



REGIONAL DISTRICT OF CENTRAL KOOTENAY

Memo to General Manger of Development Services

Date of Memo: September 27, 2021
Author: Eileen Senyk, Planner
Subject: DEVELOPMENT PERMIT Jobin & Joines
File: DP2111Hn-01193.000-Jobin_&_Joines-DP000116

Owner	Ormond Jobin & Kimberly Joines
Civic Address	Lot 9, Derosa Road, Rosebery, Electoral Area 'H'
Legal Description	Lot 9, District Lot 298 Kootenay District Plan 10379
PID	012-938-891
Lot Size	0.18 hectares

PROPOSAL:	
<p>Activities proposed on the property involve the drilling of a well within 30 m of the Watercourse Development Permit Area of Slocan Lake. The well site will be approximately located 6 m from the upland 30m boundary and a trench will be excavated from the well to the upland end of the lot to install a water line. The drill diameter will be approximately 6" and the diameter of the water line 1" to 1.5". The Owners have no building or sewage plans in place and are aware that any future developments to occur on the lot will require another riparian assessment and watercourse development area permit.</p>	

Electoral Area	H
Development Permit Area	Watercourse Development Permit Area

Guidelines	Meets?	Comments
All development proposals subject to this permit will be assessed by a Qualified Environmental Practitioner (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal governments as used elsewhere in the Province	Yes	A Riparian Assessment titled " <i>Riparian Assessment, Water Well Installation in Rosebery BC</i> " has been submitted by Galena Environmental Ltd. The report was prepared by Luce Paquin, MSc., RP. Bio., P. Biol and reviewed by Sara Bonar, BSc, RP Bio who are a qualified Environmental Professionals, as defined in the

		Riparian Areas Regulations made under the Fish Protection Act.
A WDP shall not be issued prior to the RDCK ensuring that a QEP has submitted a report certifying that they are 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.	Yes	The Riparian Assessment provided by Galena Environmental meets this guideline and concludes that <i>“The Project has a relatively small footprint and although encroachment into the SPEA will not occur, drilling activities and trenching will encroach into the riparian area. The drilling of the water well will pose no risk to water resources as the construction activities will be conducted in the late summer or early fall, during the dry seasons and at low water levels, keeping the construction activities well away from the water.”</i>
The Riparian Areas Regulation implemented through the WDP does not supersede other Federal, Provincial and or local government requirements, including that of other development permit areas, building permits, flood covenants, Federal or Provincial authorization. Land subject to more than one development permit area designation must ensure consistency with the guidelines of each development permit area, to provide comprehensive stewardship of both fish and wildlife habitat.	Yes	<p>This permit will enable the drilling of a water well on private land within the 30m Watercourse Development Area. This is the first step in the residential development of the property.</p> <p>The owners will submit a second application for a new Watercourse Development Permit when they have solidified their plans to construct a home on the property. At that time, the RDCK will process a second Watercourse Development Permit as well as a Building Permit.</p> <p>The water well, once drilled, must be registered with the Province of BC.</p>

Zoning	N/A
OCP	North Portion of Slocan Lake, Electoral Area ‘H’ Official Community Plan Bylaw No. 1967, 2009
ALR	N/A

Floodplain	The proposed well site is located outside of the 15 metre floodplain setback to Slocan Lake
NSFEA	N/A
Geohazard	N/A
Archeology Sites	N/A
Within RDCK Water System	N/A
Relevant Covenants and Reports	N/A
Review Title for Miscellaneous Charges	Complete

KOOTENAY LAKE SHORELINE INVENTORY:	
Aquatic Habitat Index Rating	Choose an item.
Erosion	Choose an item.
Vegetation	Choose an item.
Site Sensitivity	Choose an item.
Enhanced Engagement	Choose an item.
Critical White Sturgeon Habitat	Choose an item.
Archeological Values	Choose an item.

REFERRAL COMMENTS:	
Ministry of Forests, Lands and Natural Resource Operations Senior Authorizations Officer September 8, 2021	It was unclear from my cursory review of the application, if the proposed well is to be located on Crown land or private land. Any well on Crown land, including foreshore would require authorization. If the well is for a purpose other than domestic, it will also require a water license.
Interior Health Authority Environmental Health Officer September 13, 2021	An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

Respectfully submitted,

Eileen Senyk, Planner

CONCURRENCE	Initials:
Planning Manager General Manager of Development Services	

ATTACHMENTS:

Attachment A – Development Permit