



New By-laws Impacting Construction and Development in the Shuswap Lake Area

The Columbia Shuswap Regional District (CSRD) has released a letter (attached) regarding the implementation of Bylaws 725 and 830 which address the development around Shuswap Lake. In particular, Electoral Area "C" (South Shuswap) and Electoral Area "F" (North Shuswap) are now subject to the Development Permit Guidelines set out in their respective bylaws.

The CSRD have asked WCOWMA-BC to communicate this information to our membership and larger stakeholder group.

The letter outlines the criteria for installation or replacement of a sewerage system within 100m of a lake. ROWPs and Professionals working in this region are asked to familiarize themselves with these requirements.

Should you have any questions in regard to the attached letter, please contact CSRD Development Services Staff at (250) 832-8194.

For details, refer to document attached.

ELECTORAL AREAS

A- GOLDEN-COLUMBIA
B- REVELSTOKE-COLUMBIA
C- SOUTH SHUSWAP
D- FALKLAND-SALMON VALLEY
E- SICAMOUS-MALAKWA
F- NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN
REVELSTOKE
SICAMOUS
SALMON ARM



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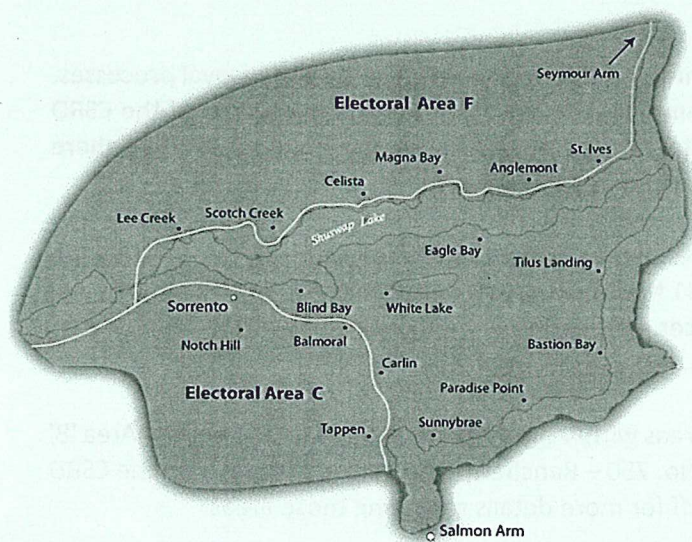
June 13, 2014

BL725 GEN
BL830 GEN

To: Registered Onsite Wastewater Professionals of BC
Association of Professional Engineers and Geoscientists of BC
Interior Health Authority
BC Ministry of Transportation and Infrastructure
BC Ministry of Environment
Shuswap Construction Industry Professionals

RE: Construction and Development in the Shuswap Lake area

After 8 years and several public meetings and hearings, the Columbia Shuswap Regional District (CSRD) is pleased to announce that the Electoral Area 'C' (South Shuswap) Official Community Plan (OCP) Bylaw No. 725 was adopted at the March 20, 2014 Board meeting. Please also be advised that the Columbia Shuswap Regional District (CSRD) previously adopted Electoral Area 'F' Official Community Plan Bylaw No. 830 (Bylaw No. 830), on June 24, 2009.



Development within the North Shuswap (Electoral Area 'F') and the South Shuswap (Electoral Area 'C') is now subject to the Development Permit Guidelines set out in the applicable bylaw.

DPs are established in the OCP as a tool to help protect the environment, avoid development in hazardous areas, and sets guidelines for the form and character of commercial, industrial, multi-family residential and intensive residential development.

Development Permit guidelines are contained within Bylaws No. 830 and 725, and Development Permits are generally required for the following activities:

- Subdivision;
- Construction of, addition to, or alteration of a building or other structure located on an area with a slope greater than 30%;
- Replacement of existing docks or swimming platforms, and new swimming platforms, docks and buoys;

- The removal, alteration, disruption or destruction of vegetation involving more than 1000 m² (10,763.9 ft²) of vegetation coverage area within 100 metres of a lake;
- Construction or erection of buildings and structures with a sum total footprint in excess of 200 m² (2,152.8 ft²) within 100 metres of a lake;
- Creation of non-structural impervious or semi-impervious surfaces in excess of 100 m² (1,076.4 ft²) within 100 m of a lake;
- **Installation or replacement of a sewerage system within 100 m of a lake;**
- Removal, alteration, disruption or destruction of vegetation within 30 m (98.4 ft) of a watercourse;
- Disturbance of soils within 30 m (98.4 ft) of a watercourse;
- Construction or erection of buildings and structures within 30 m (98.4 ft) of a watercourse;
- Creation of non-structural impervious or semi-impervious surfaces within 30 m (98.4 ft) of a watercourse;
- Flood protection works within 30 m (98.4 ft) of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30 m (98.4 ft) of a watercourse;
- Provision and maintenance of sewer and water services within 30 m (98.4 ft) of a watercourse;
- Development of drainage systems or utility corridors within 30 m (98.4 ft) of a watercourse; and
- Subdivision is defined in the Land Title Act, and includes the division of land into 2 or more parcels within 30 m (98.4 ft) of a watercourse.

It is also important to note that each level of government has its own regulations and approval processes. The CSRD reviews development applications for compliance with CSRD bylaws and policies. If the CSRD approves your proposal, you may still need to contact the province/ federal government to see if there are further requirements or approvals necessary prior to beginning work.

Both Bylaw No. 830 and Bylaw No. 725 are available on the CSRD website at www.csr.bc.ca, or for a fee a copy can be obtained from the CSRD offices at 781 Marine Park Drive NE, Salmon Arm. If you have any questions please contact CSRD Development Services staff, prior to commencing any of the above noted activities, at 250-832-8194 or email your questions to plan@csr.bc.ca.

Please note there are other Development Permit Areas within the CSRD including within Electoral Area 'B' (Bylaw No. 850 – Rural Revelstoke) and 'D' (Bylaw No. 750 – Ranchero/Deep Creek). Please visit the CSRD website or contact CSRD Development Services staff for more details regarding those areas.

Sincerely,



Gerald Christie
Manager Development Services

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