 | F: 250.832.3375 | TF: 1.888.248.2773 E: clefloch@csrd.bc.ca | W: www.csrd.bc.ca



Page 741 of 784



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978 SALMON ARM BC V1E 4P1

Telephone: 250.832.8194 Fax: 250.832.1083

Secondary Dwelling & Accessory

DATE RECEIVED: May 4, 2023

FILE NO.

OPERATIONS MANAGEMENT		
Function	Comments	Reviewed By
UTILITIES	Utilities has no concerns with the proposed Bylaw Amendments, however would like to note that the Water Rates and Regulation Bylaw 5819 will need updating to address water user fees for Secondary Dwelling Units. The Water Rates and Regulation Bylaw 5819 will require updating in 2024 to set the water user rates for the next 5 year period 2025-2029, amendments to address SDU's will be addressed at the same time.	T Perepolkin
EMERGENCY MANAGEMENT	No concerns.	D Sutherland
FIRE SERVICES	No concerns.	D Sutherland
SOLID WASTE AND RECYCLING	No concerns.	B Van Nostrand
PARKS AND COMMUNITY SERVICES	No concerns.	R Nitchie
ADMINISTRATION	No concerns.	D Mooney

Page 742 of 784



October 25, 2023

Ken Gobeil, Senior Planner and Christine LeFloch, Planner III Columbia Shuswap Regional District 555 Harbourfront Drive NE, PO Box 978 Salmon Arm, BC, V1E 4P1

Sent via email: plan@csrd.bc.ca

Dear Ken Gobeil and Christine LeFloch:

Re: Electoral Areas B, C, D, E, F, G Secondary Dwelling Units and Accessory Building Projects

Thank you for the opportunity to provide comments on the Secondary Dwelling Units and Accessory Building Projects. I understand there are numerous proposed changes to nine zoning bylaws and three Official Community Plans in order to increase the opportunities for secondary dwelling units in all residential zones across most of the CSRD region. The intent is to increase the diversity of the housing stock and number/proportion of affordable dwelling units, which have been identified as needs in recent housing needs assessments . However, we know that in order to provide healthy housing options at a community level, consideration must also be given to protection from environmental hazards and location within the community. The location of housing, in particular, has a ripple effect on many other aspects of health and wellbeing in the community. We wholeheartedly support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. As such, I recommend directing infill development toward settlement areas with community utility servicing (or potential for) and creating policies and processes that ensure self-sufficiency of parcels with onsite servicing.

Balancing Aspects of Healthy Housing:

Housing is a key determinant of health. The research compiled by the BC Centre for Disease Control in the <u>Healthy Built Environment Linkages Toolkit</u> shows housing has a significant influence on our physical and mental health, social well-being, and indirectly influences our ability to achieve what we need to live a healthy life. Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. In rural settings, due to typically longer travel distances and onsite servicing, the location of housing has an effect on a

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



Interior Health

community's ability to achieve sustainability and climate change goals. Quality in rural settings includes considering water and wastewater servicing. Disease causing micro-organisms and environmental chemical contaminants, such as nitrates and phosphates, from onsite sewerage sources can/do cause negative impacts to the environment and health. As development density increases the likely cumulative impact of wastewater from onsite systems increases. Healthy housing in rural settings in large part is about balancing the density of development.

We advocate the most appropriate location for increasing development density is toward areas, which are serviced by community water and/or wastewater systems, or for which there are plans or visioning for community services. As density increases community systems become most appropriate for servicing, and to be feasible they need to reach adequate economies of scale. Guiding development toward clusters of development (settlement areas) will help to achieve necessary economies of scale. In addition, when housing is located near daily destinations and amenities (e.g. schools, workplaces and food retail/commercial areas) transportation costs are less, and less greenhouse gas is emitted for daily travel.

The CSRD Electoral Area F (North Shuswap) OCP is a good healthy planning practice example of a rural OCP because it includes a vision of sustainability and clustering development:

"Along the shoreline of Shuswap Lake rural landscapes will predominate, separated by village-like settlements."

In addition:

"The long-term sustainability of Shuswap Lake is vital... we are fully committed to making choices that protect the quality of the Lake...."

Directing (infill) development toward village-like settlements enables many community goals to be achieved. For example, it minimizes greenhouse gas emissions. Objective 3 in section 2.3 Climate Change suggests to "consider the impacts of climate change and greenhouse gas emissions in all land use decision-making." Less people would live in wildfire and flood interface areas, which are safety concerns. Section 11.1 General Land Use in the Managing Growth chapter summarizes this well:

"By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit."

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



Interior Health

This statement is followed-through with objective 2: "direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas." I strongly recommend following healthy public policies, such as these Area F sustainability and clustering development policies.

Wastewater Servicing:

My understanding is the changes to the Zoning bylaw would allow the following secondary dwelling units (SDU) for various parcel sizes with onsite water and wastewater servicing.

Parcel Size with Onsite Servicing	Secondary Dwelling Regulation
<0.4 ha	lattached <u>or</u> ldetached SDU
>0.4 ha	lattached and ldetached SDU
>20 ha	1 attached SDU per single detached dwelling

These minimum parcel sizes do not go against the BC Sewerage System Regulation [B.C. Reg. 326/2004] (SSR) or the BC Sewerage System Standard Practice Manual. One hectare (2.5 acres) minimum parcel size is used as a guideline minimum size. For most scenarios this amount of land, regardless of site constraints (e.g. amount of sewage generated, slopes, surface water, etc), is likely sufficient to maintain appropriate distances between sewage and water sources. This protects health and allows simpler, more affordable onsite sewerage systems to be constructed well into the future. The smaller the parcel size, especially in a rural neighbourhood of smaller parcel sizes, the fewer appropriate locations for sewerage dispersal fields would be available. At the time of designing and constructing a sewerage system only the immediate needs of the development (amount of wastewater generated by proposed house, business, etc) needs to be considered (i.e. there is no legislated requirement to ensure there is land suitable for a back-up dispersal area in the future). It is prudent to consider future sewerage needs because all systems have the potential to fail in the lifetime of the building. As parcel size goes down and/or density goes up there is greater potential for negative environmental health impacts from overdeveloping a lot (or multiple lots in a rural neighbourhood). Since 2006 when the 1-hectare minimum parcel size guideline came into practice, managing/ensuring the self-sufficiency of rural parcels has been less resource intensive because less technical review is required because 1-hectare is usually sufficient space.

Also of note when considering possible impacts from infill of rural parcels is that for several decades technical reviews of residential subdivision proposals have used the estimated amount of daily sewage produced by a 4-bedroom, single family residence as a standard. Adding a

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Interior Health

secondary and/or accessory dwelling(s) may (likely?) increase the daily amount of sewage produced to more than a 4-bedroom house, and decrease the amount of land available for a back-up sewage dispersal field (e.g. footprint of accessory dwelling and parking). Meaning, more sewage added to the system than for which it was designed, which would increase the likelihood it would malfunction and cause an immediate health hazard, and fewer options on the parcel for a replacement system to correct a health hazard.

We support achieving the right balance between reducing barriers for diverse housing units and protecting environmental health from sewage contamination. As parcel size decreases and density increases more technical review and administrative oversight is needed to ensure long term sustainability of onsite sewerage servicing. As such, I recommend with respect to sewage servicing the following:

- Guide infill development more toward areas with existing or planned community • drinking water and/or sewer systems, particularly those owned and operated by CSRD (good governance);
- Create policy or practices that require prior to approving any proposed new • development or use technical review and confirmation of self-sufficiency of the subject parcel in terms of onsite sewerage servicing (i.e. primary and back-up areas); especially, any parcels less than 1-hectare in size. For example, require as development permit area or building inspection criteria a compliance inspection from an Authorized Persons under SSR which identifies/confirms a back-up area.

Absolute minimum parcel size with onsite sewerage servicing is the size needed for primary and secondary (back-up) sewerage dispersal areas taking into account all uses of the property. If the land available for a back-up dispersal field is very limited then require the identified land to be protected by a covenant that would prevent it from being used for any purpose that would prevent it from being used as a sewerage dispersal field in the future (e.g. building, swimming pool, parking, driveway - anything that compacts the soil).

Drinking Water Servicing:

The BC Drinking Water Protection Act (DWPA) applies to all water systems serving two or more connections. Despite this, Interior Health, by policy as a resource decision, generally does not engage owners of secondary rental suites and carriage homes with permitting. Note: we always investigate complaints. Regardless of whether the DWPA is administered for these very small

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water systems, the Health Hazards Regulation (HHR) requires landlords to provide potable water to tenants: Section 7 (2):

"A landlord must not rent a rental unit that is not connected to a water supply system unless the landlord can provide the tenant with a supply of potable water for domestic purposes."

The DWPA defines potable water as "... water provided by a domestic water system that

(a) meets the standards prescribed by regulation, and

(b) is safe to drink and fit for domestic purposes without further treatment".

It is well known that small water systems often are not able to provide safe, reliable drinking water. The burden of legislative requirements, which are based on what is needed to provide potable water, cause small water systems to be unsustainable. For more detailed information about the challenges faced by small water systems in providing potable water and meeting legislative requirements see <u>Section 7: Small Systems of PHO Report (2015)</u> (page 82 of pdf). In August 2013 the Union of BC Municipalities Small Water System (SWS) Working Group released <u>'Recommendations for Addressing Key Small Water System Challenges'</u>. Challenge #1 is about how different sizes and types of systems face different challenges, and the committee recommends:

"any changes [to SWS categories and regulatory requirements] should be... well thought-out... so that they do not inadvertently make the SWS situation worse by furthering the proliferation of unsustainable SWS...."

Challenge #3 states "the creation of new SWS should be based on their ability to be sustainable...." Further, this working group states:

"reducing regulatory oversight for SWS... may encourage the proliferation of new unsustainable SWS.... It will be critical to ensure that when a new system is created, whether through subdivision or other means, it is created based on the principles of sustainability."

One of the recommendations for controlling the creation of small unsustainable water systems is "encourage cooperation, amalgamation or expansion of existing systems to build economies of scale within systems as an alternative to creating new systems."

Increasing the number of housing units per parcel serviced by onsite drinking water (e.g. well or surface water source) would also increase the number of very small potentially unsustainable

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water systems that would face challenges in providing potable water. With this in mind I recommend with respect to drinking water servicing the following:

- Guide infill development more toward areas with community drinking water systems, particularly those owned and operated by CSRD.
- Limit multiple dwellings on the same property to properties serviced by a water system which is providing potable water. This will help to address the issues of housing, provision of safe water, and water sustainability through economies of scale.
- Create policy or practices that require prior to approving any proposed new development or use confirmation potable water will be provided.

Lastly, I wish to inform you that we are aware the Ministry of Health is currently advocating with their provincial government agency partners, including the Ministry of Housing, to address long running challenges stemming from legislation on 'micro' water systems. We are supporting this work and advocating for clarification on the goals and objectives to ensure safe, sustainable drinking water for all citizens, including in rural settings, through our involvement on the Health Authority Drinking Water Operations Work Group (provincial level working group with reps from each health authority). We are hopeful more direction from the Province will be provided soon with regards to balancing the need for housing units with the need for safe, reliable water and achieving regulatory requirements.

In conclusion, we recognize healthy housing as a very important determinant of health outcomes. Healthy housing is about affordability, suitability, quality and location. We appreciate in rural settings the already complex issue of housing is made more complex with travel distances and onsite/small system sewage and drinking water servicing. We support efforts to increase the number and diversity of housing units in appropriate locations while balancing the need to protect the public from sewage contamination and waterborne disease. The wording of the draft Zoning bylaw does not cause contravention of Provincial legislation with respect to sewerage and drinking water. Listed above are recommendations to mitigate potential health hazards for infill development serviced by onsite systems. Our main recommendation is to guide infill development toward areas that have, or plan to have, community water and/or wastewater systems, especially those owned and operated by CSRD or member municipalities.

Should you have any questions please don't hesitate to call me at 250-253-3679 or email me at anita.ely@interiorhealth.ca.

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Sincerely,

A. Ely

Anita Ely, BSc, BTech, CPHI(C) Specialist Environmental Health Officer Healthy Communities, Healthy Families

AE/ae

Resources:

BC Centre for Disease Control. Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2018. <u>http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit</u>.

Drinking Water Protection Act [SBC 2001] Chapter 9. <u>Drinking Water Protection Act (gov.bc.ca)</u> (See 'water supply system' definition).

Health Hazards Regulation [B.C. Reg. 216/2011]. <u>Health Hazards Regulation (gov.bc.ca)</u> (See Section 7).

Office of the Provinical Health Officer. Progress on the Action Plan for Safe Drinking Water in British Columbia 2015. <u>pho-drinkingwater2015-web.pdf (gov.bc.ca)</u>. (See Section 7: Small Systems starting page 82 of pdf).

Union of BC Municipalities Small Water System Working Group. Recommendations for Addressing Key Small Water System Challenges (August 2013). <u>Microsoft Word - UBCM</u> <u>Recommendations Paper Track Changes Dec 8.doc</u>

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COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1 **Staff Contact:** Christine LeFloch (<u>clefloch@csrd.bc.ca</u>, Ken Gobeil <u>plan@csrd.bc.ca</u> **FILE:** Secondary Dwelling Units and Accessory Buildings

DATE: May 1, 2023

REFERRAL RESPONSE

RECOMMENDATION:

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

□ Approval recommended for reasons outlined below

 $\hfill\square$ Interests unaffected by by law

 \boxtimes Approval recommended subject to conditions below

 $\hfill\square$ Approval not recommended due to reasons outlined below

 \Box No objections

RESPONSE TEXT:

The Rocky Mountain District of MOTI has interests in the second phase involving Revelstoke. Before this phase is ready to be launched the ministry would require a chance to look at the areas in depth to see if the current infrastructure will support the additional traffic.

Not so

Signed By: <u>Debbie Keely</u>

Title <u>Development Officer</u>

Date: May 30, 2023 Agency: Ministry of Transportation Infrastructure, Rocky Mtn District

From:	Christine LeFloch
To:	Christine LeFloch
Subject:	FW: Secondary Dwelling Units and Accessory Buildings Project
Date:	January 17, 2024 11:54:15 AM
Attachments:	image001.png

From: Keely, Debra MOTI:EX <<u>Debra.Keely@gov.bc.ca</u>> Sent: Wednesday, January 17, 2024 11:45 AM **To:** Christine LeFloch <<u>CLeFloch@csrd.bc.ca</u>> **Cc:** Ken Gobeil <<u>KGobeil@csrd.bc.ca</u>> Subject: RE: Secondary Dwelling Units and Accessory Buildings Project

Hi Christine.

Thank you for this opportunity to look this over.

The ministry is happy to see the section detailing the number of off-street parking for additional SDUs. This will help to stem some of the road congestion that would magnify the already crowded road system in Revelstoke.

I look forward to seeing the bylaw after third reading in spring.

Debbie Keely Development Services Officer Rocky Mountain District Debra.Keely@gov.bc.ca



Ministry of Transportation



COLUMBIA SHUSWAP REGIONAL DISTRICT

MINUTES

Electoral Area B Advisory Planning Commission

DATE:	Wednesday, May 17, 2023
TIME:	12:00 noon
PLACE:	Revelstoke Community Centre
	Boulder Room, 600 Campbell Ave
	Revelstoke, BC

Members Present:

Brian Gadbois:	Chair
Jim Maitre:	Member
Mike Cummings	Member
Daren Corneliusen	Member
Janis Hooge	Secretary

CSRD Representatives Present:

Ken Gobeil	Senior Planner
Christine LeFloch	Planner III

<u>Guests</u>

Brian Gawiuk CSRD resident

Call to Order: 12:04pm

1. <u>Secondary Dwelling Units: Presentation from Christine LeFloch</u>

Secondary Dwelling Units: Information Webpage

Summary:

- CSRD-wide initiative based on the Housing Needs Assessment that was required by the provincial government; aimed at creating more housing units to help address the housing crisis; bylaws for phase 1 were done in March 2023 (<u>LINK</u>)
- phase 2 will include Area B draft bylaws have not been to the board yet; the goals are
 to create flexibility for extra dwellings (suites, carriage houses, discrete structures);
 bylaws around the CSRD vary from one area to the next and the planners are currently
 trying to standardize them and create more consistency from one area to the next
 - previously, secondary suites needed to be less than 90 sq metres, proposed to be up to 140 sq metres

Questions from APC:

• question: Whether the property needs to be owner-occupied to have these additional suites? Or whether they could be used as investment properties and/or short-term rentals vs providing affordable long term rental opportunities?

- CL clarified that short-term rentals would not be allowed; also, that ALR regulations take precedence over policies initiated by the CSRD

• question: Whether the extra dwelling is only allowed if primary resident is the owner;

-CL answered that she didn't think that there was a way to restrict this but that she would look into it.

• question: Groundwater use for commercial accommodation?

-CL answered that short-term rentals are considered commercial use

• questions: Monitoring the aquifer in the vicinity of the Airport Bench area?

-CL replied no, water monitoring is the jurisdiction of the province, not the CSRD; property owners are required to submit a declaration with a building permit application to 'declare' that water is sufficient.

• Further discussion on the meaning of a declaration rather than a valid report.

-CL clarified that a hydrogeologist report can be a requirement during subdivision review. A drinking water permit from Interior Health is required when there are more than two dwellings on a single water system.

 question: Affordability of long term rentals? Whether this is a cost-effective way to add extra housing given the expense of building, giving examples of staff housing projects in the city.

-CL replied that the Bylaw amendment is intended is to provide flexibility

• question: Defining short term rentals?

-CL answer was that is anything under 30 days is a short term rental; further discussion regarding the housing insecurity of seasonal rentals;

• question: Water quality and sewage, especially for those areas that are on smaller lots, and whether it would be possible to coordinate water regulations between the CSRD and the province for the sake of maintaining the viability wells for CSRD residents? -CL replied that the province will be releasing new legislation in the fall that would permit up to 4 dwelling units on lots where currently only a single dwelling unit is permitted. These new regulations will likely direct the bulk of this density to areas that have existing servicing infrastructure, rather than the rural areas.

- Point made re: extra traffic, especially given the limitations on the main roadway and its location in riparian-adjacent areas where there are impacts to wildlife, especially turtles and toads, and whether this initiative is just contributing to urban sprawl; residents in this area are completely car-dependent since there is no transit available.
- Point made that there is limited parking on some parcels, which already results in spillover of vehicles onto the roadway
- Point made that rural Revelstoke values need to be communicated to the board, and that increasing revenue generating ability will only drive prices up more to the point where they are unreachable for most residents; the idea of a 'mortgage-helper' is only valid if it is the owner's primary residence rather than an investment property or a second home.
- Discussion on the adequacy of existing wells/septic systems many of which do not meet existing, or any, septic requirements but until 2017 there were no inspection requirements for these → idea was brought up that the addition of extra dwellings would require updating the septic capacity, or for any long term rentals proposed for conversion to TUP for vacation rental or purpose built for STR use; discussion on the relevance of the water situation in Nicholson
- Questions on the capacity of the power grid for more users, especially given the increasing demand for electric vehicles;

-KG replied that utility companies monitor their capacity and set developer requirements/costs. BCH-(BC Hydro) reviews capacity and implications during subdivision and necessary improvements are made.

- Further discussion re: the definition of 'long term rental' in Revelstoke, where many
 vacationers come and stay for weeks, and vacationers would technically qualify as 'longterm' tenants
- Christine LeFloch clarified the summary of what was heard:
 - density should be concentrated in the city, where there is infrastructure.
 - concern for non-owner operation of multiple properties
- KG brought up the option for the online survey

2. Accessory Buildings: Presentation from Ken Gobeil 1:11pm

Accessory Buildings: Information Webpage

Summary:

• Area B has newer zoning bylaws, new larger maximum size for accessory buildings to accommodate dwelling units e.g. suite over garage; over a certain parcel size there would be no maximum size, as there would be less impact on the neighbours this could result in an increase in accessory building size in Area B; examples are garage, shop, etc and clarifies what portion of the attic/crawlspace would be counted as floor area; the idea of the bylaw amendment is that there is potential to use existing buildings as long as they meet requirements for accommodating a dwelling (I.e. safety

issues)

Questions from APC:

• question about driveway regulations with extra dwellings;

-KG replied that driveways are only reviewed during subdivision planning, but it may be something that can be included in the zoning amendments. Driveways for multiple units need to be 6m running width, and max grade is 15% for single dwellings and 12.5% for multiple dwellings.

• Question re: retention of shade trees?

-KG answered that a FireSmart assessment checklist is included on the development permit application.

- 3. <u>New Business:</u>
- 4. <u>Adjournment:</u>2:00pm

CERTIFIED CORRECT

Brian Gadbois

Brian Gadbois - Chair

Page 755 of 784



Scw'exmx Tribal Council (STC) Title and Rights Stewardship #202-2090 COUTLEE AVENUE P.O. BOX 188, MERRITT, BC V1K 1B8 Phone (250) 378-4235 Fax (250) 378-9119 Referrals e-mail: referrals@scwexmcxtribal.org e-mail: administration@scwexmxtribal.org



June 7, 2023

TR_2023_7539

Columbia Shuswap Regional District 555 Harbourfront Drive NE PO Box 978 Salmon Arm, BC V1E 4P1

Attn: Karen Riopel

Re: <u>Proposed Changes to CRSD Bylaws - Secondary Dwelling Units and Accessory Buildings</u> for Residential Properties

Dear Ms. Riopel:

Scw'exmx Tribal Council (STC)/Title & Rights Stewardship (TRS) has received the notification for proposed changes to CSRD Bylaws for Residential Properties STC/TRS is providing an initial response letter on behalf of STC participating member bands. STC/TRS would like to *defer* this project to the appropriate First Nations for their review and comment.

The referral process should not be understood to fulfill the province's duty to consult and accommodate, nor should our response to this referral be used to abrogate, limit, or define our Aboriginal Title or Rights.

Thank you for your participation and cooperation in this matter.

Sincerely,

te Mi Cauluf Jordon Joe

Executive Director Scw'exmx Tribal Council

Date

/SVarley

Disclaimer Clause

This response is not a legal document therefore any and all of the previous mentioned information shall only be used in an informative manner. This document is also a guideline for the client(s) and the Scw'exmx Tribal Council on behalf of the Nooaitch Band, and Shackan Band to take further action or make recommendations if necessary.

Without Prejudice Clause

This response has been prepared and submitted without prejudice to Aboriginal Title or Rights issues. It does not attempt to define or limit the Aboriginal Title or Rights of any First Nation. This report is not considered consultation for the purpose of defining or limiting the Aboriginal Title and Rights of any First Nation (Band). This report does not relinquish any part of its current or future claims to Aboriginal Title or Rights and is submitted on behalf of Nooaitch Band and Shackan Band.



Project Name: MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received:

Friday, May 5, 2023

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

SIMPCW

Simpcw appreciated the opportunity to review the documents provided, which summarizes the project proposal.

During this time, Simpcw will review the documents provided as per outlined in the UNDRIP Article 23 citing "Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development." In doing so, Simpcw will conduct an internal review of the submitted proposal. Once this review has been conducted, a response will be forthcoming, outlining the necessary next steps, recommendations and other concerns required.

Simpcw exercises this right under UNDRIP Article 5 "Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose."

Again, Simpcw thanks you for this opportunity to provide feedback relating to the proposal.



SIMPCW

Project Name:

MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received:

Friday, May 5, 2023

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

Moreover, Simpcw Natural Resource Department (NRD) is satisfied with MO20200000257_MP20220000285 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 Simpcwúlecw 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



1886 Little Shuswap Lake Rd • Chase BC • V0E 1M2 tel 250.679.3203 • fax 250.679.3220

Project Name: MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received: Friday, May 5, 2023

WITHOUT PREJUDICE*1

May 18, 2023

Attn: Karen Riopel, Columbia Shuswap Regional District (CSRD)

Weytk,

Skwlåx te Secwepemcúl'ecw is in receipt of the referral for: MO20200000257 MP20220000285.

Based upon our initial review, Skwlåx te Secwepemcúl'ecw has no objection to this project. However, Skwlåx te Secwepemcúl'ecw expects Columbia Shuswap Regional District (CSRD) to continue with consultation on the project and keep Skwlåx te Secwepemcúl'ecw apprised of developments that may affect our traditional land use and access to the area encompassed by the overall project.

Any correspondence on this referral please use Nations Connect and please upload any additional information or reports to Nations Connect.

Thank you for your cooperation and correspondence.

Kukstemc,

Skwlåx te Secwepemcúl'ecw Referrals Team

*1: Please be advised that Skwlåx te Secwepemcúl'ecw has a strong prima facie Aboriginal rights and title claim to our Traditional Territory. These rights are recognized and affirmed by section 35 of Canada's Constitution. As such, Skwlåx te Secwepemcúl'ecw is entitled to high degree of meaningful consultation and accommodation for proponents who contemplate any conduct that could infringe our constitutionally protected rights. In addition, any contemplated activities in our Traditional Territory must adhere to the principles advanced in the United Nations Declaration on the Rights of Indigenous People and British Columbia's Declaration on the Rights of Indigenous Peoples Act. Such principles include the inherent rights of Indigenous peoples and the Crown's obligation to consult and cooperate with Indigenous peoples in good faith to obtain their free, prior and informed consent before the approval of any project affecting their lands, territories and/or other resources. Further, we understand that the proponent or the government may wish to impose deadlines to complete consultation and accommodation process. This, with respect, would be unacceptable. Both the process and the end result are important. Flexible and realistic timelines can be worked out by the parties. They cannot, legitimately, be

imposed unilaterally by one of the parties.

Page 761 of 784



TKemlúps te Secwépemc

Project Name: MO20200000257_MP20220000285

FN Consultation ID: SDU/Accessory Projec

Consulting Org Contact: Karen Riopel

Consulting Organization: Columbia Shuswap Regional District (CSRD)

Date Received: Friday, May 5, 2023

Weytk (Hello),

This is to confirm that SDU/Accessory Project referral package regarding "MO20200000257_MP20220000285", has been received and that an initial office review of the referral package has been completed.

The initial office review indicates that the "MO20200000257_MP20220000285" is located within the traditional territory of the Secwepemc Nation, of which is represented and shared mutually by Tk'emlúps te Secwepemc and all seventeen Secwépemc bands.

Tk'emlúps te Secwepemc wishes to notify that we are deferring all comments, technical, and field related aspects of consultation on this file to Simpcw First Nation, Skwlāx te Secwepemcúlecw (Little Shuswap), Adams Lake Indian Band, and Neskonlith Indian Bands.

Tk'emlúps te Secwépemc hold and exercise inherent aboriginal title and rights respective to our shared traditional territory within the Secwépemc Nation. Tk'emlúps te Secwepemc's expressive support for Secwepemc Band initiatives through deferral of consultation, is not to abrogate our shared interests in jurisdiction or co-management within this mutual area of traditional territory.

Regards,

Karly Gottfriedson

Permitting Specialist Tk'emlúps te Secwepemc Salmon Valley Land Use Amendment Bylaw No. 2565

Agency and First Nations Referral Responses



Penticton Indian Band

Natural Resources Department 841 Westhills Drive | Penticton, B.C. V2A 0E8 Referrals@pib.ca | www.pib.ca Telephone: 250-492-0411 Fax: 250-493-2882

Project Name: BL2565 Referral Request

FN Consultation ID: L-200630-BL2565

Consulting Org Contact: CSRD Planning Ken Gobeil

Consulting Organization: Columbia Shuswap Regional District

Date Received: Wednesday, July 8, 2020

Defer Letter

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: CSRD Planning File Number: BL2565

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory. All lands and resources within the vicinity of this referral are subject to unextinguished Okanagan Nation Aboriginal Title and Rights.

The Penticton Indian Band has now had the opportunity to review the proposed activity. At this time, the Penticton Indian Band will be deferring further consultation and engagement to the Okanagan Indian Band.

If you require further information or clarification, please do not hesitate to contact me.

limləmt,

Maryssa Bonneau Referrals Administrator P: 250-492-0411 <u>Referrals@pib.ca</u>

From:	Referrals at Little Shuswap
То:	Marianne Mertens
Cc:	Ken Gobeil; Rob Hutton; referrals@neskonlith.net; referrals@alib.ca; Splats"in First Nation referrals
Subject:	RE: BL2565 Referral Request
Date:	Tuesday, June 30, 2020 1:21:09 PM
Attachments:	image010.png
	image011.png

Weytk,

Little Shuswap Lake Band works closely with Pespesellkwe (Splatsin, Adams Lake, Neskonlith, Shuswap) on proposed activities in our shared areas. Little Shuswap Lake Band supports any decisions that the Pespesellkwe Bands make regarding this referral.

Please forward any field assessments or reports that may be generated regarding the proposed activities.

It is difficult in these unprecedented times of COVID-19. Please keep safe, healthy, and exercise all due practices to keep isolated from the spread of this deadly virus.

Kukstsemc!

Kind regards,

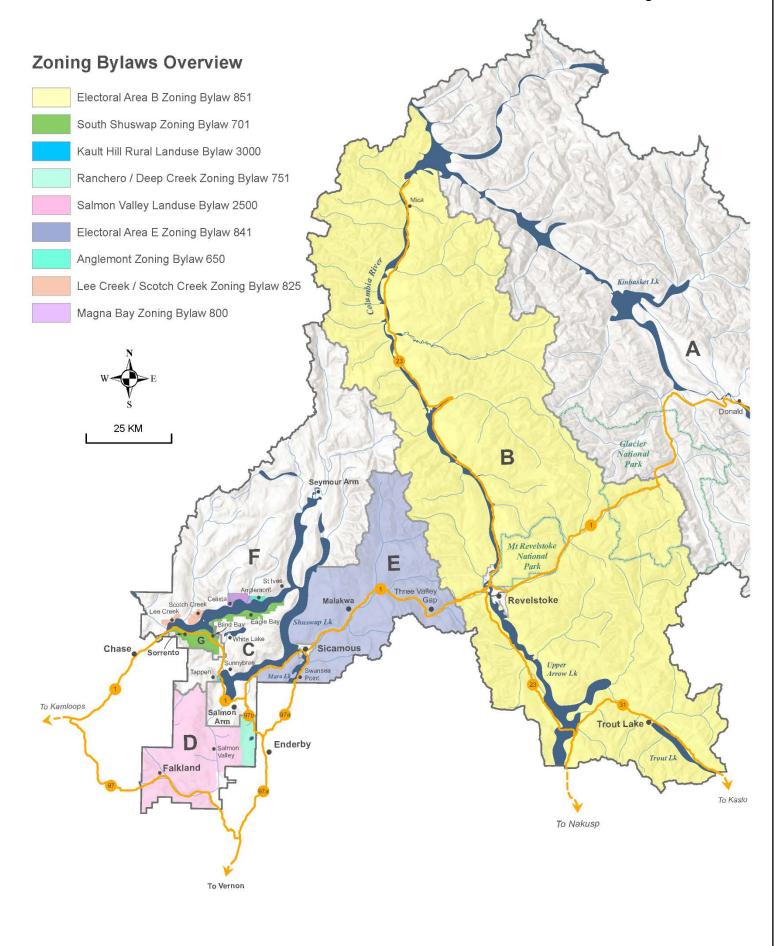
Warren.

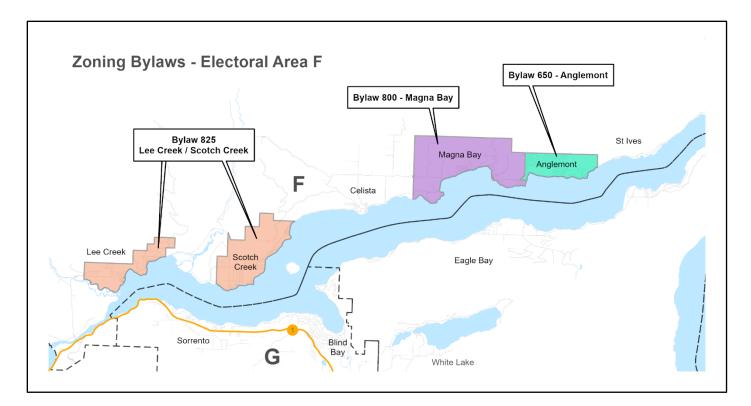
Disclaimer: LSLB Business Development reserves the right to follow up independently to address potential opportunities.

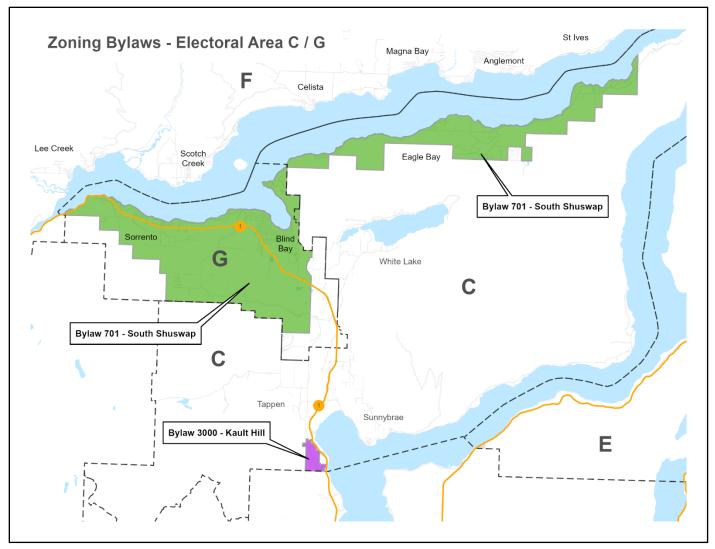
Warren Fortier Intergovernmental Relations Manager TERRITORIAL RESOURCE STEWARDSHIP LITTLE SHUSWAP LAKE BAND

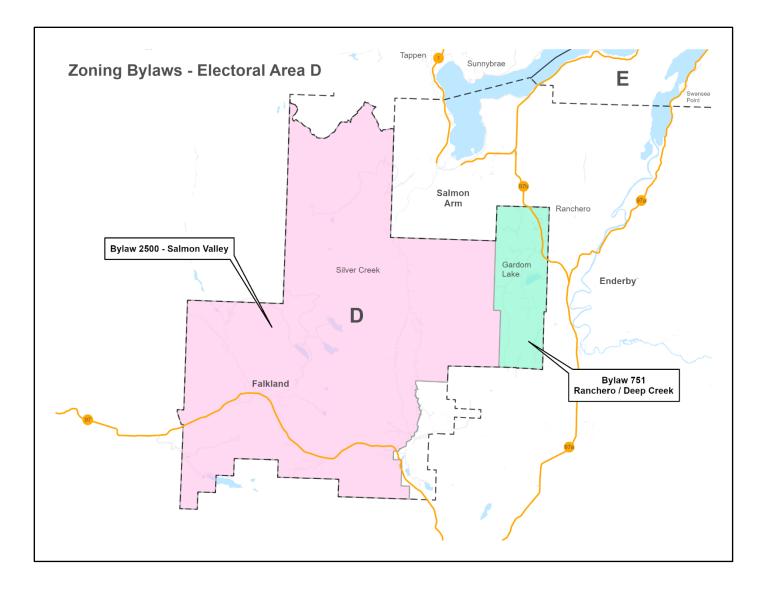


wfortier@lslib.com (250) 679-3203 (ext. 148) (250) 253-7894 (cell)

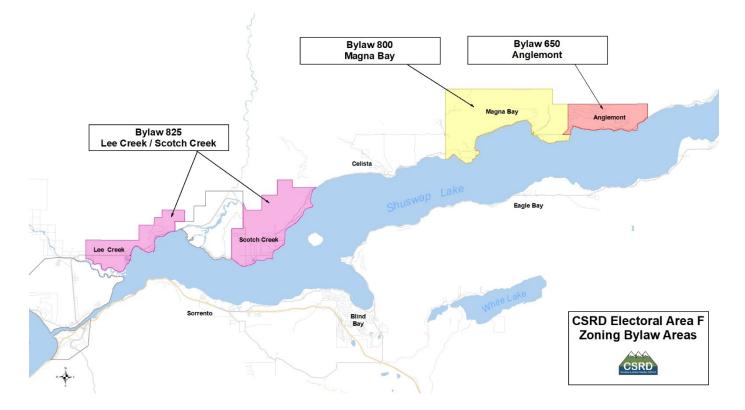








Electoral Area F Zoning Bylaws



Scotch Creek Lee Creek Zoning Bylaw No. 825

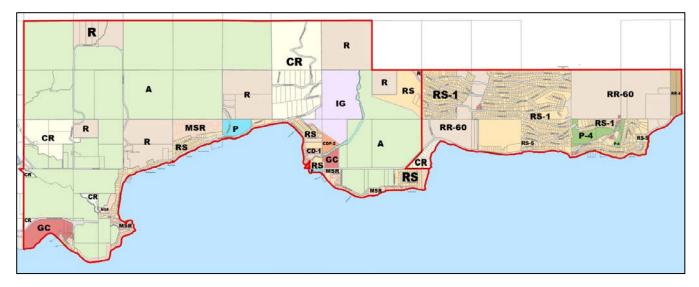


Scotch Creek



Zoning Bylaw 800 – Magna Bay

Zoning Bylaw 650 - Anglemont

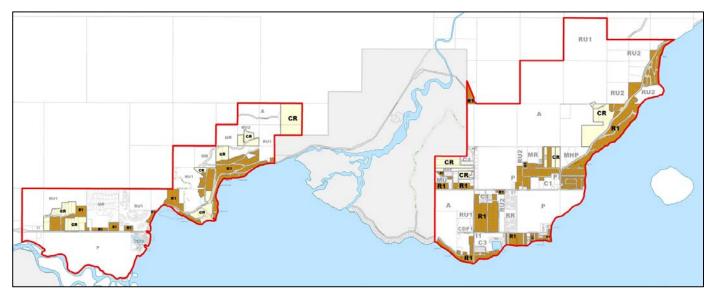


Scotch Creek/Lee Creek Zoning Bylaw No. Bylaw 825

- Country Residential (CR) Zone
- Residential 1 (R1) Zone

Lee Creek



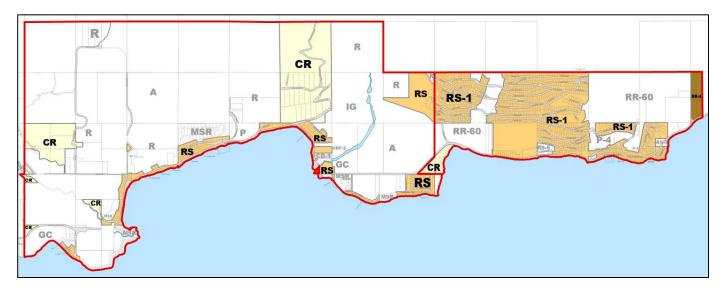


Magna Bay Zoning Bylaw No. 800

- Country Residential (CR) Zone
- Residential (RS) Zone

Anglemont Zoning Bylaw No. 650

- Rural Small Lot (RR-4) Zone
- Country Residential (CR) Zone
- Residential (RS-1) Zone

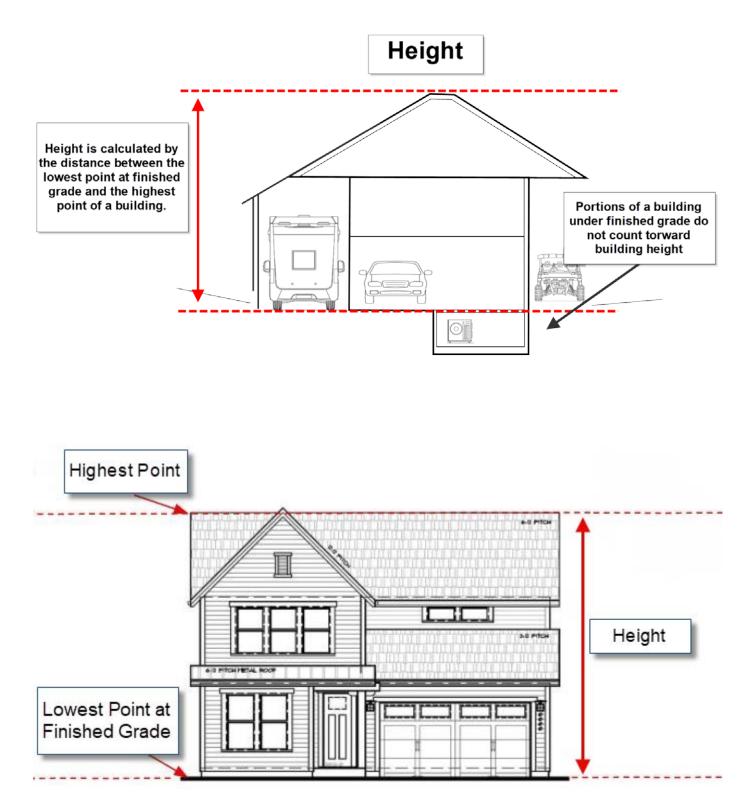


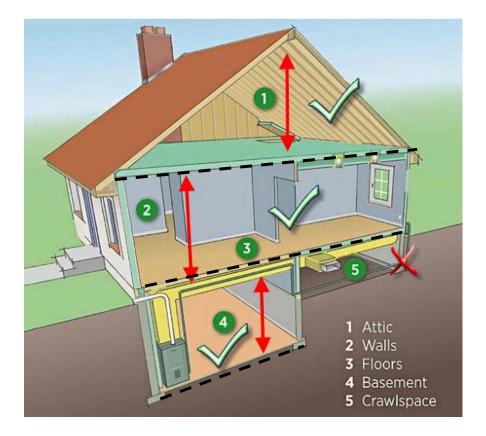
Principal and Accessory Use Buildings or Structures



Principal Use Building (single detached dwelling)

Building Height:



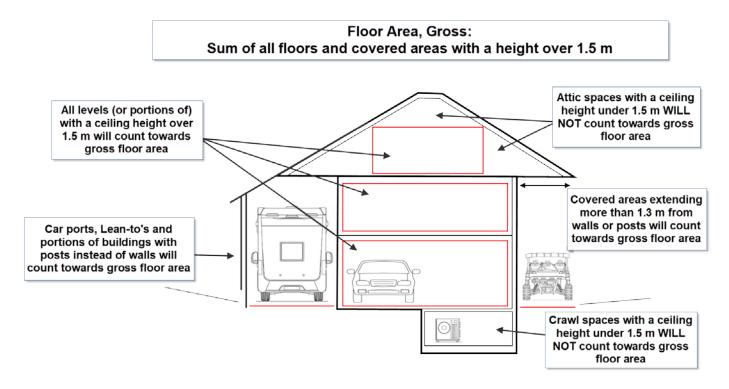


Storey: Levels with a clearance over 1.5 m

Not a Storey: Areas with a height under than 1.5 m



Floor Area, Gross



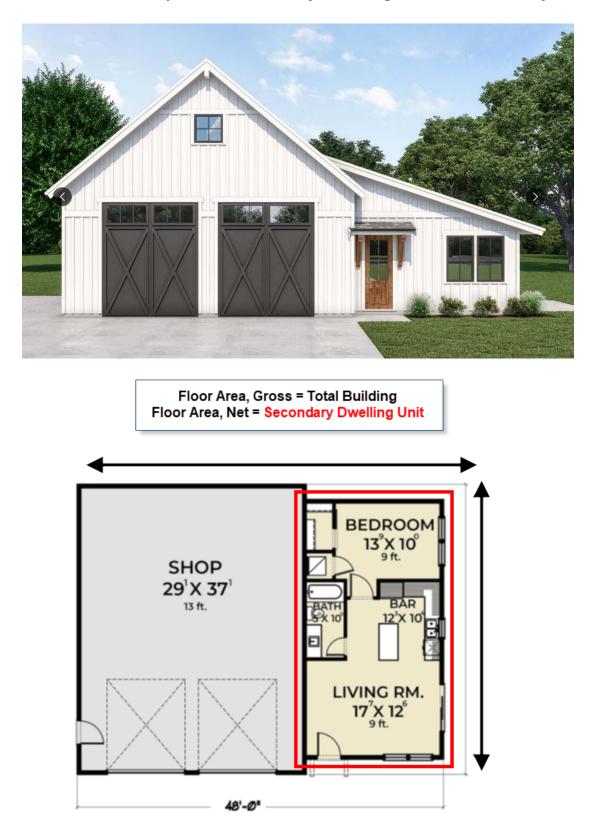
Floor Area, Gross: Measured to outside edge of posts or walls:



Floor Area, Gross: Roof Extensions over 1.3

m



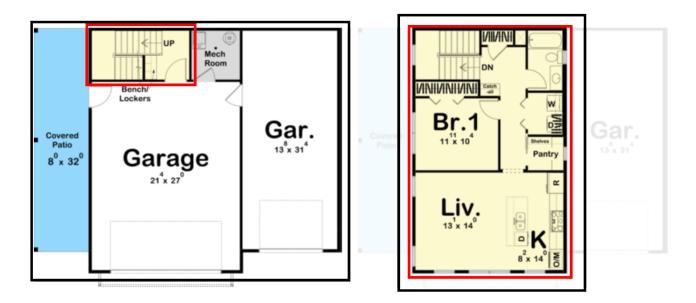


Floor Area Example #1: Accessory Building with a Secondary Dwelling Unit:

Floor Area Example #2: Accessory Building with a Secondary Dwelling Unit:



Floor Area, Gross = Total Building Floor Area, Net = Secondary Dwelling Unit



Building Example: Single Car Carport

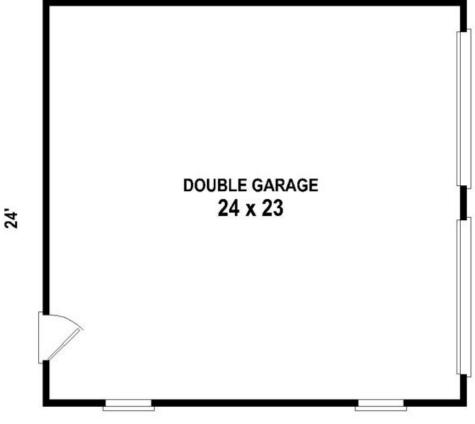
Average Floor Area 15 m² - 30 m²



Building Example: Two-Car Garage

Floor Area less than 55 m²

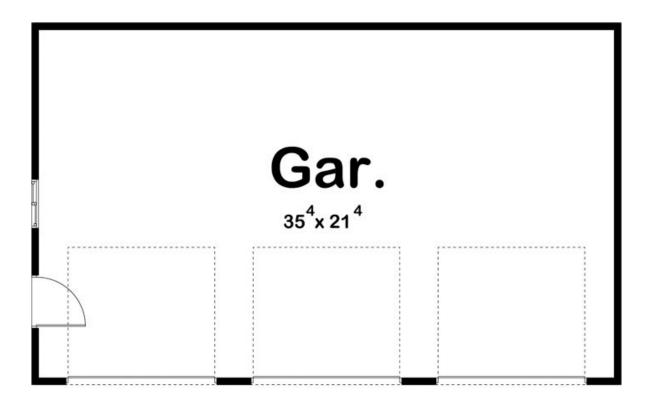




Building Example: Three-Car Garage

Floor Area less than 75 m²

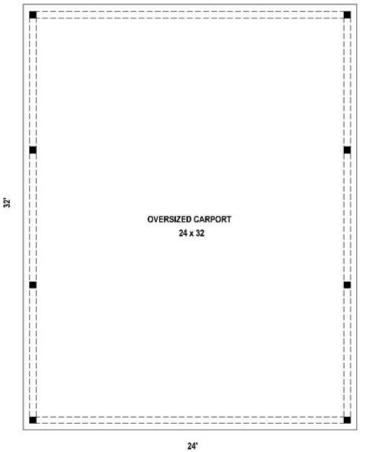




Building Example: Three-Car Carport

Floor Area less than 75 m²

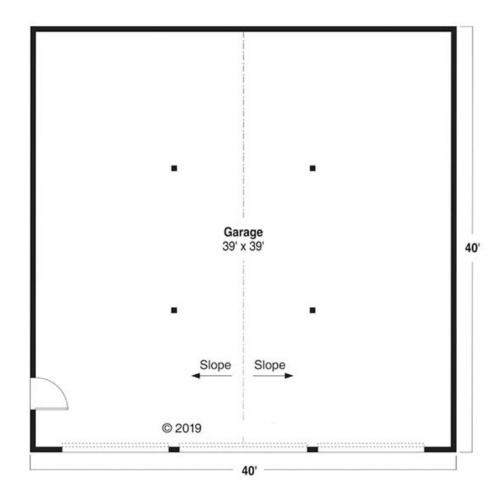




Building Example: Multi-car garage

Floor Area less than 150 m²

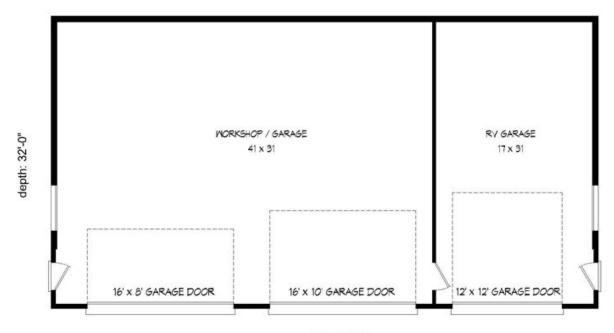




Building Example: Multi-car Garage /Workshop

Floor Area less than 250 m²





width: 60'-0"

Building Example: Storage Building with Second Storey Above

Floor Area greater than 250 m² (bottom level is approximatley 235 m²)



