



Committee of the Whole Meeting Agenda

Monday, January 13, 2025 at 6:00 PM

Council Chambers - City Hall

413 Fourth Street - Kaslo, BC

Page

1. CALL TO ORDER

We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Sylix People, and the Indigenous and Metis Residents of our community.

The meeting is called to order at _____ p.m.

2. ADOPTION OF THE AGENDA

2.1 Addition of any late items

2.2 Adoption of the agenda

RECOMMENDATION

THAT the Agenda for the 2025.01.13 Committee of the Whole Meeting be adopted as presented.

3. INFORMATION ITEMS

3.1 Correspondence

3 - 103

4. DELEGATIONS

- | | | |
|-----|---|-----------|
| 4.1 | South Beach Working Group
SBWG Jan 13 Presentation.pdf  | 104 - 110 |
| 4.2 | Anne Malik
South Beach Information Package.pdf  | 111 - 126 |
| 4.3 | Bill Wells
SUBMISSION TO VOK re South Beach and River 1 6 25 Redacted.pdf
 | 127 - 138 |
| 4.4 | Jim Holland
Map Attachment.pdf  | 139 |

5. Public Question Period

10 minutes will be available for members of the public to ask questions related to items on the agenda.

6. Late Items

7. Adjournments

RECEIVED
DEC 10 2024
REGISTERED

To The Village Council

I would like to express my thoughts on South Beach.

Basically I would like to see it remain as it is.

Kaslo does not have the infrastructure or facilities to accomodate up to 90 new families... even if it is only for the summer... eg... available parking space on Front St., groceries, restaurants, and mechanics swamped with work.

We already get a sudden population growth in the summer.

- How much will the developer make available for permanent housing?
- Will the R.V.s remain all year?
- Will Kaslo residents feel comfortable using the beach?

Bottom line is that I, and many others do not want to see that land developed!

It should remain as it is for natural birds, plants and animals!

I would prefer to see a slight bump in current land taxes.

I will be away for 3 months, but would like a response. Sincerely,

Ronda Gates

From: Keshia Clancy [REDACTED]
Sent: Tuesday, December 10, 2024 8:08 PM
To: Village of Kaslo
Subject: Re: South Beach Development Proposal

Dear Mayor and Council,

Please consider this letter our opposition to the development of South Beach. We would love to see the South Beach area preserved as a beautiful natural area that continues to be utilized by the local community.

We are so fortunate here in Kaslo to have the beach access that we do. It makes our village quite special. We need to maintain that natural beauty and realize what an important asset it is to so many people who use these spaces as a place to relax, unwind, walk dogs, or enjoy community events in any other way.

We would love to see the space used as a park. Vimy Park is slowly getting smaller and smaller, as the campground creeps in on one side, and the baseball expands on the other. If we established South Beach with basic amenities such as outhouses and some kind of covered picnic table area, it could be used similarly to Vimy Park for various community events. It's nicely contained, out of the way, quiet, peaceful, the water is clear and so great for swimming (as opposed to the Bay which isn't as great for swimming due to boats and boat traffic).

Unfortunately, an RV Park is almost the exact opposite of a beautiful natural area - it will be an eyesore. And from our understanding, the temporary residents won't be contributing to the property taxes, and won't increase the population of Kaslo in a way that grants us more funding for services. We don't understand how this is benefiting the community in any way.

We sincerely hope you will not develop South Beach,

Keshia Clancy & Caleb Hotte
[REDACTED] Kaslo BC.

[REDACTED]

From: Monica Davie [REDACTED]
Sent: Friday, December 13, 2024 4:11 PM
To: Village of Kaslo
Subject: South beach development

Follow Up Flag: Follow up
Flag Status: Flagged

Please

Consider this a letter in support of the south beach development. This community says no to many opportunities. It is time to say yes.

Monica Davie

Resident, beach user, trail user, business owner Sent from my iPhone

From: [Justin Rahardjo](#)
To: [Village of Kaslo](#)
Subject: Support for Protecting South Beach as a Community Use Park Space
Date: Saturday, December 14, 2024 4:38:04 PM

Dear Mayor and Council,

I am writing to express my support for keeping South Beach designated as a natural, beautiful community-use park space rather than rezoning the area.

South Beach is a cherished space for locals and visitors alike, providing an essential connection to nature, a sanctuary for wildlife, and a place for the community to gather and enjoy its natural beauty. Rezoning this area could compromise its ecological value and take away a vital shared resource that enriches our village.

If rezoning is to be considered, I strongly urge the council to prioritize integrating feedback from the community through a proper digital civic engagement process. This would ensure the inclusion of all voices, particularly from those who cannot attend meetings in person, allowing for broader and more equitable participation.

By maintaining South Beach as a protected natural space—or ensuring that any future plans reflect the needs and desires of the community—we can safeguard its value for generations to come.

Thank you for considering the voices of the community and for your commitment to thoughtful civic engagement.

Sincerely,

Justin Rahardjo

From: [Pat Wilson](#)
To: [Village of Kaslo](#)
Subject: South beach development - in favour
Date: Saturday, December 14, 2024 10:16:00 AM

Hello,

I would like to add my name to the list of people who support the proposed development of the old saw mill site provided the set backs are in place as we shown in the plans put forth more than a year ago.

I believe people should be able to develop their land with in reason and I believe this proposal is reasonable.

There are many people who are upset by the proposal. If they can pull together the funds to purchase the land from Dale that's great also. I do not believe the residents of Kaslo have a right to tell people how to develop their property providing it is in accordance with the laws.

Kind regards,

Pat Wilson

From: [Karen Pidcock](#)
To: [Village of Kaslo](#); [Mayor Hewat](#); [Matthew Brown](#); [Molly Leathwood](#); [Rob Lang](#); [Erika Bird](#)
Cc: [Dawn & Russell Precious](#); [Emily Mattas](#); [dscarlett](#); [randy Morse](#)
Subject: Letter re South Beach concerns
Date: Sunday, December 15, 2024 1:26:57 PM

To the Village of Kaslo Mayor, Councilors, & Administrator

December 15, 2024

Re. South Beach deliberations

Thank you for your willingness to allow more time for residents to get apprised and up to date with the latest decisions facing the village re South Beach and to consider my comments herein.

The points I want to make:

1. Above all...I want to urge you, of the KVC to decide and act as diligently as possible to take whatever steps are available to keep the whole South Beach land as a nature preserve. I perceive this is the critical opportunity to take such steps as necessary to keep all that parcel from the river and lake to the upper road behind the golf course from any commercial development...especially as is projected by the Q Developers...

2. which I understand would turn their property/ownership into an RV park for up to 90 parking pads for RVs on wheels plus all the roads to them, and the water, power and sewage infrastructure to serve such occupants...whether occupied or not. If so occupied, Kaslo's summer population eventually could swell to numbers critically challenging the present village infrastructures (e.g. health/ambulance/fire services, Front Street traffic/parking), and the aforesaid power, water and sewage. Those of us who've chosen to make Kaslo our home, don't need that many more seasonal tourists, especially in an area on waterfront acreage and flood plane. Most importantly, such structures would completely spoil that quiet natural habitat and space for Kaslo residents to continue enjoying river walks, fishing from the point, and swimming at the beach!

3. As for the dream/plan of Q developers to allow some of that parcel (as I understand) to be permanent houses on the upper portion, close to the road behind the golf course, surely that steep ground should not be disturbed, destabilizing the bank below the road. Trees growing there are holding that bank. Affordable housing for young working families is critically needed, but not where this plan suggests!

I very much appreciate the talked-about chance to buy and save for posterity this nearly completely natural parcel of land...for generations to come, as a welcoming habitat for a variety of bird species, other wild creatures, and for human enjoyment & recreation in a quiet environment which I would hope to be accessed by foot or non-motorized bikes...as it has been during my 34 years living here. Wild mushrooms grew there, until earth was moved and piled about here and there. I'd really hate to see Kaslo encourage more summer visitors than

we can presently handle, turning our unique location into a busy hubbub, no one will want to visit, since city dwellers value the serene beauty of our lake, river trails and campgrounds around the lake.

So...I am completely in favour of you on Village Council taking the bold decision to cooperate with those wanting to buy the developers' portion of said parcel, and potentially what is owned by the Village, working carefully with you, considering all that's already in the OCP, thus to remain forever in its as close to natural state as possible. No such proposed development is needed or desirable. Foresight instead!!

Unfortunately, I'd bought a ticket for a Nelson performance Tuesday night, so I greatly regret needing to miss the Tuesday night meeting, even by Zoom, so I hope that said meeting will be duly recorded!

Thanks for your time and consideration,

Karen Pidcock, [REDACTED]

C: South Beach ad hoc committee members

On 2024-12-15 2:07 a.m., Karen Pidcock wrote:

To Village of Kaslo Mayor, Administrators, Councilors:

I'm having laptop glitch re attaching the doc which instead is copied & pasting above.

Please accept, read & consider my comments above in lieu of my presence at Tuesday night's important meeting, since before it was announced, I'd purchased tickets for Nelson performance that evening.

I'll have a printed copy at Village Hall Monday morning.

Gratefully,

Karen Pidcock,
[REDACTED]

Kaslo

[REDACTED]

From: Tamara Schwartzenruber [REDACTED]
Sent: Wednesday, December 18, 2024 1:22 PM
To: Mayor Hewat; Erika Bird; Matthew Brown; Rob Lang; Molly Leathwood
Cc: Village of Kaslo; M.L and Bill Wells Thomson
Subject: South Beach development

Dear Mayor Hewat and Councillors Bird, Brown, Leathwood and Lang,

I'm writing regarding the ongoing decision-making process for the South Beach development. Thank you for taking the time for some public questions yesterday evening.

I am, however, concerned that some of these questions, including my own, were essentially dismissed and not addressed. Whatever former CAO Ian Dunlop, current CAO Robert Baker and past Councils may have told the developer, it seems to me quite clear that the QP Development proposal does not in fact conform to the OCP.

I'd like to direct your attention once again to section 3.10, which reads as follows:

"Kaslo recognizes the importance of addressing the impacts of a changing climate on the local environment, infrastructure, economy, and the community.

"Addressing climate change requires local actions on two fronts:

The first is to lower emissions from local sources of greenhouse gases that contribute to a changing climate – transportation, residential, commercial, and industrial energy usage, energy sources, waste, agriculture, forestry, and land use changes.

"The second is to address the impacts and disaster risks of a changing climate on the community, the environment, and infrastructure – frequent changing of weather, increased temperatures, drought conditions, lower snowpacks, wildfires, increased rainfall, flooding, and land hazards such as land erosion and land slides."

I posed a question to Council about how you reconcile both the climate impacts of investing in a development that will necessitate high fossil fuel expenditures for its ongoing use (RVs have a massive emissions footprint), and whether Council has considered the economic instability of investing in increased high-fossil-fuel-consumption-based seasonal tourism. What happens to all those RVs if/when gas prices go up? We're making ourselves even more dependent on something that actually can't continue. I felt that Mayor Hewat essentially blew off my question without addressing it in any way.

I didn't bring this up last night, but the "second front" mentioned in the OCP -- adaptation -- is also highly relevant here. Bill Wells attempted to bring this up at the meeting by pointing out the increasing frequency of what were formerly "thousand-year" weather events, including flooding. His point was that these are no longer thousand-year events, but in fact could happen any time as climatic stability fails -- which is already beginning to happen. This matters when we're talking about building an RV park in a flood plain. Again, his question was brushed aside without in any way addressing it.

Should I take this to mean that the OCP's words on Kaslo's climate commitments are meaningless lip service? It seems that until extreme public pressure was applied -- and by the way I hope it's now clear to Council that the vast majority of Kaslo residents oppose the QP proposal -- the Village has been acting in a "business as usual" way.

Climate change is real. It's actually happening, and it's only going to get worse. Climate mitigation and adaptation aren't virtue signaling; they're about survival for our community.

Even though the South Beach Working Group wasn't able to get a detailed proposal together in time for last night's meeting, it would be disingenuous for Council to pretend they're not aware that an alternate proposal is in the works and will be ready to present soon.

Council does not owe any debt to the developer because of previous conversations -- even if those conversations may have mistakenly led QP to believe that their proposal would be approved. Our elected officials are responsible to the people of Kaslo, and are expected to uphold both the letter and the spirit of the OCP in considering all development proposals. This RV park does not fit with either.

I thought we had elected a forward-looking council. I voted for every single one of you. Please show me I wasn't wrong?

Thank you.

Tamara Schwartzentruber



Monday, December 23, 2024

Dear Village Council,

I am writing about my concerns regarding the proposed South Beach development.

I feel strongly that the South Beach should remain undeveloped to preserve wildlife and low impact community use. The proposed development including 85 RV lots would significantly alter this area.

I live in Argenta and have experienced first hand the impact of private development on a local public beach. The Bulmer's Point Development attracts summer residents from large cities wanting a summer vacation home. These residents have had little regard for the lifestyle of our community, wildlife and natural habitat. Numerous speed boats moored off the lakeshore, water skiing and loud music have become all too common with this new development. Even though we are still welcome to go to the beach we no longer feel welcome there.

85 RV's will likely have a much greater impact on the South beach in Kaslo. I urge you to consider the long term impact to the residents of Kaslo and say no to the proposed development. I believe that this development would be a detriment to the village of Kaslo.

I am requesting:

- A response to this letter and all letter's received by council.
- An open house where all can ask questions and receive information.
- More time allotted on Jan. 13th for public questions, 15 minutes is not adequate.
- This letter be passed onto the councillors and mayor and CAO. As well as included as correspondence for the Dec. 13th meeting.

Thank you for your time.

Sincerely,
Elisa Shine

27th December 2024

Dear Mayor, Council and CAO,

I am writing to you in response to the Special Council Meeting held on Tuesday December 17th on the subject of South Beach. My points are these:

1. A fundamental disagreement emerged during the meeting over whether an RV park can be built in the quite large area called the Lakefront Protection Development Permit Area (LPDPA), which is restricted to “*passive recreational amenities, such as walking and multi-use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.* CAO Baker’s Staff Report is unequivocal: “***This means the developer is not permitted to construct its RV Park or a ‘motorized’ boat launch within the DPA.***”

QP Developers’ representative vehemently disagreed and called the LPDPA a “**dangerous term**”. What did he mean by this? He suggested CAO Baker was wrong, and that QP’s own lawyer, as well as former CAO Ian Dunlop, assert that an RV park is permissible within the LPDPA. Village Council will have to reconcile this fundamental disagreement. Later, CAO Baker confirmed that we do not have an accurate map showing the boundaries of the LPDPA. Such mapping is urgently needed. And the Developer must in turn provide a new map showing where they intend to place their revised number of RV units outside this area.

2. Much hinges on the correct OCP definition of “passive recreational use” and whether it would permit the construction of an RV park anywhere on South Beach. QP says it does; that RVs sitting on concrete pads are “passive,” despite needing considerable infrastructure such as power, water, sewer lines and large septic holding tanks; not to mention the constant movement and activities of 200+ extra visitors and their vehicles. QP intends this to be a strata development: each lot will be individually owned by the RV owner, who may store their RV motor home on their lot in perpetuity. Is this an acceptable “passive recreational use”?

CAO Baker suggested at one point that Council members may want to interpret for themselves what is meant by “passive recreational use.” If I understood his words correctly, I believe this instruction may be wrong. The term “passive recreational use” surely has a formally agreed legal definition for the purposes of Kaslo’s OCP, and is **not** open to interpretation or subjective opinion? Council needs the accurate definition and, if RV parks cannot be deemed “passive recreational use,” then Council must vote down QP’s plan.

3. I was heartened to see the public interest demonstrated by the online participation in the Tuesday December 17th meeting via Zoom. It was infuriating that so many people could not join because your Zoom meeting had a capacity limit of only 100. I welcome the assurances from the Village Administration that this will be rectified for the next meeting.

I do not believe sufficient public engagement has been permitted during this whole process. Only forty-three people attended QP Developments’ public information meeting in November 2023. The ramifications of the project have slowly become evident over the subsequent twelve months, and public concern has now grown to the point that the 17th December Village Council

Meeting could not accommodate everyone. Yet, in a Kafkaesque twist, the Staff Report suggests that no public hearing is required for now, and that the public information session organized by QP Developments in November 2023 was an adequate forum in which to consult and inform the public about the development plan.

*“It is staff’s opinion that some of the public contention regarding the RV Park is not in relation to the rezoning application, but rather the construction of an RV Park on lands that some would like to remain undeveloped. As the root of their concern is not re-zoning, a public hearing would not be the most appropriate way to prompt public input on the RV park proposal. The most appropriate way would be through a public information session, **which occurred in November 2023.**”* [emphasis added]

4. CAO Baker emphasizes that the Purchase/Sale agreement is the first order of business, and rezoning comes second. But the two are closely intertwined, one hinges on the other, and it feels perverse not to have the opportunity to discuss both together. Many residents of Kaslo want to see this land rezoned as Park and Recreation instead of C4 Commercial Recreation-RV Camping. People understandably worry that, if the Purchase/Sale agreement goes ahead, Village Council will have effectively given a green light to the RV park, and may have little leverage to influence the Developer’s subsequent actions.

5. South Beach Working Group has urged Council to hold an Open House to provide an informal opportunity for citizens, Council and staff to communicate. The Staff Report is somewhat dismissive of the idea: *“this form of public engagement might not be appropriate for the subject matter”* and *“would be at the expense of the Village,”* and asks, *“does Council believe it has received sufficient public input over the past year?”* It suggests that if Council *would* like more public input then **the Developer** could be asked to conduct another Public Information Session. I think many people would prefer an unbiased, independent forum for public consultation. And if each individual attendee were asked to put \$2 into a donation pot, this would easily cover the expense of holding the event.

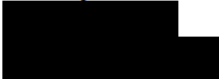
Given the broad range of questions raised on Tuesday 17th December, and the many people who were denied an opportunity to speak, I have no doubt that there is more input the residents of Kaslo wish to make. Some of the important points raised on Tuesday night were:

- The considerable flood risk (look at what happened in eastern Spain in November);
- The climate impact of heavy RV vehicles and their extreme fossil fuel consumption and emissions;
- South Beach as a buffer zone protecting Kaslo through environmental use of the land;
- Employing the Precautionary Principle to do no harm, by delaying any decision;
- Whether a Public Local Referendum is prudent, given the controversy;
- The need for a second Environmental Assessment, since the first fails to mention the proposed boat launch, and was conducted last February with snow on the ground;
- Disquiet about the “non-motorised” boat launch proposed for the shore;
- Asking if Council will affirm it will work within both the spirit and the letter of Kaslo’s Official Community Plan?
- Asking about the economic benefits to Kaslo of an RV Park (no economic assessment has been made).

I welcome the decision to invite the South Beach Working Group as a Delegation to make their presentation to Council on Monday 13th January, and look forward to our next meeting.

Sincerely,

Mandy Bath



Kaslo, BC, V0G 1M0

December 30, 2024
Village of Kaslo

Attention: Mayor Hewat, Councillors Bird, Brown, Lang, Leathwood

Re: South Beach Information Package

From the perspective of a resident who attended OCP Steering Committee (OCPSC) meetings, an information package has been prepared.

Our OCP review turned into a complete bylaw rewrite. Given the changes made to Lakefront Development Permit Areas and the creation of a new Waterfront Development Area, **public engagement was inadequate**. At the very least, **a legal opinion is in order** at this time.

Members of the OCPSC spent countless hours in meetings, reading numerous submissions and responding to correspondence. At no time should blame be laid for issues that arise from this information package.

For your consideration,

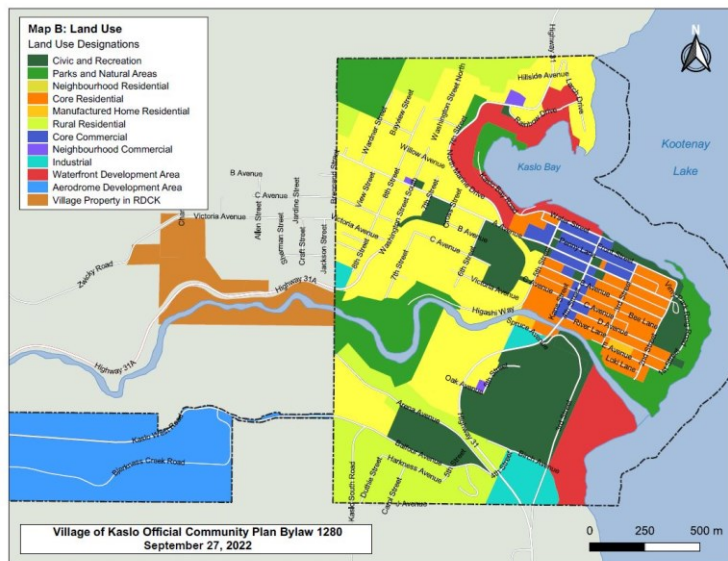
Anne Malik

cc: South Beach Working Group

Waterfront Development Area

Prior to the review *Official Community Plan Bylaw 1098, Schedule B Land Use* designated the South Beach property as a Comprehensive Development Area (CDA). The CDA Section 3.8 of *Land Use Bylaw 1130* permits “**low impact recreation.**”

At the first OCP review public meeting and open house in October 2021 a development application was mentioned as a land use planning issue. In April 2022, the OCPSC was updated. “A development application is pending for the “South Beach” lands, which will involve an amendment to the current OCP.” The **new Waterfront Development Area** section did not appear until August 2022 when the Final Draft OCP was made available. This is also the first time ‘RV Park’ is mentioned.



The Waterfront Development Area is depicted in red on this Land Use map. It is **not just the South Beach** property that is affected.

“As part of the development of an official community plan the local government must provide one or more opportunities for consultation with persons, organizations or authorities that will be affected.”¹

Kaslo Bay is a registered Historic Place. Was the Historical Society consulted on the effect a Waterfront Development Area adjacent to Kaslo Bay Park could have? During the OCP rewrite Kaslo had a very active Climate Action group. Were they consulted on the impact of an RV Park? Were other property owners consulted?

The section, *Waterfront Development Area* was a major change to our OCP. There are paragraphs in this section that appear to enable the South Beach proposal. Was the developer the only affected person consulted?

The South Beach proposal also includes a housing component. Was the Housing Society consulted for creative ideas such as Inclusionary Zoning?

“Inclusionary zoning is a new tool that allows local governments to require affordable housing as a component of new residential developments.”²

1. <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/official-community-plans>
2. BC Ministry of Housing *Interim Guidance Inclusionary Zoning and Density Bonus* August 2024

South Beach Property

June 29, 2018 *Kaslo Lands Investment Attraction Program*

Prepared for the Village of Kaslo by CTQ Consultants Ltd

- Identifies two lots described as “Remnant Land of the old mill site south of the river”
- “Potential lies in the sale to private landowner located on south side of River”
- “Contamination issue to be confirmed”
- “Location in floodplain/high velocity flows limits use”
- “No significant value to Village/Not a priority for divestment/entertain purchase by adjacent private owner”
- “Kaslo contains many areas of small (25 ft) lots that were historically created through survey. The areas are mainly located in Lower Kaslo, parts of Upper Kaslo and south of the Kaslo River in the vicinity of the golf course and along the foreshore of Kootenay Lake (former sawmill site).”
- “Occasionally, circumstances arise where a local government may consider, or be asked to consider the rezoning of property that it intends to sell. While such a situation may not necessarily run afoul of the law, the best advice is to avoid it if possible.”

Prior to the 2022 OCP Review, *OCP Bylaw 1098 Schedule B: Land Use Map* identified the South Beach property as a Comprehensive Development Area (CDA).

February 28, 2022

- Partial Draft OCP presented to OCPSC
- Section 11 CDA appears in document
- Schedule B: Land Use Map identifies South Beach property as a CDA

April 21, 2022

- OCP Draft 2 presented to OCPSC
- Section 11 CDA still appears in document
- Schedule B: Land Use Map still identifies South Beach property as a CDA
- In a Power Point presentation it is stated: “A development application is pending for the “South Beach” lands, which will involve an amendment to the current OCP.”

August 5, 2022

- Final Draft OCP
- Section 11 *Waterfront Development Area* appears in document for the first time
- **First mention of RV Park** in the document
- *Schedule B: Land Use Map* now identifies South Beach property as a *Waterfront Development Area*

October 24, 2022

- One month after OCP Bylaw 1280 was enacted a rezoning application was considered
- “The Village also has land holdings through the area as road allowances from the original Village survey.”
During OCP consultation when was the public informed of this municipal property?
- “Since the proposed use is compatible with the OCP, a formal public hearing is not required.”
During the OCP process when did the public ever become fully engaged on this proposed use?

Passive Recreational Uses

Official Community Plan Bylaw 1280, 2022 Section 11.2 states this policy among others:

*“Limit development on a floodplain to **passive recreational uses**, which may include seasonal campgrounds/RV parks and require appropriate flood mitigation measures as determined by a qualified professional”*

Look up the definition of passive recreational uses. You will find a host of responses.

*“Passive Recreational Use enjoyment of the natural environment through non-intensive activities that is passive in nature and **cause minimal impact on the natural features** and functions of an area. Passive recreational uses include access trails, nature study, bird watching, outdoor education and associated facilities, but do not include recreational buildings, sports fields or golf courses.”*

*“Passive Recreation means low-impact, **non-motorized outdoor recreational activities** that do not require developed facilities and can be accommodated **without change to the area, topography,** or resources. Activities include, but are not limited to, walking, hiking, skiing, and non-organized transient activities.”*

*“Passive Recreation means **non-motorized outdoor recreational activities** such as nature observation, hiking, biking, and canoeing that require minimal facilities or development and have minimal environmental impact on natural resources.”*

*“Passive Recreation means recreational uses that involve **minimal alteration to vegetation and topography.**”*

Stewart McDannold Stuart is a firm devoted to providing legal services to local governments in British Columbia. An article *“The OCP Trump Card”* is posted on their website and quoted below.

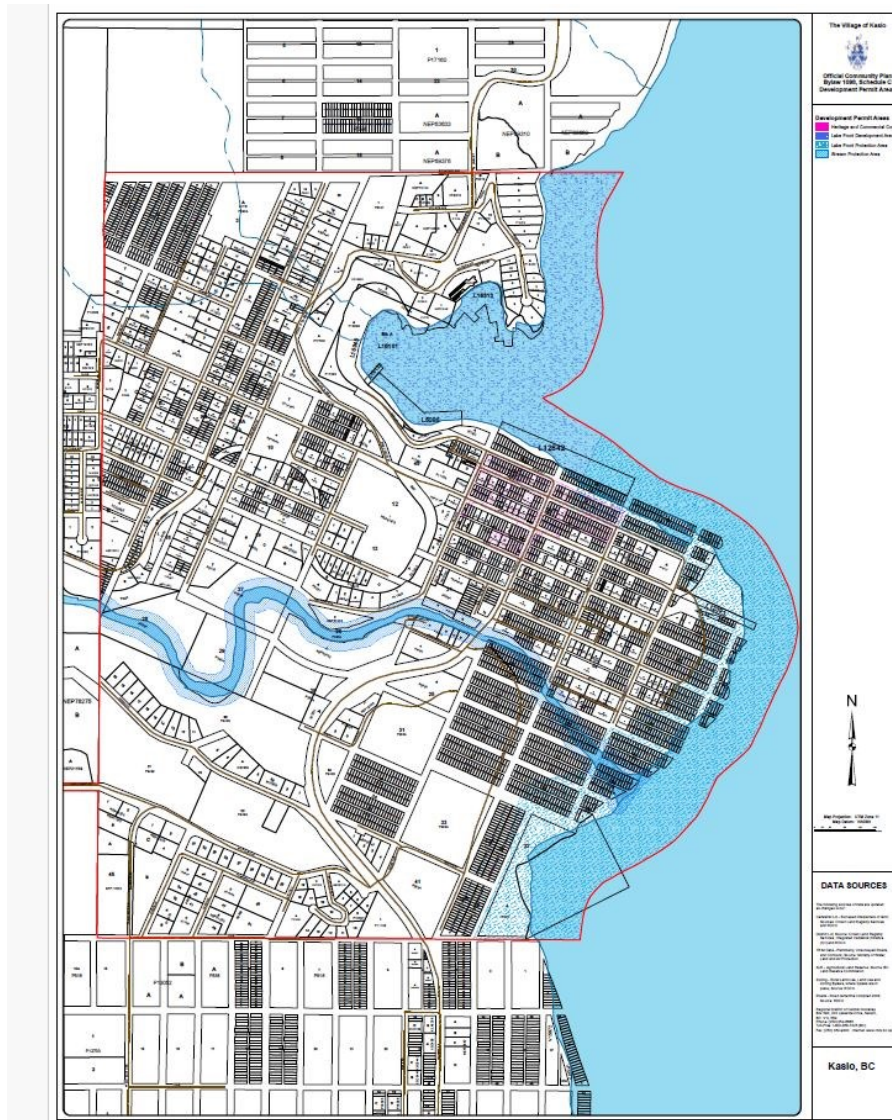
“It is essential that local governments, which have created development permit areas in their OCP pursuant to the Local Government Act, take care to issue and decline development permits according to the guidelines they have enacted in their OCP.”

The Staff Report dated December 17, 2024 Subsection 16.4 Lakefront Protection states:

*“The guidelines for development within the lakefront protection area state that it shall be limited to **passive recreational amenities**, such as walking and multi-use trails, natural parks areas, non-motorized pleasure craft launches, and park benches. This means **the developer is not permitted to construct its RV Park or a ‘motorized’ boat launch within the DPA.**”*

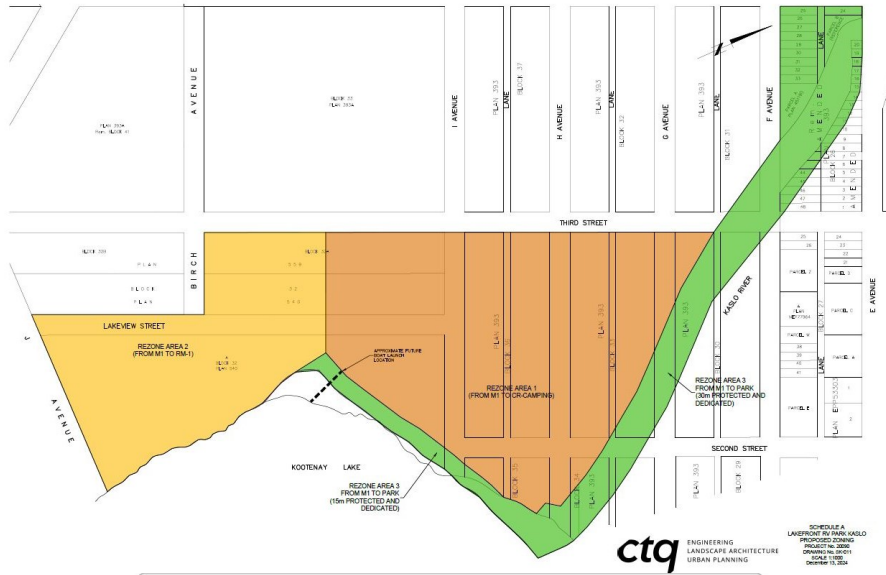
This statement was challenged by the proponent’s representative at Council’s Special Meeting on December 17, 2024. Council must take care to issue and decline development permits in the Lakefront Protection DPA according to all nine of the guidelines enacted in our OCP. **A legal opinion is in order.**

Schedule C: Development Permit Areas Map



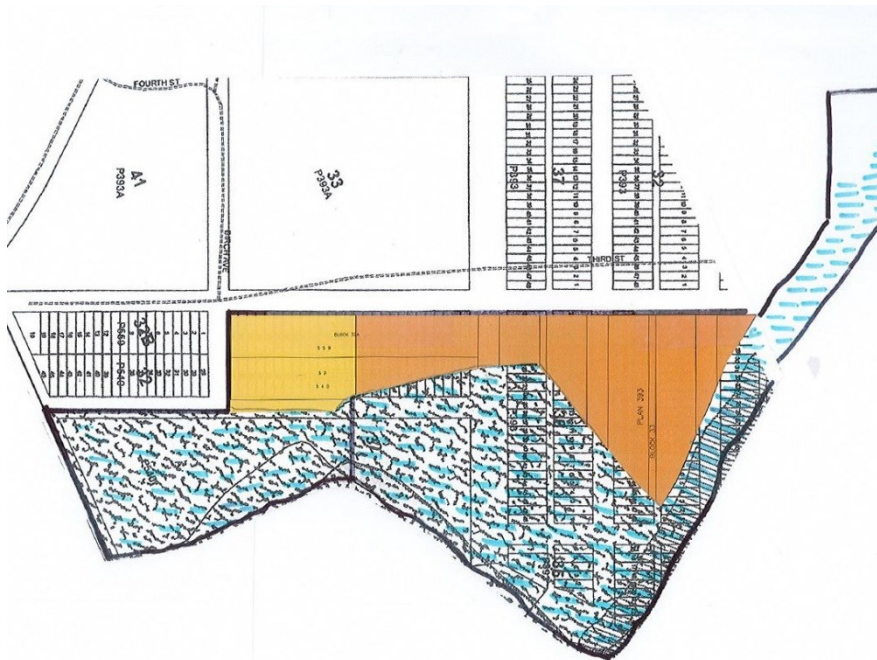
OCP Bylaw 1098, Schedule C provides the most accurate mapping of the Lakefront Development Permit Areas (DPA) and Stream Protection DPA. This is the original OCP DPA map. There were two (2) Lakefront Development Permit Areas: Lakefront Protection and Lakefront. At no time since has it been entertained to change the area of the Lakefront Protection DPA with one exception.

December 11, 2019 correspondence to Council suggested that Schedule C DPA be amended such that the village property on which the Wastewater Treatment Plant is currently situated be removed from the Lakefront Protection DPA. At the November 30, 2021 Liquid Waste Monitoring Committee meeting it was moved and carried that the Waterfront Development Permit Area be amended as part of the OCP review to exclude the existing sewer treatment plant and lands required for expansion. Council subsequently adopted this recommendation and the map was revised.

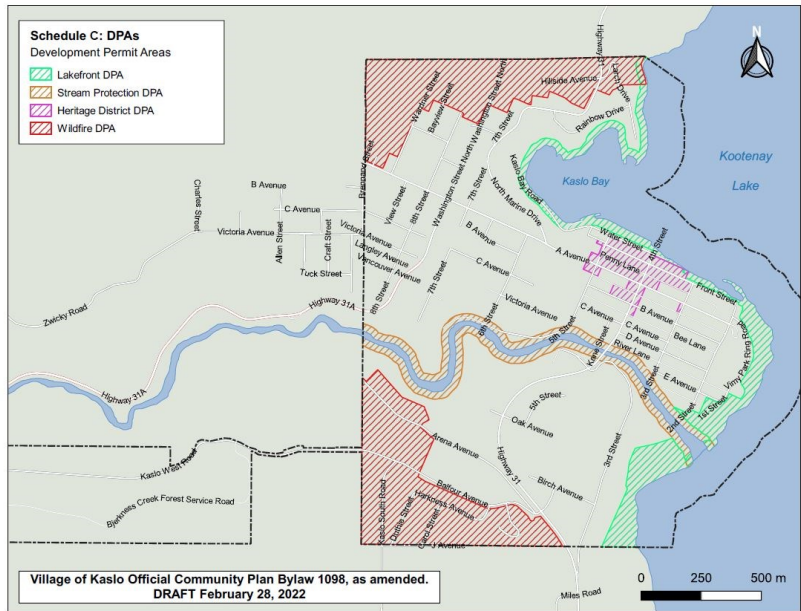


When *OCP Bylaw 1098, Schedule C* is overlaid on the CTQ Park & Camping Zones Map it is clearly evident that a very large portion of the South Beach property lies within the Lakefront Protection and Stream DPA's.

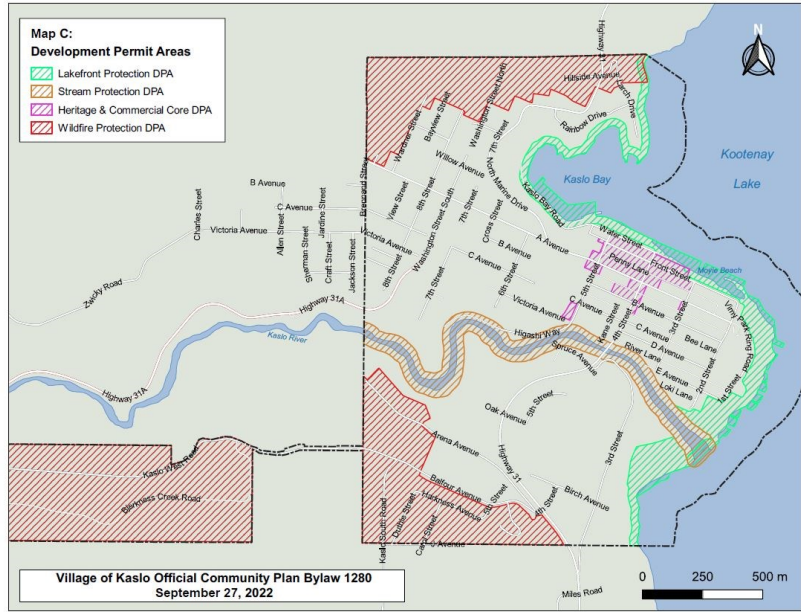
Schedule C: 2018 Bylaw 1098 overlaid on CTQ Park & Camping Zones Map



Schedule C: VOK Official Community Plan Bylaw 1098 DRAFT February 28, 2022



Schedule C: VOK Official Community Plan Bylaw 1280 September 27, 2022



During the OCP review, Schedule C undertook a major change in format. From February 28, 2022 to September 27, 2022 the “hatched area” depicting the Lakefront Protection DPA within the South Beach property also changed. The **original Bylaw 1098 Schedule C** is the only reference from which a surveyor could stake out the Lakefront Protection DPA on the South Beach property.



The CTQ map on page 32 of the QP proposal and the Preliminary RV Park Layout Option map (rotated below) also depict the extent of encroachment into the Lakefront Protection DPA.



Kootenay Lake Partnership (KLP)

December 11, 2019

Correspondence to Council: OCP Bylaw 1098 Review - Lakefront Protection Area

- Asks “that Village Council consult KLP members and engage them in the review of OCP Bylaw 1098 Sections 4.2 Development Permit Areas and 4.2.2 Lakefront Protection Development Permit Area.”

September 15, 2020

VOK Council Meeting

- The intention was set “to integrate a new lakefront development permit regulation into our OCP that is consistent with the KLP Shoreline Guidance Document” and to collaborate with RDCK planning staff.
- Costs for the Kootenay Lake Planning Development Permit Area project were approved.

October 17, 2021

Correspondence to Council: Lakefront Development Permit Areas

- Follow-up on the deliverables for the RDCK project
- When would community consultation in the form of a values identification workshop for Kaslo residents and the general public be held?

November 23, 2021

OCPSC Agenda Package OCP Notes

- Discussion pertaining to the RDCK Kootenay Lake Planning Development Permit Area process

December 6, 2021

OCP Notes in January 17th Agenda & Package

- Discussion on Kootenay Lake Development Approval Plan Public Engagement
- Learn that the **Values workshop for Kaslo residents and general public would not be held**

January 5, 2022

Correspondence to OCPSC: Lakefront Development Permit Areas – Kootenay Lake Partnership

- Suggests a hybrid approach while RDCK proceeds with its project
- Suggests amendment to the OCP DPA definition of “development” such that it be consistent with the KLP document
- Suggests establishment of a notwithstanding clause for public lands within our two Lakefront DPA’s

January 17, 2022

Delegation presentation at OCPSC meeting

- A presentation to provide a basic understanding of the KLP Shoreline Guidance Document
- The installation of a buoy at Moyie Beach was used to illustrate the process

OCP Lakefront Protection Development Permit Area

Ever since Kaslo's first OCP in 2010, a large portion of the South Beach property lay within the Lakefront Protection and Stream DPA's.

Prior to its rewrite, Kaslo's Official Community Plan included **two Lakefront Development Permit Areas;** Lakefront Protection and Lakefront.

October 2021

- At the public meeting and open house mention is made that consideration is being given to the creation of one Lakefront DPA.

February 28, 2022

- Partial Draft OCP presented to OCPSC
- The Lakefront Development Permit Area has been struck from the document
- It is noted that "THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW"

April 21, 2022

- Second Draft OCP presented to OCPSC
- It is noted that "THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW"
- PowerPoint presentation on the proposed development permit areas and guidelines
- Only Heritage Commercial Core and Wildfire DPA's presented

August 5, 2022

- Final Draft OCP
- Section 16 Lakefront Protection DPA appears in the document for the first time

August 8, 2022

- Gmail correspondence suggests regulated development activities include all *KLP Shoreline Guidance* common development activities in Section 16.4.2.

September 27, 2022

- Final OCP includes all KLP Shoreline Guidance regulated development activities
- The section in the Final OCP that suggests passive recreational uses may include RV parks is in total contradiction with the spirit of KLP which strives to protect important values.

Community Values

Our OCP has incorporated the values Kaslo residents cherish in regard to Kootenay Lake and Kaslo River for more than a decade. Fourteen years ago there was tremendous engagement with the public as Kaslo's first Official Community Plan was debated in the community.

2010 Kaslo's very first Official Community Plan included two Lakefront Development Permit Areas:

*"The **Lakefront Protection DP Area** is designated to protect the natural beauty of Kootenay Lake's shoreline and protect the area as a natural resource and as a water source for many users."*

*"The **Lakefront DP Area** currently accommodates tourism and commercial activities. The intent of the development permit designation is to ensure that tourism activities are developed in keeping with the existing character of the village and do not negatively impact the high quality functioning of the lake front, lake, and foreshore ecosystems."*

The same sentiments were forthcoming when the public was involved in shaping A *Sustainability Strategy* for the village in 2014.

June 2014 *A Sustainability Strategy for the Village of Kaslo*
Prepared by Fraser Basin Council, Smart Planning for Communities

*"Continue the community's legacy of being stewards of the natural environment."
"Protect the riparian zone, and assure pedestrian access to beaches and shoreline."
"Participate in the Kootenay Lake Management Partnership."*

April 2015
Kaslo's OCP Lakefront Protection DPA policies and guidelines were used as examples in the Columbia Basin Trust document:
Official Community Plan Policies Supporting Climate Resilience
A Resource Guide for Communities in the Canadian Columbia Basin

June 29, 2018 *Kaslo Lands Investment Attraction Program*
Prepared by CTQ Consultants Ltd

*"Parks and waterfront areas warrant special attention before even considering divestment."
"Lakefront locations and parks may be considered sacrosanct and therefore **warrant protection as public assets.**"*

October to November 2021
A survey was launched online, along with paper copies available at the Kaslo Library and Village Hall.

Natural beauty was the single largest response to the OCP Survey Question "What do you value most about Kaslo today that you think should be supported in the Official Community Plan?"

Our OCP review turned into a complete bylaw rewrite. Given the changes made to Lakefront Development Permit Areas and the creation of a new Waterfront Development Area, **public engagement was inadequate.**

Boat Launch

December 11, 2019

- Correspondence to Council proposes that Lakefront Protection DPA Guideline 3 be amended to eliminate motorized boat launch areas and ramps within the OCP Lakefront Protection DPA and to replace “boat” with “non-motorized watercraft.”
- Rationale for this suggestion was based on the fact that the OCP Lakefront Protection DPA Guideline 3 accommodated an informal motorized boat launch area behind the Waste Water Treatment Plant which has been decommissioned.
- At this time, there were two (2) Lakefront DPA’s in the OCP: Lakefront Protection and Lakefront

October 2021

- At the OCP Review ‘kickoff’ public meeting and open house, mention is made that consideration is being given to the creation of one Lakefront DPA

February 28, 2022

- Partial Draft OCP presented to OCPSC
- The Lakefront DPA has been struck from the document
- It is noted that “THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW”

April 21, 2022

- Second Draft OCP presented to OCPSC
- It is noted that “THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW”

August 5, 2022

- Section 16 Lakefront Protection DPA appears in the document for the first time and includes:
- 16.4.3.3 Areas for a motorized and non-motorized boat launch area are permitted if boat launch ramps are located on stable, non-erosional banks, but no motorized boat launch shall be permitted east and south of Moyie Beach to the mouth of Kaslo River.
- 16.4.3.4 Development in the DPA, from Moyie Beach, east and south to beyond the mouth of Kaslo River except for the Logger Sports ground, shall be limited to passive recreational amenities, such as walking and multi-use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.

October 10, 2023

- QP proposal included in Council Meeting Agenda Package states: “Access to waterfront (includes small boat launch)”

December 14, 2023

- Reported in The Valley Voice: “The proposed boat launch would also be for public use, not limited to just users of the RV Park.”
- QP Preliminary RV Park Layout Option does not provide for any public parking adjacent to the proposed boat launch nor does it comply with guidelines above.

Towards Reconciliation

Section 19.2 of the Village of Kaslo OCP dated September 27, 2022 includes the objective:

*“To establish and build relationships with area indigenous communities so that meaningful consultation and **engagement on land use, environmental protection and stewardship**, shared values, and municipal boundary expansion can begin.”*

At least two sites within the municipality of Kaslo adjacent to Kootenay Lake are included on the Provincial Heritage Register as archaeology sites. Both sites hold notable cultural and spiritual value because First Nations visited this place before European settlement began. The Borden Grid numbers DIQf-27 and DIQf-36 have been assigned.¹

“It is uncertain if a long-term indigenous settlement was established at Kaslo but we know indigenous peoples travelled through the mountain pass and along Kootenay Lake, camped, and hunted here for centuries as evidenced by the pictographs near Powder Creek, on the promontory directly across the water from Kaslo.”²

“The rock paintings at Kootenay Lake, which are all above the high-water mark, were unlikely to have marked camp areas of the Kootenay Indians. These pictograph sites are located on rocky terrain which has revealed, with one possible exception, no artifacts or smoke/soot deposits. It was suggested as part of the survey strategy that many Lower Kootenay pictographs, whose function appeared to be closely connected to the important subsistence rituals of the Kootenay, were associated with and situated **near creeks, lagoons, and narrows where beach camps of the communal hunting-fishing expeditions were established.**”³

May through June, locals have fished at the mouth of the Kaslo River for decades. Lake temperatures are warming, insects are hatching and Dolly Varden trout are feeding. It doesn't take much to imagine that Indigenous Peoples fished here first and possibly camped on South Beach.

1. Kaslo Bay and a private property, respectively
2. Village of Kaslo Official Community Plan 2022.09.27
3. Archaeology Society of British Columbia, The Midden, Vol. X, No. 5 December 1978



The Village of Kaslo Official Community Plan Bylaw 1280, 2022 states:

“Remember that we are the caretakers of the land during our brief time here in the earth’s history and our decisions today affect the generations to come.”




































It is time to walk the talk.

Supporting Documents and References

All documents that are referred to or support a statement in this information package are listed below in the order in which the reference appears; many of which, the Village would have. An electronic copy of any document below can be made available upon request.

1. 2022.09.22 Castlegar News
2. 2022.04.21 PP slide re amendment
3. 2022.08.05 OCP Final Draft
4. 2022.09.27 OCP
5. Kaslo Bay – Kaslo September 2011 CHR records
6. Artifact find halts Kootenay Lake boat launch build CBC News
7. 2024, August BC Ministry of Housing *Interim Guidance Inclusionary Zoning and Density Bonus*
8. 2018.06.29 Kaslo Lands Report
9. 2022.02.28 Partial Draft OCP
10. 2022.04.10 OCP Draft 2 with Schedules
11. 2022.10.24 Rezoning application at COW
12. The OCP Trump Card: By Appeasing Popular Opinion Council Oversteps its Jurisdiction
13. 2024.12.17 Special Meeting of Council Agenda Package
14. 2018 Schedule C DPA
15. 2019.12.11 OCP Correspondence to Council
16. 2023.04.17 LWMC Agenda & Package
17. 2018 Bylaw 1098 Schedule C snipped & scaled
18. 2020.09.15 KLP reference in 2022.01.05 Lakefront DPA's correspondence
19. 2021.10.17 Values Workshop
20. 2021.11.23 Agenda Package OCP Notes
21. 2021.12.06 OCP Notes in January 17th Agenda & Package
22. 2022.01.05 Lakefront DPA's - KLP
23. 2022.01.17 OCPSC – Delegation re KLP Shoreline Guidance Document
24. 2022.04.21 Kaslo OCP Update Process
25. 2022.08.08 Gmail – OCP – Regulated Development
26. 2014, June Sustainability Strategy for Kaslo FINAL
27. 2015, April Columbia Basin Trust OCP Policies Supporting Climate Resilience
28. 2023.10.10 QP proposal in Council Agenda package
29. 2023.12. 14 The Valley Voice
30. 1978, December The Midden, Archaeology Society of British Columbia, Vol. X, No. 5

Supporting Documents and References

 1. 2022.09.22 Castlegar News.pdf Adobe Acrobat Document 207 KB	 2. 2022.04.21 PP Slide re amendment.JPG JPEG image	 3. 2022-08-05 OCP Final Draft.pdf Adobe Acrobat Document 30.7 MB	 4. 2022-09-27 OCP.pdf Adobe Acrobat Document 28.9 MB
 4a. 2022.09.27 Map BJPG JPEG image 162 KB	 5. Kaslo Bay - Kaslo September 2011 CHR records.pdf Adobe Acrobat Document	 6. Artifact find halts Kootenay Lake boat launch build _ CBC News.pdf Adobe Acrobat Document	 7. 2024, August BC Ministry of Housing.pdf Adobe Acrobat Document
 8. 2018-06-29 Kaslo Lands Report Public Version- 17.pdf Adobe Acrobat Document	 8a. 2018-09-04 Kaslo Lands Report Public Version- 17.pdf Adobe Acrobat Document	 9. 2022-02-28 Partial Draft OCP.pdf Adobe Acrobat Document 14.8 MB	 10. 2022-04-10 OCP Draft 2 with Schedules.pdf Adobe Acrobat Document
 11. 2022.10.24 Rezoning application.pdf Adobe Acrobat Document	 12. The OCP Trump Card_ By Appeasing Popular Opinion Coun... Adobe Acrobat Document	 13. 2024-12-17 Special Meeting of Council Agenda Package.pdf Adobe Acrobat Document	 14. 2018 Schedule C DPA.pdf Adobe Acrobat Document 832 KB
 15. 2019.12.11 OCP Correspondence to Council.pdf Adobe Acrobat Document	 16. 2023.04.17 LWMC Agenda & Package.pdf Adobe Acrobat Document	 17. 2018 Bylaw 1098 Schedule C snipped and scaled at 66.7%.JPG JPEG image	 18. 2022-01-05 Lakefront DPA's - KLP.pdf Adobe Acrobat Document
 19. 2021-10-17 Values Workshop.pdf Adobe Acrobat Document	 20. 2021-11-23 Agenda Package OCP Notes.pdf Adobe Acrobat Document	 21. 2021-12-06 OCP Notes in January 17th Agenda & Package.p... Adobe Acrobat Document	 22. 2022.01.05 Lakefront DPA's - KLP.pdf Adobe Acrobat Document
 23. 2022-01-17 OCPSC – Delegation re KLP Shoreline Guid... Adobe Acrobat Document	 24. 2022-04-21 Kaslo OCP Update Process.pdf Adobe Acrobat Document	 24a. 2022-04-21 Minutes in 2022.08.08 OCPSC Agenda.pdf Adobe Acrobat Document	 25. 2022-08-08 Gmail - OCP - Regulated Development.pdf Adobe Acrobat Document
 25a. 2022.08.08 Draft regulated development activities.JPG JPEG image	 25b. 2022.09.27 Final regulated development activities.JPG JPEG image	 26. 2014, June Sustainability Strategy for Kaslo FINAL.pdf Adobe Acrobat Document	 27. 2015, April CBT OCP Policies supporting climate resilience.pdf Adobe Acrobat Document
 28. 2023-10-10 QP proposal in Council Agenda package.pdf Adobe Acrobat Document	 29. 2023-12-14 Valley Voice.pdf Adobe Acrobat Document 345 KB	 30. 1978, December The Midden.pdf Adobe Acrobat Document	

[REDACTED]

From: Cathie Douglas [REDACTED]
Sent: Thursday, January 2, 2025 12:09 PM
To: Village of Kaslo
Cc: Mayor Hewat; Erika Bird; Matthew Brown; Rob Lang; Molly Leathwood
Subject: Proposed South Beach Development

Village of Kaslo

413 Fourth Street,

PO Box 576,

Kaslo, BC

V0G 1M0

January 2nd, 2025

Re: Development of South Beach into an 80 site RV park strata

Dear Mayor and Council,

I hope this message finds you well and I wish you all the best in 2025.

I am writing to express my concerns and opposition to the proposed strata RV park at Kaslo's South Beach.

As a member of our community, I believe it is crucial to carefully consider the potential impacts on the area's aesthetics, the preservation of our community and culture, and the environmental implications. We must reflect on the overall costs and potential risks to our beloved community and way of life.

The South Beach area is a beautiful natural space where citizens enjoy biking, walking, birdwatching, swimming, fishing, moon and stargazing. The thought of allowing this cherished natural area to turn into an 80 site RV strata park with a big influx of seasonal tourists is truly heartbreaking. While I recognize that a few may see benefits in this development, I fear that the loss of aesthetic beauty, citizen enjoyment, and environmental integrity far outweigh any potential advantages for the citizens of Kaslo.

Although the developer "hopes to create a welcoming atmosphere" for locals, the presence of an 80 lot RV strata will diminish the character of the area significantly and a "welcoming atmosphere" cannot be guaranteed by the new land owners. Nearby established RV parks have proven not to be welcoming to local residents and contribute very little to our local economy. RV's are self-contained units and people stock up on needed supplies, probably at a big box store, before driving here as food and sundry good in town are very expensive.

As we all know, Kaslo is such a wonderful place in large part because of the many non-profit societies that offer so much enrichment for us all. Seasonal tourists do not volunteer for these organizations nor serve our community through things like the fire department, search and rescue or the community acupuncture clinic.

I understand that a boat launch has been proposed. Boat launches are one of the most permanently damaging things to sensitive lakeshores. If the municipality of Kaslo wouldn't allow a natural non-motorized boat launch for its citizens, why should a private developer be allowed to build an artificial one on our shores?

Whether a non-motorized boat launch is allowed or not, there will be a substantial increase in motorboats and motorized watercraft along south beach with their associated noise and environmental hazards. As a kayaker, I am particularly aware of the oil and gas pollution and how well noise travels on the water. I am concerned this increase in activity will diminish the peace and quiet that many of us cherish, as well as drive away local bird and wildlife populations. I have personally witnessed eagles, ospreys, blue herons, sand pipers, cormorants and american dippers frequenting the area as well as deer, bears, bats, snakes and frogs. It would be a shame to push the wildlife out and ruin their habitat forever. The Light pollution alone would have a significant detrimental impact on the bird and wildlife populations along with ruining star gazing and night sky observing for locals.

RV's burn a lot of fossil fuel and spew a lot of toxic emissions. Welcoming 80 RV's to our town would be in direct opposition to Kaslo's Official Community Plan's goal of reducing emissions.

I have concerns about the environmental impacts associated with large RV's parking and driving in a sensitive riparian zone and floodplain. It is vital that the lakeshore protection area be respected. RV stratas are not "passive use".

I have further concerns about the management of sewage and grey water. The sewage and grey water from possibly 200+ people would not be insignificant. It doesn't make sense to me to force the citizens of lower Kaslo to pay for and maintain a sewage treatment plant, but allow an 80 site RV strata next to the river and lakeshore. Maps show South Beach is at risk for high velocity flooding. In the event of a flood, what measures will be in place to protect our community and the lake from contamination?

For thousands of years South Beach was used by the First Nations of the area. I'm wondering if they have they been consulted? We would be wise to learn from them and incorporate their traditional knowledge in the land use planning as is stated in the Village's Official Community Plan.

An 80 site RV strata offers very little for the well-being of our community as a whole and does not address any of our current needs. Most people who have enough disposable income to purchase an RV and a strata lot are likely older folks and not young families. Increasing our population by possibly 200+ people, particularly seniors, would further tax our already stressed and limited local health and safety services like healthcare, ambulance, fire and policing. I wonder how having 80 RV's parked at South Beach would affect emergency evacuation from Kaslo in case of forest fire or flood? As Kaslo has no bylaw officer, who would monitor and police the development and its use?

There is clearly a lot of citizen opposition to this development proposal and I do not believe it to be in the Public Interest. Any actions, laws or policies the Village make, must benefit our society as a whole, not just individuals or specific groups.

Thank you for your attention to these important matters. I truly appreciate your commitment to fostering a vibrant and sustainable community.

Sincerely,

Cathie Douglas

Life time citizen of Kaslo



[REDACTED]

From: Michael & Sandra Jones [REDACTED]
Sent: Thursday, January 2, 2025 9:03 PM
To: Village of Kaslo
Cc: valleyvoice@valleyvoice.ca; editor@nelsonstar.com; tylerharper@nelsonstar.com;
mjohnstone@vistaradio.ca; kbrown@vistaradio.ca; publisher@arowlakesnews.com;
ghinfo@gov.bc.ca; electionsbc@elections.bc.ca
Subject: Kaslo South Beach RV proposal

The impacts (both positive and negative) of the South Beach RV park being proposed by Quality Property Developments Inc. would be long lasting.

The project would require significant zoning and by law changes, would involve a significant output or exchange of financial resource and would have significant long lasting environmental implications; which make the project both controversial and complex.

Based on the above it is this residents belief that it would be prudent and reasonable to allow the citizens of Kaslo to have a direct say on the matter. A referendum with a simple question would provide the answer.

Regards,

Michael Jones
Resident of Kaslo

Mayor and Council,
Village of Kaslo
Via email

January 5, 2025

re: Proposed South Beach development as being proposed.

Dear Mayor and Council:

I am writing to urge Council to STOP any further actions related to South Beach, especially the Purchase and Sale Agreement until such time as all the questions that have been raised about the proposed development have been raised, information shared and the public has been properly consulted.

As has been said and written by myself and many others there are serious questions related to all aspects of this proposed development.

It remains very unclear to me why Council would make any movement towards a land exchange, thus giving up a major lever of negotiation on behalf of the people of Kaslo, until such time as this or any other proponent has made a proposal that meshes with the existing regulatory framework, aspirations of a large portion of the community and which provides benefit to the community worthy of such a loss.

Please stop this now. There is ample time for working on a purchase and sale agreement should a more appropriate proposal be forthcoming from this or other proponents.

Why move forward on any aspect of this vague and non-compliant proposal without a proper community forum where the assumptions and opinions being provided by the proponent can be thoroughly discussed?

Finally, please end this charade of community consultation that muzzles the citizens of Kaslo through an archaic and highly restrictive process of confining participation to single questions at a Council meeting while giving the proponent unlimited time to make their case, without response from the community. Instead, the Mayor and Council could show leadership in our community by demonstrating a will to harness the imagination and energy of the people of Kaslo to make our community better.

Thank you,

Kevin Flaherty

██████████

[REDACTED]

From: Susan Mulkey [REDACTED]
Sent: Sunday, January 5, 2025 7:57 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Matthew Brown; Erika Bird
Subject: Please do the research

Dear All

Is the South Beach proposal and the Village land sale a good, long- term strategy for Kaslo? A pitch from a developer is just a pitch, and not enough to base decisions on. Rather, base a decision on due diligence and comprehensive research on moving forward on the pros and cons current, mid and long term of such a development.

Please do not make the first decision be about the sale of Village land!!!! Please investigate fully the ramifications of going ahead on this sale before making a decision. There is NO rush.

What are the benefits for Kaslo of such a development? What is the potential income/taxation for the Village on an annual basis? What is the demand that will be made on the Village infrastructure and services for the development? What investment will the Village need to make for the infrastructure?

The Village has an obligation to incorporate information from a thorough investigation of other similar RV developments in rural communities and their associated pros and cons.

Kaslo Jazz Fest (even if you do not attend or like the music) is a major economic generator for Kaslo. The utilization of the South Beach area for camping facilitates the attendance and experience of many festival patrons. Can we please have an analysis of the economic trade-offs for the loss of this opportunity? Has Kaslo Jazz been consulted?

Please do not sell the land as your first move. Please do not disregard the current zoning to make a decision that looks like a quick win. The stakes are too high. Please take your time to fully understand the consequences of all decisions.

Thank you
Susan Mulkey

[REDACTED]

From: Sarah Heard [REDACTED]
Sent: Sunday, January 5, 2025 9:29 PM
To: Village of Kaslo
Subject: south beach development

Dear Mayor and Councillors of Kaslo,

I am writing to express my strong opposition to any development at South Beach. Many people, including myself, enjoy recreating at South Beach and hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious. This foreshore area should be preserved as a quiet, walking-only access to the lake.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

I urge you to make the decision to keep South Beach undeveloped.

Thank you for your attention to this matter.

Sincerely,
Sarah Heard

[REDACTED]

[REDACTED]

From: sana shanti [REDACTED]
Sent: Sunday, January 5, 2025 4:51 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: South beach

Please do not complete the land transfer. Lets see if a park can be created, for all kaslovians.

[REDACTED]

From: Lorraine Symmes [REDACTED]
Sent: Sunday, January 5, 2025 7:49 PM
To: Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Cc: Village of Kaslo
Subject: South Beach RV Proposal

Dear Mayor Hewat and Council Members,

I am writing you with concerns regarding the South Beach Proposal for an RV Park Development.

It seems premature for the Village to want to move ahead with a vote on a land transfer agreement when there are still outstanding questions about development plans. There are significant and valid concerns on the part of many Kaslo residents—about rushing to transfer these lands without properly assessing the risks of the proposal and the full consequences of such a move.

I urge you to back away from any vote on land transfer agreement until the citizens of Kaslo have spoken more fully about such a valuable piece of property moving out of the hands of the Village. What is the rush? There is much more downside to pushing the vote ahead, without the full assessments of the risks, than upside to the Village getting it off the "to do" roster.

Yours respectfully,

Lorraine Symmes

[REDACTED]
Kaslo
VOG 1M0

[REDACTED]

From: Beth Tobiasz [REDACTED]
Sent: Sunday, January 5, 2025 11:22 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: Proposed South Beach RV Park

We are writing to let you know we have been following the discussion and proposal by QP Developments to build an RV park in the South Beach area of Kaslo. We have looked closely at the maps, attended the meeting in November 2023 and the recent Village Council Meeting via Zoom addressing this proposal. We have lived year round in Kaslo since 2020 and regularly walk, cycle and seasonally swim in this stunning area where the water is clear and a variety of birds can be viewed.

We do not want to see the village sell the portion of their land to QP Development or proceed with a trade, but rather find a way to make this area into a protected area for all villagers and visitors to enjoy. We appreciate and thank you for taking the time to request input from all stakeholders in this important decision.

Sincerely,

Beth Tobiasz
Jerzy Tobiasz

[REDACTED]
Kaslo, BC V0G 1M0

[REDACTED]

From: phyllis Kaslo [REDACTED]
Sent: Sunday, January 5, 2025 8:34 PM
To: Village of Kaslo; Erika Bird; Matthew Brown; Molly Leathwood; Rob Lang; Mayor Hewat
Subject: South Beach input from Phyllis White

♥ These questions came out of the my watching the zoom counsel meeting.
They are addressed to Mayor, CAO and Counsel Members.

1. What are your policies, procedures and legal agreements that need to be in place for you to agree to move forward? What is the threshold for YES?
2. What are your policies, procedures and legal agreements that need to be in place for you to agree to not move forward? What is the threshold for NO?
3. It was reported in answers by CAO that some concerns raised by community members are deferred (not taken into consideration) until pre existing stages are met in the proposal. I would like these deferred actions to be clearly defined in a written report.
4. What policies and procedures are in place should the owners of the property request variances ?
5. What policies and procedures are in place should the owners of the property actions fall into the category of non compliance?
6. What retribution would be levied against the village by the owners, if this proposal is declined.

I am thinking how to move the proposal from yes to no....

My other concern is there is a tendency for people to do what they want and then ask for forgiveness later...

Thank you for your time and consideration. I look forward to the answers.
Phyllis White

[REDACTED]

From: Anne Heard [REDACTED]
Sent: Monday, January 6, 2025 6:50 PM
To: Village of Kaslo
Subject: South Beach ongoing decisions

Hello Kaslo Village Council members

Thank you for taking the time to evaluate the path forward for South Beach.

The best scenario I can imagine for this property is that it become a public conservation area under a VOK jurisdiction; considering that a portion is already village property. If the VOK refuses to sell/trade the developer the Village owned portion of the proposed RV development, It would seem likely that the owner would look favourably on an offer to purchase. If an offer from the South Beach working group was successful the land would provide natural habitat, public commons and environmental protection. That seems like a scenario worth aiming for.

This line of strategy falls in line with the VOK's current OCP.

3.10 - 3. - To continue the community's legacy of being stewards of the natural environment

3. 10 Climate Change - To address the impact and disaster risks of a changing climate on the community, the environment and infrastructure - frequent changing of weather, increased temperatures, drought conditions, lower snowpacks, increased rainfall, flooding, and land hazards such as land erosion and land slides.

I respect that the property is privately owned and that the owner has asked to rezone from industrial to recreational. I have no problem with this rezoning taking place but Village property within the proposed development should not be sold. The South Beach property is flood plane and shore habitat and is classified as contaminated. An RV park requires water lines, roads and infrastructure that will be at risk to environmental conditions. Caution is required, as decisions made now have long term consequence. We do not know what remediation contaminants may require or the conditions we will face in the future but we see climate and development change now. We know that flooding will occur again and public and wildlife access to shoreline habitat is continuing to be degraded and reduced.

Please follow strategy to allow this property to become a habitat for the common good.

Thank you for your work to make the best decisions for our Village of Kaslo

Regards
Anne Heard

[REDACTED]

From: fiona anderson [REDACTED]
Sent: Monday, January 6, 2025 8:18 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: Considerations Regarding South Beach Proposal

Dear Mayor and Councillors of Kaslo,

I am writing to ask that you please consider the following when discussing QP's proposal for South Beach.

After working with our small group of Kaslo ESS (Emergency Support Services) volunteers during the evacuations last summer of Argenta and other communities in our area, I was surprised that, at the public meeting in December, no mention was made of the impact this development could have if an event should occur that would necessitate the evacuation of our village.

As large wildfires are becoming the norm for our summers, I see (and appreciate) the work that you, as leaders of our Village, are doing and supporting, in order to be prepared for one to occur here.

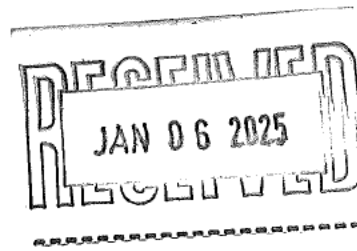
My understanding is that the RV sites at the proposed development would be for seasonal use only. In the case of an Evacuation Order people who are not permanent residents of the evacuated area are not eligible for supports and are asked to return to their home community. It is likely that, in the case of an evacuation here, many of the seasonal residents would choose to leave town with their RVs. The proposed development has only one access road that enters the highway very near the main intersection of the roads in and out of our village. Think gas stations and route closures. In the case of wildfire being the reason for evacuation it is quite plausible that at least one of our main roads out of town will be closed, which will cause immense confusion and traffic congestion.

Without this significant development being built, in the case of an evacuation order for our Village, our Emergency Management Systems will be strained. Proceeding with this development will inevitably add a great amount of stress to a critical situation in a community of our size.

Again, I would ask that you seriously consider the risks involved as you discuss and debate your options regarding QPs proposal.

Sincerely, and with thanks for your ongoing diligence in assessing the impact of this proposal,

Fiona Anderson
[REDACTED], Kaslo



[REDACTED]
Kaslo, B.C.
VOG1MO
December 21,2024

Village of Kaslo
413 4th Street
Kaslo, B.C.
VOG1MO

Re: South Beach Opinion Letter

Dear Mayor and Councilmen,

Please do not succumb to the seduction of Mr. Unruh and his developer, I do not believe that the Village currently has the infrastructure to support the estimated 85 stratified trailer sites to be located on the South Beach complicated land parcel. The development is certainly not within the mandate of the 2022 ratified Official Community Plan (OCP). The maps provided in the OCP show the western part of the property, colored red, as 'slope hazard', and the rest-coloured red and overlaid with yellow stripes as 'flood plain and waterfront protection'.

It isn't just 85 cement slabs with 85 trailers potentially permanently parked upon them, it is: the 85 vehicles coming in that roadway and going into town, and of those the pulling of maybe 85 water toy type boats (imagine at least 40 jet skis) , it is at least 2 people per site or 170 people drinking water, or at least 170 people pooping 170 times a day, and peeing 850 times a day, 170 more

people on our beaches, 85 music machines, campfires, 85 garbage bags, 85 recycling bags. That is a heavy load for a currently stressed system. That is a heavy seepage of septic drainage, no matter how they deal with it into the lake for all of us to swim in.

Our Official Community Plan 2022 stated the Village would “protect the natural beauty of its surroundings”, that “the waterfront areas are perhaps Kaslo’s most significant asset.” It suggested no more motorized boat access be built, the waterfront is our heritage, we should purchase the awkward bits of land or at least not allow it to be exploited as the developer has imagined.

The land is a waterfront floodplain, the value is keeping it intact. Protection of this waterfront property is exactly what the Community decided should be done in 2022 in the Official Community Plan. Stick to the plan and do not vote for the over development of this community treasure.

Sincerely,
Becky Ashenhurst

A handwritten signature in blue ink, appearing to read 'Becky Ashenhurst', with a large, sweeping flourish extending to the right.

[REDACTED]

From: celia cheatley [REDACTED]
Sent: Monday, January 6, 2025 9:44 AM
To: Village of Kaslo; Molly Leathwood; Rob Lang; Mayor Hewat; Erika Bird; Matthew Brown
Cc: South Beach Working Group
Subject: Opposed to South Beach RV Park Development

Dear Kaslo Village Staff, Mayor & Councillors:

I would like to support the idea of the South Beach being used as something more in keeping with the future we see ahead of us than an RV Park.

- Flooding has become a major issue in BC and Kaslo sits at the mouth of a river. South Beach could be developed as a flood mitigation area to protect Lower Kaslo.
- Kaslo has adopted a 100% renewable energy plan. RVs are not in keeping with that goal and do not promote that image for Kaslo. By their very nature they contribute to climate change.
- There is great interest in Kaslo in re-establishing native plant habitat on disturbed sites such as this former T&H Sawmill site. Protecting native species and providing habitat for wildlife can co-exist with "light" human use of the area, which an RV Park would not be.

Thank you for considering these points as you decide the legacy you will leave for Kaslo.

Celia Cheatley
[REDACTED], Kaslo, BC V0G 1M0

[REDACTED]

From: Peter Chomitz [REDACTED]
Sent: Monday, January 6, 2025 7:56 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: Considerations re: South Beach

Dear Mayor and Councillors of Kaslo,

The South Beach land is clearly a seasonal recreational property in a flood plain and highwater risk zone. As a downtown landowner, my concern is that further fortification of the river's south banks could jeopardize the existing Village dike.

In the past the municipality has been reluctant to trade or sell land or road allowances as they would lose control over servicing and having access for emergency services. I don't see how it will benefit the Village in this case. It would appear that a sale or trade of Village land would go against the principle expectations and mandate of the village.

I trust that the risks and liabilities of this decision are being considered.

Thank you,
Peter Chomitz

[REDACTED]

From: Sheila Clare [REDACTED]
Sent: Monday, January 6, 2025 8:31 AM
To: Village of Kaslo
Subject: Comment on South Beach Property

Village of Kaslo Council

Hello,

I wish to express my support for the development intentions of the owner of the South Beach property. I feel that our village seriously needs more spaces for RV visitors and/or summer residents who will greatly benefit our community.

As well, the property owner should be allowed to make use of his property as he decides and it seems to me that he has been accommodating in trying to appease the concerns of townsfolk. I was impressed at the public meeting with his presentation and explanation of his proposal.

I am aware of a body of town folk who oppose development of this property but personally, I feel it is also important for those who are in support to express our opinion.

This is mine.

Wishing you a good meeting on Tuesday.

Sincerely,
Sheila Clare

[REDACTED]
Kaslo

[REDACTED]

From: Felt Me Now [REDACTED]
Sent: Monday, January 6, 2025 5:34 PM
To: Village of Kaslo
Subject: Opposed to South Beach development

Dear Mayor and Councillors of Kaslo,

I am writing to express my strong opposition to any development at South Beach. Many people, including myself, enjoy recreating at South Beach and hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

I urge you to make the decision to keep South Beach undeveloped.

Thank you for your attention to this matter.

Sincerely,

Jen Cookson
[REDACTED]

[REDACTED]

From: Barb Cyr [REDACTED]
Sent: Monday, January 6, 2025 7:34 PM
To: Village of Kaslo
Subject: feedback re south beach

Hi Karissa,

I have not been able to keep up with the details of the proposed South Beach RV park and am unable to attend the upcoming meeting.

Nonetheless, I would like to express my opposition to the proposed South Beach RV park and request that the village protect that land from development as much as possible. It matters to me. I just don't have time to inform myself deeply enough to be more articulate.

Thanks for adding my voice to the conversation anyway.

Barb Cyr

[REDACTED]

From: Rod Dunnett [REDACTED]
Sent: Monday, January 6, 2025 8:08 AM
To: Village of Kaslo; Mayor Hewat; Rob Lang; Molly Leathwood; Erika Bird; Matthew Brown
Subject: South Beach

Dear Kaslo Mayor and Councillors,

I wish to express my opposition to the proposed development of Kaslo South Beach.

I feel it would be short sighted of Council to allow that type of development in such a gem of a place. I feel that if the developers wish to build housing on the land that is not flood plain, then go ahead and the rest of the land could be parkland. I would certainly contribute some money towards purchase of the developer's property to facilitate a park. Perhaps village land away from the lake could be swapped so that the developer could build an rv park?

Kaslo's beauty is renowned - but such a large development on a prized piece of land would detract from that beauty. We already have the failed development above the bay, so why risk another?

I understand another proposal for purchase has been put forward. I urge council to consider this very seriously. This prize piece of land could become another gem in the heart of the Kootenays. It takes vision.

Sincerely,

Rod Dunnett
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

[REDACTED]

From: Jen Elliott [REDACTED]
Sent: Monday, January 6, 2025 8:00 PM
To: Village of Kaslo; Mayor Hewat; lethwood@kaslo.ca; Rob Lang; Erika Bird; Matthew Brown
Subject: Development for South Beach

Dear Mayor and Councillors of Kaslo,

I am writing to express my strong opposition to any development to Count Beach. Many people, including myself, enjoy recreating at Sound Beach and hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the landform the developer to transform it into a park. Kaslo is developing rapidly and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

I urge you to make the decision to keep South Beach undeveloped.

Thank you for your attention in this matter.

Sincerely,

Jen Elliott

[REDACTED]

Kaslo

[REDACTED]

[REDACTED]

From: dom fraissard [REDACTED]
Sent: Monday, January 6, 2025 1:41 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: Southbeach.

Dear Mayor and Councillors.

I can tend to be naive about the machinations of business and politics, both technically, and in the sense of letting my passions overpower the opportunity to learn. I'm trying to do better. What I feel confident about, is that if I were to ask any of you your thoughts on rural life, our values here and how things are changing fast, we would likely agree.

Business adapts to changes much better than the bureaucracy, business tends to drive change, that is to say that business tends to leverage loopholes and nuance swiftly, usually obtaining the bulk of the benefits over the people the bureaucracy serves.

Therefore, what we oftentimes see when matters like the Southbeach development go through the bureaucratic motions is not the system working, it's the system not working. Because the people almost invariably get shorted on the deal.

The homeowner or local business person struggles for months, through one size fits all regulations and terrible expense, to do the simplest things, to change a window, expand their business. They have to fight to not have their vision subtracted from. Those who are well resourced, like the owner/developers at Southbeach, have us bending over backward to enable them to add to their capability, to have us sacrifice for their vision to be expanded.

They have the people you serve mobilizing, with limited time and resources, to have you actually serve our vision for the town.

I think you know what a referendum, or community vote on the development would reveal. I feel confident that it would reveal a consensus that would demand that you have the developers adjust to the will of the people, rather than having the people sacrifice to augment the developers vision.

What to do?

I ask you to be innovative. I ask you to be courageous and to leverage all the loopholes and nuance you can and to lean to the desires of the majority that you know you have heard from. Or it's just business as usual, the system plodding along under the guise of functioning, never adapting. If you think we are too far away, too rural to fail in the way of most mountain towns, you are wrong. Make no mistake, we have been found and this is the thin edge of the wedge that will make Kaslo unrecognizable to our children.

My understanding is that IT HAS BEEN NOTED THAT THE BOAT ACCESS IN THE PLAN WAS NOT ON THE ENVIRONMENTAL IMPACT STUDY. Of all the alterations to that area, boat access and berthing would be the death knell for south beach remaining at all recognizable as the unique place that it is.

Reasonable access along the river, as well as the entire beach to the cliffs must remain available to the community in exactly the same capacity that they do now. NO UNIQUE OR PRIVATE SHORELINE ACCESS.

IT IS YOUR DUTY TO DELIVER THE GREATER BENEFIT OVER ALL TO THE PEOPLE OF KASLO, IN LINE WITH OUR VALUES, AS CLEARLY EXPRESSED IN LETTERS TO YOUR OFFICE.

[REDACTED]

From: Candace Frary [REDACTED]
Sent: Monday, January 6, 2025 12:31 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: South Beach

To the Mayor & Council of the Village of Kaslo,

As a long time resident of the area and able to remember the unsightly & polluting T&H site now referred to as Kaslo South Beach, I wish to express opposition to the proposed development on this land. Since that area has been cleaned up & allowed to become a natural habitat for all sorts of wildlife, it has brought great pleasure to so many residents to be able to walk through what has become a fairly pristine nature park. Such a gift to the community & the wildlife inhabitants would be such shame to turn this into an aluminum parking lot for temporary tourists.

I am in support of the proposal to pursue the purchase of the land from the current owner, prevent unnecessary development and allow this area to remain intact for the pleasure of present & future generations.

I know this council has had the best interest of the Village at heart & I am hopeful that you all can see the long term vision benefiting Kaslo by keeping this area undeveloped.

Thankyou for your willingness to have open discussion on this topic.

Sincerely,
Candace Frary
[REDACTED]
Kaslo

[REDACTED]

From: Kitty Hawk [REDACTED]
Sent: Monday, January 6, 2025 10:53 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird
Subject: Letter to Council re South Beach

I have three main considerations regarding the South Beach proposal.

1. This is a flood plain and floods can sometimes happen so suddenly that there is little forewarning. Removing rv's does not happen quickly so having them in this location is endangering lives and property.
2. Septic. This development is too close to the lake to have adequate septic disposal.
3. Road building A road for RV's to arrive and depart would have to be built. This road would destroy the beauty that South Beach currently has.

I'm aware that Kaslo needs more businesses and more jobs. These jobs for an RV park are low paying and only seasonal, so this should not be a factor.

Thank you for your careful consideration of the pros and cons for this development.

Sincerely,
Nancy Hansell

[REDACTED]
Kaslo, BC V0G 1M0
[REDACTED]

January 2, 2025

Sandra Jones

[REDACTED]
Kaslo, BC
V0G 1M0

As a permanent resident of Kaslo, I have the following concerns regarding the proposed South Beach Development:

Our water system capacity is for a population of 1500. The consumption during a hot and dry summer in addition to the consumption of 75-90 RV's and a special event such as Jazz Fest, will stretch our current system and it will soon need mitigating.

The proponent has suggested a lock block wall for the access trail along the river, this would be an unsightly addition.

The proposed non-motorized boat ramp would be difficult if not impossible to monitor or enforce, who would enforce this? Will the "public beach" become a parking area for the watercraft (jet skis, boats, canoes, kayaks etc) owned by the residents of this RV park.

The proponent has stated that the sound impacts of the proposal would be minimal. If 80 RV's are permitted, with 2-3 people per RV, the sound impact of the jet skis, boats, etc will not be minimal.

What will happen to the proposed septic system when (not if) there is a significant flood?

The proponent states that the proposed development is "visibly isolated" from Kaslo. The development will be in full view of the houses along E Ave and to anybody walking along the dyke trail or beach.

This is a flood zone and should remain a buffer for future flooding.

Increases in seasonal population will add increased pressure on our businesses in the summer months and will not contribute to the economy of the village in the winter months.

RV parks and boat launches are not permitted in the Waterfront Protection area.

I strongly urge Mayor and Council not to move forward with this proposal.

Sincerely yours,

Sandra Jones

[REDACTED]

From: Sarah Keenan [REDACTED]
Sent: Monday, January 6, 2025 11:01 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: South Beach Working Group Delegation

Mayor and Council
Village of Kaslo, Kaslo B.C.
January 6, 2025

Re: South Beach Working Group

Dear Mayor and Councillors of Kaslo,

In light of the upcoming Committee of the Whole Meeting, I am writing to once again express my opposition to development at South Beach by QP Developments. South Beach is an important ecological area as undeveloped beaches along Kootenay Lake are rare and precious.

I fully support the proposal from the South Beach Working Group which rejects a land swap between the Village of Kaslo and the developer, and instead provides an alternative that allows the area to be transformed into a park space. Kaslo is developing rapidly and future generations deserve our foresight in preserving this area.

I wrote in the fall of 2024 to add my voice to this matter and want to draw attention to a point that I continue to find absent in discussions. The Village has made clear that a land swap and development by QP Developers would ensure that the public continues to be welcome on the land. However, I haven't heard acknowledgement that an RV park would drastically change the public's desire to make use of the area. What is presently a relaxing location to admire the surrounding mountains and lake amidst the natural sound of birds would become a busy eyesore burdened by the noise of generators, cars, dogs barking and hundreds of voices. I appreciate the idea that conditions can be imposed to allow for the public to make use of the space, but I would certainly not be interested if development does proceed.

In my opinion, any changes to the area should focus on improving the land as a nature preserve that attracts day-use visitors and could consider Kaslo's housing security for residents farther back from the lakeshore. I firmly believe the Village Council should be stewards of the South Beach waterfront view and lakeshore accessibility, preserving the natural environment first and foremost.

Thank you for your attention to this matter.
Sincerely,



Sarah Keenan

KASLO JAZZ ETC. SOCIETY



info@kaslojazzfest.com
PO Box 1293, Kaslo, B.C.
Canada, V0G 1M0
kaslojazzfest.com

#S-30170

January 6, 2025

re: South Beach

Hello Mayor, Council and Village Staff,

As you know, Kaslo Jazz and Quality Property Developments have worked together over 8 years and 6 festivals to provide festival camping to our patrons, volunteers and artists at South Beach every August long weekend during the Kaslo Jazz Etc Festival. I am writing as we have been following the conversations regarding the future of South Beach and felt it was necessary to speak up.

I cannot overstate the importance of South Beach to not only our community, but also to the festival. Simply put, Jazz Fest would not have been able to reimagine itself and become the viable, modern festival it is now without offering camping to our patrons. I know everyone copied here is aware of that, as providing camping to our patrons has become a condition of the festival being permitted by Council each summer. South Beach currently makes the festival possible.

Understandably, this is a complex and challenging scenario for all parties. I wish Kaslo Jazz had the resources to purchase the land, but that is out of our reach. With that said, we have years of experience respecting that land, as well as the Village and Quality Property Developments ownership of it. With that in mind, we have reached out to the South Beach group wanting to buy the land from Quality Property Developments and have offered them our year-round support in managing and maintaining South Beach for the community.

As you know, every year we have operated the South Beach campground as a fundraiser for a local NPO. The campground grosses 30-40k / year, and after all expenses are covered, we are able to make a considerable donation to various organizations such as the Food Hub and the Riding Club. Should the working group accomplish their goal of purchasing the South Beach lots from Quality Property Developments, we have offered to donate those camping funds each year to support the maintenance and improvement of South Beach. We believe this collaborative intention would benefit both organizations, and would also honour the spirit of using the camping revenue to give back to the community.

While it is true that we would have to adapt and overcome should South Beach no longer be available for festival camping – I think we can all be honest and recognize what a challenging task that would be for our organization. There is no other piece of land anywhere near the Village that would be a suitable replacement. We would be looking at bussing people to and from a remote campground further away, which would create more traffic and congestion in the Village streets, and also impact the local business community. Our campers shop local, eat at local restaurants, and participate in Kaslo's economy throughout the festival. Removing them from the area and bussing them to the festival would eliminate their vibrant connection to our local businesses.

Respectfully, we trust you to do what is best for all residents of Kaslo. We value the working relationship that Kaslo Jazz has with the Village, it's stewards, and staff. Everyone has always been supportive and fair with us, and we believe that same approach will apply to this decision you are making now. With that said, I must be very clear – we need South Beach to remain an undeveloped recreational area for the community, and ultimately the festival. Every year when we have met, camping has been one of the biggest points of conversation. I implore you – help secure South Beach as a permanent fixture in Kaslo's recreational spaces so that we can continue with a sustainable, local, and community minded approach to both the Village of Kaslo, and the Kaslo Jazz Etc Festival.

Respectfully,



Paul Hinrichs
Executive / Artistic Director
Kaslo Jazz Etc Festival

[REDACTED]

From: Beatrice Massara [REDACTED]
Sent: Monday, January 6, 2025 8:28 PM
To: Village of Kaslo
Subject: South Beach

Hello everyone,

PLEASE, for our grandchildren's sake and all future generations, let us preserve „South Beach“.
I believe you have the power and the know how to do just that.
THANK YOU for again doing your very BEST!
I am proud of LITTLE Kaslo and would go out of my way to keep it that way.

With faith and gratitude
Beatrice Massara
Sent from my iPhone

[REDACTED]

From: Gillian Maxwell [REDACTED]
Sent: Monday, January 6, 2025 8:49 PM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Cc: Richard Kay
Subject: South Beach RV Park

To: Members of Kaslo Council
From: Gillian Maxwell & Richard Kay
Date: January 6, 2025
Dear Mayor and Members of Council,

We are writing in regard to the proposed “land swap” between the Village and Quality Property Developments Inc. (“QP”), as well as QP’s proposed strata RV park development at South Beach.

We are opposed to this proposal as it does not reflect the quiet enjoyment of our pristine lakeshore.

We have been residents of Kaslo on and off for over 30 years. All who visit marvel at the unspoilt beauty that has been preserved for decades. It is a big part of what brings visitors to The Sentinel, and makes them promise to return soon.

A strata RV park does not fit the brand of our beloved village.

We urge you not to support this development and to preserve the integrity of the jewel of the West Kootenays.

We also encourage you to give serious consideration to the South Beach Working Group’s proposal, which we believe is a thoughtful and workable plan that is in alignment with our values. We support this proposal as a viable alternative to the aforementioned QP plan.

Thank you for your time and commitment to due process.

Love GILLIAN and RICHARD.

GILLIAN MAXWELL

Founder | CEO | Find Your Fire

The Sentinel Retreat & Wellness Centre | sentinel@bc.ca

gillianmaxwell.com

[REDACTED]

From: Lisette McCracken [REDACTED]
Sent: Monday, January 6, 2025 8:34 AM
To: Erika Bird; Matthew Brown; Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang
Subject: South Beach Development

Dear Mayor and Councillors of Kaslo,

I am writing to express my strong opposition to any development at South Beach. Many people, including myself, enjoy recreating at South Beach and hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

I urge you to make the decision to keep South Beach undeveloped.

Thank you for your attention to this matter.

Sincerely,

Lisette McCracken

To: Members of Kaslo Council

From: Randy Morse

Date: January 6, 2025

Dear Mayor and Members of Council,

I am writing in regard to the proposed “land swap” between the Village and Quality Property Developments Inc. (“QP”), as well as QP’s proposed strata RV park development at South Beach.

I believe there are several reasons why these cannot — and should not be approved.

WHY THESE STEPS CANNOT BE TAKEN

As you of course are aware, an Official Community Plan (“OCP”) carries legal weight. It may restrict zoning and development decisions, and cannot arbitrarily be ignored by a municipality when an application for development is made. Keeping that in mind, here are a couple of relevant points, referencing Kaslo’s current OCP in the context of the steps contemplated above:

OCP Section 11.1.7: “*Limit development on a floodplain to passive recreational uses, which may include **seasonal** campgrounds/RV parks.*” (Emphasis mine).

QP refers to this clause as a legal rationale for its proposed development. But is it? Any reasonable citizen would concur that, for example, the current Kaslo Municipal Campground in Vimy Park is *seasonal*. Visitors come for short stays during the summer. When, *at the end of the season*, the campground closes, it is empty.

QP’s proposed strata RV development clearly is not seasonal. The very essence of “strata” infers ownership, and therefore, permanence, including significant permanent infrastructure — much, if not all of it, on a floodplain. Clearly the drafters of Kaslo’s OCP had something akin to the aforementioned municipal campground in mind when this clause was written. They certainly cannot have contemplated a strata RV park such as that proposed by QP as acceptable under 11.1.7.

I would add — the publisher (past Chair, Association of Canadian Publishers), author (5 books and counting), and editor (hundreds of books and articles) in me won't allow me to move on without referencing the intent of the use of "*may include*" here. Clearly this was to convey that seasonal campgrounds/RV parks *could* be contemplated, implying that acceptance would hinge on any proposed development meeting any other applicable OCP/bylaw requirements. It certainly was not used in the sense of advance acquiescence (as in, "*You may come in now*"), as QP would have us accept. I certainly don't, and I doubt any decent lawyer would, either.

OCP Section 16.4.3(4): "*Development in the Development Permit Area, from Moyie Beach, East and South to beyond the mouth of the Kaslo River except for the Loggers Sports Ground shall be limited to passive recreational amenities, such as walking and multi use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.*" (Emphasis mine).

This language is absolutely prescriptive — **shall be limited** — as opposed to the much weaker **may include** in 11.1.7.

In light of this, the most detailed and accurate (LIDAR-based) map I have seen to-date clearly indicates that the majority of the land QP envisions as part of its proposed strata RV development falls under the DPA described here, thus cannot proceed under 16.4.3(4) — see next page for map. Which means the QP development should be rejected.



Map courtesy of Marie-Ange Fournier-Beck, VIVID Geographic

Principal
VIVID Geographic Inc

As a result, given the above, it makes no sense for the Village to go ahead with the proposed sale of 5.44 acres of Village land to QP, as the sole reason QP has proposed this sale is expressly to allow it to proceed with a development which is legally impossible. To do so at this stage would seem a gross dereliction of duty.

WHY THESE STEPS SHOULD NOT BE TAKEN

The area in question is obviously fragile — all parties have acknowledged that. I am sure you will have received letters from other concerned citizens with considerable expertise who will have laid out the very real flooding dangers associated with allowing any development such as that proposed by QP to go forward. The OCP directs us to pay attention to present and potential environmental risks — as does plain common sense.

I was struck by the fact the CAO, in answer to a question during the December 17, 2024 Committee of the Whole meeting, admitted there had been no study done on the potential economic impact of QP's proposed development on Kaslo. Were I on Council, even if none of the OCP-related legal concerns I raised above were on the table, this fundamental lack of economic cost/benefit analysis would be sufficient for me to vote **no** to the proposed land swap, as well as **no** to the proposed development.

QP has the right to come to the Village with whatever proposal or proposals it likes, and I can safely assume has done so in this case because it has calculated that, if successful, the result(s) will prove profitable — for QP. It is just as incumbent on the Village to do its own cost/benefit analysis before undertaking the very serious steps of ratifying a sale of municipal property, a land sale intended to make possible a development whose near and mid-to-long term economic impact on the community and region has not been calculated. In a town and region desperately in need of well paid jobs (as well as innovative, affordable housing), this makes zero sense. As an aside, I can tell you that in my six years as Communications Director of the BC Rural Centre, working with countless small, remote communities and First Nations across the province, I did not once encounter a situation where something like a strata RV park was seen as a significant potential economic win for anyone, save the potential developer.

Then there's the question of a lack of study on the non-economic implications of a large RV park on our southern doorstep, ranging from a potentially huge growth in the presence of very large RVs clogging the highway and streets, to downtown parking implications; from wear and tear on our road and street infrastructure, to vehicular emissions (these are giant RVs, not Teslas!); from light and water pollution dangers, to the inevitable social strains a large group of outsiders

without a real stake in the ongoing social, economic, educational, and cultural life of year-'round Kaslo will place on our small, tightly-knit rural community.

In summary, I urge you to step away from the proposed land sale/swap, and say no to the proposed QP strata RV development. The fact QP has inherited an economic "pig in a poke" is unfortunate for QP, but that should not be the concern of the Village of Kaslo. To act otherwise would, I fear, open several unnecessary cans of worms, in the process angering much of the community, and getting in the way of Council and staff moving ahead with all the important — and positive — files before it.

Thank you for taking the time to read this, and thank you for the hard work you all do.

Respectfully

Randy Morse



Kaslo, BC V0G 1M0

[REDACTED]

From: france racine [REDACTED]
Sent: Monday, January 6, 2025 7:38 AM
To: Village of Kaslo; Matthew Brown; Erika Bird; Rob Lang; Molly Leathwood; Mayor Hewat
Subject: South beach

Dear Mayor and Councillors of Kaslo,

I am writing to express my strong opposition to any development at South Beach. Many people, including myself, enjoy recreating at South Beach and hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious. I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community. I urge you to make the decision to keep South Beach undeveloped. Thank you for your attention to this matter.

Sincerely,
France Racine

[REDACTED]

From: A RC [REDACTED]
Sent: Monday, January 6, 2025 9:50 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: South Beach Proposal

Dear Mayor and Councillors of Kaslo,

I am writing to express my strong opposition to any development at South Beach. Many people, including myself, enjoy recreating at South Beach and hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

I urge you to make the decision to keep South Beach undeveloped.

Thank you for your attention to this matter.

Sincerely,

April Riva-Cambrin

P.S. I have copied and pasted this message from Sarah Heard and thank her for writing this in such a concise, eloquent way. I do believe the best outcome for this land is to be a park, off-leash dog park and camping ground for our Jazz festival goers and volunteers. Keeping the land and maintaining it is the best for Kaslo and its overall appeal and sense of community.

[REDACTED]

From: Melissa Saarinen [REDACTED]
Sent: Monday, January 6, 2025 10:43 PM
To: Village of Kaslo
Subject: South Beach

Hello,

I am writing to add my voice to the opposition of the south beach development proposal. This land is an immensely valuable piece of undeveloped beauty on Kootenay Lake, which is becoming a more and more rare thing in this world. It would be absolutely tragic to see a strata RV park developed here. I have tried to raise my concerns but also offer some possible solutions or ideas that might provoke further thought;

I own a local business in the tourism industry, Carlyle Lodge. We believe in the tourism industry as a strong economic driver but there is good tourism and bad tourism. The people who would come to Kaslo to stay in a strata rv park developed by an Alberta company would likely be Albertans. I grew up in Fernie, and I know Albertans. They will likely buy all their groceries from the bigger cheaper stores in Calgary, they will bring their jerries filled with cheaper gas from Alberta for their big trucks, large boats, sea doos, quads and other motorized recreation toys. Some of them may even decide it's so beautiful that they want to live here, part time. Then they'll start buying up real estate and building their second homes that sit empty over half the year. How will that help our local housing crisis? The amount of tourism we will lose due to the loss charm and natural beauty will be more than what these RV owners will bring. Go spend a weekend in Fernie or Canmore to learn more or speak to some of the locals from those places who have had to leave already and come deeper into the Kootenays like myself. It makes me sad to think about looking out on the water and seeing a much larger number of motorized boats against the beautiful backdrop of Kaslo.

And what are the benefits to the citizens of Kaslo who you represent?

What else could be done with this land? If the village, or the locals, or both combined, were to buy it from QP rather than selling it for a quick buck? There could be tiny houses built on trailers (helping with local housing crisis), built by locals (adding jobs), with local wood (supporting local industry). It would be a leading example and a creative solution to an issue so many small towns are seeing.

It could be a park with charged admission, it is a beautiful enough spot people would pay to be there in its natural . Rented for weddings, campground for tenters. The possibilities are vast and endless. Hire a consultant who could analyze an economic development strategy. This land could create revenue for generations of Kaslovians and Kaslo Councils.

Do you want to be know as the council that gave it all away?

Look at the real estate market in small, beautiful rural communities, how much percentage has your personal property gone up in the last 5 years? Even if you were going to sell it, waiting to sell would at least increase the quick buck.

And what's with the large cash donation from QP and wanting the street named after him, is this real?

The way I see it, you the council hold the power in the situation. The decision is in your hands and I would urge that you study and consider all options and long-term ones. How does the song go? "Don't it always seem to go, you don't know what you got till its gone, are you really going to pave paradise and put up a parking lot?"

Melissa Saarinen
Carlyle Lodge Owner
Mother
Kaslovian of 5 years
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, January 6, 2025 6:27 PM
To: Rob Lang
Cc: Village of Kaslo; Mayor Hewat
Subject: Re: Comment on South Beach Property

We wish to express our support for the development plans for South Beach, knowing that this is private property and that the development will add to our tax base and to the businesses in Kaslo. After the public presentation by the owner, I am assured that he has the best interests of the people in Kaslo.
Wishing you a productive meeting.

Sincerely
Dianne and Paul Wilton
[REDACTED]
Kaslo, BC
VOG1M0

January 7, 2025

To The Village of Kaslo Mayor and Council Members,

I am writing this letter to express my concerns about the South Beach RV Development. I have read through the available materials on the Village website (<https://kaslo.ca/p/land-use-development>) and I have a few questions that I sincerely hope council will address.

Why is the Village working within the developer's preferred order of operations that the first step is rezoning without a Development Permit?

The developer states in their 10.24.2022 presentation that:
"Zoning is the first step"

Per the OCP:

"Within the Lakefront Protection DPA, no change of land use, subdivision, or site alteration is allowed without a Development Permit."

The Official Community Plan clearly states that **no change in land use is allowed without a Development Permit**. Rezoning would be a change in land use.

I was able to join the last Zoom meeting in December and multiple times, multiple members of the community were told that this was not the right time in the process for their specific concerns. We were told that the Village will have tons of control over the process and there will be an appropriate time for public input along the way.

Per the OCP the developer needs to file a Development Permit before any rezoning can be considered. This is exactly the right time for the public to get involved, ask questions and voice their concerns.

Why is rezoning even being considered without a Development Permit?

Why is the process laid out in the OCP not being followed?

“The OCP is, itself, a bylaw of the municipality, which is a regulatory document that cannot be ignored.”

Has the Village considered requesting “independent professional advice or peer review of the reports submitted”? The OCP lays out a road map for how all of this works. I understand that a small Village like Kaslo may not have the resources for a land use attorney to review reports and give unbiased advice but the developer does. The OCP states that these resources can be provided at the expense of the applicant.

The developer stated in the December meeting that their lawyers have assured them that they can develop a RV park within the Lakefront Protection DPA. The Village needs to have their own legal representation who can review the proposals and provide unbiased advice. **What is the loophole that the developer is trying to use to make this all work?**

The developer stated in the December 2024 meeting that they had hosted a public information session in November 2023 of last year. This meeting was not well attended. In contrast, there was a huge number of people at the last meeting including lots of folks who could not attend due to Zoom settings. It is disingenuous to pretend that adequate public input has been considered based on that preliminary meeting.

We moved to Kaslo in May of 2023 and when I saw the notice about the November meeting I believed that their development proposal would be denied based on the restrictions in place from the Lakefront Protection DPA. One of the reasons that we fell in love with Kaslo and decided to move here is the lack of private development on the lakeshore. It is a rarity in this ever more crowded world to find beautiful lake front property that is accessible to the public.

Thank you for your time and I look forward to hearing your response.

Sincerely,

Clea Arthur



Kaslo, BC V0G1M0

Below are the sections of the OCP that I have quoted

2.0 Official Community Plan Process

An Official Community Plan (OCP) is a high-level visionary document to guide the nature and location of land use, development, and services based on identified community values and priorities. All local governments require an OCP under British Columbia's Local Government Act (LGA). Municipalities use OCP's to outline the future vision of the community over a 10 to 20-year timeframe.

An OCP provides the framework to allow for effective land use management and decision making based on its long-term objectives. All future bylaws enacted by the Village must be consistent with the OCP. The OCP is, itself, a bylaw of the municipality, which is a regulatory document that cannot be ignored.

16.1 Application and Intent

This OCP includes four Development Permit Areas (DPAs) that further prescribe the qualities of the public realm, safety, amenities, and an effectively functioning local ecosystem desired in specific parts of the village. The DPAs are outlined in the Development Permit Area Plan Map (Map C). The guidelines describing specific conditions for development within each area are provided in Sections 16.3 to 16.6.

*Section 488 of the Local Government Act, 2015 (LGA) authorizes the establishment of Development Permit Areas (DPAs) in which the **Village must issue a development permit prior to the subdivision of land, the construction or alterations of a structure, or the alteration of land.** Land use zoning regulations do not always provide the right balance between flexibility and control in certain circumstances where OCP objectives need to be more carefully considered.*

16.4.2 Regulated Development

Within the Lakefront Protection DPA, no change of land use, subdivision, or site alteration is allowed without a Development Permit.

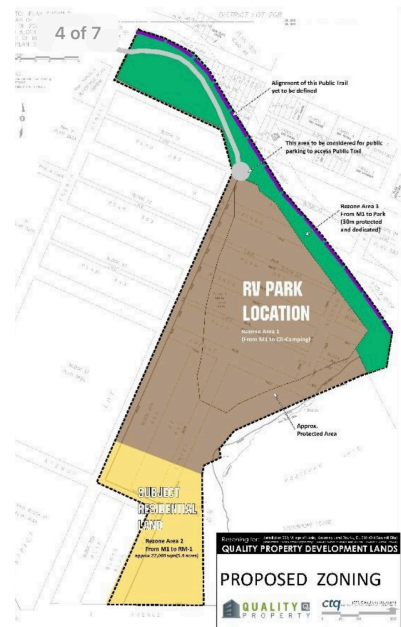
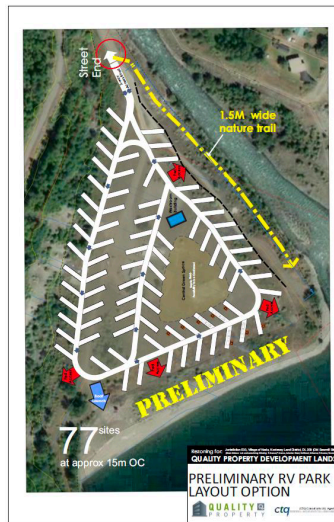
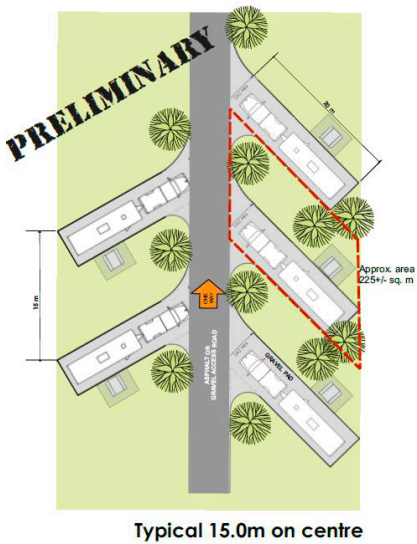
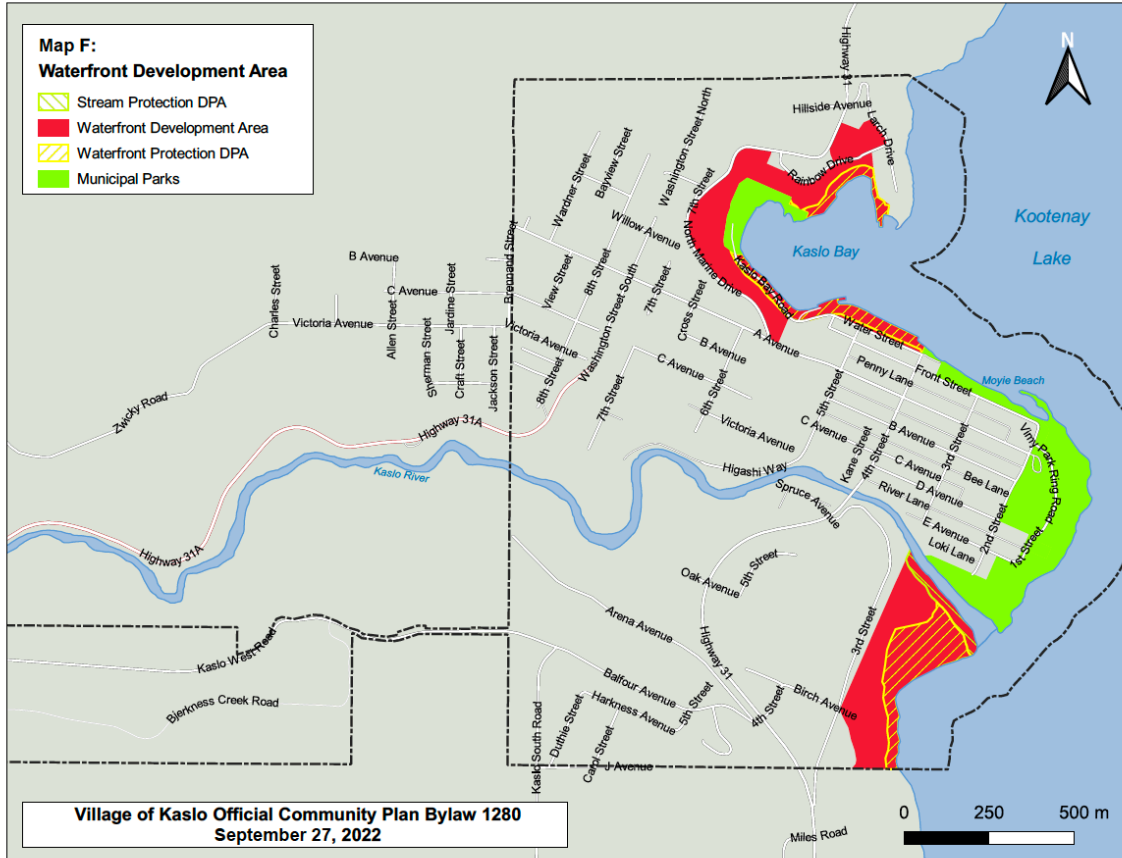
16.4.3 Guidelines

Development in the DPA, from Moyie Beach, east and south to beyond the mouth of Kaslo River except for the Logger Sports ground, shall be limited to passive recreational amenities, such as walking and multi use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.

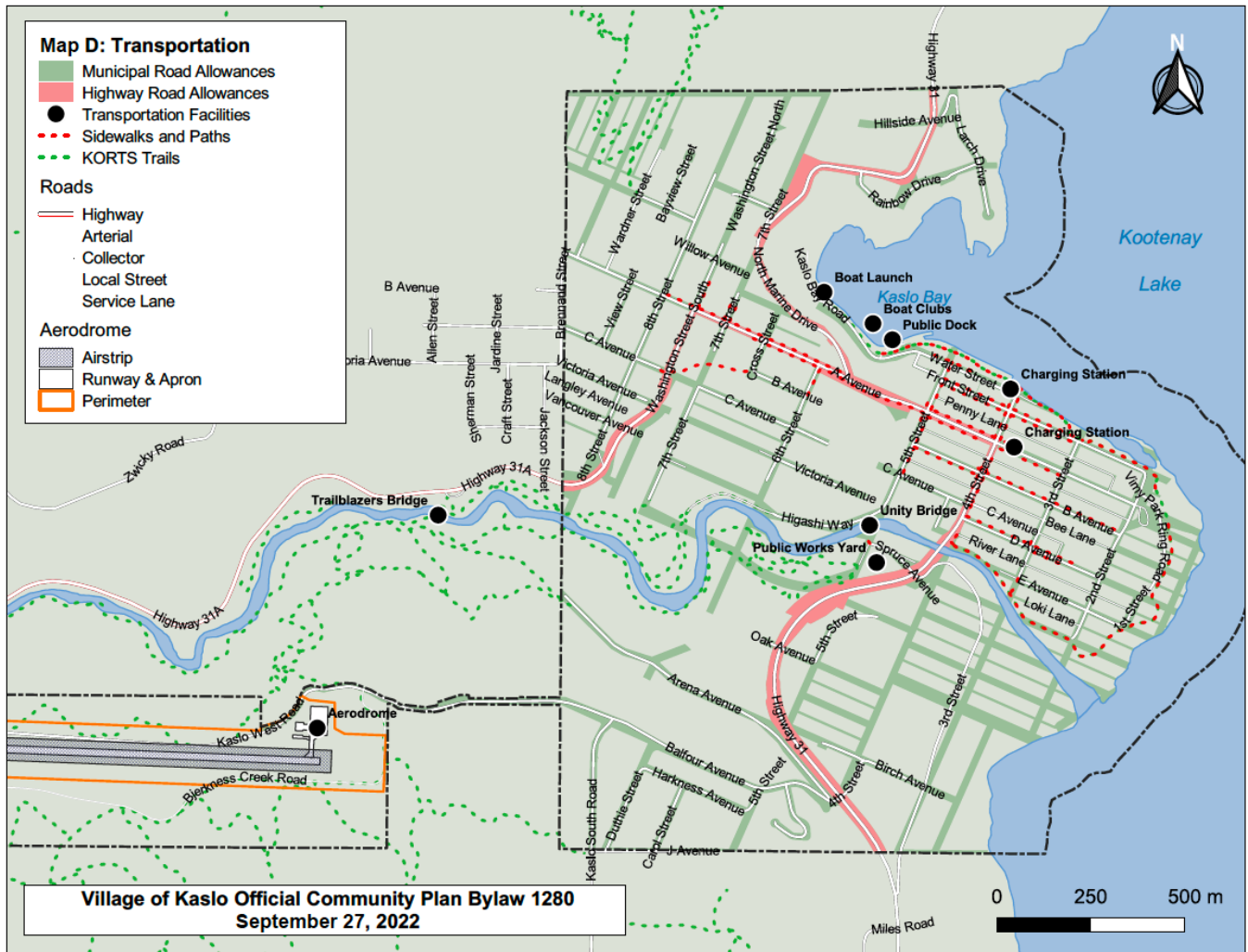
From the Developer's presentation titled:
Rezoning Application
2022.10.24 Regular Meeting of Council

- “* Zoning is the first step. Council must approve the proposed uses.
* Land consolidation is needed for the applicant to merge the lots together and obtain the Village's road allowances.
* A Bylaw is required to close the roads. Process must follow public land disposition regulations.
* A subdivision plan is then submitted.
* Development Permits are required for lakefront and stream protection under the OCP regulations.”

Here are some maps that show that the area that the developer wants to build 80 +/- RV sites is clearly in a Waterfront Development area (red) and that most of the area also has the additional layer of being located in a Waterfront Protection DPA (yellow crossed area).



Below is a map that shows all the public rights of way (road allowances) that the developer wants the Village to close so that they can consolidate their lands for development. If the developer decided to block off the current “public” access across their private lands it seems entirely feasible that the Village could easily provide public access through another route with the existing road allowances.



Dear Mayor and Councillors of Kaslo,

I am writing to express my heartfelt opinion and strong opposition to any development at South Beach. Myself and many community members enjoy the rare space along Kootenay lake as a park where we exercise and socialize. Where we see wildlife and enjoy the silence. We enjoy South Beach and hold this land with great respect. How can we think of losing a space to development that is so precious and an important ecological area to Kootenay Lake.


I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

Please, I urge you to make the decision to keep South Beach undeveloped.

Thank you for your time and attention to this matter..

All the best,
Casey Atkin




VOG 1M0
Kaslo BC

[REDACTED]

From: BC Rural Centre <help@bcruralcentre.org>
Sent: Tuesday, January 7, 2025 10:02 AM
To: Village of Kaslo; Robert Baker (CAO Kaslo); Catherine Allaway; Mayor Hewat; Matthew Brown; Molly Leathwood; Rob Lang; Erika Bird; clerk@kaslo.ca
Cc: [REDACTED]
Subject: Community Concerns Regarding South Beach Development
Attachments: Letter to Kaslo Council RE South Beach (1).pdf

Dear Mayor, Council, and Staff,

I hope this message finds you well. Members of the Kaslo community have reached out to the BC Rural Centre with significant concerns regarding the proposed land use changes for the area known locally as South Beach.

Attached to this email is a letter from Sarah Sinclair, our Executive Director and a resident of Kaslo, which has the full support of our board of directors and our diverse advisory committee.

Many of our board members have shared their experiences with land use changes that were not adequately researched or developed through community-led processes, leading to negative outcomes for rural communities. For instance, in Christina Lake, substantial waterfront areas are now owned and managed by RV parks, creating a host of challenges including impacts on the tax base, water conservation, and community cohesion.

Additionally, Fort St. James looks to Kaslo as an inspiring example of how to balance cultural heritage and natural beauty with vibrant entrepreneurship and community-driven economic development. Projects such as KiN, KORTS, and Kaslo's commitment to heritage have set a benchmark for integrating past preservation with sustainable community growth.

Chief Clarence Louie of the Osoyoos Indian Band exemplifies a forward-thinking approach, having created significant opportunities for his community while also recognizing the importance of preserving certain areas. His commitment to keeping the remaining shores of Osoyoos Lake undeveloped highlights the value of creating spaces for learning, harvesting, and cultural significance.

I trust you will consider our attached letter along with the numerous other letters advocating for additional research and community engagement before moving forward with any votes on this proposal.

Thank you for your time and attention to this critical matter.

Sincerely,
Sarah and the BC Rural Centre Board

--

The BC Rural Centre
Helping Rural Communities Succeed
bcruralcentre.org

KEEPING IT RURAL CONFERENCE 2025

June 10th - 12th - in Kelowna at The Four Points by Sheraton YLW

[Reserve Your Room](#)

★ Tickets Go On Sale January 2025 ★

As a provincial organization, the BC Rural Centre acknowledges that it operates within the traditional lands and territories of the Indigenous peoples of British Columbia. [Discover more about the ancestral lands you call home.](#)

Sarah Sinclair
Executive Director
BC Rural Centre
sarah@bcruralcentre.org
January 6th, 2025

Mayor, Council, and Staff
Village of Kaslo
413 4th Street
Kaslo, BC

Dear Mayor, Council, and Staff,

I am writing on behalf of the BC Rural Centre to urge you to strongly reconsider any decisions regarding the proposed development at South Beach at this time. We believe that further research, community consultation, Indigenous consultation, and the collection of socio-economic data are essential before moving forward with any planning processes.

The importance of conducting a comprehensive Socio-Economic and Environmental Assessment (SEEA) cannot be overstated. Such an assessment is crucial for understanding the potential socio-economic and environmental impacts of the proposed development. If adequate research has not been conducted, this raises significant concerns about the broader implications for the community and the environment.

Engagement with local residents and Indigenous communities is vital to the planning process. Their insights, concerns, and experiences should be at the forefront of any discussion regarding land use changes. Ensuring that these voices are heard can help foster a planning process that is inclusive and representative of the diverse needs of your constituents.

Moreover, the SEEA framework is designed to evaluate both immediate and long-term implications of land use changes. It is important to recognize that safeguarding undeveloped waterfront areas can help enhance long-term environmental health and support community well-being, rather than commit to development that may have irreversible effects.

We must also consider the differential effects of development on various community groups, particularly Indigenous Peoples. It is imperative that the planning process addresses these disparities to ensure equity and fairness. The ethical implications of planning decisions must align with the values of sustainability and cultural heritage.

Finally, any alternative development scenario should align with the broader management objectives that prioritize both environmental sustainability and community values. It is crucial that these objectives guide decision-making to ensure the health and vitality of the community and its natural surroundings for generations to come.

In light of these points, we respectfully request that you pause any decisions regarding the South Beach development pending additional research, community consultation, Indigenous voices, and socio-economic considerations.

Thank you for your attention to this important matter. We look forward to your thoughtful consideration and action.

Sincerely,
Sarah Sinclair
Executive Director
BC Rural Centre

[REDACTED]

From: Tigerlily Bee [REDACTED]
Sent: Tuesday, January 7, 2025 11:53 AM
To: Village of Kaslo
Subject: Protecting South Beach: A Plea to Preserve Kaslo's Heart and Heritage

Tegan Bee
[REDACTED]

Kaslo, BC
[REDACTED]

January 6, 2024

To Whom It May Concern,

I write this letter with a heavy heart and deep concern over the proposed development of Kaslo South Beach. South Beach is not just a piece of land—it is a sanctuary, a heartbeat of our small community, and a haven for both local residents and wildlife. Unconsciously developing such a precious place would not only harm the delicate ecosystem it shelters but also erode the soul of Kaslo itself.

South Beach is more than its stunning views and tranquil waters. It is a refuge for herons, eagles, osprey, even otters, and countless other species, as well as a place where deer and other land animals find sustenance and safety. Which I'm sure the proof of such life on South Beach can be found in many photos taken by local photographer, Jim Lawrence and others alike.

This beach has also been a source of peace and solace for me personally. I have spent countless quiet moments there, listening to the gentle lapping of the water, watching the sun set behind the mountains, and feeling the weight of the world ease as I reconnect with nature. These are not just my memories—they are the memories of so many others who call Kaslo home.

South Beach was a big reason I moved back to this quiet town. I find much healing in this place, and I'm sure I am not the only local who uses South Beach as a therapeutic getaway from my troubles... when mental health supports are so hard to come by in quiet mountain towns, must we remove the only therapy that really truly works for everyone?

How can we justify turning this sacred space into another commodity for short-term economic gain? How can we risk losing something so unique, so irreplaceable, when the benefits of development fail to align with the needs of our community?

Kaslo is already facing challenges balancing tourism with the realities of daily life. Restaurants are closing or limiting hours due to staff shortages, essential services are stretched thin, and our severe housing crisis prevents workers from finding places to live. Expanding tourism without first addressing these foundational issues is not just short-sighted—it is reckless.

An RV park might bring in more visitors, but at what cost? More strain on infrastructure? More crime born out of frustration and boredom from tourists who have nowhere to eat and nothing to do?

This proposal raises an important question: Who does this development truly serve? While it may provide a temporary boost during events like May Days, it offers little to the long-term well-being of our town. Instead, it threatens the very identity of Kaslo—a town that values its connection to nature, its sense of community, and its unspoiled beauty.

South Beach doesn't just belong to us—it belongs to the osprey that nest in its trees, the otters that play along its shores, and the deer that roam its paths seeking respite from summer heat. It belongs to future generations, who deserve the chance to find inspiration and peace in its unspoiled splendor. Once it is developed, it cannot be undone.

I urge you to reconsider this proposal and prioritize solutions that reflect our values and the needs of both our community and the environment.

Is Kaslo a town that sacrifices its heart for profit?

Protecting South Beach is about safeguarding a vital piece of who we are—a testament to our resilience, our deep love and appreciation of nature, and our commitment to preserving what truly matters.

I know I have friends who grew up in Kaslo who have shared they were deeply saddened by the development of other beachside properties of town, like the pretty wetlands that used to sit along the lighthouse beach? What happened to all the horsetail? That biodiversity was lost forever, let's not do it again here.

Please, let South Beach remain a sanctuary for wildlife and a refuge for the people of Kaslo—a place that reminds us all of why we chose to call this extraordinary town home.

Sincerely,
Tegan Bee

RECEIVED
JAN 07 2025

Regarding proposed development of South beach RV park.

I first came to Kaslo in the early 1980's to work at my newly chosen trade Industrial Millright for the T and H sawmill company. I quickly fell in love with the town for its unequalled beauty and small town charm.

The sawmill was a small operation by definition at the time, with its own in house logging operation – Saw Mill plant – Plainer Mill plant – Diesel fired - dry kilns and 40 foot (Bee Hive) waste burner. Back then there was a small fleet of mobile equipment. Fork lifts - lumber carriers – large wheel loaders – and logging trucks.

Oil leakage was rampant back then, the equipment in general was very old and tired. There was a strong company incentive to keep it all running daily, but very little incentive or funding to keep the equipment maintained. “Just add more oil ”

The 40 foot Bee Hive burner was the catch all for any combustible waste, Including waste from the logging operation - local businesses – local farms and even the RCMP. The burner was little more than a contained fire. It's my thought that the burner was far from effective at eliminating most of the toxic materials that were added to the fire daily.

The road systems throughout the mill were maintained using gravel that was removed from the cut banks on the property's west slopes and dug out of the river banks. This material was replaced with anything available that was solid and mostly far from organic. Example scrap steel – logging cable – steel banding - auto parts and crushed vehicles.

With this said I believe that the higher ground at the site, viewed as having possible residential value could be rezoned as there was no mill operations in these areas. But the low land, where the mills and burner were located should be left to natures course. I believe that you will be digging up 40 year old contamination on the first bucket full and into the lake water table with the second scoop.

Disturbing a sleeping “giant” to install the fire hydrants - domestic water lines - electric power infrastructure and the septic tanks, required for the proposed RV park. All in a known “flood zone”. I animatedly oppose the proposed RV park development.

Steve Begg - [REDACTED] Kaslo BC

Condel & Candace Begg
[Signature]

Dear Mayor and Councillors of Kaslo,

Please take this letter into consideration as you make a very important decision that will impact our town for years to come. It is not a right but a privilege to have access to South Beach. My opinion and strong opposition to any development at South Beach is supported by my experience and appreciation towards a landscape that so many people, including myself, enjoy daily. South Beach is where we love to walk, socialize and watch wildlife. We hold this land in great personal esteem. South Beach is an important ecological area, as undeveloped beaches along Kootenay Lake are rare and precious.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

Please, I urge you to make the decision to keep South Beach undeveloped.

Thank you for your time and attention to this matter..

Sincerely,
Rachelle Boutros



VOG 1M0
Kaslo BC

[REDACTED]

From: Randy Evensen [REDACTED]
Sent: Tuesday, January 7, 2025 12:21 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: South Beach Proposed Development

To the Mayor and Councillors of the Village of Kaslo:

I am writing in regard to the proposed South Beach development.

Firstly, you are under no obligation to proceed toward any change to the present status, ownership or zoning at the South Beach property.

Secondly, at present, I would argue that the public's use across the owner's land to access South Beach has gone unimpeded for so long (decades) as to be "by right" access, an implied easement.

I am personally opposed to the intense development of this property.

I have not seen any impact statements in regard to how this will affect the village, i.e., traffic, noise, crime, necessary additional services & their costs, potential advantages or disadvantages financially to the village and businesses, etc. These statements/research should be necessary to make an informed decision on this important issue.

If this development goes forward, it will presumably have a positive, temporary economic impact as the development is built...and presumably it would create at least a few long term seasonal jobs in the development itself, and presumably it would have a spillover effect of creating some positive economic impact on jobs and business income seasonally; but these seasonal benefits, & I ask where will workers live in a village already desperately lacking in affordable housing & even presently lacking any available rental housing due to investment properties being used for short-term housing rather than typical rentals and part-time second homes left unoccupied for much of the year? And, additionally, how will these potential new workers get by for the 6 months of the year during the off season?

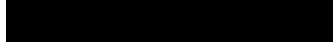
I do not see any real benefit to having this type of development. In my opinion, it will be a stain on a beautiful part of Kaslo; it will likely bring no real positive long-term benefit to the community; it will not add beauty to the village- quite the opposite- RV

parks are not "park"-like! It will be a visual eyesore from the opposite side of the river as well as along the beach and river on RV park side.

I could go on and on about why this proposal should not be considered (some legal land use issues); it is a poor use of the land, and it has no long-term benefit to the village... when you think long-term, think of great, great grandchildren and beyond, think multi-generationally, think above and beyond, and what is the best use of this beautiful land, think out of the box. But mostly, right now, do nothing- you do not need to decide anything. Visit other ideas (parkland, low impact walk-in camping, etc) and other proposals, make counter proposals to the land owner, but please, do not go forward with this proposal as it stands.

Sincerely,

Randall Evensen
Year-round resident.

, Kaslo

P.S.

I am biased. 13 1/2 years ago, my wife and I were married right in the center of the South Beach property. She owned a house there for 5-6 years prior to our wedding and rented the land under it from the present landowner. We had our wedding there with dozens of Kaslo residents attending. Also, the gate that is presently closed was open for many years; local residents would freely walk & drive down to the beach and camp and swim and fish- the access was unfettered and the land was thought to be public in the public's eye; just as it seems today, I see many people venturing along the south side of the river to enjoy the river and beach and wood and meadows.

[REDACTED]

From: Leah Gidney [REDACTED]
Sent: Tuesday, January 7, 2025 9:57 AM
To: Village of Kaslo
Subject: NO to South Beach

Dear council,

I would like to put myself on record as being firmly against the South Beach development. The South Beach area is such a valuable resource for our community, for folks of all walks of life to enjoy and in particular for the large number of children and families currently in this town. I'm not quite sure why the village would even consider this development, as it has been made pretty clear that the majority of residents are opposed to it. The benefits of this development seem to be obviously outweighed by the drawbacks. For our current and future residents, please, please do not approve an RV park at our beautiful South Beach. People come to Kaslo and stay here for its natural landscapes. Please don't take away South Beach.

Thank you for your consideration, and hopefully this development will not be approved.

Leah Gidney and family

[REDACTED]

From: Joli Guthrie [REDACTED]
Sent: Tuesday, January 7, 2025 11:57 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Subject: South Beach letter

Hello,

Thank you for taking the time to read this and many other letters from the community regarding the potential development of South beach.

It is such a beautiful space to go for some solitude and revitalization of spirit. I personally go to do my walking meditations there. It's been a saving grace for me being a highly sensitive person to have South beach as a natural resource to go to when I need space and quiet to re energize. I think in this ever increasing busy and stressful world we live in, it's important to have such places for everyone to enjoy.

It's clear that a lot of the community wants to keep this space at South beach as a natural place where everyone can swim, walk their dogs, meditate, go birding, or just go for a quiet walk and I sincerely hope that the Village of Kaslo recognizes this and says no to the development of South beach.

Thank you,
Joli Guthrie

[REDACTED]

From: Hayward [REDACTED]
Sent: Tuesday, January 7, 2025 10:26 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Cc: [REDACTED]
Subject: Re Proposed south Beach Development

Robert Baker, CAO
Mayor Suzan Hewat
Councillor Erika Bird
Councillor Matthew Brown
Councillor Robert Lang
Councillor Molly Leathwood

Regarding the proposed South Beach RV Park, we want to register our opposition to this development. For the sake of brevity, some of our concerns are as follows:

Environmental

- Placing a development such as this on an alluvial fan on a historic flood plain is entirely inappropriate
- With the rapid, and largely unknown consequences of climate change, there is no guarantee that this area will not be flooded again in the future. Possibly sooner than later.
- In the event of a flood, will the Village of Kaslo and the developer accept and pay for damaged infrastructure and accept liability for the degradation of Kootenay Lake?
- South Beach has more value to residents and visitors as a recreational area with minimal development

Economic

- No definitive studies have been done that show any real benefits to Kaslo
- Will local businesses benefit from seasonal residents in the RV Park who shop in Big Box stores prior to arriving here?
- More often than not, developments of this type place further strains on existing municipal infrastructure and require capital investment that existing taxation rates will not cover
- Will current taxes increase to pay for expansion and improvements?
- The development does not address the principal issues currently affecting residents – low income and senior housing
- Parking, especially in the summer months, is already an issue in the central commercial district of Kaslo. This will only be exacerbated with a large influx of new residents.

We appreciate the time and energy that the Village administration and council are investing into this issue which will affect Kaslo in the years to come.

Yours truly,

Hayward Kirsh
Sheryl Robinson

[REDACTED], Kaslo, BC
[REDACTED]
Mobile [REDACTED]

[REDACTED]

From: Christopher Klassen [REDACTED]
Sent: Tuesday, January 7, 2025 10:45 AM
To: Village of Kaslo; Mayor Hewat; Erika Bird; Matthew Brown; Molly Leathwood; Rob Lang; Robert Baker (CAO Kaslo)
Subject: South Beach letter to Mayor, Council, CAO

Dear Mayor, Council and CAO,

I would like to say a couple of things with regard to the South Beach land swap proposal.

I think that for the Village of Kaslo to have such a magnificent tract of Kootenay Lake shore acreage under its purview is a rare opportunity indeed. Kaslo is fortunate to have any number of creative people who would be willing to work together to create designs to make this space inviting to both Kaslovians and visiting travellers. I, for one, would love to see a section of South Beach landscaped into an introspective garden similar to the Kohan Garden in New Denver, one of the finest examples of a space for reflection, province-wide. With combined creative planning South Beach would undoubtedly enhance the 'Kaslo brand.'

As a village we need to take time to let our inventive juices flow to create a vision for this precious gift, for example, through an open design forum.

Do we really want to be sidelined by the first pushy development proposal that comes along? Most would agree that a phalanx of sporadically inhabited behemoth travel rigs contributes no beauty to a picturesque mountain village. No one buys a flight to Switzerland to see a hillside of parked RVs.

On another subject, this alluvial fan WILL flood. When that happens, vehicles as such tend to become flotsam. We've all seen the pictures from around the world of cars and every kind of wheeled device, stacked like piles of raked leaves after the flooding. Do we really want to set a stage for that kind of destruction and personal loss? Instead we could have a profusion of plants and flood resistant park structures that would reappear and, in a sense, 'shake themselves off' after the flood water recedes, none the worse for wear, and with little resource needed toward mitigation.

Last, but far from least in my way of thinking, this acreage could remain a space that offers a little breathing room for our birds and animals, where they too could have a less encumbered access to shore and lake. The QP proposals indicate no true understanding of, or concern for, the needs of flora and fauna.

I am asking you to turn down the proposal by QP and instead accept the proposal by the South Beach Working Group to create a space that can be enjoyed by a large contingent of Kaslovians.

Mayor and Councillors, I thank you for your time and measured deliberations. I am mindful that you engage in this task in the hours after your 'day jobs', the time when I like to kick back and read a book or watch TV. I thank you for your service.

Sincerely,
Christopher Klassen

[REDACTED]
Kaslo, BC V0G 1M0

Danielle Lussier
[REDACTED]
Kaslo BC, V0G 1M0

January 6, 2025

Kaslo Village Council
admin@kaslo.ca
mayor@kaslo.ca
leathwood@kaslo.ca
lang@kaslo.ca
bird@kaslo.ca
brown@kaslo.ca

Dear Mayor and Councillors of Kaslo,

I am writing to express my heartfelt opinion after reviewing the proposals and public input surrounding the development of the South Beach Area. I stand with many other Kaslovians: my friends, family, and neighbours in voicing our strong opposition to any housing or ground altering development at South Beach. The area in the proposal is an extremely rare space along Kootenay Lake; its undeveloped re-wilded beaches, shoreline and floodplain deserve our protection and offer priceless benefits to our community, ecosystem, and watershed as a preserved space. As a taxpayer I would fully support the village to pursue the purchase of this land with the intention of creating a wildland area/ park for light, non-motorized recreation. This is a priceless spot for locals and tourists to enjoy a connecting piece of shoreline separated from the public beaches only by our beautiful river. While our town is growing and there is a definite and real need for us to secure and plan affordable housing developments plus additional accommodation for our fluctuating tourist and part time population, I do not believe that this special area should be up for consideration. Given that this is such a rare, sensitive and sheltered parcel buffered from disturbance by steep slopes it should be assessed for use as a village park, and re-wilded area.

In summary: I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

Please, I urge you to make the decision to keep South Beach undeveloped.

Thank you for your time and for listening to the voices of those who live in and enjoy our very special village.

Sincerely,

Danielle Lussier

Dear Mayor and Councillors of Kaslo,

As a young person that calls Kaslo my home, with no intentions to ever move away, any decisions made to allow the development of South Beach would have a major impact on my future. There is something to be said of leaving an overdeveloped place, to move to a beautiful place like Kaslo, only to turn it into, or see it turned into another overdeveloped place, until we run out of places to develop (Think how North Vancouver to Chilliwack have become almost one whole connected city in the course of what, especially the last 40 years?). Kaslo has already seen a lot of developments over the years – i.e. The farmland of the Valley, the industrialization to the South... Residents of such developed places vacation away from those lifestyles and homes and become tourists in place like Kaslo. Why? Because they enjoy our community vibe, the quiet, our scenery, our wildlife and our views (and, of course, our community events). All of that is threatened by the proposed development of South Beach. I don't believe we'd see a great positive economical impact of developing South Beach, rather a detrimental impact on tourism, but I do know that we'd be trading away our beauty and the homes of uncountable wildlife, with unpredictable impacts on our local environment and already fragile lake ecosystem. As stewards of this beautiful land, we can't forget about the fact that development would be trading away the land that a multitude of flora, fauna and wildlife already call home – for what? To extend the eyesore to the South? We mustn't forget about the ecological impacts of that development when considering this development. And we all know that a condensed riparian zone along the lake, which would see the concentrated foot traffic of the residents of Kaslo and the residents of the development, would do very little and take a long time to begin to offset the ecological harm – if the wildlife (think birds and mammals) even wanted to live so close to the development... They might even just leave, to be honest.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

Please, I urge you to represent the people of Kaslo and to make the decision to keep South Beach undeveloped.

Some things just aren't worth the consequences. Thanks for your consideration,

Miriam Halliday

██████████, Kaslo, BC

Miriam Halliday

Dear Mayor and Councillors of Kaslo,

We are opposed to the development of South Beach and believe there should be a referendum whether it should go forward. Trailer parks are documented to not work out in the best interests of small communities. The environmental impact of such developments, even once developed are significant, with waste, garbage, fuel and other leaks inevitable to occur. The environmental assessment was not sufficient for the scope of the project, as revealed at the public meeting. Nature habitats that already exist will shrink considerably and will have to be artificially created, which, in turn, will inhibit the use of South Beach as a relaxing, recreational area for the community and its residents and our future generations. Trailer park occupants generally come to an area, prepared and well stocked and generally do not utilize the community amenities or shops. Thus the eyesore impact on tourism vs. the economic benefit of increased residency, will be inevitable. Remember, through many Jazz Fests of camping being provided to tourists at South Beach, many of our tourists have become familiar with and fond of South Beach and return outside of Jazz Fest to visit this spot. This development will create a large increase of seasonal population that will put a strain on our already ailing or not yet developed infrastructure while its seasonal occupants will not have a vested interest in our Community. This will probably have a drastic effect on property taxes. Ultimately, this decision to trade away Village land for a company or individual's profitable gain cannot be made without a public referendum. We already see a large, united force of residents who are opposed to this development. We already have conflict with tenures who now consider that they own recreational areas that have always been open to and frequented by community members. We don't want to see our community bought out by corporate entities.

I fully support the proposal from the South Beach Working Group to reject any land swaps or deals and pursue the purchase of the land from the developer to transform it into a park. Kaslo is developing rapidly, and future generations will appreciate our foresight in preserving this vital foreshore area for the health of the lake and our community.

Please, I urge you to make the decision to keep South Beach undeveloped.

Thank you for your time and attention to this matter.

All the best,

Michael and Alexandra Halliday


VOG 1M0

Kaslo BC

Michael Halliday

Alexandra Halliday

[REDACTED]

From: jackie murdock [REDACTED]
Sent: Tuesday, January 7, 2025 9:15 AM
To: Village of Kaslo
Subject: South Beach

I am sending this letter to express my sincere desire that council will listen to the large and dedicated group of the citizens of Kaslo who oppose the seasonal RV development of the wild lands of the South Beach area. I understand that I have until Noon today to submit a letter regarding this matter, for it to be included in the number of letters already sent, that oppose this development.

Gerald Durrell, an author and naturalist (7 Jan 1925-1995) could not have said it any better than he has in this quote.

“You cannot begin to preserve any species of animal until you preserve the habitat in which it dwells. Disturb or destroy that habitat and you will exterminate the species as surely as if you had shot it. So conservation means that you have to preserve forest and grassland, river and lake, even the sea, itself. This is not only vital for the preservation of animal life generally, but for the future existence of man, himself - a point that seems to escape many people.”

This says it all for me.

Thank you for considering all facets of this important decision.

Jacquelyn M. Murdock

Kaslo BC

Sent from my iPad

Richard Nay

██████████
Kaslo, British Columbia V0G 1M0

January 7, 2025

Mayor and Council Members
Village of Kaslo

Subject: Support for the South Beach Development Initiative

Dear Mayor and Council Members,

I am writing to express my support for the proposed South Beach Development as outlined in the August 28, 2024, staff report regarding Rezoning Application PRJ-2023-02. This initiative represents a significant opportunity for Kaslo to enhance public access to natural areas, improve local amenities, and stimulate economic development.

The proposed project aligns with the Village's Official Community Plan and strategic priorities, including economic growth, waterfront development, and the preservation of natural spaces. The exchange of lands, particularly the commitment to maintain public access along the lakeshore and the construction of pathways and trails, reflects a balanced approach to community and environmental needs.

Key benefits of this project include:

1. **Improved Public Access:** The South Beach Development guarantees legal and secure access to the Kaslo River and Kootenay Lake through designated pathways and easements. Currently, access to these areas relies on informal routes across private property. By formalizing and protecting public access, the development will provide a sustainable solution that benefits both residents and visitors.
2. **Economic Development:** By creating a commercial recreation space in a floodplain area, the South Beach Development will contribute to business retention and expansion in our community.
3. **Environmental Protection:** Covenants and development permits will ensure responsible use of the lakeshore and surrounding natural areas, preserving these resources for future generations.
4. **Water Resource Management:** The inclusion of a raw water line easement for irrigation demonstrates proactive steps toward sustainability.

I understand the concerns surrounding potential impacts on public access and land ownership along the lakeshore. However, the proposed legal easements and environmental safeguards provide reasonable assurance that these areas will remain accessible and protected.

I urge Council to proceed with finalizing the terms for the land exchange and advancing the rezoning application to the next stage. This project represents a thoughtful balance of economic development and community enrichment, and I am confident it will positively impact Kaslo for years to come.

Thank you for your consideration, and please do not hesitate to contact me if additional input or feedback is needed.

Sincerely,
Richard Nay

██████████

[REDACTED]

From: Andy Shadrack [REDACTED]
Sent: Tuesday, January 7, 2025 11:17 AM
To: Village of Kaslo; Mayor Hewat; Molly Leathwood; Rob Lang; Erika Bird; Matthew Brown
Cc: Chair Watson
Subject: South Beach

Kaslo, BC

Tuesday January 7th

Dear Mayor Hewat and Councillors Leathwood, Lang, Bird and Brown,

My spouse Gail Bauman and I have lived in Kaslo since August 1987, and we do not want to take on any more legal and financial liabilities as property taxpayers than we have already agreed to.

We write to express our concern about the Corporation of the Village of Kaslo and the current owner of part of "South Beach" exchanging land with each other without first testing the soil for industrial contaminants, given that this whole area is a former mill site and rail yard. Andy's reading of the BC Environment Management Act indicates that neither the Village nor the private owner should transfer any land to another owner unless they have first tested that land to ensure it contains no industrial hazardous waste.

Andy knows that some soil was moved from South Beach to a lot in lower Kaslo about a decade ago, but he is not sure whether this was done with the full knowledge of the Village of Kaslo or the BC provincial government. However he can show you the location of where that soil was deposited.

Beyond that, as a former Director for Area D from 2005 to 2014, Andy learned that the Regional District had previously purchased some former industrial land, located in Salmo, owned by the Cominco Smelter in Trail without first testing it for industrial contaminants. As a result the RDCK has spent millions of dollars trying to address soil contaminant issues that rightly were the responsibility of Cominco - a responsibility that lapsed when the RDCK bought that land "sight unseen".

We therefore do not want taxpayers in Kaslo to take on that kind of legal liability and financial cost without first knowing what hazardous waste might exist at South Beach that may need to be cleaned up before the land is either sold or transferred, and/or used for some part-time or permanent residential use.

Respectfully,
Andy Shadrack and Gail Bauman

Sarah Sinclair

[REDACTED]
Kaslo, BC

[REDACTED]
January 6th, 2025

Mayor and Council
Village of Kaslo
413 4th Street

Dear Mayor and Council,

I am writing to express my deep concern regarding the proposed development at South Beach. As a longtime resident of our beautiful community, I have always valued the natural landscapes and wild spaces that define Kaslo. A decision to allow development in this pristine area not only threatens our local environment but also undermines our values as a community that prioritizes sustainability and conservation.

Wild spaces are vital for maintaining biodiversity, protecting ecosystems, and providing outdoor recreational opportunities for both residents and visitors. They contribute to our community's health and well-being, as well as our quality of life. Furthermore, these natural landscapes are integral to our local identity, shaping the character of Kaslo as a place where nature and community thrive together.

In addition, the potential tourism dollars generated by development should not be the sole consideration in this decision-making process. Our village has the opportunity to be a leader and a template for other rural communities by demonstrating a commitment to environmental stewardship and protecting our natural heritage. By prioritizing the values that define Kaslo, we can attract eco-conscious visitors who appreciate and support our commitment to preserving our unique landscape.

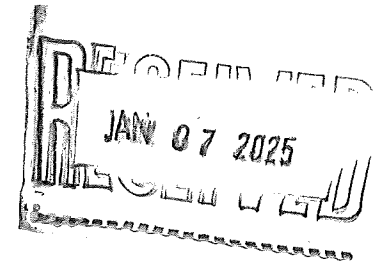
I urge you to reconsider the implications of this development and to engage with the community on this important issue. Together, let us safeguard the natural beauty of South Beach for future generations. Please protect our wild spaces and the values that make Kaslo a remarkable place to live and visit.

Thank you for considering my perspective.

Sincerely,

Sarah Sinclair
[REDACTED]

6 Jan. 2025



South Beach Issues

Sorting out public land ownership for public enjoyment:

- Yes, it's time to designate & preserve the 15 m and 30 m setback areas & zone as P1 these areas to ensure public enjoyment in a similar manner as is provided by the Village for public enjoyment on the north side of Kaslo River.
 - This requires redistribution of the the approx. 5 acres currently owned by the Village in the form of 1890s surveyed, but never developed, streets & lands.
 - A land swap/trade/purchase transfer is being negotiated with QP, current land owner of approx. 19 acres.
- Public access/egress (2 roadways) need to be in place to permit access by emergency vehicles (police, ambulance, fire, search & rescue and other public authorities) at all times.

Boat launch, current OCP, RV park & public users

- This beautiful bay will benefit from a boat launch constructed according to provincial regulations. Old photos show a wharf in place during the T&H era.
- Restriction to non-motorized watercraft will prevent fuel slicks, motor noise & be of benefit to public users
- QP desires a boat launch for use by RV patrons. The foreshore is public access. Shared private/public use is needed.

FireSmart considerations

- This (total 24 acre) tract of land requires care & maintenance; not to become a neglected wild nature sanctuary
 - Grass needs to be kept mowed to not more than 4" high
 - Dead trees need to be removed
 - Forested areas need to comply with FireSmart requirements
 - This location is just across the creek. Wildfire here could put lower Kaslo properties at risk.

Zoning

- Currently zoned M1 General Industrial. Advise against rezoning the whole 24 acres as P1 or C4.
 - There is merit in retaining this land as productive, commercial, revenue generating & municipality taxed property. It is well suited for any commercial venture requiring a large tract of cleared, flat, serviced land that only requires a few buildings on elevated ground. Prospects are simply limited to imagination; organic vegetable/fruit farming, elevated solar panel field, dairy farming (as in the 1930s & earlier), light industry such as drone manufacturing & field testing, an athletic facility with track etc. The current owner's vision is an RV Park.
- If this whole land parcel was rezoned as P1, it would be extremely difficult, if not impossible, to politically ever recover it for productive use. The Village of Kaslo is surrounded by nature, mountains, & an extensive trail system has been developed for the enjoyment of all. Within village limits, properties should be developed, not left wild.
- If this land is rezoned C4 Commercial Recreation – RV Park, can it be rezoned for another purpose

Protest Issues

- The vast majority (19 acres) of the South Beach area is currently privately owned by QP.
 - This will not change unless QP desires to sell (QP is not obliged to sell 8 acres to South Beach Working Group)
 - QP has the right, as a private landowner, to develop their land in compliance with governing requirements in due process:
 - The Village has identified 12 conditions requiring satisfaction prior to permitting.
 - There are, at present, 5 additional mutual conditions to be satisfied prior to permitting.
 - QP has named 2 conditions that need to be satisfied prior to their development.
 - There will be additional provincial requirements to satisfy regarding a boat launch, etc.
- This development proposal is not at a stage appropriate for a referendum as it's complex, involves private lands, and still has many moving pieces at present which cannot be resolved with a "yes/no" ballot:
 - If QP declines the South Beach Working Group's offer to purchase approx. 8 acres, SB proposal dies.
 - If QP decides not to pursue RV park development, or fails to satisfy a requirement, rezoning is unnecessary.
 - If QP decides to sell to another owner or partner, a different proposal could be presented.
 - If the Village refuses to rezone as C4, QP's present development proposal will not be possible according to rep.
 - If the Village sells their (approx. 5 acres) to a community group or private buyer, the landscape changes.
- This former millsite tract (approx. 24 acres) is not pristine & has never been parkland or public use land.
 - Due to previous owners opting not to develop, occupy, fence, maintain this property during the past approx. 40 years, residents have trespassed without consequence, assuming it to be village land. Lived experience & change is met with opposition & a sense of loss of freedom & control.
 - QP rep at Dec. 2024 Village meeting (broadcast) complained about public behaviour on QP land (bonfires). Others have noted there has been nude swimming. If this land, within municipal jurisdiction, is left without supervision & maintenance, it may be at risk of becoming a place for homeless encampment, litter/garbage, and neglectful behaviours including inadequately managed bonfires.
- A vocal cohort of residents desires to keep Kaslo at its current level of population (1,000 – 1,200 since 1953) and strongly resists any growth, development or increase in population, fearing Kaslo might become a seasonal vacation town similar to Canmore or Banff which could result in increased property taxes and lifestyle changes:
 - QP's upscale RV park is designed to attract affluent seasonal patrons from AB & areas with urban lifestyles.
 - An RV park would increase population density in the South Beach area, infrastructure use, etc.
 - RV park owners/seasonal patrons may choose not contribute to the community fabric of life in Kaslo
 - Affluent patrons might emphasize wealth inequality, causing resentment by locals who are struggling with housing costs, precarious employment and subsisting on marginal service sector incomes.
 - Opposition forces have decades of history protesting development, advocating according to their lifestyle values.
- Residents vocalizing opposition to QP's RV Park & development of SB do not represent all Kaslo citizens:
 - Some vocalizing opposition on Facebook Kaslo Community Web are not Kaslo tax payers or current residents.
 - Residents who remain silent are in agreement by abstention, or not vocalizing opposition, for various reasons.
 - Some residents desire to avoid public conflict by social media forces = bullying pressure, opting for privacy.

- **Growth in RDCK & Village**

- Fortunately for Kaslo, there has been substantial residential & commercial growth in RDCK areas surrounding the village during recent decades:
 - A critical population mass is needed for the provision of services. In recent decades, Kaslo has lost many government and private services including Ministry of Forests employees, downsized Govt. Agent's office, reduced school population, loss of Meadow Creek Cedar sawmill, loss of local dentist practice, loss of Fortis employees, loss of Napa store, etc.
 - New residents moving to Kaslo desire many services & must recognize, even in a beautiful village, population & funding is required for economic viability, maintenance of infrastructure & services. While many urban retirees cherish small town living, closing the gates on the highways to newcomers may put Kaslo at risk of deterioration.
 - Commercial development outside village boundaries includes Kaslo Sourdough Bakery, Jones Boys Marina, Ainsworth Hot Springs. On the disputed SB tract, in the 1950s T&H sawmill was located employing 60 workers [note: their beehive burner created excessive wood smoke].
 - Residential RDCK growth includes Pine Ridge, Woodbury Village, Back Road and other subdivisions.
 - Growth within the village includes residential Arena Avenue, Kaslo Bay developments including condos. Commercial growth includes Brenton Industries, Kaslo Building Supplies, Angry Hen, Esso etc. None of these developments have been protested to my knowledge at the time of development (with the exception of the failed condo development; public disdain happened after the project failed).

Thank-you for this opportunity for public input,

Darlene Smith
Village of Kaslo property owner & taxpayer

Report to the Village of Kaslo Mayor and Council re: South Beach Strata Title RV Park Development

The South Beach Working Group is an informal group of eight residents of Kaslo and Area who are concerned about the practicality and legality of the Strata Title RV Park development proposed to be built on flat land at South Beach. We have sounded public opinion and researched Municipal Law to determine whether Kaslo Village has been acting in the public interest in this matter. It is important for the Village Council and citizens of Kaslo to understand that a strata title development with a large number of small pads would not be a campground similar to the present one near Vimy Park which limits length of stay. It would be a year round storage area full of seasonally used RVs, much like Woodbury Resort. Our members are Laura Douglas, Jim Holland, Linda Ullo Lynch, Emily Mattas, Russell Precious, Doug Roberts and myself, Donald Scarlett. I am a retired Professional Engineer and have worked and volunteered for community organizations in Kaslo for more than 52 years.

The Strata Title RV Park proposal was first introduced to the general public of Kaslo at the November 29, 2023 “Open House” at the Kaslo Legion. At the same event a proposal to purchase and exchange Village-owned and privately-owned land (known as the “land swap”) was introduced as a means of providing private tenure over the entire area proposed for the Strata Title RV Park development. No other rationale has ever been offered for the land swap. Since the 2023 Open House the developer and the Village have acted as though the proposed development would be consistent with the 2022 Village of Kaslo Official Community Plan (which I will call “OCP”).

The Government of BC website states the following:

- An Official Community Plan identifies present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses.
- It may impose restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.
- It may contain policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.
- Local governments may designate areas of land as development permit areas to be used for one or more purposes. The eligible purposes of a development permit area include protection of the natural environment, its ecosystems and biological diversity.

On December 9, 2024 the South Beach Working Group notified the Village of Kaslo that Section 16.4 in the OCP designates a “Lakefront Protection Development Permit Area (or DPA)” with a specific guideline in Section 16.4.3 paragraph 4 that states ***“Development in the DPA ... shall be limited to passive recreational amenities, such as walking and multi use trails, natural parks areas, non-motorized pleasure craft launches and park benches.”***

The area included in the Lakefront Protection DPA is shown on “Map C” and “Map F” within the OCP document (which are both attached). A typographical error on Map F in the OCP identifies the Lakefront Protection DPA as “Waterfront Protection DPA” but the context makes it clear that it describes the **Lakefront** Protection DPA. The Lakefront Protection DPA in South Beach is an irregular area defined in its northwestern section by altitude contours created by lidar data and in its southernmost section by a 30m wide strip measured uphill from the shoreline.

The attached “South Beach OCP Protection Areas” map was created by Marie-Ange Fournier-Beck, Principal of Vivid Geographic Consultants, a mapping and consulting firm, with many years of experience with Village of Kaslo area mapping. She overlaid data from the OCP “Map F” onto a scaled lidar map showing elevations in high resolution which demonstrate that the north and west boundaries of the Lakefront Protection DPA were established in part along lidar elevation lines. The Lakefront Protection DPA is shaded in yellow hatching with a yellow boundary. The Stream Protection DPA is outlined and crosshatched in orange but the Strata Title RV Park does not intrude on it. Note also that the underwater portion of Lot A Block 32 Plan NEP540 District Lot 209, Kootenay Land District (as shown on “Map C”) and the western part of the large, mostly underwater District Lot 996 southeast of South Beach are also included in the Lakefront Protection DPA. Since Section 16.4.2 of the 2022 OCP includes regulation of underwater development (including floating structures, docks, boathouses and wharves), the wording of paragraph 4 of Section 16.4.3 must also apply to underwater portions of the Lakefront Protection DPA.

An OCP carries legal weight and may restrict zoning and development decisions. Village of Kaslo Bylaw 1283, adopted January 10, 2023, which establishes procedures for development applications, states in section 5.4: “Where the OCP specifies certain guidelines and procedures for development permit applications, such requirements shall take precedence over the requirements of this bylaw.”

The OCP cannot arbitrarily be ignored by a municipality when an application for development is made. In cases where a BC municipality has attempted to make a development decision contrary to its OCP, the terms and requirements of the OCP have been upheld in court. A legal brief by Stewart McDannold Stuart (specialists in Municipal Law) states: “It is essential that local governments, which have created development permit areas in their OCP pursuant to the *Local Government Act*, take care to issue and decline development permits according to the guidelines they have enacted in their OCP.” The proposed Strata Title RV Park development as presented to the public on November 29, 2023 clearly violates the development restrictions set out in the Kaslo’s OCP.

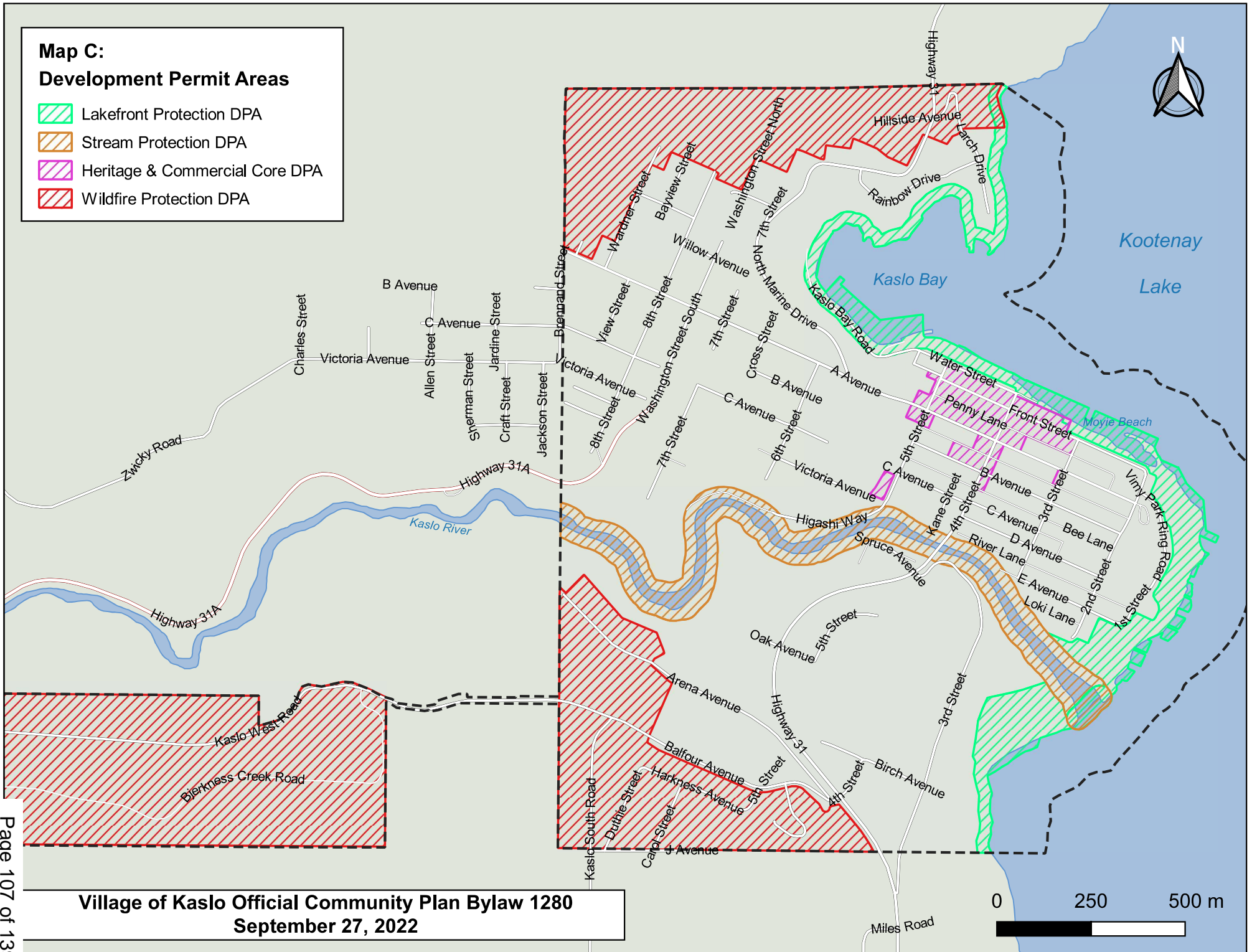
In conclusion:

1. The November 29, 2023 proposal for a Strata Title RV Park development explicitly contravenes the guidelines in Section 16.4.3 paragraph 4 of the OCP because its proposed RV pads and infrastructure encroach deeply into the Lakefront Protection DPA, which does not permit such development.
2. Although “Camping” was added to the description of the proposed development in Bylaw 1298, the contravention of OCP guidelines persists in proposed Bylaw 1298, which authorizes “Accessory Buildings and Structures, a Caretaker Residence, a Boat Launch (not restricted to non-motorized), Outdoor Storage and Hookups to Common Water and Septic” and presumably electricity as well--none of which are permitted within the Lakefront Protection DPA.
3. The map supplied by CTQ consultants for inclusion as Schedule A in Bylaw 1298, dated December 13, 2024, persists in showing the entire South Beach area except for a narrow strip on the river and lake shores as being rezoned for the Strata Title RV Park development—contrary to the restrictions of the Lakefront Protection DPA.
4. The developable land, which is bounded by steep terrain on the west and the Lakeshore Protection DPA on the east and south, as shown on the “South Beach OCP Protection Areas” map, amounts to only 25% of the area originally contemplated for development. The developer’s plan presented 13 months ago for the Strata Title RV Park development (see “Preliminary RV Park Layout” map attached) cannot proceed in the only area legally available for development.
5. The Village of Kaslo OCP cannot be amended without an open public process.
6. The proposed “land swap” which was based on and justified to the public by the November 29, 2023 Strata Title RV Park development proposal no longer has a purpose. If the Council were to approve the land swap without a viable and legal development to justify it, it would be viewed by the public as providing a financial benefit to a nonresident land developer under false pretenses.

We thank the Village Council for choosing on December 17, 2024 to defer approval of Bylaw 1298 due to public concern and presented evidence. However, we are troubled by a suggestion that the “land swap” proposal placed before the public in November of 2023 might yet be implemented regardless of the illegality and failure of the Strata Title RV Park proposal. The South Beach Working Group has done its research and has provided this brief to allow the Village Council to avoid legal action and the long term interests of the Village of Kaslo and its citizens preserved.





**Map C:
Development Permit Areas**

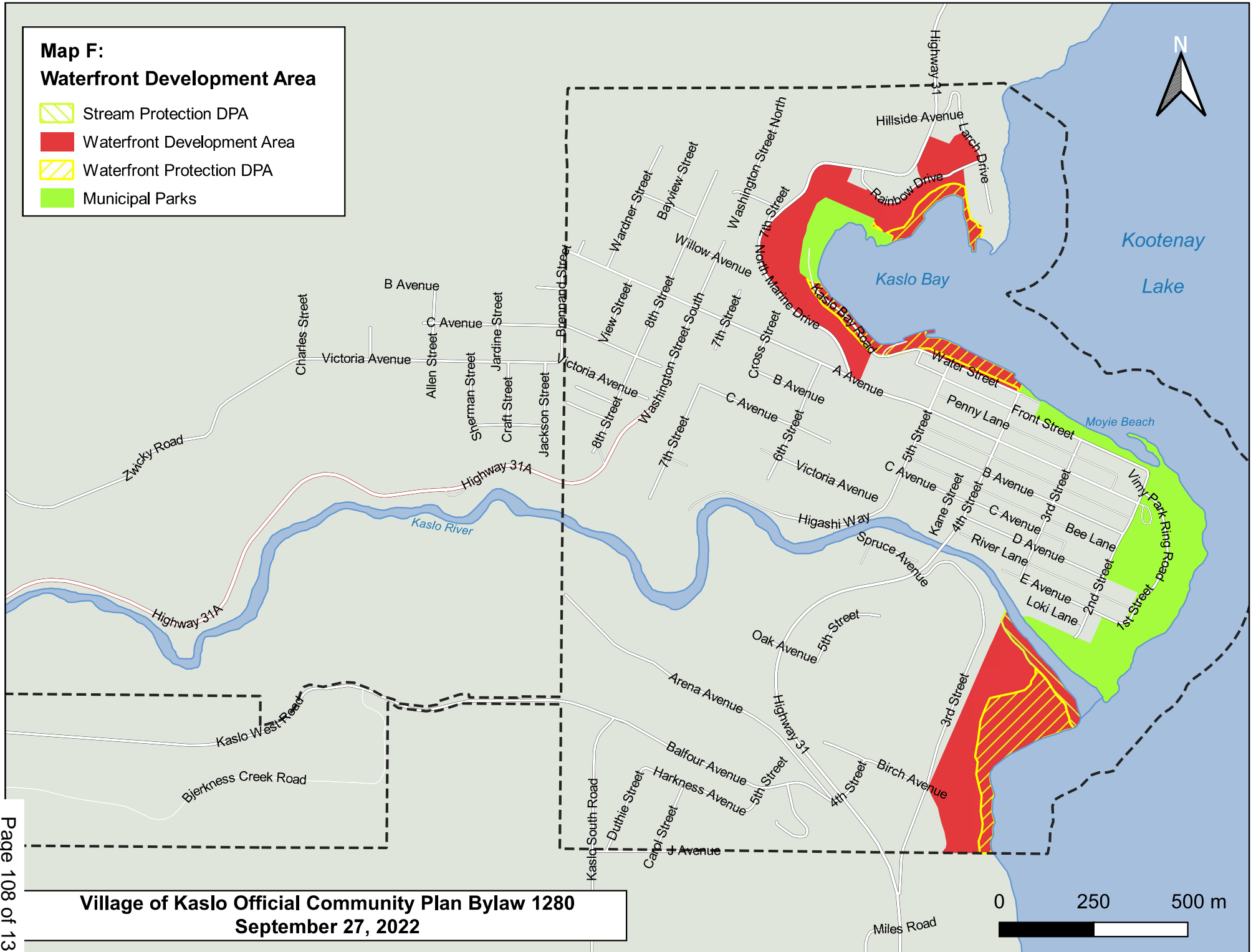
-  Lakefront Protection DPA
-  Stream Protection DPA
-  Heritage & Commercial Core DPA
-  Wildfire Protection DPA



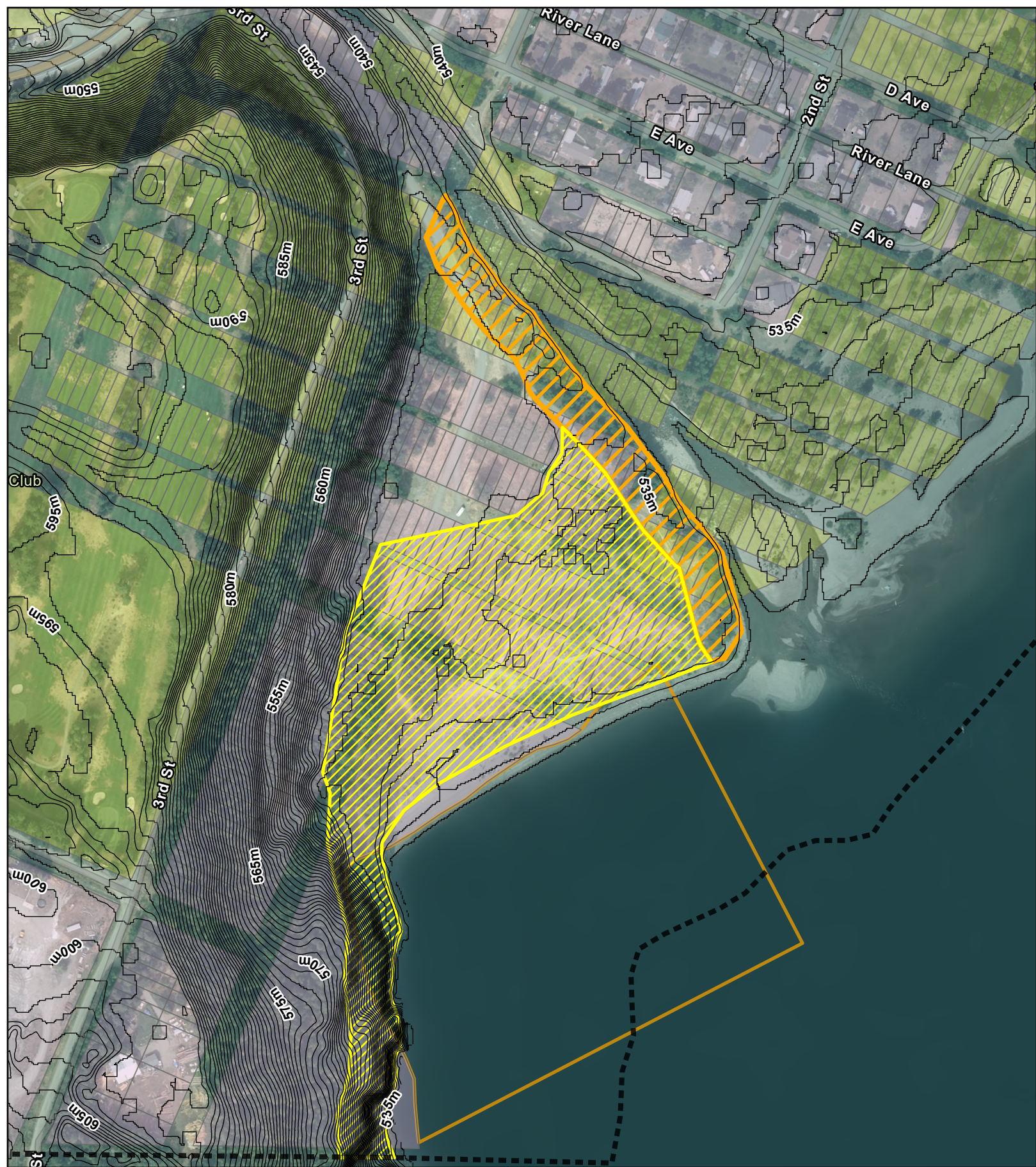
**Village of Kaslo Official Community Plan Bylaw 1280
September 27, 2022**

**Map F:
Waterfront Development Area**

-  Stream Protection DPA
-  Waterfront Development Area
-  Waterfront Protection DPA
-  Municipal Parks



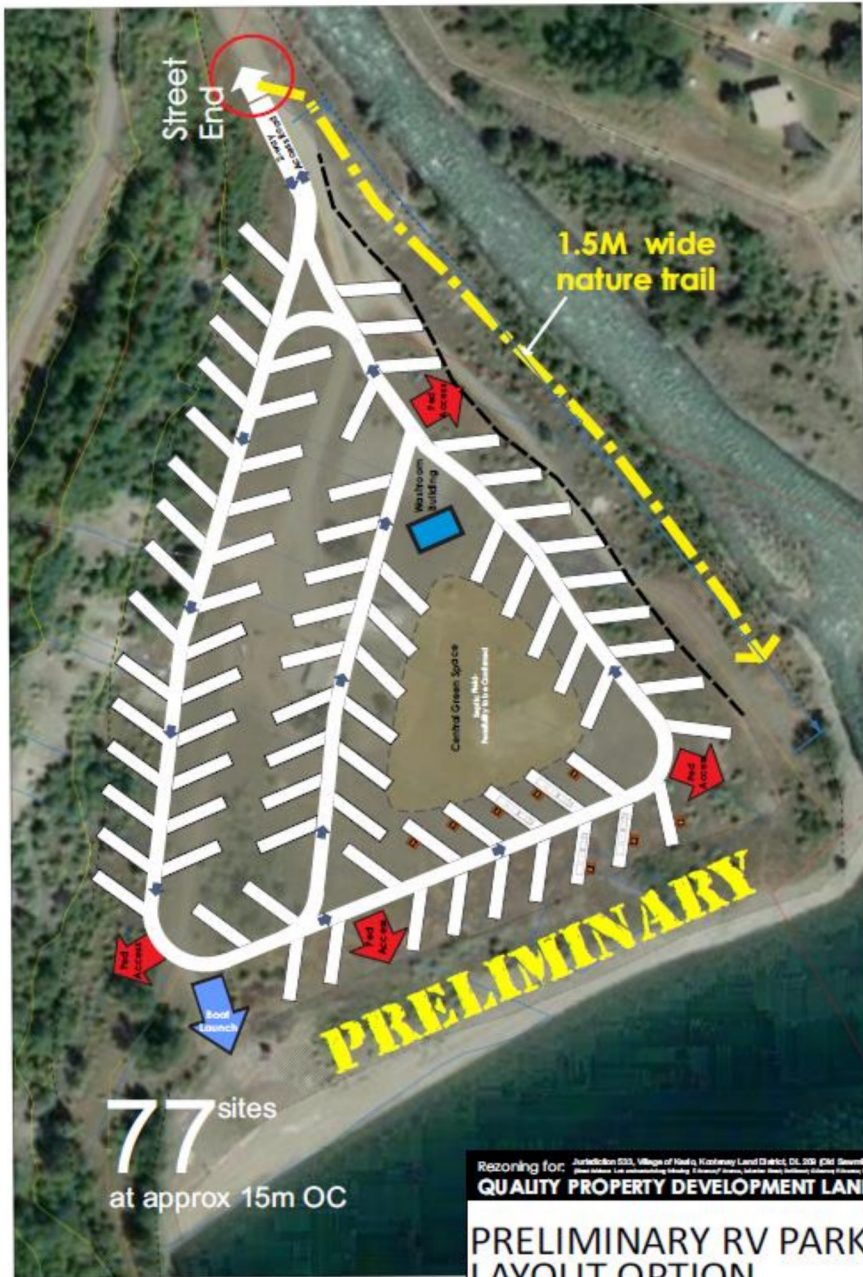
**Village of Kaslo Official Community Plan Bylaw 1280
September 27, 2022**



<ul style="list-style-type: none"> — 1m Contours --- Municipal Boundary 	<p>Development Permit Areas (georeferenced from Map F of OCP)</p> <ul style="list-style-type: none"> Streamside Protection DPA Waterfront DPA 	<p>ParcelMap BC Parcel Fabric</p> <p>Owner Type</p> <ul style="list-style-type: none"> Crown, Federal, Unknown Local Government Private
---	---	---

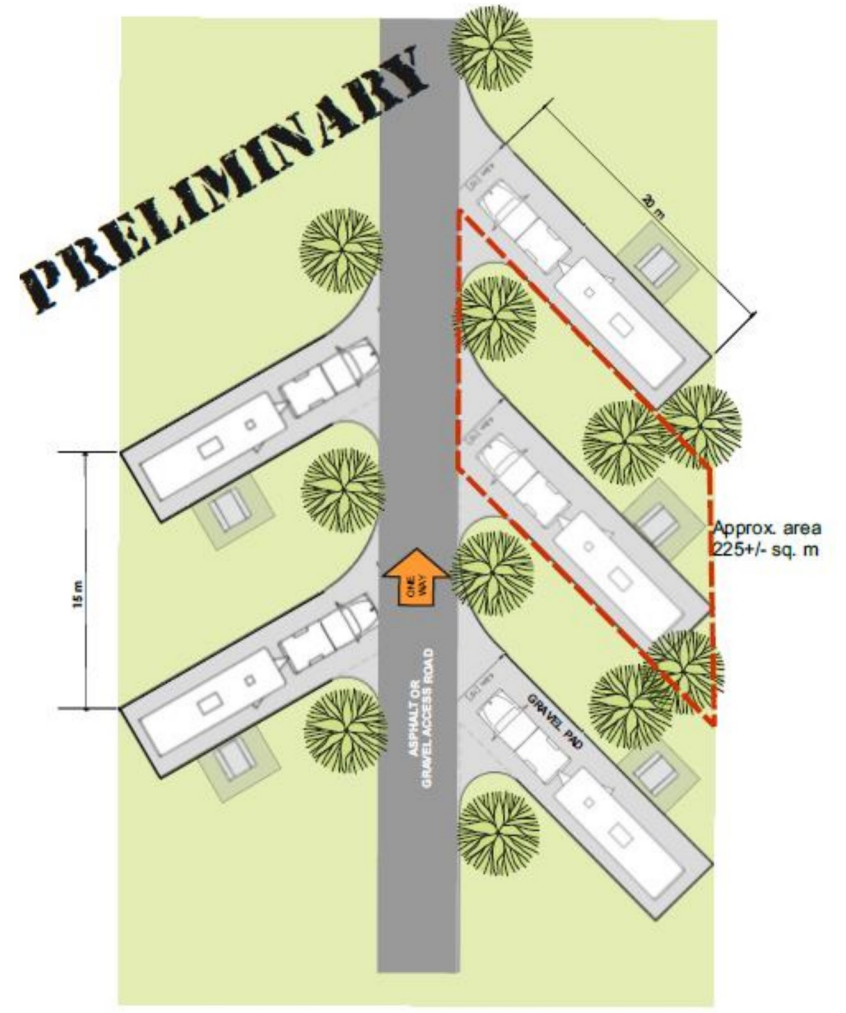
m

Page 109 of 139⁰



Rezoning for Jurisdiction 033, Village of Vaudry, Kootenay Land District, DL 509 (Site General Use)
 PRELIMINARY RV PARK LAYOUT OPTION

QUALITY PROPERTY ctq (City of Vancouver Ltd. Agent)



Typical 15.0m on centre

December 30, 2024
Village of Kaslo

Attention: Mayor Hewat, Councillors Bird, Brown, Lang, Leathwood

Re: South Beach Information Package

From the perspective of a resident who attended OCP Steering Committee (OCPSC) meetings, an information package has been prepared.

Our OCP review turned into a complete bylaw rewrite. Given the changes made to Lakefront Development Permit Areas and the creation of a new Waterfront Development Area, **public engagement was inadequate**. At the very least, **a legal opinion is in order** at this time.

Members of the OCPSC spent countless hours in meetings, reading numerous submissions and responding to correspondence. At no time should blame be laid for issues that arise from this information package.

For your consideration,

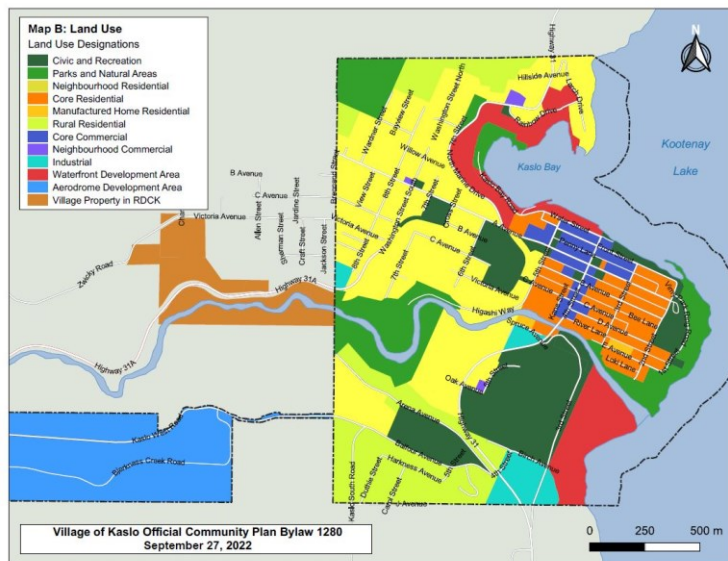
Anne Malik

cc: South Beach Working Group

Waterfront Development Area

Prior to the review *Official Community Plan Bylaw 1098, Schedule B Land Use* designated the South Beach property as a Comprehensive Development Area (CDA). The CDA Section 3.8 of *Land Use Bylaw 1130* permits “**low impact recreation.**”

At the first OCP review public meeting and open house in October 2021 a development application was mentioned as a land use planning issue. In April 2022, the OCPSC was updated. “A development application is pending for the “South Beach” lands, which will involve an amendment to the current OCP.” The **new Waterfront Development Area** section did not appear until August 2022 when the Final Draft OCP was made available. This is also the first time ‘RV Park’ is mentioned.



The Waterfront Development Area is depicted in red on this Land Use map. It is **not just the South Beach** property that is affected.

“As part of the development of an official community plan the local government must provide one or more opportunities for consultation with persons, organizations or authorities that will be affected.”¹

Kaslo Bay is a registered Historic Place. Was the Historical Society consulted on the effect a Waterfront Development Area adjacent to Kaslo Bay Park could have? During the OCP rewrite Kaslo had a very active Climate Action group. Were they consulted on the impact of an RV Park? Were other property owners consulted?

The section, *Waterfront Development Area* was a major change to our OCP. There are paragraphs in this section that appear to enable the South Beach proposal. Was the developer the only affected person consulted?

The South Beach proposal also includes a housing component. Was the Housing Society consulted for creative ideas such as Inclusionary Zoning?

“Inclusionary zoning is a new tool that allows local governments to require affordable housing as a component of new residential developments.”²

1. <https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/official-community-plans>
2. BC Ministry of Housing *Interim Guidance Inclusionary Zoning and Density Bonus* August 2024

South Beach Property

June 29, 2018 *Kaslo Lands Investment Attraction Program*

Prepared for the Village of Kaslo by CTQ Consultants Ltd

- Identifies two lots described as “Remnant Land of the old mill site south of the river”
- “Potential lies in the sale to private landowner located on south side of River”
- “Contamination issue to be confirmed”
- “Location in floodplain/high velocity flows limits use”
- “No significant value to Village/Not a priority for divestment/entertain purchase by adjacent private owner”
- “Kaslo contains many areas of small (25 ft) lots that were historically created through survey. The areas are mainly located in Lower Kaslo, parts of Upper Kaslo and south of the Kaslo River in the vicinity of the golf course and along the foreshore of Kootenay Lake (former sawmill site).”
- “Occasionally, circumstances arise where a local government may consider, or be asked to consider the rezoning of property that it intends to sell. While such a situation may not necessarily run afoul of the law, the best advice is to avoid it if possible.”

Prior to the 2022 OCP Review, *OCP Bylaw 1098 Schedule B: Land Use Map* identified the South Beach property as a Comprehensive Development Area (CDA).

February 28, 2022

- Partial Draft OCP presented to OCPSC
- Section 11 CDA appears in document
- Schedule B: Land Use Map identifies South Beach property as a CDA

April 21, 2022

- OCP Draft 2 presented to OCPSC
- Section 11 CDA still appears in document
- Schedule B: Land Use Map still identifies South Beach property as a CDA
- In a Power Point presentation it is stated: “A development application is pending for the “South Beach” lands, which will involve an amendment to the current OCP.”

August 5, 2022

- Final Draft OCP
- Section 11 *Waterfront Development Area* appears in document for the first time
- **First mention of RV Park** in the document
- *Schedule B: Land Use Map* now identifies South Beach property as a *Waterfront Development Area*

October 24, 2022

- One month after OCP Bylaw 1280 was enacted a rezoning application was considered
- “The Village also has land holdings through the area as road allowances from the original Village survey.”
During OCP consultation when was the public informed of this municipal property?
- “Since the proposed use is compatible with the OCP, a formal public hearing is not required.”
During the OCP process when did the public ever become fully engaged on this proposed use?

Passive Recreational Uses

Official Community Plan Bylaw 1280, 2022 Section 11.2 states this policy among others:

*“Limit development on a floodplain to **passive recreational uses**, which may include seasonal campgrounds/RV parks and require appropriate flood mitigation measures as determined by a qualified professional”*

Look up the definition of passive recreational uses. You will find a host of responses.

*“Passive Recreational Use enjoyment of the natural environment through non-intensive activities that is passive in nature and **cause minimal impact on the natural features** and functions of an area. Passive recreational uses include access trails, nature study, bird watching, outdoor education and associated facilities, but do not include recreational buildings, sports fields or golf courses.”*

*“Passive Recreation means low-impact, **non-motorized outdoor recreational activities** that do not require developed facilities and can be accommodated **without change to the area, topography,** or resources. Activities include, but are not limited to, walking, hiking, skiing, and non-organized transient activities.”*

*“Passive Recreation means **non-motorized outdoor recreational activities** such as nature observation, hiking, biking, and canoeing that require minimal facilities or development and have minimal environmental impact on natural resources.”*

*“Passive Recreation means recreational uses that involve **minimal alteration to vegetation and topography.**”*

Stewart McDannold Stuart is a firm devoted to providing legal services to local governments in British Columbia. An article *“The OCP Trump Card”* is posted on their website and quoted below.

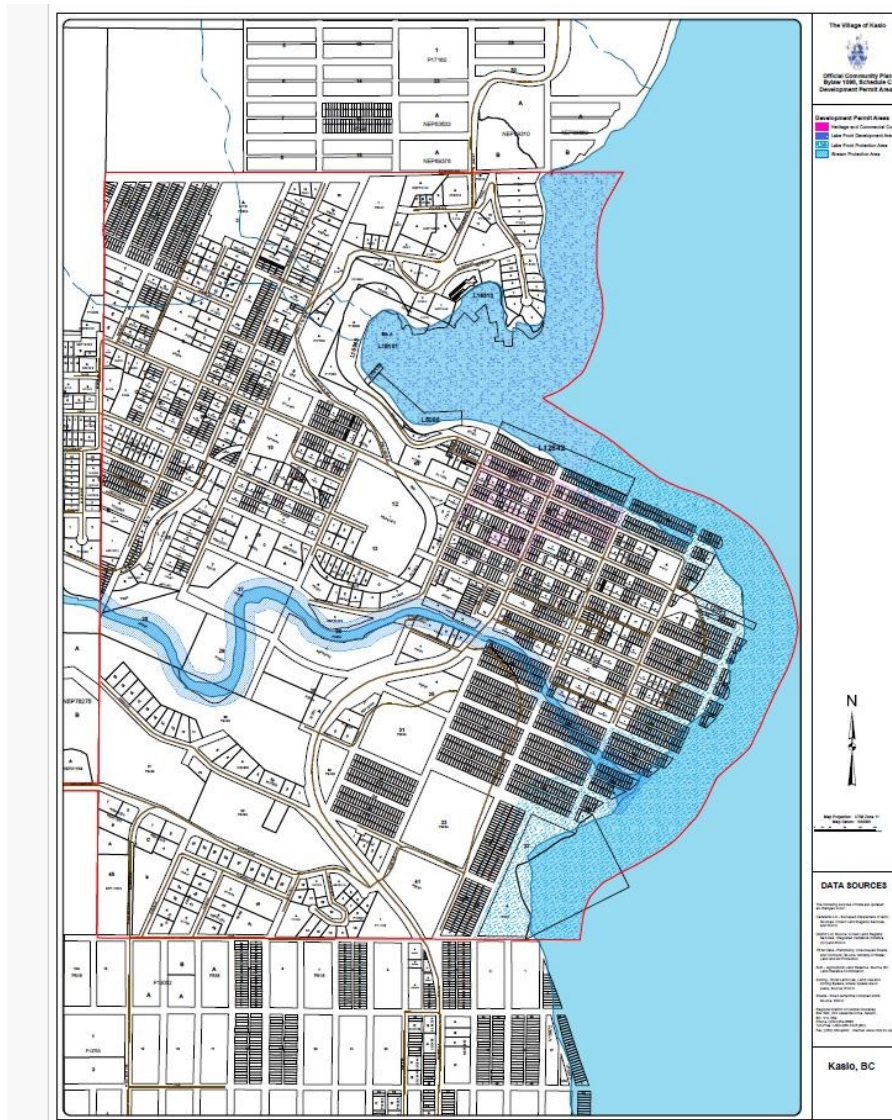
“It is essential that local governments, which have created development permit areas in their OCP pursuant to the Local Government Act, take care to issue and decline development permits according to the guidelines they have enacted in their OCP.”

The Staff Report dated December 17, 2024 Subsection 16.4 Lakefront Protection states:

*“The guidelines for development within the lakefront protection area state that it shall be limited to **passive recreational amenities**, such as walking and multi-use trails, natural parks areas, non-motorized pleasure craft launches, and park benches. This means **the developer is not permitted to construct its RV Park or a ‘motorized’ boat launch within the DPA.**”*

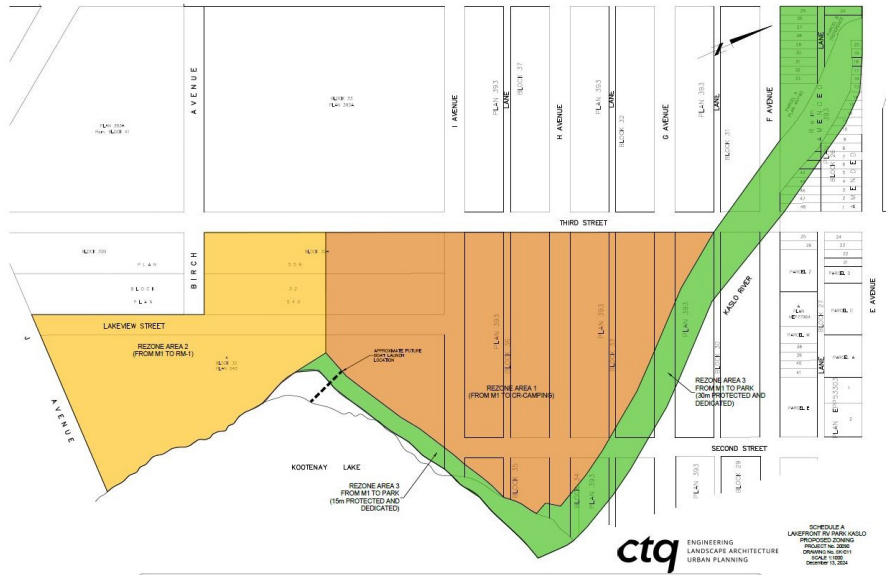
This statement was challenged by the proponent’s representative at Council’s Special Meeting on December 17, 2024. Council must take care to issue and decline development permits in the Lakefront Protection DPA according to all nine of the guidelines enacted in our OCP. **A legal opinion is in order.**

Schedule C: Development Permit Areas Map



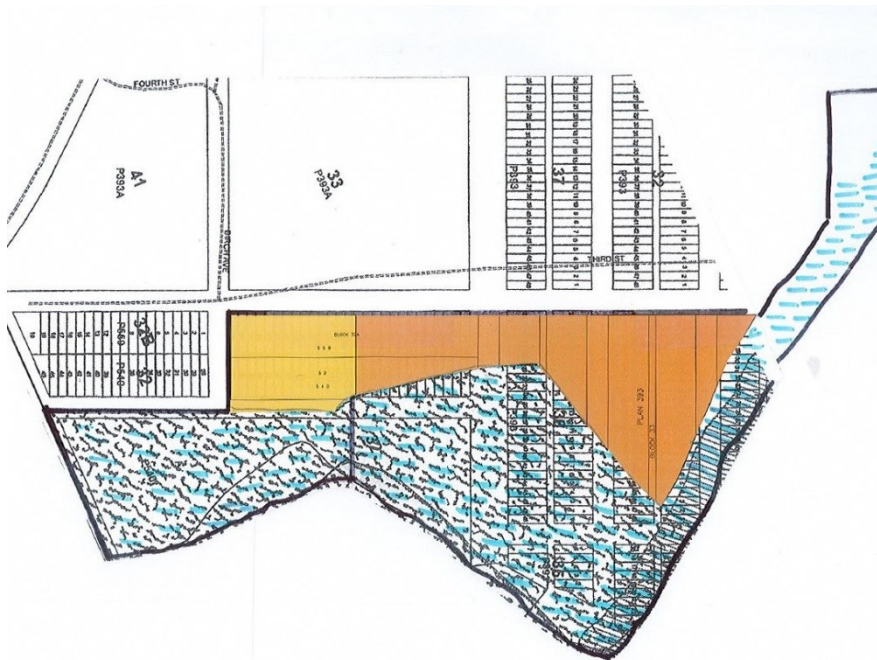
OCP Bylaw 1098, Schedule C provides the most accurate mapping of the Lakefront Development Permit Areas (DPA) and Stream Protection DPA. This is the original OCP DPA map. There were two (2) Lakefront Development Permit Areas: Lakefront Protection and Lakefront. At no time since has it been entertained to change the area of the Lakefront Protection DPA with one exception.

December 11, 2019 correspondence to Council suggested that Schedule C DPA be amended such that the village property on which the Wastewater Treatment Plant is currently situated be removed from the Lakefront Protection DPA. At the November 30, 2021 Liquid Waste Monitoring Committee meeting it was moved and carried that the Waterfront Development Permit Area be amended as part of the OCP review to exclude the existing sewer treatment plant and lands required for expansion. Council subsequently adopted this recommendation and the map was revised.

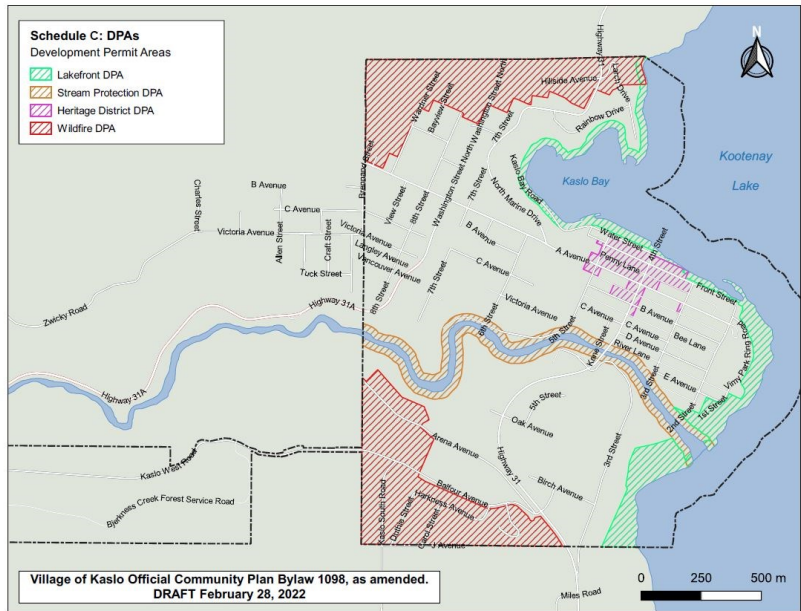


When *OCP Bylaw 1098, Schedule C* is overlaid on the CTQ Park & Camping Zones Map it is clearly evident that a very large portion of the South Beach property lies within the Lakefront Protection and Stream DPA's.

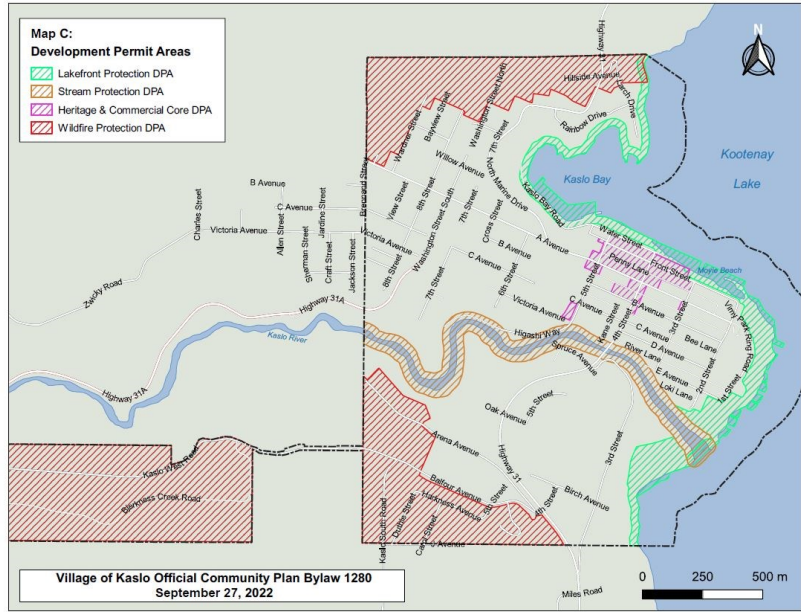
Schedule C: 2018 Bylaw 1098 overlaid on CTQ Park & Camping Zones Map



Schedule C: VOK Official Community Plan Bylaw 1098 DRAFT February 28, 2022



Schedule C: VOK Official Community Plan Bylaw 1280 September 27, 2022



During the OCP review, Schedule C undertook a major change in format. From February 28, 2022 to September 27, 2022 the “hatched area” depicting the Lakefront Protection DPA within the South Beach property also changed. The **original Bylaw 1098 Schedule C** is the only reference from which a surveyor could stake out the Lakefront Protection DPA on the South Beach property.



The CTQ map on page 32 of the QP proposal and the Preliminary RV Park Layout Option map (rotated below) also depict the extent of encroachment into the Lakefront Protection DPA.



Kootenay Lake Partnership (KLP)

December 11, 2019

Correspondence to Council: OCP Bylaw 1098 Review - Lakefront Protection Area

- Asks “that Village Council consult KLP members and engage them in the review of OCP Bylaw 1098 Sections 4.2 Development Permit Areas and 4.2.2 Lakefront Protection Development Permit Area.”

September 15, 2020

VOK Council Meeting

- The intention was set “to integrate a new lakefront development permit regulation into our OCP that is consistent with the KLP Shoreline Guidance Document” and to collaborate with RDCK planning staff.
- Costs for the Kootenay Lake Planning Development Permit Area project were approved.

October 17, 2021

Correspondence to Council: Lakefront Development Permit Areas

- Follow-up on the deliverables for the RDCK project
- When would community consultation in the form of a values identification workshop for Kaslo residents and the general public be held?

November 23, 2021

OCPSC Agenda Package OCP Notes

- Discussion pertaining to the RDCK Kootenay Lake Planning Development Permit Area process

December 6, 2021

OCP Notes in January 17th Agenda & Package

- Discussion on Kootenay Lake Development Approval Plan Public Engagement
- Learn that the **Values workshop for Kaslo residents and general public would not be held**

January 5, 2022

Correspondence to OCPSC: Lakefront Development Permit Areas – Kootenay Lake Partnership

- Suggests a hybrid approach while RDCK proceeds with its project
- Suggests amendment to the OCP DPA definition of “development” such that it be consistent with the KLP document
- Suggests establishment of a notwithstanding clause for public lands within our two Lakefront DPA’s

January 17, 2022

Delegation presentation at OCPSC meeting

- A presentation to provide a basic understanding of the KLP Shoreline Guidance Document
- The installation of a buoy at Moyie Beach was used to illustrate the process

OCP Lakefront Protection Development Permit Area

Ever since Kaslo's first OCP in 2010, a large portion of the South Beach property lay within the Lakefront Protection and Stream DPA's.

Prior to its rewrite, Kaslo's Official Community Plan included **two Lakefront Development Permit Areas;** Lakefront Protection and Lakefront.

October 2021

- At the public meeting and open house mention is made that consideration is being given to the creation of one Lakefront DPA.

February 28, 2022

- Partial Draft OCP presented to OCPSC
- The Lakefront Development Permit Area has been struck from the document
- It is noted that "THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW"

April 21, 2022

- Second Draft OCP presented to OCPSC
- It is noted that "THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW"
- PowerPoint presentation on the proposed development permit areas and guidelines
- Only Heritage Commercial Core and Wildfire DPA's presented

August 5, 2022

- Final Draft OCP
- Section 16 Lakefront Protection DPA appears in the document for the first time

August 8, 2022

- Gmail correspondence suggests regulated development activities include all *KLP Shoreline Guidance* common development activities in Section 16.4.2.

September 27, 2022

- Final OCP includes all KLP Shoreline Guidance regulated development activities
- The section in the Final OCP that suggests passive recreational uses may include RV parks is in total contradiction with the spirit of KLP which strives to protect important values.

Community Values

Our OCP has incorporated the values Kaslo residents cherish in regard to Kootenay Lake and Kaslo River for more than a decade. Fourteen years ago there was tremendous engagement with the public as Kaslo's first Official Community Plan was debated in the community.

2010 Kaslo's very first Official Community Plan included two Lakefront Development Permit Areas:

*"The **Lakefront Protection DP Area** is designated to protect the natural beauty of Kootenay Lake's shoreline and protect the area as a natural resource and as a water source for many users."*

*"The **Lakefront DP Area** currently accommodates tourism and commercial activities. The intent of the development permit designation is to ensure that tourism activities are developed in keeping with the existing character of the village and do not negatively impact the high quality functioning of the lake front, lake, and foreshore ecosystems."*

The same sentiments were forthcoming when the public was involved in shaping A Sustainability Strategy for the village in 2014.

June 2014 *A Sustainability Strategy for the Village of Kaslo*
Prepared by Fraser Basin Council, Smart Planning for Communities

*"Continue the community's legacy of being stewards of the natural environment."
"Protect the riparian zone, and assure pedestrian access to beaches and shoreline."
"Participate in the Kootenay Lake Management Partnership."*

April 2015
Kaslo's OCP Lakefront Protection DPA policies and guidelines were used as examples in the Columbia Basin Trust document: *Official Community Plan Policies Supporting Climate Resilience*
A Resource Guide for Communities in the Canadian Columbia Basin

June 29, 2018 *Kaslo Lands Investment Attraction Program*
Prepared by CTQ Consultants Ltd

*"Parks and waterfront areas warrant special attention before even considering divestment."
"Lakefront locations and parks may be considered sacrosanct and therefore **warrant protection as public assets.**"*

October to November 2021
A survey was launched online, along with paper copies available at the Kaslo Library and Village Hall.

Natural beauty was the single largest response to the OCP Survey Question "What do you value most about Kaslo today that you think should be supported in the Official Community Plan?"

Our OCP review turned into a complete bylaw rewrite. Given the changes made to Lakefront Development Permit Areas and the creation of a new Waterfront Development Area, **public engagement was inadequate.**

Boat Launch

December 11, 2019

- Correspondence to Council proposes that Lakefront Protection DPA Guideline 3 be amended to eliminate motorized boat launch areas and ramps within the OCP Lakefront Protection DPA and to replace “boat” with “non-motorized watercraft.”
- Rationale for this suggestion was based on the fact that the OCP Lakefront Protection DPA Guideline 3 accommodated an informal motorized boat launch area behind the Waste Water Treatment Plant which has been decommissioned.
- At this time, there were two (2) Lakefront DPA’s in the OCP: Lakefront Protection and Lakefront

October 2021

- At the OCP Review ‘kickoff’ public meeting and open house, mention is made that consideration is being given to the creation of one Lakefront DPA

February 28, 2022

- Partial Draft OCP presented to OCPSC
- The Lakefront DPA has been struck from the document
- It is noted that “THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW”

April 21, 2022

- Second Draft OCP presented to OCPSC
- It is noted that “THE LAKEFRONT PROTECTION AND LAKEFRONT DP REQUIREMENTS ARE UNDER REVIEW”

August 5, 2022

- Section 16 Lakefront Protection DPA appears in the document for the first time and includes:
- 16.4.3.3 Areas for a motorized and non-motorized boat launch area are permitted if boat launch ramps are located on stable, non-erosional banks, but no motorized boat launch shall be permitted east and south of Moyie Beach to the mouth of Kaslo River.
- 16.4.3.4 Development in the DPA, from Moyie Beach, east and south to beyond the mouth of Kaslo River except for the Logger Sports ground, shall be limited to passive recreational amenities, such as walking and multi-use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.

October 10, 2023

- QP proposal included in Council Meeting Agenda Package states: “Access to waterfront (includes small boat launch)”

December 14, 2023

- Reported in The Valley Voice: “The proposed boat launch would also be for public use, not limited to just users of the RV Park.”
- QP Preliminary RV Park Layout Option does not provide for any public parking adjacent to the proposed boat launch nor does it comply with guidelines above.

Towards Reconciliation

Section 19.2 of the Village of Kaslo OCP dated September 27, 2022 includes the objective:

*“To establish and build relationships with area indigenous communities so that meaningful consultation and **engagement on land use, environmental protection and stewardship**, shared values, and municipal boundary expansion can begin.”*

At least two sites within the municipality of Kaslo adjacent to Kootenay Lake are included on the Provincial Heritage Register as archaeology sites. Both sites hold notable cultural and spiritual value because First Nations visited this place before European settlement began. The Borden Grid numbers DIQf-27 and DIQf-36 have been assigned.¹

“It is uncertain if a long-term indigenous settlement was established at Kaslo but we know indigenous peoples travelled through the mountain pass and along Kootenay Lake, camped, and hunted here for centuries as evidenced by the pictographs near Powder Creek, on the promontory directly across the water from Kaslo.”²

“The rock paintings at Kootenay Lake, which are all above the high-water mark, were unlikely to have marked camp areas of the Kootenay Indians. These pictograph sites are located on rocky terrain which has revealed, with one possible exception, no artifacts or smoke/soot deposits. It was suggested as part of the survey strategy that many Lower Kootenay pictographs, whose function appeared to be closely connected to the important subsistence rituals of the Kootenay, were associated with and situated **near creeks, lagoons, and narrows where beach camps of the communal hunting-fishing expeditions were established.**”³

May through June, locals have fished at the mouth of the Kaslo River for decades. Lake temperatures are warming, insects are hatching and Dolly Varden trout are feeding. It doesn't take much to imagine that Indigenous Peoples fished here first and possibly camped on South Beach.

1. Kaslo Bay and a private property, respectively
2. Village of Kaslo Official Community Plan 2022.09.27
3. Archaeology Society of British Columbia, The Midden, Vol. X, No. 5 December 1978



The Village of Kaslo Official Community Plan Bylaw 1280, 2022 states:

“Remember that we are the caretakers of the land during our brief time here in the earth’s history and our decisions today affect the generations to come.”




































It is time to walk the talk.

Supporting Documents and References

All documents that are referred to or support a statement in this information package are listed below in the order in which the reference appears; many of which, the Village would have. An electronic copy of any document below can be made available upon request.

1. 2022.09.22 Castlegar News
2. 2022.04.21 PP slide re amendment
3. 2022.08.05 OCP Final Draft
4. 2022.09.27 OCP
5. Kaslo Bay – Kaslo September 2011 CHR records
6. Artifact find halts Kootenay Lake boat launch build CBC News
7. 2024, August BC Ministry of Housing *Interim Guidance Inclusionary Zoning and Density Bonus*
8. 2018.06.29 Kaslo Lands Report
9. 2022.02.28 Partial Draft OCP
10. 2022.04.10 OCP Draft 2 with Schedules
11. 2022.10.24 Rezoning application at COW
12. The OCP Trump Card: By Appeasing Popular Opinion Council Oversteps its Jurisdiction
13. 2024.12.17 Special Meeting of Council Agenda Package
14. 2018 Schedule C DPA
15. 2019.12.11 OCP Correspondence to Council
16. 2023.04.17 LWMC Agenda & Package
17. 2018 Bylaw 1098 Schedule C snipped & scaled
18. 2020.09.15 KLP reference in 2022.01.05 Lakefront DPA's correspondence
19. 2021.10.17 Values Workshop
20. 2021.11.23 Agenda Package OCP Notes
21. 2021.12.06 OCP Notes in January 17th Agenda & Package
22. 2022.01.05 Lakefront DPA's - KLP
23. 2022.01.17 OCPSC – Delegation re KLP Shoreline Guidance Document
24. 2022.04.21 Kaslo OCP Update Process
25. 2022.08.08 Gmail – OCP – Regulated Development
26. 2014, June Sustainability Strategy for Kaslo FINAL
27. 2015, April Columbia Basin Trust OCP Policies Supporting Climate Resilience
28. 2023.10.10 QP proposal in Council Agenda package
29. 2023.12. 14 The Valley Voice
30. 1978, December The Midden, Archaeology Society of British Columbia, Vol. X, No. 5

Supporting Documents and References

 1. 2022.09.22 Castlegar News.pdf Adobe Acrobat Document 207 KB	 2. 2022.04.21 PP Slide re amendment.JPG JPEG image	 3. 2022-08-05 OCP Final Draft.pdf Adobe Acrobat Document 30.7 MB	 4. 2022-09-27 OCP.pdf Adobe Acrobat Document 28.9 MB
 4a. 2022.09.27 Map BJPG JPEG image 162 KB	 5. Kaslo Bay - Kaslo September 2011 CHR records.pdf Adobe Acrobat Document	 6. Artifact find halts Kootenay Lake boat launch build _ CBC News.pdf Adobe Acrobat Document	 7. 2024, August BC Ministry of Housing.pdf Adobe Acrobat Document
 8. 2018-06-29 Kaslo Lands Report Public Version- 17.pdf Adobe Acrobat Document	 8a. 2018-09-04 Kaslo Lands Report Public Version- 17.pdf Adobe Acrobat Document	 9. 2022-02-28 Partial Draft OCP.pdf Adobe Acrobat Document 14.8 MB	 10. 2022-04-10 OCP Draft 2 with Schedules.pdf Adobe Acrobat Document
 11. 2022.10.24 Rezoning application.pdf Adobe Acrobat Document	 12. The OCP Trump Card_ By Appeasing Popular Opinion Coun... Adobe Acrobat Document	 13. 2024-12-17 Special Meeting of Council Agenda Package.pdf Adobe Acrobat Document	 14. 2018 Schedule C DPA.pdf Adobe Acrobat Document 832 KB
 15. 2019.12.11 OCP Correspondence to Council.pdf Adobe Acrobat Document	 16. 2023.04.17 LWMC Agenda & Package.pdf Adobe Acrobat Document	 17. 2018 Bylaw 1098 Schedule C snipped and scaled at 66.7%.JPG JPEG image	 18. 2022-01-05 Lakefront DPA's - KLP.pdf Adobe Acrobat Document
 19. 2021-10-17 Values Workshop.pdf Adobe Acrobat Document	 20. 2021-11-23 Agenda Package OCP Notes.pdf Adobe Acrobat Document	 21. 2021-12-06 OCP Notes in January 17th Agenda & Package.p... Adobe Acrobat Document	 22. 2022.01.05 Lakefront DPA's - KLP.pdf Adobe Acrobat Document
 23. 2022-01-17 OCPSC – Delegation re KLP Shoreline Guid... Adobe Acrobat Document	 24. 2022-04-21 Kaslo OCP Update Process.pdf Adobe Acrobat Document	 24a. 2022-04-21 Minutes in 2022.08.08 OCPSC Agenda.pdf Adobe Acrobat Document	 25. 2022-08-08 Gmail - OCP - Regulated Development.pdf Adobe Acrobat Document
 25a. 2022.08.08 Draft regulated development activities.JPG JPEG image	 25b. 2022.09.27 Final regulated development activities.JPG JPEG image	 26. 2014, June Sustainability Strategy for Kaslo FINAL.pdf Adobe Acrobat Document	 27. 2015, April CBT OCP Policies supporting climate resilience.pdf Adobe Acrobat Document
 28. 2023-10-10 QP proposal in Council Agenda package.pdf Adobe Acrobat Document	 29. 2023-12-14 Valley Voice.pdf Adobe Acrobat Document 345 KB	 30. 1978, December The Midden.pdf Adobe Acrobat Document	

January 6, 2025

From Bill Wells,

[REDACTED], Kaslo

Greetings and Happy New Year Mayor Hewat and Councillors in the Committee of the Whole, and VOK Staff,

Thank you for this opportunity.

As I said in the question period of the December 17th COW meeting: **There is an on-going flood hazard in Kaslo.** I will use this opportunity to reiterate and expand on my concerns about this South Beach development, but also about other aspects of Kaslo's situation of occupying an active landscape.

In these comments I am expressing my views on the probabilities of the **worst case scenarios** unfolding. As a terrain analyst and student of geology, I tend to look at things in a longer time frame than many people do. That was my job when I was mapping terrain and assessing risk around here for over 30 years.

From the OCP of 2022:

“Addressing climate change requires local actions on two fronts...

*“...The second is to address the impacts and disaster risks of a changing climate on the community, the environment, and infrastructure – **frequent changing of weather, increased temperatures, drought conditions, lower snowpacks, wildfires, increased rainfall, flooding, and land hazards such as land erosion and land slides**”*

Widely and well documented changes in the global climate are causing weirdness

in the behaviour of weather in locales everywhere. The expectation of extreme weather events must be included in considerations for civic planning. **The frequency** of these events will continue to **be predictably *unpredictable***, and they are measurably **more frequent** than in times past.

The natural flood hazards that exist in the Kootenay Lake and Kaslo River valleys create risks for new developments as well as for some existing residential areas. **Floods from the river may be relatively sudden, while flooding from high lake levels is likely to occur over several days.** It may happen that river flooding events occur at periods of rising lake levels. But the two sources actually are independent of each other.

The South Beach developer's consultant notes the **flood recurrence cycle on the river** has been determined to be **1 in 200** years. A catastrophic flood here was in 1893. 130 years ago. After that, the first levee was installed in order to control and direct the river flow toward the south. There have been many other surges and floods since then. They have been more frequent in recent years.

Winter of **1948** there was severe lake flooding in **lower Kaslo** and around the whole lake.

Macdonald Creek blew out in **2002** and sent debris through properties, over the highway and into Kaslo Bay.

June, 2012 was a close call with a Kaslo River surge and high lake level. In the A photo from **1967(?)** shows flooding of **the sawmill site** from a high lake level on **South Beach**.

In **2012** there was a landslide in **Johnson's Landing** that killed 4 people,

displaced others, and destroyed houses and properties. That has been determined to be a **once in 1000 year event**. Up to 5 times normal rainfall fell at that time! In **2013 another once in a 1000 year** storm caused course-changing flooding in **Fry Creek** and record high surges in the **Kaslo River**. **Schroeder Creek** was blocked at its culvert under Highway 31, diverted down the road and washed out the Camp Ground. Other flooding caused expensive damage all around the shores of Kootenay Lake. The same event caused the **Bow River** to overflow its banks and flood parts of Calgary. (See the graphic below).

Those **two once in a 1000 year high precipitation events occurred in two consecutive years**. In both, there were many times the “normal” expectations. In light of already occurring changed weather behaviour caused by a warming climate (particularly, warming oceans), the **probability of extreme** flood causing events **has increased**. The traditional concepts of periodicity of flooding events here are now more useful as histories of previous events rather than as predictors.

The Kaslo River is a steep mountain stream with a large catchment area that includes Kemp and Keen creeks and numerous other tributaries between Bear Lake and Kootenay Lake. Kaslo River, upstream of the project site, has a watershed area reported as 449 km², a maximum and minimum elevation of 2790 m and 532 m respectively [actually, <530 m - B.Wells], and an average channel gradient of 1.9% through the Village of Kaslo (BGC Engineering Inc., 2020). The average gradient of the full length of the river is ~4%.

The actual surface area of the drainage is complex and steep; it is much larger than a flat 450km² (~20km x 20km) area. Over post glacial history, sizable lakes have

formed by blockages caused by a variety of failure events, such as ice and snow, landslides, and debris dams. When the pressure and action of the river water erodes through a blockage, surges may be sudden, carrying whatever load that speed and volume can carry.

As you already know, most of Kaslo is situated on a river delta and alluvial fans that have been deposited over the time since the last glacial ice melted away thousands of years ago. The area has been built by repeated flooding and deposition from the river and nearby creeks. There have been many, many floods. There will be more of these flooding events as long as there are steep mountain sides lining the river and enough precipitation. Gravity will prevail, no matter how strong the engineering.

Flooding events occur from rising lake levels on Kootenay Lake

Floods from the lake will be from the combined flows of all of its tributaries around it. Thus, events that occur elsewhere on the lake can influence levels here. The impacts can be serious.

There have been 11 times since 1974 when Kootenay Lake rose above 534m (1751.5ft)

1974, 1996, 1997, 1999, 2002, 2007, 2011, 2012, 2017, 2018, 2020, 2022.

Between early **June and mid September, 2024**, the lake level ranged from **~532m** (1745.6ft) to **531m** (1742ft) above sea level (asl). As of early January, 2025, it is 531.5m (1743.3 ft) trending down. According to QP's consultant, (and to BC Hydro) the average lake level elevation between April and July is to be considered as “the lake level”. I challenge that assumption because the variation between April and July, 2024, is significant: 530.1m (1739.2 ft) and 532.6m

(1745.6 ft). In my opinion, and the Cautionary Principle, persuade me that a higher elevation is appropriate. The Village of Kaslo has elected 535m asl as its critical level in the Kootenay Lake Flooding study (cited below). Why not use that elevation in considering this proposal? If not 535m, then why not 534m (1752ft) at which level damage does occur?

This table shows the potential for impacts at critical lake elevation levels.

Lake Flooding Scenarios:

<p>1. 534.0 m (1752 ft) This will start causing damage. It is the minimum flood scenario considered by BC Hydro. Corresponds with peak reservoir levels numerous times in the records, but lately, during 2018.</p>
<p>2. 534.9 m (1755 ft) This causes damage. An intermediate BC Hydro flood scenario between minimum and maximum flood scenarios; and 0.4 m above the approximate peak recorded reservoir level since commissioning of the Libby Dam. (recorded by Fortis BC on July 4, 2012 at Queens Bay, and very nearly this level in 2011, 2018, and 2022).</p>
<p>3. 535.8 m (1758 ft) This causes more damage. The next level intermediate BC Hydro flood scenario between minimum and maximum flood scenarios.</p>
<p>4. 536.5 m (1760 ft) Some disasters will occur. Maximum flood scenario considered by BC Hydro and the RDCK Kootenay Lake reservoir Flood Construction Level, below which basements are prohibited (RDCK, 2009). <i>NB In this scenario, all of South Beach Development Permit Area is flooded.</i></p>

Lake flooding scenarios considered in this analysis. (after Table 3-1, Kootenay Lake flooding: Kootenay Lake Flood Impact Analysis. BGC Engineering Inc., June 2020)

In reading the material presented by QP, and in the proposed amendment to the OCP to change zoning in the South Beach area to a commercial area, I noted that there is an assumption stating that the highest and best use for this area is an RV park.

I strongly challenge such an assumption and proposition. Except in circumstances

much different than these, **the highest and best use for a beach subject to repeated flooding is to be a beach!** Construction and installation of permanent structures, especially sewer facilities, in a place **where repeated flooding from high water levels** is assured by numerous studies and professional assessments, and is **acknowledged by the proponent to be an on-going hazard** is baffling to me. And it is a formula for a mess!

Do Councillors believe such an installation is the highest and best use for this site?

Identifying civic risks

What parts of Kaslo are at Risk¹?

- The flood hazard from **both the river and the lake** increases as extreme weather events become more probable.
- The closer to the River's banks and its old channels the higher the potential severity or consequence of a surging flood of the river through the Village.

Hazards within the VOK

Further to assessing hazards within the Village in the last month, I have identified **three potential avulsion² points** on the river's north bank along the reach between Unity Bridge and the Highway 31 Bridge that in my opinion are at **increased risk** since the new Highway Bridge was installed.

¹. Risk is the term used to describe the level of probability of a consequence or an impact occurring from any particular hazard. It is what insurers and developers may be most concerned with.

². Avulsions are common in river deltas, where sediment deposits where a river enters a lake or ocean and channel gradients are typically very small. This process is also known as delta switching – Wikipedia.

I have written to VOK staff asking if they are aware if anyone has undertaken an “As- Built” Risk Assessment of the new bridge. It would be advisable for such an assessment to be timed for May, June or early July. In my opinion there are some slight modifications that would mitigate these hazards.

In my opinion, it is unlikely that the river would divert to the south bank between the Unity Bridge and 3rd Street because of the direction of the river, the natural lay of the land, underlying geology, and the constructed land forms.

Downstream of the new highway bridge stream-side **dikes and mounds** have been emplaced to **reduce the risk** of damage from a surging river event severe enough to flood the South Beach. However, **they do not eliminate the hazard**, and there will eventually be a surge in the river which will test these structures. A likely avulsion area is at 3rd Street on the south bank where there is new rock breastwork. From this area, the **hazard of flooding from the river is high**, the consequences of it depend on the value of what is flooded.

If there is no or **little development** in the area, the consequence of a flood is actually natural and recurrent, so the **risk is low**. With **sewerage facilities** and permanent or even semi-permanent pads and electrical services **for 50 to 77 RV pads, the consequences will be high, and thus the risk is high** due not only to financial investment, but also due to the clean-up costs and intangible environmental impacts.

In my opinion the natural function of riparian and beach areas are a high value, and if that value is an important one for Councillors, the risks to these areas should be considered to be high as well.

While the **risks from development near the River's riparian zone are debatable depending on values** of the observer, **high lake levels are the main hazard to be addressed** for developments **in the Development Permit Area** of the property.

In my opinion, **the highest and best use of riparian and beach areas are their natural functions**. An RV park in proximity to these may be a use, but not the highest nor the best. This is because **it is predictable** that there will be **disruptions and clean up** of unnatural materials and debris during and after the events, even if the actual RVs have been evacuated.

Approval of this proposed amendment as it is would seem to me to be in opposition to and **dismissive of the original intent** of our OCP that was 10 years in the making and had much community support by the time it was completed.

A final point: An interested observer of this situation has pointed out to me that if this RV park is allowed, it precludes the possibility of using this beach for construction of large craft, like ferries. This beach is one of very few sites for such work anywhere on Kootenay Lake. Only in Nelson and possibly in Sunshine Bay on the West Arm of the lake is there a beach of this size that is accessible for temporary construction projects that may be vital to future transportation requirements. The site has been used for this purpose in recent years.

Yours Truly,

Bill Wells, Kaslo, BC

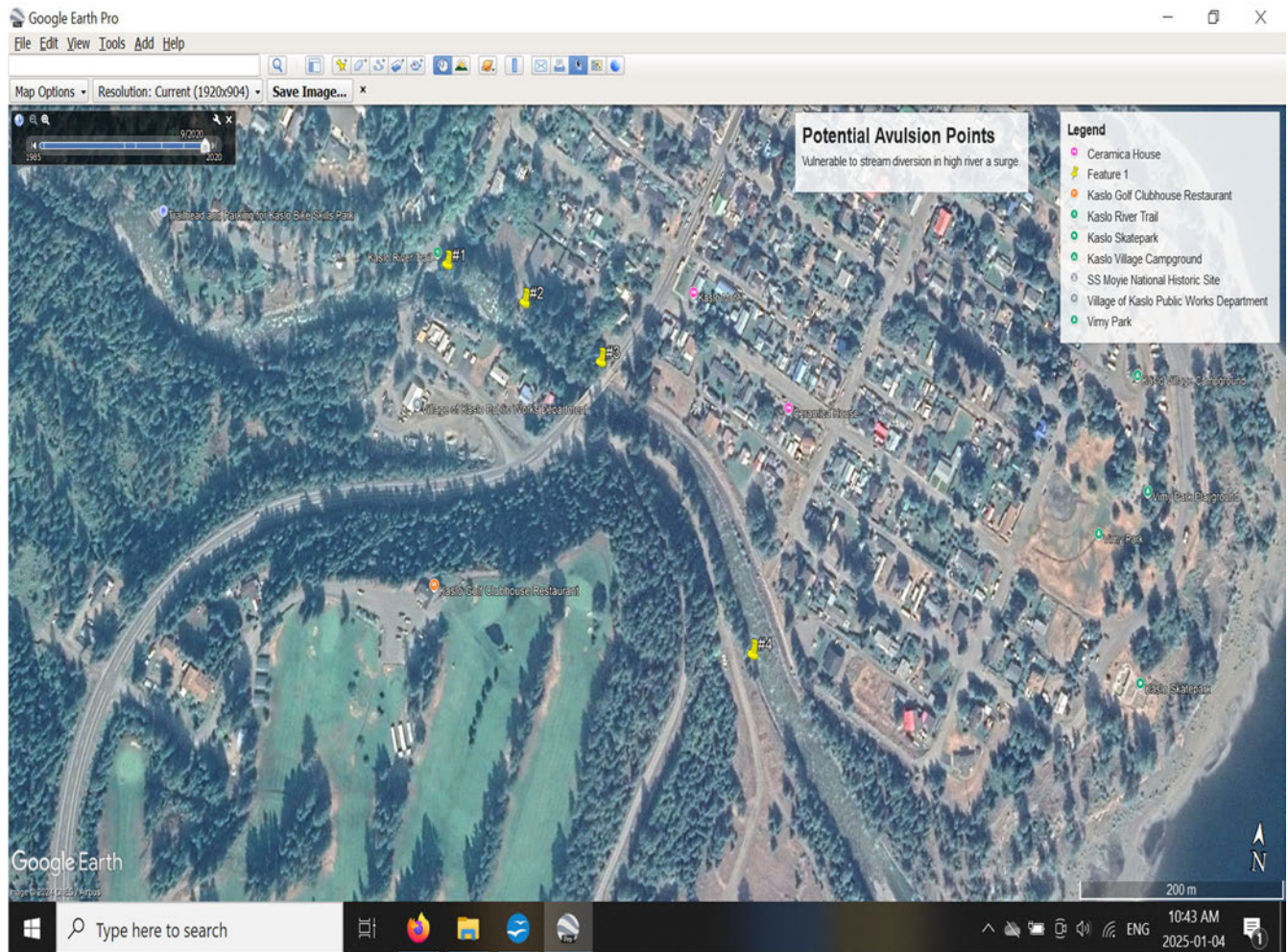
Sources used for this submission:

Village of Kaslo website, OCP, Material from the developer via the VOK website.

Personal communication with Greg Utzig, a climate scientist and ecologist who has put together information that is pertinent to this situation.

Personal communication with Doug Roberts and Emily Mattas. Photos from Kaslo Archives via Roberts & Mattas. Google Earth. Wikipedia. FortisBC.

Another source about Kootenay Lake Flooding: Kootenay Lake Flood Impact Analysis – FINAL BGC Engineering Inc., June 2020.



Look for the thumbtack icons along the river.

File Edit View History Bookmarks Tools Help

file:///C:/Users/Bill Wells/Downloads/KL-Extremes_gu_11-4-24.pdf

Getting Started Environment Communication Social Health miscellaneous Travel civics History/Indigenous Tech Recipes Financial

1 of 3 75%

June Precipitation: 1901 to 2012

2012: 206 mm (with July 1-4: 240 mm)

Maximum 1901-2000 (1968): 120 mm

Mean 1901-2000: 61 mm

(preliminary data, subject to correction)

Landslide July 12, 2012

Impacts

- 4 people killed
- 4 houses destroyed
- 6 properties damaged/loss of access
- Community water system destroyed
- Main road destroyed
- Damage to utilities
- Ongoing future risks

Kutenai Nature Investigations Ltd. 20

Type here to search

11:12 AM 2025-01-04

File Edit View History Bookmarks Tools Help

file:///C:/Users/Bill Wells/Downloads/KL-Extremes_gu_11-4-24.pdf

Getting Started Environment Communication Social Health miscellaneous Travel civics History/Indigenous Tech Recipes Financial

2 of 3 60%

Anatomy of an Extreme Event

Kaslo Precip
250% of Normal
March 2012

Kaslo Precip
400% of Normal
June 2012

Kaslo Temp Jumps
to 30oC+ (86oF)
7/7/2012

Landslide
Occurs
7/12/12

Management Challenges

- Libby Dam**
Surcharged July 3-26
- Duncan Dam**
Surcharged July 21-25
- Kootenay Lake**
Flooded Jun 18 - Jul 19

Kootenai Nature Investigations Ltd. 21

Type here to search

11:13 AM 2025-01-04

File Edit View History Bookmarks Tools Help

1280 1280 1280 PP Guidel Villag 1298 Villag Offici Micro Untitl Kootenay Micros X New i Passw


file:///C:/Users/Bill Wells/Downloads/KL-Extremes_gu_11-4-24.pdf

Getting Started Environment Communication Social Health miscellaneous Travel civics History/Indigenous Tech Recipes Financial

3 of 3 Page Fit

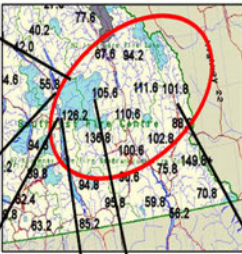
Climatic Extremes – 2013 Example

Upper Hamill Creek

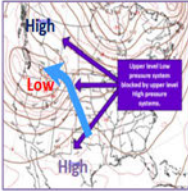


High Precipitation Event


Precipitation June 18-21, 2013 (mm)




Calgary - June, 2013




Lower Hamill Creek




Schroeder Creek




Fry Creek



Buhl Creek



Upper Elk River



Photos: Greg Utzig, Peter Jordan, Peter Holmes, Tina Zimmermann, Bob Yetter

Kootenai Nature Investigations Ltd. 22

Type here to search

11:14 AM
2025-01-04

