



Agenda

Regular Meeting of Council

Tuesday, January 28, 2025

Council Chambers - City Hall
413 Fourth Street, Kaslo

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 late items

2.2 Adoption of the agenda

THAT the agenda for the January 28, 2025 Council Meeting be adopted as presented.

3. ADOPTION OF THE MINUTES

6 - 12

[2025.01.13 CotW Minutes - DRAFT.pdf](#)

[2025.01.14 Minutes - DRAFT.pdf](#)
















THAT the minutes of the January 13, 2025 Committee of the Whole Meeting be adopted as presented.

THAT the minutes of the January 14, 2025 Council Meeting be adopted as presented.

4. DELEGATIONS

5. INFORMATION ITEMS

5.1 Council Reports
Mayor's Report
Councillor Reports

5.2	Committee Meetings	
5.3	Reports CAO Report	13 - 54
	Village of Kaslo 2024 4th Quarter Municipal Report 	
	WildSafe BC Kaslo Annual Report 2024.pdf 	
5.4	Correspondence	55 - 87
	1. 2025.01.07 Jones re Decision on South Beach RV Park_Redacted.pdf 	
	2. 2025.01.07 Jones re Letter re SOUTH BEACH to Kaslo Council_Redacted.pdf 	
	3. 2025.01.07 Sanders re Proposed South Beach RV development - feedback_Redacted.pdf 	
	4. 2025.01.07 Watson re South Beach_Redacted.pdf 	
	5. 2025.01.14 Mclure-Smith re Opposed to South Beach RV Park Development_Redacted.pdf 	
	6. 2025.01.15 Malik re South Beach and Permits.pdf 	
	7. 2025.01.15 Wells re January 14, 2025 Council Meeting_Redacted.pdf 	
	8. 2025.01.16 Malik re South Beach & Development Permits - Stream Protection.pdf 	
	9. 2025.01.16 Sanders re South Beach proposed land sale_Redacted.pdf 	
	10. 2025.01.20 Woodhurst re Earth fill in South beach_Redacted.pdf 	
	11. 2025.01.21 Heritage BC correspondence.pdf 	
	12. Minutes from the Kaslo & District Arena Association Board Meeting 2024.11.28 	
	13. 2025.01.02 Mattes re South Beach redacted.pdf 	

6. QUESTION PERIOD

An opportunity for members of the public to ask questions or make comments regarding items on the agenda.

7. BUSINESS

7.1	Records Management Bylaw 1310, 2025 To establish a bylaw for records management in accordance with industry standards and best practices.	88 - 93
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[Staff Report - Records Management Bylaw No. 1310, 2025.pdf](#) 

[Records Management Bylaw No 1310, 2025.docx](#) 

THAT Records Management Bylaw No. 1310, 2025 be adopted

7.2 South Beach RV Park Proposal

94 - 423

To provide Council with information and seek direction related to the RV Park proposal.

[Staff Report - RV Park Proposal.docx](#) 

[2025-01-13 - Legal Opinion.pdf](#) 

[Attachment - Land Development Process.pdf](#) 

[2022-05-20 - Appraisal Report.pdf](#) 

[2024-07-25 - Appraisal Report.pdf](#) 


[2024-10-04 - Appraisal Report - Amendment Letter.pdf](#) 

[2022-06-02 - Contaminated Site - Stage 2 Detailed Site Investigation - West Earth Science.pdf](#) 

[2022-07-15 - Flood Hazard Assessment - Watershed.pdf](#) 

[2023-07-21 - Environmental Assessment - Ecoscape.pdf](#) 

[2023-08-03 - Traffic Impact Review - CTQ Consultants.pdf](#) 

[2023-08-03 - Water System Flow Test Results - CTQ Consultants.pdf](#) 

[2023-08-01 - Sewage Dispersal Assessment - DeansTech.pdf](#) 

[2024-08-02 - Archaeological Overview Assessment.pdf](#) 

[2024-12-06 - Preliminary Field Reconnaissance.pdf](#) 

[2024-12-27 - Letter from Ecoscape.pdf](#) 

[2025-01-13 - Letter from Watershed.pdf](#) 

THAT the Village publish notice of its intention to dispose of road allowances that are subject to the RV Park land transfer proposal.

7.3 Disaster Resilience Investment Fund (DRIF) Grant Application

424 - 427

To provide an update to Council on the status of our proposed application to the DRIF program and seek approval to submit the full application to fund a source water protection plan and planning for future flood and erosion mitigation along Kaslo River.


[Staff Report - DRIF Grant Application.pdf](#) 

THAT the Village submit a funding application for up to \$150,000 to the Disaster Resilience Investment Fund for “Enhancing Kaslo’s Resilience to Flooding and Geohazards” and commit to funding any project cost overruns, as detailed in the Staff Report titled DRIF Grant Application dated January 22, 2025.

7.4 [2025 WildSafeBC Application](#)  428 - 438

To seek Council approval for participation in the 2025 WildSafeBC program.

[WildSafeBC-Community-Application-2025 - DRAFT.pdf](#) 

[WildSafeBC-Community-Program-Application-Information-2025.pdf](#) 

THAT the Village of Kaslo contribute \$3,000 towards the delivery of a 2025 WildSafeBC program for the area.

7.5 [2025 TransRockies Event - Request for Noise Bylaw Variance](#)  439 - 441

A request from TransRockies Inc. to vary the provisions of the Noise Control Bylaw for the purposes of hosting the Singletrack 6 event, returning to Kaslo in 2025.

[Application Noise Bylaw Variance Trans Rockies 2025](#) 

THAT an exemption from the Noise Control Bylaw be granted to TransRockies Inc. for their event on July 10, 2025.

7.6 [Appointment of Corporate Officer](#)  442 - 454

[1265 Officer Bylaw.pdf](#) 

To consider appointing a new Corporate Officer following the resignation of the current Corporate Officer.

THAT Robert Baker be appointed as the Corporate Officer for the Village of Kaslo, effective February 1, 2025.

7.7 [Canada Post Review](#)  455 - 463

To consider making a third party submission to the Industrial Inquiry Commission regarding the future of Canada Post.

[2025.01.16 from CUPW re Canada Post Review.pdf](#) 

THAT the Village of Kaslo provide input to the Industrial Inquiry Commission on Canada Post in the form of a written submission in support of public postal service.

8. LATE ITEMS

9. IN CAMERA NOTICE

Recommendation:

THAT in accordance with Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; AND

THAT persons other than Council members and municipal officers be excluded from the meeting.

The open meeting recessed at _____ p.m.

10. RAISED FROM IN CAMERA MEETING

The open meeting reconvened at _____ p.m.

11. ADJOURNMENT

Recommendation:

THAT the meeting be adjourned at _____ p.m.



Committee of the Whole Meeting - Jan 13 2025 Minutes

Monday January 13, 2025 at 6:00 PM

Council Chambers - City Hall 413 Fourth Street, Kaslo

Chair: Mayor Hewat

Councillors: Bird, Brown, Lang, Leathwood

Staff: CAO Baker, CO Allaway

1. CALL TO ORDER

The meeting is called to order at 6:04 p.m.

2. ADOPTION OF THE AGENDA

2.1 Addition of any late items

2.2 Adoption of the agenda

001/25 THAT the agenda for the 2025.01.13 Committee of the Whole meeting be adopted as amended to include an In Camera session.

CARRIED

3. INFORMATION ITEMS

3.1 Correspondence

Letters to Council regarding South Beach proposal

4. DELEGATIONS

4.1 South Beach Working Group

Don Scarlett presented information to Council on behalf of the South Beach Working Group regarding the proposed development of South Beach.

4.2 Anne Malik

Anne Malik presented information to Council regarding the proposed development of South Beach.

4.3 Bill Wells

Bill Wells presented information to Council regarding the proposed development of South Beach.

4.4 Jim Holland

Jim Holland presented information to Council regarding the proposed development of South Beach.

5. PUBLIC QUESTION PERIOD

002/25 THAT the time for public question period be extended to 30 minutes.

CARRIED

Jessie Spiers, Celia Cheatley, Kevin Flaherty, Tamara Schwartzentruber and Karen Pidcock asked questions of Council.

6. LATE ITEMS

7. IN CAMERA NOTICE

003/25 THAT in accordance with Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; THAT persons other than Council members and municipal officers be excluded from the meeting.

CARRIED

The open meeting recessed at 7:37 p.m.

Council reconvened in open meeting at 8:30 p.m.

8. ADJOURNMENT

004/25 THAT the meeting be adjourned at 8:30 p.m.

CARRIED

Corporate Officer

Mayor

DRAFT

Council Meeting - Jan 14 2025 Minutes

Tuesday January 14, 2025 at 6:00 PM

Council Chambers - City Hall 413 Fourth Street, Kaslo



Chair: Mayor Hewat
Councillors: Bird, Brown, Lang, Leathwood
Staff: CAO Baker, CO Allaway

1. CALL TO ORDER

The meeting is called to order at 6:03 p.m.

2. ADOPTION OF THE AGENDA

2.1 Addition of late items

2.2 Adoption of the agenda

005/25 THAT the agenda for the 2025.01.14 Council Meeting be adopted as presented.

CARRIED

3. ADOPTION OF THE MINUTES

006/25 THAT the minutes of the 2024.12.10 Council Meeting be adopted as presented.

CARRIED

007/25 THAT the minutes of the 2024.12.17 Special Council Meeting be adopted as presented.

CARRIED

4. DELEGATIONS

4.1 Cpl. HF Venema NCO i/c Kaslo RCMP

Corporal Venema provided a 2024 Q4 update to Council.

5. INFORMATION ITEMS

5.1 Council Reports

*Mayor Hewat provided a written report on her activities.
Councillor Leathwood reported on Arena activities.*

5.2 Committee Meetings - None

5.3 Staff Reports

CAO Baker provided an update on municipal activities including ongoing and upcoming projects.

5.4 Correspondence

1. Independent Contractors and Businesses Association (ICBA) RE: Protecting Taxpayers from Overspending on Local Government Construction
2. 2024.12.16 from KCS - thanks for holiday hampers.pdf
3. Kaslo - CWF 2024-34 Year 1 Payment 2.pdf
4. Letter of support - Youth Climate Corps.pdf

6. QUESTION PERIOD

5 members of the public asked questions of Council relating to the South Beach development proposal.

7. BUSINESS

7.1 Records Management Bylaw No. 1310, 2025

008/25 THAT Records Management Bylaw No. 1310, 2025 receive first, second, and third readings.

CARRIED

7.2 2025 Wood Smoke Reduction Program

009/25 THAT the Village of Kaslo participate in the 2025 Community Wood Smoke Reduction Program

CARRIED

7.3 Signing Authority Updates

010/25 THAT Deputy Treasurer Geri Aasen be added as an authorized signatory for the Village of Kaslo at the Kootenay Savings Credit Union, Central 1 Credit Union, the Royal Bank and the Municipal Finance Authority.

CARRIED

7.4 South Beach RV Park Proposal

011/25 THAT a decision regarding the RV Park Proposal - Conditions of Purchase and Sale Agreement be deferred until the additional information identified by Council at the 2024.12.17 Special Meeting can be presented.

CARRIED

8. LATE ITEMS

9. IN CAMERA NOTICE

012/25 THAT in accordance with Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following;

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

THAT persons other than Council members and municipal officers be excluded from the meeting.

CARRIED

Council recessed at 7:38 p.m.

Council reconvened in open meeting at 8:42 p.m.

10. RAISED FROM IN CAMERA MEETING

11. ADJOURNMENT

013/25 THAT the meeting be adjourned at 8:42 p.m.

CARRIED

Corporate Officer

Mayor



Village of Kaslo

2024

4th Quarter Municipal Progress Report

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Municipals Services and Operations

Building, Development, and Variance Permits

Type	2022	2023	2024 YTD
Building Permits	31	16	23
Development Permits	5	8	8
Development Variance Permits	5	7	5
Board of Variance Requests	0	0	0

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Capital Projects

MSI – Manager of Strategic Initiatives

CAO - Chief Administrative Officer

MCS – Manager of Corporate Services

PW – Public Works Foreman

CFO – Chief Financial Officer

FSC – FireSmart Coordinator

Area of Operations	Project	Assigned	Status	Budget	Actual	Year-End Projection	Anticipated Completion	Notes
Administration	Asset Management Plan	MSI	Complete	\$15,000	\$0	\$0	Complete	Grant application submitted for 2025.
Buildings, Facilities, Property	Arena Upgrades	MSI	15%	\$160,000	\$21,086	\$21,086	2025	Insufficient funding for mechanical upgrades – referred to 2025 budget discussion. Design and feasibility study are being finalized.
	City Hall - Painting	MSI	5%	\$60,000	\$0	\$0	2025	Contract awarded for painting to be done in 2025.
	Kemball Building Renovation	MSI	15%	\$1,075,625	\$69,699	69,699	2025	All work in progress.
Equipment & Supplies	Mower	PW	75%	\$18,000	\$0	\$0	2025	Equipment ordered, carry forward to 2025. \$23,937
	Snowblower attachment	PW	90%	\$15,000	\$11,452	\$12,000	Complete	
Information Systems	iCompass	MCS	Complete	\$9,375	\$5,600	\$5,600	Complete	
	MAIS scan	MCS	0%	\$8,450	\$0	\$0	2025	Carry forward to 2025 due to staff capacity.
	MAIS work management	MCS	5%	\$10,000	\$0	\$0	2025	Carry forward to 2025 due to staff capacity.
Personnel	Manager of Strategic Initiatives	CAO	100%	\$145,200	\$141,198	\$145,200	Complete	Funding for wages, benefits, office expenses.
Land Administration	Zoning Legislation	CAO	50%	\$156,400	\$5,800	\$5,800	2025	Contract awarded in 2 nd quarter. Contract terminated in October, work to be performed by MSI. Work in progress.
Engineering & Public Works	Front Street Park Landscaping	MSI	50%	\$185,450	\$54,689	\$54,689	2025	Contractor delays. Carry forward to 2025.
	SS Moyie Amphitheatre	MSI	0%	\$40,000	\$0	\$0	2025	Carry forward to 2025 due to staff capacity.
	Kaslo River Dike	MSI	Complete	\$166,327	\$149,112	\$149,112	Complete	
	Paving	MSI /PW	75%	\$500,000	\$0	\$0	2025	Paving deferred to after pavement management plan is developed. Plan is 75% complete. Paving priorities referred to 2025 budget discussion.
	LED Streetlights	PW	100%	\$15,000	\$14,300	\$14,300	Complete	
	Water Treatment Plant Upgrades	MSI /PW	20%	\$1,018,000	\$158,273	\$200,000	2025	Equipment ordered. Waiting for IH permit approval, then issue installation RFP.
	Pressure Regulating Valves	MSI /PW	0%	\$50,000	\$0	\$0	2025	Insufficient funding. Revised project will be referred to 2025 budget planning.
	Wastewater Treatment Plant Upgrades	MSI /PW	0%	\$50,000	\$0	\$0	2025	Scope is design only, however project will not be completed in 2024 as scope needs to be defined.
Planning & Development	Kaslo South	CAO	5%	\$45,000	\$0	\$5,000	2025	Contract awarded, work in progress. Carry forward to 2025.
	Waterfront	-	0%	\$45,000	-	\$0	TBD	Carry forward to 2025 due to staff capacity.
	Wharf Demo	-	0%	\$23,559	-	\$0	TBD	Carry forward to 2025 due to staff capacity.
Protective Services	FireSmart	FSC	100%	\$208,334	\$189,897	\$200,000	Complete	
Transportation & Transit Services	Active Transportation Network Plan	MSI	60%	\$30,000	\$10,866	\$32,335	2025	Carry forward to 2025. To be completed by end of 1 st quarter.
TOTAL				\$4,175,536	\$831,972	\$914,821		

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Municipal Objectives & Measures

The following is a list of the municipal objectives, and measures that will be used to determine progress respecting those objectives, for the current year. These objectives and measures are reflective of the Areas of Focus identified within the Strategic Plan developed by Council for 2023-2026.

MSI – Manager of Strategic Initiatives

CAO - Chief Administrative Officer

MCS – Manager of Corporate Services PW – Public Works Foreman

CFO – Chief Financial Officer

FSC – FireSmart Coordinator

Administration

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Integrate the planning, design, construction, operation, maintenance, asset disposal & renewal, and financial planning functions of the Village. [carried from 2023]	Gather asset data, and input in registry (2024, 2025)	Capacity - asset management planning	MSI/PW	100%	Complete	Work is complete for 2024, however, a grant application has been submitted for additional work to occur.
	Develop a Preventative Maintenance Program, with reference to asset-specific Plans [buildings, roads, water, parks, etc.] (2024)	Capacity - asset management planning	CAO/PW	0%	TBD	Unable to complete due to staff capacity
Ensure the Village has an effective organizational structure.	Perform an Organizational Review. (2024)	Capacity - succession planning and training	CAO	50%	2025	Performed review of City Hall structure and staffing levels. Review of Public Works required. Will not be completed in 2024.
	Implement recommendations of the Organizational Review as funding permits. (2025)	Capacity - succession planning and training	CAO	50%	2025	Deputy Clerk/Treasurer position has been eliminated, and Deputy Treasurer and Accounting Assistant positions implemented.
Develop an annual reporting system that promotes greater understanding of municipal responsibilities and priorities, fosters accountability, improves services, and enables continuous improvement in service delivery, as well as improved taxpayer awareness and knowledge of municipal services. [A Guide to Municipal Progress Reporting, Province of BC]	Develop a Governance and Operations Manual with reference to all municipal services and operations. (2024)	Governance - review policies and rescind obsolete policies	CAO	10%	TBD	Draft table of contents developed. Unable to complete due to staff capacity
	Develop a Quality Assurance Program that enables the development of measurable objectives for annual municipal reporting. (2024, 2025)	Governance - review policies and rescind obsolete policies	CAO	0%	TBD	Unable to complete due to staff capacity

Follow industry best practices for Records Management.	Develop a Records Management Policy based on LGMA standards. (2024)	Capacity - records management	CAO/MCS	100%	Complete	
	Develop process maps and procedures, including naming conventions (2024)	Capacity - records management	CAO/MCS	0%	2025	Completion in 2025 dependent upon staff capacity.
Improve public communication system	Develop a Correspondence Policy, process maps, and procedures (2024)	Governance - review policies and rescind obsolete policies	CAO/MCS	5%	2025	Some examples of policies have been collected from other municipalities. Completion in 2025 dependent upon staff capacity.
Ensure people with disabilities can access Village information, services, and products without any barriers, making their lives easier and more fulfilling.	Refer to the Accessibility Committee any reports of barriers that individuals are experiencing with Village information, services, or products, and seek their advice on how to remove and prevent those barriers. (2024)	-	Council	-	Complete	

Buildings, Facilities, and Properties

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Foster rural resident retention and attraction. [carried from 2023]	Include rural resident retention and attraction policies within development plans for south Kaslo. (2025)	Capital Projects - Kaslo south land servicing and roads	CAO/MSI	5%	2025	Contract awarded, work in progress. Carry forward to 2025.
Develop Kemball Building. [carried from 2023]	Complete construction – Phase 1 (2025), Phase 2 (2026)	Capital Projects - Kemball Building renovations (Kemball Rural Innovation Centre)	MSI	15% - Phase 1	2025	All work in progress.
	Asset Management Committee to explore opportunities to provide secure, capable, and accessible storage and data processing capacity in a secured and geographically distributed fashion. [Kemball Data Centre] (2024)	Capital Projects - Kemball Building renovations (Kemball Rural Innovation Centre)	MSI	10%	TBD	Committee has made a recommendation to Council. Staff Report was intended to be developed in 4 th quarter. Completion in 2025 dependent upon staff capacity.
	Review lease and rental structures, processes, procedures. (2025)	Governance - review policies and rescind obsolete policies	CAO	5%	2025	In progress beginning with Thrift Store lease review.
Improve grounds at SS Moyie. [carried from 2023]	Complete amphitheater and retaining wall design (2024)	Capital Projects - SS Moyie slope stabilization and amphitheatre	MSI	0%	2025	Carry forward to 2025 due to staff capacity.
Renovate Kaslo Arena to enhance its functionality in the event of an emergency (Kitchen, Ventilation, Accessibility, Backup Power). [carried from 2023]	Perform Feasibility Study & Design (2024)	Parks & Natural Areas - arena improvements to accessibility and emergencies	MSI	15%	2025	Insufficient funding for mechanical upgrades – referred to 2025 budget discussion. Design and feasibility study are being finalized.

Make Courtroom at City Hall available for private rentals.	Determine rental types and rates. Determine janitorial needs. Determine access control. Develop cost estimate for acoustic treatment.		CAO	10%	TBD	Access control modifications complete. Budget for acoustic treatment to be presented with draft 2025 budget. Completion in 2025 dependent upon staff capacity.
Support the development and implementation of an Asset Management Plan. [carried from 2023]	Develop Roof Replacement Plans and perform initial condition assessments of all buildings. (2024)	Capacity - asset management planning, implement the asset management plan, incorporate asset management into 5-year financial plan and all aspects of operations.	MSI/PW	5%	TBD	Cost estimates range from \$30,000 to \$70,000. To be considered during budget deliberations.
	Perform repairs and painting to exterior of City Hall. (2024)	Capacity - asset management planning, implement the asset management plan, incorporate asset management into 5-year financial plan and all aspects of operations.	MSI/PW	10%	2025	Contract awarded for painting to be done in 2025.
Perform structural assessments of roofs every 5 years.	Inventory buildings, gather structural assessment data, plan for assessments. (2024)	Capacity - asset management planning, implement the asset management plan, incorporate asset management into 5-year financial plan and all aspects of operations.	PW	0%	TBD	
Operate electrical systems in compliance with regulations, industry standards and best practices.	Comply with electrical permit requirements of Technical Safety BC under the BC Electrical Code. (2024)		MSI/PW	25%	2025	Contract in place with Field Safety Representative. Awaiting quote for upgrades and receipt of permits.

Equipment and Supplies

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Replace assets at the end of their useful life in accordance with Asset Management Plan.	Replace zero-turn mower. (2024)	Capacity - asset management planning, implement the asset management plan, incorporate asset management into 5-year financial plan and all aspects of operations.	PW	75%	2025	Equipment ordered, carry budget forward to 2025.
Improve functionality of fleet equipment	Purchase snowblower attachment for skid-steer. (2024)	Capacity - asset management planning, implement the asset management plan, incorporate asset management into 5-year financial plan and all aspects of operations.	PW	90%	2025	Equipment delivered; parts ordered for install.

Information Systems and Services

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Seek efficiencies in administrative and finance functions	Implement iCompass and MAIS computer software modules (2024, 2025)	Governance - improve availability of Council agenda documents	MCS/CFO	40%	2025	iCompass implementation complete. MAIS modules under review.

Finance

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Adopt best practices for municipal financial management	Establish Fleet Reserve Fund (2024)	Capacity - reserve bylaw review, incorporate asset management into 5-year financial plan and all aspects of operations. Governance - update reserve bylaw	CAO/CFO	0%	2025	Carry forward to 2025 due to staff capacity. Council to determine funding for 2025 during budget deliberations.
	Standardize year-end audit documentation (2024)	Governance - review policies and rescind obsolete policies	CFO	25%	2025	In progress. Carry forward to 2025 due to staff capacity.
	Define GL Accounts, breakdown standard charges, and track annual changes. (2024)		CAO	0%	2025	Carry forward to 2025 due to staff capacity.
	Review and amend Purchasing Policy, considering spending limits, delegation of authority, and digital signatures. (2024)	Governance - review policies and rescind obsolete policies	CAO/CFO	100%	Complete	Complete.
	Review and amend Parcel Tax Bylaw (2024)	Governance - review policies and rescind obsolete policies	CFO	0%	2025	Carry forward to 2025 due to staff capacity.
	Review grant-in-aid policy, then develop bylaw, process maps, and procedures. (2024)	Governance - review policies and rescind obsolete policies	CAO/CFO	0%	2025	Carry forward to 2025 due to staff capacity.
Improve communication of financial information between staff, Council, public	Develop quarterly and year-end financial reporting (2024)	Capacity - public communication and engagement	CAO	100%	Complete	Design template for Annual Municipal Report developed, as well as quarterly reporting.

Legal Matters

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Ensure licenses of occupation, lease/rental, and service agreements are valid and in accordance with industry standards and best practices.	Renew Marine Lease Agreements with Boat Clubs located in Kaslo Bay. (2024)	Planning & Development - Kaslo Bay waterfront planning	CAO	100%	Complete	
	Renew Agreement with Service BC located at City Hall. (2024)	Capacity - City Hall office space reorganization	MCS	100%	Complete	
	Renew Lease Agreement with Kaslo & District Library. (2024)	-	MCS	100%	Complete	
	Renew Lease Agreement with Thrift Store located in the old fire hall building. (2024)	-	CAO	75%	2025	Carry forward to 2025 due to staff capacity.
	Renew Lease Agreement with Kaslo Racquet Club. (2024)	-	MCS	100%	Complete	
	Develop an Agreement with a campground operator, including consideration of public washroom cleaning. (2024)	-	CAO	20%	2025	Carry forward to 2025 due to staff capacity.
	Renew Service Agreement with a recycling contractor, including consultation with the RDCK in improvements to transfer station. (2024)	-	MCS	100%	Complete	Discussion regarding transfer station improvements on-going.
	Renegotiate the Water Use Agreement for MacDonald Creek area with RDCK or decide to pursue municipal boundary expansion. (2024)	-	MCS	0%	2025	RDCK has been advised that the Village wishes to renegotiate the agreement, which expires at the end of 2025. Completion date revised to 2025.

Personnel

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Comply with occupational health and safety regulations.	Review and amend Workplace Bullying and Harassment Policy (2024)	Governance - review policies and rescind obsolete policies	CAO	50%	2025	Policy drafted, but not fully implemented. Carry forward to 2025 due to staff capacity.
	Review and amend Occupational Health & Safety Program. (2025)	Governance - review policies and rescind obsolete policies	CAO	50%	2025	Program drafted, but not fully implemented. Carry forward to 2025 due to staff capacity.
Follow best practices for human resource management within municipal government.	Systemize flextime as described in Collective Agreement by developing Village policy, processes, and procedures. (2024)	Governance - review policies and rescind obsolete policies	MCS	100%	Complete	Staff are following Collective Agreement.
	Develop Performance Plan & Review system for supervisory positions. (2024)	Governance - review policies and rescind obsolete policies	CAO	100%	Complete	

Land Administration

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Update Zoning Bylaw to align with 2022 OCP [carried from 2023]	Project completion (2024)	Planning & Development - amend zoning bylaw	MSI	50%	2025	Contract awarded in 2 nd quarter. Contract terminated in October, work to be performed by MSI. Work in progress.
Systemize land development applications	Develop process maps and procedures for development applications (2024)	Governance - review policies and rescind obsolete policies	MSI	10%	2025	Some processes have been maps developed. Carry forward to 2025 due to staff capacity.

Legislative and Regulatory Services

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Review and amend Bylaws to foster business retention and expansion. [carried from 2023]	Review and amend Zoning Bylaw (2024)	Planning & Development - review the parking requirements of the zoning bylaw, update zoning bylaw to align with 2022 OCP	MSI	50%	2025	Contract awarded in 2 nd quarter. Contract terminated in October, work to be performed by MSI. Work in progress.
Develop system for processing building permit applications	Develop process maps and written procedures for building permit applications (2024)	Governance - review policies and rescind obsolete policies	MSI	10%	2025	Some processes have been maps developed. Carry forward to 2025 due to staff capacity.

Community Services

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Advocate for community health	Support Health Advisory Committee (on-going)	Community Health - advocate for expanded health services	Council	-	Complete	
Advocate for affordable housing [carried from 2023]	Welcome an annual delegation to Council (on-going)	-	Council	-	Complete	

Engineering and Public Works

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Expand capacity of wastewater treatment system. [carried from 2023]	Perform enhanced effluent testing to gather data. (2024)	Capital projects - sewer system expansion in lower Kaslo.	PW	100%	Complete	
	Perform preliminary design of wastewater treatment plant expansion. (2024)	Capital projects - sewer system expansion in lower Kaslo.	MSI	0%	2025	Scope is design only, however project not completed in 2024 as scope needs to be defined.
Operate wastewater treatment system in accordance with industry standards and best practices.	Attain operational certificate from Ministry of Environment. (2024)		MSI	10%	2025	Discussions with Province have occurred. Awaiting response.
Comply with water treatment regulatory requirements.	Upgrade water treatment plant with electronic valves and UV treatment. (2024)	Capital projects - water treatment plant UV system	MSI/PW	20%	2025	Equipment ordered. Waiting for IH permit approval, then issue installation RFP.
Support the development and implementation of an Asset Management Plan.	Develop Pavement Management Plan and perform initial condition assessments. (2024)	Capital Projects - street paving program Capacity - asset management planning, implement the asset management plan, incorporate asset management into 5-year financial plan and all aspects of operations.	MSI/CAO	75%	2025	Plan is 75% complete. Carry forward to 2025 due to staff capacity.
Replace assets at the end of their useful life in accordance with Asset Management Plan.	Reconstruct road at east end of Front Street. (2024)	Capital Projects - street paving program	MSI/PW	0%	TBD	Paving deferred to after pavement management plan is developed. Plan is 75% complete. Paving priorities referred to 2025 budget discussion.

Maintain water distribution system in accordance with regulations, industry standards and best practices.	Perform design of pressure reducing valves 2 and 4. (2024)	Capital Projects - replace pressure regulating valves	MSI	0%	2025	Insufficient funding. Revised project will be referred to 2025 budget planning.
Protect the Village's natural assets and infrastructure with proactive drainage and flood control measures.	Complete Phase 2 of Kaslo River Dike Project (2024)	Capital Projects - Kaslo River dike and bank flood and erosion control	MSI/PW	100%	Complete	
Support the development and implementation of an Asset Management Plan. [carried from 2023]	Replace streetlights that are at their end of life. (2024)	Capital Projects - streetlight conversion to LED	PW	100%	Complete	45 lights are remaining to be replaced (\$36,675) and will be included in draft 2025 budget.

Parks Administration

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Improve quality of Park services	Improve signage for Dog Off-Leash Area. (2024)	-	CAO/PW	5%	2025	Design contractor hired. Carry forward to 2025 due to staff capacity.
	Complete landscaping of Front Street Park. [carried from 2023]	Capital Projects - complete Front Street Park	MSI	50%	2025	Contractor delays. Carry forward to 2025.

Planning and Development

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Develop south Kaslo. [carried from 2023]	Develop cost estimate for development plan. (2024)	Planning and Land Use - Kaslo south lands planning Economy - Kaslo south lands development Community Health - explore development mechanisms for Kaslo south Capital Projects - Kaslo south land servicing and roads	MSI/CAO	5%	2025	Contract awarded, work in progress. Carry forward to 2025.
Comply with new Legislation regarding small-scale multi-unit homes.	Review and amend OCP and Zoning Bylaw in accordance with Bill 44. (2024)	Planning and Land Use - review parking requirements of zoning bylaw, update zoning bylaw to align with 2022 OCP.	CAO	100%	Complete	

Protective Services

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Comply with Indigenous Engagement Requirements within the Emergency and Disaster Management Act (EDMA).	Engage with indigenous communities to build relationships and collaborate towards the requirements of the EDMA. (2024)	Governance - indigenous reconciliation and relationship-building	CAO	5%	2025	Partnered with RDCK, work in progress. Carry forward to 2025.
Employ FireSmart tactics to decrease the likelihood of losses from wildfire events.	Perform FireSmart treatment of areas prescribed in the Community Wildfire Protection Plan. (2024, 2025)	Parks, Recreation & Natural Areas - continue working towards making Kaslo a FireSmart community through the Community Resiliency Investment program and other wildfire risk reduction programs, support interagency collaboration and emergency preparedness	FSC	100%	Complete	

Recreation and Cultural Services

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Support community events	Plan Kaslo birthday celebration	Arts, Culture & Heritage - events committee to coordinate events in the Village with partner organizations	MCS	100%	Complete	
Foster community spirit	Citizen of the Year recognition (on-going)	Arts, Culture & Heritage - events committee to coordinate events in the Village with partner organizations	MCS	100%	Complete	

Transportation and Transit Services

Objective	Measure/Strategies	Strategic Priority	Assigned	Status	Anticipated Completion	Notes
Develop Active Transportation Network Plan [carried from 2023]	Develop Active Transportation Network Plan (2024)	Planning & Development - Active Transportation Plan	MSI	60%	2025	Carry forward to 2025. To be completed by end of 1st quarter.
Improve traffic safety	Develop a Strategic Action Plan for traffic safety improvements with particular concern for Vimy Park (2024)	Capital Projects - directional signage	CAO/MSI	100%	Complete	Report received. To be implemented as funding permits. Refer to draft 2025 budget.
Maintain compliance with Aerodrome Standards & Best Practices	Perform regulatory audit and implement findings as funding permits. (2025)	Economy - aerodrome area development Capital Projects - aerodrome area improvements	CAO/MSI	100%	Complete	

Financial Report (as of December 31, 2024)

Revenue	Budget Amount	Year-to-Date	Percent	Comments [Figures do not include final year-end transactions and adjustments]
General Tax Revenue	(782,000.00)	(780,057.41)	100%	Taxes collected. A reduction in revenue was realized due to a late-year reassessment of certain properties.
Grants-in-Lieu	(33,845.38)	(33,888.52)	100%	Payments in lieu of taxes from RCMP & Post Office, utilities.
Tax Penalties & Interest	(14,400.00)	(15,766.35)	110%	
Sale of Services	(129,530.00)	(126,462.08)	98%	
Licenses & Permits	(18,690.00)	(21,136.07)	113%	
Planning & Development	(14,098.22)	(11,059.51)	78%	New development applications were lower than expected.
Rental & Leases	(98,140.00)	(86,440.75)	88%	Lower building and park rental revenue, Kemball vacancies.
Other Income	(81,584.00)	(362,037.25)	444%	Includes significant donations to the Library project.
Investment Income	(130,000.00)	(124,887.84)	96%	Roughly 50% is income and 50% is due to holding accounts and reserves.
Campground	(40,000.00)	(39,746.40)	99%	
Aerodrome	(14,000.00)	(13,171.14)	94%	
Cemeteries	(12,000.00)	(7,118.95)	59%	Did not receive \$5,000 grant from Area D as budgeted.
Capital & Project Funding	(1,677,589.94)	(381,255.43)	23%	Grant funding to be allocated as revenue as projects progress.
Non-Capital Conditional Funding	(749,545.00)	(503,213.68)	67%	Includes funding for programs such as FireSmart, REDIP, CDP. Some projects will carry over to 2025.
Unconditional Funding	(345,000.00)	(381,400.00)	111%	
Sale of Assets & Land	0.00	0.00	0%	
Transfers between Accounts	(51,034.03)	(51,034.03)	100%	
Transfers from Reserves	(934,339.33)	(123,598.01)	13%	Does not include final year-end transactions and adjustments. Some projects will carry over to 2025.
Transfers from Surplus	(142,600.00)	0.00	0%	Does not include final year-end transactions and adjustments
Water Rates & Charges	(303,195.30)	(344,326.09)	114%	Greater than expected revenue received from water connection fees.
Water Taxation	(75,139.00)	(75,172.52)	100%	Water parcel taxes.
Water Other Revenue	(42,000.00)	(42,000.00)	100%	RDCK revenue.
Water Capital Funding	(1,026,000.00)	0.00	0%	ICIP funding will be received in arrears. Does not include final year-end transactions and adjustments.
Sewer Rates & Charges	(149,795.00)	(148,379.54)	99%	Sewer connection fees.
Sewer Taxation	(16,764.00)	(16,764.50)	100%	Sewer parcel taxes.
Sewer Other Revenue	(6,950.47)	(4,300.00)	62%	Includes sani dump and campground fees.
Sewer Capital Funding	(50,000.00)	0.00	0%	Project to begin in 2025.
Collections for Others	(1,418,462.98)	(1,431,199.31)	101%	
TOTAL REVENUE	(8,356,702.65)	(5,124,415.38)	61%	Most of the discrepancy is due to in-progress capital projects that will carry over to 2025.

Expense	Budget Amount	Year-to-Date	Percent	Comments [Figures do not include final year-end transactions and adjustments]
Council & Administration	804,011.48	827,395.26	103%	Wages and benefits.
Supplies & Services	245,325.00	248,916.42	102%	Financial audit, insurance, legal fees, contract CFO. Will be over-budget at year-end due to contract CFO.
Protective Services	423,010.67	253,697.26	60%	Includes FireSmart program. CRI/FireSmart will carry over to 2025.
Planning & Economic Development	352,749.75	83,974.84	24%	Some offset by revenue/grants. Includes contract planner, Bill 44. In-progress projects carry-over.
Facilities	174,334.00	161,407.25	93%	Includes annual property insurance \$95,837.
Recreation & Culture	111,652.57	134,257.74	120%	Includes wages, benefits, tools, supplies, repairs & maintenance. Offset by lower allocation to other wage accounts. Return of funds held for the curling club.
PW Operations	287,903.93	247,200.35	86%	Includes wages, benefits, tools, supplies, cell phone, etc.
PW Fleet & Equipment	87,000.00	55,487.74	64%	Includes insurance, repairs & maintenance, fuel.
Environmental Services	111,854.35	98,391.81	88%	Includes garbage & recycling, tipping fees.
Campground	28,907.67	16,264.54	56%	Includes wages, repair & maintenance.
Aerodrome	15,515.02	14,966.91	97%	Includes wages, repair & maintenance.
Cemeteries	2,232.02	6,498.27	291%	Includes wages, repair & maintenance. No volunteers Offset by lower allocation to other wage accounts.
Debt Servicing	7,559.00	7,162.87	95%	Dump truck loan paid off April 30 th .
Capital & Projects	2,185,401.89	307,954.11	14%	More year-end invoices are expected. In-progress projects carry over to 2025.
Transfers between Accounts	756.00	718.08	95%	Transfers determined at year-end.
Transfers to Reserves	430,182.54	757,026.00	176%	Transfers determined at year-end. Exceeded due to library donations and reserve interest.
Water Personnel	102,525.23	107,002.42	104%	Includes wages.
Water Operating	113,759.21	92,606.74	81%	
Water Debt Servicing	0.00	0.00	0%	
Water Emergency Management	0.00	0.00	0%	
Water Capital Expenditures	1,068,000.00	158,272.66	15%	Expenses paid as projects progress through year. In-progress projects carry over to 2025.
Transfer to Water Reserve	162,049.86	63,729.66	39%	Transfers determined at year-end.
Sewer Personnel	94,360.63	69,371.65	74%	Includes wages.
Sewer Operating	37,410.00	28,539.15	76%	
Sewer Debt Servicing	0.00	0.00	0%	
Sewer Capital Expenditures	50,000.00	0.00	0%	
Transfer to Sewer Reserve	41,738.83	41,738.83	100%	Transfers determined at year-end.
Collections for Others	1,418,462.98	1,394,786.39	98%	Collections for others become payable between July and year end.
TOTAL EXPENDITURES	8,356,702.65	5,177,366.95	62%	Below target due to major projects not completed.
TOTAL VARIANCE		52,951.57	-1%	[Total expenditures / by total revenue] Does not include final year-end transactions and adjustments

End of Report

KASLO ANNUAL REPORT 2024



Prepared By :

Erin Lawrence



***Keeping Wildlife Wild and
Communities Safe***



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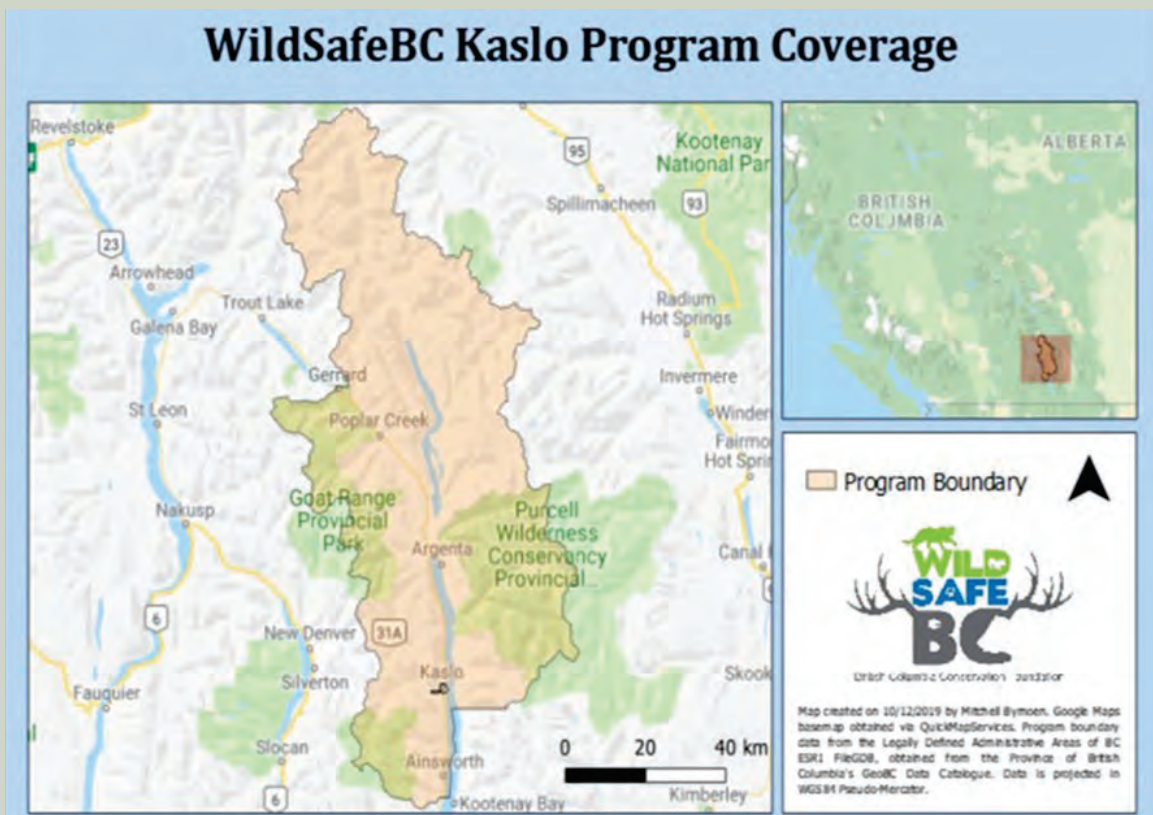
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Executive Summary

This report describes the activities of the WildSafeBC Kaslo and CKRD area D program for the 2024 season between June 16th and November 30th. The main goal of the WildSafeBC Community Coordinator is to assist communities in preventing human-wildlife conflicts through educational programs, collaboration, and community solutions. The following report summarizes key program deliverables over the course of the 2024 season, and will help shape the delivery of the program for the 2025 based on coordinator, community, and sponsor needs.

Program Coverage Area

The WildSafeBC Kaslo program covers the municipality of Kaslo and Central Kootenay Regional District Electoral Area D. Kaslo is located in the southern interior of BC in the Kootenay Mountain Ranges. Area D includes the communities of Lardeau, Argenta, Howser, Gerrard, Cooper Creek, Poplar creek, Ainsworth, Mirror Lake, Marblehead, Johnsons Landing, Shutty Bench and Meadow Creek.



2024 Highlights

430

Community Members Reached

6

Community Event Booths

7

Bins Tagged

2400

Facebook Users Reached

Conservation Officer Service Reports

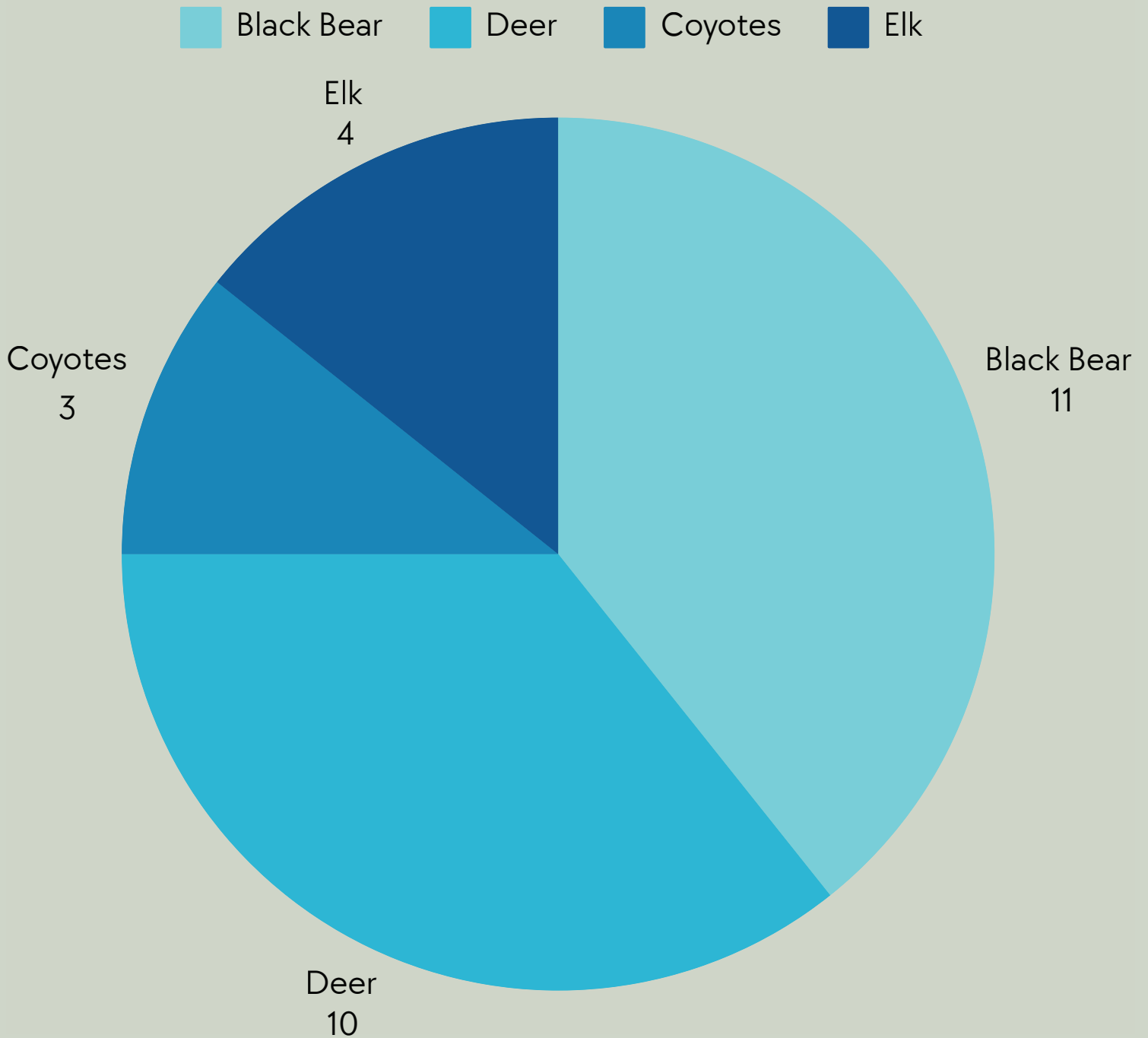
From January 1 to November 30, a total of 32 wildlife reports have been made to the Conservation Officer Service through the Report All Poachers and Polluters (RAPP) line (1-877-952-7277) or online form (<https://forms.gov.bc.ca/environment/rapp/>). Black bears were the most reported species to the Conservation Officer Service, followed by deer, elk, and coyotes. Reports included four cases of food conditioning, three of property destruction, and two involving aggression. Despite online and in-person sightings, there were no cougar reports this year.

There were 11 black bear reports this year, a decrease compared to 2022 (no data available for 2023). The drop in reports is unclear; however, factors that may have contributed to this could be the absence of a WildSafeBC coordinator last year and the growing misunderstandings about the reporting process and the role of Conservation Officers within the community. While natural food was abundant this year, much of the wildlife-related reporting occurred on social media, particularly the local Facebook page. It appears many community members prefer sharing sightings online, possibly due to concerns about potential consequences for wildlife when reporting through official channels. This highlights the need for increased public education on the importance of reporting to the proper authorities.

Black Bear Reports to COS over a 10 year period, Area D



Conservation Officer Service Reports



COS Wildlife Reports Kaslo & Area D in 2024

WildSafe Ranger Program

The WildSafe Ranger Program introduces students to the concept of human-wildlife conflict and encourages them to take an active role in reducing human-wildlife conflict at home by helping their families identify backyard wildlife attractants. In addition, students learn how to have a safe and respectful relationship with wildlife. The program complements the BC Science K-9 Curriculum. The goal is for WildSafeBC Kaslo to collaborate with schools to run educational programs and safe practice workshops over a variety of age groups and classes.

In 2025, we plan to launch the WildSafe Ranger program in Kaslo, aimed at educating local youth about human-wildlife conflict and empowering them to take an active role in reducing it. I'll be collaborating with the local teachers to integrate wildlife safety into their daily learning, focusing on local species like bears, coyotes, cougars, and deer, and teaching students about their habitats and needs. The program will cover how human activities, like leaving garbage unsecured or feeding wildlife, can create problems, and provide practical tips for reducing attractants in our communities. The program will incorporate a variety of learning formats, including classroom visits, outdoor activities, summer camps, and workshops for homeschool groups. This will include lessons such as animal habitats and needs, safe camping practices and how to safely interact with local wildlife. With the help of community members, I would like to organize interactive presentations or field trips, such as wildlife walks, to raise awareness of wildlife behavior and conservation. The goal is for the WildSafe Ranger program to empower the youth of Kaslo, helping them to understand and respect the wildlife that shares our community. Each participant will receive a WildSafe Ranger kit to take home, along with the knowledge and skills to make a positive impact on reducing human-wildlife conflict in the future. My hope is that these sessions will not only teach students how to stay safe but also spark a lasting interest in wildlife conservation.



Community Groups

This season, I conducted two public workshops focused on rat mitigation and safety. These sessions were well-received and addressed practical strategies for preventing rat infestations, including proper waste management, habitat modification, and the safe use of traps. The workshops were attended by a mix of homeowners and community members eager to mitigate human-wildlife conflict in urban and rural settings.

Gleaning and Public Education: I spent considerable time educating households on gleaning practices to reduce wildlife attractants. This included hands-on demonstrations and tailored advice on how to harvest and manage excess fruit to minimize bear encounters.

Preserve Group Participation: I collaborated with a local preserve group to repurpose fallen fruit from around town, turning potential wildlife attractants into usable products. This initiative encouraged community cooperation and reduced food sources for bears and other wildlife.

Community Queries: Throughout the season, I answered numerous public inquiries via phone and email. Topics ranged from wildlife safety tips to specific advice on preventing conflicts with bears, cougars, and smaller animals.



Display Booths

Display booths allow the public to view and interact with our educational materials, learn about wildlife safety, discuss wildlife attractant management, and network our program offerings to various groups of residents. In 2024, more than 180 people visited the WildSafeBC display booth at 6 community events within Kaslo. These events included Kaslo's Birthday (run by the Village of Kaslo), the Kootenay Resiliency Fair, and the Kaslo Saturday Markets, with the markets being the most popular.

People were initially interested in the bear skull and paw print replicas out on display. These were great conversation starters and led to many interesting questions.

This proved to be a valuable resource for the WildSafeBC coordinator and the local community. Having a physical space where community member could directly engage provided insights into community concerns, helped to identify key areas of educational focus for the future, pinpointed areas most affected by wildlife issues, and identified locations with the highest concentrations of attractants. Most common topics of conversation included: Black bear and cougar safety, moose awareness, fruit trees and attractant concerns, rats and rat mitigation, wildlife encounters, bear proof bins and wildlife safety terminology for children. Requests for bear spray safety workshops for spring 2025, up to date reporting, sightings and concerns.



Bin Tagging

Garbage bin tagging consists of placing a highly visible and removable warning sticker on top of curbside containers the evening before collection day. During eight outings, a total of seven bins were tagged across the garbage collection zone. Three of these were recycling bins and two of these were garbage bins. The bin tagging outings covered all areas of Kaslo within the municipality. Interestingly, no pattern was found as offending bins were evenly distributed throughout Kaslo.

The results show us that garbage bin tagging was very effective in the community of Kaslo. Of the eight bin tagging outings with three garbage bins and four recycling bins tagged, 0% of the residences whose bins were tagged during the initial survey were found on the curb again during the following surveys.

Continuing the program in following years will offer a non-confrontational method for educating the public, which can lead to positive changes in behavior over time. This will further emphasize to the public the importance of secure waste management in preventing human-wildlife conflict.



Door-to-Door Engagement

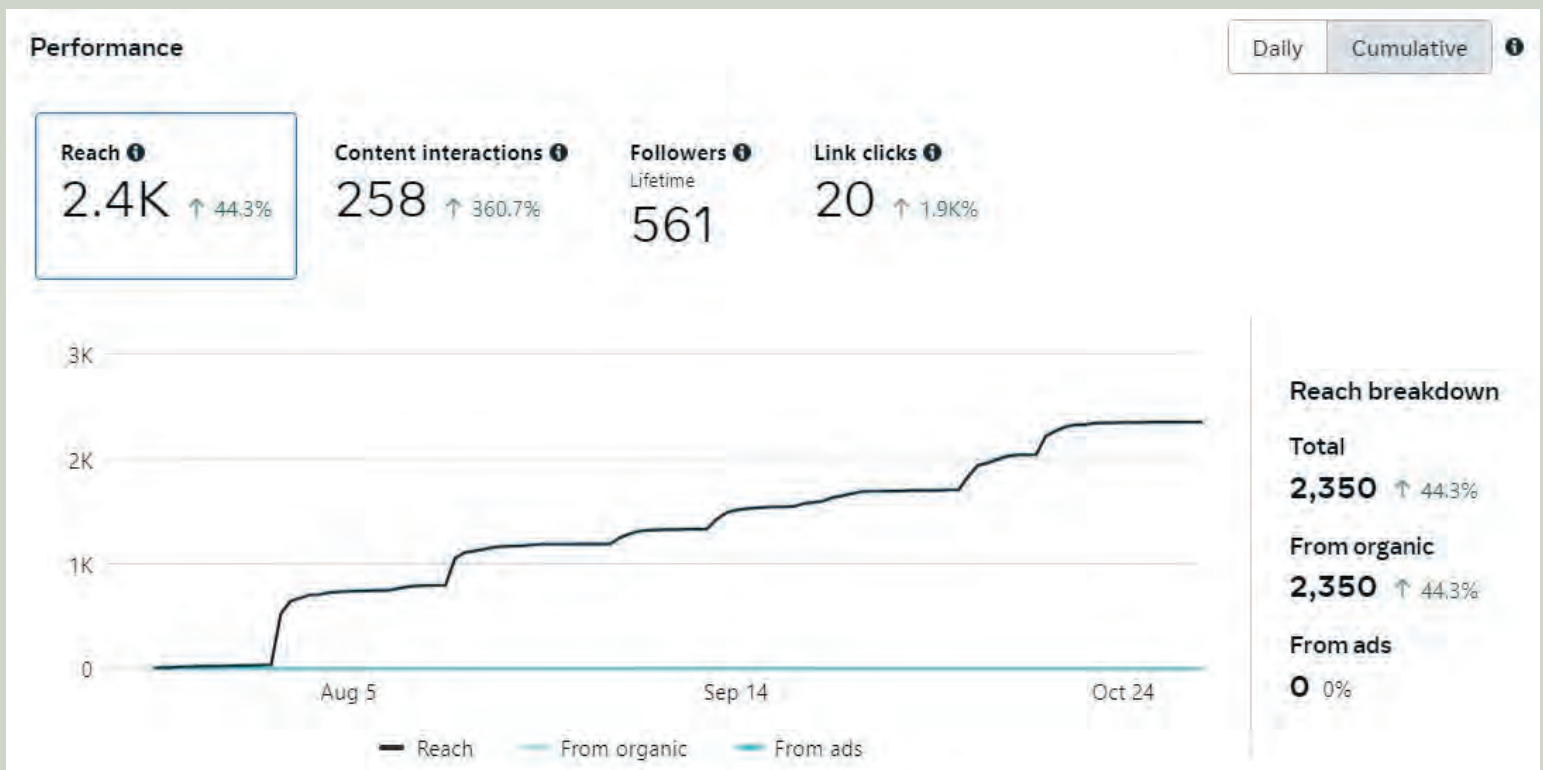
This year, my first as Wildlife Coordinator for WildSafeBC in Kaslo, door-to-door outreach proved an invaluable way to introduce myself to the community and understand local wildlife dynamics. Initial visits to areas near the river trail and downtown were primarily educational, focusing on managing wildlife attractants and reporting sightings. I conducted four visits related to bear activity, addressing issues such as securing garbage, compost, and fruit trees. Three visits targeted concerns about rat infestations, providing advice on exclusion techniques and attractant management. Fruit trees were a key focus throughout, with specific requests from Kaslo Council and the local Conservation Officer to educate residents on this and on garbage management practices within both Kaslo and Electoral Area D. Door to door engagement reached over 200 local residents.

Over 40 doorhangers were distributed, offering contact information and practical tips for managing attractants. These visits were generally well-received, with many residents appreciating the personalized approach and actionable advice. This outreach not only strengthened community connections but also established a strong foundation for future conflict reduction initiatives.



Social Media and Press

The WildSafeBC Kaslo Facebook page came out of hibernation on June 27th with an introductory post. Throughout the season, the WildSafeBC Kaslo Coordinator engaged with posts relating to wildlife activity and provided education and information to residents in community Facebook Page groups. This approach was an effective method to bring people in to explore our page and our content while continuing to provide engaging education. Many Facebook posts created were also shared by Facebook users into other groups or on their own personal timeline, which helped promote the WildSafeBC Kaslo and Area D Facebook page. In total, 42 Facebook posts were created that reached 2400 people from June 27th to November 30th. Many posts reached over 400 Facebook users, with the most impactful post created being a post regarding a rat mitigation workshop and containing information on rats in BC. This post reached approximately 1,273 with 33 likes and 21 comments. The next most popular post was an educational piece about fall and harvesting season. This contained information about animal behavior in fall, advice on attractant management and electric fencing advice. The aim for 2025 is to reach a higher number of Facebook users by ascertaining what content is most valuable to the community and by continuing provide information relevant to the residents of Kaslo.



Business Pledge

The WildSafeBC Business Pledge Program has been developed to encourage businesses to set good examples in their community on how to safely co-exist with wildlife. To take the pledge, a business is required to follow best practices in solid waste management, provide adequate training to staff and support WildSafeBC's safety and conflict reduction information. In return, WildSafeBC will provide ongoing support to the business in the form of staff training, WildSafeBC materials (subject to budget constraints) and a WildSafeBC Business Pledge poster.

In 2024, the WildSafeBC Business Pledge Program was not a primary focus for WildSafeBC in Kaslo. However, businesses that have previously committed to the pledge continue to set a strong example for the community by following best practices. Looking ahead to next year, I see the importance in continuing to grow the number of Bear Smart businesses in Kaslo. By doing so we can create a more unified approach to wildlife safety, which will also help the community move closer to achieving Bear Smart status. Engaging local businesses will not only enhance community involvement in wildlife conflict reduction but will also reinforce Kaslo's reputation as a town committed to safe co-existence with wildlife.



Bare Campsite Program

Through the WildSafeBC Bare Campsite Program, WildSafeBC is able to provide clear guidelines and resources to assist campground operators in maintaining a safe campsite for both people and wildlife. In working for the municipal campground, I took note of how Trish, the campground manager, runs the campground as Bare Campsite. We would both take the time to explain to guests the importance of bare camping and the responsibilities of the camper. The campsite is kept very clean and tidy with bearproof bins and responsible guests. I spoke with many people about human-wildlife conflict in the Kootenays. These interactions were not included in the community members reached numbers. Topics of conversations included active wildlife in the area, bear spray use, hazing wildlife in urban areas for both human and wildlife protection and safe practices whilst hiking. Only on one occasion did I need to approach a guest about leaving their food unattended. I was not able to approach Mirrior Lake campsite in 2024, however, moving ahead to 2025 I plan to meet with the campground managers to understand where they may need help with wildlife, offer staff training and educate on the Bare Camping program. I would also like to pay closer attention to Fletcher falls with signage and occasional visits and intend to visit the campsites down Highway 31 towards Meadow creek to deliver informational pamphlets for visiting guests and determine any assistance they may need.



BC Goes Wild

Throughout September when human-bear conflicts are at their highest in BC, WildSafeBC celebrates its annual BC Goes Wild campaign to acknowledge the spectacular diversity of wildlife in the Province. This year WildSafeBC celebrated it's 9th Annual BC Goes Wild Event. Throughout September, I had the pleasure of hosting regular stalls at the Kaslo Saturday markets, where I handed out coloring competition sheets for kids and encouraged everyone to join in the wildlife photography contest. I also organized a fun event at the Kaslo Library, with a coloring station and an interactive talk for families about local wildlife, and their habitats. On top of that, I shared engaging posts on Facebook, including wildlife facts, tips for staying safe, and reminders about increased wildlife activity. These efforts, along with promoting the Electric Fence workshop and Bears & Brew event, helped keep the community informed and involved. The BC Goes Wild campaign was a wonderful chance to raise awareness, spread the word about wildlife safety, and inspire positive changes in how we all coexist with wildlife here in Kaslo. In future I hope to engage the community in wildlife safety talks, a habitat craft session, offering the opportunity to participate in a bear spray workshop and look into running an event with the Langham. I see many opportunities for fun and informative events.



Challenges and Future Goals

Kaslo residents were found to be well intended when it comes to wildlife safety and managing attractants, yet continued to face challenges with personal life conflicts such as time pressure, finances or forgetfulness. Improperly managed garbage, fruit trees, bird feeders, and urban livestock continue to be a source of human-wildlife conflict in Kaslo. While some residents are familiar with conflict and how to prevent it, others are less aware of the risks of human-wildlife conflict. Continued outreach is needed to provide people with knowledge and skills on how to manage wildlife attractants and how to stay safe when in wildlife country. The WildSafeBC Kaslo Community Coordinator recommends the following activities for 2025:

- More freely available public spaces for presentations and workshops; inaccessibility to appropriate spaces for talks prevented a few workshops from happening
- Expand zone to include and extend educational assistance to other campgrounds, understand conflicts and wildlife in area for broader data view
- Continue with once a month residential bin tagging
- Continue to promote gleaning activities and connect fruit tree owners with local farms. Council or RDCK could provide incentive such as round ups or reduced fees for fruit waste.
- Run WildSafe Ranger program in schools and tailor workshops for homeschool groups
- Better communicate the role/goals of the Conservation Officers
- Bylaw enforcement – enforcement resources – promote sense of reasonability and follow through
- Wildlife safety and awareness workshops
- Bear spray workshops
- Availability for online talks and recordings
- Setting up gleaning group programs - potential to look at School community service; gleaning and removing attractants for those unable
- Follow up with RDCK to take on requests for the wider area of Kaslo
- Advertising through posters, local papers, visitor guides for those offline

Acknowledgements

It has been a privilege working with the the Village of Kaslo, WildSafeBC and the Conservation offers for the summer of 2024. This has been a wild year for both the Kootenays and myself. With wildfires affecting the surrounding area and residents, and big changes in my own life it has been a year of challenges and growth.

The WildSafeBC Kaslo Community Coordinator would like to thank the Village of Kaslo, the Central Kootenay Regional District, the Province of British Columbia, and the BC Conservation Foundation for funding the WildSafeBC Kaslo project. Thank you the many residents of Kaslo and the surrounding area for their continued efforts and support. Thank you to the Conservation Officer Service for their direction and support of the program. Lastly, the WildSafeBC Kaslo Community Coordinator would like to send an enormous thank you to all the British Columbia Conservation Foundation staff and fellow provincial WildSafeBC Community Coordinators for their encouragement and support. This program would not be able to succeed without the collaboration of all those mentioned.

Thank You!



***Keeping Wildlife Wild and
Communities Safe***

[REDACTED]

From: Michael & Sandra Jones [REDACTED]
Sent: Tuesday, January 7, 2025 1:58 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: Decision on South Beach RV Park

In the summer of 2024 the RDCK, awarded a \$235,000 contract to undertake a regional growth management planning analysis (the study includes Kaslo).

The project's aim is to identify key areas for targeted growth...

...growth that is socially, economically, and environmentally sustainable.

Recommendations from the analysis are due June 12, 2025.

I stated in my earlier correspondence that I think it would be prudent to put the decision on whether to green light the South Beach RV park to a referendum, or at the very least, postpone the decision until the results of the above study can be considered.

Michael Jones
Kaslo, BC
[REDACTED]

To: Members of Kaslo Council

From: Shayna Jones

Date: January 7 2025

I am a long standing member of this community and fully support 100% of the words below as articulated by long standing community member Randy Morse. I DO NOT support the proposed development of South beach as outlined by Randy below:

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.

1

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.

2

3

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.

4

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,
Shayna Jones

[REDACTED]

From: grizzlybearsolutions [REDACTED]
Sent: Tuesday, January 7, 2025 12:22 PM
To: Village of Kaslo
Subject: Proposed South Beach RV development - feedback

To Village of Kaslo Mayor and Council,

RE: request for feedback on the proposed South Beach RV development

As a taxpayer of the Village of Kaslo, I am writing with my concerns regarding the proposed RV development at South Beach. I don't believe there is enough benefit to the Village from this proposed development- see below:

1. The proposal does nothing to provide permanent housing for working people in Kaslo- the proposed 6 units of permanent housing would be unlikely to be affordable for long term residents who need local income, and that land could better be used for high density housing if it were developed.
2. Because of the temporary housing associated with RVs, the proposal does nothing increase economic growth for local businesses in the off-season in the long term.
3. The proposed RV development puts additional strain on Village infrastructure- does the tax revenue from the development cover the increased cost, or would existing Village tax payers be paying for that?

There appears to be little benefit to the Village from the existing RV proposal, and there is significant local opposition to the proposal. Our local stores and restaurants have been struggling to keep staff due to the affordable housing crisis, and having additional pressure on our local businesses in the high season without addressing affordable housing concerns is not a wise solution. An RV development will arguably take away from the natural beauty that our area is known for- the same unique quaint features of our Village that we love, and that attracts tourists annually. RV developments are Not unique or quaint- they are a dime a dozen.

I encourage the Village to consider and support the proposal from the local South Beach Working Group and the private purchase of the land. If a covenant were put onto the land, it could relieve the Village of any responsibility and cost for operation and management. This option would provide the same benefits to the Village from the sale of the Village owned land, and be supported by a majority of Village tax payers.

Thank you for your consideration,
Gillian Sanders
[REDACTED], Kaslo.

Sent from my iPhone

Dear Mayor and Council

First, as a fellow elected official that works with the Village on our shared services and at the RDCK table, I want to be clear that this letter is written from me as a resident of Kaslo and not as the Director for Area D.

Reviewing the reports regarding the South Beach development, I have the following comments to be considered in your deliberations.

1. Regarding the sale of the property. From the developer's presentation in December, which is one item I could not locate so I am going by memory, it sounded as though QP development required conditions on the sale of the land to be met that would supersede the processes required. I.e; that a dock be a part of the agreement. Given dock approvals are approved by other orders of government and that the area in question triggers an environmental development permit which requires an environmental assessment for mitigating development impacts on the environment, in my understanding, the dock cannot be a part of the condition of the sale of land
2. Further on the dock, the plans presented do not show:
 - A) The road to the dock,
 - B) Parking for those accessing the dock
 - C) Public facilities for those also using the dock

All of these, again, fall into the DP area and would require an environmental assessment to show how damage to the land will be mitigated and could very much change the plan of the developer given the current assessment calls for a heavy planting of trees along the lakeshore buffer.

3. The land exchange itself raises questions as the foreshore from my understanding, is always public, from high water mark down. I would assume that the creation of the lots was before that requirement or perhaps QP has an accretion that technically makes this land private at this time, but I would encourage, if not already done, a legal opinion on the actual ownership of the land at the high water mark towards the water. I would understand it to be crown, thus public, and a land transfer/sale is redundant.
4. As for the land exchange along the riparian area of the river. Again, falling within the DP area for ecological sensitivity would trigger any development, even the creation of a pathway, to have an environmental assessment to guide development to mitigate damages. While this is an action that can take place, my last point will highlight why the simplest thing to do is to just leave it.
5. We know this is contaminated land. We also know this is private land. The land is limited by the floodplain risks and would not be, technically, able to build permanent dwelling on the majority of the property. Any of the land acquired by the Village for public purposes that would be developed with walkways and access could trigger the bigger environmental requirements of actual reclamation of the land. This could be very expensive and at that point, a cost to the taxpayers.
6. Overall, understanding this land is private and open to development by the owner as per their desire and within the constraint of regulations, I appreciate the opportunity for public engagement. It is not lost on me that the owners could have developed it and if the development did not trigger a

zoning change and a land exchange, there would be no opportunity for public input. This is also land that has been enjoyed by the public to be cherished and protected in a region that is suffering from constant biodiversity loss, while facing a lack of housing options. Of course, with the building restrictions, this land would not be available for affordable housing. If our building code was way more creative, there would be options but alas, we are also constrained by the code written for liability rather than livability. These are issues that council cannot solve. However, an RV park is a serious concern when it comes to the potential increase in tourism that has not first been supported with housing for those that work in the service industry- which are the ones tourists rely on. These will not bring any permanent residents who can participate in our community at the level that small communities rely on for all of our servicing, whether that be the trail network or one of the many nonprofits that operate based on endless volunteer hours of committed residents. An RV Park will create a demand that is already operating on a deficit in terms of employment and community gaps.

I do not support the proposal for these reasons.

7. I do, however, support the option of the South Beach working group to acquire the land with one small change, do not transfer the land to the Village as that will incur the liability of the contaminated land, development costs for park needs and the annual maintenance costs. I would encourage the property remain private but with a covenant that would protect its ecological values, which yes, it is contaminate below the surface, but the wildlife is still quite happy to use this area as suitable habitat with a regular crew of osprey, eagles, bears, and others.

In conclusion, I thank the council for their efforts to provide opportunities for community engagement as enabled under the Local Government Act, more than required as they know this is an important issue. I thank the Mayor for her extension of public time and for the staff in providing timely responses to the questions I have had.

Finally, thank you to the property owners for allowing the public to grace this land, spending countless hours in peace and tranquility while the environment has been left to recover from previous industrial use. This is a high value in our current culture and state of the world, I know this does not equate to potential profits, but one day, that value will be far more than important than the short-term return on investment.

Thanks for listening,

Aimee Watson

██████████, Kaslo.

[REDACTED]

From: Rob and Shelagh <[REDACTED]>
Sent: Tuesday, January 14, 2025 9:42 AM
To: Village of Kaslo
Subject: Opposed to South Beach RV Park Development

January 14, 2025

Dear Mayor and Councillors of Kaslo,

We are writing to express our strong opposition to any development at South Beach. We fully support the findings, concerns and 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 community park.

best regards,
Rob McClure
Shelagh Smith

January 15, 2025
Village of Kaslo

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

Re: South Beach & Development Permits

Quoted from a Government of British Columbia Land Use Regulations website:

“Within a development permit area, a property owner must get a development permit before: Subdividing land.”

“Subdivision of land includes, and is not limited to the:

- *Readjustment of an existing property line*
- *Consolidation of properties”*

Council should consider several additional conditions to the Purchase and Sale Agreement.

- Developer to submit a proposal in compliance with the Village’s Lakefront Protection Development Permit Area guidelines.
- Developer to submit a Lakefront Protection Development Permit Application (DPA).
- Purchase and Sale conditional on Village’s approval of a Lakefront Protection DPA.

Submitted by,

Anne Malik

cc: South Beach Working Group

Attachments: Development permit areas – Province of British Columbia
Subdividing land – Province of British Columbia

Development permit areas

✦ Last updated on July 24, 2024

Local governments have the authority to designate development permit areas. These areas identify locations that need special treatment for certain purposes including the protection of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial use area.

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 are:

- Protection of:
 - The natural environment, its ecosystems and biological diversity
 - Development from hazardous conditions
 - Farming
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of:
 - Intensive residential development
 - Commercial, industrial or multi-family residential development
 - Development in a resort region
- Promotion of:
 - Energy conservation
 - Water conservation
 - Reduction of greenhouse gas emissions



Designating a development permit area

Local governments may designate a development permit area in an official community plan. The plan must describe the special conditions or objectives that justify the designation.

The local government must also specify guidelines for how proposed development in that area can address the special conditions or objectives. These guidelines may be specified by zoning bylaw.

- [Official Community Plans for Local Government](#)
- [Zoning Bylaws](#)

Obtaining and issuing a development permit

Within a development permit area, a property owner must get a development permit before:

- Subdividing land
- Constructing, adding to or altering a building

A local government may issue a development permit that varies or supplements a subdivision or zoning bylaw, and it must not vary the use or density permitted in the bylaw (except in relation to health, safety or protection of property from damage).

- [Subdivision Servicing Bylaws](#)
- [Subdividing Land](#)

Development permit areas for climate action

Local governments may designate development permit areas in an official community plan for purposes supporting climate action.

- [Development Permit Areas for Climate Action](#)

Sustainability & Resilience

Local governments are encouraged to strive for the following characteristics in shaping their communities as sustainable, resilient places:

- [Learn more about planning for sustainability and resilience](#)

Climate Change

Climate change mitigation and adaptation are closely connected to land use planning processes and are key to supporting community sustainability and resilience.

- [BC Climate Action Toolkit](#)
- [CleanBC](#)
- [Climate Change Adaptation](#)
- [Climate Change Mitigation](#)

Related Links

- [Development Permit Areas for Climate Action](#)
- [Development Permit Areas for Climate Action: A Guide for Energy Conservation, Water Conservation and GHG Emissions Reductions \(PDF\)](#)
- [Historical Bulletin: Development and Temporary Use Permit Areas - 2000 \(PDF\)](#)
- [Local Government Act, Part 14, Division 7 - Development Permits](#)
- [Official Community Plans](#)
- [Subdivision Servicing Bylaws](#)
- [Subdividing Land](#)
- [Zoning Bylaws](#)

Contact information

[Contact us](#) if you have questions about development permit areas.

**Victoria Office**[250 356-0284](tel:2503560284)**Toll Free**[1 800 663-7867](tel:18006637867)**Email**LUPRI@gov.bc.ca**Mailing**

Land Use, Planning and Regional
Impact Office
PO BOX 9841 STN PROV GOVT
Victoria, BC
V8W 9T2

Did you find what you were looking for?

The B.C. Public Service acknowledges the territories of First Nations around B.C. and is grateful to carry out our work on these lands. We acknowledge the rights, interests, priorities, and concerns of all Indigenous Peoples - First Nations, Métis, and Inuit - respecting and acknowledging their distinct cultures, histories, rights, laws, and governments.



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Subdividing land

✦ Last updated on December 11, 2024

Municipalities and the Ministry of Transportation and Transit (MOTT) each have a role in the subdivision of land in B.C.

Municipalities are responsible for managing subdivision approvals within their boundaries, and Ministry of Transportation and Transit manages subdivision approvals in regional district electoral areas and in the Islands Trust.

Subdivision of land includes, and is not limited to the:

- Creation of several lots from one or more parcels
- Creation of strata lots
- Readjustment of an existing property line
- Consolidation of properties

Landowners and developers must make an application to the appropriate approving authority (e.g. municipality or Ministry of Transportation and Transit District Office) to subdivide their land. Whom you need to contact will depend on whether the land to be subdivided is inside or outside of a municipality.

Subdivision approval

Subdividing land can be a complex process involving many overlapping interests and may include several steps before an application is approved. Depending on the complexity of proposed subdivision project it may take months or years to move from the “idea stage through to construction.



Working with a qualified professional, such as a consulting engineer, BC Land Surveyor or other development consultant, who can advise on the costs, timelines and feasibility of a proposed subdivision development project, is recommended.

You may also wish to contact the approving authority's planning and development services staff about land use regulations, costs, requirements and any factors that may affect the subdivision approval process.

- [Find your municipality's subdivision approving officer](#)
- [Find Ministry of Transportation and Transit district office development services staff](#)

Approving officers

Approving Officers are statutory decision-makers at the municipal and provincial level who ensure that proposed subdivision applications comply with relevant legislation and local bylaws.

Approving Officers are appointed under the Land Title Act. There are currently three different kinds of approving officers with authority for approving subdivision plans in different parts of B.C:

- Municipal Approving Officers, whom municipal councils appoint to rule on subdivision proposals within municipal boundaries (Section 77)
- Ministry of Transportation and Transit Provincial Approving Officers, whom Cabinet appoints to rule on subdivision proposals outside municipal boundaries and within those regional districts and the Islands Trust boundaries that have not assumed the rural subdivision approving authority (Section 77.2.)
- Nisga'a Approving Officers, who are appointed by the Nisga'a Lisims Government to rule on subdivision proposals within Nisga'a Lands, including Nisga'a Village Lands (Section 77.3.)

Approving Officer approval is required for:

- Conventional subdivision plans
- Bare land strata plans
- Phased strata plans

- Strata plans of separate parcels
- Shared interest in parcels
- Air space plans
- Leases longer than three years

Municipal and Provincial Approving Officers consider a wide range of factors when reviewing a subdivision application, such as:

- Access, land use, lot size and shape
- Physical, social and economic considerations
- Development cost charges and park land
- Works and services
- Approvals from other agencies
- Public interests

Subdividing land outside a municipality

In regional district electoral areas and in the Islands Trust, the Ministry of Transportation and Transit sets the standards and requirements for subdivision applications.

- [Learn more about subdividing land outside a municipality](#)

Subdividing land on Treaty First Nations and Nisga'a Lands

For development on Treaty First Nations and Nisga'a Lands, the First Nation must appoint an approving officer.

More topics

Subdividing Land in a Municipality

The municipality where the subdivision is proposed sets the standards and requirements for subdivision approvals.

- [Search for a municipality](#)

Contact information

Contact the Ministry of Transportation and Transit if you have questions about subdividing land outside a municipality.

- [Regional & District Contacts](#)

Contact the municipality in which the proposed subdivision is located if you have questions about subdividing land within a municipality.

- [CivicInfo BC](#)

[Contact us](#) if you have questions about land use agreements between local governments and landowners.

Subdividing Land Outside a Municipality

In regional district electoral and Islands Trust areas, the Ministry of Transportation and Transit sets the standards and requirements for subdivision applications.

- [Learn more about subdividing land outside a municipality](#)

Guidance & Resources

- [Guide to Rural Subdivision Approvals \(PDF\)](#) (MoTI)
- [Guide for Approving Officers](#) (LGMA)

Did you find what you were looking for?

Yes

No

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[REDACTED]

From: Wells Thomson [REDACTED]
Sent: Wednesday, January 15, 2025 11:57 AM
To: Village of Kaslo
Cc: Wells Thomson
Subject: January 14, 2025 Council Meeting

Re: January 14, 2025 Council Meeting

Dear Mayor Hewat and Councillors,

I joined the meeting last night on the Zoom feature.

Why is CAO Robert acting as agent for QP in this land deal? The COW meeting on Monday, January 13, was a time for Council to learn more about the proposal to amend the OCP and to trade land with the Village in order to construct an RV park on the South Beach. Presumably there was new information presented for Council to consider.

The regular Council meeting last night had on its agenda an item to discuss the South Beach situation.

At that time, Councillors raised questions about what they had learned or that were raised in their minds of the need for further information. The CAO took it upon himself to respond to these questions by speaking for the developer, many times appearing to interpret the meaning of vague aspects. When Councillors sought more objective 'second opinions' about some of these, CAO was very discouraging, and intimated that it would be a waste of money. "Trust me" he says, and trust the lawyer he consults.

Why was the developer not in attendance to answer these questions for himself? He had as much time as everyone else to know that this was on the agenda. I object to our Village of Kaslo CAO acting as agent and interpreter for QP! As of now, I do not trust that he is working in the best interests of our Village!

During the term of CAO Smith a few years ago, I chaired the Park and Outdoor Spaces Committee of the Council. At that time, the VOK undertook a shore planning project, and a fat report and plan were produced. Has this Council and CAO reviewed this?

One of the big lessons for me at that time was that our shoreline is the jurisdiction of the Provincial Government. VOK has to coordinate with the Ministry of Environment even to manage the vegetation on the lakeside of the trail around the Bay and shoreline.

The BC Government will have a big role to play in the developments at South Beach. Does Council know what that role will be? They should absolutely know as many details as possible about this deal before entering into a 'sale and purchase' agreement with QP!

Yours truly,

Bill Wells, Kaslo

PS I am waiting for a response to a question I asked in a letter sent December 19, 2024.

January 16, 2025

Village of Kaslo

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

Re: South Beach & Development Permits – Stream Protection

In our OCP Section 16.5 Stream Protection DPA it is stated twice:

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

BC municipal law considers consolidation of lots to be “subdivision.”

Further to my January 15th correspondence, similar conditions in regard to the Stream Protection Development Permit Area should be added to the Purchase and Sale Agreement.

- Developer to submit a Stream Protection Development Permit Application (DPA).
- Purchase and Sale conditional on Village’s approval of a Stream Protection DPA.

Anne Malik

cc: South Beach Working Group

Attachments: Stream Protection DPA

16.5 Stream Protection DPA

16.5.1 Context and Purpose

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

The Stream Protection DP Area is established for the purpose of protecting the natural environment and protection from hazardous conditions, pursuant to Sections 488(1)(a) and 488(1)(b) of the Local Government Act and ensuring that development does not negatively impact the functioning of the riparian ecosystems.

The lands within the Stream Protection DPA are defined in Map C. This DPA includes properties that are within 30 metres of the natural boundary of Kaslo River, as shown on Map C.

The Kaslo River is a significant water resource traveling through the village and entering Kootenay Lake. The river is also a spawning river. The intent of this DPA is to prevent development and other activities in areas that will negatively affect the functioning of the riparian ecosystem.

16.5.2 Regulated Development

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

The Stream Protection DPA regulates the following activities:

- i. disturbance of soils;
- ii. construction, erection or alteration of buildings and structures;
- iii. creation of non-structural impervious or semi-pervious surfaces;
- iv. flood and erosion protection works;
- v. removal of vegetation other than removal of hazard trees;
- vi. preparation for or construction of roads, trails, docks, wharves and bridges;

- vii. provision and maintenance of sewer and water services;
- viii. development of drainage systems;
- ix. development of utility corridors; and
- x. blasting and pile driving.

16.5.3 Guidelines

1. A Stream Protection Development Permit may not be issued before other required approvals or permits are obtained from provincial or federal authorities having jurisdiction.
2. To protect aquatic and riparian habitat and to maintain flow capacity, maintain flood control structures, and reduce the risk of flooding.
3. No person shall do anything that would, directly or indirectly, foul, obstruct, redirect, or impede a watercourse, bank, dike, or waterfront.
4. An Environmental Impact Assessment, completed by a qualified professional, shall be required for all properties where the riparian area is affected by the development to evaluate the impacts of a proposed development on the natural environment. The Environmental Impact Assessment shall include the following information:
 - a. Information regarding potential impacts of the proposed development, mitigation options and design alternatives;
 - b. Evidence that the development will not result in harmful alterations, disruption or destruction of riparian areas;
 - c. Indicate that the slope stability will not be jeopardized if the area has a slope of 30% or more; and
 - d. Specify measures to restore and maintain the integrity of the riparian system, which may include native plantings and riparian habitat enhancements beyond the developed area.

LAND USE PLAN

5. Development of structures, other than flood protection structures and erosion mitigation measures, public recreation trails, or access necessary for maintenance, shall have a minimum setback from the natural boundary of the watercourse, as specified in the Floodplain Management Bylaw or as determined by a qualified environmental professional.
6. A drainage plan must be completed and include recommendations for implementation with the proposed development. The drainage plan must also minimize and mitigate the impact on the riparian area during construction, which may include temporary measures that will be removed after the proposed development is completed. The drainage plan must include recommendations that address the following factors:
 - a. Water quality;
 - b. Water quantity;
 - c. Erosion control;
 - d. Impact on fish habitat; and
 - e. Physical riparian functions.
7. The village may require security from the applicant exceeding the estimated cost of post-construction mitigation, riparian or habitat restoration as surety the work is completed.
8. Where the proposed development impacts a portion of the riparian area owned by the village, or mitigation measures are required on village land other than dikes, Council approval of the development permit may be deemed permission from the village for such work to take place at the risk and expense of the applicant.

16.5.4 Exemptions

A development permit is not required for council-approved maintenance or construction of flood

control dikes or riverbank erosion control measures by the village, where the village has completed an environmental impact assessment and obtained permits from provincial and federal authorities having jurisdiction for the work, or for work undertaken during a local state of emergency due to flooding.

16.5.4 Application and Review Procedure

1. An application for a Stream Protection DP shall include a plan of the development along with the required Environmental Impact Assessment, and other information or professionally prepared reports requested by the village.
2. The village may obtain independent professional advice or peer review of the reports submitted with application at the expense of the applicant.
3. Issuance of a Stream Protection DP shall be decided by Council within a reasonable time after the village has received a complete application, which should include all required permits and approvals from other authorities having jurisdiction.

[REDACTED]

From: grizzlybearsolutions <[REDACTED]>
Sent: Thursday, January 16, 2025 3:53 PM
To: Village of Kaslo
Subject: South Beach proposed land sale

Hello Kaslo Mayor and Council,

I just watched the posted video from the recent Committee of the Whole meeting regarding the South Beach development proposal.

I was quite interested to find out that (as per Jimi Holland's presentation) the appraised value of the currently owned Village land at South Beach would increase by 300% if the Village were to sell that property to the developer - after the proposed sale.

As a Village taxpayer, this would seem to be a net loss to the Village.

Could you please explain to me any real benefits to the Village from the sale of this property? Yes, I realize there are responsibilities associated with owning property, but I don't see that being much different than on other Village owned properties. And, covenants could be put onto the land to help relieve the Village of those responsibilities if the Village chose to do so.

I encourage Mayor and Council to consider the economic and other values of the Village owned land - now and in the future. Selling this land to the current proposed developer is likely to be a financial mistake for the residents of Kaslo.

Thank you for your consideration,
Gillian

Gillian Sanders
[REDACTED]

From: barrie woodhurst <[REDACTED]>

Sent: January 20, 2025 8:58 AM

To: Robert Baker (CAO Kaslo) <cao@kaslo.ca>; Mayor Hewat <mayor@kaslo.ca>; South Beach Working Group <southbeachworkinggroup@gmail.com>; Rob Lang <lang@kaslo.ca>; Molly Leathwood <leathwood@kaslo.ca>; Erika Bird <bird@kaslo.ca>; Matthew Brown <brown@kaslo.ca>

Subject: Earth fill in South beach

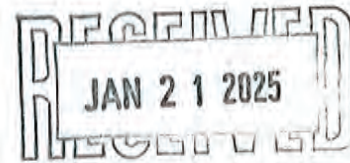
Dear CAO Baker and Council

There has been considerable "fill" earthwork placed in the south beach floodplain area over the last while. The first appeared months ago as a berm-like row just above/behind the newer bank work . More recently a larger amount has been deposited down river near the back of the earlier berm.

I will send from my phone some photos taken from the path on the top of the dike. The first is straight south in line with the centre of Kaslo 3rd Avenue. the others are about 50' and 100' down the dike. They demonstrate that the fill is in the riparian area.

Who is doing this?For what reason? upon whose authorization?

Your Truly
Barrie Woodhurst



Dear Mayor and Council,

We are sending you this poster to celebrate Heritage Week, Pastimes in Past Times, which takes place on February 17-23, 2025. Heritage Week is an annual event, established by the National Trust for Canada in 1973, that encourages Canadians to learn about and advocate for the heritage in their communities.

Heritage BC is a member-based non-profit that educates and builds awareness for heritage stewardship in the province, and every year we promote Heritage Week with posters, proclamations, and themed events to raise awareness for the importance of learning about our diverse heritage across the province.

As the leaders of your community, your initiative will play an important role in stewarding local heritage for future generations. There are a few key things that you can do to promote awareness of and advocate for heritage.

- **Declare Heritage Week through a Municipal Proclamation**

Every year, the Provincial Government and local governments across BC make proclamations for Heritage Week, signaling the importance of the stewardship of heritage in this province. We have attached a template for your reference. Share your proclamation with us at info@heritagebc.ca.

- **Visit a Heritage Site, Museum, or Cultural Centre**

Consider a local government 'field trip' to a local heritage site, museum or heritage organization to learn more about your community's history. Your visit can have a lasting impact on a small not-for-profit, and signal the value they bring to the community as stewards of history and heritage.

- **Learn About the Basics of Local Heritage Conservation**

Local Governments have the capacity to conserve local heritage in all its forms through tools outlined in the Local Government Act. Familiarize yourself with these important tools by reading the free one-pagers on our website: heritagebc.ca/heritage-quick-studies.

- **Support Your Heritage Commission**

Heritage BC offers workshops and webinars for members of local heritage committees. These workshops help educate volunteers who care about heritage conservation, so they can make better informed decisions in their work.

- **Become a Member**

For \$100 a year, a Government Membership to Heritage BC provides all staff planners and associated committee members with free access to our on-demand and live webinars, as well as discounts for heritage workshops and our annual conference. Promoting continuing education will create a strong foundation for the protection of your community's unique heritage.

Have questions about what we do at Heritage BC? Learn more on our website, heritagebc.ca or reach out by email at info@heritagebc.ca. We would love to hear from you.

Thank you from all of us at Heritage BC!

Kirstin Clausen
Executive Director
604 417 7243
kclausen@heritagebc.ca

As a not-for-profit organization of provincial scope, Heritage BC recognizes that its members, and the local history and heritage they seek to preserve, occupy the lands and territories of B.C.'s Indigenous peoples. Heritage BC asks its members to reflect on the places where they reside and work, and to respect the diversity of cultures and experiences that form the richness of our provincial heritage.

HERITAGE WEEK

pastimes in past times

Feb 17-23, 2025



Heritage BC



Kaslo & District Arena Association

Board Meeting Minutes

Date: November 28th, 2024

Attendance: Molly, Craig, Rogan, Nate, Blair, Connor, Rick

Call to order

-6:00PM

Adoption of the Agenda

THAT the agenda for 2024.11.28 Board meeting be approved as presented

Carried

Adoption of the minutes

THAT the minutes of the 2024.10.28 KDAA meeting be approved as presented

Carried

New Business

Arena to undertake KJAM liquor license

Motion passed

Food vendor permitting, must be visible and up to date

Security system-New locks and cameras able to use small business security rebate

Unfinished Business

Cougars Dressing room

Concrete work to begin in New Year

Mezzanine Rental

Karate to return to mezzanine Thursdays and Fridays 5pm-6pm

House Keeping

Road way for snow dumping needs to be less muddy, road gravel from the village

New Zamboni from Trail, temporary storage discussed- Poly garage from Ace

Gable end of arena roof needs repair/ rebuild with exhaust fans

Propane filling solution on site

Olympia parts to be ordered by Brandon

Staff handbook and incident report log and mechanical logs and pre-checks

Concession and food safe

First aid inventory and AED battery update

Treasurers Report

Financials reviewed. High energy costs attributed to early opening

Next Meeting December 16 2024

Adjourn (6:45PM)

From: Jeff Mattes

Date: January 2, 2025 at 14:11:55 PST

To: admn@kaslo.ca

Cc: allayway@kasl.ca

Subject: South Beach Application

Greetings Mayor; Council; CAO.

I am writing this e-mail/letter in support of the subdivision applicant. I have been a business owner in Kaslo for 40 years. My office building is 424 Front St. I provide this to show that I have a bonafide interest and opinion on this issue. I would hope that Council; Mayor and CAO would stick to the criteria as outlined for any subdivision in Kaslo. Both parties must stay within the goalposts, any discussion dealing with a proposed "park" does not belong on the table. Should those who are seeking a "park" can approach the property owner to purchase that is just fine but council should not be involved and must stick to the application. Kaslo needs a broader tax base and this project will help. I feel that currently it meets the needs or should I say wants of most residents. No sense paying for a beach we already have access to. Every project in Kaslo has had its controversy. Please council just stick to the requirements and make the required changes if needed and give your approval. Thank-you Jeff Mattes

DATE: January 7, 2025

FILE NUMBER: 0340-50-01

TO: Robert Baker, Chief Administrative Officer

FROM: Codie Jones, Executive Assistant

SUBJECT: Records Management Bylaw No. 1310, 2025

1.0 PURPOSE

To establish a bylaw for records management in accordance with industry standards and best practices.

2.0 RECOMMENDATION

THAT Records Management Bylaw No. 1310, 2025 receive first, second, and third readings.

3.0 BACKGROUND

Through its Strategic Priorities 2025-2026, Council provided staff with direction to bring the Village's records management practices into alignment with industry standards and best practices. More specifically, Council requested that a policy be developed by the end of 2024, followed by processes and procedures in the first quarter of 2025.

The Local Government Management Association (LGMA) recently published the 6th Edition of its *Records Management Manual* which provides general records and information guidance to local governments. The LGMA document includes a model bylaw which is the first step towards the development of a records management system. The model bylaw was referenced by staff in drafting a bylaw for Council's consideration. If Council adopts the proposed bylaw, staff can then begin developing a records management system that is aligned with industry standards and best practices.

4.0 DISCUSSION

The Village's current *Records Retention and Disposition Bylaw 905* was adopted in 1997. It identifies a retention timeline which does not meet LGMA standards, requires a Council resolution for disposal of records, and does not account for electronic records. To bring the Village's records management practices into alignment with industry standards and best practices, staff propose that the 1997 bylaw be repealed and a modernized bylaw be adopted. The proposed *Records Management Bylaw No. 1310, 2025* would allow the Village to migrate from its antiquated filing system to LGMA standards, provide guidance for the management of electronic records, and delegate authority for disposal of records to the Corporate Officer, amongst other benefits. By way of this Staff Report, Council is asked to consider the proposed *Records Management Bylaw No. 1310, 2025*, and provide direction.

5.0 OPTIONS

[Recommendation is indicated in **bold**. Implications are in *italics*.]

1. **THAT Records Management Bylaw No. 1310, 2025 receive first, second, and third readings.**
2. Council provides direction to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

The development of a records management system will require staff time for process and policy creation, records migration and staff training on the new filing system. The new filing system will not require the purchase of software licenses; however, it may require assistance from our information services contractor for large data transfers. The cost is expected to be minimal and can be afforded within the operating budget.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

Respecting the duty to keep records, the Village is under the jurisdiction of the following BC statutes:

(a) Community Charter

Section 148 of the Community Charter requires that a municipal officer must be assigned responsibility to ensure that accurate minutes of the meetings of the council and council committees are prepared. Further this officer must ensure that the minutes, bylaws and other records of the business of the council and council committees are maintained and kept safe and that access is provided to records of the council and council committees, as required by law or authorized by the council.

Section 149 of the Community Charter requires that a municipal officer must be assigned the responsibility of financial administration, ensuring that accurate records and full accounts of the financial affairs of the municipality are prepared, maintained and kept safe.

(b) Freedom of Information and Protection of Privacy Act

Section 6(1) of the Freedom of Information and Protection of Privacy Act requires that the head of a public body make every reasonable effort to assist applicants and to respond without delay to each applicant openly, accurately and completely.

In addition, section 6(2) of the Act requires the head of a public body to create a record for an applicant if the record can be created from a machine readable record in the custody or under the control of the public body using its normal computer hardware and software and technical expertise and creating the record would not unreasonably interfere with the operations of the public body.

Section 30 of the Act requires that a public body protect personal information in its custody or under its control by making reasonable security arrangements against such risks as unauthorized collection, use, disclosure or disposal.

Section 77(a) of the Act requires a local public body to pass a bylaw or other legal instrument by which the local public body acts to designate a person or group of persons as the head of the local public body for the purposes of this Act.

Section 77(c) of the Act permits a local public body to set any fees the local public body requires to be paid under section 75.

In addition to the aforementioned statutes, the following statutes were also considered by the LGMA in developing their *Records Management Manual*:

- (a) Canada Evidence Act
- (b) Electronic Transactions Act
- (c) Evidence Act
- (d) Information Management Act
- (e) Interpretation Act
- (f) Uniform Law Conference of Canada Uniform Electronic Evidence Act

In addition to the LGMA's *Records Management Manual*, the following standards will form the foundation of processes and procedures that will be developed for the Village in the first quarter of 2025:

- (g) International Standards Organization ("ISO") 15489-1:2016 Information and documentation – Records management – Part 1: Concepts and principles
- (h) ISO 13008:2022 Information and Documentation – Digital records conversion and migration process
- (i) ISO 30300:2020, Information and documentation – Management systems for records – Fundamentals and vocabulary
- (j) ISO 30301:2019/Amended 1:2024, Information and documentation – Management systems for records – Requirements
- (k) ISO 30302:2022, Information and documentation – Management systems for records – Guidelines for implementation
- (l) Canadian General Standards Board, Electronic Records as Documentary Evidence (CAN/CGSB-72.34-2024)

Bylaw

Records Retention and Disposition Bylaw 905, 1997

8.0 STRATEGIC PRIORITIES

Records & Information Management System - Development

9.0 OTHER CONSIDERATIONS

None to report.

RESPECTFULLY SUBMITTED



Robert Baker, Chief Administrative Officer
On behalf of: Codie Jones, Executive Assistant

Attachments: Records Retention and Disposition Bylaw 905, 1997
Records Management Bylaw No. 1310, 2025 - DRAFT

Records Management Bylaw

Village of Kaslo

Bylaw No. 1310, 2025

A bylaw to provide for the systematic control of the creation, use, maintenance, storage, security, retrieval and disposition of records by the Village in the conduct of its operations.

The Council of the Village of Kaslo hereby enacts as follows:

TITLE

1. This bylaw may be cited as the Records Management Bylaw.

INTERPRETATION

2. Interpretation

The definitions used in this bylaw are the same as those in Schedule 1 of the *Freedom of Information and Protection of Privacy Act*.

“Corporate Officer” is the person designated and authorized to act on behalf of the Village of Kaslo to manage and maintain the records management system;

“records management system” includes a system used by the Village of Kaslo to manage the records of the Village of Kaslo from record creation through to records disposal;

RECORDS MANAGEMENT SYSTEM ESTABLISHED

3. The records management system of the Village of Kaslo is established and authorized.

COMPLIANCE WITH RECORDS MANAGEMENT SYSTEM

4. All records in the custody and control of the employees of the Village of Kaslo are the property of the Village of Kaslo. All records of the Village of Kaslo must comply with this records management system and this bylaw. All employees, management, service providers and volunteers of the Village of Kaslo must comply with this bylaw.

CORPORATE OFFICER

5. The Corporate Officer is responsible for the management and maintenance of the records management system. The Corporate Officer is authorized to manage and maintain the records management system.

MANUAL OF PROCEDURES AND POLICY

6. The Corporate Officer is authorized to create and maintain a manual of procedures and policy (the “Manual”). Records of the Village of Kaslo are created, accessed, maintained and disposed of only as provided by the Manual.
7. The Manual shall provide for management of the records of the Village of Kaslo and include provisions regarding:
 - (a) the making, receiving and capturing and organization of records, including records not authorized for creation;
 - (b) the collection of records (including records not authorized for collection);
 - (c) access to records;
 - (d) disclosure of records;

- (e) maintenance of records;
- (f) managing records;
- (g) using records;
- (h) retention of records;
- (i) security of records, including protection;
- (j) storage of records;
- (k) preservation of records;
- (l) disposal of records, including destruction; and
- (m) any other matter(s) the Corporate Officer authorizes to be included in the Manual.

INTEGRITY AND AUTHENTICITY MAINTAINED

8. The records management system must maintain the integrity and authenticity of records made or kept in the usual and ordinary course of business.

AUTHORIZATION TO AMEND MANUAL

9. The Corporate Officer is authorized to amend the Manual.

COMPLIANCE WITH LAW

10. The records management system must comply with the Manual, applicable laws and any provincial, national or international standards adopted for use and contained in the Manual.

SEVERABILITY

11. If any section, subsection, paragraph, subparagraph or clause of the Records Management Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision does not affect the validity of the remaining portions of the Records Management Bylaw.

COMING INTO EFFECT

12. The Records Management Bylaw comes into effect upon adoption.

REPEAL

13. The Village of Kaslo Records Retention and Disposition Bylaw 905, 1997 and all amendments thereto are hereby repealed.

READ A FIRST TIME this _____ day of _____, _____.

READ A SECOND TIME this _____ day of _____, _____.

READ A THIRD TIME this _____ day of _____, _____.

RECONSIDERED AND FINALLY PASSED AND ADOPTED this _____ day of _____, _____.

Mayor

Corporate Officer

Certified a true copy of Bylaw No. 1310, 2025 as adopted.

Corporate Officer

DATE: January 23, 2025

FILE NUMBER: 3030-20

TO: Mayor and Council

FROM: Robert Baker, Chief Administrative Officer

SUBJECT: RV Park Proposal
T:

1.0 PURPOSE

To provide Council with information and seek direction related to the RV Park proposal.

2.0 RECOMMENDATION

THAT the Village publish notice of its intention to dispose of road allowances that are subject to the RV Park land transfer proposal.

3.0 BACKGROUND

At their December 17th meeting, Council considered the conditions of a Purchase and Sale Agreement for the exchange of land that would enable QP Developments' RV Park development to proceed. A resolution was passed to postpone a decision until the January 14th Council meeting, as well as for staff to:

1. Obtain clarity with respect to the interpretation of development permit area (DPA) guidelines as they relate to the subject lands;
2. Obtain additional information about the possibility of a boat launch being permitted;
3. Invite the South Beach Working group to appear as a delegation to Council;
4. Create and make public an outline of the steps of the decision-making process and implications of Council decisions.

A Committee of the Whole meeting occurred January 13th in which 4 delegates made presentations to Council relating to the RV Park proposal, including one from the South Beach Working Group. At the January 14th Council meeting, a resolution was passed to defer a decision on the conditions of a Purchase and Sale Agreement until the additional information requested by Council has been received. The purpose of this Staff Report is to present Council with the information requested, and seek direction with respect to the RV Park proposal.

4.0 DISCUSSION

Lakefront Development Permit Area

The developer has recently received a legal opinion with respect to the interpretation of development permit area (DPA) guidelines for the subject lands, and shared it with the Village. Based on that opinion, the developer is comfortable proceeding as planned.

Staff have conferred with the Village's lawyer on the developer's legal opinion. They have noted that our Official Community Plan (OCP) and Waterfront Development Area land use designation do not prohibit zoning of the subject lands for the developer's intended purpose. Specifically, OCP 11.2

Policies section 10 states the Village will limit the 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. It could also be argued that the current M-1 General Industrial zoning does not prohibit an RV Park. Either way, the Village's lawyer has indicated that our regulatory scheme does not prohibit the RV Park, and that legislation does not allow our Lakefront Protection DPA to prohibit development but can require a developer to meet conditions that protect the natural environment, its ecosystems and biological diversity, and development from hazardous conditions, etc. This can be achieved, for example, through an Environmental Impact Assessment (EIA) prepared by a Qualified Environmental Professional (QEP), as referenced in the Village's OCP 16.4.2(6). If the developer can satisfy the conditions imposed by a QEP, and any other development permit requirements, then the Village can approve of their development permit application. Further, the Village's lawyer has indicated that if the Village denied a development permit application for the proposed RV Park on the grounds that an RV Park is not permitted by the guidelines of the Lakefront Protection DPA, the developer could challenge that decision on a similar basis to the Wilson case that is referenced in the developer's legal opinion.

This information is intended to provide Council with the clarity it was seeking with respect to the interpretation of development permit area (DPA) guidelines. If Council is comfortable, it can continue with consideration of the RV Park proposal.

Non-motorized Boat Launch

Council is seeking to own all land within the Stream and Lake Protection Setback areas, which is 30-meters and 15-meters respectively. The developer is agreeable to Council's request to own the Stream and Lake Protection Setback areas if Council agrees to issuing a license of occupation, lease, easement or other mechanism that would allow a non-motorized boat launch to be constructed through the area and utilized by the RV Park. This might be a non-issue if a QEP deems that a non-motorized boat launch would cause sufficient harm to the lake environment, or approval is not granted by other levels of government. An Environmental Impact Assessment of this proposed amenity has not been performed as it's conceptual at this point and no design specification has been developed for a QEP to assess. None the less, QP Developments has asked whether Council would permit the amenity, if it's feasible, in exchange for land within the Stream and Lake Protection Setbacks. Allowance for the non-motorized boat launch can be included within the draft Purchase and Sale Agreement unless Council provides other direction.

Land Development Process

Council requested an outline of the land development process for the proposed RV Park, including the various steps and decisions involved. The process can be divided into two stages:

1. First Stage - land disposition, rezoning, road closure and transfer, the consolidation of the lands, and the registration of a development covenant.
2. Second Stage – development permit, subdivision, road dedication, public road/path/trail, statutory right of way, building permit, occupancy permit.

For a breakdown of the process, including detailed descriptions and a timeline, please refer to the attached document titled Land Development Process – RV Park Proposal.

5.0 OPTIONS

[Recommendation is indicated in **bold**. Implications are in *italics*]

If Council does not oppose the RV Park proposal, then it can:

1. **Publish notice of its intention to dispose of road allowances that are subject to the RV Park land transfer proposal.** *This notice will prompt public input to be reviewed by Council prior to considering a resolution to approve the Purchase and Sale Agreement.*

If Council opposes the RV Park proposal, then:

2. Negotiations on the Purchase and Sale Agreement should cease and the developer should be notified that Council has declined their proposal. *The zoning amendment bylaw will die unless the developer wishes for it to proceed without land transfer. Council may choose to provide a counter-offer to purchase the developer's land in hopes of turning the property into a park or other public service. The counter-offer could come now, or at a later date. To prevent future development proposals of this nature, Council could seek to amend its regulatory scheme so that such land use is prohibited.*

Alternatively, Council may:

3. Provide directions to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

None to report.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Bylaws

#1298 C4 Commercial Recreation – RV Camping [at first reading]

#1280 Official Community Plan

#1193 Floodplain Management Provisions

Policy

Official Community Plan - Section 16.0 Development Permit Areas [DPA]

Subsection 16.4 Lakefront Protection – The guidelines for development within the Lakefront Protection DPA 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. In a Staff Report dated December 17th, staff indicated that this “*means the developer is not permitted to construct its RV Park or a ‘motorized’ boat launch within the DPA; the boundary of the RV Park would stop at the DPA.*” The Village’s lawyer has since provided clarifying information indicating that the Lakefront Protection DPA cannot prohibit development but can require a developer to meet conditions that protect the natural environment, its ecosystems and biological diversity, and development from hazardous conditions, etc.

8.0 STRATEGIC PRIORITIES - 2023-2026

Planning & Development – campground expansion

Economy – waterfront development, land disposition, business retention & expansion

Parks & Natural Area – options for removing golf course irrigation from municipal system, Kaslo River dike and bank flood and erosion improvements

9.0 OTHER CONSIDERATIONS

Water System Capacity

As a condition of land disposition, the Village could require a water system capacity assessment to be conducted by QP Developments to determine the capacity required to operate the RV Park, verify whether the Village's system has sufficient capacity to provide the required level of service, and identify any restrictions that the Village should impose on the RV Park's water use, etc. The assessment would involve Village staff, and the findings would be scrutinized. Staff will include this condition within the Purchase and Sale Agreement, unless Council provides other direction.

Professional and Engineering Reports

As part of their rezoning application, the developer provided the Village with various reports developed by QEPs. Following the December 17th Council meeting, Letters were also received from 2 of these consultants to provide clarifying information. These reports and Letters are attached to this Staff Report for Council's reference. This information will be further scrutinized by the Village before referral to other levels of government, preliminary subdivision layout approval, adoption of bylaws, development permit approval, and the land sale closes. Staff Reports to Council will be provided as needed.

RESPECTFULLY SUBMITTED



Robert Baker, Chief Administrative Officer

- Attachments:
- 2025-01-13 - Legal Opinion
 - Land Development Process – RV Park Proposal
 - 2022-05-20 - Appraisal Report
 - 2024-07-25 - Appraisal Report
 - 2024-10-04 - Appraisal Report - Amendment Letter
 - 2022-06-02 - Contaminated Site - Stage 2 Detailed Site Investigation
 - 2022-07-15 - Flood Hazard Assessment
 - 2023-07-21 - Environmental Assessment
 - 2023-08-03 - Traffic Impact Review
 - 2023-08-03 - Water System Flow Test Results
 - 2023-10-09 - Sewage Dispersal Assessment
 - 2024-08-02 - Archaeological Overview Assessment
 - 2024-12-06 - Archaeological Preliminary Field Reconnaissance
 - 2024-12-27 - Letter from Ecoscape Environmental Consultants
 - 2025-01-13 - Letter from Watershed Engineering



Our File Number: 1085-001

Via email

January 13, 2025

Q.P. Development Inc.
8712A 109th Street
Edmonton, AB T6G 1E9

Attention: Dale Unruh

Dear Dale:

Re: Village of Kaslo - Lakefront Protection Development Permit Area Guidelines

We understand that you are endeavouring to develop an RV Park within the Village of Kaslo along the shores of Kootenay Lake just south of the mouth of Kaslo River. Your land is designated in the Village's Official Community Plan (the "OCP") as being within the Waterfront Development Area (Map F). As well, a large portion of your land is designated as being within the Waterfront Protection Development Permit Area (Map F)¹ and within the Lakefront Protection Development Permit Area (Map C).

All or almost all of the RV Park that you are proposing to develop will be on that part of your land that is designated as being within the Lakefront Protection Development Permit Area. Of particular concern to you is Section 16.4.3.4 of the Village's OCP which provides:

Development in the DP, 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.

At page 6 of a December 13, 2024, Village of Kaslo Staff Report, Robert Baker, the Village's Chief Administrative Officer expressed the opinion that as a result of this provision in the OCP, you are not permitted to construct an RV Park within that portion of your land that lies within the Lakefront Protection Development Permit Area. This for all intents and purposes would spell the end to your proposed development of an RV Park on your land.

We write to respond to your enquiry concerning the role of development permit area guidelines in

¹ There is a reference at Section 11.02.8. to designating a Waterfront Protection Development Permit Area, but no such designation has been made to date. Therefore, we do not address it in this letter.

1370B Summit Drive
Kamloops, BC
V2C 1T8

Kamloops: (250) 434-2333
Toll Free: 1-855-434-2333
Fax: (250) 434-2334

general and to provide our interpretation of the Village of Kaslo's Lakefront Protection Development Area guidelines, in particular.

As set out in detail below, it is our opinion that role of development permit guidelines is protective, not prohibitive. The establishment of development permit areas does not preclude development, but mandates that development be done in a manner that addresses special conditions and objectives identified by the municipality in its OCP.

It is also our opinion, as set out below, that Section 16.4.3.4. of the Village's OCP is poorly drafted and does not on its face comply with the statutory requirements applicable to development permits. In particular, there are no guidelines within Section 16.4.3.4. informing an owner what needs to be done to address the special conditions and objectives as identified by the municipality. However, rather than finding this part of the Village's OCP to be invalid, it is likely that a court would find the needed guidelines elsewhere in the Village's OCP, particularly Section 11. 2.10.

The General Role of Development Area Guidelines

The Legislation

Municipalities in British Columbia are empowered under s. 488(1) of *the Local Government Act*² to designate development permit areas for various purposes. Where a municipality has designated development permit areas, it must, within its official community plan ("OCP") or zoning bylaw:

- (a) describe the special conditions or objectives that justify the designation, and
- (b) specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

If an OCP designates areas as development permit areas, then under s. 489, there is a general prohibition against development in those areas except as authorized in a development permit.

Under s. 490, a municipality may, by resolution, issue a development permit that:

- (a) varies or supplements a land use regulation bylaw or a bylaw under Division 11 of the *Local Government Act*;
- (b) includes requirements and conditions or sets standards; and/or
- (c) imposes conditions respecting sequence and timing of construction.

The Case Law

Approximately two years ago, the British Columbia Court of Appeal, in *Cowichan Valley (Regional District) v. Wilson*³ considered the general role of development permit guidelines. The Court explained:

21 Section 488(1)(a) of the LGA authorizes an OCP to designate DP areas for the "protection of the natural environment, its ecosystems and biological diversity". Pursuant to s. 488(2), for each DP area the OCP must: (a) describe the special conditions or objectives that justify the designation, and (b) specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

² All references to specific sections of legislation found in this letter are references to sections in *the Local Government Act*.

³ 2023 BCCA 25.

22 *If an area is designated as a DP area under s. 488(1)(a), ss. 489(a)-(c) prohibit construction of a building or alteration of land unless a DP is obtained. Further, for land so designated, s. 491(1) provides that if a DP is issued, the DP may:*

(a) specify areas of land that must remain free of development, except in accordance with any conditions contained in the permit;

(b) require specified natural features or areas to be preserved, protected, restored or enhanced in accordance with the permit;

...

(e) require protection measures, including that vegetation or trees be planted or retained in order to . . .

(i) preserve, protect, restore or enhance fish habitat or riparian areas...

23 *If a local government intends to impose any of the requirements or conditions contemplated by s. 491(1) in relation to a DP, that authority may, by virtue of s. 490(2), only be exercised in accordance with the guideline specified under s. 488 in an OCP or zoning bylaw.*

24 *Accordingly, a local government may, through an OCP, create DP areas for specified purposes which are justified by special conditions or objectives and may, in accordance with adopted guidelines, impose requirements or conditions when issuing a DP.*

One of the central issues in *Cowichan Valley (Regional District) v. Wilson* was Policy 15.6(a) of the Regional District's OCP development permit guidelines. That policy provided that where a report from a qualified environmental professional ("QEP") designated an area as a streamside protection and enhancement area ("SPEA")⁴, then no development activities were to take place within the area designated as SPEA. Before the Court of Appeal, the Regional District argued that development permit guidelines could prohibit all development. The Court described the Regional District's position as follows:

In any event, the CVRD maintains that the effect of Policy 15.6(b) is to prohibit development in a SPEA. In oral argument, the CVRD asserted that, relying on Policy 15.6(b), it could refuse to issue a DP even if the footprint of the proposed building represented a one-foot intrusion into the SPEA and a QEP opined that the development would not result in HADD⁵. The CVRD says it was reasonable for it to conclude that the legislative framework authorizes the enactment of this prohibitory Policy in its OCP Bylaw.

Relying on its previous decision in *Yanke v. Salmon Arm*⁶, the Court of Appeal pointed out that:

...it is not the intention of the legislation to prohibit development in a SPEA; rather, it is the intention of the legislation to empower local governments to prohibit development in a SPEA where HADD would result.

The Court of Appeal concluded that the regulatory regime was harm-based and that a municipality did not have the authority either under the *Local Government Act* or the *Riparian Areas Protection*

⁴ SPEA stands for streamside protection and enhancement area which is an area: a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and (b) the size of which is determined according to the *Riparian Areas Regulation* on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

⁵ HADD stands for "harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area".

⁶ 2011 BCCA 309.

Act to cast a blanket prohibition on development within certain areas. The regulatory regime was protective rather than prohibitive and a municipality's ability to prohibit development within a SPEA was limited to where development would have a harmful effect on fish habit, i.e., HADD. Whether or not the development would cause HADD was a decision to be made by a QEP and set out in an Assessment Report as defined in the legislation.

We understand that the present iteration of the Riparian Areas Protection Act does not apply to Kootenay Lake or Kaslo River. However, the words of our Court of Appeal in *Cowichan Valley (Regional District) v. Wilson* would apply with little if any variation. The point remains that the *Local Government Act* does not authorize a municipality to cast a blanket prohibition on development in certain areas.

The Village's Lakefront Protection Development Area Guidelines

The Village's OCP is somewhat difficult to follow, especially in terms of the proper interpretation of Section 16.4.3.4.

The first challenge is that Section 16.4 of the Village's OCP purports to establish a development permit area under both s. 488(1)(a) which focuses on protecting the natural environment from the development and s. 488(1)(b) which focuses on protecting the development from the natural environment.

The relevant language from s. 488(1) is:

488 (1) An official community plan may designate development permit areas for one or more of the following purposes:

(a) protection of the natural environment, its ecosystems and biological diversity;

(b) protection of development from hazardous conditions;

...

The two sections are quite distinct and the combining the two in Section 16.4.3.4., creates a real risk that a court would find Section 16.4.3.4. and any decision made under it to be invalid. A good illustration of this point is presented in *0742848 B.C. Ltd. v. Squamish (District)*⁷. There, the court reviewed the District's refusal to issue a development permit under development permit guidelines meant to protect the natural environment from the effects of development. The court concluded that the real basis of the District's refusal to issue the development permit was a concern for the harm that the natural environment would visit on the development (i.e., flooding). With that conclusion in hand, the court struck down the District's refusal as having been based on improper considerations.

In the case of the Village of Kaslo's OCP, conflating its authority under ss. 488(1)(a) and 488(1)(b), creates a confusion. The landowner is left with no clear understanding as to which parts of Section 16.4 describe the special conditions or objectives that justify a designation under s. 488(1)(a) or that justify a designation under s. 488(1)(b) and, therefore, a landowner would have no clear understanding as to what are the guidelines respecting the manner by which these special conditions or objectives will be addressed.

The second challenge is also based on the conflation of ss. 488(1)(a) and 488(1)(b). A municipality's authority differs depending on which if these two subsections apply.

The specific powers relating to ss. 488(1)(a) and 488(1)(b) are set out in section 491 which provides:

491 (1) For land within a development permit area designated under section 488 (1)

⁷ 2011 BCSC 747.

(a) [protection of natural environment], a development permit may do one or more of the following:

(a) specify areas of land that must remain free of development, except in accordance with any conditions contained in the permit;

(b) require specified natural features or areas to be preserved, protected, restored or enhanced in accordance with the permit;

(c) require natural water courses to be dedicated;

(d) require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment;

(e) require protection measures, including that vegetation or trees be planted or retained in order to

(i) preserve, protect, restore or enhance fish habitat or riparian areas,

(ii) control drainage, or

(iii) control erosion or protect banks.

(2) For land within a development permit area designated under section 488 (1)

(b) [protection from hazardous conditions], a development permit may do one or more of the following:

(a) specify areas of land that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence, tsunami, avalanche or wildfire, or to another hazard if this other hazard is specified under section 488 (1) (b), as areas that must remain free of development, except in accordance with any conditions contained in the permit;

(b) require, in an area that the permit designates as containing unstable soil or water which is subject to degradation, that no septic tank, drainage and deposit fields or irrigation or water systems be constructed;

(c) in relation to wildfire hazard, include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures;

(d) in relation to wildfire hazard, establish restrictions on the type and placement of trees and other vegetation in proximity to the development.

As with the first challenge discussed above, a landowner is left with no clear understanding as to which parts of Section 16.4 apply to a particular development permit application. This leaves unclear what statutory authority the Village has to designate a development permit area under Section 16.4.

A third challenge concerns the specific wording of Section 16.4.3.4. If your development permit application falls under s. 491(1) or s. 492(2)(a)⁸, then the Village was to “specify areas of land that must remain free of development, except in accordance with any conditions contained in the permit” (emphasis added). There is nothing in Section 16.4.3.4. that informs you of what conditions or objectives justify the designation as a Lakefront Protection Development Permit Area or that specifies guidelines respecting the manner by which those special conditions or objectives can be addressed by you.

⁸ From our reading of Section 16.4, it would appear that ss. 491(2)(b) – (d) are inapplicable.

A good illustration of this issue is again found in *07428248 B.C. Ltd. v. Squamish (District)*⁹ starting at paragraph 93.

93 ... *The guidelines provide the landowner with prior guidance as to the manner in which the special conditions or objectives relating to the designation must be addressed, and they protect the landowner from arbitrary decision-making on the part of the municipality.*

94 *An owner of land is entitled to know what qualifications he must comply with in order to obtain a development permit. The qualifications should be set out in the bylaw. They cannot reside in the various likes and dislikes of individual council members who may be elected from time to time: Doman Industries Ltd. v. North Cowichan (District) (1980), 116 D.L.R. (3d) 358, [1980] B.C.J. No. 96 (B.C. S.C.) at para. 40. If valid reasons for refusal exist, an applicant is entitled as a matter of right to be told what those reasons are, and what must be done to make his or her plans acceptable, with reference to the guidelines. If there are no valid reasons for refusal, the applicant is entitled to receive the permit: Orr Development Corp. v. North Vancouver (Municipality) (1982), 37 B.C.L.R. 337, [1982] B.C.J. No. 1659 (B.C. S.C.) at para. 4; Yearsley, supra, at para. 31; 48 Fraser Hwy Land Ltd. v. Langley (Township) (1999), 4 M.P.L.R. (3d) 53, [1999] B.C.J. No. 1861 (B.C. S.C.) at paras. 34, 37 [Langley].*

95 *The guidelines define the limits of Council's discretion, in order to prevent the Council from "improperly assuming for itself an undefined, uncontrolled and unpredictable discretion": Washi Beam, supra, at para. 35. 96 The practical effect of Squamish's argument is to import the powers set out in s. 920(7) into the guidelines. That is not consistent with the scheme of the Act. The Act requires that the guidelines be set out in the OCP, which is, of course, a bylaw implemented by the municipality in accordance with the procedures set out in the legislation.*

Again, this may result in a finding by our court that Section 16.4.3.4. of the Village of Kaslo's OCP and any decision by the Village made under Section 16.4.3.4. is invalid.

The fourth challenge is what to make of Section 11 of the Village's OCP concerning a Waterfront Development Area. Though not expressly intending to create a development permit area or to provide development permit guidelines, this section has the feel of a designation of a development permit area. We note that Section 11.2.10. specifically calls for limiting development on a floodplain to passive recreational uses, which may include seasonal campgrounds/RV parks and requires appropriate flood mitigation measures as determined by a qualified professional. This begs the question as to how one is to interpret Section 16.4.3.4. in light of Section 11.2.10. The law states that the interpretation of a bylaw requires that the bylaw be read as a whole.¹⁰ In other words, the proper interpretation of Section 16.4.3.4. takes into account Section 11.2.10.

As discussed above, it is unclear whether Section 16.4.3.4. is intended to protect the natural environment from the development (under s. 488(1)(a)) or to protect the development from the natural environment (under s. 488(1)(b)). Either way, the concern appears to relate to flooding. If so, then Section 11.2.11 seems to provide the guidelines for development of lands that are at risk of flooding by requiring the implementation of flood mitigation measures as determined by a qualified professional.

However, there is yet another wrinkle. Section 11.2.10 uses the term "passive recreation" and

⁹ 2011 BCSC 747.

¹⁰ In interpreting the provisions of a zoning bylaw and related statutes, the court must apply the "modern rule" of statutory interpretation. The words of a provision are required to be read "in their entire context and in their grammatical and ordinary sense harmoniously with the scheme of the Act, the object of the Act, and the intention of Parliament" (*Langley (Township) v. 0802881 BC Ltd.*, 2021 BCSC 2446).

informs the reader that a campground or RV Park is a permitted use as a form of “passive recreation”. Section 16.4.3.4 purports to limit permitted uses to “passive recreational amenities such as walking and multi use trails, natural parks areas, non-motorized pleasure craft launches and park benches”. The reader is left wondering whether there was an intention by the Village to exclude campgrounds and RV Parks under Section 16.4.3.4 and if so, why. Section 16.4 provides no such justification as would be required by s.488. We suggest that in the absence of recreational trailers, there is little difference between an RV Park and a multi use trail and park benches.

Despite the issues with the Village’s OCP as discussed above, we acknowledge that our courts are reluctant to find that a municipal bylaw or part of a municipal bylaw is invalid. This holds true for bylaws attempting to designate development permit areas and related guidelines. For example, in *Washi Beam Holdings Corp. v. West Vancouver (District)*¹¹ the bylaw in question stated the development objectives and designated a development permit area but did not set out any guidelines. In upholding the bylaw, the Court wrote:

39 *The OCP contains neither a separate section containing guidelines, nor even a heading "Guidelines". I accept counsel for the respondent District's argument neither is required. He argues the juxtaposition of provisions within the OCP section are not critical. I accept that and I am also prepared, within reasonable limits, to accept that a guideline may exist without specifically being referenced by usage of that term.*

40 *It is however essential that the words used provide a guideline for land owners who seek to develop their property. In common usage a guideline is a directing principle. Section 879(2) makes it clear a guideline is to be differentiated from either a description of a special condition or an objective justifying the designation of a permit area. That is because Section 879(2) requires there be guidelines "... respecting the manner by which the special conditions or objectives will be addressed."*

41 *Counsel for the respondent District argues that OCP 2.11(i) sets out the "objectives" required under Section 879(1) and that 2.11(h) despite reference to "Development Objectives" in its opening words provides by each of its subsections (i) to (v) an objective and then how the objective will be achieved, which is generically a guideline.*

42 *Thus in Section 2.11(h)(iii) the objective "to foster compatibility of development" will be guided "... by considering the impact of new construction on the views from adjacent properties", which becomes the broad guideline or "defining principle" which an applicant for a permit must address.*

43 *The detrimental impact upon views was one of the specific and enumerated reasons the Planner in her report to Council cited for not approving of the petitioner's application. There was evidence of complaints and concern of nearby residents the proposed building would impact their views.*

44 *I do not find that Section 2.11(h) contains by implication any other guidelines in respect of matters raised by the Planner in her report to Council. Her reference to character and design of the buildings quotes policy under Section 2.11(i). I can accept the use of policy in this context as reference to an "objective" but it is not a "guideline". In my view Section 2.11(i) does not contain any guidelines, it deals with the objectives, or reasons, for designation.*

45 *The further stated reason for rejection of the application contained in the Planner's report concerned access to the building. Her reference in that regard was to Section 4.2(1)(i). That reference is clearly inapplicable as it contains no guidelines. It appears to*

¹¹ [1999] BCJ No. 617 (BCSC).

suggest that the municipality will be preparing "... a road network analysis and capital cost plan...".

46 In the result I find the section of the OCP in issue to be poorly drafted, confusing, and contains few guidelines. I accept that Section 2.11(h) (iii) does contain a guideline for the information of an applicant that the view of adjacent landowners is a relevant consideration in respect of the overall objective "... to protect the character of the Municipality and to guide design of any multiple family development ..." and to "... foster compatibility of development...".

47 I conclude there existed one appropriate guideline in the OCP and referenced in the Planner's report which the Council had before it on which they might properly choose to exercise their discretion against issuance of the development permit.

What we take away from *Washi Beam* is that there is a willingness by our courts to scour through an OCP bylaw to find the requisite elements of a valid designation of development permit area. With this in mind, we are of the opinion that if Section 16.4 of the Village's OCP bylaw were challenged in court, then the result would be similar to the result in *Washi Beam*. In particular, the court would look to other parts of the OCP to find guidelines that apply and inform a landowner as to the conditions that would need to be met. The Court would turn to Section 11.2.10 as providing the guidelines for development of lands that are at risk of flooding by requiring the implementation of flood mitigation measures as determined by a qualified professional.

To summarize, the Village of Kaslo cannot prohibit development under its authority to designate development permit areas. Moreover, the Village must set out guidelines that inform a landowner how to address the special conditions and objectives identified by the Village. Here, Section 16.4.3.4 appears on its face to be invalid on both these accounts. However, Section 16.4.3.4 can and should be interpreted with Section 11.2.10 in mind. This leads to the conclusion that development of an RV Park is permitted within the Lakefront Protection Development Permit Area provided that flood mitigation measures as determined by a qualified professional are implemented.

We trust that the above responds to your enquiry.

Yours truly,

FORWARD LAW LLP

Per: 

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LAND DEVELOPMENT PROCESS – RV PARK PROPOSAL

Introduction

This document identifies the land development process for the proposed RV Park, including the various steps and stages for the following eight development processes:

1. sale of municipal land
2. rezoning
3. road closure
4. road dedication
5. development permit
6. subdivision
7. building permit and occupancy permit

These processes can be divided into two stages:

1. First Stage – land disposition, rezoning, road closure and transfer, the consolidation of Lots, and the registration of a development covenant.
2. Second Stage – development permit, subdivision, road dedication, public road/path/trail, statutory right of way, building permit, occupancy permit.

At the end, a timeline is presented that merges the various steps and stages of the development process.

First Stage

Land Disposition

The steps in the land disposition include appraisal, land survey, and calculation of the net land transfer area by an independent third-party. The developer is seeking ownership of road allowances within the subject lands, and Council is seeking public ownership of all land within the Stream and Lake Protection Setback areas. In negotiating this exchange, the developer has asked Council to allow them to construct a non-motorized boat launch through the Lake Protection Setback assuming the developer can satisfy the restrictions imposed by Qualified Environmental Professionals (QEP) and secure the approval of other levels of government/ministries.

A condition of the land exchange would be that all the Lots sold to the developer be consolidated on the closing date. As this is merely a consolidation of parcels, the Land Title Act does not require approving officer approval, however, the Village's lawyer will need to confirm that a development permit application is not triggered by Lot consolidation. At this time, it's believed the development permit is not required until there is subdivision as bare land strata.

The developer wants their land to be rezoned (proposed bylaw #1298 for *C4 Commercial Recreation – RV Camping*) before it completes the purchase to ensure that it can carry out its proposed development. If the land is not rezoned, then the developer may not want to purchase the road allowances.

As the land exchange involves road allowances, the Village will need to adopt a road closure bylaw. Both parties have agreed to make rezoning and adoption of the road closure bylaw conditions

precedent to the proposed land sale. A condition precedent is an act or event that must exist or occur before a duty to perform something promised arises. In the context of a land sale, conditions precedent usually allow the buyer to do or obtain something prior to being bound to complete the transaction, such as obtaining financing or obtaining a satisfactory property inspection. In this case, rezoning and adoption of a road closure bylaw will be conditions precedent and, if the land is not rezoned by a specific date and the road closure bylaw is not adopted by a specific date, the agreement will be at an end and the parties will be able to walk away. It is important to remember that making something a condition precedent does not obligate Council to adopt any bylaw or pass any resolution, it simply means they will follow the applicable processes which could include public notice, etc.

When selling land, a local government has a great deal of control and can ask for various promises and concessions from a motivated buyer. In many cases, this may take the form of one or more development covenants, requiring the buyer to develop the land in a specific way, to carry out certain tasks by a specified date, to protect certain land features, or to grant rights of access to the public. With respect to the proposed RV Park, Council is requiring the developer to construct a public road to the RV Park and walking paths within the Stream Protection Setback that provide public access to the river and lake. Council is seeking public ownership of the Stream and Lake Protection Setback areas, but does not intend for the Lake Protection Setback area or the land necessary for the public road to be used in calculating the net land transfer area. A statutory right of way (SRW) is also being required by Council for a future raw water line from the lake to the golf course so that the golf course's irrigation system can be removed from treated water. The exact location of the SRW is to be determined.

In order to ensure that improvements to public land occur as promised, the Village will require the developer to agree to a development covenant that only permits them to subdivide the lands as shown on a proposed subdivision plan; not to subdivide the lands until it has constructed the public road and walking paths, or has provided security for such construction; and has granted a SRW in favour of the Village for the raw water line. The required covenant would be attached to the land sale agreement. The land sale agreement would require the developer to grant the covenant on the completion date, and the covenant would be registered on the affected Lots immediately following the transfer and consolidation of the lands. Following subdivision (and completion of the related improvements), covenants related to the road and paths can be released, but the SRW would remain in perpetuity.

During preliminary discussions, the Village and developer considered traffic flow from the highway. The developer conducted a Traffic Impact Review, and it was determined that a full traffic analysis was not required due to the low volumes, but that the project will need to be referred to the Ministry of Transportation & Infrastructure for review and approval.

The Village has also expressed concern with respect to environmental protection, flood hazards, indigenous consultation, site contamination, sewage dispersal, and water system capacity. A QEP has performed an Environmental Impact Assessment (EIA) and provided detailed requirements that must be adhered to for construction to occur, and various other QEPs have provided assessments specific of flood hazard, contaminated sites, and sewage dispersal. The developer has started the indigenous consultation process but has not yet heard a response. Consultation must be to the

satisfaction of the Village. As another condition of land sale, the Village may require a water system capacity assessment to occur to determine the capacity required to operate the RV Park, verify whether the Village's system has sufficient capacity to provide the required level of service, and identify any restrictions that the Village should impose on the RV Park's water use, etc.

For Council's information, QEPs may hold the following designations: agrologist, applied technologist or technician, professional biologist, professional engineer, professional forester, and professional geoscientist, registered forest technologist.

Pursuant to section 26 of the Community Charter, the Village must give notice of its intention to dispose of land before it can sign a land sale agreement. This notice must be in accordance with section 94. Once the required notice has been published and any public input received, Council will need to consider passing a resolution approving the land sale and authorizing execution of the land sale agreement.

Rezoning

The developer has requested that the subject lands be rezoned and would like to ensure that this occurs before it is bound to complete the land sale. The developer has submitted a rezoning application, and like all bylaws, a zoning bylaw must receive three readings and then be adopted. Section 135 of the Community Charter requires that there be one day between third reading of a bylaw and adoption of that bylaw. However, section 477 of the Local Government Act states that third reading and adoption of an OCP or zoning bylaw can occur at the same meeting. Generally, zoning bylaws must not be adopted unless a public hearing is held, and that hearing must be held after first reading and before third reading. Despite the general rule requiring a public hearing, it is possible for the local government to waive the public hearing if an OCP is in effect for the area that is subject to a proposed zoning bylaw and the proposed bylaw is consistent with the OCP. With respect to proposed bylaw *#1298 C4 Commercial Recreation – RV Camping*, a public hearing is not required.

Although a public hearing is not required, Council chose to have the developer conduct a public information session in November 2023. This prompted the public to raise concerns, and in response, Council can impose requirements that it wishes the developer to meet before the bylaw is considered for adoption. For example, if Council had received response to concerns of the public about increased traffic resulting from the proposed development, Council could require the developer to provide a traffic study. The developer would then obtain a study, and the consultant would conclude what needs to be done to mitigate any issues identified through assessment. With respect to the proposed RV Park, a traffic study has already been carried out, as well as environmental, archaeological, contaminated sites, flood hazard, and sewage dispersal assessments. These assessments have been performed in response to the Village's desire to protect the natural environment, its ecosystems and biological diversity, and development from hazardous conditions. Before rezoning is approved, these assessments will be further scrutinized to ensure they are to the satisfaction of the Village. Development will only be permitted in accordance with the assessments of QEPs.

Council can influence many aspects of the RV Park through zoning or other bylaws; i.e. whether bare land strata is permitted, the number of RV sites, use of permeable surfaces, months of operation, storage of RV's, decks, density, coverage, setbacks, water restrictions, etc.

The proposed rezoning bylaw requires approval of the Ministry of Transportation and Infrastructure; Under section 52 of the Transportation Act, a zoning bylaw affecting a controlled access highway requires approval. The Act states that for development near controlled access highway:

(1) *"controlled area" means, in relation to an intersection of a controlled access highway with any other highway, land and improvements within a radius of 800 metres from the intersection;*

(3) *A zoning bylaw of a municipality or regional district does not apply to a controlled area unless*

(a) the bylaw has been approved in writing by the minister or any person designated in writing by the minister before its adoption, or

(b) the bylaw is in compliance with the terms of an agreement referred to in subsection (2) between the minister and the municipality or regional district.

Under section 135(4) of the Community Charter, approval of the proposed rezoning bylaw must be obtained from the Ministry of Transportation and Infrastructure after third reading.

Road Closure & Lot Consolidation

The developer wishes to purchase road allowances and consolidate them with their Lots. In order to transfer the titles of road allowances, the Village must close and raise title to the road allowances, and remove its dedication as highway. Section 40 of the Community Charter allows a Council to, by bylaw, close all or part of a highway and remove its dedication. Before adopting a bylaw to close a road and remove its dedication, Council must issue public notice of its intention to adopt such a bylaw and provide an opportunity for anyone who considers they are affected by the bylaw to make representations to Council.

Section 41 of the Community Charter details restrictions in relation to the closure and disposition of a highway, particularly in relation to a highway that provides access to the ocean or other watercourse, or where closure of the highway would completely deprive an owner of access to their property. Additionally, as the road allowances are within 800 metres of an arterial highway, the bylaw may only be adopted after it has been approved by the Minister of Transportation and Infrastructure.

A municipality may only dispose of a highway if the municipality is exchanging the property for other property that Council considers will provide public access to the same body of water that is of at least equal benefit to the public, or if the proceeds of the disposition are paid into a reserve fund, with the money from the reserve fund used to acquire property that the Council considers will provide public access to the same body of water that is of at least equal benefit to the public. In the case of the proposed RV Park, Council has determined that the land transfer provides the public with access to the same body of water that is of at least equal benefit to the public. This means any proceeds do not need to be paid into a reserve.

Once a bylaw closing the road and cancelling its dedication as highway has been adopted, the bylaw must be filed in the land title office, along with a survey plan and consolidation plan, on the closing

date. The Village's Corporate Officer will also file a statement certifying that the municipality has, by bylaw, closed the road and removed its dedication; the closed road is not adjacent to a park, conservancy, recreation area, or ecological reserve; and the land is to be disposed of to an adjacent landowner for the purpose of consolidating it with the owner's adjacent parcel or parcels. Once the bylaw and plan have been filed, the registrar will raise title to the road allowances and register them in the name of the Village until the land sale closes and they become property of the developer.

Road Dedication

The Village and developer shall dedicate an interior roadway through their lands from the highway entrance to the RV Park entrance. Section 107 of the Land Title Act says that deposit of a subdivision, reference, or explanatory plan showing a portion of the land as a highway operates as an immediate and conclusive dedication to the public of that portion of land shown as highway. Upon deposit of the plan, title to the highway vests in the municipality. Once the subdivision plan is registered in the Land Title Office, the road dedication will be complete.

Development Permit

The developer's lands are in a development permit area. The Local Government Act section 488 allows lands to be designated for a variety of purposes, including but not limited to:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;

The Village's OCP states that its Lakefront Protection DPA is established for the purpose of protecting the natural environment and protection from hazardous conditions, pursuant to Sections 488(1)(a) and 488(1)(b) of the Local Government Act and ensuring that development does not negatively impact the high-quality functioning of the lakefront, lake and foreshore ecosystems. Under section 489, the following prohibitions apply unless the owner first obtains a development permit:

- (a) land within the area must not be subdivided;
- (b) construction of, addition to or alteration of a building or other structure must not be started;
- (c) land within an area designated under section 488 (1) (a) or (b) [natural environment, hazardous conditions] must not be altered;

The only exception to the requirement for a development permit is if an exemption under 488(4) applies:

If an official community plan designates areas under subsection (1), the plan or a zoning bylaw may, with respect to those areas, specify conditions under which a development permit under section 489 would not be required.

As the Village's OCP does not exempt the subdivision from the requirement of a development permit, an application will be required before subdivision or land within the DPA can be altered. Section 16.4.3 of the OCP states that a development permit may not be issued before other required approvals or permits are obtained from provincial or federal authorities having jurisdiction. The Village's lawyer will need to provide guidance on the exact order of operations regarding the development permit, consolidation of Lots, and subdivision.

Section 491 of the Local Government Act details what a development permit may include.

Subdivision

The developer is seeking to subdivide their land as bare land strata to enable the sale of RV pads. To establish the bare land strata, the developer must apply to the Village's approving officer for subdivision approval. The subdivision plan must show the lots, as well as the areas that are to be dedicated as right of ways. The developer wants to ensure that the subdivision plan can be approved before it commits to grant the development covenant. The developer will likely want to submit the proposed subdivision plan to the approving officer and obtain preliminary layout approval before granting the development covenant. Pursuant to section 509 of the Local Government Act, the approving officer cannot approve the subdivision unless the owner has constructed and installed all works and services required under the Village's subdivision servicing bylaw, or the owner has entered into a servicing agreement and provided security. Assuming the developer wants subdivision approval before installing the services, the developer must enter into a servicing agreement with the Village and provide security for the services. Assuming the developer also wants subdivision approval before it constructs the public road, path and trail (required under the development covenant), the Village will include an obligation to construct the road, path, and trail as part of the servicing agreement. In this case, the Village will also require the developer to provide a statutory right of way for raw water line, and will include this in the servicing agreement. The Village will take security for all of these obligations.

The approving officer may require other conditions to be met for subdivision approval.

Building Permit

Once the subject lands have been subdivided as bare land strata, the developer will be able to apply for building permits pursuant to the RDCK's building bylaw, and, once any structures are sufficiently constructed, the developer will be entitled to apply for occupancy permits under the building bylaw. Pursuant to the terms of the development covenant, the developer will not be entitled to apply for a building permit until the public road, path and trail have been constructed, the statutory right of way has been dedicated, any other conditions have been satisfied, and a development permit has been issued.

Land Title Office Packages

Before looking at the integrated timeline of all these steps and stages, it may be useful to consider the two Land Title Office packages that would be registered:

1. First Stage
 - Road closure bylaw, together with surveyed road closure plan
 - Application to raise title to former road in Village's name
 - Certificate of Corporate Officer to cancel Province's right of resumption
 - Transfer of former roads from Village to developer
 - Property Transfer Tax return, and cheque, by developer
 - Transfer of land to/from Village and developer
 - Property Transfer Tax return, and cheque, by developer
 - Survey plan to consolidate Lots
 - Development covenant registered

2. Second Stage

- Subdivision plan, dedicating internal roadway
- Utility statutory right of way together with plan (construction of utilities is secured in subdivision servicing agreement)
- Public road, path, and trail construction (construction is secured in subdivision servicing agreement)
- Discharge of development covenant

Development Timeline

The following is an integrated timeline of all the steps and stages. Please note that some steps may not occur in this exact order, and a RV Park bylaw may be required if regulations cannot be included in the rezoning bylaw.

- Preliminary discussions between developer and staff
- Negotiation of Purchase and Sale Agreement (including terms of development covenant)
- Appraisal, land survey, and calculation of the net land transfer area
- Notice of intended land disposition and road closure bylaw
- Receive input on land disposition
- Council resolution to approve Purchase and Sale Agreement
- Signing of Purchase and Sale Agreement, including deposit from developer
- Developer's application for rezoning, development permit, and subdivision
- 1st reading of rezoning application
- 1st reading of road closure bylaw
- 2nd reading of rezoning application
- 2nd reading of road closure bylaw
- Receive public input on rezoning and road closure bylaw
- Scrutinize all QEP reports
- 3rd reading of rezoning
- 3rd reading of road closure
- Ministry referrals (road closure, subdivision, etc.)
- Preliminary layout approval for subdivision
- Receipt of lawyers undertaking
- Adoption of bylaws (road closure, rezoning)
- Satisfaction of all conditions precedent (ready to close land sale)
- Registration of first stage Land Title Office package (developer now owns Lots)
- Subdivision servicing agreement
- Receipt of lawyer's undertaking
- Development permit issued
- Subdivision approval
- Registration of second stage Land Titles Office package (creation of subdivision and road dedication)
- Building permit(s) issued
- Occupancy Permits issued



real estate

DEDORA SCHOENNE

appraisers consultants advisors

www.dsappraisers.com

**APPRAISAL REPORT OF
FAIR COMPENSATION FOR
PROPOSED LAND TRANSACTION AT
THE SOUTH KASLO RIVER MOUTH (FORMER MILL SITE)
KASLO, BRITISH COLUMBIA**



Completed By:

Taylor Dedora

DEDORA SCHOENNE APPRAISERS

DEDORA SCHOENNE

appraisers consultants advisors

www.dsappraisers.com

May 20, 2022

File No. 03 276 22

Quality Property Developments Inc.
Attn: Dale Unruh
8712A 109 Street
Edmonton, AB T6G 1E9
and

The Village of Kaslo
413 Fourth Street
Kaslo, BC, V0G1M0

Dear Mr. Unruh and Sirs/Mesdames,

Re: Fair compensation estimate for proposed land transaction at the south Kaslo River mouth (former mill site), Kaslo, BC, between the Village of Kaslo and Quality Property Development Inc. for the proposed RV Resort development

The following appraisal report has been completed on the above described real property - further described within. The purpose of the appraisal is to render an opinion of the current fair compensation for the fee simple interest of this property, in this case the net land area to be acquired by Quality Property Development Inc. (QP) from the Village of Kaslo (the Village) after an exchange has been made, subject to the assumptions and limiting conditions stated herein. It is understood that this report will be utilized for purchase and sale negotiations between the parties.

The ultimate subject consists of a net ± 5.3 acres of municipal owned vacant lands which is proposed to be acquired from the Village. This is based on an estimated gross exchange of ± 6.8 acres of land from the Village to QP and ± 1.5 acres of land from QP to the Village to ultimately allow for the proposed RV Resort development briefly discussed herein.

Because there are no comparable sales that exist of very irregularly shaped, noncontiguous and non legally accessible riverfront and lakefront parcels in Kaslo or the region of which the appraiser is aware, the most appropriate method to appraise the subject is to value it based on its highest and best use as if it is hypothetically consolidated with the adjacent QP lands, part of the "larger parcel", and with legal access, and then discount it for its impairments/adversities. The valuation then results in a "fair compensation" price because there is no competitive market for the ultimate subject as it currently exists given that it has little or no use, legal constructed access, or value to any party or buyer other than the two parties involved with the transaction.

With reference to the map on Page 3, the hypothetical larger parcel or assemblage, that which is first valued on a rate per acre value as if hypothetically consolidated under one owner for one use and with legal

access, is that land outlined in blue and is estimated to total ± 24.7 acres. This currently unsurveyed assembly consists of part or all of 187 privately owned, noncontiguous titles (blocks) and part or all of ± 20 municipal owned, noncontiguous titles (blocks) and municipal owned road and lane right of way network, excluding areas within the river and lake. Of the ± 24.7 acres, ± 6.8 acres is currently owned or controlled by the Village and ± 17.9 acres is owned by QP. Included in the ultimate proposed exchange is an additional ± 1.3 acres of QP owned land to the northwest at the access road, making the total QP owned land in question ± 19.2 acres.

My associate, Guy Robertson, AACI, P.App., inspected the subject for the purpose and function of this report and I personally viewed the site in 2017 when completing a different appraisal assignment for the Village. I have analyzed all the available data considered pertinent to the valuation thereof. Based on our inspections and analysis and with reference to the extraordinary assumptions and hypothetical conditions stated herein, the current market value of the subject hypothetical larger parcel or assemblage, as of April 8, 2022, is estimated to be **\$150,000 per acre**.

Based on our analysis and with reference to the extraordinary assumptions and hypothetical conditions stated herein, once discounted for adversities related to access, shape/orientation, and marketability, the current fair compensation for the subject Village owned lands, as of April 8, 2022, is estimated to be:

**Fifty Two Thousand Five Hundred Dollars Per Acre
(\$52,500/Acre)**

Based on the assumed net area of ± 5.3 acres, this calculates to a total fair compensation of:

5.3 acres x \$52,500/acre = \$278,250


It is understood that no formal surveys have been completed to date. When the survey is complete, the net area, if different from the assumed ± 5.3 acres, can be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

The fair compensation estimate is based strictly on a cash transaction for the land in question with all standard expenses, including surveys, and subsequent development costs, including road construction, being paid by the developer. QP and the Village could arrange other terms or trades or works in kind, for instance for extraordinary offsite work or flood mitigation/dike work or public trail systems, to decrease the (cash) compensation payable.

The appraisal report contained herein is prepared under the guidelines of the Canadian Uniform Standards of Professional Appraisal Practice. It is prepared in short narrative format and contains 56 pages and 2 addenda schedules. This appraisal report may not be relied upon by anyone else without the expressed written permission of the undersigned.

Should you have any questions concerning the appraisal, please feel free to contact me.

Respectfully submitted,


Digitally signed by Taylor Dedora
DN: cn=Taylor Dedora, o=Dedora Schoenne, ou=Dedora Schoenne, email=taylor@dsappraise.rs.com, c=CA
Date: 2022.05.30 17:04:49 -0700

Taylor Dedora, B.A., AACI, P.App.

Subject Photographs:



HIGHWAY 31 SW



HIGHWAY 31/BRIDGE NE



2ND STREET ACCESS



DRIVEWAY FACING SE



BASE OF SLOPE FACING SOUTH



BODY OF SUBJECT/PROPOSED DEVELOPMENT AREA FACING SOUTH



NE BOUNDARY ADJACENT RIVER FACING SE



NE BOUNDARY ADJACENT RIVER FACING NW



EAST TIP FACING EAST



RIVERMOUTH FACING EAST



LAKE FRONTAGE/BEACH FACING SW



LAKE FRONTAGE/VIEW FACING SOUTH



LAKE FRONTAGE/VIEW FACING SOUTH



BODY OF SUBJECT/PROPOSED DEVELOPMENT AREA FACING NORTH



BASE OF SLOPE FACING NORTH



INTERSECTION OF 2ND STREET AND 3RD STREET AND ACCESS GATE



VIEW FROM 3RD STREET OVER DRIVEWAY AND RIVER FACING
NE/VILLAGE



VIEW FROM 3RD STREET FACING SE



INTERSECTION OF 3RD STREET AND BIRCH AVE FACING NORTH

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PART I - PREFACE

EXECUTIVE SUMMARY

Type of Property: Vacant land (municipal and privately owned future recreational development land)

Civic Address: No street numbers, Kaslo, BC. South Kaslo River mouth. Adjacent to and partly including lots from E Ave to H Ave, 3rd Street, and Lakeview Street.

Legal Description: Adjacent to and partly including ± 200 separately titled lots. Reference lot (lot in first privately owned block off Hwy 31 and 2nd Street): Lot 18 Block 26 Plan NEP393 District Lot 209 Land District 26 Exc Pcl B (Ref Pl 451191), PID: 012-869-805

Date of Valuation: April 8th, 2022

Date of Inspection: April 8th, 2022

Land Size: Hypothetical larger parcel/
Assemblage (municipal and private): ± 24.7 acres

Municipal land to acquire: ± 6.8 acres
Private land to sell: ± 1.5 acres
Net acquisition: ± 5.3 acres

Current Assessment (2022): N/A - ± 200 titles

Zoning: General Industrial

OCP: Comprehensive Development Area

Floodplain: Within floodplain

Highest and Best Use: Consolidation and conversion of usable titles and road right of ways to single, privately owned title and development with RV resort.

Final Estimate of Value:	Discount	Value/Acre
Hypothetical Larger Parcel		\$150,000
Subject Area Proposed For Transaction		
Lack of Legal Access	-35%	-\$52,500
Shape and Orientation	-15%	-\$22,500
Lack of Marketability/Limited Value To Othe	-15%	-\$22,500
Discounted As Is Value		\$52,500

Final Estimate of Fair Compensation: \$52,500 per acre, \$278,250 based on 5.3 acres

DESCRIPTION OF REAL ESTATE BEING APPRAISED

The subject of this report is the land along the south side of the Kaslo River between Highway 31 and Kootenay Lake. In order to value the ultimate land involved in the proposed transaction between Quality Property Development Inc. (hereinafter “QP”) and the Village of Kaslo (hereinafter “the Village”), it and the land around it is first valued based on its highest and best use as if consolidated and then its rate value is discounted to account for its current irregular access, or lack of legal access, orientation/shape, and therefore very limited market.

With reference to the map below, the hypothetical larger parcel or assemblage, that which is first valued on a rate per acre value as if hypothetically consolidated under one owner for one use and with legal access, is that land outlined in blue and is estimated to total ± 24.7 acres. This currently unsurveyed assembly consists of part or all of 187 privately owned, noncontiguous titles (blocks) and part or all of ± 20 municipal owned, noncontiguous titles (blocks) and municipal owned road and lane right of way network, excluding areas within the river and lake.

With further reference to the map below, the ultimate subject consists of a net ± 5.3 acres of municipal owned vacant lands which is proposed to be acquired from the Village. This is based on an estimated gross exchange of ± 6.8 acres of land from the Village to QP and ± 1.5 acres of land from QP to the Village to ultimately allow for the proposed RV Resort development briefly discussed herein. It is understood that no formal surveys have been completed to date. When the survey is complete, the net area, if different from the assumed ± 5.3 acres, can be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

KASLO LAND TRANSACTION PROPOSAL - DS APPRAISERS



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Hypothetical Assemblage / Appraised Larger Parcel +/- 24.7 acres
 - Municipal to become Private +/- 6.8 acres
 - Private to become Municipal +/- 1.5 acres
- Net Municipal Disposition / Private Acquisition +/- 5.3 acres

Map Scale:

1:6,000

Date: May 9, 2022



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

REGISTERED OWNER AND LEGAL DESCRIPTIONS

Private Lands:

It is outside the scope and requirement of this report to describe all the 187 titles and legal descriptions which are privately owned. A sample Title Search was performed on the privately owned reference lot (in first privately owned block off Hwy 31 and 2nd Street). It is attached in the Addenda but reveals the following:

Registered Owner in Fee Simple

Registered Owner/Mailing Address: Q.P. DEVELOPMENT INC., INC.NO. A0072611
PO BOX 99, EAGLE RIDGE ESTATES PO
FORT MCMURRAY, AB
T9K 2Y4

Taxation Authority

Nelson Trail Assessment Area
Kaslo, Village of

Description of Land

Parcel Identifier: 012-869-805
Legal Description:
LOT 18 BLOCK 26 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393
EXCEPT PARCEL B (REFERENCE PLAN 45119I)

Municipal Lands:

It is outside the scope and requirement of this report to describe all the municipal owned titles and legal descriptions. They are owned by the Village of Kaslo.

PROPERTY RIGHTS APPRAISED

The property rights appraised is the fee simple interest which is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat."
(Appraisal Institute of Canada and the Appraisal Institute. *The Appraisal of Real Estate Second Canadian Edition*, 2005)

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of the appraisal is to estimate the current fair compensation payable to the Village for the net area of fee simple land to be acquired by QP. This report is intended to be used for purchase and sale negotiations.

INTENDED USER(S)

Quality Property Development Inc., Attn: Dale Unruh
The Village of Kaslo

DEFINITION OF MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress. (The Appraisal of Real Estate, Third Canadian Edition, ed. Dybvig, (University of British Columbia, Real Estate Division, 2010), p. 2.8)

DEFINITION OF FAIR COMPENSATION

Derived from market value (typically of a larger or parent parcel), fair compensation is the price, in cash, that should be paid or received for property or a partial area of property, typically for which there is no competitive market or which has little or no use, legal access, or value to any party or buyer other than the two parties involved with the transaction, once consideration has been made for injurious affection or special benefits to the remainder, if applicable. It is a term synonymous with Just Compensation and is most often utilized in defining a fair price for an expropriation, partial taking, public land disposition, right of way acquisition and the like.

DEFINITION OF PROPERTY

Property is the physical land and buildings affixed thereto.

DATE OF INSPECTION OF THE SITE

April 8, 2022, and previously in 2017

EFFECTIVE DATE OF APPRAISAL

The effective date of this appraisal, the date upon which the value applies, is April 8, 2022.

SUBJECT'S REASONABLE EXPOSURE TIME

Most definitions of value are based upon the concept that the price for which a property will sell is relative to the amount of time the property is exposed on the open market prior to sale.

Exposure time is defined by the Appraisal Institute of Canada as:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

Based on the market data for typical "days on the market" for comparable properties contained in the Sales Comparison, MLS data, the current balanced market, and the appraiser's estimate, the reasonable exposure time for the subject hypothetical parent property, as if consolidated, is estimated to be approximately 1 to 6 months.

SALES HISTORY

There is no recent sales history for both the private and public titles. The private lands owned by Q.P. Development Inc. are assumed to have been owned by this owner or a personal associate or family member for many years.

ENCUMBRANCES ON THE SUBJECT PROPERTY

The sample Title Search for the private reference lot reveals that there are no encumbrances (charges, liens or interests) over that particular title. It is understood that there is a statutory right of way over several of the 187 private titles registered to the West Kootenay Power and Light Company Ltd which is assumed to allow for access to an electrical utility. This is assumed to have no adverse impact on the highest and best use, marketability, or value of the subject.

It is ultimately assumed that there are no titular encumbrances (charges, liens, or interests) over the hypothetical assemblage or private and municipal owned lands involved with this proposed transactions which adversely impact the highest and best use, marketability, or value of the subject. This is not to be mistaken with the legal and physical adversities (access, shape/orientation, etc.) which do affect the marketability of the ultimate subject Village lands.

SCOPE OF THE REPORT

In completing this assignment, the following investigation and analysis was completed:

- Receiving instructions and information from Dale Unruh, Quality Property Developments Inc.;
- Inspecting the subject property and taking photos;
- An overview of the geographic and economic factors relating to the Village of Kaslo, the City of Nelson and the Central Kootenay Regional District;
- An overview the subject neighbourhood's geographic and socioeconomic attributes, it's typical uses, competing properties, overall maintenance and appeal, vacant sites and future growth possibilities;
- A review of the CTQ Consultants Ltd. proposal for the subject property showing that an 80 site RV resort is possible;
- Data and information was obtained from the Village of Kaslo, the City of Nelson and the Central Kootenay Regional District, BC Stats, BC Assessment, the Association of Interior Realtors, Land Titles Office (LTO), Landcor Data Corp. and from secondary sources such as tenants, owners, Realtors, or appraisers and previous appraisal files;
- Estimating the highest and best use of the subject property based on an analysis in accordance with Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- Application of the Direct Comparison Approach to estimate the hypothetical market value of subject larger parcel/assemblage based on the highest and best use analysis found herein followed by discounting for the current, 'as is', characteristics/adversities of the specific lands involved in the transaction, all in accordance with CUSPAP;
- Comparable sales data was obtained from the Association of Interior Realtors' MLS system and from BC Assessment sales history. This data was verified/confirmed by researching LTO data and/or obtaining transfer documents for the comparables. Property and sale attributes were researched by way of personal exterior inspections, former appraisal files, discussions with listing

and sales Realtors, tenants, owners and other appraisers. Information from secondary sources such as Realtors and appraisers is assumed to be reliable.

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice (“CUSPAP”) and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership unless otherwise stated. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property’s owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term “inspection” refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.

12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.
17. The property has been valued on the basis that all contributions and/or utility installation costs (whether to the boundaries of, or within the site), site servicing, construction or other costs (both direct and indirect), tenant allowances, tenant inducements, leasing commissions, levies, municipal taxes, rates, assessments or other similar charges which may be or become charges against (the site) (the property), or may be or become due to any municipal or other governmental authority, have been paid in full as at the date of this appraisal, (or will have been paid in full on or prior to any advance on the proposed financing except as may be disclosed to, and waived by, the lender in writing prior to any such advance).
18. The property has been valued on the basis that, prior to any advance of the loan, all municipal and public utility services including, without limitation, sanitary sewers, water, electricity, telephone and gas (have) (will have) been installed, connected and have been made, whether or not chargeable against the site or the project by way of local improvement charges payable before or after the date of any advance of the loan.
19. The property has been valued on the basis that there is no action, suit, proceeding or investigation pending or threatened against the real estate or affecting the titular owners of the property, at law or in equity or before or by any federal, provincial or municipal department, commission, board, bureau, agency or instrument which may adversely influence the value of the real estate herein appraised.
20. The interpretation of the lease (s) and other contractual agreements, pertaining to the operation and ownership of the property, as expressed herein, is solely the interpretation of the author and should not be construed as a legal opinion. Further, the summaries of these contractual agreements, if included, are presented for the sole purpose of giving the reader an overview of the salient facts thereof. The property has been valued on the basis that all leases, agreements to lease, or other contractual agreements relating to the terms and conditions of the occupation of space within the subject property are fully enforceable, notwithstanding that such documentation may not be fully executed by the parties thereto as at the date of this appraisal.
21. The property has been valued on the basis that all rents referred to in this report are being paid in full and when due and payable under the terms and conditions of the attendant leases, agreements to lease or other contractual agreements. Further, it is assumed that all rents referred to in this report represent the rental arrangements stipulated in the leases, agreements to lease or other contractual agreements pertaining to the occupancy, to the extent that such rents have not been prepaid, abated, or inflated to reflect extraordinary circumstances, unless such conditions have been identified and noted in this report.
22. The estimated market value does not include consideration of any extraordinary financing, rental or income guarantees, special tax considerations or any other atypical benefits which may influence the ordinary market value of the property, unless the effects of such special conditions, and the extent of any special value that may arise therefrom, have been described and measured in this report.
23. The estimated market value of the property referred to herein is predicated upon the condition that it would be sold on the basis of cash over the amount of proposed financing and subject to any contractual agreements and encumbrances as noted in this report (as-is and where-is, without any contingent agreements or caveats). Other financial arrangements, good or cumbersome, may affect the price at which this property might sell in the open market.
24. The value expressed herein is in Canadian dollars.
25. This report is only valid if it bears the original signature of the author.

EXTRAORDINARY ASSUMPTIONS, LIMITING CONDITIONS, HYPOTHETICAL CONDITIONS

Only one sample Title Search was completed for the privately owned lands. It is assumed that all of the privately owned titles within the larger parcel and access road area are owned by QP Property Developments Ltd.

It is assumed that there are no legal or financial encumbrances on any of the subject 200+ titles which adversely impact the highest and best use, marketability, or value of the subject.

The subject is first appraised hypothetically as if it is consolidated and under 1 title per the area in blue in the Site Plan herein and as if it has legal access over the existing driveway. It is assumed that the approximated size of 24.7 acres is reasonably accurate.

According to Mr. Unruh, his lawyers have advised him that QP has legal access over all Village owned titles and plotted road right of ways, or at least has the legal right to cross Village lands, to reach all of its lots and that the Village may never block or deny access over its lands. At the request of Mr. Unruh, it is therefore assumed within this report that all of the QP owned lands currently have legal access.

Conversely, it is assumed that the Village owned lands proposed for transaction do not currently have legal, constructed road access because the access road crosses QP owned land and it is assumed that QP has the right to deny or block access.

The land proposed for transaction has been approximated by the appraiser using the RDCK Mapping system and is assumed to be reasonably accurate. When the survey is complete, the net area, if different from the assumed ± 5.3 acres, can simply be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

The fair compensation estimate is based strictly on a cash transaction for the land in question with all standard expenses, including surveys, and subsequent development costs, including road construction, being paid by the developer. If QP and the Village arrange other terms or trades or works in kind, for instance for extraordinary offsite work or flood mitigation/dike work or public trail systems, the fair (cash) compensation estimate will require amendment or become void.

PART II - FACTUAL INFORMATION

LOCATION OVERVIEW

Kaslo is located in the Central Kootenays region in the interior of British Columbia. It is ±730 kms east of Vancouver, BC and ±600 kms southwest of Calgary, AB by road. It is within the Central Kootenay Regional District and is accessible via Highway 31 north of Nelson or Highway 31A east of New Denver. Kaslo is situated on the western shore of Kootenay Lake and has an estimated population of 1,049 (Canada Census 2021), an increase of 8.4% from 968 in 2016. Kaslo’s economy is predominantly driven by the tourism and logging industries.

Map of British Columbia



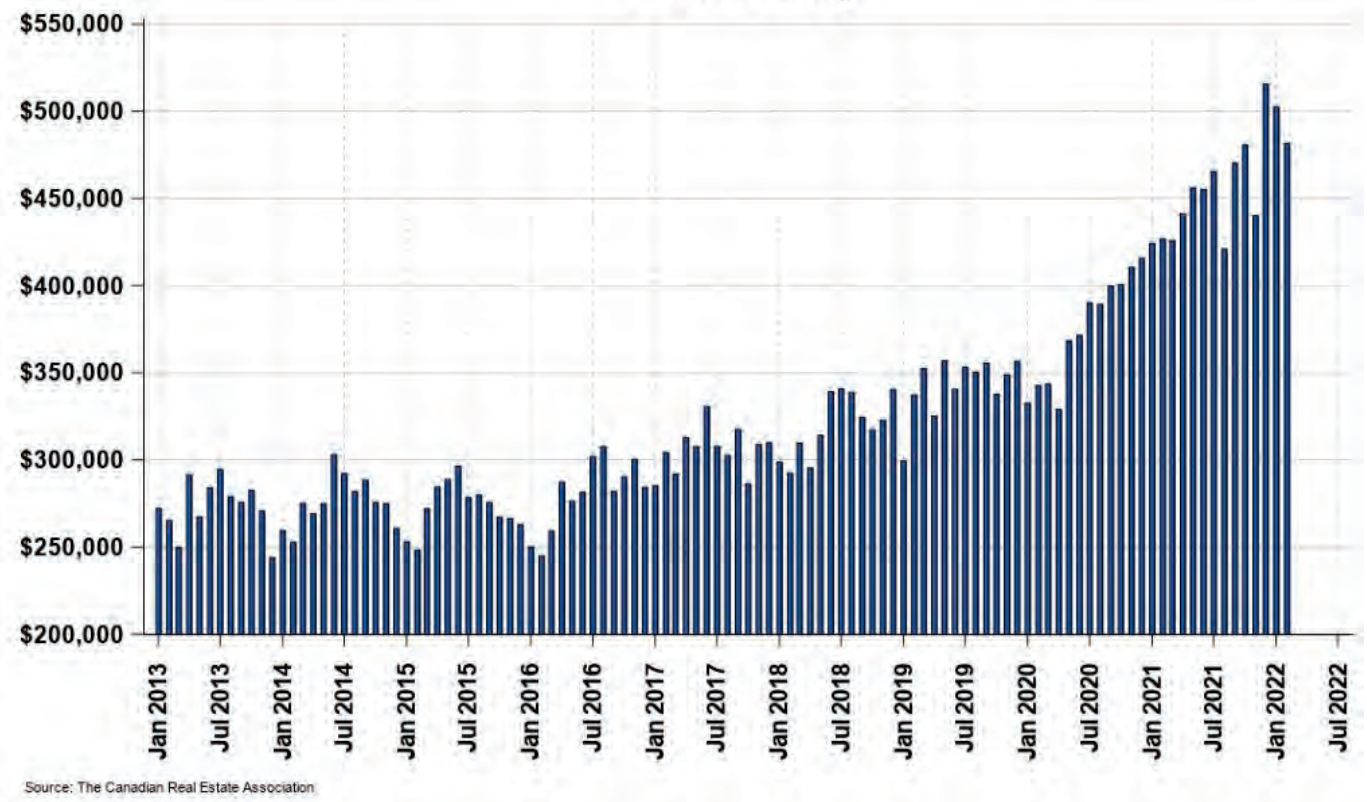
Kootenay Map



REGIONAL DATA & MARKET TRENDS

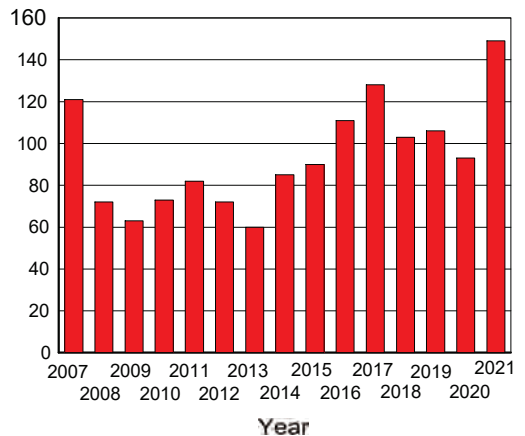
Like most areas of the province, Kootenay property values and sale volumes have risen steeply in the past 3 years. Per the chart below and according to CREA, the Jan-Feb 2022 residential average was \$490,630, up 15.3% from the first two months of 2021. The unit sales in 2021 were up 14.7% over 2020 and dollar volumes were up 34.6%. The sales volume of all homes in February 2022 was \$119.9 million, only up 0.7% from the same month in 2021, however still a new record for the month of February. The Kootenay residential market is currently classified as a seller’s market, however rising interest rates and the forecast cooling may cause a shift to a balanced market in the near future.

Residential average price Kootenay






No published commercial sales stats are available for the Kootenays, however the adjacent graph reveals the number of MLS commercial/industrial unit sales totalled by the appraiser, including land, leases, and businesses, in recent years. After a peak in 2017, activity was reasonably consistent to 2020 before the all time record of 149 sales in 2021.

Kootenay MLS Commercial/Industrial Unit Sales (includes land, businesses & leases)



Below are the Kootenay residential statistics as of December 2021.

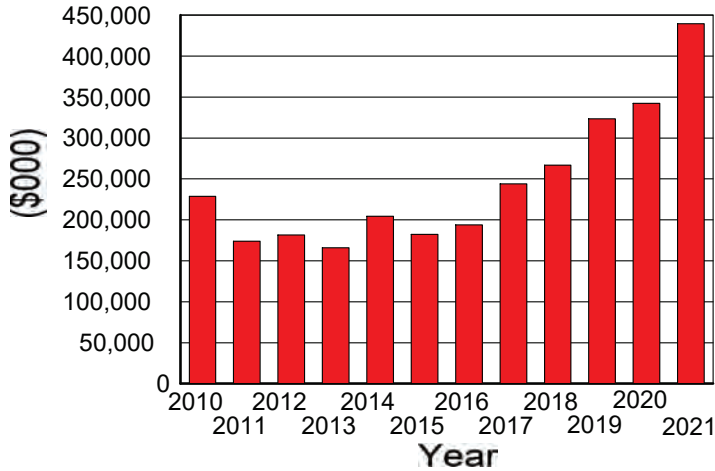
								
Actual	December 2021	Compared to ⁶						
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011	
Sales Activity	188	-18.3	18.2	48.0	14.6	46.9	147.4	
Dollar Volume	\$96,932,917	1.4	71.0	124.2	107.9	190.5	347.8	
New Listings	183	-5.2	15.1	1.7	13.7	-10.7	-28.2	
Active Listings	659	-22.5	-55.9	-56.6	-66.7	-71.6	-75.6	
Sales to New Listings Ratio ¹	102.7	119.2	100.0	70.6	101.9	62.4	29.8	
Months of Inventory ²	3.5	3.7	9.4	12.0	12.1	18.1	35.5	
Average Price	\$515,601	24.1	44.6	51.5	81.4	97.8	81.0	
Median Price	\$460,000	20.7	37.3	46.0	79.3	116.5	96.8	
Sale to List Price Ratio	98.0	97.2	96.1	95.9	95.7	93.5	93.6	
Median Days on Market	44.5	47.5	86.0	69.0	106.0	126.5	75.0	
Year-to-date	December 2021	Compared to ⁶						
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011	
Sales Activity	3,992	14.7	34.6	27.7	32.7	56.8	109.2	
Dollar Volume	\$1,798,259,625	34.6	75.9	79.1	110.6	152.9	252.3	
New Listings	4,780	7.8	1.2	-1.5	-7.7	-15.6	-19.7	
Active Listings ³	936	-34.9	-49.4	-49.5	-63.6	-68.0	-70.9	
Sales to New Listings Ratio ⁴	83.5	78.5	62.8	64.4	58.1	44.9	32.1	
Months of Inventory ⁵	2.8	5.0	7.5	7.1	10.3	13.8	20.2	
Average Price	\$450,466	17.3	30.6	40.2	58.7	61.3	68.4	
Median Price	\$399,500	14.1	24.8	35.4	53.7	56.4	63.1	
Sale to List Price Ratio	98.9	96.7	96.0	96.1	95.1	94.4	93.9	
Median Days on Market	35.0	54.0	61.0	60.0	81.0	98.0	71.5	

¹ Sales / new listings * 100; compared to levels from previous periods.
² Active listings at month end / monthly sales; compared to levels from previous periods.
³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
⁴ Sum of sales from January to current month / sum of new listings from January to current month.
⁵ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

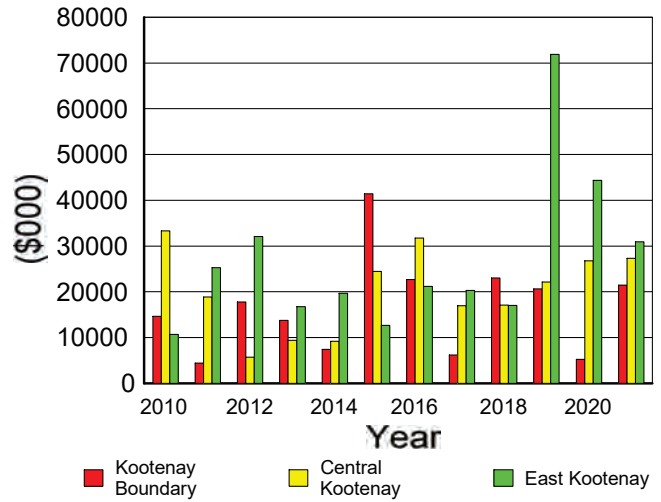
Source: Canadian MLS® Systems, CREA

Residential building permit values have been on dramatic rise in the Kootenays since 2013. Commercial and industrial building permit values are generally less consistent, however it is clear that activity has been relatively high in the past 3 years.

Total Kootenay Residential Building Permits



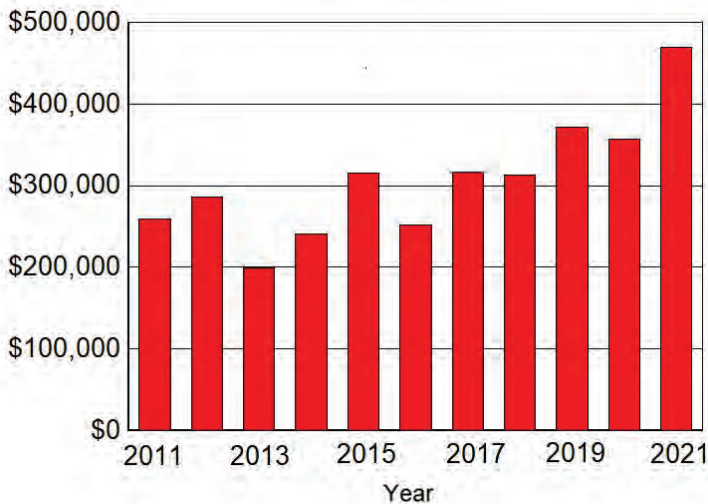
Kootenay Commercial and Industrial Building Permit Values



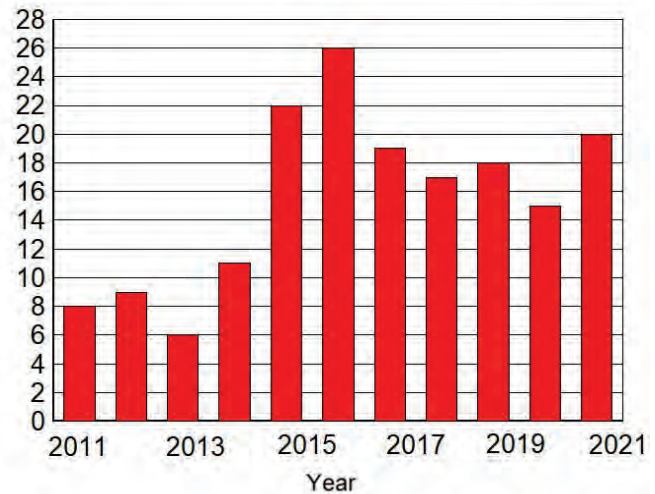
Kaslo

Kaslo has followed the trend of the balance of the Kootenays, generally trending sharply upward since 2014. The average single family dwelling value in Kaslo in 2021 was \$469,000.

Village of Kaslo Average SF Residential MLS Sale Prices



Village of Kaslo MLS SF Residential Unit Sales



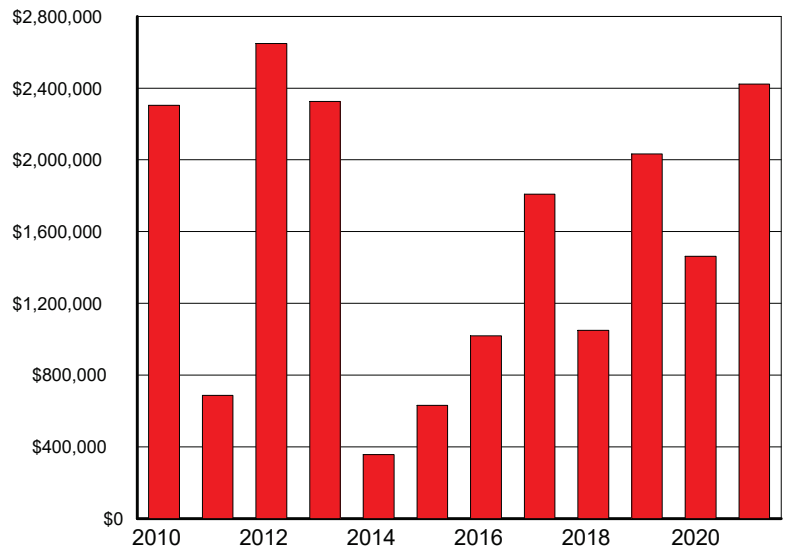
Sales volumes and building permit values are primarily derived from the residential sector with limited activity within the commercial and industrial sector. However, in 2021 the Kaslo Hotel sold for \$4,320,000 and the Kaslo Bay abandoned development finally sold under court order for \$2,225,000, both sales a very large scale investment and indication of investor confidence and economic health in the Village.

Summary

The Kootenay market has experienced record sales volumes and value increases recently. While it remains to be classified as a seller’s market, this may shift to a balanced market in the near future due to interest rate increases and a general cooling in demand.

The Village of Kaslo, while relatively slow growing and with limited employment opportunities, has experienced the same relative value increases as the balance of the Kootenays and recent large scale commercial sales reveal substantial investment in the community. Kaslo has very good appeal to the market seeking a small town and access to recreation, retirees and is a sought after tourism destination.

Village of Kaslo Total Building Permit Values



LOCATION AND AREA DESCRIPTION

The subject neighbourhood is located within south Kaslo, on the south side of the river, approximately 5 blocks south of the core.

- Nature of neighbourhood: Residential/light industrial/recreational.
- Surrounding uses: SFDs, Kaslo Golf Course, highway maintenance yard, small mill.
- Access: Good, adjacent Hwy 31 and walking distance to downtown, Kaslo River and Kootenay Lake.
- Services: Hydro and municipal water.
- External obsolescence: None noted.
- Overall appeal for subject use: Excellent.

Kaslo Map



Neighbourhood Ortho Photo



DESCRIPTION OF THE SITE


The subject of this report is part of the former mill site along the south side of the Kaslo River between Highway 31 and Kootenay Lake. It consists of a multitude of unsurveyed and noncontiguous titles and a network of platted road right of ways which have never been used as such. In order to value the ultimate land involved in the proposed transaction between QP and the Village of Kaslo, it and the land around it is first valued based on its highest and best use as if consolidated and then its rate value is discounted to account for its current irregular access, or lack of legal access, orientation/shape, and therefore very limited market.

With reference to the Site Plan below, the hypothetical larger parcel or assemblage, that which is first valued on a rate per acre value as if hypothetically consolidated under one owner for one use, is that land outlined in blue and is estimated to total ± 24.7 acres. This currently unsurveyed assembly consists of part or all of 187 privately owned, noncontiguous titles (blocks) and part or all of ± 20 municipal owned, noncontiguous titles (blocks) and municipal owned road and lane right of way network, excluding areas within the river and lake. Of the ± 24.7 acres, ± 6.8 acres is currently owned or controlled by the Village and ± 17.9 acres is owned by QP. Included in the ultimate proposed exchange is ± 1.3 acres of QP owned land to the northwest at the access road, making the total QP owned land in question ± 19.2 acres.

With further reference to the Site Plan below, the ultimate subject consists of a net ± 5.3 acres of municipal owned vacant lands which is proposed to be acquired from the Village. This is based on an estimated gross exchange of ± 6.8 acres of land from the Village to QP and ± 1.5 acres of land from QP to the Village to ultimately allow for the proposed RV Park development briefly discussed herein. It is understood that no formal surveys have been completed to date. When the survey is complete, the net area, if different from the assumed ± 5.3 acres, can be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

Site Plan




REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

The Hypothetical Larger Parcel/Assemblage

This is the area outlined in blue on the map above. While the QP owned land to the NW at the access road is also part of the ultimate subject of this report/proposed transaction and is estimated to have the same rate value as the balance of the land, it is hypothetically assumed to be part of the municipal access road right of way, or simply provide for legal access, in this larger parcel scenario.

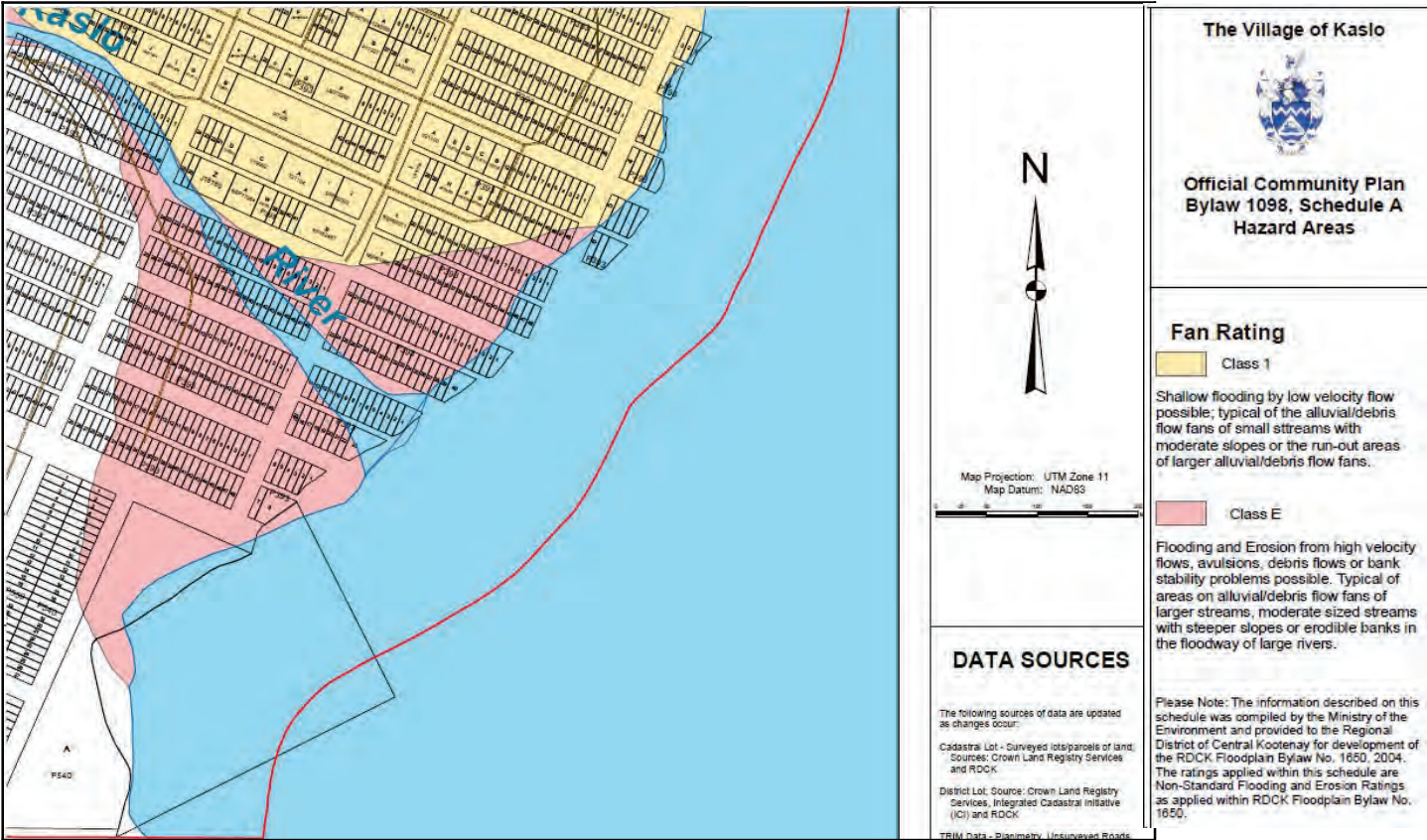
The larger parcel is on the south side of the Kaslo River and the west side of Kootenay Lake, 700m by road and driveway south of Kaslo's downtown core. It has exceptional lake and mountain views and a very appealing, rocky beach.

Size/Shape:	± 24.7 acres/irregular. Estimated ± 10 acres developable (balance is considered "usable" for recreation or possibly density calculation but too steep or not feasibly accessible or within SPEA setback).
River frontage/ Lake frontage:	$\pm 1,050'$ / $\pm 1,580'$
Topography:	± 10 acres near level and flat. The west and south sides are very steep, sloping upward to the west. See Topo Map below.
Floodplain:	Within floodplain. Significant adverse influence when considering development. See Floodplan Map below. Majority of developable area is reportedly below minimum 536.5m elevation for manufactured home pad or building foundation construction, therefore substantial engineered build-up/fill would be required.
Adjacent uses:	Bound by river and lake on north and east sides, Village south boundary at south side with vacant rural lots beyond, small mill operation at SW, Kaslo Golf Course upslope to west.
Access:	Hwy 31 to 2 nd Street and/or 3 rd Street. Assumed legal access over QP lands and municipal lands and/or road right of way to larger parcel for initial valuation. However, the reality is that the larger parcel and the ultimate subject Village owned lands in question do not yet have legal constructed access. The current access road running SE from 2 nd Street first passes over QP owned titles. Third Street as it is constructed does not actually abut the subject except at the SW tip at Birch Avenue and this section of the site is very steep.
Services:	Hydro line to centre of site from both north and west. Municipal water main at Hwy 31 and 2 nd Street. No sewer on south side of river. No gas.
Easements/Encumbrances/ Encroachments:	Assumed none which adversely affect the highest and best use or value of the subject.
Overall appeal/function:	Hypothetically excellent lakefront appeal, function limited by floodplain and lack of sewer.

Topo Map (20m Contours) - RDCK Public Web Map



Floodplain Map - Schedule A Within Village of Kaslo Floodplain Management Bylaw No. 1193

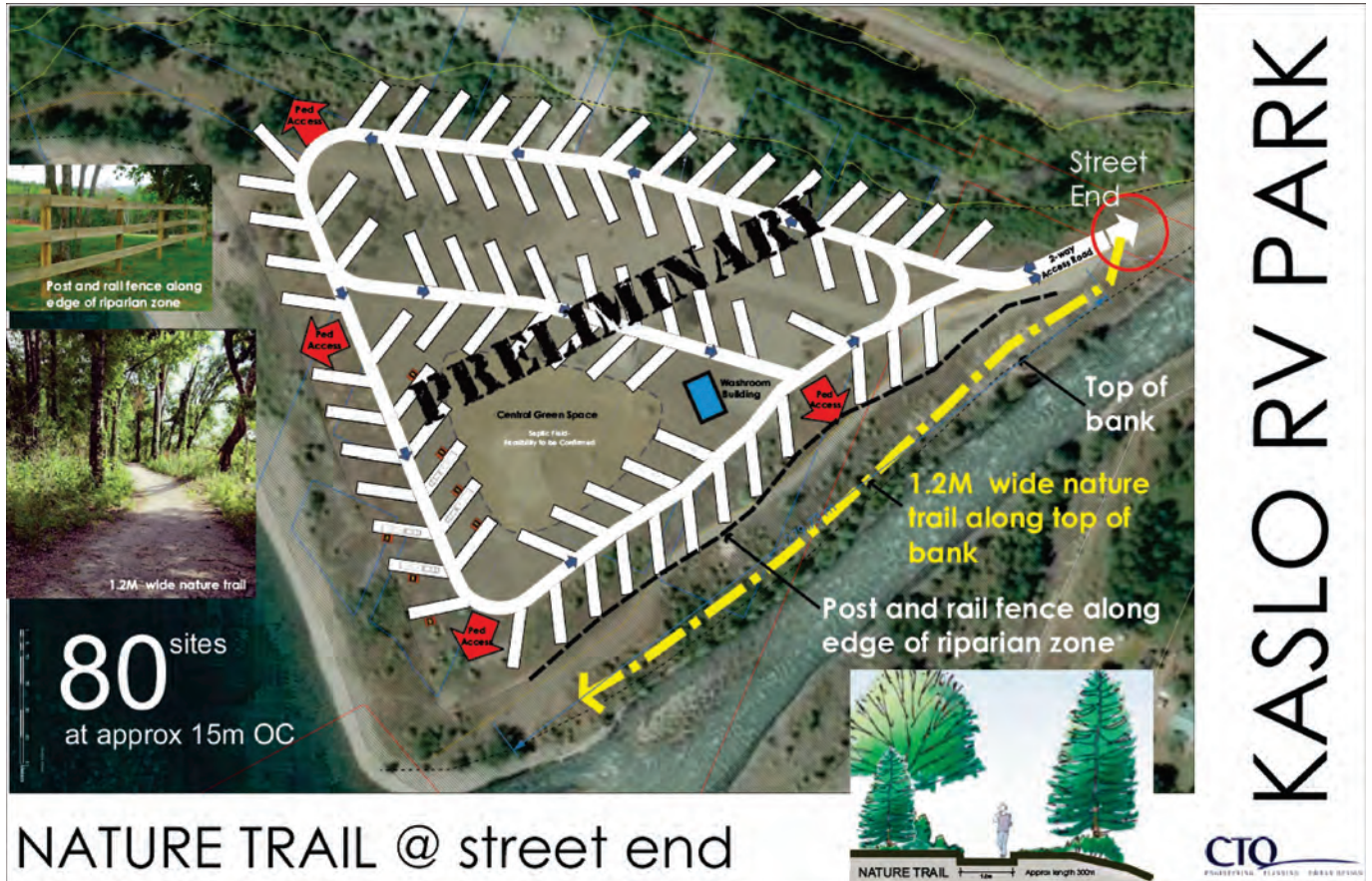


Proposed RV Resort Development

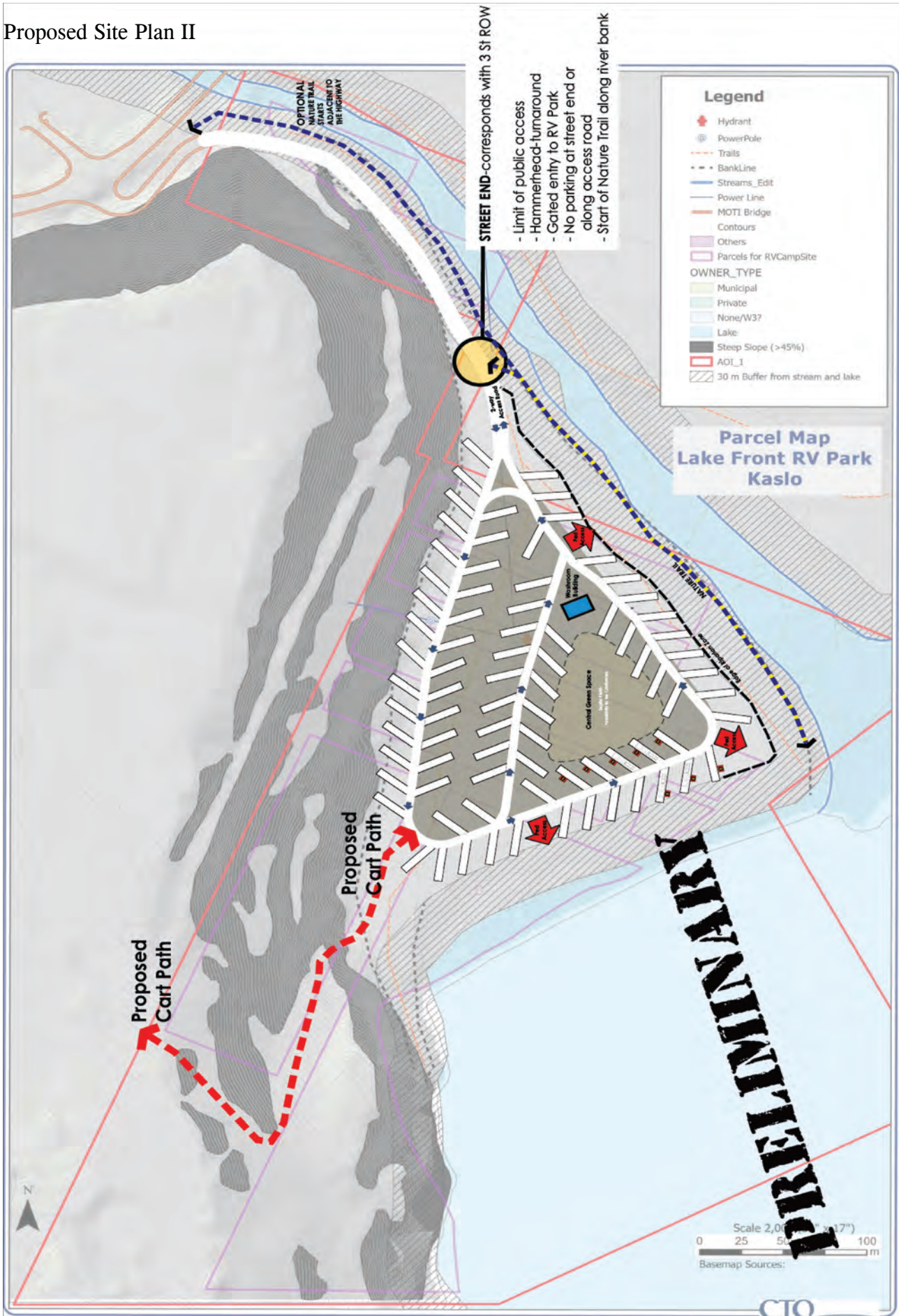
Per the preliminary Kaslo RV Park plans completed by CTQ Consultants below, QP proposes to develop a ±80 site, fully serviced RV Resort at the subject larger parcel/assemblage. Sites can be sold under a corporate, fractional share agreement, similar to a multitude of resorts around the Province. This is an allowable and ideal development at the subject because of its inclusion in the floodplain where permanent structures cannot be built without substantially bringing up the elevation/construction level.

It is beyond the scope and requirement of this report to provide an in-depth description of the development, however it will have a central washroom building, greenspace, and engineered septic system. The public road between 2nd Street and the Park gates will be constructed by QP and there will be a public trail adjacent to the river which extends to the lake. Park guests and/or share owners will have private beach/lake access as well as use of a cart path which traverses the west slope and leads to the golf course above. The proposed development is assume to have exceptional RV resort appeal.

Proposed Site Plan I



Proposed Site Plan II



The Ultimate Subject Land Transaction

With reference to the Site Plan on Page 20, the proposed land transaction involves the areas in green, currently owned by the Village, and the areas in red, currently owned by QP. QP proposes to purchase the land in green from the Village and sell the lands in red to the Village, resulting in a net acquisition.

Size:	Municipal land to acquire: ± 6.8 acres (estimated $\pm 60\%$ developable)
	Private land to sell: <u>$+1.5$ acres</u>
	Net acquisition: ± 5.3 acres
Shape:	Very irregular, part polygons, part linear and narrow plotted road network. Noncontiguous.
River frontage/ Lake frontage:	Partial, noncontiguous.
Topography:	Part level and flat, part steep. Discussed above.
Floodplain:	Within floodplain. Discussed above.
Adjacent uses:	Discussed above.
Access:	No legal road access, at least not that is constructed. The current access road running SE from 2 nd Street passes over subject QP owned titles. And, the linear areas are not contiguous between the northernmost section and the network to the south. None of the linear west boundaries abut a constructed road. The south network is technically accessible by boat.
Services:	Hydro line to centre of linear road network from both north and west. No other servicing.
Easements/Encumbrances/ Encroachments:	N/A.
Overall appeal/function:	The subject very irregular areas of noncontiguous land have no legal access or use/function to any market participant/buyer other than the respective adjacent land owners, at this time the Village and QP. The subject lands proposed for trade are not currently developable or effectively marketable.

ASSESSED VALUE & REAL PROPERTY TAXES

It is beyond the scope of this report to total the assessed value and taxes of the 200+ individual titles and the platted road right of ways are not assessed.

ZONING

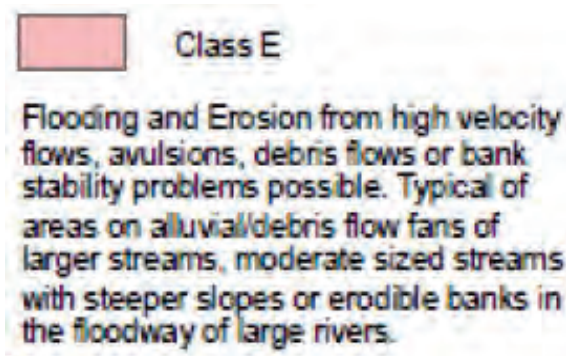
The subject site is zoned M1, General Industrial, under the Village of Kaslo Zoning Bylaw No. 1130, 2013. This zoning remains as the site was formerly utilized for a mill, however it is no longer relevant considering the lack of demand for industrial land in Kaslo, the requirement for the site to be built-up to allow development, and the OCP land use designation which implies a change in zoning is highly likely.

OFFICIAL COMMUNITY PLAN

The subject has an OCP future land use designation of Comprehensive Development Area under the Village of Kaslo Official Community Plan Bylaw No. 1098, 2011.

OTHER LAND USE CONTROLS

The subject falls within the Village of Kaslo Floodplain Management Bylaw No. 1193. It has a Fan Rating of Class E, described in the Village Schedule "A" map as:



The bylaw states that no construction level is to be below an elevation of 536.5m Geodetic Survey of Canada datum. A significant portion of the site is reportedly below the 536.5m elevation required for manufactured home pad or building foundation construction, therefore substantial engineered build-up/fill would be required to permit development of permanent structures.

ENVIRONMENTAL CONCERNS

The subject was formerly utilized as a sawmill. An environmental site assessment report of the subject lands has not been presented to the appraiser. In the absence of any direct evidence to the contrary, this appraisal report assumes a "clean site", free of any soil, water, or air contaminants or pollutants. The valuation is based on the assumptions that no detrimental environmental conditions affect the property.

PART III - ANALYSIS & CONCLUSIONS

ESTIMATE OF HIGHEST AND BEST USE

The Appraisal Institute of Canada defines highest and best use as:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and results in the highest value."

With reference to the "Concept of Highest and Best Use" authored by Lincoln W. North and published by the Appraisal Institute of Canada, highest and best use is influenced by nine important factors.

1. Marketability.
2. Profitability.
3. Financial constraints.
4. Managerial constraints.
5. Societal constraints.
6. Statutory limitations.
7. Regulatory controls.
8. Titular restrictions.
9. Physical and functional limitations.

CRITERIA

The subject property's highest and best use is influenced by the following criteria:

1. The use must be legal and must comply with land use designations or zoning regulations or probable zoning, and with building regulations applicable to the land.
2. The use must be within the realm of probability and not speculative or conjectural.
3. There must be a demand for the use selected and economic conditions which make it probable that such use will take place.
4. The use must be profitable and provide the highest net return to the owner of the land.

THE REALITY OF THE SUBJECT

As discussed above, the ultimate subject lands proposed for transaction between the Village and QP are very irregular and unique. The following characteristics and adverse influences are considered:

- The subject is in a very appealing riverfront and lakefront location in South Kaslo, very close to the core, which has excellent potential for growth when/if sewer is extended there and excellent potential for recreational use which takes advantage of the lake frontage;
- The subject areas are very irregular in shape and noncontiguous. The narrow linear "laneway" right of way areas are not wide enough for development - even if they were legally accessible;
- Much of the subject areas are not developable due to their adjacency to the river and lake and inclusion within a SPEA or their steep topography. This includes subject north QP owned

area over which the access road passes and is most effectively used as a future municipal road and trail;

- The subject Village owned linear areas are adjacent to QP (privately) owned blocks which are superior in shape;
- None of the subject Village owned areas have legal constructed access. The current access route passes back and forth over Village owned lands and QP owned lands several times, and;
- The subject areas proposed for trade have no use/function to any market participant/buyer other than the respective adjacent land owners, at this time the Village and QP. The subject areas are not currently developable or effectively marketable.

The highest and best use of the subject Village owned land is unquestionably its consolidation/assemblage with the adjacent QP owned lands for ultimate future development. While the subject Village owned areas may have some value to a speculative purchaser who seeks to in turn profit from their resale to QP in the future, they have little to no value to the general market. They certainly have the most value to QP currently. In other words, it is maximally financially productive to sell the lands to QP. Conversely, it is theoretically equally maximally productive for the Village to instead purchase the QP owned lands to allow for the consolidation. However, it is assumed that the Village is not in the business of development.

As for the subject north QP owned land, its highest and best use is unquestionably its consolidation/assemblage with the adjacent Village owned lands for its ultimate use as a road providing legal access to the larger parcel and as a trail adjacent to the river. It is estimated that these lands have the same rate value as the Village owned lands within the larger parcel.

APPRAISAL METHODOLOGY

Because there are no comparable sales that exist of very irregularly shaped, noncontiguous and non legally accessible riverfront and lakefront parcels in Kaslo or the region of which the appraiser is aware, the most appropriate method to appraise it is to value it based on its highest and best use as if it is hypothetically consolidated with the adjacent lands, part of the “larger parcel”, and with legal access, and then discount it for its impairments/adversities. The valuation then results in a “fair compensation” price because there is no competitive market for the ultimate subject as it currently exists given that it has little or no use, legal access, or value to any party or buyer other than the two parties involved with the transaction.

THE LARGER PARCEL

The assemblage is a very appealing river front and lakefront acreage. It has significant developable area but a large portion is steep hillside. It has access to municipal water service but not sewer. Its lack of sewer and its elevation within the floodplain are limiting factors for development. Without sewer, it cannot be subdivided into lots smaller than 1 ha or 2.47 acres in size and a significant portion would have to be built up with engineered fill to meet minimum construction levels if the development of permanent structures is desired. The development of an RV resort can be completed at the current elevation and does not require build up.

The subject is currently zoned M1, General Industrial, however it has a OCP Future Land Use Designation

of Comprehensive Development Area. This suggests that a rezoning is highly likely. There is not enough demand to support a large scale industrial development in Kaslo. It is assumed that the subject's OCP designation allows for a rezoning to permit an RV resort development.

The subject is being proposed for development as an RV resort with ± 80 full service sites. This use would maximize the subject's recreational potential, taking advantage of the lake frontage and views, and doesn't require subdivision or site build up because no permanent (except for a washroom building) foundations or manufactured home pads are required. The sites could be rented or sold under a share/fractional corporate ownership agreement like other RV resorts in the province. The development of RV club resorts where sites are sold is now common in BC and resorts are having strong success selling lots as RV sales have soared and demand for recreational property which costs a fraction of that of fee simple lakefront lots has increased. This use would result in a very substantial increase to the assessed value of the site and therefore the property tax dollars to the Village and a very positive economic benefit to the community and golf course. Strong examples of this are Club Kingfisher and Shuswap Falls RV Resort, both on Enderby Mabel Lake Road in the North Okanagan and both with multi-million dollar assessed values.

It is understood that some Village staff, Council, and residents may have some concerns about the pressure that an influx of summer tourists would place on local services and businesses. It is the opinion of the appraiser that the economic benefit to the community of an RV resort would greatly outweigh any real or perceived adverse influences. Any business owner should find an increase in demand a positive influence. And it should be well understood that the lack of sewer and floodplain limitations of the site, and the small size of the Village removed from a major highway or airport, prevent other development from being physically and financially feasible. The subject cannot be developed with a mixed use or residential neighbourhood, at least one with lots under 2.47 acres in size, and there would be extraordinary costs associated with building it up to acceptable construction levels. The dream of developing a large scale hotel or permanent structure resort on the site is likely just that, as high costs could not be supported by a business model and demand by tourists.

It is the appraiser's opinion that the subject's use as a park is not maximally beneficial to the community given Kaslo's limited size and growth, the existence of multiple parks and recreation facilities already (Kaslo Bay Park, Front Street Park, Vimy Park, various beaches, Kaslo Municipal Campground, skatepark, bike skills park, Kaslo river trail, etc.), and the access to nearby crown land.

It is the appraiser's opinion that a rezoning and an RV park development is currently the most financially feasible development option and that the only alternatives are to leave it as is, as a holding property contributing next to nothing to the community, or a rezoning which allows for the construction of at least one residential dwelling and lakefront estate which acts as a holding use until, and which can be incorporated into, a future subdivision development after sewer is extended to South Kaslo and the cost of site build up is feasible and maximally productive.

CONCLUSION

The highest and best use of the subject Village owned land proposed for transaction, as of April 8, 2022, is its consolidation/assemblage with the adjacent QP owned lands for ultimate future development as a larger parcel.

The highest and best use of the subject QP owned land proposed for transaction, as of April 8, 2022, is its consolidation/assemblage with the adjacent Village owned lands for its ultimate use as a road providing legal

access to the larger parcel and as a trail adjacent to the river. It is estimated that these lands have the same rate value as the Village owned lands within the larger parcel.

The highest and best use of the subject larger parcel/proposed assemblage, as of April 8, 2022, is its rezoning and development of an RV resort.

LAND VALUE OF HYPOTHETICAL LARGER PARCEL WITH LEGAL ACCESS

METHODS AVAILABLE TO ESTIMATE LAND VALUE

There are six methods available to the appraiser to estimate the value of vacant land. These six methods, as defined by the AIC, *The Appraisal of Real Estate 2nd Canadian Edition, 2005*, are:

- Direct Comparison - Sales of similar, vacant parcels are analyzed, compared, and adjusted to provide a value indication for the land being appraised.
- Extraction - An estimate of the depreciated cost of the improvements is deducted from the total sale price of the property to arrive at land value.
- Allocation - A ratio of land value to property value is extracted from comparable sales and applied to the sale price of the subject property to arrive at the land value.
- Direct Capitalization: Land Residual Technique - The net operating income attributable to the land is capitalized at a market-derived land capitalization rate to provide an estimate of value.
- Direct Capitalization: Ground Rent Capitalization - A market-derived capitalization rate is applied to the ground rent of the subject.
- Yield Capitalization: Discounted Cash Flow Analysis - Direct and indirect costs and entrepreneurial profit are deducted from an estimate of the anticipated gross sales price of the finished lots, and the net sales proceeds are discounted to present value at a market-derived rate over the development and absorption period.

In this report, the Direct Comparison Approach and the Extraction technique will be employed to estimate land value.

An extensive search for waterfront sales similar to the subject was performed in the subject market. As few recent sales exist, the search was expanded to include the balance of the Kootenay region and the Columbia Shuswap and non-lakefront single family and development acreage sales for perspective. The most appropriate sales found are detailed below in order of sale date with the most recent first.

Index #1

Type: Lakefront residential/estate acreage
Address: Airport Way, Revelstoke, BC
Legal: PID 017-455-081
Sale Date: April 2022
Sale Price: \$2,850,000
DOM: 15
Size: 17.43 acres
Sale Price/Acre: \$163,511
Zoning: SH but within ALR
OCP: SH
Comments: Acreage on small Williamson Lake adjacent to Williamson Lake Campground and opposite designated Revelstoke Mountain Resort lands and future 18-hole Cabot golf course. ±630' of frontage. Within CSRD and ALR but surrounded by City of Revelstoke boundary. Level to gently sloped, substantially treed. Currently only has Hydro, no water. Previously sold April 2017 for \$1,500,000.



Index #2

Type: Golfside residential development site
Address: McPhee Road (part of 950 Wildstone Drive), Cranbrook, BC
Legal: PID 027-470-849
Sale Date: March 2022
Sale Price: \$1,550,000
DOM: 291
Size: 7.314 acres
Sale Price/Acre: \$211,923
Zoning: CD-1
OCP: Comprehensive Development
Comments: Low to medium density multi-family development site within the Wildstone comprehensive development resort community and golf course in Cranbrook. Potential for between 95 to 234 dwelling units (13-32 units/acre). Level to gentle slope. All services available.



Index #3

Type: Tourist commercial development site
Address: Lot A 72nd Avenue, Grand Forks, BC
Legal: PID 029-841-330
Sale Date: December 2021
Sale Price: \$900,000
DOM: 55
Size: 5.26 acres
Sale Price/Acre: \$171,103
Zoning: TC
OCP: Mixed Use Commercial Residential
Comments: Parcel recently rezoned to Tourist Commercial which allows for hotels, recreational businesses, campgrounds, retail, restaurants, gas bars, and up to 30% dwellings/apartments within commercial activity. Across from Extra Foods, behind Kal Tire, 1 block removed from Hwy 3. Level development site with all services available. Previously sold December 2020 when zoned R-3 multifamily.



Index #4

Type: Lakefront residential lot
Address: Lot B Riondel Road, Crawford Bay, BC
Legal: PID 018-258-778
Sale Date: December 2021
Sale Price: \$385,000
DOM: 43
Size: 2.39 acres
Sale Price/Acre: \$161,088
Zoning: Non zoned
OCP: RC
Comments: Lakefront property on Kootenay Lake north of Kootenay Bay. $\pm 250'$ of frontage. Access via easement, Hydro but no water or sewer. Steep and rocky.



Index #5

Type: Lakefront residential lot
Address: 17140 Pilot Bay Road, Crawford Bay, BC
Legal: PID 015-004-961
Sale Date: December 2021
Sale Price: \$512,500
DOM: 181
Size: 2.35 acres
Sale Price/Acre: \$218,085
Zoning: Non zoned
OCP: RC
Comments: Lakefront property bisected by road, 300' beach front, not developable on lake side. Sloped and treed. Lake intake water. Includes an old cabin on lake side which has some modest value but theoretically cannot be replaced or expanded.



Index #6

Type: Lakefront residential development site (with partially complete improvements*)
 Address: 0000 Kaslo Bay Road, Kaslo, BC
 Legal: PID 005-838-011 + 6
 Sale Date: July 2021
 Sale Price: *\$1,725,000
 DOM: 168
 Size: 14.63 acres
 Sale Price/Acre: \$117,908
 Zoning: C1
 OCP: TC
 Comments: *Extracted sale, total sale price of \$2,225,000 with ±\$500,000 estimated to have been contributed by improvements. Court ordered sale of Kaslo Bay Development which has been abandoned for several years. 7 titles, including noncontiguous former restaurant and marina (dismantled) parcel and upland acreage, totalling 14.63 acres. Excellent location directly adjacent to core and fully serviced. Adjacent to Kaslo Bay Park, therefore limited legal/private lake frontage. Very irregular shape and some steep topography substantially limits developable area. Improvements include 6 partially complete townhome units (2 x triplex buildings, fully framed with roofs on, partially clad and locked up, unknown interior rough-ins/finish) which have been abandoned for years and require significant work and likely replacement of some components. Also included is old restaurant directly on the water/marina which appears to have been under renovation and in poor condition.



Index #7

Type: Residential lot
Address: Pcl A Hillside Avenue, Kaslo, BC
Legal: PID 017-753-104
Sale Date: March 2021
Sale Price: \$195,000
DOM: N/A
Size: 1.25 acres
Sale Price/Acre: \$156,000
Zoning: R1
OCP: NR
Comments: Small acreage, double corner lot in Village of Kaslo at Hillside Ave and North Marine Dr (Hwy 31) and Boundary Ave. All services except sewer. Partial lake views. Mostly level.



Index #8

Type: Industrial property
Address: 610 Delany Avenue, Slocan, BC
Legal: PID 008-206-031
Sale Date: September 2020
Sale Price: \$1,500,000
DOM: 1127
Size: 19.85 acres
Sale Price/Acre: \$75,567
Zoning: M1
OCP: M1

Comments: Former Springer Creek Forest Products mill site in Slocan on Slocan Lake. Industrial zoned land with 900' + of frontage. No sewer service in Slocan. Purchased by Village of Slocan for future redevelopment and partial park use. The mostly level site has areas of contamination which must be remediated if developed. After purchase, the Village rezoned the north area along the water front to Park and subdivided the site into 5 lots based on the known areas of contamination to keep future development options open. Planning for a new OCP is now underway which will offer some guidance for the future of the site, likely to be mixed use development in the coming years or decades.



Index #9

Type: Lakefront rural building site
Address: Lot 31 Miles Road, Kaslo, BC
Legal: PIDs 012-557-820 and 030-422-523
Sale Date: April 2020
Sale Price: \$225,000
DOM: N/A
Size: 4.77 acres
Sale Price/Acre: \$47,170
Zoning: R
OCP: Comprehensive Development Zone
Comments: Lakefront acreage adjacent Kaslo's south boundary, within RDCK. In neighbourhood with industrial and commercial uses and some extraction. Part level bluff/bench for building site with exceptional view but mostly steep. Logged (since bottom right ortho) and very steep lake access. Part of title is within lake and not usable. No constructed formal access.



Index #10

Type: Mixed use development site
Address: Lot D Beatty Avenue, Canal Flats, BC
Legal: PID 031-174-558
Sale Date: **Active Listing**
List Price: \$2,400,000
DOM: 54
Size: 28.17 acres
Sale Price/Acre: \$85,197
Zoning: P, SH
OCP: Community Neighbourhood
Comments: Marketed as development land in Canal Flats that backs onto Crown land and nearby Columbia Lake with many possible uses, including multi-family development. Adjacent to elementary school. Municipal water, power and sewer available.

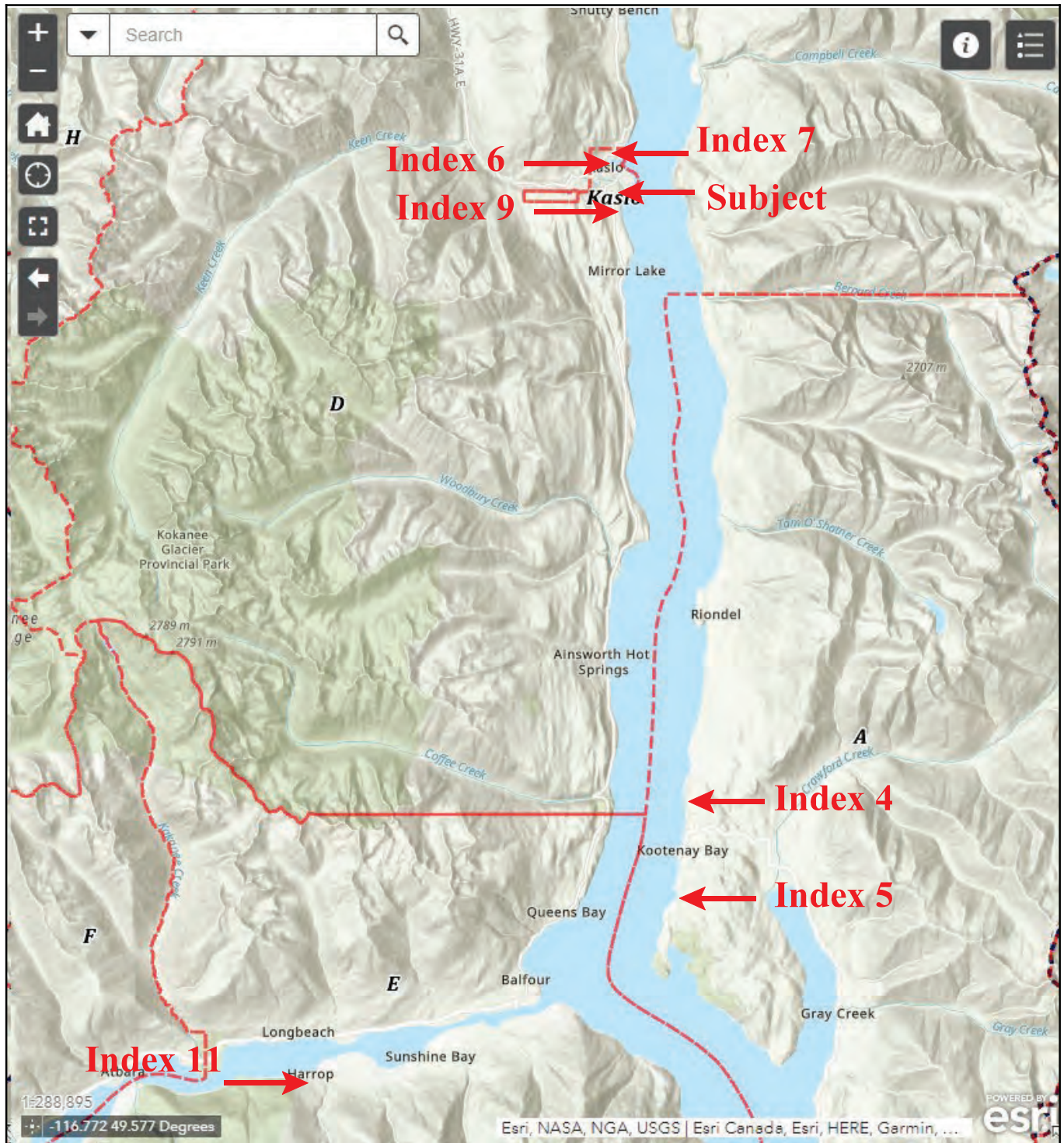


Index #11

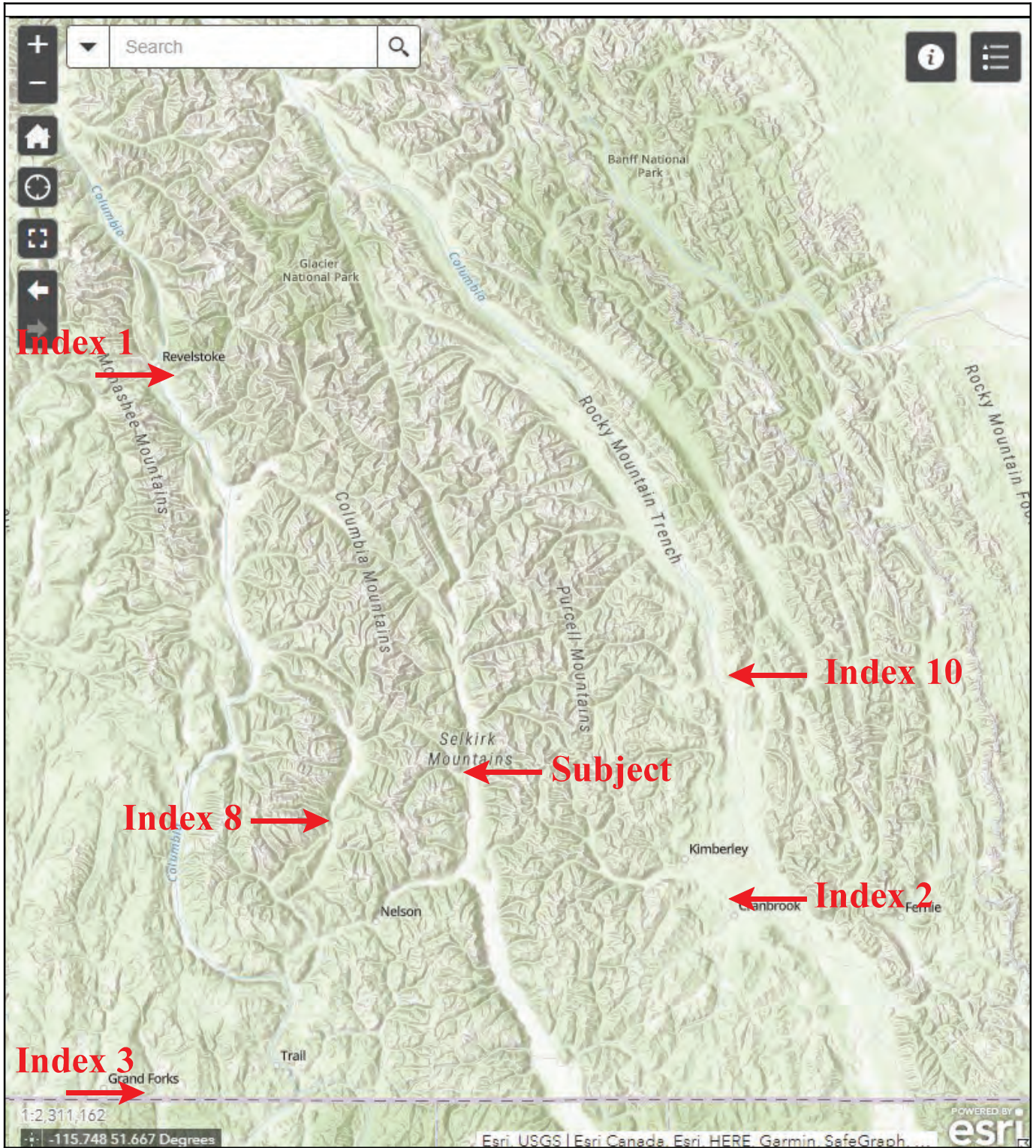
Type: Semi-lakefront residential lot
Address: Lot 1 Lasca Creek Road, Harrop, BC
Legal: PID 016-057-635
Sale Date: **Active Listing**
List Price: \$1,200,000
DOM: 245
Size: 11.46 acres
Sale Price/Acre: \$104,712
Zoning: RR
OCP: RR
Comments: Sloped and treed semi-lakefront lot in Harrop - separated from lake by road and rail line. Borders Crown land and second access at the top/south via logging road. Marketed as subdividable.



Comparable Map 1 - Kaslo and Kootenay Lake Sales



Comparable Map 2 - Regional Sales



Comparable Sales Summary

Index	Location	Sale Date	Sale Price	Size (acres)	Zoning	Utility/Comments	Sale Price/Acre
1	Airport Way, Revelstoke	Apr-22	\$2,850,000	17.43	SH	Waterfront on Williamson Lake near Revelstoke Mtn Resort lands and future golf course	\$163,511
2	Lot 5 McPhee Road, Cranbrook	Mar-22	\$1,550,000	7.31	CD-1	Low/medium density multi-family development site within Wildstone resort community and golf course	\$211,922
3	Lot A 72nd Avenue, Grand Forks	Dec-21	\$900,000	5.26	TC	Tourist commercial property highway commercial and multi-family area	\$171,103
4	Lot B Riondel Road, Crawford Bay	Dec-21	\$385,000	2.39	N/A	Waterfront on Kootenay Lake, power to property line, no water/sewer	\$161,088
5	17140 Pilot Bay Road, Crawford Bay	Dec-21	\$512,500	2.35	N/A	Waterfront on Kootenay Lake, 300' lakeshore	\$218,085
6	Kaslo Bay Road, Kaslo*	Jul-21	\$1,725,000	14.63	C1	Development property on Kootenay Lake, 7 lots, court sale, 6 unfinished townhomes est. value of *\$500,000 deducted from \$2,225,000 sale price	\$117,908
7	Pcl A Hillside Avenue, Kaslo	Mar-21	\$195,000	1.25	R1	Mostly level, part treed parcel with lake view, serviced with water and hydro	\$156,000
8	610 Delany Avenue, Slocan	Dec-20	\$1,500,000	19.85	M1	Lakefront former mill site in Slocan purchased by Village	\$75,567
9	Lot 31 Miles Road, Kaslo	Apr-20	\$225,000	4.77	R	Lakefront site on Kootenay Lake immediately south of Kaslo boundary, 2 titles separated by plotted road right of way and east block is half in lake, very steep, only part developable	\$47,170
10	Lot D Beatty Avenue, Canal Flats	Active Listing	\$2,400,000	28.17	P, SH	Future mixed use development site near Crown land and Columbia Lake	\$85,197
11	Lot 1 Lasca Creek Road, Harrop	Active Listing	\$1,200,000	11.46	RR	Semi-lakefront lot on Kootenay Lake in Harrop	\$104,712

ANALYSIS

The most appropriate unit of comparison is a rate per acre. The above sales range between \$47,170 and \$218,085 per acre and vary in sale date, location, type, size, services, topography, developable area, etc. It can be seen that generally the larger sales have lower rates per acre than the smaller sales.

Because of the limited evidence in Kaslo and few sales which are similar to the subject, the imperfections of this market, and the potential subjectivity in adjustments, a purely quantitative analysis is not completed. Instead a summary qualitative analysis is offered. The sales are discussed below and compared on a rate per acre basis.

Index #1 is a very recent sale adjacent the City of Revelstoke boundary in the Columbia Shuswap. It is similar in size to the subject. It is within the ALR but has frontage on a small lake. It is significantly superior to the subject in market location given the high values in Revelstoke and the proximity to the ski

resort and proposed new golf course. It is also superior in overall topography to the subject. However, it is inferior in lake frontage and lake appeal to the subject and inferior in OCP designation and future development potential to the subject. Overall, it is estimated to be similar to the subject in rate value, therefore a rate similar to \$163,511 per acre is indicated for the subject.

Index #2 is a recent sale of a residential development site in Cranbrook. It is not lake frontage, however it is on the Wildstone Golf Course and in the larger, superior market of Cranbrook. It is smaller in size and superior in servicing, zoning and near future development potential. It is superior overall to the subject, therefore a rate below \$211,923 per acre is estimated for the subject.

Index #3 is a December 2021 sale in Grand Forks of a tourist commercial development site. It is in a larger market than the subject and is superior in servicing, topography, zoning and development potential and is smaller in size. Conversely, it is not lakefront land. Overall, this sale is slightly superior to the subject in rate value, therefore a rate slightly below \$171,103 per acre is indicated for the subject.

Index #4 is a December 2021 sale of a lakefront residential building lot between Kootenay Bay and Riondel across Kootenay Lake. It offers perspective for Kootenay lakefront values. It is inferior in location to the subject, well removed from a centre, and is inferior in topography to the subject. However, it is a fraction of the size of the subject and has ample building area above the floodplain. It is similar to the subject overall in rate value, therefore indicating a rate similar to \$161,088 per acre.

Index #5 is another sale on the east side of the lake between Kootenay Bay and Pilot Bay. It is estimated to be superior to the subject overall because built into its rate is a small old cabin with some modest contributory value (due to it being grandfathered on the lake side). This sale indicates a rate below \$218,085 per acre is appropriate for the subject.

Index #6 is the July 2021 sale of the Kaslo Bay property. This is the most similar sale to the subject in terms of location and lake frontage. However, it is an extracted sale in which an estimate of improvement value had to be deducted. This allows room for subjectivity and error, therefore the sale and its rate must be utilized with caution. Regardless, it provides excellent value perspective.

This sale is inferior in sale date, as values continued to rise between July 2021 and the subject effective date. It is superior to the subject in servicing, given it is serviced with sewer, and it is superior in zoning developable area above the floodplain construction level. It is obviously more ripe for development than the subject. However, it is inferior in shape and contiguity to the subject and is inferior in level area and actual lake frontage. It was also a court ordered sale with abandoned and damaged buildings which came with the stigma of failure. Overall, due mostly to sale date, shape, topography and limited legal lake frontage, this sale is estimated to be inferior to the subject in rate value. Therefore, a rate above \$117,908 per acre is estimated for the subject.

Index #7 is a March 2021 vacant land sale in Kaslo which offers value perspective. It is a small acreage within the Village boundary which is not serviced with sewer. It could be subdivided if serviced with sewer. It is inferior in sale date and is not lake frontage, however it is fully usable and is a fraction of the size of the subject. Overall, it is estimated to be similar to the subject in rate value, therefore a rate similar to \$156,000 per acre is estimated for the subject.

Index #8 is the most similar sale to the subject in terms of type and former use, zoning, lake frontage, size, and shape. It is the 2020 sale to the Village of Slocan of the former Springer Creek mill site. It is significantly inferior in sale date and location to the subject. It also has known environmental contamination

issues, typical of former industrial sites and mills. It is the same in zoning as the subject but inferior in OCP land use designation. However, it is superior to the subject in overall topography and has less proportionate area affected by the floodplain. Overall, it is significantly inferior in rate value to the subject, therefore a rate well above \$75,567 per acre is estimated for the subject.

From a quantitative perspective, it is estimated that market values have increased by $\pm 40\%$ since this sale and by analysing the difference in residential land values between Slocan and Kaslo, it is estimated that Kaslo is $\pm 25\%$ superior. Adjusting the sale rate upward by 65% indicates a minimum rate of \$124,685 per acre for the subject because this sale's environmental contamination is not quantitatively considered. In other words, the subject's value is estimated to be well above \$124,685 per acre. This sale provides very good value perspective for the subject.

Index #9 is an early 2020 sale of the land immediately to the south of the subject. It is a small lakefront acreage comprised of 2 titles and originally plotted blocks (like the ultimate subject) but on the south side of the Village boundary within the RDCK. It is smaller than the subject but inferior in all other attributes, namely access, topography and very steep slope to the lake with no beach, and development potential. It indicates the subject has a rate value substantially above \$47,170 per acre.

Indices #10 and #11 are active listings in Canal Flats and Harrop respectively. Both are inferior to the subject but simply offer basic value perspective at \$85,197 per acre and \$104,712 per acre respectively.

RECONCILIATION AND VALUE ESTIMATE

Based on the hypothetical larger parcel being a consolidated ± 24.7 acres with legal access, the above analysis indicates that the subject's value falls between $\pm \$125,000$ and $\$170,000$ per acre with strongest support around $\pm \$160,000$ per acre. Considering all the above and:

- the very strong current market with no competing supply of similar properties in Kaslo or the regional district;
- the subject's excellent waterfront location within the Village on a highly appealing beach and adjacent to a golf course;
- the subject's substantial level areas;
- the subject's favourable OCP future land use designation which suggests flexibility in development type;
- the recent large scale sales of the Kaslo Hotel and the Kaslo Bay development;
- the assumption that the subject is not contaminated in any way;

but also;

- the subject's substantial inclusion within a floodplain which will require extraordinary site works and build-up to develop with permanent structures;
- the subject's high ratio of steep areas with limited accessibility and SPEA areas, both of which are undevelopable;
- the subject's current industrial zoning, for which there is very limited demand, and the time and expense associated with rezoning;
- the subject's lack of sewer service and this dramatic limitation on subdivision development,

a rate of \$150,000 per acre is ultimately estimated for the hypothetical subject.

LAND VALUE OF ULTIMATE SUBJECT AREA PROPOSED FOR TRANSACTION - AS IS

From the estimated value of the hypothetical larger parcel as if it hypothetically has legal access, discounts are made to reflect its current, as is, state.

Estimated Discount For Lack of Legal Access

This estimated hypothetical rate value must now be adjusted downward for the ultimate subject’s lack of legal access. While the appraiser does not have a database of sales which are landlocked or have no legal access in the Kootenay region, sales in the Okanagan region are utilized to support a discount rate for this adverse influence.

27 Kerby Road, Lumby



27 Kerby Road is a landlocked re-sale in Whitevale (Lumby) outlined in the map to the left. It is a rural 18.42 acres which was purchased in June of 2002, when it had no legal access, for \$35,000. Legal access was then gained through an easement being registered over the neighbouring site to the south in 2003. The site was then re-sold in December of 2003 for \$117,500.

Changes in market conditions must be accounted for before the value change due to the legal access can be determined. The median sale price of North Okanagan acreages rose 29.5% between June 2002 year to date and December 2003 year to date. This same stat only rose by 7.4% when the whole year of 2002 was compared to the whole year of 2003. Conversely, single family residential average sale prices rose 11.1% between June 2002

year to date and December 2003 year to date. Ultimately, a mid range upward adjustment of 15% is deemed reasonable to account for the shift in values between June 2002 and December 2003.

Adjusting the former sale upward by 15% equates to $(\$35,000 + 15\%) \$40,250$.

Therefore, 27 Kerby Road, as landlocked with no legal access, sold at a discount rate of $((\$117,500 - \$40,250) / \$117,500)$ **65.7%** relative to its price once it received legal access.

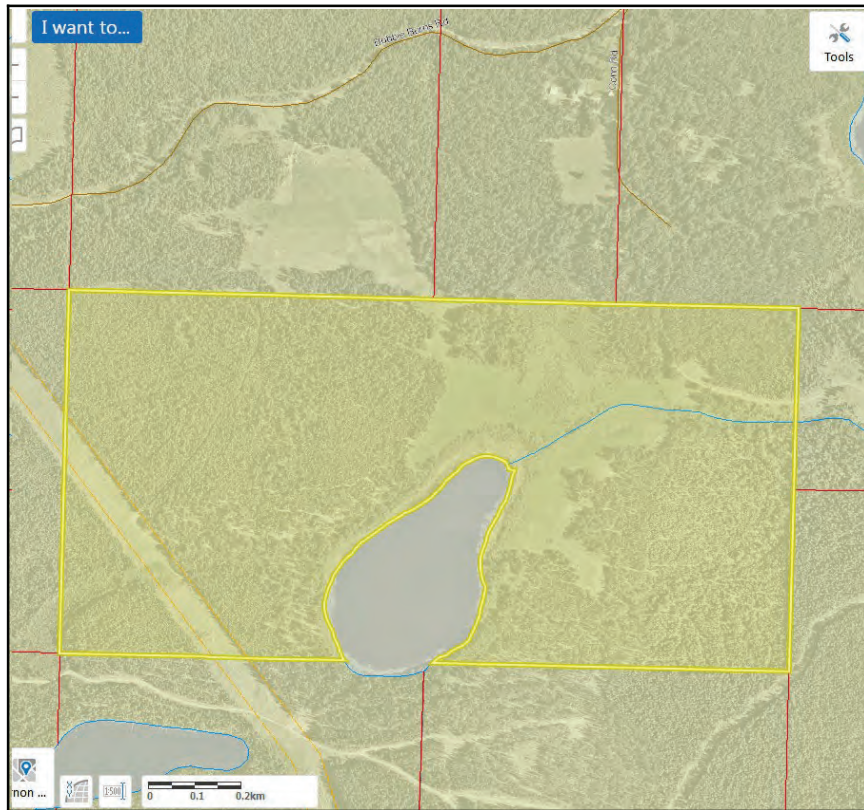
1097 Dilworth Drive, Kelowna



1097 Dilworth Drive is a 20.01 acre, A1 zoned site in Kelowna at the base of Dilworth Mountain and adjacent the new Rail Trail. It sold for \$499,000, or \$24,938 per acre in February 2019. It is landlocked with no legal access. Access has been denied off Dilworth. The City and MOTI have reportedly indicated the possible need for a road right of way or dedication over the south boundary of the land for a potential future highway extension/bypass between Clement and Hwy 33, potentially granting it access in the future. However, this is highly speculative.

A survey of other recent A1 zoned sales in Kelowna yielded reasonable results. Lot 2 Rockface Road, 9.88 acres, sold in November 2019 for \$36,437 per acre. 2450 Joe Rich Road, 25.83 acres sold October 2018 for \$48,393 per acre. Lot A and B Father's Place, 23.69 acres, sold July 2018 for \$65,851 per acre. Without adjusting for location, topography, and agricultural utility, etc., these sales suggest that 1097 Dilworth Drive sold at a discount of 31.6%, 48.5% and 62.1% respectively, or an average discount of **47.4%**.

448 Bobbie Burns Road, Lumby

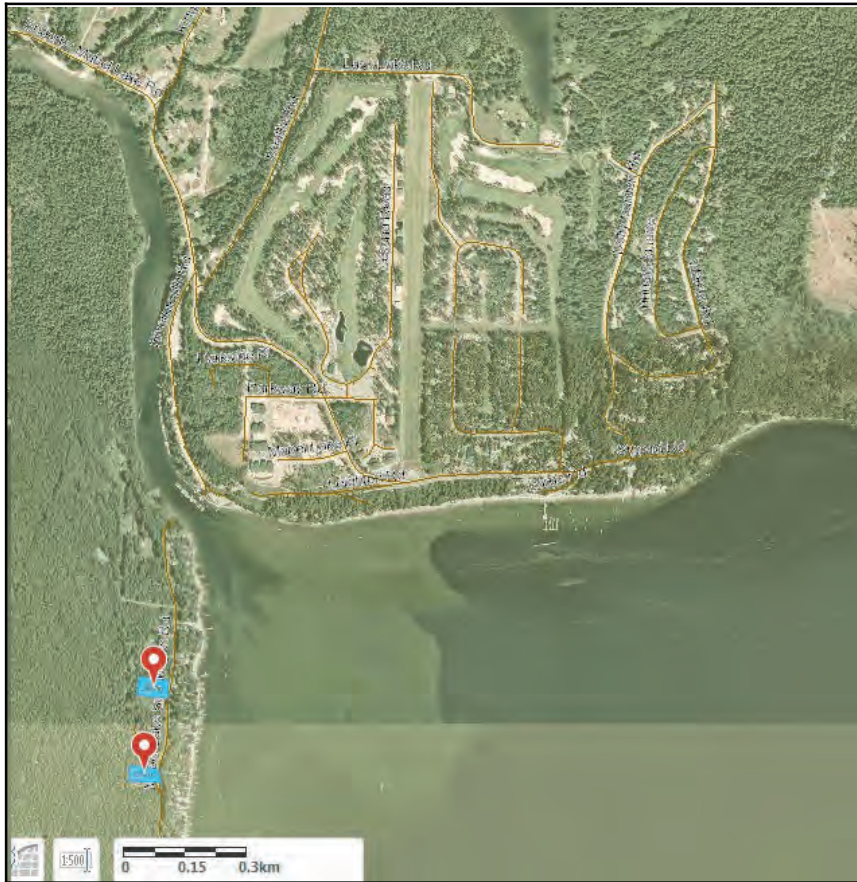


448 Bobbie Burns Road is a 291.5 acre rural acreage in the Trinity Valley area which sold in May 2019 for \$390,000, or \$1,338 per acre. It is accessed via the end of Conn Road over neighbouring lands and no easement is in place. It therefore does not have legal access.

In comparison, 801 Bobbie Burns Road, a legally accessible 78.3 acre parcel sold in October of 2019 for \$2,553 per acre. Once it is adjusted downward by 20% for its smaller size (diminishing returns, smaller parcels sell for greater rates than larger ones - all else being equal), it's adjusted rate reveals that 448 Bobbie Burns Road sold at an estimated **35%** discount for not having legal access.

655 Bobbie Burns Road, a legally accessible 127.8 acre parcel sold in November 2020 for \$3,078 per acre. Once it is adjusted downward by 15% for market conditions/time and 15% for its smaller size, it's adjusted rate reveals that 448 Bobbie Burns Road sold at an estimated **38%** discount for not having legal access.

Boat Access Lots, Mabel Lake Subdivision Road



Several recent lot sales have been analyzed at the Mabel Lake Subdivision Road development on the west shore of the lake, opposite Mabel Lake Resort. These sales are primarily accessible via a very short boat ride or paddle across the Shuswap River mouth, however there is a long 4x4 trail which extends from Hidden Lake Road.

Relative to the sales which occur in or around Mabel Lake Resort, the boat access sales sell at an approximate **40% discount**.

Conclusion

The above analysis indicates that a discount for lack of access ranging between 32% and 66% is appropriate. Ultimately, because the subject has a reasonable likelihood of gaining legal access through negotiation with QP such that providing access is mutually beneficial and because parts of it technically has boat access, a **lower range discount rate of 35% is estimated to be appropriate for the subject.**

Estimated Discount for Shape and Orientation

This discount rate is difficult to reliably support with market evidence. It is the appraiser's experience that irregular shaped or oriented lots, as long as they remain wide and/or deep enough to develop, can sell at $\pm 5\%$ to 30% discounts relative to neighbouring typically shaped lots. Considering:

- the fact that $\pm 10\%$ of the subject Village owned land in question is made up of 20' wide plotted lane right of ways which are not buildable (independently);
- the balance of the Village owned land is an irregular and noncontiguous area which would be very challenging to effectively develop without use or ownership of the QP lands, and;
- the QP owned lands proposed for transaction are also irregular in shape, within a SPEA and partly steep and not developable except as an access road and trail,

a discount rate of 15% is ultimately estimated for the subject.

Estimated Discount for Lack of Marketability/Limited Value to Any Other Party

This discount rate is also very difficult to support with market evidence. This discount must be differentiated from the impact that its lack of access and its shape has on marketability, so as not to overlap with or double count the above discounts. This discount is solely related to:

- the lack of control;
- the inability to quickly convert property to cash, and therefore;
- the risk,

that could be experienced by a buyer/owner other than QP or a future owner of the QP lands. Currently, any owner other than QP (or the Village) of the Village owned lands has limited control over its future use and potential (i.e. rezoning, development) and the time and costs involved with reaching its highest and best use. In addition, as the subject is not readily marketable and saleable to the general market, it may take an extraordinary amount of time to sell.

The general market will pay little to nothing for the subject. Some buyers or speculative investors will find value in the subject simply based on speculation that it can be sold to QP or a future owner of the QP lands at a profit or conversely based on speculation that the QP lands may be able to be purchased at a discount in the future and profit will be made by consolidation and assemblage. However, no buyer should be willing to pay more than QP for the subject Village owned lands, because QP currently has the most to gain.

On one hand, QP should not be forced to pay significantly more than the next closest offer if hypothetically publicly available for sale. On the other, the Village should not be forced to sell it at a rate which allows QP to profit unfairly - beyond an equal benefit to the Village and its residents and economy through its ultimate development. A discount rate needs to be fair such that each side benefits.

Ultimately, a discount rate of 15% is ultimately estimated for the subject.

DISCOUNT RATE SUMMARY AND ESTIMATE OF RATE VALUE

	<u>Discount</u>	<u>Value/Acre</u>
Hypothetical Larger Parcel		\$150,000
Subject Area Proposed For Transaction		
Lack of Legal Access	-35%	-\$52,500
Shape and Orientation	-15%	-\$22,500
Lack of Marketability/Limited Value To Other:	-15%	-\$22,500
Discounted As Is Value		\$52,500

It is estimated that the value of the subject lands proposed for transaction is

\$52,500 per acre.

FINAL ESTIMATE OF FAIR COMPENSATION

It is ultimately estimated that fair compensation to the Village for the net area of land to be acquired by QP, as of April 8, 2022, is:

**Fifty Two Thousand Five Hundred Dollars Per Acre
(\$52,500/Acre)**

Based on the assumed net area of ±5.3 acres, this calculates to a total fair compensation of:

5.3 acres x \$52,500/acre = \$278,250

It is understood that no formal surveys have been completed to date. When the survey is complete, the net area, if different from the assumed ±5.3 acres, can be multiplied by the estimated fair compensation rate per acre to recalculate the total fair compensation.


CERTIFICATION

Re: Proposed land transaction at the south Kaslo River mouth (former mill site), Kaslo, B.C.

I certify that, to the best of our knowledge and belief:

- The statements of facts contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal impartial, and unbiased professional analysis, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the client;
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice;
- I have the knowledge and experience to complete this appraisal assignment competently;
- No one provided significant professional assistance to the person(s) signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of The Appraisal Institute of Canada Continuing Professional Development Program for designated members and/or the requirements to be named an AACI, P.App. Member;
- The undersigned is a member in good standing of the Appraisal Institute of Canada;
- My associate, Guy Robertson, AACI, P.App., inspected the subject for the purpose and function of this report on April 8, 2022 and I personally viewed the site in 2017;
- Based upon the data, analyses and conclusions contained herein, the market value of the interest in the property described, as at April 8, 2022, is estimated to be \$52,500/Acre, or a total fair compensation of \$278,250 based on the assumed net area of ± 5.3 acres.

May 20, 2022



Digitally signed by Taylor Dedora
 DN: cn=Taylor Dedora,
 o=Dedora Schoenne,
 ou=Dedora Schoenne,
 email=taylor@dsappraisers.com, c=CA
 Date: 2022.05.30 17:05:53 -07'00'

Taylor Dedora, B.A., AACI, P.App.

PART IV - ADDENDA

SCHEDULE “A”

Sample Title

TITLE SEARCH PRINT

2022-05-05, 12:10:20

File Reference:

Requestor: Taylor Dedora

Declared Value \$4292

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA4064918
From Title Number	U11372
Application Received	2014-11-05
Application Entered	2014-11-10
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	Q.P. DEVELOPMENT INC., INC.NO. A0072611 PO BOX 99, EAGLE RIDGE ESTATES PO FORT MCMURRAY, AB T9K 2Y4
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	012-869-805
Legal Description:	LOT 18 BLOCK 26 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393 EXCEPT PARCEL B (REFERENCE PLAN 45119I)
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Title Number: CA4064918

TITLE SEARCH PRINT

Page 1 of 1

SCHEDULE “B”

Zoning Excerpt

3.8 M-1 ZONE – GENERAL INDUSTRIAL

3.8.1 Permitted Uses

- a. **Manufacturing, Processing, Repair and Storage**
- b. **Wholesale**
- c. **Public Buildings and Uses**
- d. **Accessory Uses and Buildings**
- e. Uses permitted in the C-2 zone, Central Business District subject to the respective regulations applicable in that zone except the uses permitted in sections 3.5.1 (g) and (h) and sections 3.3.1 (a), (b) and (c).

3.8.2 Site Area and Street Frontage

- | | |
|--|------------------------------|
| a. <u>Site area</u> (minimum) | 1115m² |
| b. <u>Street Frontage</u> (minimum) | 1/10 of lot perimeter |

3.8.3 Height

- | | |
|--|------------|
| a. <u>Building height</u> (maximum) | 12m |
|--|------------|

3.8.4 Setbacks and Projections

- | | |
|---|---|
| a. <u>Front Yard setback</u> (minimum) | 7.5m |
| b. <u>Rear Yard setback</u> (minimum) | 4.5m |
| c. <u>Side yard setback</u> (minimum) | 4.5m or 7.5m from interior <u>lot lines</u> abutting a residential zone |
| d. <u>Side Yard setback</u> (minimum) | 7.5m from exterior <u>lot lines</u> |
| e. <u>Projections</u> (maximum) | 0.6m into <u>setback</u> |

3.8.5 Screening

- a. All industrial activity and storage areas not contained within a **building** must be enclosed by a **landscape screen** or an opaque fence a minimum of **2m** in **height**

3.8.6 Parking and Loading

Subject to the regulations in Section 4.

END OF DOCUMENT



real estate

DEDORA SCHOENNE

appraisers consultants advisors

UPDATE MARKET VALUE APPRAISAL OF FAIR COMPENSATION FOR PROPOSED LAND TRANSACTION AT

The South Kaslo River Mouth (Former Mill Site)
Kaslo, British Columbia



Completed By:

Taylor Dedora, B.A., P.App., AACI
DEDORA SCHOENNE APPRAISERS

DEDORA SCHOENNE

appraisers consultants advisors

www.dsappraisers.com

July 25, 2024

File No. 07 366 24

Quality Property Developments Inc.
Attn: Dale Unruh
8712A 109 Street
Edmonton, AB T6G 1E9
and

The Village of Kaslo
413 Fourth Street
Kaslo, BC, V0G1M0

Dear Mr. Unruh and Village of Kaslo,

Re: Updated fair compensation estimate for proposed land transaction at the south Kaslo River mouth (former mill site), Kaslo, BC, between the Village of Kaslo and Quality Property Development Inc. for the proposed RV Park development

In accordance with your instructions, an update appraisal report has been completed on the above described property originally completed on May 20, 2022 with an effective date of April 8, 2022 entitled *SHORT NARRATIVE APPRAISAL REPORT OF FAIR COMPENSATION FOR PROPOSED LAND TRANSACTION AT THE SOUTH KASLO RIVER MOUTH (FORMER MILL SITE), KASLO, BRITISH COLUMBIA*, File No. 03 276 22 (the "Original Report"). This update report must be read in conjunction with and in reference to the Original Report. The Original Report estimated the fair compensation for the subject to be \$52,500 per acre, or based on the assumed net transaction area of ± 5.3 acres at that time, a total fair compensation of \$278,250.

The purpose of this update appraisal is to estimate the current market fair compensation of the fee simple interest of this property based on the latest information and updated area estimates, all subject to the limiting conditions and assumptions described in the Original Report and additional ones described herein. It is understood that this report will be utilized for purchase and sale negotiations between the parties. This update is in short format and only discusses changes to the marketplace, changes to the proposed transaction area, and the analysis or estimate of fair compensation value since the Original Report.

The ultimate subject consists of a net ± 3.89 acres of municipal owned vacant lands which is proposed to be acquired from the Village. This is based on an estimated gross exchange of ± 5.44 acres of usable land from the Village to QP and ± 1.55 acres of usable land from QP to the Village to ultimately allow for the proposed RV Park development. If found to be different from the assumed ± 3.89 acres, the net area can be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

The subject property was not reinspected for the purpose of this update report. Based on the Original Report and the updated data and analysis, the current fair compensation value of the subject, as of July 23, 2024, is:

**Fifty Two Thousand Five Hundred Dollars Per Acre
(\$52,500/Acre)**

Based on the assumed net area of ±3.89 acres, this calculates to a total fair compensation of:

$$3.89 \text{ acres} \times \$52,500/\text{acre} = \$204,225$$

The appraisal report contained herein is prepared under the guidelines of the Canadian Uniform Standards of Professional Appraisal Practice. It is prepared in short narrative format and contains 28 pages and 2 addenda schedule. This appraisal report may not be relied upon by anyone else without the expressed written permission of the undersigned.

Should you have any questions concerning the appraisal, please feel free to contact us.

Respectfully submitted,

Taylor Dedora, B.A., P.App., AACI

SCOPE OF THE REPORT

In completing this update assignment, the following investigation and analysis was completed:

- Receiving instructions and information from Dale Unruh, Quality Property Developments Inc.;
- Receiving mapping and information from CTQ Consultants Ltd.;
- Reviewing the Original Report;
- An overview of the geographic and economic factors relating to the Village of Kaslo and the Regional District of Central Kootenay;
- Application of the Direct Comparison Approach to estimate the hypothetical market value of subject larger parcel/assemblage based on the highest and best use analysis found herein followed by discounting for the current, 'as is', characteristics/adversities of the specific lands involved in the transaction, all in accordance with CUSPAP;

The following scope was **NOT** completed:

- Reinspecting the subject site;
- Completing a current Title Search;
- Including sections of the Original Report or descriptions or analysis if they have not changed since the Original Report.

DESCRIPTION OF REAL ESTATE BEING APPRAISED

The subject hypothetical larger parcel or assemblage, that which is first valued on a rate per acre value as if hypothetically consolidated under one owner for one use and with legal access, is amended very minimally since the Original Report. It is now estimated to total 24.34 acres (versus the original ± 24.7 acres) based on a legal survey.

The ultimate subject consists of a net ± 3.89 acres of municipal owned vacant lands which is proposed to be acquired from the Village. This is based on an estimated gross exchange of ± 5.44 acres of usable land from the Village to QP and ± 1.55 acres of usable land from QP to the Village to ultimately allow for the proposed RV Park development. If found to be different from the assumed ± 3.89 acres, the net area can be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

INTENDED USER(S)

Quality Property Developments Inc., Attn: Dale Unruh

The Village of Kaslo

INTENDED USE OF APPRAISAL

It is understood that this report will be utilized for acquisition negotiation functions.

EFFECTIVE DATE OF APPRAISAL

The effective date of this appraisal, the date upon which the value applies, is July 23, 2024.

ADDITIONAL EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

All of the same extraordinary assumptions and hypothetical conditions stated in the Original Report apply here, except as amended or expanded upon below. Additional assumptions are also included below.

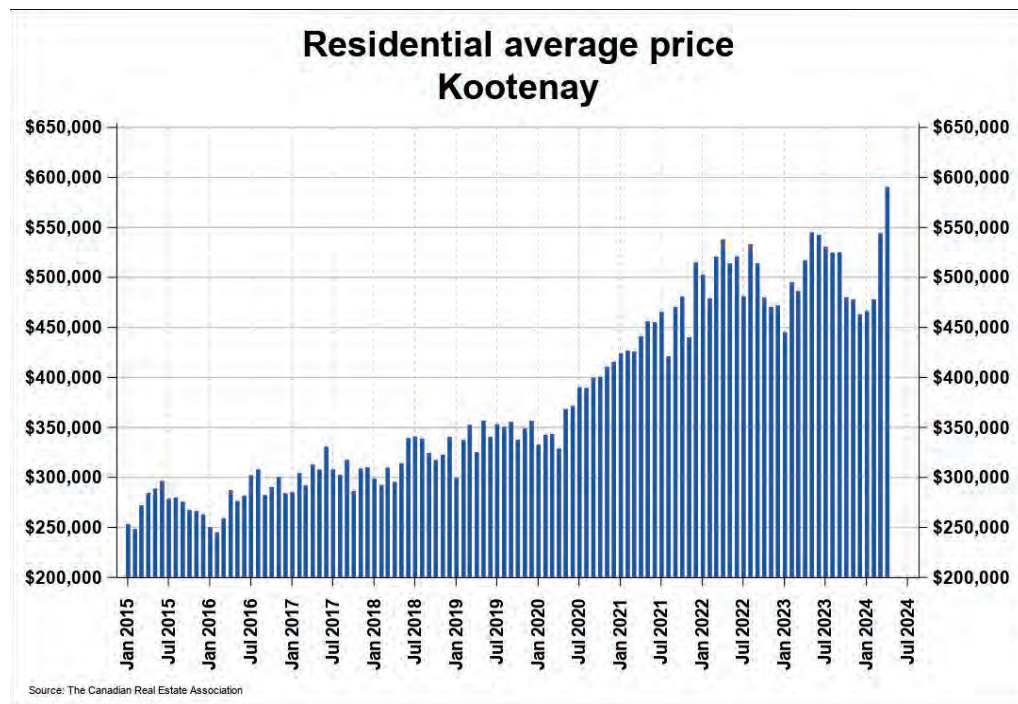
It is assumed that the state of the Titles have not changed since the Original Report and that there are no additional encumbrances which adversely affect the subject’s marketability, highest and best use, or value.

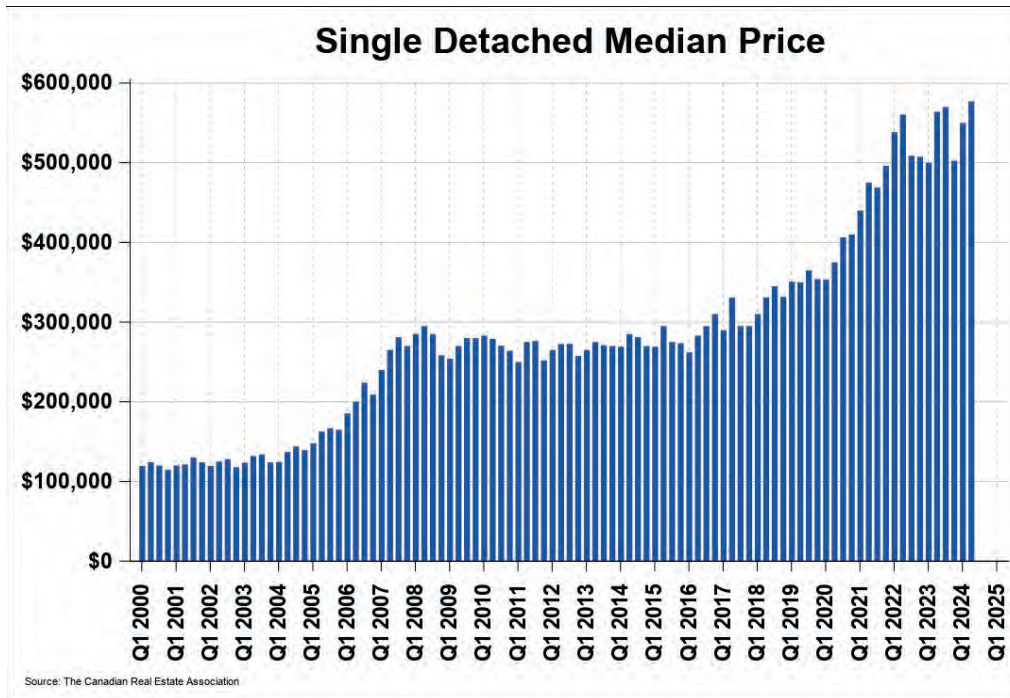
The subject was not inspected for the purpose and function of this update report. It is assumed to be in the exact same state and condition as that described in the Original Report.

The land area proposed for transaction is assumed to be ±3.89 acres. This area has been calculated by CTQ Consultants Ltd. using the CAD drawings of the legal Posting Plan completed by Hango Land Surveying Inc. (reportedly certified in 2023). If found to be different from the assumed ±3.89 acres, the net area can simply be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

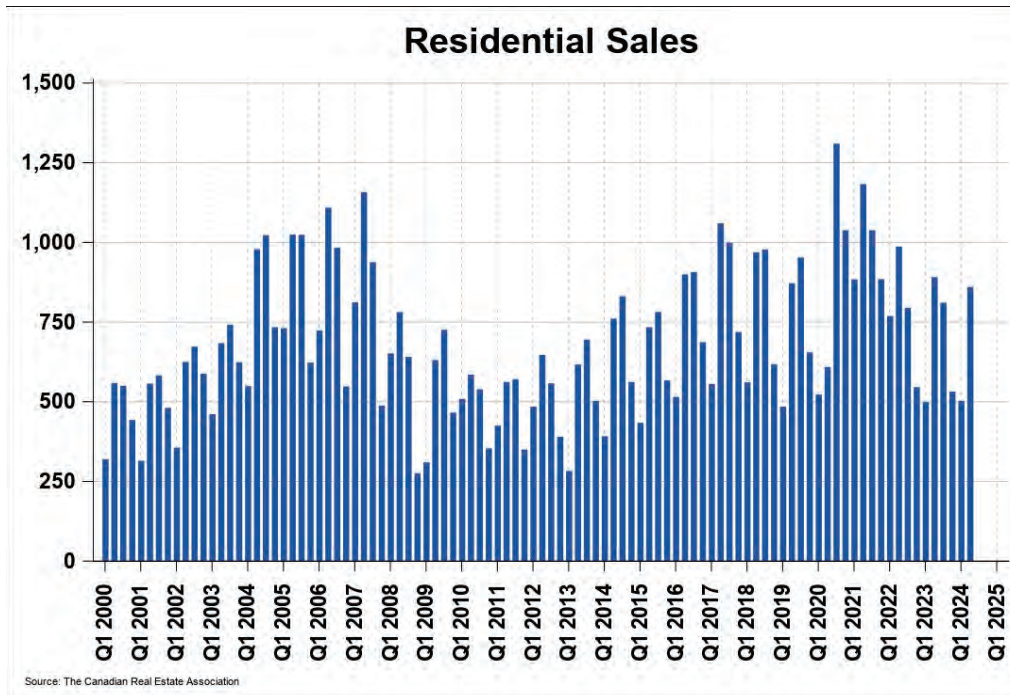
CHANGES IN MARKET CONDITIONS AND VALUE TRENDS

Residential sale volumes and values generally settled in latter 2022 and early 2023 as the effects of mortgage rate increases were realized, followed by a slight rebound or stabilization since. Some market value and sale volume trends are indicated in the graphs and tables below.





Summary - Median Price by Housing Type			
Category	Q2-2024	Q2-2023	Year-Over-Year % Change
Single Detached	\$577,000	\$564,000	2.3
Apartment	\$300,000	\$252,500	18.8



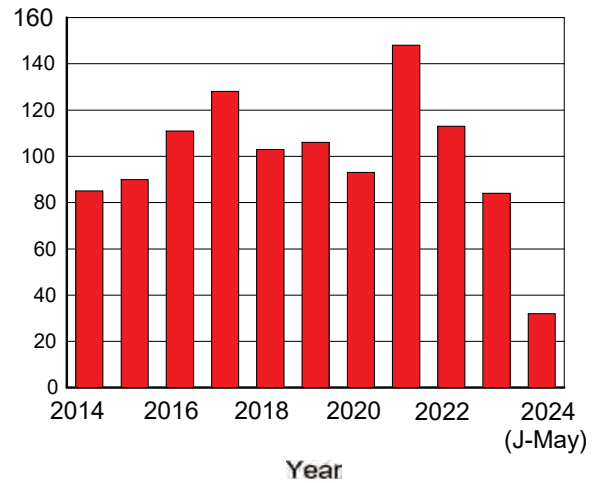
Summary - Sales by Housing Type			
Category	Q2-2024	Q2-2023	Year-Over-Year % Change
Single Detached	619	644	-3.9
Apartment	103	120	-14.2

With reference to the above graphs and tables, while unit sales and volumes are certainly down since the Original Report, Kootenay residential values are currently very similar to what they were in 2022. The Kootenay market is currently classified as a balanced market.

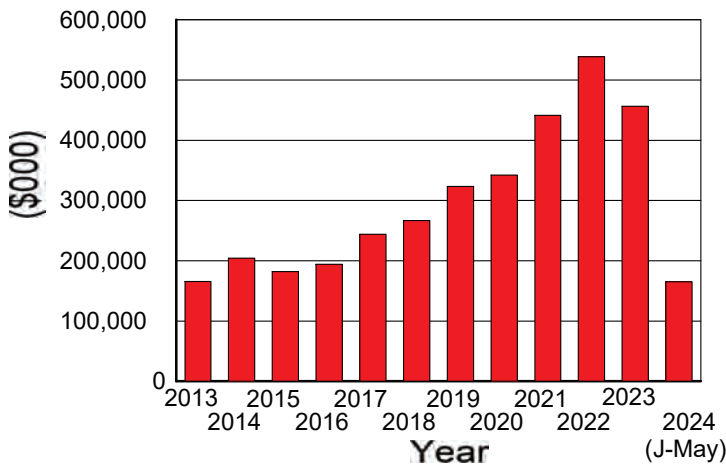
No published commercial sales stats are available for the Kootenays, however the adjacent graph reveals the number of MLS commercial/industrial unit sales totalled by the appraiser, including land, leases, and businesses, in recent years. After a peak in 2021, activity has certainly declined.

With reference to the graphs below, residential and commercial/industrial building permit values in the Kootenays have declined since the Original Report, with this year projected to be similar to 2017/2018 activity.

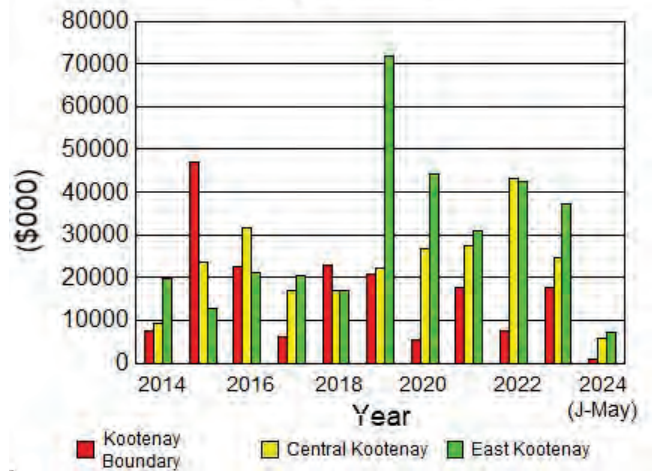
Kootenay MLS Commercial/Industrial Unit Sales
(includes land, businesses & leases)



Total Kootenay Residential Building Permits



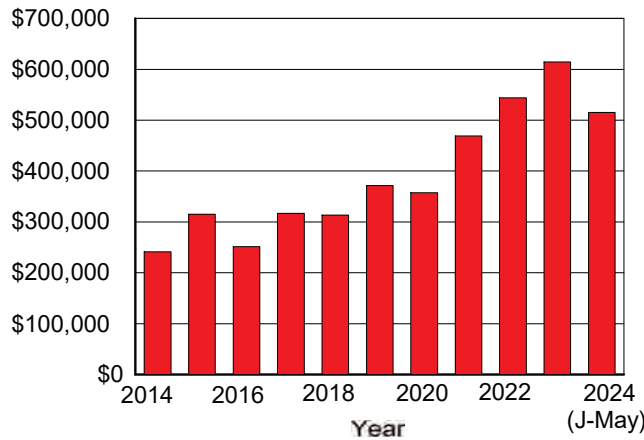
Kootenay Commercial and Industrial Building Permit Values



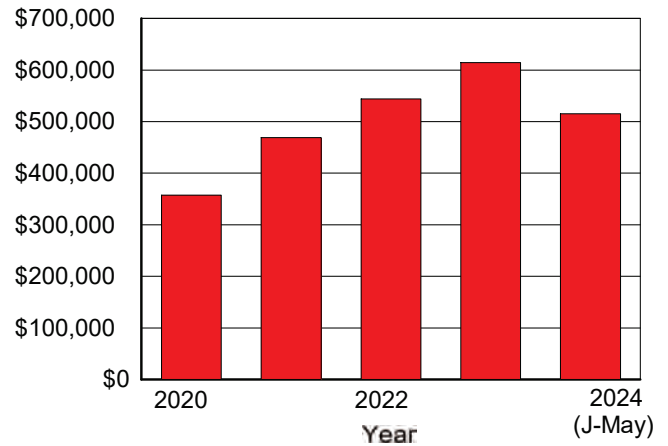
Kaslo

Kaslo has generally followed the trend of the balance of the Kootenays, with a drop in unit sales and building permits since the Original Report but having similar current average and median values to 2022. Average and median residential values in Kaslo reached an all time high in 2023 due to the sale of several (relatively) high value properties - somewhat of an anomaly. The average single family dwelling value in Kaslo this year to date (to effective date of this report) is \$540,600 - very similar to that at the date of the Original Report.

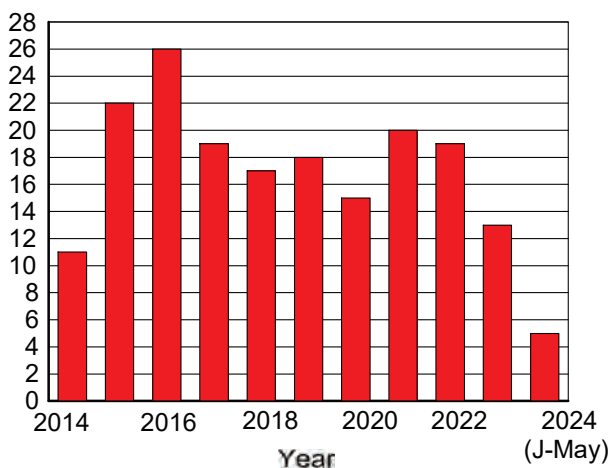
Village of Kaslo Average SF Residential
MLS Sale Prices



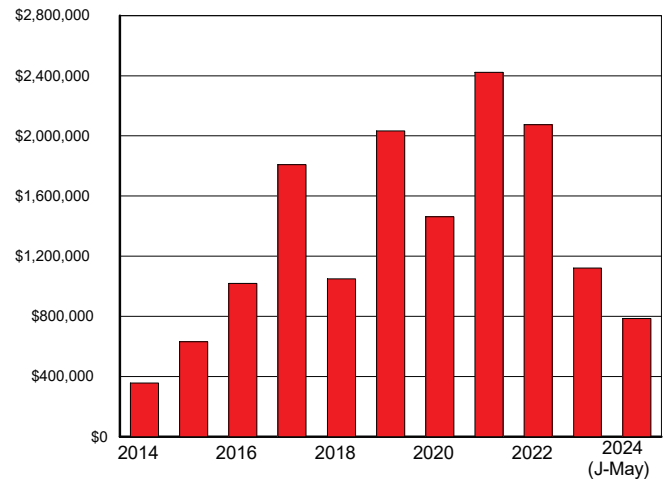
Village of Kaslo Median SF Residential
MLS Sale Prices



Village of Kaslo MLS SF Residential Unit
Sales



Village of Kaslo Total Building Permit Values



Summary

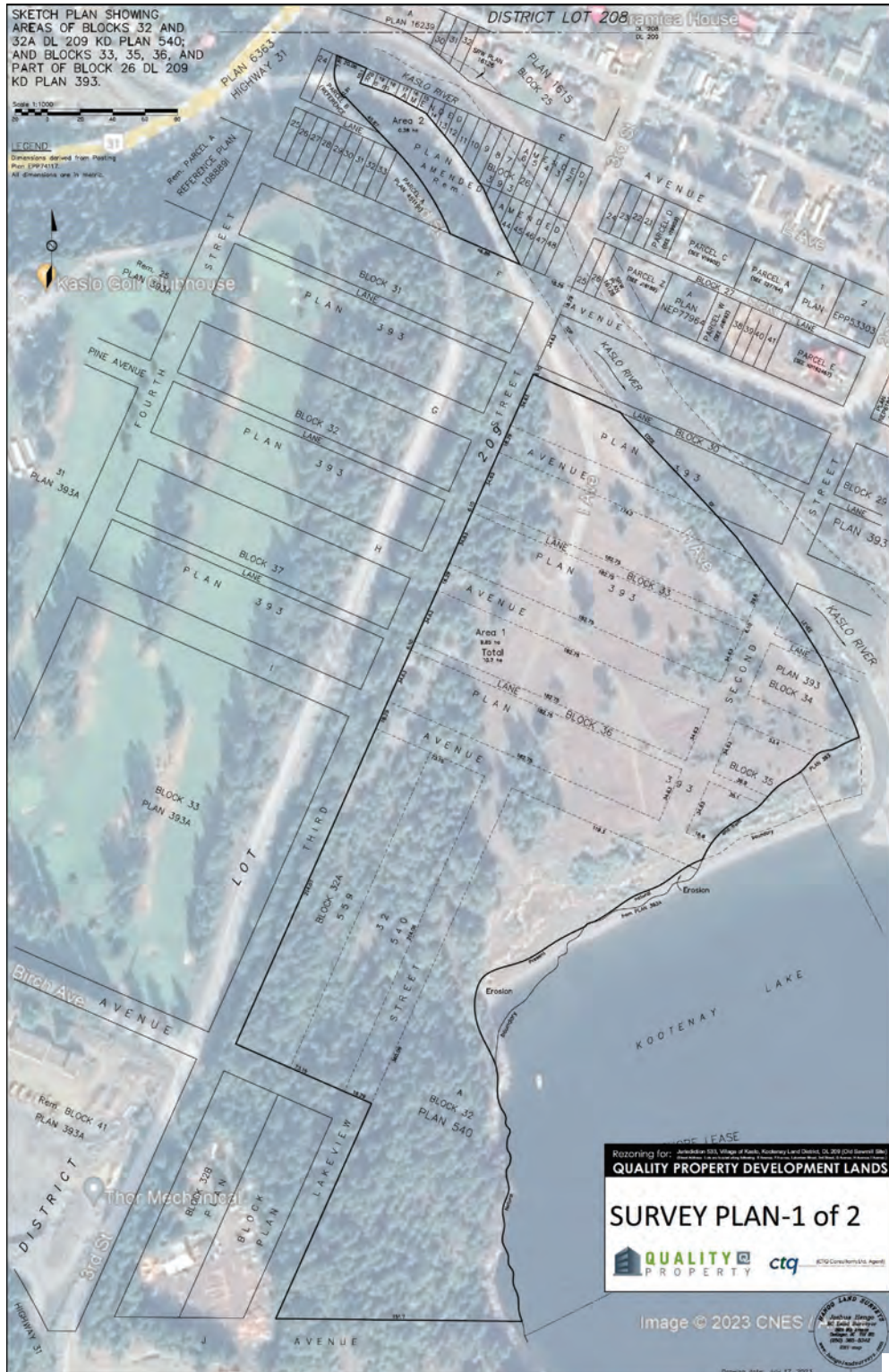
The Kootenay and Kaslo market is considered a balanced/stabilized market. All indications are that market values are currently similar to what they were at the time of the Original Report. New development can be expected to remain limited until further clarity on inflation and Bank of Canada and mortgage interest rates is achieved and confidence in the economy is fully regained.

CHANGES IN SITE DESCRIPTION

Larger Parcel

The hypothetical larger parcel/asmblage is now considered to be 24.34 acres in size based on "Area 1" in the Sketch Plan below completed by Hango Land Surveys Inc., July 2023 (legal Posting Plan included in Addenda).

Sketch Plan Showing Larger Parcel



Land Transaction

With reference to the Lakefront RV Park Kaslo Land Swap Site Plan below, completed by CTQ Consultants Ltd. and based on CAD drawings of the legal Posting Plan completed by Hango Land Surveying Inc. (reportedly certified in 2023), the ultimate subject land transaction has been amended to:

Municipal land to acquire:	±5.44 acres
Private land to sell:	±1.55 acres
Net acquisition:	±3.89 acres

Lakefront RV Park Kaslo Land Swap Site Plan below, CTQ Consultants Ltd.



ZONING

The subject remains zoned M1, General Industrial.

OFFICIAL COMMUNITY PLAN (OCP)

Since the Original Report, the Village of Kaslo has adopted a new OCP bylaw. OCP Bylaw 1280 was adopted September 27, 2022 and the subject's Land Use Designation was amended to Waterfront Development Area (previously Comprehensive Development Area).

The purpose of this Waterfront Development Area designation is "(t)o recognize the importance of the waterfront and identify policies that promote a balance between development of sustainable tourism and recreational amenities, the need for attainable housing, environmental and cultural stewardship, prevention of unregulated marine development, and mitigation of climate change impacts".

OTHER LAND USE CONTROLS

Identified on Map A.1 of the new OCP Bylaw, the subject remains within a Flood Hazard area with a Fan Rating of Class E.

Under the new OCP Bylaw, the subject is now also within Lakefront Protection Development Permit Area and a Stream Protection Development Permit Area.

ESTIMATE OF HIGHEST AND BEST USE

With reference to the discussion within the Original Report, the highest and best use of the subject remains the same. The change in OCP land use designation does not change the subject's highest and best use.

The highest and best use of the subject Village owned land proposed for transaction, as of July 23, 2024, is its consolidation/assemblage with the adjacent QP owned lands for ultimate future development as a larger parcel.

The highest and best use of the subject QP owned land proposed for transaction, as of July 23, 2024, is its consolidation/assemblage with the adjacent Village owned lands for its ultimate use as a road providing legal access to the larger parcel and as a trail adjacent to the river. It is estimated that these lands have the same rate value as the Village owned lands within the larger parcel.

The highest and best use of the subject larger parcel/proposed assemblage, as of July 23, 2024, is its rezoning and development of an RV resort.

VALUATION METHODOLOGY

See Original Report.

LAND VALUE OF HYPOTHETICAL LARGER PARCEL WITH LEGAL ACCESS

As in the Original Report, the Direct Comparison Approach and the Extraction technique will be employed to estimate land value. Only relevant sales which have occurred, or have become apparent, since the Original Report are included below.

Index #1

Type: Hillside residential development site
Address: 6079 Highway 93/95, Fairmont Hot Springs, BC
Legal: PID 011-083-191
Sale Date: December 2023
Sale Price: \$1,945,000
DOM: N/A
Size: 49.84 acres
Zoning: R1, R3
OCP: R-SF, R-MF
Sale Price/Acre: \$39,025
Comments: Private sale of sloped, multi-zoned parcel proposed for 110 units (multi- and single-family) above Bella Vista Estates and Columbia Lake. Known as Grande Vista, proposed development site west and upslope of highway, views of Columbia Lake and Fairmont Range. Pre-built intersection and compliant entrance over crown land with up to 43 prepaid water units - reciprocal usage agreement with Bella Vista Estates across highway. No servicing except available water and Hydro.



Index #2

Type: Extracted lakefront residential lot
Address: 1215 Riondel Road, Riondel, BC
Legal: PID 018-783-431
Sale Date: September 2023
Sale Price: \$672,000*
DOM: 35
Size: 10.39 acres
Zoning: Non-zoned
OCP: RR
Sale Price/Acre: \$64,678*
Comments: *Extracted sale with total sale price of \$972,000 and \$300,000 estimated contributory value of 1999 built 1.5 storey, 1,614 SF, 2 bed, 2 bath log home. Sloped and treed acreage with 300' lakeshore on east side of Kootenay Lake in small community of Riondel. Bisected by easement driveway. High bank, steep and rocky lakefront. Hydro servicing only.



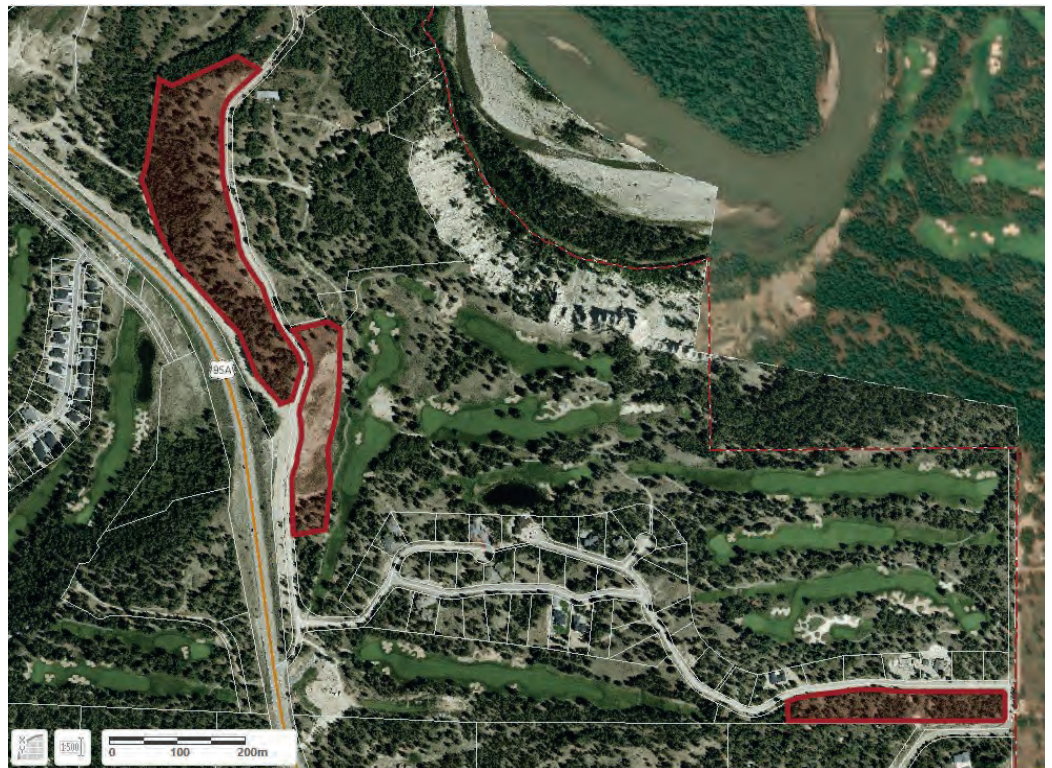
Index #3

Type: Extracted lakefront residential lot
Address: 9350 Shuttly Bench Road, Kaslo, BC
Legal: PID 015-942-872
Sale Date: September 2023
Sale Price: \$340,000*
DOM: 116
Size: 3.00 acres
Zoning: R1
OCP: AG, ALR
Sale Price/Acre: \$113,333*
Comments: *Extracted sale with total sale price of \$540,000 and \$200,000 estimated contributory value of 1981 built multi-storey, 1,962 SF, 2 bed, 2 bath eccentric home with significant depreciation/obsolescence. Sloped acreage bisected by rural gravel road with 500' waterfront on the west side of Kootenay Lake, ±8km north of Kaslo. High bank with very steep lake access. Elevated lake views. Hydro servicing only.



Index #4

Type: Golfside residential development sites
 Address: 110 Corral Blvd, Cranbrook, BC
 Legal: PID 031-840-108
 Sale Date: March 2023
 Sale Price: \$2,800,000
 DOM: N/A
 Size: 18.76 acres
 Zoning: CD-3
 OCP: SFR
Sale Price/Acre: \$149,254
 Comments: Private sale of 1 title but not contiguous residential development sites adjacent Shadow Mountain Golf Course in north Cranbrook. Purchased by Oasis at the Dunes to develop single and multi-family units. Assumed serviced with Hydro, community water, and unknown if all polygons serviced with community sewer (connected to strata septic tank systems at time of sale - City approved plan to connect neighbourhood to municipal system thereafter).



Index #5

Type: Lakefront residential lot
Address: Lot 3 Johnsons Landing Road, Johnsons Landing, BC
Legal: PID 028-211-201
Sale Date: February 2023
Sale Price: \$300,000
DOM: 258
Size: 3.76 acres
Zoning: Non-zoned
OCP: RR
Sale Price/Acre: \$79,787
Comments: Irregular shaped, rural acreage on eastern shore of Kootenay Lake in small community of Johnson's Landing, ±52km (by road around head of lake) NE of Kaslo. Sloped with benches, 285' waterfront with sandy to rocky beach. Hydro servicing only.



Index #6

Type: Lakefront development site
Address: 7902 Balfour Wharf Road, Balfour, BC
Legal: PID 018-519-865
Sale Date: August 2022
Sale Price: \$910,000
DOM: 106
Size: 3.56 acres
Zoning: Non-zoned
OCP: TC
Sale Price/Acre: \$255,618
Comments: Lakefront development site 2 lots removed from Kootenay Lake Ferry terminal in Balfour and behind where ferry docks. Gently sloped to level and fully usable (except typical setbacks). Fully serviced except sewer. Purchased and DP application active for proposed 36 site RV park (on file). No floodplain mapping available for this area - assumed only affected by standard RAPR and SPEA setbacks.



Index #7

Type: Future residential development site
Address: 1000 Kicking Horse Drive, Golden, BC
Legal: PID 016-050-461
Sale Date: December 2021
Sale Price: \$1,500,000
DOM: 491
Size: 8.72 acres
Zoning: R5 (Residential Reserve)
OCP: RLD
Sale Price/Acre: \$172,018
Comments: Future development acreage opposite Columbia River in Golden. In NW area of town on route to Kicking Horse Mtn Resort and Golden Golf Course and adjacent to Basecamp Lodge. Relatively level but low and likely requires construction level build-up. All services except gas available.



Index #8

Type: Lakefront development site
Address: 7757 Jones Road (Mawdsley Lane), Procter, BC
Legal: PID 026-285-529
Sale Date: **Active Listing**
List Price: \$1,919,000
DOM: 5
Size: 7.46 acres
Zoning: Non-zoned
OCP: RS
Sale Price/Acre: \$257,239
Comments: Irregular shaped waterfront on west arm of Kootenay Lake, across lake from Balfour via cable ferry or ±35km NE of Nelson. Adjacent rail line/yard. Level to low lying/wetland adjacent lake. 700' frontage. Hydro service only. Marketed as developable into RV park.



Index #9

Type: Extracted lakefront resort
Address: 13165 Highway 3A, Creston, BC
Legal: PID 010-977-708 & 010-977-732
Sale Date: **Active Listing**
List Price: \$3,150,000*
DOM: 53
Size: 26.48 acres
Zoning: C-3, R2, PR
OCP: TC, RC, PR
Sale Price/Acre: \$118,958*

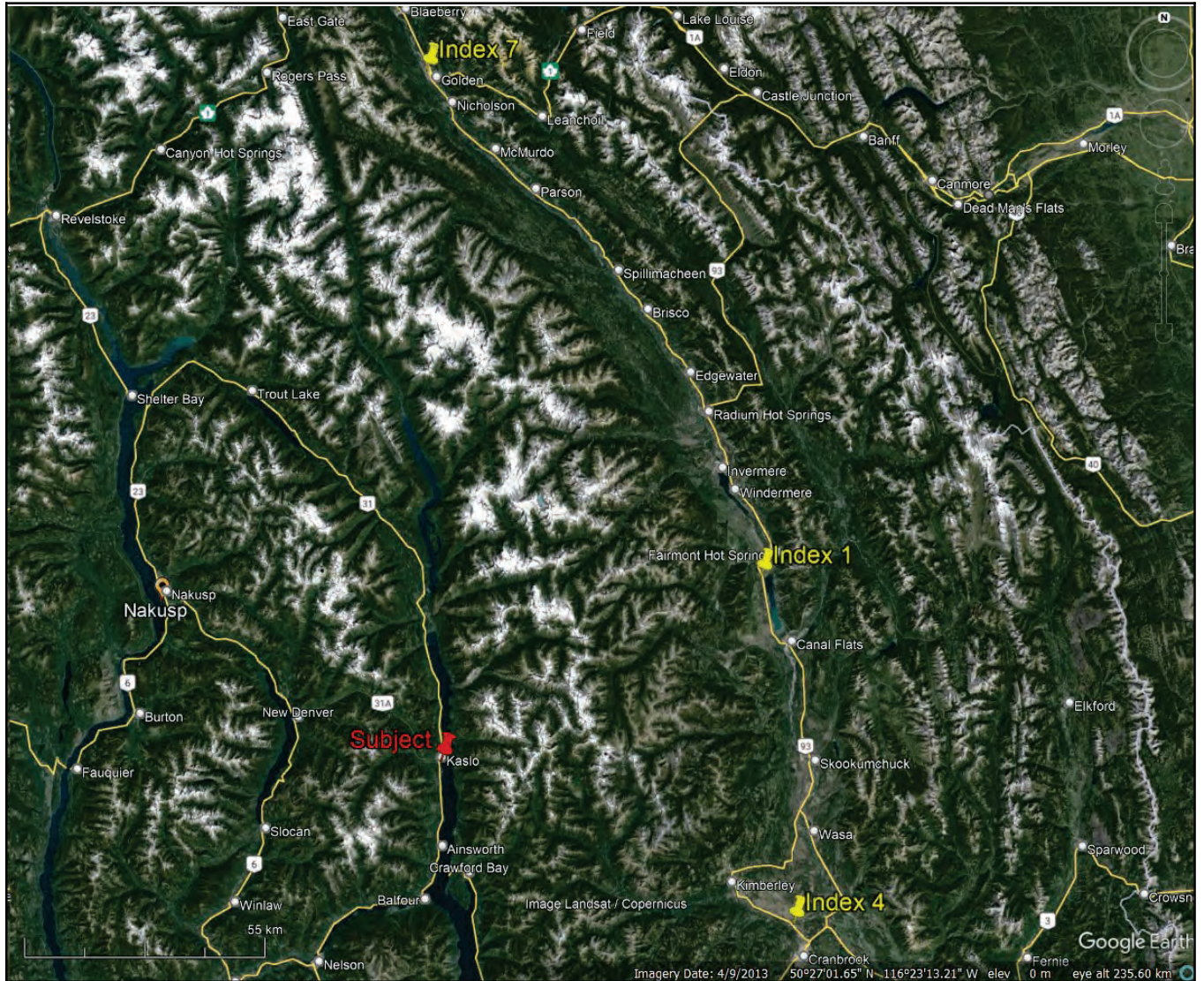
Comments: Active listing of Cedar Point RV Resort & Marina, ±54km north of Creston and ±21km south of Crawford Bay on east side of Kootenay Lake. *Extracted listing with total list price of \$3,900,000 and \$750,000 estimated contributory value of clubhouse, marina, and 6 small cabins. 2 titles plus 1.62 acre foreshore lease/licence area for marina. Multi-polygon site, bisected by Hwy 3A, tiered and sloped, includes 15 RV lots (previously listed for sale), campsite with 6 serviced sites and 9 unserviced sites. ±400' lake frontage. Hydro servicing only.



Comparable Map 1 - Kaslo and Kootenay Lake Sales



Comparable Map 2 - Regional Sales



Comparable Sales Summary

Index	Location	Sale Date	Sale Price	Zoning	Size (acres)	Sale Price/Acre
1	6079 Highway 93/95, Fairmont	Dec 2023	\$1,945,000	R1, R3	49.84	\$39,025
2	1215 Riondel Road, Riondel*	Sep 2023	\$672,000	Non Zoned	10.39	\$64,678
3	9350 Shuttly Bench Road, Kaslo*	Sep 2023	\$340,000	R1	3.00	\$113,333
4	110 Corral Blvd, Cranbrook	Mar 2023	\$2,800,000	CD-3	18.76	\$149,254
5	Lot 3 Johnsons Landing Rd, Johnsons Landing	Feb 2023	\$300,000	Non Zoned	3.76	\$79,787
6	7902 Balfour Wharf Road, Balfour	Aug 2022	\$910,000	Non Zoned	3.56	\$255,618
7	1000 Kicking Horse Drive, Golden	Dec 2021	\$1,500,000	R5	8.72	\$172,018
8	7757 Jones Road, Procter	Active Listing	\$1,919,000	Non Zoned	7.46	\$257,239
10	13165 Highway 3A, Creston*	Active Listing	\$3,150,000	C3, R2, PR	26.48	\$118,958

* indicates properties to which estimated contributory value of improvements has been deducted

ANALYSIS

The most appropriate unit of comparison is a rate per acre. The above Kootenay region sales and listings range between \$39,025 and \$257,239 per acre and vary in sale date, location, type, size, services, topography, developable area, etc.

Because of the limited evidence in Kaslo and few sales which are similar to the subject, the imperfections of this market, and the potential subjectivity in adjustments, a purely quantitative analysis is not completed. Instead a summary qualitative analysis is offered. The sales are discussed below and compared on a rate per acre basis.

Index #1 is a December 2023 sale of a residential development site south of Fairmont Hot Springs. It is considered to be in a similar community to the subject, however because this sale is substantially larger, is non-lakefront, and is inferior in topography to the subject, it is substantially inferior in rate value. Therefore, a rate substantially greater than \$39,025 per acre is estimated for the subject.

Index #2 is a September 2023 extracted sale of a lakefront residential lot in Riondel, across Kootenay Lake. Of course there is room for error or subjectivity in the estimate of contributory value of the improvements, limiting the reliability of the comparable sale, however it offers perspective for Kootenay lakefront values. It is significantly inferior in location to the subject, well removed from a centre, and is significantly inferior in topography. It is significantly inferior to the subject overall in rate value, therefore indicating a rate significantly greater than \$64,678 per acre for the subject.

Index #3 is a September 2023 extracted sale of a lakefront residential lot just north of Kaslo on Kootenay Lake. It is a fraction of the size of the subject, however it is inferior in location to the subject and is significantly inferior in topography. It is inferior to the subject overall in rate value, therefore indicating a rate greater than \$113,333 per acre for the subject.

Index #4 is a March 2023 sale of non-contiguous residential development sites in Cranbrook. It is not lake frontage, however it is on the Shadow Mountain Golf Course and in the larger, superior market of Cranbrook. It is similar in size and is assumed to be similar in developable area ratio to the subject. It is superior in servicing to the subject, however it is non-contiguous and very irregular in shape (limiting economies of scale in development) and there is significant remaining and competing development land in its neighbourhood. Overall, it is deemed similar the subject in rate value, therefore a rate similar to \$149,254 per acre is indicated for the subject.

Index #5 is another residential lot sale on the east side of Kootenay Lake in the small and rural community of Johnson's Landing. Primarily because of its inferior location and topography, it certainly indicates a rate greater than \$79,787 per acre for the subject.

Index #6 is the August 2022 sale of a lakefront acreage in Balfour, a similar community between Kaslo and Nelson, on Kootenay Lake. It occurred when market values were similar to what they are currently and because of its similar location, type and proposed use for an RV park development, it is excellent value perspective for the subject. Conversely, because it is a fraction of the size of the subject and is significantly superior in overall topography and usable area, it certainly indicates a value substantially less than \$255,618. This sale offers an excellent maximum value indication for the subject.

Index #7 is a December 2021 sale of a future development site in Golden, across the road from the Columbia River. It is inferior in sale date/market conditions, as values continued to climb substantially after its sale date and is not lake frontage, however it is in the superior market of Golden and has sewer available, is a fraction of the size of the subject, and is superior in topography and usable area. Overall, it is estimated to be slightly superior in rate value to the subject, therefore indicated a rate slightly less than \$172,018 per acre for the subject.

Index #8 is a current listing in the small community of Proctor on Kootenay Lake, across the short cable ferry from Balfour. When compared with Index #6, it certainly seems to be overpriced. Regardless, it is considered slightly inferior in location to the subject given its ferry access and adjacency to a rail line. Conversely, it is a fraction of the size of the subject. Overall, this property may be similar in rate value to the subject, however because this is only a listing which has not yet sold, it indicates a maximum rate of \$257,239 per acre for the subject.

Index #9 is an extracted listing of a lakefront recreational resort and campground on the east side of Kootenay Lake. As it is extracted, meaning its estimated improvement value had to be deducted, its reliability is somewhat limited. However, it is a very similar sized lakefront property on the same lake as the subject, with a very similar use type as that proposed for the subject. Overall, because it is further removed from a town centre than the subject, is bisected by the road, is inferior in lake frontage and topography, this listing is inferior in rate value to the subject. Because it has not yet sold at \$118,958 per acre, this is not a reliable minimum rate value indicator for the subject, however it offers very good perspective.

RECONCILIATION AND VALUE ESTIMATE

Based on the hypothetical larger parcel being a consolidated 24.34 acres with legal access, the above analysis indicates that the subject's value falls between \pm \$113,000 and \$172,000 per acre with strongest support around \pm \$150,000 per acre. Considering all the above, the comparable sales and analysis in the Original Report, and:

- the stabilized current market with no competing supply of similar properties in Kaslo or the regional district;
- the subject's excellent waterfront location within the Village on a highly appealing beach and adjacent to a golf course;
- the subject's substantial level areas;
- the subject's favourable OCP future land use designation which suggests flexibility in development type;
- the (relatively) recent large scale sales of the Kaslo Hotel and the Kaslo Bay development;
- the assumption that the subject is not contaminated in any way;

but also;

- the subject's substantial inclusion within a floodplain which will require extraordinary site works and build-up to develop with permanent structures;
- the subject's high ratio of steep areas with limited accessibility and SPEA areas, both of which are undevelopable;
- the subject's current industrial zoning, for which there is very limited demand, and the time and expense associated with rezoning;
- the subject's lack of sewer service and this dramatic limitation on subdivision development,

a rate of \$150,000 per acre is ultimately estimated for the hypothetical subject. This is the same rate as that estimated in the Original Report.

LAND VALUE OF ULTIMATE SUBJECT AREA PROPOSED FOR TRANSACTION - AS IS

From the estimated value of the hypothetical larger parcel as if it hypothetically has legal access, discounts are made to reflect its current, as is, state.

Estimated Discounts For Lack of Legal Access, Shape and Orientation, and Lack of Marketability/Limited Value to Any Other Party

The Original Report has been reviewed, a search for market discount indicators which have occurred or become apparent since the Original Report has been completed, and it is ultimately opined that the same discounts as those found in the Original Report remain applicable here.

DISCOUNT RATE SUMMARY AND ESTIMATE OF RATE VALUE

	<u>Discount</u>	<u>Value/Acre</u>
Hypothetical Larger Parcel		\$150,000
Subject Area Proposed For Transaction		
Lack of Legal Access	-35%	-\$52,500
Shape and Orientation	-15%	-\$22,500
Lack of Marketability/Limited Value To Other	-15%	-\$22,500
 Discounted As Is Value		 \$52,500

It is estimated that the value of the subject lands proposed for transaction is

\$52,500 per acre.

FINAL ESTIMATE OF FAIR COMPENSATION

It is ultimately estimated that fair compensation to the Village for the net area of land to be acquired by QP, as of July 23, 2024, is:

**Fifty Two Thousand Five Hundred Dollars Per Acre
(\$52,500/Acre)**

Based on the assumed net area of ±3.89 acres, this calculates to a total fair compensation of:

3.89 acres x \$52,500/acre = \$204,225

If found to be different from the assumed ±3.89 acres, the net area can be multiplied by the estimated fair compensation rate per acre below to calculate the total fair compensation.

CERTIFICATION

Re: Proposed land transaction at the south Kaslo River mouth (former mill site), Kaslo, B.C.

I certify that, to the best of our knowledge and belief:

- The statements of facts contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal impartial, and unbiased professional analysis, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the client;
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice;
- I have the knowledge and experience to complete this appraisal assignment competently;
- No one provided significant professional assistance to the person(s) signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of The Appraisal Institute of Canada Continuing Professional Development Program for designated members and/or the requirements to be named an AACI, P.App. Member;
- The undersigned is a member in good standing of the Appraisal Institute of Canada;
- I have not reinspected the subject property for the purpose and function of this update report;
- Based upon the data, analyses and conclusions contained herein, the market value of the interest in the property described, as at July 23, 2024, is estimated to be \$52,500/Acre, or a total fair compensation of \$204,225 based on the assumed net area of ± 3.89 acres.

July 25, 2024

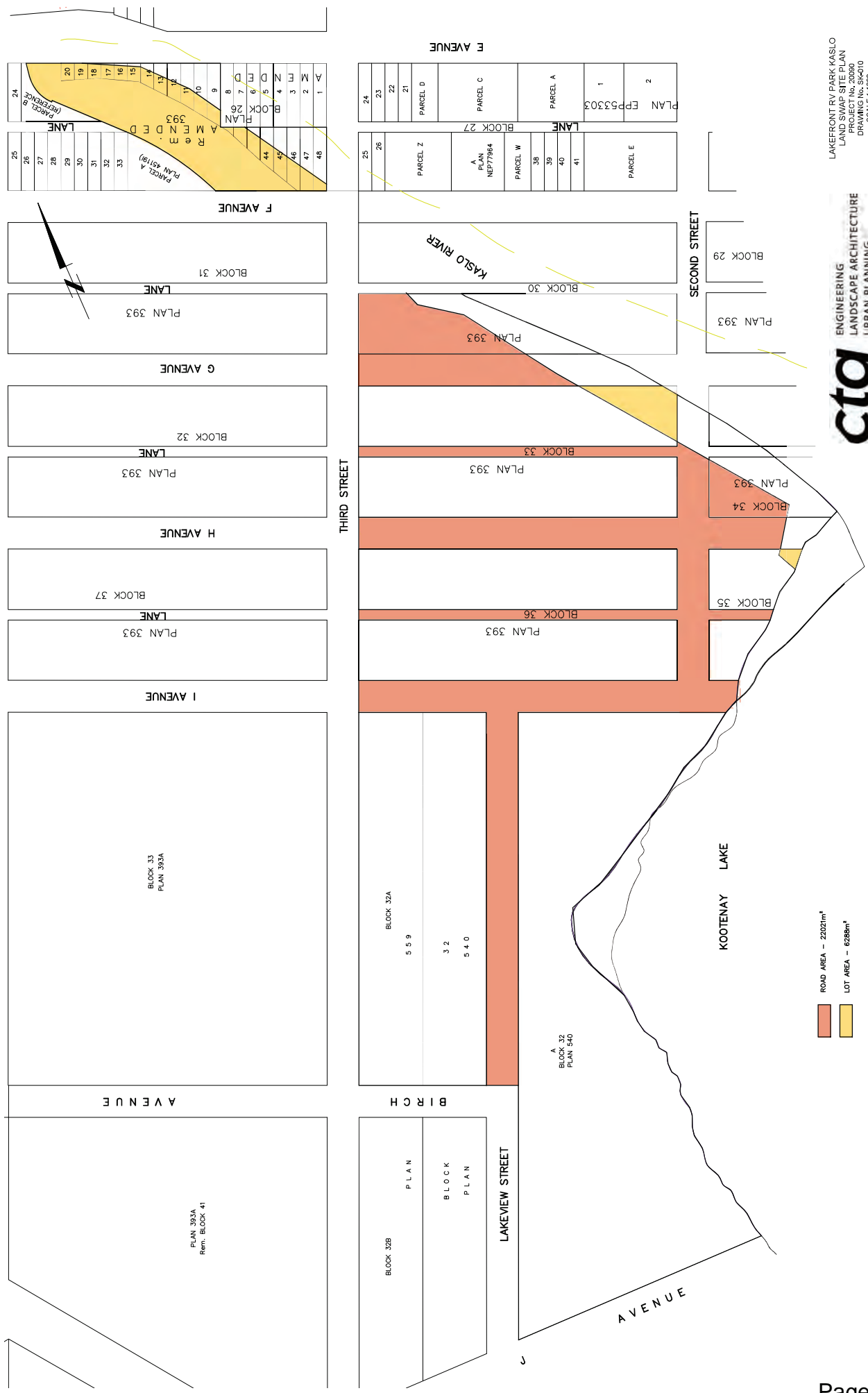
Taylor Dedora, B.A., AACI, P.App.

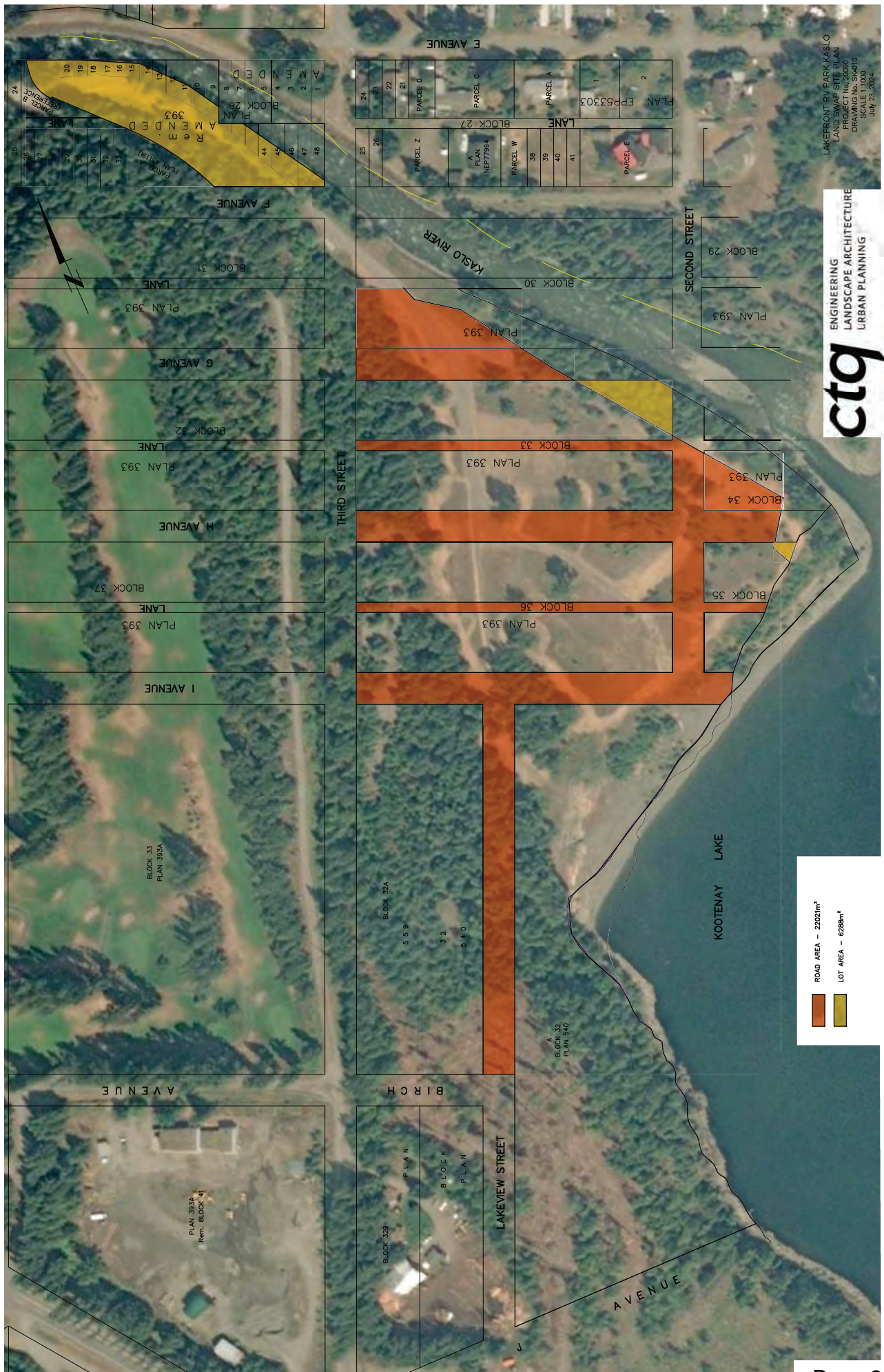
SCHEDULE “A”

Land Swap Site Plans Completed by CTQ Consultants Ltd., July 23, 2024



ROAD AREA - 22021m²
LOT AREA - 6285m²





LAKELINE RIVER PARK KASLO
 LAND SWAP STUDY PLAN
 PROJECT NO. 20080
 DRAWING NO. SK470
 SCALE 1:1000
 JULY 23, 2024

ctiq
 ENGINEERING
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING

ROAD AREA - 2202m²
 LOT AREA - 6285m²

SCHEDULE “B”

Sketch Plan and Legal Posting Plan Completed by Hango Land Surveys Inc.

POSTING PLAN OF PART OF: BLOCK 33, 35 AND 36 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393; BLOCK 32 AND LOT A BLOCK 32 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 540; AND BLOCK 32A DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 559.

Pursuant to Section 66 of the Land Title Act. BCGS 82F.096

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:1250



LEGEND

Bearings are grid bearings UTM NAD83 (CSRS) 2002.0, Zone 11. The UTM coordinates and estimated horizontal positional accuracy achieved are derived from dual frequency carrier phase GNSS observations, using Natural Resources Canada's Precise Point Positioning (PPP) service. This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.9995072 at A1. The combined scale factor has been determined based on an ellipsoidal elevation of 592 metres.

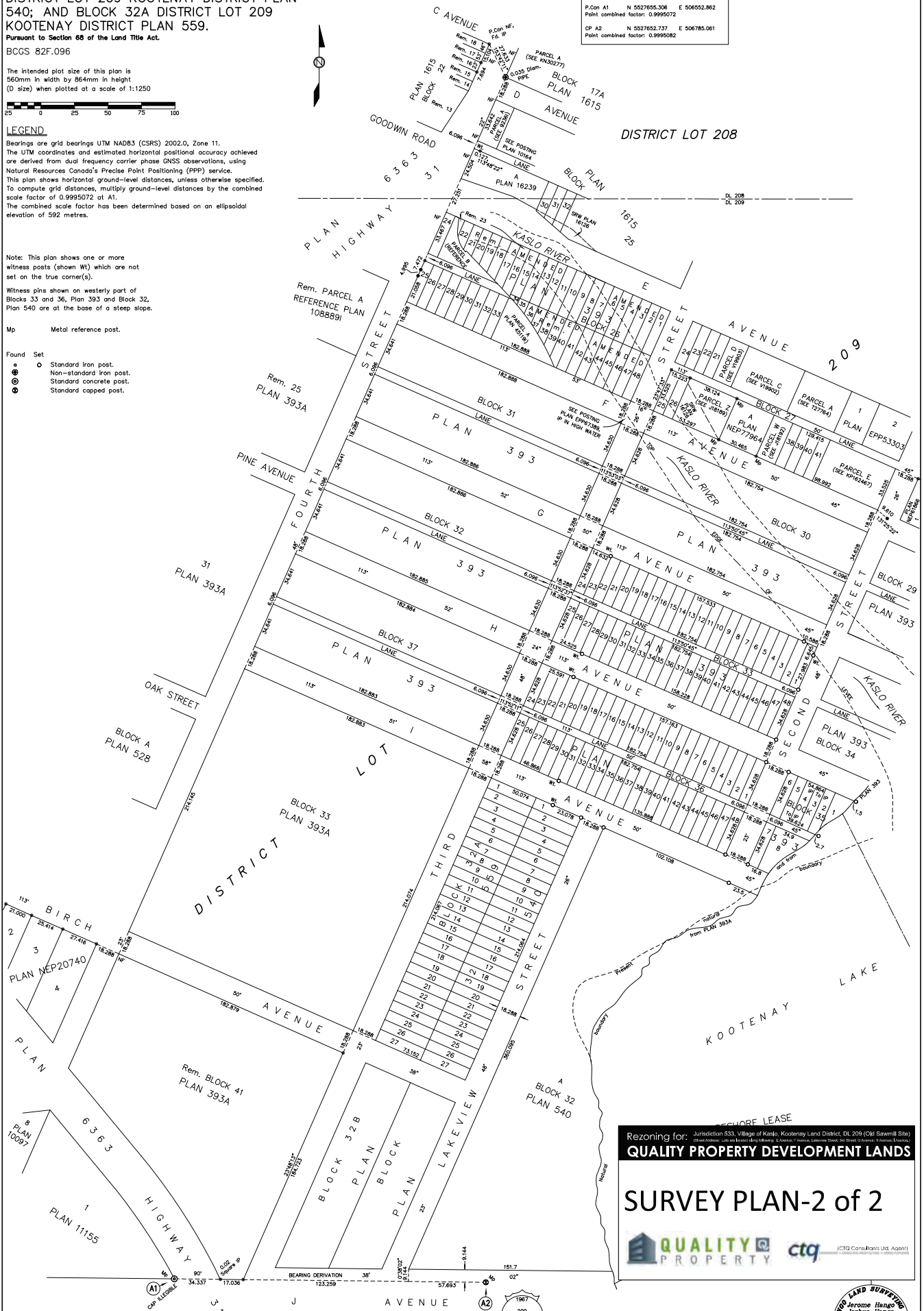
Note: This plan shows one or more witness posts (shown W) which are not set on the true corner(s).

Witness pins shown on westerly part of Blocks 33 and 36, Plan 393 and Block 32, Plan 540 are at the base of a steep slope.

Mp Metal reference post.

- Found Set: Standard iron post, Non-standard iron post, Standard concrete post, Standard capped post.

UTM NAD83 (CSRS) 2002.0 Zone 11. Estimated horizontal positional accuracy 0.050. P.Con A1 N 5527655.306 E 506552.662. Point combined factor: 0.9995072. CP A2 N 5527652.737 E 506785.061. Point combined factor: 0.9995082.

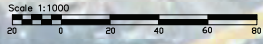


Rezoning for: Jurisdiction 533, Village of Kaslo, Kootenay Land District, DL 209 (Old Sawmill Site). QUALITY PROPERTY DEVELOPMENT LANDS

SURVEY PLAN-2 of 2



SKETCH PLAN SHOWING
 AREAS OF BLOCKS 32 AND
 32A DL 209 KD PLAN 540;
 AND BLOCKS 33, 35, 36, AND
 PART OF BLOCK 26 DL 209
 KD PLAN 393.



LEGEND
 Dimensions derived from Posting
 Plan EPP74117.
 All dimensions are in metric.



DISTRICT LOT 208 Ramica House



Rezoning for: Jurisdiction 633, Village of Kaslo, Kootenay Land District, DL 209 (Old Sawmill Site)
QUALITY PROPERTY DEVELOPMENT LANDS

SURVEY PLAN-1 of 2



Image © 2023 CNES /

WYCOO LAND SURVEYS
 Joshua Henego
 BC Land Surveyor

END OF DOCUMENT

DEDORA SCHOENNE

appraisers consultants advisors

www.dsappraisers.com

October 4, 2024

File No. 07 366 24

Quality Property Developments Inc.
 Attn: Dale Unruh
 8712A 109 Street
 Edmonton, AB T6G 1E9
 and

The Village of Kaslo
 413 Fourth Street
 Kaslo, BC, V0G1M0

Dear Mr. Unruh and Village of Kaslo,

Re: Letter of Amendment to updated fair compensation estimate for proposed land transaction at the south Kaslo River mouth (former mill site), Kaslo, BC, between the Village of Kaslo and Quality Property Development Inc. for the proposed RV Park development

In accordance with your instructions, an update appraisal report was completed on the above described property entitled “*UPDATE MARKET VALUE APPRAISAL OF FAIR COMPENSATION FOR PROPOSED LAND TRANSACTION AT The South Kaslo River Mouth (Former Mill Site) Kaslo, British Columbia*”. It was completed on July 25, 2024 with an effective date of July 23, 2024, File No. 07 366 24 (the “Update Report”). The original appraisal report was completed on May 20, 2022 with an effective date of April 8, 2022, entitled *SHORT NARRATIVE APPRAISAL REPORT OF FAIR COMPENSATION FOR PROPOSED LAND TRANSACTION AT THE SOUTH KASLO RIVER MOUTH (FORMER MILL SITE), KASLO, BRITISH COLUMBIA*, File No. 03 276 22 (the “Original Report”).

This letter of amendment must be utilized in conjunction with, and in reference to, the Update Report and the Original Report. The Update Report and the Original Report estimated the fair compensation for the subject to be \$52,500 per acre.

Since the Update Report, the clients have agreed to remove a portion of the private land to sell, that being the 20m road right of way at the north, thus amending the net acquisition area. With reference to the Lakefront RV Park Kaslo Land Swap Site Plans attached, both completed by CTQ Consultants Ltd. on October 1, 2024 and based on CAD drawings of the legal Posting Plan completed by Hango Land Surveying Inc. (reportedly certified in 2023), the ultimate subject land transaction has been amended to:

Municipal land to acquire:	5.44 acres
Private land to sell:	<u>-0.85 acres</u>
Net acquisition:	4.59 acres

Based on the Original Report and the Update Report, the fair compensation value of the subject, as of July 23, 2024, is:

**Fifty Two Thousand Five Hundred Dollars Per Acre
(\$52,500/Acre)**

Based on the amended net area of 4.59 acres, this calculates to a total fair compensation of:

**Two Hundred Forty Thousand Nine Hundred Seventy Five Dollars
(4.59 acres x \$52,500/acre = \$240,975)**

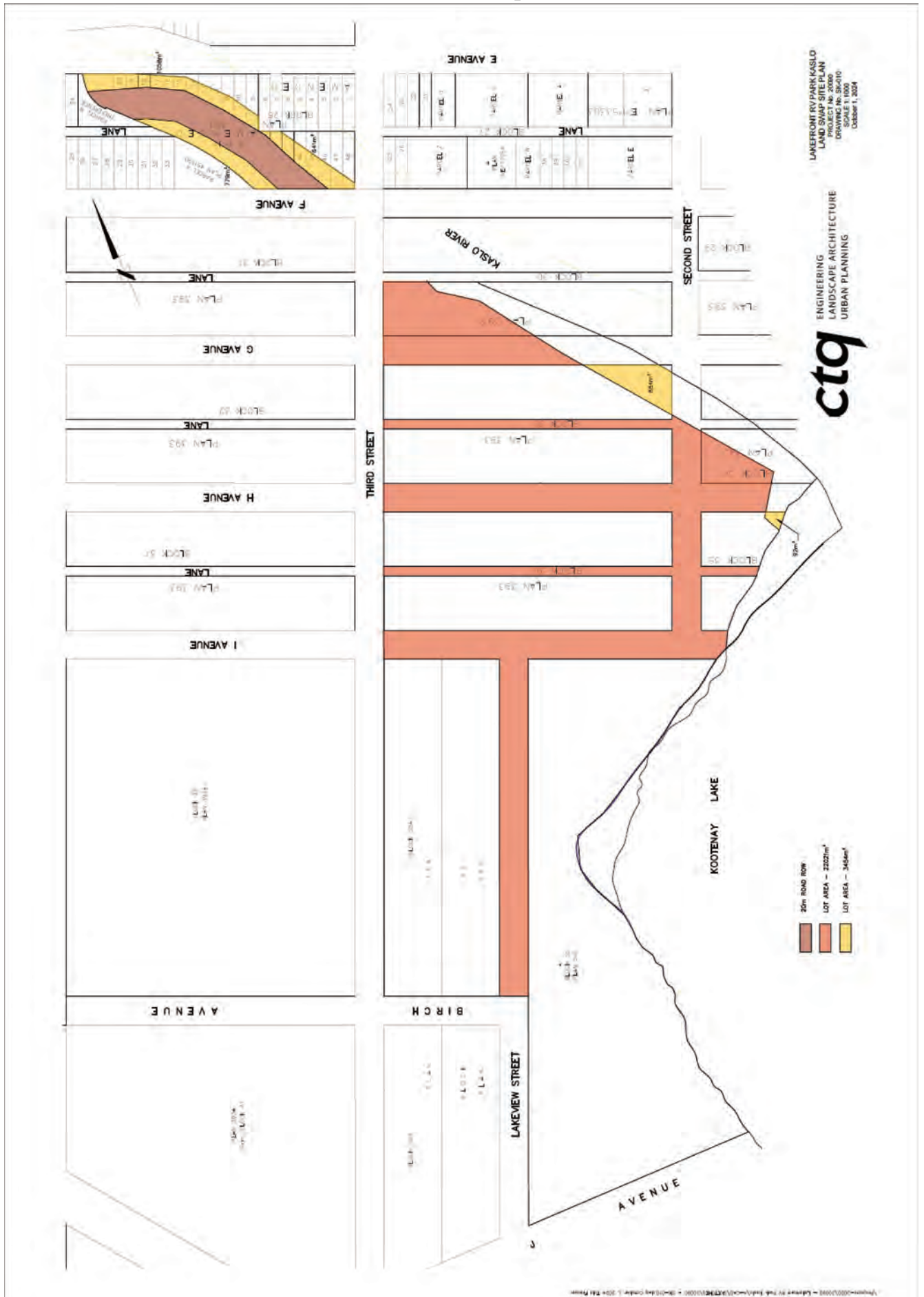
Respectfully submitted,

Taylor Dedora, B.A., P.App., AACI

Attachments:

- 1) CTQ Consultants - Lakefront RV Park Kaslo Land Swap, October 1, 2024
- 2) CTQ Consultants - Lakefront RV Park Kaslo Land Swap (Ortho), October 1, 2024

CTQ Consultants - Lakefront RV Park Kaslo Land Swap Site Plan



CTQ Consultants - Lakefront RV Park Kaslo Land Swap Site Plan (Ortho)



\\p01h1-2025\070\07000 - Lakefront RV Park Kaslo\CAD\DWG\CTQ\070000 - SK-070.dwg October 1, 2024 TBA/Pratt



SAWMILL SITE, QUALITY PROPERTY DEVELOPMENTS Inc.

Stage 2 Detailed Site Investigation

June 2, 2022

KASLO, BRITISH COLUMBIA

WES Project No. J000001268

Prepared for:

Quality Property Developments Inc.
8712 109 St NW,
Edmonton, Alberta T5G 3E1



☎ 403-269-8887
☎ 403-269-8550
✉ info@westx.com

2875 - 107 Avenue SE
Calgary, Alberta, T2Z-4S8
www.westx.com

Executive Summary

On behalf of Quality Property Development Inc, West Environmental Ltd. (West) completed a Limited Stage 2 Detailed Site Investigation at the former Kaslo Sawmill site, herein referred to as “the Site”. The Site is privately owned and is on the west shore of Kootenay Lake in the central Kootenay Regional District of British Columbia, Canada.

After reviewing the Stage I reports previously conducted in 2017, 2019 and 2020 West identified four areas of potential environmental concern (APEC) from the previous Sawmill Operation and pesticide runoff from the Kaslo Golf Club. The 4 APECs were the sawmill structures that may be linked to incinerating wood debris or the use of fuel.

The purpose of the Stage 2 DSI was to determine whether the integrity of the Site has been adversely affected by the sawmill operations. This report is a summary of activities completed in May of 2022.

On April 30, 2022, four test pits (APEC1- APEC4) and 2 background test pits (C1, C2) were excavated at the Site to a maximum depth of 4.5m below the ground surface (mbgs) using a track-mounted mini excavator supplied by Quality Properties. Soil samples were field screened using an organic vapor analyzer and an electrical conductivity probe. Select samples were submitted to AGAT Laboratories in Red Deer, Alberta for the analysis of extractable petroleum hydrocarbons, HWS-B soil metals, and salinity parameters.

The results of the Stage 2 DSI indicate that concentrations of the soil samples were below the applicable guidelines. No further investigation is recommended for these areas of the subject site.

The statements made in this Executive Summary are subject to the same limitations included in the General Limitations and Confidentiality Statement and are to be read in conjunction with the remainder of this report.

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1 Introduction

Quality Property Development Inc retained West Environmental Ltd. (West), to conduct a Stage 2 Detailed Site Investigation at the former Kaslo sawmill hereafter referred to as “the Site”. The subject property consists of 187 lots located in the village of Kaslo, BC, on the west shore of Kootenay Lake in the Central Kootenay Regional District. Kaslo is located between the Selkirk Mountain Range to the west and Kootenay Lake to the east and is accessed by Highway 31 (north/south) and 31A (west to New Denver). Site location is presented in Figure 1.

Project Objective

The purpose of the Stage 2 DSI was to determine whether potential contaminants of concern exist in the soil on the site at concentrations that exceed pertinent standards in the BC contaminated Sites Regulations (CSR) and/or hazardous waste regulation. The Areas of Potential Environmental Concern for this Stage 2 DSI were identified in three Phase I ESA reports completed by Terracon Geotechnique in 2017, 2019 and 2020.

This assessment follows the methods recommended in the Canadian Standard Association’s (CSA) Standard Z769-00 Phase 2 ESA (2018) and the BC Oil and Gas Commission (BC OGC) Site Remediation and Reclamation Manual. West completed this assessment in accordance with our proposals for the Site and the investigation follows industry accepted practice for a Stage 2 DSA.

1.1 Scope of Work

The scope of work for the Phase 2 ESA program included the following:

- Review previous reports and relevant documents prior to commencing the Stage 2 DSI
- Submit a BC One Call request for the site.
- Advance two background test pits to a maximum depth of 4.5 mbgs and log soil characteristics.
- Advance 4 test pits to a maximum depth of 4.5 mbgs on-site in areas of potential environmental concern (APEC) identified in the Phase 1 ESA and log the soil characteristics.
- Collect soil samples at 0.5 m depth intervals from each test pit, log the soil characteristics using the Unified Soil Classification System (USCS) and field screen for organic vapors using an Organic Vapor Analyzer (OVA).
- Submit soil samples to a Canadian Association for Laboratory Accreditation (CALA) accredited laboratory for the analysis of petroleum hydrocarbon (PHC), salinity, and trace metal parameters.
- Tabulate and compare the laboratory analytical results with applicable guidelines.
- Identify any parameters exceeding the applicable guidelines.
- Prepare a report describing the activities performed during the Phase 2 ESA.
- Summarize the findings of the assessment and make recommendations where applicable.

1.2 Project Safety

All work completed during this investigation was carried out in accordance with the health and safety requirements of West, Quality Property Management, and WorkSafe BC. Planned work and sampling locations were modified in the field to ensure a safe working distance from any underground locates and proper hazard control. All required permits were obtained before any work was started and a tailgate meeting was held to discuss the site safety requirements with all on-site personnel signing off on the documentation.

2 Site Setting and Background Information

2.1 Site Description and Land Use

The Site was used as a sawmill in the 1970s and early 1980s. All the previous structures have been removed.

2.2 Environmental Setting

The subject property consists of 187 lots located in the village of Kaslo, BC, on the west shore of Kootenay Lake in the Central Kootenay Regional District. Kaslo is located between the Selkirk Mountain Range to the west and Kootenay Lake to the east and is accessed by Highway 31 (north/south) and 31A (west to New Denver). The Site is situated east of the intersection of 3rd Street and G Avenue. The Site is bounded on the north and northeast sides by the Kaslo River, on the east by Kootenay Lake, and by 3rd Street on the west. The south property boundary is the municipal boundary.

The subject properties include 187 lots legally described in the Plan/Block/Lot system listed in Table 3.11 in Section 3.1, and detailed in a Table in Appendix A. The properties include Blocks 32A, 33, 35, 36, and portions of Block 26 and Block 32. The properties are generally referred to as the Sawmill properties. The Site is vacant and rough graded from previous development in the low-lying areas, while other areas are undeveloped, forested, and steeply sloped. There are no longer any permanent buildings on the Site. The property has one accessible entrance, on G Avenue, which is a dirt road on the north end of the property that divides into I and H Avenues which are trails. The utilities on-site include one power line and one municipal water line. To the northeast of the Kaslo River are some residences along E Avenue, while on the west side of 3rd Street is the Kaslo Golf Course and the Highway Maintenance Facility.

Farther west there is Highway 31 and a few residences. There is a small sawmill (Waneco Enterprises) on the southwest boundary of the Site at 1219 3rd Street. The recycling depot is in lower Kaslo, while there is a waste transfer facility located at Kaslo airport. The northeast portion of the Site is situated on an alluvial fan on the Kaslo River and has identified flooding and erosion area hazards ratings. The hazard ratings have been identified for many of the Blocks 33, 36, all of 35, part of 32. The rating suggests flooding and erosion from high velocity flows, avulsion, debris flow or bank stability problems are possible (Terricon Geotechnique).

Bedrock and Surficial Geology

The general local surficial geology and hydrogeological information was interpreted based on Water Well Drilling Reports from the WELLS Database, information from the iMapBC website maintained by the Government of British Columbia, maps by the BC Geological Survey (BCGS), and reports for the area. The Site is geographically located partly on a steep hillslope or escarpment and partly on a river delta that is relatively flat, with a gentle grade toward the southeast.

The regional surface drainage from this area flows southeast, to the Kootenay Lake via the Lardeau, Glacier, Hamill, Fry, Carney, Campbell, Kaslo, Keen, and Kokanee streams. Some surface Hydrogeology drainage may have flowed to the Kaslo River in the past. The groundwater flow direction at the Site is inferred to flow to the southeast to Kootenay Lake, however, there may be times when the direction of flow is influenced by fluctuating groundwater levels and the interconnectivity between the surface water and groundwater.

The elevation of the subject properties ranges from 540 meters above sea level (masl) to 560 masl along the lakeshore to the base of the cliff, to 580 masl to 600 masl along the crest of the cliff, along 3rd St. The cliff starts at approximately 560 masl to 580 masl near the access gate on the northwest side of the Site and runs parallel to 3rd Street, intersecting the Site along the western portions of Block 36 and across Blocks 32 and 32A. The portions of the Site at the lower elevations are on the floodplain, with flood construction level setbacks of 15 m to 30 m from Kootenay Lake and Kaslo River, respectively.

A significant portion of the Site, including the previously developed areas, is given an E rating as a non-standard flooding erosion area, which is an area where the standard floodplain setbacks and construction levels may not provide adequate protection from flooding, erosion, and debris flow. The E rating indicates there is a possibility of flooding and erosion from high velocity flows, avulsions, debris flows or issues with bank stability, typical of areas on alluvial fans of larger streams, according to the applicable Floodplain Management Bylaws.

Water well records indicate that the lithology is typically composed of sandy gravels underlain by bedrock. The water well records indicate there are several wells in the area, drawing from an aquifer for domestic use.

The local surficial material types are reported to consist of fluvial, colluvium, bedrock debris, and colluvial debris flow. The surficial materials transported and deposited by the Kaslo River are characterized by level to gently sloping terraces and fans, consisting of coarse-textured, well to rapidly drained sandy gravels and sandy loam overlying bedrock at varying depths. The soils in the area are usually deeply weathered, reddish in color, and acidic. The soils in the Site are typically rapidly drained orthic dystric brunisols or imperfectly drained gleyed dystric brunisols. Both are derived from glacial material, then sorted and deposited by streams in outwash plains, deltas, kames, eskers, and kame terraces. Both soils will typically be coarse textured with pH ranging from medium acidic to neutral. The bedrock in the Kaslo area on the western side of Kootenay Lake is in the central part of the Kootenay Arc, a belt of complexly deformed sedimentary, volcanic, and metamorphic rocks. The Site and area are in the northerly trending portion of the Kootenay Arc, adjacent to the eastern edge of the granitic Nelson batholith. The bedrock in the area ranges from the Lower Cambrian to Upper Triassic. The rocks include mica schists, limestones and marbles, hornblende schists and quartzites, and contain intrusions and sills and lenses of fine-grained granite, granite pegmatite, the Nelson batholith, and by lamprophyre sills and dykes. The rocks belong to the Lardeau, Milford, Kaslo, and Slocan Groups. The grade of regional metamorphism increases toward the east, from biotite near the Nelson batholith to sillimanite grade along the shore of Kootenay Lake.

Table A: Site Characteristics

CURRENT LAND USE	Commercial
TOPOGRAPHY	relatively flat
LATITUDE (NAD 83)	49.904527°
LONGITUDE (NAD 83)	-116.903287°
SOIL	orthic dystric brunisols/ gleyed dystric brunisols

TABLE B: GROUNDWATER WELLS NEAR THE SITE

REGISTERED WATER WELLS WITHIN 0.5 KM	None
REGISTERED WATER WELLS WITHIN 3.0 KM	well No 109016 (173.9 m SSW of the Site) well No 109025 (143.9 m SW of the Site)

2.3 Background

The Site operated as a small Sawmill in the 1970s and early 1980s until the owners went bankrupt. The Site was used as a residence, a barge building staging area and a heli-skiing staging area. Additional historic information is available in the Terricon Geotechnique Phase I Environmental Site Assessments, (2017, 2019, 2020).

3 Regulatory Context and Applicable Guideline

Environmental matters pertaining to contaminated sites in British Columbia fall under the jurisdiction of the BC ministry of environment (MOE), pursuant to the Environmental Management Act (EMA). The two key regulations under the EMA relating to assessment and remediation of contaminated sites are the contaminated Sites Regulation (CSR), and the Hazardous Waste Regulation (HWR). The CSR sets out legal procedures for screening sites, determining if a site is a contaminated site, liability, remediation processes, and sets standards for site remediation and soil relocation. The HWR sets out legal procedures for the identification, handling, storage, transportation, and disposal of hazardous wastes.

4 Site Investigation

Prior to commencement of the Stage 2 DSI, an BC One-Call notification was placed to notify utility operators in the area of the investigation activities. Water well searches were conducted from the WELLS database and searches of the previous reports conducted on the Site and relevant maps and information on the location of sawmill activities that brought up environmental impact areas of concern. West visited the Site on April 30 2022, to conduct the soil sampling investigation. The test pit locations are provided in Figure 1

4.1 Test Pit Drilling and Sampling

Six test pits (APEC1 thru APEC4 and control test pits C1 and C2) were advanced across the lease using a track-mounted mini excavator, supplied by the client, to a maximum depth of 4.5m bgs. The test pits were sampled off the bucket of the excavator and the control test pits were dug first to ensure no cross contamination had occurred. The soil was characterized for the entire advanced depth of each of the test pits using a modified version of the USCS.

Soil samples were collected from each test pit at 0.5 m intervals from ground surface to the maximum depth of investigation of 4.5 m and field screened. The soil samples were inspected for visual evidence of impacts and the organic vapor analysis (OVA) was measured using a RKI Eagle.

Test pits C1 and C2 were advanced as background locations at the east and west property corners, respectively. Table C summarizes the rationale for drilling of the test pits at the specified locations.

Table C: Drilling Rational for Test Pit Placement

TEST PIT	DRILLING RATIONALE
C1, C2	Background
APEC1 - APEC4	Historical data of sites of refueling or burning

Soil samples were selected for laboratory analysis based on field screening results and representativeness of the soil sample. Analytical testing was performed by Agat Laboratories of Red Deer, Alberta which is accredited by CALA.

The samples were analyzed for the following parameters:

- Detailed salinity including pH, electrical conductivity (EC), sodium absorption ratio (SAR), and major ions (calcium, magnesium, sodium, potassium, sulphate, and chloride);
- Trace metals;
- Benzene, toluene, ethylbenzene, and xylenes (collectively BTEX).

5 Results

5.1 Stratigraphy

The soil profile observed at the test pit locations generally consisted of dark brown loam to silty coarse grain sand/ cobble to the maximum depth investigated of 4.5 mbgs with varying intervals of sand/cobble from approximately 1.5 m to 4.5 mbgs encountered in some test pits. Boulders were encountered past this at roughly 1.5 mbgs to total depth. No soil staining or olfactory signs indicative of hydrocarbon impacts were observed in any of the test pits.

5.2 Field Screening Results

The measured OVA from the RKI Eagle ranged from 0 to 5 parts per million by volume (ppmv) with most samples reading 0.

5.3 Background Test Pits Soil Characteristics

Two test pits (C1 and C2) were advanced in locations perceived to be up-gradient or cross-gradient from the APECs of the property as background test pits. The two test pits were composed of loamy sand, cobble with varying amounts of boulders past 1.5 mbgs to a maximum depth of 4.5 mbgs.

Between the two test pits, 15 field screening OVA readings were collected. The RKI Eagle measures the volatile organic vapors released from the soil sample. It is not a quantitative measurement of the concentration of volatile organic contaminants in the soil matrix, rather, it is used to guide field activities. The two test pits were also field screened at the above intervals for electrical conductivity using a Field Scout.

Both background test pits were below the applicable guidelines for all parameters analyzed for petroleum hydrocarbon and trace metal parameters. Between the two background test pits, the EC and SAR values were rated as "Good" for subsoil. It was concluded that the "good" rating for subsoil would be considered as the background soil quality rating for EC and SAR parameters for this investigation.

TABLE D: BACKGROUND SOIL ANALYTICAL RESULTS

TEST PIT	UNITS	SOIL RESULTS RANGE
EC	dS/m	0.10- 0.26
SAR	No Units	0.33.45
pH	No Units	7.49- 8.09
Calcium	mg/kg	10 - 29
Chloride	mq/L	<0.06
Chloride	mg/L	<5
Potassium	mg/L	<2
Magnesium	mg/L	2-5
Sodium	mg/L	5-8
Sulphate	mg/L	0-9

5.4 Soil Petroleum Hydrocarbons

Eleven soil samples were analyzed for BTEX. All soil samples were within the applicable BC guidelines or background variation.

PHC analytical results are summarized in Appendix B.

5.5 Soil Salinity

Eleven soil samples were analyzed for salinity parameters. All soil samples submitted for the analysis of salinity parameters were within applicable BC guidelines or background variation.

Salinity analytical results are summarized in Appendix B.

5.6 Soil Trace Metals

Eleven soil samples were analyzed for trace metals. All soil samples analyzed for trace metals were within applicable BC guidelines or background variation.

Trace metals analytical results are summarized in Appendix B.

6 Conclusion, Discussion and Recommendations

On behalf of Quality Properties Developments Inc, West completed a limited Stage 2 DSI at the former Sawmill Property located in Kaslo BC. Six test pits were advanced on April 30, 2022, at the Site (APEC1 thru APEC4, C1 and C2). Field screening of soil sample, soil logging, sample collection and submission were also completed.

The results of the Phase 2 ESA Program indicate that all soil samples submitted for the analysis of BTEX, trace metals, and salinity parameters were within applicable BC guidelines or background variation.

We trust that the foregoing information is satisfactory for your requirements. Should there be any questions, please do not hesitate to contact the undersigned.

Sincerely,



Ian Sidebottom, B.Sc.
Project Scientist, Environmental



Sam French, P.Ag
Contract Senior Environmental Scientist

7 General Limitations And Confidentiality Statement

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8 References

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Figures



- Legend**
- | | | |
|--------------------|-----------------------|-------------------|
| Features | Transportation | Hydrology |
| ⊗ APEC | Highway | Lakes |
| ● Control Borehole | Arterial | Rivers |
| ⊞ Area of Interest | Collector | Provincial Border |
| | Other Road | |
| | Forestry | |
| | Winter | |

QUALITY PROPERTIES DEVELOPMENTS INC.

OVERVIEW MAP SHOWING
BOREHOLE LOCATIONS
 IN d-83-E 82-F-15
 VILAGE OF KASLO
 BRITISH COLUMBIA



Scale: 1:1,500

Map Coordinate System: NAD 1983 UTM Zone 11N

Rev	Date	Revision Description	Author / Checker	Page : 1 of 1
00	2022-05-24	Map Issued	KDG / JG	00
-	-	-	-	
-	-	-	-	

File No.: ----- MXD: J0000012680M00_R00 Client File No.: -----

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Appendices

Photographs



Photo 1: Looking to the northwest- digging APEC 3



Photo 2: West side of the property- APEC 2



Photo 3: Debris excavated from test pit



Photo 4: Gravel and sawmill debris excavated from test pit



Operator:
Site
Location

Quality Properties
Sawmill Property
Kaslo BC

Operator Contact:
Environmental Field Technician:
Soil Grained Size:
Land Use:

Dale Unruh
Jonathan Murphy
Coarse
Commercial

Soil Analysis Summary

Sampling Date: April 30 2022

		Sample Description											BC CSR Criteria Values Commercial (Soil)			
Units		APEC1 - 1m	APEC1 - 4m	APEC2 - 1m	APEC2 - 4.5m	APEC3 - 1m	APEC3 - 4.5m	APEC4 - 4.5m	C1 - 1m	C1 - 4.5m	C2 - 1m	C2 - 3m	Subsurface Soil Criteria	Subsoil Criteria 2.00 to 2.99m	Subsoil Criteria >3.00m	
Hydrocarbons	Benzene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.04	0.04	0.04	
	Toluene	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	0.05	0.05	
	Ethylbenzene	µg/g	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		15.00	15.00	
	Xylenes (Total)	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		6.50	6.50	
	Styrene	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	200.00	200.00	200.00	
	VH (C6 - C10)	µg/g	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10				
	VPH	µg/g	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10				
	EPH (S C10-C19)	µg/g	20.00	<10	30.00	10.00	10.00	10.00	30.00	10.00	10.00	<10	<10	2000.00	2000.00	2000.00
	EPH (S C19-C32)	µg/g	30.00	<10	240.00	20.00	20.00	20.00	<10	20.00	10.00	10.00	10.00	5000.00	5000.00	5000.00
	Moisture Content	%	7.00	3.00	12.00	4.00	4.00	4.00	3.00	4.00	7.00	4.00	6.00			
Toluene-d8 (BTEX)	%	62.00	93.00	112.00	111.00	111.00	111.00	138.00	111.00	125.00	137.00	97.00				
o-Terphenyl (EDM)	%	98.00	109.00	89.00	102.00	96.00	100.00	96.00	132.00	109.00	115.00	85.00				
Salinity	pH	pH Units	7.86	7.97	7.98	7.80	8.12	8.10	8.03	7.49	7.82	7.90	8.09	6 to 8.5		
	Electrical Conductivity	dS/m	0.32	0.21	0.28	0.33	0.26	0.18	0.17	0.10	0.11	0.26	0.23	<3		
	SAR	-	0.25	0.30	0.30	0.23	0.48	0.27	0.21	0.35	0.45	0.36	0.33	<4		
	% Saturation	%	41.00	33.00	29.00	31.00	30.00	32.00	31.00	32.00	34.00	29.00				
	Chloride, Soluble	mg/L	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5			
	Calcium, Soluble	mg/L	37.00	25.00	39.00	44.00	17.00	22.00	23.00	12.00	10.00	29.00	25.00			
	Potassium, Soluble	mg/L	8.00	<2	<2	3.00	18.00	<2	<2	<2	<2	<2	<2			
	Magnesium, Soluble	mg/L	4.00	3.00	2.00	4.00	6.00	3.00	2.00	2.00	2.00	5.00	5.00			
	Sodium, Soluble	mg/L	6.00	6.00	7.00	6.00	9.00	5.00	4.00	5.00	6.00	8.00	7.00	150.00		
	Sulfate, Soluble	mg/L	9.00	6.00	13.00	16.00	3.00	3.00	<2	<2	<2	9.00	6.00			
	Theoretical Gypsum Requirement	tonnes/ha	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01			
	Calcium, Soluble (ug/g)	ug/g	15.00	8.00	11.00	14.00	5.00	7.00	7.00	4.00	3.00	10.00	7.00			
	Chloride, Soluble (ug/g)	ug/g	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5			
	Magnesium, Soluble (ug/g)	ug/g	2.00	1.00	<1	1.00	2.00	1.00	<1	<1	<1	2.00	1.00			
	Potassium, Soluble (ug/g)	ug/g	3.00	<2	<2	5.00	<2	<2	<2	<2	<2	<2	<2			
	Sodium, Soluble (ug/g)	ug/g	2.00	2.00	2.00	<2	3.00	<2	<2	<2	2.00	3.00	2.00			
	Sulfate, Soluble (ug/g)	ug/g	4.00	2.00	4.00	5.00	<2	<2	<2	<2	<2	3.00	<2			
Chloride, Soluble (meq/L)	meq/L	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06				
Calcium, Soluble (meq/L)	meq/L	1.85	1.25	1.95	2.20	0.85	1.10	1.15	0.60	0.50	1.45	1.25				
Sulfur (as Sulfate), Soluble (meq/L)	meq/L	0.19	0.12	0.27	0.33	0.06	0.06	<0.04	<0.04	<0.04	0.19	0.12				
Sodium, Soluble (meq/L)	meq/L	0.26	0.26	0.30	0.26	0.39	0.22	0.17	0.22	0.26	0.35	0.30				
Magnesium, Soluble (meq/L)	meq/L	0.33	0.25	0.16	0.33	0.49	0.25	0.16	0.16	0.16	0.41	0.41				
Potassium, Soluble (meq/L)	meq/L	0.20	<0.05	<0.05	0.08	0.46	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05				
Metals	EPH (S C10-C19)	µg/g	20.00	<10	30.00	10.00	10.00	10.00	30.00	10.00	10.00	<10	<10			
	EPH (S C19-C32)	µg/g	30.00	<10	240.00	20.00	20.00	20.00	<10	20.00	10.00	10.00	10.00			
	LEPH	µg/g	20.00	<10	30.00	10.00	10.00	10.00	30.00	10.00	10.00	<10	<10			
	HEPH	µg/g	30.00	<10	240.00	20.00	20.00	20.00	<10	20.00	10.00	10.00	10.00			
	Naphthalene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	20.00		
	2-Methylnaphthalene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005			
	1-Methylnaphthalene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005			
	Quinoline	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	10.00		
	Acenaphthylene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	15000.00		
	Acenaphthene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005			
	Fluorene	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	9500.00		
	Phenanthrene	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	50.00		
	Anthracene	µg/g	<0.004	<0.004	0.00	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	30.00		
	Fluoranthene	µg/g	<0.01	<0.01	0.03	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	200.00		
	Acridine	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05			
	Pyrene	µg/g	<0.01	<0.01	0.02	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	100.00		
	Benzo(a)anthracene	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	10.00		
	Chrysene	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	4500.00		
	Benzo[b+j]fluoranthene	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	10.00		
	Benzo(k)fluoranthene	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	10.00		
	Benzo(a)pyrene	µg/g	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	30.00		
	Indeno(1,2,3-c,d)pyrene	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	10.00		
	Dibenzo(a,h)anthracene	µg/g	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	10.00		
Benzo(g,h,i)perylene	µg/g	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05				
Moisture Content	%	7.00	3.00	12.00	4.00	4.00	4.00	3.00	4.00	7.00	4.00	6.00				
o-Terphenyl (EDM)	%	98.00	109.00	89.00	102.00	96.00	100.00	96.00	132.00	109.00	115.00	85.00				
p-Terphenyl-d14	%	92.00	126.00	127.00	119.00	129.00	126.00	119.00	125.00	122.00	118.00	121.00				
Naphthalene-d8	%	82.00	121.00	116.00	109.00	120.00	117.00	114.00	114.00	109.00	110.00	111.00				
Pyrene-d10	%	91.00	127.00	128.00	120.00	132.00	128.00	123.00	123.00	121.00	122.00	118.00				

CLIENT NAME: WEST ENVIRONMENTAL LTD
2875- 107 AVENUE SE
CALGARY, AB T2Z 4S8
403-269-8887

ATTENTION TO: Anita Strong

PROJECT: J000001268 | KASLO SAWMILL SITE

AGAT WORK ORDER: 22R892591

SOIL ANALYSIS REVIEWED BY: Melinda Guay, Technical Reviewer

TRACE ORGANICS REVIEWED BY: QiuHong Dong, Lab Technician A

DATE REPORTED: May 12, 2022

PAGES (INCLUDING COVER): 26

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (780) 395-2525

*Notes

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Certificate of Analysis

AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

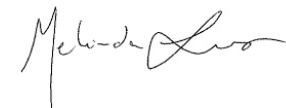
BC CSR Omnibus Schedule 3.1 Metals in Soil (µg/g)

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:		APEC1 - 1m	APEC1 - 4m	APEC2 - 1m	APEC2 - 4.5m	APEC3 - 1m	APEC3 - 4.5m		
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil		
		DATE SAMPLED:		2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30		
		G / S	RDL	3828557	3828565	RDL	3828566	3828569	3828570	RDL	3828573
Aluminum	ug/g		1000	9370	8520	1000	7420	8650	8120	1000	8430
Antimony	ug/g		0.1	1.7	0.8	0.1	1.8	3.2	2.2	0.1	0.6
Arsenic	ug/g	25	1	11	7	1	15	23	19	1	7
Barium	ug/g		0.5	44.7	36.6	0.5	60.3	89.4	67.8	0.5	33.8
Beryllium	ug/g		0.1	0.3	0.3	0.1	0.3	0.3	0.3	0.1	0.4
Bismuth	ug/g		0.50	<0.50	<0.50	0.50	<0.50	<0.50	<0.50	0.50	<0.50
Boron	ug/g		0.5	77.1	67.8	0.5	112	152	84.0	0.5	58.3
Cadmium	ug/g		0.01	4.77	3.78	0.01	13.6	21.8	12.1	0.01	0.63
Chromium	ug/g		1	58	55	1	61	68	42	1	57
Cobalt	ug/g		0.1	11.2	10.7	0.1	11.7	12.5	11.5	0.1	8.8
Copper	ug/g		0.2	26.1	18.1	0.2	32.8	40.2	29.1	0.2	14.7
Iron	ug/g		1000	31500	28000	1000	41300	59400	33200	1000	24600
Lead	ug/g		0.1	150	52.1	0.1	245	497	282	0.1	16.4
Lithium	ug/g		0.30	14.2	13.7	0.30	12.3	12.5	12.3	0.30	13.0
Manganese	ug/g		5	1320	784	100	4450	8270	2760	5	276
Mercury	ug/g		0.01	0.02	0.01	0.01	0.02	0.03	0.02	0.01	<0.01
Molybdenum	ug/g		0.2	1.4	0.9	0.2	1.3	2.2	2.5	0.2	0.8
Nickel	ug/g		0.5	48.6	38.8	0.5	47.2	50.4	38.7	0.5	36.9
Selenium	ug/g		0.1	0.7	0.7	0.1	1.3	1.5	0.7	0.1	0.7
Silver	ug/g		0.5	0.5	<0.5	0.5	1.7	2.6	1.6	0.5	<0.5
Strontium	ug/g		5	41	29	5	43	43	40	5	26
Thallium	ug/g		0.1	<0.1	<0.1	0.1	<0.1	0.1	<0.1	0.1	0.1
Tin	ug/g		0.2	0.6	0.5	0.2	1.7	6.9	5.1	0.2	0.4
Tungsten	ug/g		0.05	0.44	0.25	0.05	0.27	0.49	0.75	0.05	0.32
Uranium	ug/g		0.2	0.7	0.9	0.2	2.5	1.2	0.8	0.2	0.6
Vanadium	ug/g		1	36	37	1	41	40	31	1	39
Zinc	ug/g		1	619	438	1	1340	2100	1230	1	69
Zirconium	ug/g		0.1	1.9	1.0	0.1	1.3	2.3	1.2	0.1	0.3
pH (1:2 water extraction)	pH Units			8.30	8.73		8.55	8.18	8.96		8.90

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

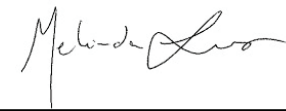
BC CSR Omnibus Schedule 3.1 Metals in Soil (µg/g)

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION: APEC4 - 4.5m		C1 - 1m	C1 - 4.5m	C2 - 1m		C2 - 3m		
		SAMPLE TYPE: Soil		Soil	Soil	Soil		Soil		
		DATE SAMPLED: 2022-04-30		2022-04-30	2022-04-30	2022-04-30		2022-04-30		
		G / S	RDL	3828574	3828575	3828577	RDL	3828578	RDL	3828656
Aluminum	ug/g		1000	8290	5620	8910	1000	7870	1000	9730
Antimony	ug/g		0.1	0.6	0.3	0.6	0.1	2.0	0.1	1.1
Arsenic	ug/g	25	1	6	4	6	1	19	1	9
Barium	ug/g		0.5	34.0	15.6	32.2	0.5	100	0.5	46.6
Beryllium	ug/g		0.1	0.3	0.2	0.3	0.1	0.3	0.1	0.5
Bismuth	ug/g		0.50	<0.50	<0.50	<0.50	0.50	<0.50	0.50	<0.50
Boron	ug/g		0.5	58.9	37.4	56.8	0.5	116	0.5	66.0
Cadmium	ug/g		0.01	1.04	0.22	0.39	0.01	20.5	0.01	3.17
Chromium	ug/g		1	53	30	41	1	37	1	53
Cobalt	ug/g		0.1	10.0	5.1	8.0	0.1	12.8	0.1	10.8
Copper	ug/g		0.2	18.2	8.1	13.3	0.2	31.7	0.2	21.7
Iron	ug/g		1000	25400	15300	25800	1000	45400	1000	29600
Lead	ug/g		0.1	22.9	7.4	9.8	0.1	454	0.1	54.9
Lithium	ug/g		0.30	12.9	9.87	13.9	0.30	11.8	0.30	16.4
Manganese	ug/g		5	312	151	257	100	5250	5	615
Mercury	ug/g		0.01	0.02	<0.01	<0.01	0.01	0.09	0.01	0.05
Molybdenum	ug/g		0.2	0.9	0.5	0.9	0.2	1.8	0.2	0.9
Nickel	ug/g		0.5	40.8	23.9	35.7	0.5	35.5	0.5	40.3
Selenium	ug/g		0.1	1.2	0.2	1.0	0.1	1.5	0.1	0.9
Silver	ug/g		0.5	<0.5	<0.5	<0.5	0.5	1.8	0.5	<0.5
Strontium	ug/g		5	33	10	23	5	38	5	25
Thallium	ug/g		0.1	0.1	<0.1	0.1	0.1	0.1	0.1	0.2
Tin	ug/g		0.2	0.5	0.8	0.8	0.2	1.0	0.2	0.7
Tungsten	ug/g		0.05	0.64	0.15	0.24	0.05	0.28	0.05	0.26
Uranium	ug/g		0.2	0.7	0.5	0.8	0.2	1.0	0.2	0.8
Vanadium	ug/g		1	42	23	35	1	31	1	46
Zinc	ug/g		1	114	44	59	1	1570	1	327
Zirconium	ug/g		0.1	0.5	<0.1	0.2	0.1	1.5	0.1	0.2
pH (1:2 water extraction)	pH Units			8.66	6.75	7.32		8.63		8.73

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AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

6310 ROPER ROAD
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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR Omnibus Schedule 3.1 Metals in Soil (µg/g)

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to BC CSR (Premier)
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

3828557-3828656 Results are based on the dry weight of the sample.

Analysis performed at AGAT Edmonton (unless marked by *)

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Certificate of Analysis

AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

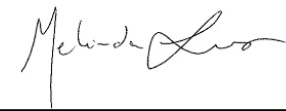
Soil Analysis - Salinity (BC)

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:		APEC1 - 1m	APEC1 - 4m	APEC2 - 1m	APEC2 - 4.5m	APEC3 - 1m	APEC3 - 4.5m	APEC4 - 4.5m	C1 - 1m
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30
		G / S	RDL	3828557	3828565	3828566	3828569	3828570	3828573	3828574	3828575
pH (Saturated Paste)	pH Units		N/A	7.86	7.97	7.98	7.80	8.12	8.10	8.03	7.49
Electrical Conductivity (Sat. Paste)	dS/m	0.05	0.32	0.21	0.28	0.33	0.26	0.18	0.17	0.17	0.10
Sodium Adsorption Ratio	-		0.25	0.30	0.30	0.23	0.48	0.27	0.21	0.21	0.35
Saturation Percentage	%	1	41	33	29	31	30	32	31	31	32
Chloride, Soluble	mg/L	5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Calcium, Soluble	mg/L	1	37	25	39	44	17	22	23	23	12
Potassium, Soluble	mg/L	2	8	<2	<2	3	18	<2	<2	<2	<2
Magnesium, Soluble	mg/L	1	4	3	2	4	6	3	2	2	2
Sodium, Soluble	mg/L	2	6	6	7	6	9	5	4	4	5
Sulfate, Soluble	mg/L	2	9	6	13	16	3	3	<2	<2	<2
Theoretical Gypsum Requirement	tonnes/ha	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Calcium, Soluble (ug/g)	ug/g	1	15	8	11	14	5	7	7	7	4
Chloride, Soluble (ug/g)	ug/g	5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Magnesium, Soluble (ug/g)	ug/g	1	2	1	<1	1	2	1	<1	<1	<1
Potassium, Soluble (ug/g)	ug/g	2	3	<2	<2	<2	5	<2	<2	<2	<2
Sodium, Soluble (ug/g)	ug/g	2	2	2	2	<2	3	<2	<2	<2	<2
Sulfate, Soluble (ug/g)	ug/g	2	4	2	4	5	<2	<2	<2	<2	<2
Calcium, Soluble (meq/L)	meq/L	0.05	1.85	1.25	1.95	2.20	0.85	1.10	1.15	1.15	0.60
Chloride, Soluble (meq/L)	meq/L	0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06
Magnesium, Soluble (meq/L)	meq/L	0.08	0.33	0.25	0.16	0.33	0.49	0.25	0.16	0.16	0.16
Potassium, Soluble (meq/L)	meq/L	0.05	0.20	<0.05	<0.05	0.08	0.46	<0.05	<0.05	<0.05	<0.05
Sodium, Soluble (meq/L)	meq/L	0.09	0.26	0.26	0.30	0.26	0.39	0.22	0.17	0.17	0.22
Sulfur (as Sulfate), Soluble (meq/L)	meq/L	0.04	0.19	0.12	0.27	0.33	0.06	0.06	<0.04	<0.04	<0.04

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AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

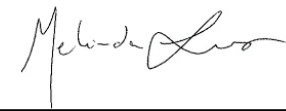
Soil Analysis - Salinity (BC)

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:				
		C1 - 4.5m		C2 - 1m	C2 - 3m	
		SAMPLE TYPE:	Soil	Soil	Soil	
		DATE SAMPLED:	2022-04-30	2022-04-30	2022-04-30	
		G / S	RDL	3828577	3828578	3828656
pH (Saturated Paste)	pH Units		N/A	7.82	7.90	8.09
Electrical Conductivity (Sat. Paste)	dS/m	0.05	0.11	0.26	0.23	
Sodium Adsorption Ratio	-		0.45	0.36	0.33	
Saturation Percentage	%	1	34	34	29	
Chloride, Soluble	mg/L	5	<5	<5	<5	
Calcium, Soluble	mg/L	1	10	29	25	
Potassium, Soluble	mg/L	2	<2	<2	<2	
Magnesium, Soluble	mg/L	1	2	5	5	
Sodium, Soluble	mg/L	2	6	8	7	
Sulfate, Soluble	mg/L	2	<2	9	6	
Theoretical Gypsum Requirement	tonnes/ha	0.01	<0.01	<0.01	<0.01	
Calcium, Soluble (ug/g)	ug/g	1	3	10	7	
Chloride, Soluble (ug/g)	ug/g	5	<5	<5	<5	
Magnesium, Soluble (ug/g)	ug/g	1	<1	2	1	
Potassium, Soluble (ug/g)	ug/g	2	<2	<2	<2	
Sodium, Soluble (ug/g)	ug/g	2	2	3	2	
Sulfate, Soluble (ug/g)	ug/g	2	<2	3	<2	
Calcium, Soluble (meq/L)	meq/L	0.05	0.50	1.45	1.25	
Chloride, Soluble (meq/L)	meq/L	0.06	<0.06	<0.06	<0.06	
Magnesium, Soluble (meq/L)	meq/L	0.08	0.16	0.41	0.41	
Potassium, Soluble (meq/L)	meq/L	0.05	<0.05	<0.05	<0.05	
Sodium, Soluble (meq/L)	meq/L	0.09	0.26	0.35	0.30	
Sulfur (as Sulfate), Soluble (meq/L)	meq/L	0.04	<0.04	0.19	0.12	

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AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

Soil Analysis - Salinity (BC)

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3828557-3828656 If sodium results in mg/L are less than detection, SAR is non-calculable and is reported as 0.

Anion Sum is a calculated parameter. The calculated value is the sum of the meq/L value of the major anions chloride, sulfate, nitrate, and nitrite.

Cation Sum is a calculated parameter. The calculated value is the sum of the meq/L value of the major cations calcium, magnesium, potassium, and sodium.

Ion Balance is a calculated parameter. The calculated value is the ratio of the sum of cations divided by the sum of anions in meq/L, multiplied by 100.

Sodium Adsorption Ratio is a calculated parameter. The calculated value is the ratio of the sodium concentration in mmol/L over the square rooted sum of the calcium and magnesium concentrations in mmol/L.

Theoretical Gypsum Requirement is a calculated parameter. The calculation is from "A Comparison of Methods for Gypsum Requirement of Brine-Contaminated Soils", Canadian Journal of Soil Science, 1998.

Analysis performed at AGAT Edmonton (unless marked by *)

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AGAT WORK ORDER: 22R892591

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR - LEPH/HEPH - Soil

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:		APEC1 - 1m	APEC1 - 4m	APEC2 - 1m	APEC2 - 4.5m	APEC3 - 1m	APEC3 - 4.5m	APEC4 - 4.5m	C1 - 1m
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30
		G / S	RDL	3828557	3828565	3828566	3828569	3828570	3828573	3828574	3828575
EPH (S C10-C19)	µg/g		10	20	<10	30	10	10	10	30	10
EPH (S C19-C32)	µg/g		10	30	<10	240	20	20	20	<10	20
LEPH	µg/g		10	20	<10	30	10	10	10	30	10
HEPH	µg/g		10	30	<10	240	20	20	20	<10	20
Naphthalene	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
2-Methylnaphthalene	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
1-Methylnaphthalene	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Quinoline	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Acenaphthene	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Fluorene	µg/g		0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Phenanthrene	µg/g		0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Anthracene	µg/g		0.004	<0.004	<0.004	0.004	<0.004	<0.004	<0.004	<0.004	<0.004
Fluoranthene	µg/g		0.01	<0.01	<0.01	0.03	<0.01	<0.01	<0.01	<0.01	<0.01
Acridine	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g		0.01	<0.01	<0.01	0.02	<0.01	<0.01	<0.01	<0.01	<0.01
Benzo(a)anthracene	µg/g		0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chrysene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo[b+j]fluoranthene	µg/g		0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Benzo(k)fluoranthene	µg/g		0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Benzo(a)pyrene	µg/g		0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Indeno(1,2,3-c,d)pyrene	µg/g		0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Dibenzo(a,h)anthracene	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Benzo(g,h,i)perylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		1	7	3	12	4	4	4	3	4
Surrogate	Unit	Acceptable Limits									
o-Terphenyl (EDM)	%	60-140		98	109	89	102	96	100	96	132
p-Terphenyl-d14	%	50-140		92	126	127	119	129	126	125	125
Naphthalene-d8	%	50-140		82	121	116	109	120	117	114	114
Pyrene-d10	%	50-140		91	127	128	120	132	128	123	123

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR - LEPH/HEPH - Soil

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

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AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR - LEPH/HEPH - Soil

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:				
		C1 - 4.5m		C2 - 1m	C2 - 3m	
		Soil		Soil	Soil	
DATE SAMPLED:		2022-04-30	2022-04-30	2022-04-30		
G / S	RDL	3828577	3828578	3828656		
EPH (S C10-C19)	µg/g	10	10	<10	<10	
EPH (S C19-C32)	µg/g	10	10	10	10	
LEPH	µg/g	10	10	<10	<10	
HEPH	µg/g	10	10	10	10	
Naphthalene	µg/g	0.005	<0.005	<0.005	<0.005	
2-Methylnaphthalene	µg/g	0.005	<0.005	<0.005	<0.005	
1-Methylnaphthalene	µg/g	0.005	<0.005	<0.005	<0.005	
Quinoline	µg/g	0.05	<0.05	<0.05	<0.05	
Acenaphthylene	µg/g	0.005	<0.005	<0.005	<0.005	
Acenaphthene	µg/g	0.005	<0.005	<0.005	<0.005	
Fluorene	µg/g	0.02	<0.02	<0.02	<0.02	
Phenanthrene	µg/g	0.02	<0.02	<0.02	<0.02	
Anthracene	µg/g	0.004	<0.004	<0.004	<0.004	
Fluoranthene	µg/g	0.01	<0.01	<0.01	<0.01	
Acridine	µg/g	0.05	<0.05	<0.05	<0.05	
Pyrene	µg/g	0.01	<0.01	<0.01	<0.01	
Benzo(a)anthracene	µg/g	0.02	<0.02	<0.02	<0.02	
Chrysene	µg/g	0.05	<0.05	<0.05	<0.05	
Benzo[b+j]fluoranthene	µg/g	0.02	<0.02	<0.02	<0.02	
Benzo(k)fluoranthene	µg/g	0.02	<0.02	<0.02	<0.02	
Benzo(a)pyrene	µg/g	0.03	<0.03	<0.03	<0.03	
Indeno(1,2,3-c,d)pyrene	µg/g	0.02	<0.02	<0.02	<0.02	
Dibenzo(a,h)anthracene	µg/g	0.005	<0.005	<0.005	<0.005	
Benzo(g,h,i)perylene	µg/g	0.05	<0.05	<0.05	<0.05	
Moisture Content	%	1	7	4	6	
Surrogate	Unit	Acceptable Limits				
o-Terphenyl (EDM)	%	60-140	109	115	85	
p-Terphenyl-d14	%	50-140	122	118	121	
Naphthalene-d8	%	50-140	109	110	111	
Pyrene-d10	%	50-140	121	122	118	

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR - LEPH/HEPH - Soil

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3828557-3828656 Results are based on dry weight of sample.

EPH(n-C10 - n-C19): Extractable Petroleum Hydrocarbons (n-C10 - n-C19); all extractable compounds in the n-C10 to n-C19 range quantified based on n-eicosane response.

EPH(n-C19 - n-C32): Extractable Petroleum Hydrocarbons (n-C19 - n-C32); all extractable compounds in the n-C19 to n-C32 range quantified based on n-eicosane response.

LEPH has been corrected for naphthalene and phenanthrene contributions.

HEPH has been corrected for PAH contributions.

Isomers Benzo(b)fluoranthene and Benzo(j)fluoranthene have the same GC retention time and are reported as the sum based on the Benzo(b)fluoranthene response.

Analysis performed at AGAT Edmonton (unless marked by *)

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AGAT WORK ORDER: 22R892591

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CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR - Site Remediation Analysis - Soil

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:		APEC1 - 1m	APEC1 - 4m	APEC2 - 1m	APEC2 - 4.5m	APEC3 - 1m	APEC3 - 4.5m	APEC4 - 4.5m	C1 - 1m	
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
		DATE SAMPLED:		2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30	2022-04-30
		G / S	RDL	3828557	3828565	3828566	3828569	3828570	3828573	3828574	3828575	
Benzene	µg/g	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	
Toluene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Ethylbenzene	µg/g	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	
Xylenes	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Styrene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
VH (C6 - C10)	µg/g	10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
VPH	µg/g	10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
EPH (S C10-C19)	µg/g	10	20	<10	30	10	10	10	10	30	10	
EPH (S C19-C32)	µg/g	10	30	<10	240	20	20	20	20	<10	20	
Moisture Content	%	1	7	3	12	4	4	4	4	3	4	
Surrogate	Unit	Acceptable Limits										
Toluene-d8 (BTEX)	%	60-140	62	93	112	111	107	111	111	138	135	
o-Terphenyl (EDM)	%	60-140	98	109	89	102	96	100	100	96	132	

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 22R892591

PROJECT: J000001268 | KASLO SAWMILL SITE

6310 ROPER ROAD
EDMONTON, ALBERTA
CANADA T6B 3P9
TEL (780)395-2525
FAX (780)462-2490
<http://www.agatlabs.com>

CLIENT NAME: WEST ENVIRONMENTAL LTD

ATTENTION TO: Anita Strong

SAMPLING SITE:

SAMPLED BY:

BC CSR - Site Remediation Analysis - Soil

DATE RECEIVED: 2022-05-02

DATE REPORTED: 2022-05-12

Parameter	Unit	SAMPLE DESCRIPTION:				
		C1 - 4.5m		C2 - 1m	C2 - 3m	
		Soil		Soil	Soil	
		DATE SAMPLED: 2022-04-30		2022-04-30	2022-04-30	
	G / S	RDL	3828577	3828578	3828656	
Benzene	µg/g	0.005	<0.005	<0.005	<0.005	
Toluene	µg/g	0.05	<0.05	<0.05	<0.05	
Ethylbenzene	µg/g	0.01	<0.01	<0.01	<0.01	
Xylenes	µg/g	0.05	<0.05	<0.05	<0.05	
Styrene	µg/g	0.05	<0.05	<0.05	<0.05	
VH (C6 - C10)	µg/g	10	<10	<10	<10	
VPH	µg/g	10	<10	<10	<10	
EPH (S C10-C19)	µg/g	10	10	<10	<10	
EPH (S C19-C32)	µg/g	10	10	10	10	
Moisture Content	%	1	7	4	6	
Surrogate	Unit	Acceptable Limits				
Toluene-d8 (BTEX)	%	60-140	125	137	97	
o-Terphenyl (EDM)	%	60-140	109	115	85	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3828557-3828656 Results are based on dry weight of sample.

Xylenes is a calculated parameter. The calculated value is the sum of m&p-Xylenes + o-Xylene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

VH: Volatile Petroleum Hydrocarbons (n-C6 - n-C10); all volatile compounds in the n-C6 to n-C10 range quantified based on m-xylene and 1,2,4-trimethylbenzene response.

VPH results have been corrected for BTEXS contributions.

EPH(n-C10 - n-C19): Extractable Petroleum Hydrocarbons (n-C10 - n-C19); all extractable compounds in the n-C10 to n-C19 range quantified based on n-eicosane response.

EPH(n-C19 - n-C32): Extractable Petroleum Hydrocarbons (n-C19 - n-C32); all extractable compounds in the n-C19 to n-C32 range quantified based on n-eicosane response.

Analysis performed at AGAT Edmonton (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: WEST ENVIRONMENTAL LTD
PROJECT: J000001268 | KASLO SAWMILL SITE
SAMPLING SITE:

AGAT WORK ORDER: 22R892591
ATTENTION TO: Anita Strong
SAMPLED BY:

Soil Analysis															
RPT Date: May 12, 2022			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
BC CSR Omnibus Schedule 3.1 Metals in Soil (µg/g)															
Aluminum	131	3824529	1020	1040	1.9%	< 10	94%	70%	130%	97%	80%	120%	101%	70%	130%
Antimony	129	3824529	0.4	0.4	NA	< 0.1	115%	70%	130%	101%	80%	120%	103%	70%	130%
Arsenic	129	3824529	6	6	0.0%	< 1	106%	80%	120%				108%	80%	120%
Barium	129	3824529	110	114	3.6%	< 0.5	102%	70%	130%	101%	80%	120%	104%	70%	130%
Beryllium	129	3824529	0.5	0.5	0.0%	< 0.1	104%	70%	130%	112%	80%	120%	112%	70%	130%
Bismuth	129	3824529	<0.50	<0.50	NA	< 0.5	109%	70%	130%	114%	80%	120%	103%	70%	130%
Boron	131	3824529	43.3	45.5	5.0%	< 0.5	88%	70%	130%	99%	80%	120%	101%	70%	130%
Cadmium	129	3824529	0.10	0.10	0.0%	< 0.01	105%	70%	130%	109%	80%	120%	103%	70%	130%
Chromium	129	3824529	20	21	4.9%	< 1	109%	70%	130%	103%	80%	120%	117%	70%	130%
Cobalt	129	3824529	7.8	8.0	2.5%	< 0.1	103%	70%	130%	108%	80%	120%	118%	70%	130%
Copper	129	3824529	9.0	9.2	2.2%	< 0.2	100%	70%	130%	105%	80%	120%	117%	70%	130%
Iron	131	3824529	1830	1880	2.7%	< 10	96%	80%	120%				104%	80%	120%
Lead	129	3824529	6.6	6.8	3.0%	< 0.1	109%	70%	130%	112%	80%	120%	113%	70%	130%
Lithium	129	3824529	9.69	10.2	5.1%	< 0.3	92%	80%	120%				87%	80%	120%
Manganese	131	3824529	321	347	7.8%	< 1	93%	70%	130%	100%	80%	120%	103%	70%	130%
Mercury	129	3824529	0.03	0.03	NA	< 0.01	107%	70%	130%	107%	80%	120%	107%	70%	130%
Molybdenum	129	3824529	0.6	0.6	NA	< 0.2	109%	70%	130%	110%	80%	120%	112%	70%	130%
Nickel	129	3824529	21.5	22.0	2.3%	< 0.5	99%	70%	130%	107%	80%	120%	114%	70%	130%
Selenium	129	3824529	0.2	0.3	NA	< 0.1	104%	70%	130%	108%	80%	120%	99%	70%	130%
Silver	129	3824529	<0.5	<0.5	NA	< 0.5	94%	70%	130%	105%	80%	120%	98%	70%	130%
Strontium	131	3824529	17	19	11.1%	< 1	93%	70%	130%	98%	80%	120%	104%	70%	130%
Thallium	129	3824529	0.1	0.1	NA	< 0.1	106%	80%	120%				109%	80%	120%
Tin	129	3824529	1.6	0.8	NA	< 0.2	115%	80%	120%				99%	80%	120%
Tungsten	129	3824529	0.09	0.09	NA	< 0.05	96%	70%	130%	112%	80%	120%	113%	70%	130%
Uranium	129	3824529	0.6	0.7	NA	< 0.2	104%	70%	130%	107%	80%	120%	117%	70%	130%
Vanadium	129	3824529	31	31	0.0%	< 1	106%	70%	130%	106%	80%	120%	117%	70%	130%
Zinc	129	3824529	45	47	4.3%	< 1	111%	70%	130%	101%	80%	120%	114%	70%	130%
Zirconium	131	3824529	5.3	5.5	3.7%	< 0.1	96%	70%	130%	92%	80%	120%	99%	70%	130%
pH (1:2 water extraction)	3828557	3828557	8.30	8.16	1.7%	<	100%	90%	110%	NA			NA		

Comments: If Matrix spike value is NA, the spiked analyte concentration was lower than that of the matrix contribution.
If the RPD value is NA, the results of the duplicates are under 5X the RDL and will not be calculated.

Soil Analysis - Salinity (BC)

pH (Saturated Paste)	3828557	3828557	7.86	7.85	0.1%	N/A	100%	90%	110%						
Electrical Conductivity (Sat. Paste)	132	3828557	0.32	0.32	0.0%	< 0.05	100%	80%	120%						
Saturation Percentage	132	3828557	41	39	5.0%	< 1	117%	80%	120%						
Chloride, Soluble	132	3828557	<5	<5	NA	< 5	92%	70%	130%	101%	80%	120%	87%	70%	130%
Calcium, Soluble	132	3828557	37	40	7.8%	< 1	91%	70%	130%	89%	80%	120%	114%	70%	130%

Quality Assurance

CLIENT NAME: WEST ENVIRONMENTAL LTD
PROJECT: J000001268 | KASLO SAWMILL SITE
SAMPLING SITE:

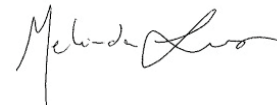
AGAT WORK ORDER: 22R892591
ATTENTION TO: Anita Strong
SAMPLED BY:

Soil Analysis (Continued)

RPT Date: May 12, 2022			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Potassium, Soluble	132	3828557	8	9	NA	< 2	83%	70%	130%	82%	80%	120%	88%	70%	130%	
Magnesium, Soluble	132	3828557	4	4	NA	< 1	99%	70%	130%	98%	80%	120%	100%	70%	130%	
Sodium, Soluble	132	3828557	6	6	NA	< 2	97%	70%	130%	95%	80%	120%	96%	70%	130%	
Sulfate, Soluble	132	3828557	9	8	NA	< 2	93%	70%	130%	88%	80%	120%	97%	70%	130%	

Comments: If the RPD value is NA, the results of the duplicates are under 5X the RDL and will not be calculated.
If Matrix spike value is NA, the spiked analyte concentration was lower than that of the matrix contribution.

Certified By: _____



Quality Assurance

CLIENT NAME: WEST ENVIRONMENTAL LTD
PROJECT: J000001268 | KASLO SAWMILL SITE
SAMPLING SITE:

AGAT WORK ORDER: 22R892591
ATTENTION TO: Anita Strong
SAMPLED BY:

Trace Organics Analysis

RPT Date: May 12, 2022			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	

BC CSR - Site Remediation Analysis - Soil

Benzene	3031	3828557	<0.005	<0.005	NA	< 0.005	108%	80%	120%	110%	70%	130%	124%	70%	130%
Toluene	3031	3828557	<0.05	<0.05	NA	< 0.05	107%	80%	120%	106%	70%	130%	123%	70%	130%
Ethylbenzene	3031	3828557	<0.01	<0.01	NA	< 0.01	108%	80%	120%	108%	70%	130%	118%	70%	130%
Styrene	3031	3828557	<0.05	<0.05	NA	< 0.05	102%	80%	120%	94%	70%	130%	104%	70%	130%
VH (C6 - C10)	3031	3828557	<10	<10	NA	< 10	118%	80%	120%	82%	70%	130%	86%	70%	130%

Comments: Duplicate NA: results are less than 5X the RDL and RDP will not be calculated.
The sample spikes and dups are not from the same sample ID.

BC CSR - LEPH/HEPH - Soil

EPH (S C10-C19)	1806	3828557	20	20	NA	< 10	102%	80%	120%	107%	70%	130%	102%	70%	130%
EPH (S C19-C32)	1806	3828557	30	40	NA	< 10	91%	80%	120%	103%	70%	130%	100%	70%	130%
Naphthalene	2057	3832510	< 0.005	< 0.005	NA	< 0.005	82%	80%	120%	89%	50%	140%	87%	50%	140%
2-Methylnaphthalene	2057	3832510	< 0.005	< 0.005	NA	< 0.005	96%	80%	120%	80%	50%	140%	89%	50%	140%
1-Methylnaphthalene	2057	3832510	< 0.005	< 0.005	NA	< 0.005	95%	80%	120%	80%	50%	140%	89%	50%	140%
Quinoline	2057	3832510	< 0.05	< 0.05	NA	< 0.05	80%	80%	120%	113%	50%	140%	121%	50%	140%
Acenaphthylene	2057	3832510	< 0.005	< 0.005	NA	< 0.005	86%	80%	120%	69%	50%	140%	84%	50%	140%
Acenaphthene	2057	3832510	< 0.005	< 0.005	NA	< 0.005	81%	80%	120%	75%	50%	140%	90%	50%	140%
Fluorene	2057	3832510	< 0.02	< 0.02	NA	< 0.02	85%	80%	120%	71%	50%	140%	88%	50%	140%
Phenanthrene	2057	3832510	< 0.02	< 0.02	NA	< 0.02	82%	80%	120%	76%	50%	140%	89%	50%	140%
Anthracene	2057	3832510	< 0.004	< 0.004	NA	< 0.004	93%	80%	120%	78%	50%	140%	94%	50%	140%
Fluoranthene	2057	3832510	< 0.01	< 0.01	NA	< 0.01	90%	80%	120%	76%	50%	140%	96%	50%	140%
Acridine	2057	3832510	< 0.05	< 0.05	NA	< 0.05	80%	80%	120%	108%	50%	140%	76%	50%	140%
Pyrene	2057	3832510	< 0.01	< 0.01	NA	< 0.01	89%	80%	120%	79%	50%	140%	97%	50%	140%
Benzo(a)anthracene	2057	3832510	< 0.02	< 0.02	NA	< 0.02	97%	80%	120%	70%	50%	140%	93%	50%	140%
Chrysene	2057	3832510	< 0.05	< 0.05	NA	< 0.05	81%	80%	120%	78%	50%	140%	88%	50%	140%
Benzo[b+j]fluoranthene	2057	3832510	< 0.02	< 0.02	NA	< 0.02	80%	80%	120%	78%	50%	140%	88%	50%	140%
Benzo(k)fluoranthene	2057	3832510	< 0.02	< 0.02	NA	< 0.02	86%	80%	120%	79%	50%	140%	95%	50%	140%
Benzo(a)pyrene	2057	3832510	< 0.03	< 0.03	NA	< 0.03	85%	80%	120%	74%	50%	140%	93%	50%	140%
Indeno(1,2,3-c,d)pyrene	2057	3832510	< 0.02	< 0.02	NA	< 0.02	93%	80%	120%	72%	50%	140%	104%	50%	140%
Dibenzo(a,h)anthracene	2057	3832510	< 0.005	< 0.005	NA	< 0.005	94%	80%	120%	75%	50%	140%	108%	50%	140%
Benzo(g,h,i)perylene	2057	3832510	< 0.05	< 0.05	NA	< 0.05	95%	80%	120%	78%	50%	140%	100%	50%	140%
Moisture Content	1806	3828557	7	7	0.0%	< 1									

Comments: Duplicate NA: results are less than 5X the RDL and RDP will not be calculated.
The sample spikes and dups are not from the same sample ID.

BC CSR - LEPH/HEPH - Soil

EPH (S C10-C19)	1806	3828557	18	22	20	< 10	102%	80%	120%	107%	70%	130%	102%	70%	130%
EPH (S C19-C32)	1806	3828557	34	42	21	< 10	91%	80%	120%	103%	70%	130%	100%	70%	130%

Comments: Duplicate NA: results are less than 5X the RDL and RDP will not be calculated.
The sample spikes and dups are not from the same sample ID.

Quality Assurance

CLIENT NAME: WEST ENVIRONMENTAL LTD
 PROJECT: J000001268 | KASLO SAWMILL SITE
 SAMPLING SITE:

AGAT WORK ORDER: 22R892591
 ATTENTION TO: Anita Strong
 SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date: May 12, 2022			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Certified By: _____



Method Summary

CLIENT NAME: WEST ENVIRONMENTAL LTD
PROJECT: J000001268 | KASLO SAWMILL SITE
SAMPLING SITE:

AGAT WORK ORDER: 22R892591
ATTENTION TO: Anita Strong
SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Aluminum	INOR-171-6011, INOR-6201	EPA SW 846-3050; SM 3125 B	ICP/OES
Antimony	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Arsenic	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Barium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Beryllium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Bismuth	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Boron	INOR-171-6011, INOR-6201	EPA SW 846-3050; SM 3125 B	ICP/OES
Cadmium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Chromium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP/MS
Cobalt	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Copper	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Iron	INOR-171-6011, INOR-6201	EPA SW 846-1311; EATON 2005	ICP/OES
Lead	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Lithium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Manganese			ICP/OES
Mercury	INOR-171-6006, -6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Molybdenum	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Nickel	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Selenium	INORG-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Silver	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Strontium	SOIL 0390; SOIL 0110; SOIL 0120; INST 0141	EPA SW 846-3050; SM 3125 B	ICP-OES
Thallium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Tin	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Tungsten	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Uranium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Vanadium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Zinc	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP-MS
Zirconium	INOR-171-6006, INOR-171-6202	EPA SW 846-3050; SM 3125 B	ICP/OES
pH (1:2 water extraction)	INOR-171-6207	HENDERSHOT 2007	PH METER
pH (Saturated Paste)	INOR-171-6206	SHEPPARD 2007; MILLER 2007	PH METER
Electrical Conductivity (Sat. Paste)	INOR-171-6208	SHEPPARD 2007; MILLER 2007	CONDUCTIVITY METER

Method Summary

CLIENT NAME: WEST ENVIRONMENTAL LTD
PROJECT: J000001268 | KASLO SAWMILL SITE
SAMPLING SITE:

AGAT WORK ORDER: 22R892591
ATTENTION TO: Anita Strong
SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Sodium Adsorption Ratio	INOR-171-6201 & INOR-171-6002	McKeague 3.26	CALCULATION
Saturation Percentage	INOR-171-6002	MILLER 2007; SHEPPARD 2007	GRAVIMETRIC
Chloride, Soluble	INOR-171-6212	CARTER & GREGORICH 2007, SM 3120B	COLORIMETER
Calcium, Soluble	INOR-171-6201	CARTER & GREGORICH 2007, SM 3120B	ICP/OES
Potassium, Soluble	INOR-171-6201	CARTER & GREGORICH 2007, SM 3120B	ICP/OES
Magnesium, Soluble	INOR-171-6201	CARTER & GREGORICH 2007, SM 3120B	ICP/OES
Sodium, Soluble	INOR-171-6201	CARTER & GREGORICH 2007, SM 3120B	ICP/OES
Sulfate, Soluble	SOIL 0110; SOIL 0120; INST 0140	SHEPPARD 2007; EATON 2005	ICP/OES
Theoretical Gypsum Requirement	INOR-171-6201 & INOR-171-6002	USDA HDBK 60, 22D	CALCULATION
Calcium, Soluble (ug/g)			ICP/OES
Chloride, Soluble (ug/g)			ICP/OES
Magnesium, Soluble (ug/g)			ICP/OES
Potassium, Soluble (ug/g)			ICP/OES
Sodium, Soluble (ug/g)			ICP/OES
Sulfate, Soluble (ug/g)			ICP/OES

Method Summary

CLIENT NAME: WEST ENVIRONMENTAL LTD
 PROJECT: J000001268 | KASLO SAWMILL SITE
 SAMPLING SITE:

AGAT WORK ORDER: 22R892591
 ATTENTION TO: Anita Strong
 SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
EPH (S C10-C19)	ORG-170-5300/5120	B.C. ENVIRONMENT	GC/FID
EPH (S C19-C32)	ORG-170-5300/5120	B.C. ENVIRONMENT	GC/FID
LEPH	ORG-170-5300/5120	B.C. ENVIRONMENT	GC/FID
HEPH	ORG-170-5300/5120	B.C. ENVIRONMENT	GC/FID
Naphthalene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
2-Methylnaphthalene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
1-Methylnaphthalene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Quinoline	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Acenaphthylene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Acenaphthene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Fluorene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Phenanthrene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Anthracene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Fluoranthene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Acridine	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Pyrene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Benzo(a)anthracene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Chrysene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Benzo[b+j]fluoranthene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Benzo(k)fluoranthene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Benzo(a)pyrene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Indeno(1,2,3-c,d)pyrene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Dibenzo(a,h)anthracene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Benzo(g,h,i)perylene	ORG-170-5420	EPA SW-846 3570/8270	GC/MS
Moisture Content	LAB-175-4002	CCME Tier 1 Method	GRAVIMETRIC
o-Terphenyl (EDM)	ORG-170-5120/5300	CCME Tier 1 Method	GC/FID
p-Terphenyl-d14	ORG-170-5420/-5421	EPA SW-846 3570/8270	GC/MS
Naphthalene-d8	ORG-170-5420/-5421	EPA SW-846 3570/8270	GC/MS
Pyrene-d10	ORG-170-5420/-5421	EPA SW-846 3570/8270	GC/MS
Benzene	ORG-170-5110/5440	EPA SW-846 8260	GC/MS
Toluene	ORG-170-5110/5440	EPA SW-846 8260	GC/MS
Ethylbenzene	ORG-170-5110/5440	EPA SW-846 8260	GC/MS
Xylenes	ORG-170-5110/5440	EPA SW-846 8260	GC/MS
Styrene	ORG-170-5110/5440	EPA SW-846 8260	GC/MS
VH (C6 - C10)	ORG-170-5110/5440	B.C. ENVIRONMENT	GC/FID
VPH	ORG-170-5110/5440	B.C. ENVIRONMENT	GC/FID
Toluene-d8 (BTEX)	ORG-170-5110/5140/5430/5440	EPA SW-846 8260	GC/FID



AGAT Laboratories

2910 12 Street NE
 Calgary, Alberta T2E 7P7
 P: 403-735-2005 • F: 403-735-2771
 webearth.agatlabs.com

Laboratory Use Only
 Arrival Temperature: 5°C / 14.5°C
 Cooler Quantity: 2
 Custody Seal Intact: Yes No N/A
 AGAT Job Number: 22R892591

Chain of Custody Record

Emergency Support Services Hotline **1-855-AGAT 245 (1-855-242-8245)**

Report Information

Company: West Earth Sciences Ltd.
 Contact: Anita Strong
 Address: 2875 107 Ave SE CALGARY
 Phone: 403 899-3386

Project Information

Client Project #: J000001268
 Site Location: KASLO SAWMILL SITE
 Sample By: JONATHAN MURPHY
 AGAT Quote #: _____
 If a quotation number is not provided, client will be billed at standard rates. See terms and conditions of quote for full details.

Invoice To

Same as Report to
 Company: _____
 Contact: _____
 Email: _____
 Address: _____
 Phone: _____
 PO/CC #: _____

Report Information

1. Name: ANITA STRONG
 Email: ANITA.STRONG@WESTX.COM
 2. Name: Jon Murphy
 Email: Jon.murphy@westx.com
 3. Name: Sherree Dallyn
 Email: Sherree.dallyn@westx.com

Requirements (Selection may impact detection limits)

CCME Agricultural Industrial Residential/Park Commercial FWAL
AB Tier 1 Agricultural Industrial Residential/Park Commercial Natural Area
Alberta Surface Water Chronic Acute SK Notice of Site Cond. Drinking Water Other: BC commercial

Is this part of the Alberta SRP program? YES NO (If yes, please fill below)

Application Number: _____
 Grant Amount: _____
 Well/Facility/Location ID: _____
 UWI: _____

Turnaround Time Required (TAT)

Regular TAT 5 to 7 Business Days
 <24 Hours (200%)
 Next Business Day (100%)
 Rush TAT 2 Business Days (50%)
 3 Business Days (25%)

Date Required: _____

LABORATORY USE (LAB ID #)	SAMPLE IDENTIFICATION	DEPTH	DATE/TIME SAMPLED	SAMPLE MATRIX	COMMENTS	# OF CONTAINERS			Field Filtered (Y/N)	Preserved (Y/N)	Detailed Salinity	CCME/AB: BTEX/F1-F4	BC: BTEX/VPH/EPH	SK: BTEX/TVH/C11-C22, C23-C60	Soil Metals: HWS-B	Water Metals: Dissolved Total Hg Cr ⁶⁺	Routine Water Chemistry	Landfill: AB Class 2	Coliforms: Total	Particle Size: Sieve (75µm)	Hold For 30 Days No Analysis (Additional Fee)	Long Term Storage - 6 Months	Long Term Storage - 1 Year	Hazardous (Y/N)
						VIALS/JARS	BAGS	BOTTLES																
1	3828557 APEC 1 - 1m	1m	APRIL 30/22							X	X	X												
2	564 APEC 1 - 2.5m	2.5m	"							X	X	X												X
3	565 APEC 1 - 4m	4m	"							X	X	X												
4	566 APEC 2 - 1m	1m	"							X	X	X												
5	567 APEC 2 - 2m	2m	"							X	X	X												X
6	568 APEC 2 - 3m	3m	"							X	X	X												X
7	569 APEC 2 - 4.5m	4.5m	"							X	X	X												
8	570 APEC 3 - 1m	1m	"							X	X	X												
9	571 APEC 3 - 2m	2m	"							X	X	X												X
	572 APEC 3 - 3m	3m	"							X	X	X												X

Relinquished By (Print Name and Sign): <u>JONATHAN MURPHY</u>	Date/Time: <u>MAY 2 / 2022</u>	Samples Received By (Print Name and Sign): <u>M Hamilton</u>	Date/Time: <u>May 2/22 5:45</u>	Page _____ of _____
Relinquished By (Print Name and Sign): _____	Date/Time: _____	Samples Received By (Print Name and Sign): <u>Sherree</u>	Date/Time: <u>May 2/22</u>	N ^o : AB 168222
Relinquished By (Print Name and Sign): _____	Date/Time: _____	Samples Received By (Print Name and Sign): <u>by de la...</u>	Date/Time: <u>5/5/2022</u>	

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Document ID: DIV 50-1507.007.

Date Revised: Oct 14, 2021



AGAT Laboratories

2910 12 Street NE
 Calgary, Alberta T2E 7P7
 P: 403-735-2005 • F: 403-735-2771
 webearth.agatlabs.com

Laboratory Use Only

Arrival Temperature: _____

Cooler Quantity: 2

Custody Seal Intact: Yes No N/A

AGAT Job Number: 22R892591

Chain of Custody Record

Emergency Support Services Hotline **1-855-AGAT 245 (1-855-242-8245)**

Report Information

Company: WEST EARTH SCIENCES Ltd

Contact: ANITA STRONG

Address: 2875 107 AVE SE CALGARY

Phone: 403 899-3386

Report Information

1. Name: ANITA STRONG
 Email: ANITA.Strong@westx.com

2. Name: Jon Murphy
 Email: Jon.MURPHY@westx.com

3. Name: Sherree Dallyn@westx.com
 Email: _____

Project Information

Client Project #: J000001268

Site Location: KASLO SAWMILL SITE

Sample By: JONATHAN MURPHY

AGAT Quote #: _____

If a quotation number is not provided, client will be billed at standard rates. See terms and conditions of quote for full details.

Requirements (Selection may impact detection limits)

CCME	AB Tier 1	Alberta Surface Water
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Chronic
<input type="checkbox"/> Industrial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Acute
<input type="checkbox"/> Residential/Park	<input type="checkbox"/> Residential/Park	<input type="checkbox"/> SK Notice of Site Cond.
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Drinking Water
<input type="checkbox"/> FWAL	<input type="checkbox"/> Natural Area	<input type="checkbox"/> Other: <u>BC COMMERCIAL</u>

Turnaround Time Required (TAT)

Regular TAT 5 to 7 Business Days
 <24 Hours (200%)
 Next Business Day (100%)

Rush TAT 2 Business Days (50%)
 3 Business Days (25%)

Date Required: _____

Invoice To Same as Report to

Company: _____

Contact: _____

Email: _____

Address: _____

Phone: _____

PO/CC #: _____

Is this part of the Alberta SRP program? YES NO (If yes, please fill below)

Application Number: _____

Grant Amount: _____

Well/Facility/Location ID: _____

UWI: _____

Field Filtered (Y/N)	Preserved (Y/N)	Detailed Salinity: <input type="checkbox"/> AB <input type="checkbox"/> SK <input checked="" type="checkbox"/> BC <input type="checkbox"/> D50	<input type="checkbox"/> CCME/AB : BTEX/F1-F4 <input type="checkbox"/> CCME/AB : BTEX/F1-F2	<input checked="" type="checkbox"/> ABC: BTEX/VPH/EPH <input type="checkbox"/> BC: LEPH/HEPH	SK: BTEX/TVH/C11-C22, C23-C60	Soil Metals: <input checked="" type="checkbox"/> HWS-B <input type="checkbox"/> SP-B <input type="checkbox"/> Hg <input type="checkbox"/> Cr ⁶⁺	Water Metals: <input type="checkbox"/> Dissolved <input type="checkbox"/> Total <input type="checkbox"/> Hg <input type="checkbox"/> Cr ⁶⁺	Routine Water Chemistry	Landfill: <input type="checkbox"/> AB Class 2 <input type="checkbox"/> BC <input type="checkbox"/> SK	Coliforms: <input type="checkbox"/> Total <input type="checkbox"/> Fecal <input type="checkbox"/> E.coli	Particle Size: <input type="checkbox"/> Sieve (75µm) <input type="checkbox"/> Texture	Hold For 30 Days No Analysis (Additional Fee)	Long Term Storage - 6 Months	Long Term Storage - 1 Year	Hazardous (Y/N)
		X	X	X		X									
		X	X	X		X									
		X	X	X		X									
		X	X	X		X									
		X	X	X		X									
		X	X	X		X									
		X	X	X		X									

LABORATORY USE (LAB ID #)	SAMPLE IDENTIFICATION	DEPTH	DATE/TIME SAMPLED	SAMPLE MATRIX	COMMENTS	# OF CONTAINERS		
						VIALS/JARS	BAGS	BOTTLES
1	<u>3828573</u> APEC 3 - 4.5m	4.5m	APRIL 30/22					
2	<u>574</u> APEC 4 - 4.5m	4.5m	"					
3	<u>575</u> C1 - 1m	1m	"					
4	<u>576</u> C1 - 2m	2m	"					
5	<u>577</u> C1 - 4.5	4.5m	"					
6	<u>578</u> C2 - 1m	1m	"					
7	<u>579</u> C2 - 2m	2m	"					
8	<u>656</u> C2 - 3m	3m	"					

ies Relinquished By (Print Name and Sign): <u>NATHAN MURPHY</u>	Date/Time: <u>MAY 2 / 8:30AM</u>	Samples Received By (Print Name and Sign): <u>M Hamilton</u>	Date/Time: <u>MAY 2/22</u>	8:45 Pink Copy - Client	Page _____ of _____
ies Relinquished By (Print Name and Sign):	Date/Time:	Samples Received By (Print Name and Sign):	Date/Time: <u>May 2/22</u>	Yellow Copy - AGAT	N ^o : AB 168223
ies Relinquished By (Print Name and Sign):	Date/Time:	Samples Received By (Print Name and Sign):	Date/Time: <u>5/5/2022</u>	White Copy - AGAT	



RECEIVING BASICS - Shipping

Company/Consultant: West Earth Science

Courier: S&ZOO Prepaid Collect

Waybill# _____

Branch: EDM GP FN FM RD VAN LYD FSJ EST SASK Other:

If multiple sites were submitted at once: Yes No

Custody Seal Intact: Yes No NA

TAT: <24hr 24-48hr 48-72hr Reg Other _____

Cooler Quantity: 2

TIME SENSITIVE ISSUES - Shipping

ALREADY EXCEEDED HOLD TIME? Yes No

Inorganic Tests (Please Circle): Mibi , BOD , Nitrate/Nitrite , Turbidity , Color , Microtox , Ortho PO4 , Tedlar Bag , Residual Chlorine , Chlorophyll* , Chloroamines*

Earliest Expiry: _____

Hydrocarbons: Earliest Expiry _____

SAMPLE INTEGRITY - Shipping

Hazardous Samples: YES NO Precaution Taken: _____

Legal Samples: Yes No

International Samples: Yes No

Tape Sealed: Yes No

Coolant Used: Icepack Bagged Ice Free Ice Free Water None

Temperature (Bottles/Jars only) N/A if only Soil Bags Received

FROZEN (Please Circle if samples received Frozen)

1 (Bottle/Jar) 4.8 + 5 + 5 = 5 °C 2 (Bottle/Jar) _____ + _____ + _____ = _____ °C

3 (Bottle/Jar) _____ + _____ + _____ = _____ °C 4 (Bottle/Jar) _____ + _____ + _____ = _____ °C

5 (Bottle/Jar) _____ + _____ + _____ = _____ °C 6 (Bottle/Jar) _____ + _____ + _____ = _____ °C

7 (Bottle/Jar) _____ + _____ + _____ = _____ °C 8 (Bottle/Jar) _____ + _____ + _____ = _____ °C

9 (Bottle/Jar) _____ + _____ + _____ = _____ °C 10 (Bottle/Jar) _____ + _____ + _____ = _____ °C

(If more than 10 coolers are received use another sheet of paper and attach)

LOGISTICS USE ONLY

Workorder No: 22R89591

Samples Damaged: Yes No If YES why? _____

No Bubble Wrap Frozen Courier

Other: _____

Account Project Manager: _____ have they been notified of the above issues: Yes No

Whom spoken to: _____ Date/Time: _____

CPM Initial _____

General Comments: _____

* Subcontracted Analysis (See CPM)



CLIENT USE ONLY

Contact Name: Melissa
Contact Location: AGAT RED DEER
Billed to: AGAT

Date: May 2/22
Delivery From: Agat, #12-7471 Edgar Industrial Bend
Delivery To: 2910 12 STREET NE CALGARY

Total # Items: 9
Item Description: envelope, sm/med/lg box, cooler, etc.

- Flint End. 4 COOLERS
- WAST EARTH 3 COOLERS
- Waste 2 Boxes
- CITY OF RED DEER 1 COOLER

Job/PO/Reference #:

Authorized Shipper Signature: M Hamilton

DRIVER USE ONLY

P/U Driver Name: AM

Items P/U: 9
P/U Time: 1:00 pm
D/O Time: 3:29 pm

Overweight TDG

Total # Items dropped Off: 9
D/O Driver Name: EBW

Authorized Receiver Signature:

HOTSHOT DETAILS

Total Km: Or Total Charge (\$):

OFFICE USE ONLY

Verified By: Invoiced By:

To request a hot shot please contact dispatch at the city nearest you:

- Calgary 403-660-5504 Fort McMurray 587-645-6364
- Edmonton 780-903-3628 Grande Prairie 587-297-8406

THANK YOU FOR SUPPORTING LOCAL AND CHOOSING JAZZO EXPRESS COURIER LTD.

TECHNICAL MEMORANDUM

Date:	July 15, 2022	File No.	2021.002.001
To:	Dale H. Unruh, CEO	From:	Watershed Engineering Ltd.
Client:	Quality Property Developments Ltd.		
Project Name:	Kaslo RV Park – Proposed Development		
Reference:	Flood Hazard Assessment		

1. BACKGROUND

Quality Property Developments is proposing to develop an RV Park on the former mill site in the Village of Kaslo, located on the south bank of the Kaslo River and Kootenay Lake. The site consists of several legal parcels and an inactive road right-of-way, as shown on Figure 1.0. Watershed Engineering Ltd. was retained to complete a flood hazard assessment for the purpose of providing recommendations for the safe development of the property with regard to flood hazard. A proposed RV site layout plan prepared by CTQ Consultants is shown in Figure 2.0. The scope of the study included:

- Site visit to inspect existing site conditions, flood hazard areas, review areas of potential erosion, riverbed changes and investigate bed stability.
- Review relevant studies applicable to the project including the *2020 Regional District of Central Kootenay Kaslo River Floodplain and Steep Creek Study*.
- Prepare a report summarizing the findings of the investigation and provide a flood assurance statement to specify whether the property is safe for the intended use.

1.1 Applicable Standards and Guidelines

The proposed subdivision is located within the Village of Kaslo and development is regulated by the Village planning and zoning bylaws. The Village of Kaslo Floodplain Bylaw Management No. 1193 provides guidance on floodplain setback and flood construction levels (FCLs) for development within the Village. Schedule A of the floodplain bylaw shows the hazard areas within the Village and identifies the proposed development site as Fan Rating Class 'E'. See Figure 3.0.

The *EGBC Guidelines for Legislated Flood Assessments in a Changing Climate in BC 2018 version 2.1* were used to develop the methodology and recommendations in this report.

2. SITE DESCRIPTION AND ASSESSMENT

The Kaslo River is a fourth order watershed located in the Lower Kootenay Basin Hydrologic Zone on the eastern slopes of the Selkirk Mountains. The Water Survey of Canada Operates a hydrometric station on Kaslo River below Kemp Creek (Station 08NH005) which has peak flow data ranging from 1914-1920 and

1964-2020 with 45 years of available peak instantaneous flow. The highest recorded peak instantaneous flow was 252 m³/s which was recorded on June 24, 1988. The site is located at the mouth of Kaslo River on Kootenay Lake, which is situated on an alluvial fan (see Figure 4.0). The Kaslo river at the upstream property boundary is confined to a single incised channel approximately 25 m wide with diking on the left bank. Where Kaslo River discharges into Kootenay Lake the channel widens, and an alluvial fan has formed from channel shifting and sediment deposition. The site was previously developed and is mainly cleared with vegetation along the Kaslo River riparian area and at the toe of the terrace slope below 3rd Street. The proposed development area of the property slopes at approximately 4% to the southwest. The lower portion of the development area is located within the Kootenay Lake Floodplain (see Figure 5.0). Kaslo River, at the project site, has a watershed area of 449 km², a maximum and minimum elevation of 2790 m and 532 m respectively and an average channel gradient of 1.9% through the Village of Kaslo (BGC Engineering Inc., 2020).

2.1 Site Inspection

A site inspection was completed by Caleb W. Pomeroy, P.Eng. on March 4, 2022 to review existing site conditions, flood hazard areas, review areas of potential erosion, riverbed changes, review geomorphology that could impact flood levels, and investigate bed stability. Below are the key findings of the site visit:

- The Kaslo River at the site is confined by a dike on the left (north) bank and a high right bank which ranges in height from 2 m to 6 m above the natural boundary of the river (Photo 1).
- An area of erosion was noted on the right bank near the upstream boundary of the development site at the access off 3rd Street. The bank is over-steepened and undercut from what appears to be toe erosion caused by shear stress from the Kaslo River. The bank height at this location is approximately 6 m (Photo 2).
- The right bank is vegetated with mature cedar and fir along most of the right bank riparian corridor. The right bank has no riprap erosion protection and has varying bank slopes ranging from near vertical to 2H:1V (Photo 3).
- The right bank has an area of erosion damage measuring approximately 50 m in length where the vegetation and natural bank protection have eroded leaving a near vertical cut bank with exposed fine-grained soils. The bank height at this location is approximately 2.0 m (Photo 4).
- Kaslo River flows in cobble channel along the site boundary with an estimated D₅₀ substrate size of 150 mm. Some evidence of bed scour was noted near the upper reach right bank; however, the channel appeared generally stable (Photo 5).
- A discontinuous berm offset from the right top of bank with a crest width of 1.5 m is present and appears to be a remnant of a previous flood protection berm (Photo 6).
- The majority of the site is cleared with minimal vegetation (Photo 7).
- At the mouth of Kaslo River a small gravel delta has formed from sediment deposition (Photo 8).
- The Highway 31 Kaslo River bridge was upgraded in 2021 and is located directly upstream of the site access on 3rd street. A pedestrian bridge is located 200 m upstream of Highway 31.
- During the site inspection the site was covered with 300 mm-450 mm of snow along the riparian area of Kaslo River.

3. BACKGROUND REVIEW

A review of relevant documents was completed to compile results of previous studies and details that may impact the suitability of the property for its intended use. A list of relevant documents is provided below:

- BGC Engineering Inc. – RDCK Floodplain and Steep Creek Study, Kaslo River, March 2020
- BGC Engineering Inc. – Kaslo River Bridge Replacement (Structure No. 00907) Hydrotechnical Assessment, December 2020
- Austin Engineering – Kaslo Riverbank and Dike Remediation, June 2020
- Village of Kaslo Floodplain Bylaw Management No. 1193

3.1 Background Report Review Summary

Key background information, findings and recommendations include:

- Where the river flows through the Village of Kaslo, the average bankfull width is approximately 20 to 30 m. The river is confined in the valley bottom by dikes and displays a low sinuosity, single channel morphology. The average channel gradient is approximately 2% (0.02 m/m) (BGC Engineering Inc., 2020)
- Approximately 450 m of dike has been constructed on the left (north) bank of Kaslo River, which is managed by the Village of Kaslo and regulated under the Dike Maintenance Act. The dike was designed with 2H:1V slopes on the river side and a 1 m thick layer of riprap (BGC Engineering Inc., 2020)
- BGC completed a geomorphic analysis including ariel photo imagery review from 1957 to 2017 which were georeferenced for special analysis using GIS software to estimate the net change in riverbank positions between each set of imagery. Figure 8.0 shows the historical channel change and areas of bank erosion and deposition from 1957-2017. (BGC Engineering Inc., 2020)
- BGC notes that 25% of the riparian forest has been disturbed with a majority of the disturbance from mountain pine beetle and forest fire activity. The water shed has a low equivalent clearcut area at 5.3%. (BGC Engineering Inc., 2020)
- The climate-change adjusted peak discharges for Kaslo River range from 110 m³/s (2-year flood) to 320 m³/s (500-year flood). The climate change impact assessment results were difficult to synthesize to select climate-adjusted peak discharges on a site-specific basis. Consequently, a 20% increase in peak discharge was adopted (BGC Engineering Inc., 2020).
- A 2D numerical model developed using HEC-RAS was employed to simulate the chosen hazard scenarios on Kaslo River. An FCL map that combines the estimated water surface elevation for 200-year return period event plus a 0.6 m freeboard was prepared to guide future development (BGC Engineering Inc., 2020).
- Numerical modelling indicates that the surveyed dike crest elevation is typically greater than 1 m higher than the calculated 200-year return period flood elevation (BGC Engineering Inc., 2020).
- Allowances should be permitted for stakeholders to apply for a site-specific reduction in the FCLs contingent on a report by a suitably qualified Professional Engineer, preferably using a risk-based approach (BGC Engineering Inc., 2020).

- Analysis suggests that Kaslo River is prone to clearwater floods, and that the river is unlikely to be prone to debris floods. A Melton Ratio for the Hwy 31 Bridge site was calculated to be 0.11 indicating clearwater floods process at the site. BGC concluded that while the river is not very active from a hydrogeomorphic perspective, damaging floods accompanied by sediment transport can still occur. Kaslo River has overtopped its banks several times since the founding of the Village in the late 1800s, the most significant being 1894 and 1948. These events also consisted of lake flooding from Kootenay Lake. High water levels in Kaslo River and a debris flood on Kemp Creek occurred in 2012. The 2012 flows in the Village of Kaslo were approximately equivalent to a 50-year flood. (BGC Engineering Inc., 2020) .
- Based on field observations, no riprap presently exists on the right bank and no significant signs of erosion were observed during the site visit, except for a small section of the bank located approximately 10 m upstream from the existing bridge. Erosion may occur in the future with increased peak flows anticipated as a result of climate change (BGC Engineering Inc., 2020).
- Recommended riprap sizing for the protection of the riverbank in the location of the upgraded Hwy 31 bridge was class 100 kg with a nominal thickness of 700 mm.
- In 2016 Austin Engineering Ltd. prepared a report to repair areas of erosion on Kaslo River, including one area on the right bank (Site 5, see Figure 2.0). A detailed work plan and design were provided, and grant funding was received through the Provincial Flood Mitigation Program to complete the work (Austin Engineering Ltd., 2020). To date the work has not been completed.
- The Village of Kaslo defines the flood construction level as 536.5m for locations within the Kootenay Lake floodplain and for Kaslo River as determined to the satisfaction of the Ministry of Environment (Village of Kaslo).
- Where a site-specific flood construction level has not been determined, the flood construction level is 3.0 metres above the natural boundary of the Kaslo River (Village of Kaslo).
- Schedule A of the floodplain management bylaw identifies the site a Fan Rating Class E which is defined as “Flooding and erosion from high velocity flows, avulsions, debris flows or bank stability problems possible. Typical of areas on alluvial/debris flow fans or larger streams, moderate sized streams with steeper slopes or erodible banks in the floodway of large rivers (Village of Kaslo).

3.2 Site Hydrology

The RDCK Floodplain and Steep Creek Study on Kaslo River included a comprehensive hydrological study completed by BGC Engineering Inc. in 2020. The methodology undertaken was a regional index flood method. The index-flood method involves the development of a dimensionless regional growth curve assumed to be constant within a homogenous region (BGC Engineering Inc., 2020). See Appendix C.

Climate change analysis in the Kaslo River Floodplain and Steep Creek Study resulted in a 20% upward adjustment for climate change as per the *EGBC Guidelines for Legislated Flood Assessments in a Changing Climate in BC 2018 Version 2*.

The RDCK Floodplain and Steep Creek Study on Kaslo River calculated the 200-year climate-adjusted peak flow on Kaslo River at the project site as $270\text{m}^3/\text{s}$, which was selected as the design flow for the *Kaslo RV Flood Hazard Assessment Study*. Corresponding flood depths and flood construction levels are provided in Figure 5.0 and Figure 6.0.

3.3 Transfer of Risk

The term “transfer of risk” refers to the scenario in which changes are made at one location on a watercourse and/or floodplain resulting in a measurable increase in flood or erosion risk elsewhere during the design flood. The transfer of risk of flooding/erosion in this case is associated with the placement of the proposed structural flood mitigation berm set back from the right bank along the development site (see Figure 7.0). The difference in water surface elevation profiles and average channel velocities between the existing condition and proposed condition with the flood berm would need to be developed to assess and quantify the transfer of risk.

3.4 Discussion

Based on the review of available background information, the following considerations are provided in determining the necessary recommendations for the safe development of the site related to flood hazard:

- The development site is located on an alluvial fan that is subject to flooding from Kootenay Lake and the Kaslo River. Given the temporary nature of the proposed occupancy below the Kootenay Lake flood construction level of 536.5m and the nature of lake level rise over the freshet, it was determined that risk to public safety resulting from RV camping sites being located within the Kootenay Lake floodplain can be managed with an operation procedure and evacuation plan developed by a qualified professional to mitigate this risk.
- The site is located within the 200-year Kaslo River floodplain. To develop the site for the intended use mitigation of overland flooding is required to maintain public safety during a flood event. Structural flood mitigation works or raising the site elevation are required in order to develop the site.
- With the potential erosion hazard on the right bank and the single access in and out of the site, provisions for potential erosion of the right bank needs to be considered to ensure the access is not compromised in the future.
- The existing eroded area (Photo 4) on the right bank will continue to erode and will impact downstream bank stability if not addressed.
- The recent comprehensive report completed on the Kaslo River by BGC Engineering Inc. for the RDCK included hydrologic and hydraulic modelling, which has established flood construction levels on the proposed site. These are suitable for use in developing recommendations for the mitigation of flood hazard on the development site.

4. CONCLUSIONS AND RECOMMENDATIONS

The technical review completed in this study has determined that although flood risk is present, the property can be safely developed for its intended use provided the following recommendations are implemented.

1. The RDCK Kaslo River Floodplain and Steep Creek Study provides maximum instantaneous 200-year flood levels plus 0.6 m freeboard that can be used for flood mitigation design. Refer to Figure 6.0 for isolines representing the FCLs.

2. All permanent infrastructure on the site must be located above the 200-year Kootenay Lake Floodplain elevation of 536.5 m.
3. Flood mitigation can consist of either: raising the site elevation to the flood construction levels identified on Figure 6.0 or constructing a flood mitigation berm to prevent overland flooding from the Kaslo River during a 200-year event. The flood mitigation berm crest elevation should be constructed to the FCL isoline elevations provided in BGC Engineering Inc. (2020) and shown in Figure 6.0. The geometry of the flood mitigation berm is proposed to include a crest width of 4.0 m and side slopes of 2H:1V. The riverside face of the berm is to be protected with riprap for erosion protection placed on a gravel filter layer. At the time of detailed design appropriately sized riprap can be selected based on the peak flow velocities. Geotechnical design of the berm shall be in conformance with the BC Dike Design and Construction Guide (BC Ministry of Water, Land and Air Protection, 2003).
4. Develop a plan to maintain access should future erosion occur along the upstream access road along Kaslo River. If required in the future the access road can be moved over to accommodate river erosion. A minimum 2H:1V projection from the toe of the right riverbank to the edge of shoulder is recommended as a design approach. See Figure 7.0.
5. Develop an RV Park operations plan to mitigate the impact of flooding from Kootenay Lake to establish trigger points for evacuation alert and evacuation order conditions for the property.
6. It is recommended that the Village request that the RDCK retains BGC Engineering Inc. to model the proposed flood mitigation berm scenario in the existing HEC-RAS 2D model to assess the impact of water levels and velocities on the Village of Kaslo dike to quantify the transfer of risk.
7. The river channel survey and LiDAR data used in the BGC Kaslo River floodplain analysis were collected using the CGVD2013 vertical datum and the horizontal control is NAD83(CSRS) UTM Zone 11N. For establishing the benchmarks and elevation control for FCLs the referenced controls must be used.

We trust this memo meets your requirements. Should you have any questions, please contact the undersigned.

Sincerely,

Watershed Engineering Ltd.

Prepared By:

Reviewed By:

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Principal Engineer
Direct Line: 250.803.1150
caleb.pomeroy@watershedengineering.ca

Dr. Adrian Chantler, P.Eng.
Consulting Hydrotechnical Engineer

List of Figures:

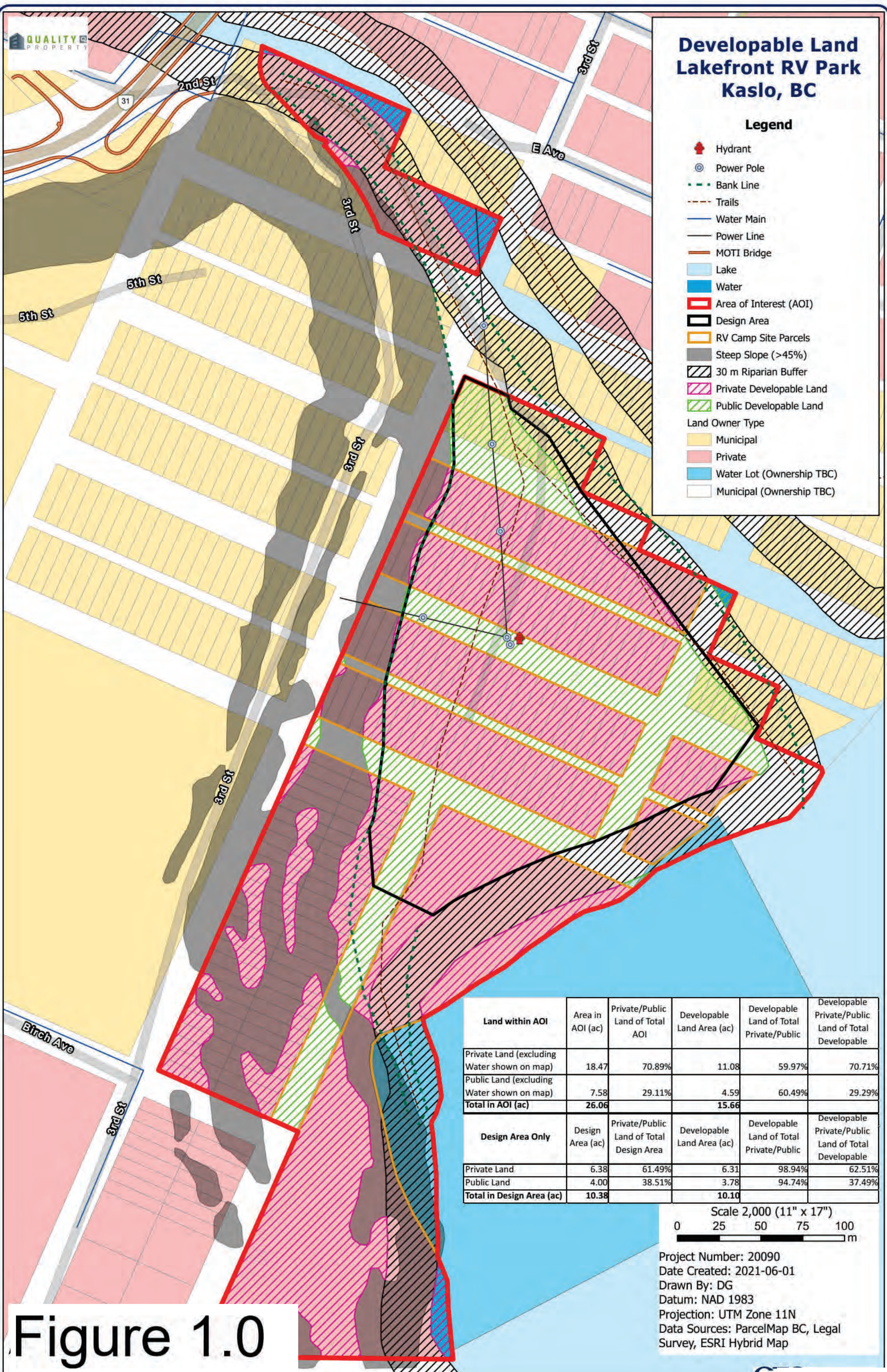
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- Figure 2.0 Proposed Development Site Plan
- Figure 3.0 Kaslo OCP Bylaw 1098 Schedule A Hazard Areas
- Figure 4.0 Kaslo River Alluvial Fan Extents
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- Appendix B: Site Visit Photo Log March 15, 2022
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5. REFERENCES

- Austin Engineering Ltd. (2020). *Kaslo River Bank and Dike Remediation - Environmental Management Plan*.
- BC Ministry of Water, Land and Air Protection. (2003). *Dike Design and Construction Guide*.
- BGC Engineering Inc. (2020). *Kaslo River Bridge Replacement - Hydrotechnical Assessment*.
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- EGBC. (2018). *Legislated Flood Assessments in a Changing Climate in BC*.
- Village of Kaslo. (2018). *Official Community Plan Bylaw 1098*.
- Village of Kaslo. (n.d.). *Village of Kaslo Floodplain Management Bylaw No. 1193*.



Developable Land Lakefront RV Park Kaslo, BC

Legend

- ◆ Hydrant
- ⊙ Power Pole
- - - Bank Line
- - - Trails
- Water Main
- Power Line
- MOTI Bridge
- Lake
- Water
- Area of Interest (AOI)
- Design Area
- RV Camp Site Parcels
- Steep Slope (>45%)
- 30 m Riparian Buffer
- Private Developable Land
- Public Developable Land
- Land Owner Type**
- Municipal
- Private
- Water Lot (Ownership TBC)
- Municipal (Ownership TBC)

Land within AOI	Area in AOI (ac)	Private/Public Land of Total AOI	Developable Land Area (ac)	Developable Land of Total Private/Public	Developable Private/Public Land of Total Developable
Private Land (excluding Water shown on map)	18.47	70.89%	11.08	59.97%	70.71%
Public Land (excluding Water shown on map)	7.58	29.11%	4.59	60.49%	29.29%
Total in AOI (ac)	26.06		15.66		
Design Area Only	Design Area (ac)	Private/Public Land of Total Design Area	Developable Land Area (ac)	Developable Land of Total Private/Public	Developable Private/Public Land of Total Developable
Private Land	6.38	61.49%	6.31	98.94%	62.51%
Public Land	4.00	38.51%	3.78	94.74%	37.49%
Total in Design Area (ac)	10.38		10.10		

Scale 2,000 (11" x 17")
 0 25 50 75 100 m

Project Number: 20090
 Date Created: 2021-06-01
 Drawn By: DG
 Datum: NAD 1983
 Projection: UTM Zone 11N
 Data Sources: ParcelMap BC, Legal Survey, ESRI Hybrid Map

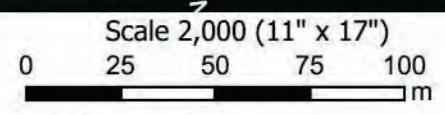
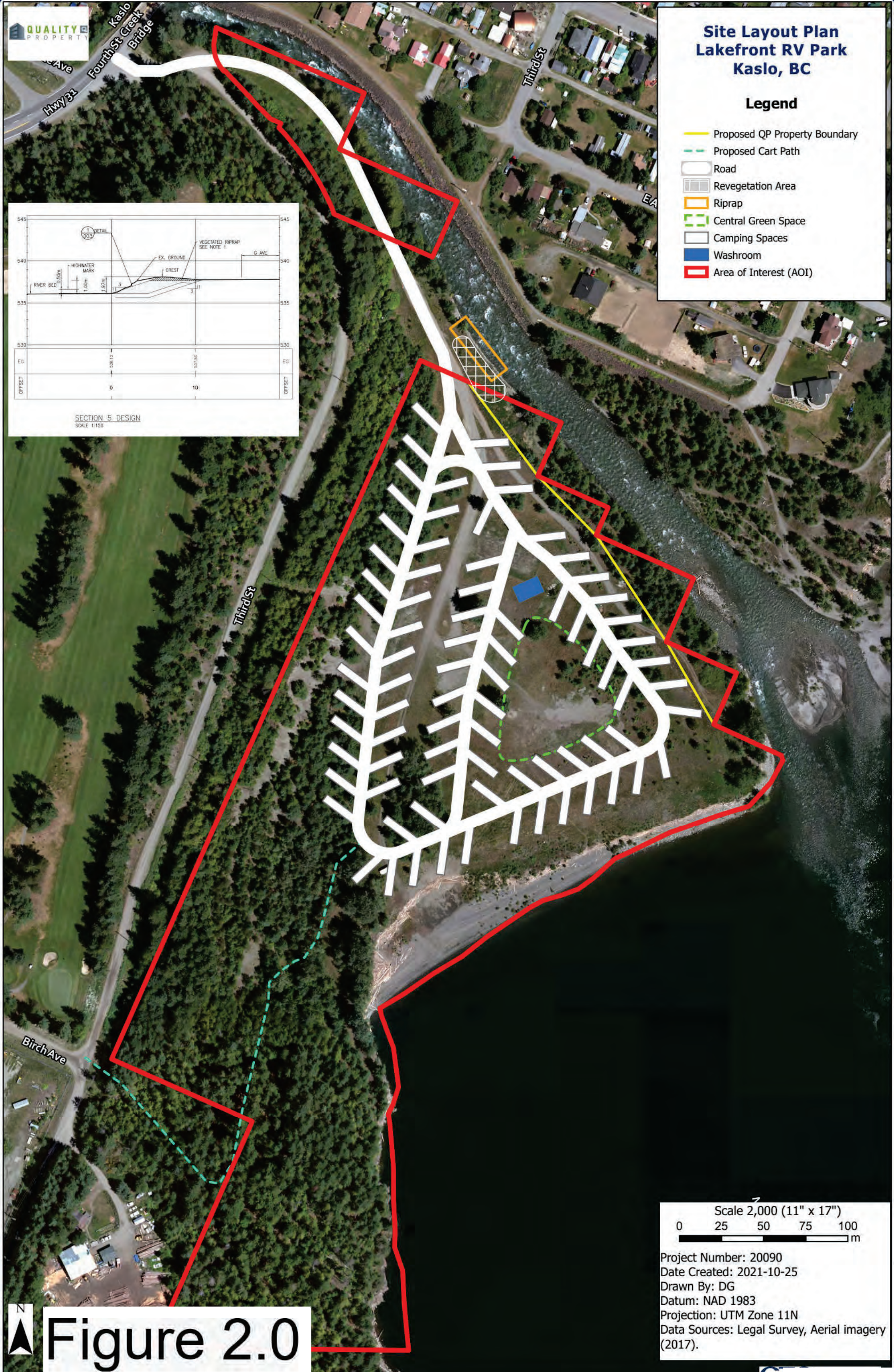
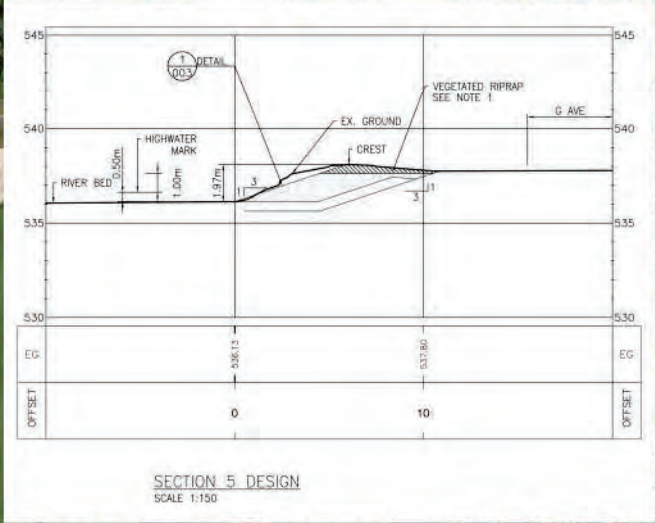
Figure 1.0



Site Layout Plan Lakefront RV Park Kaslo, BC

Legend

- Proposed QP Property Boundary
- Proposed Cart Path
- Road
- Revegetation Area
- Riprap
- Central Green Space
- Camping Spaces
- Washroom
- Area of Interest (AOI)



Project Number: 20090
 Date Created: 2021-10-25
 Drawn By: DG
 Datum: NAD 1983
 Projection: UTM Zone 11N
 Data Sources: Legal Survey, Aerial imagery (2017).

Figure 2.0

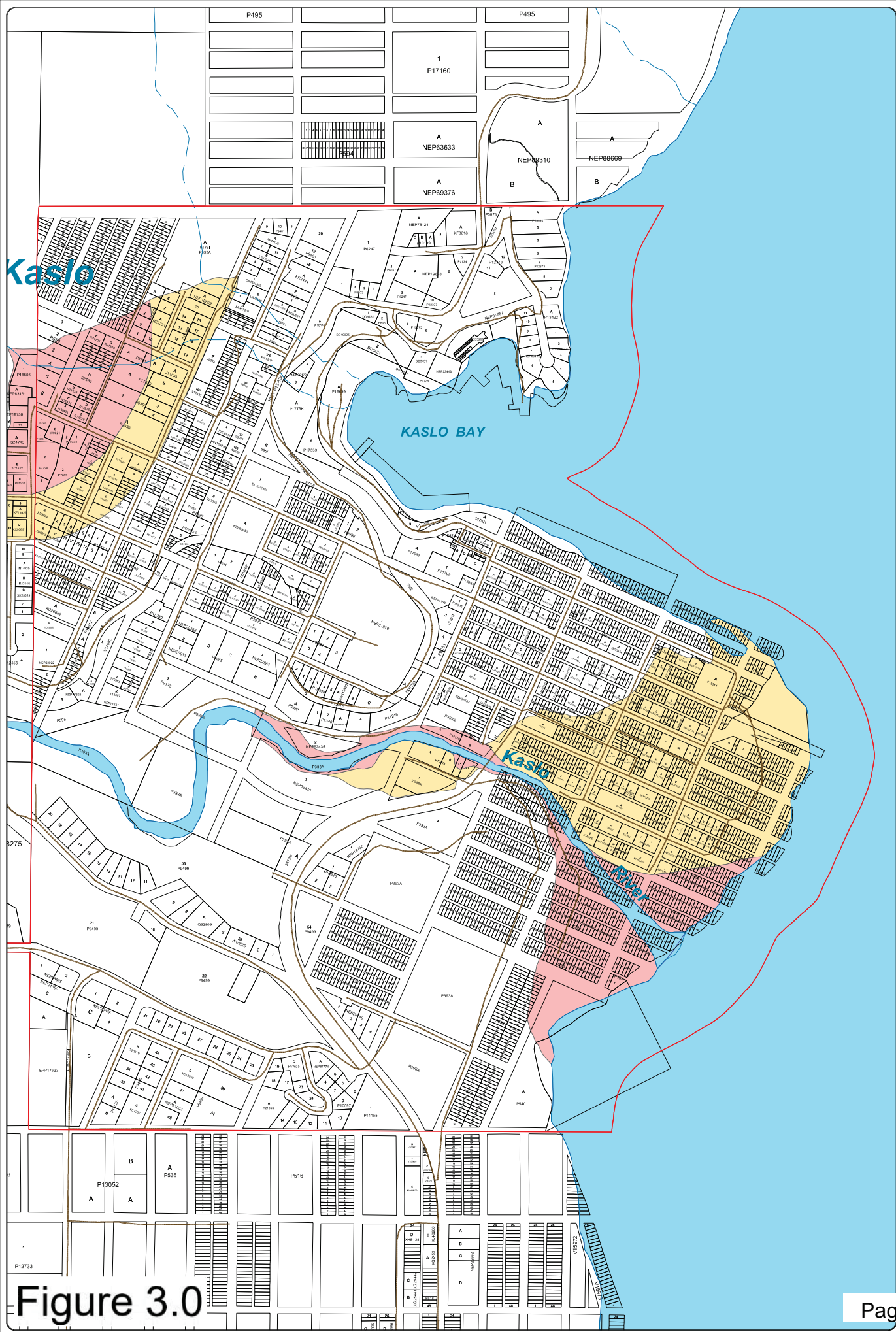


Fan Rating

Class 1
Shallow flooding by low velocity flow possible, typical of the alluvial debris flow fans of small streams with moderate slopes or the run-out areas of larger alluvial debris flow fans.

Class E
Flooding and Erosion from high velocity flows, avalanches, debris flows or bank stability problems possible. Typical of areas on alluvial debris flow fans of larger streams, moderate sized streams with steeper slopes or erodible banks in the floodway of large rivers.

Figure Note: The information described on this schedule was compiled by the Ministry of the Environment and provided to the Regional District of Central Kootenay for development of the RDCCK Floodplain Bylaw No. 1098, 2004. The ratings applied within this schedule are Non-Standard Flooding and Erosion Ratings as applied within RDCCK Floodplain Bylaw No. 1098.



Map Projection: UTM Zone 11
Map Datum: NAD83

DATA SOURCES

The following sources of data are updated as changes occur:
Cadastral Lot - Surveyed Encumbrance of Base. Source: Crown Land Registry Services and RDCCK.
District Lot. Source: Crown Land Registry Services, Integrated Cadastral Initiative (ICI) and RDCCK.
TRM Data - Planimetry, Unsurveyed Roads, and Contours. Source: Ministry of Water, Land and Air Protection.
ALR - Agricultural Land Reserve. Source: BC Land Reserve Commission.
Zoning - Rural Land Use, Land Use and Zoning Bylaws, where relevant are in place. Source: RDCCK.
Roads - Road centerline compiled 2003. Source: RDCCK.
Regional District of Central Kootenay. Box 602, 202 Lakeside Drive, Nelson, BC V1L 2S6.
Phone: (250) 352-6955
Toll-Free: 1-800-268-7325 (BC)
Fax: (250) 352-2000. Internet: www.rdcck.bc.ca

Figure 3.0

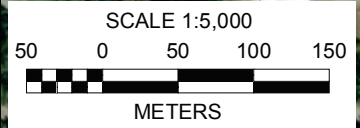


Figure 4.0

LEGEND	
—	FLOOD PROTECTION DIKE
—	MODERN ALLUVIAL FAN

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NOTES:
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 2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH BGC'S REPORT TITLED "KASLO RIVER BRIDGE REPLACEMENT HYDROTECHNICAL ASSESSMENT", AND DATED DECEMBER 2020.
 3. ORTHOPHOTO PROVIDED BY REGIONAL DISTRICT OF CENTRAL KOOTENAY, FLOWN SEPT. 1, 2017, AND WORLD_IMAGERY_BASEMAP.
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BGC ENGINEERING INC.
 AN APPLIED EARTH SCIENCES COMPANY

CLIENT:
 BC MINISTRY OF TRANSPORTATION
 AND INFRASTRUCTURE

PROJECT: KASLO RIVER BRIDGE REPLACEMENT HYDROTECHNICAL ASSESSMENT	
TITLE: OVERVIEW MAP OF KASLO RIVER CROSSING AND ALLUVIAL FAN - ORTHOPHOTO	
PROJECT No.: 0272034	DWG No: 03

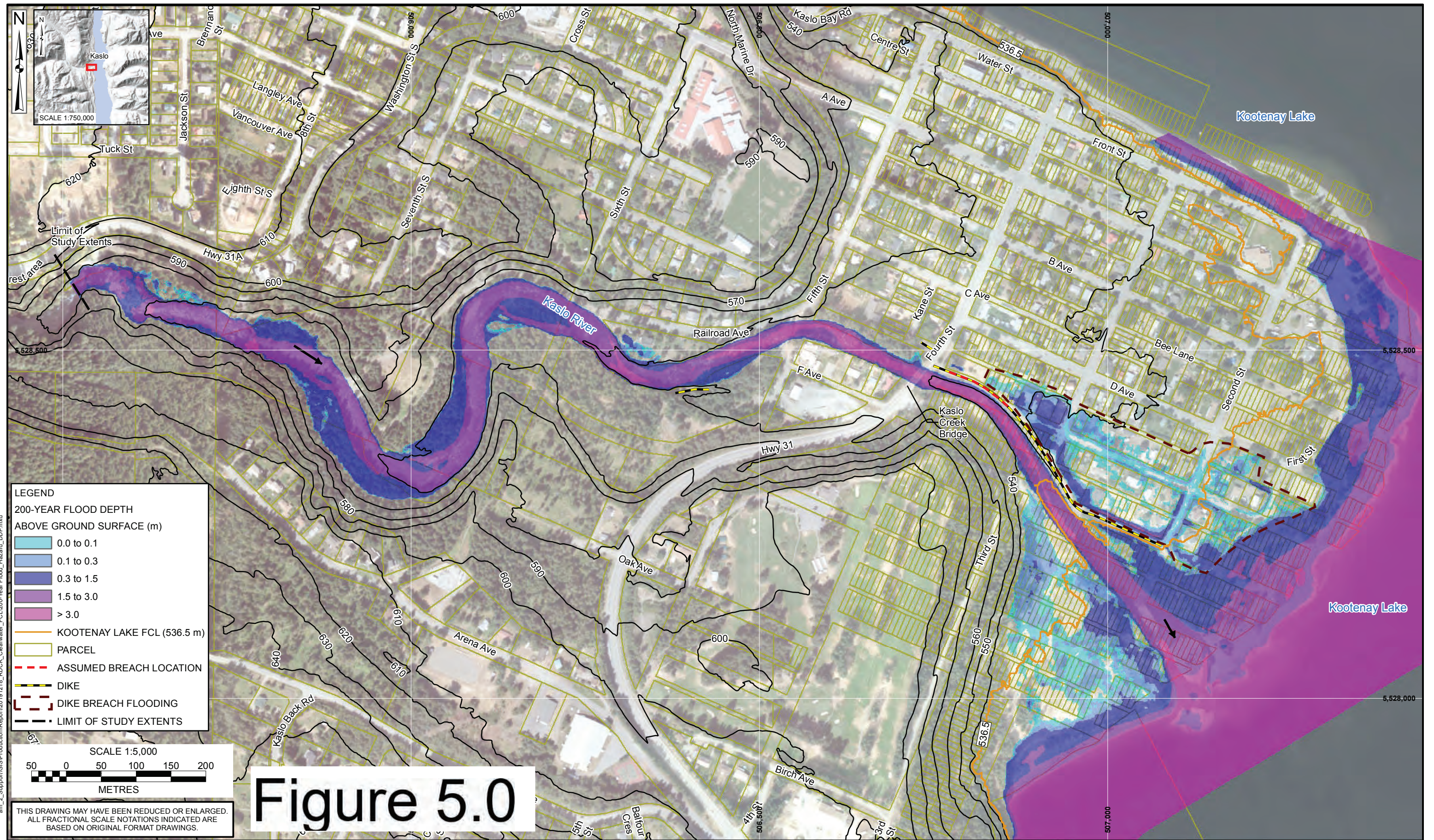


Figure 5.0

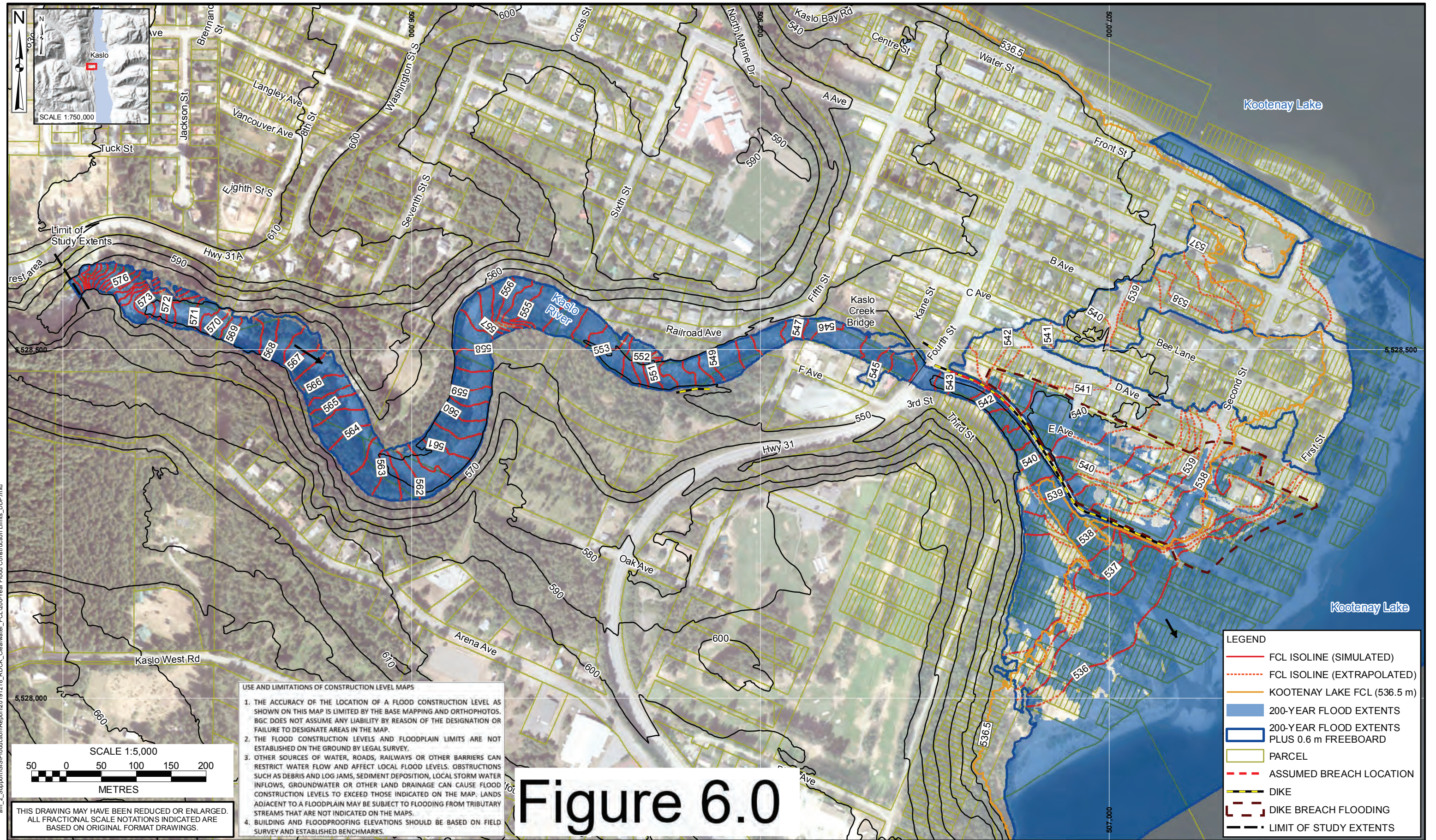
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 4. DIKE DATA FROM DATA BC. FLOOD DEPTH BASED ON THE 200-YEAR FLOOD USING THE INSTANTANEOUS PEAK DISCHARGE ADJUSTED FOR CLIMATE CHANGE AND A KOOTENAY LAKE ELEVATION OF 535 m.
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TITLE: 200-YEAR FLOOD HAZARD (SHEET 1 OF 1)	
PROJECT No.:	DWG No.:
0268 007	06



USE AND LIMITATIONS OF CONSTRUCTION LEVEL MAPS

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3. OTHER SOURCES OF WATER, ROADS, RAILWAYS OR OTHER BARRIERS CAN RESTRICT WATER FLOW AND AFFECT LOCAL FLOOD LEVELS. OBSTRUCTIONS SUCH AS DEBRIS AND LOG JAMS, SEDIMENT DEPOSITION, LOCAL STORM WATER INFLOWS, GROUNDWATER OR OTHER LAND DRAINAGE CAN CAUSE FLOOD CONSTRUCTION LEVELS TO EXCEED THOSE INDICATED ON THE MAP. LANDS ADJACENT TO A FLOODPLAIN MAY BE SUBJECT TO FLOODING FROM TRIBUTARY STREAMS THAT ARE NOT INDICATED ON THE MAPS.
4. BUILDING AND FLOODPROOFING ELEVATIONS SHOULD BE BASED ON FIELD SURVEY AND ESTABLISHED BENCHMARKS.

Figure 6.0

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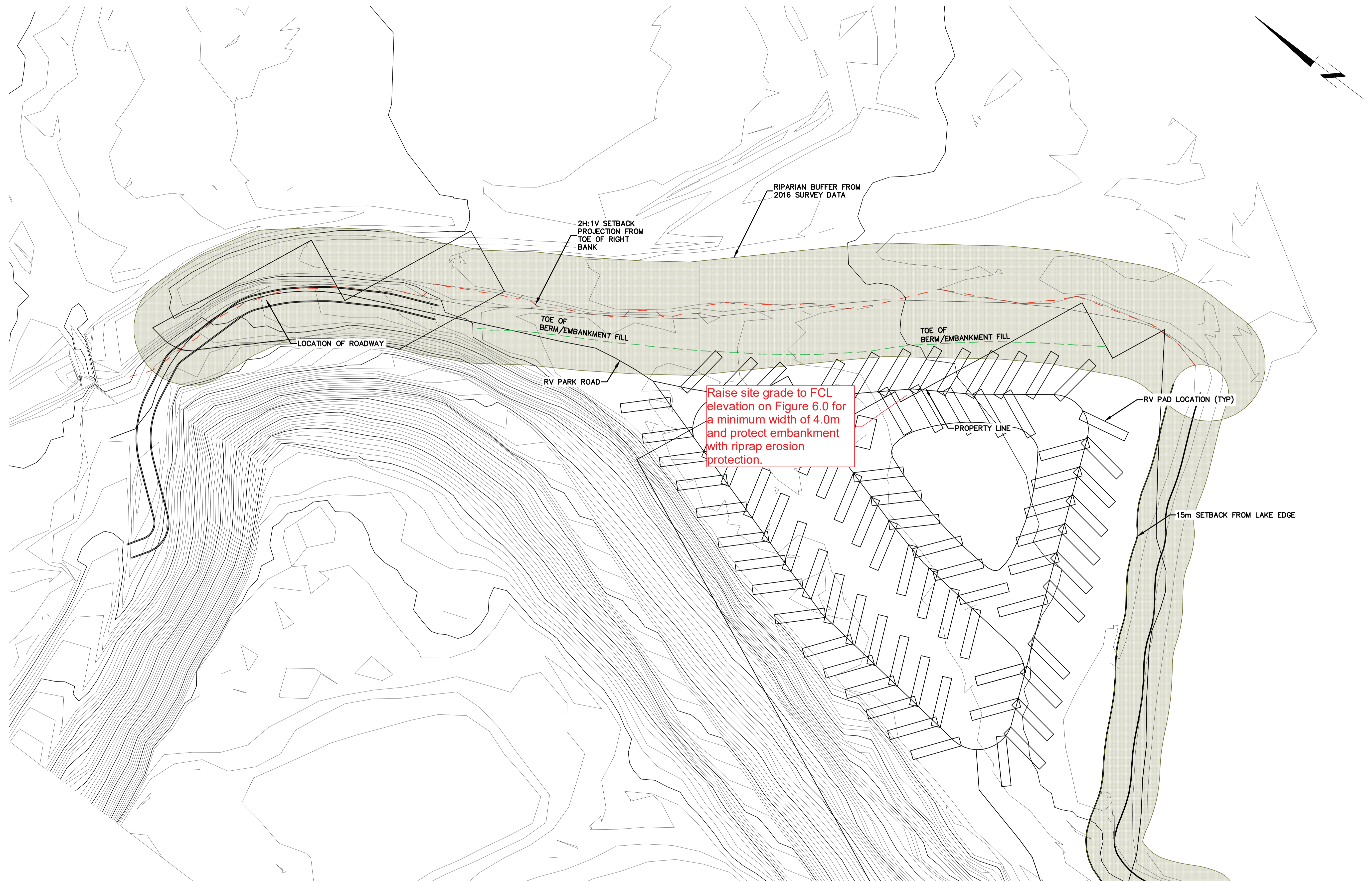
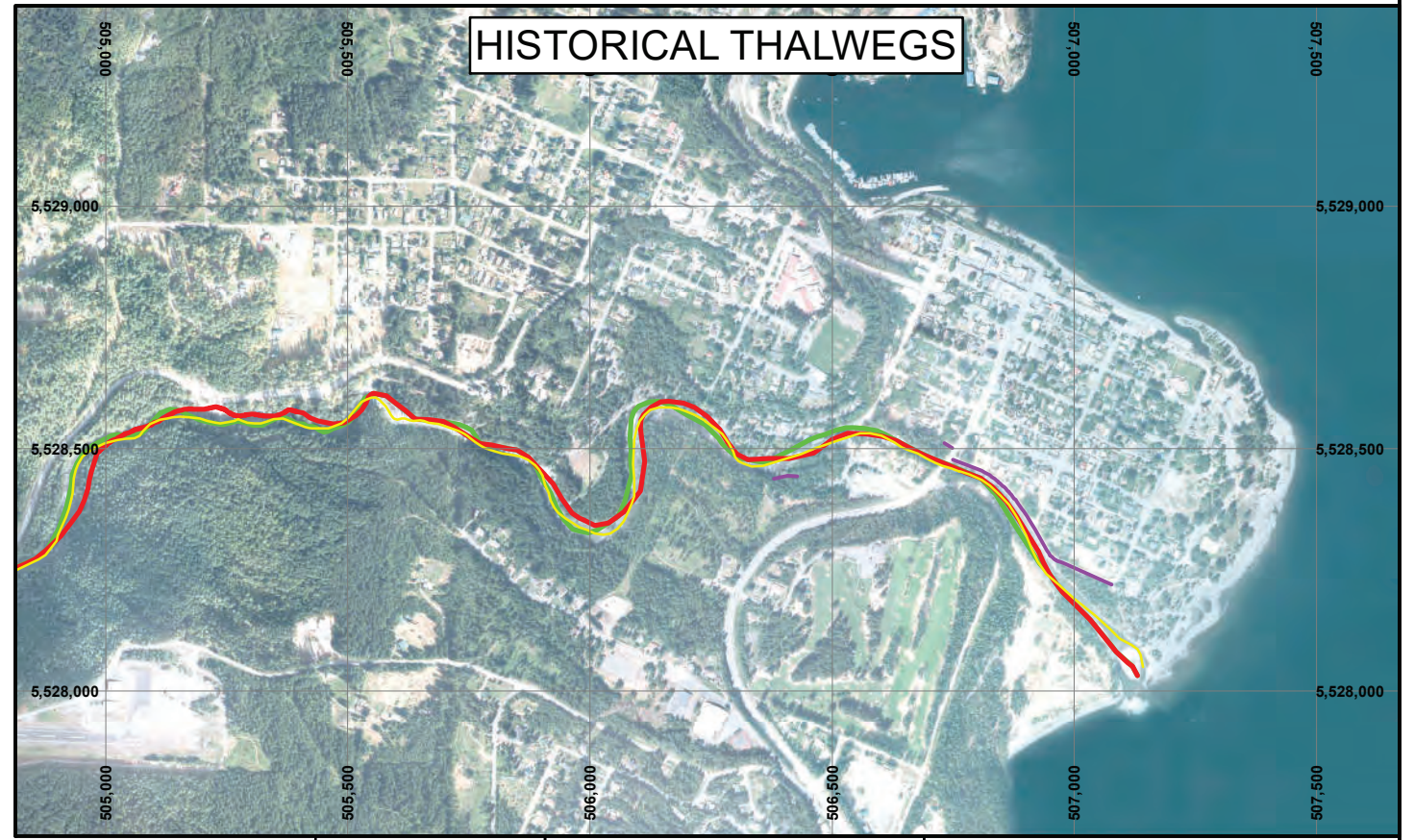
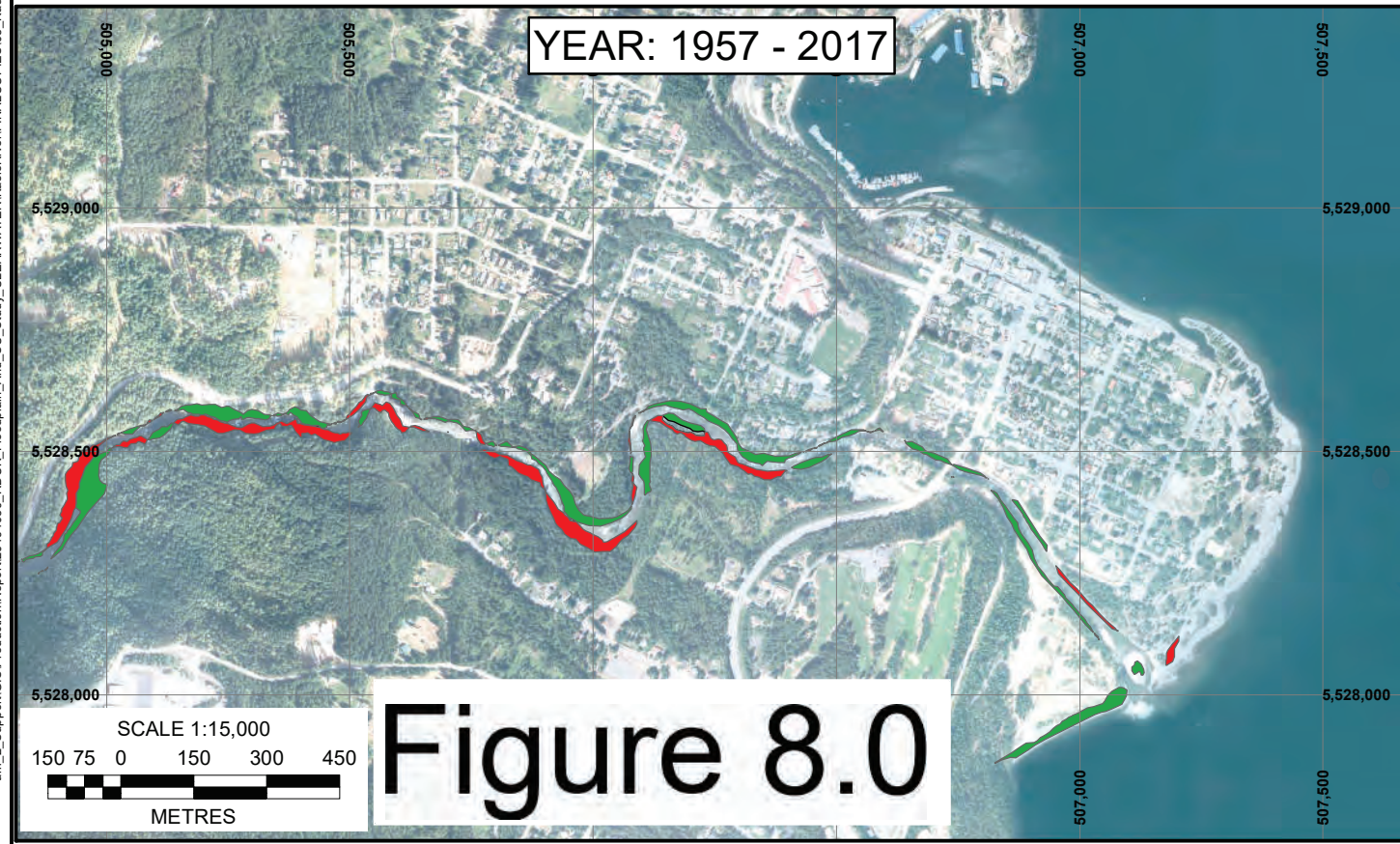
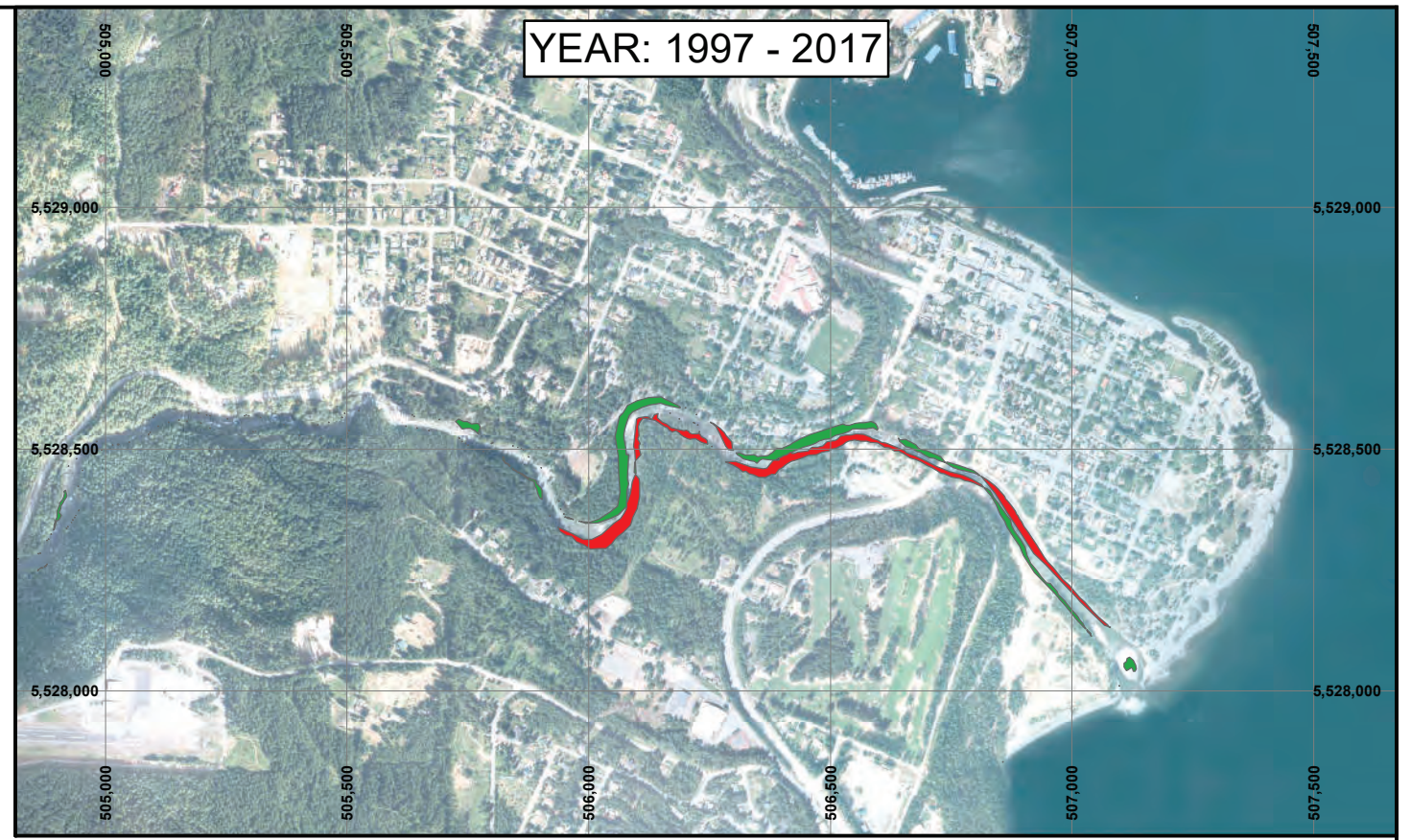
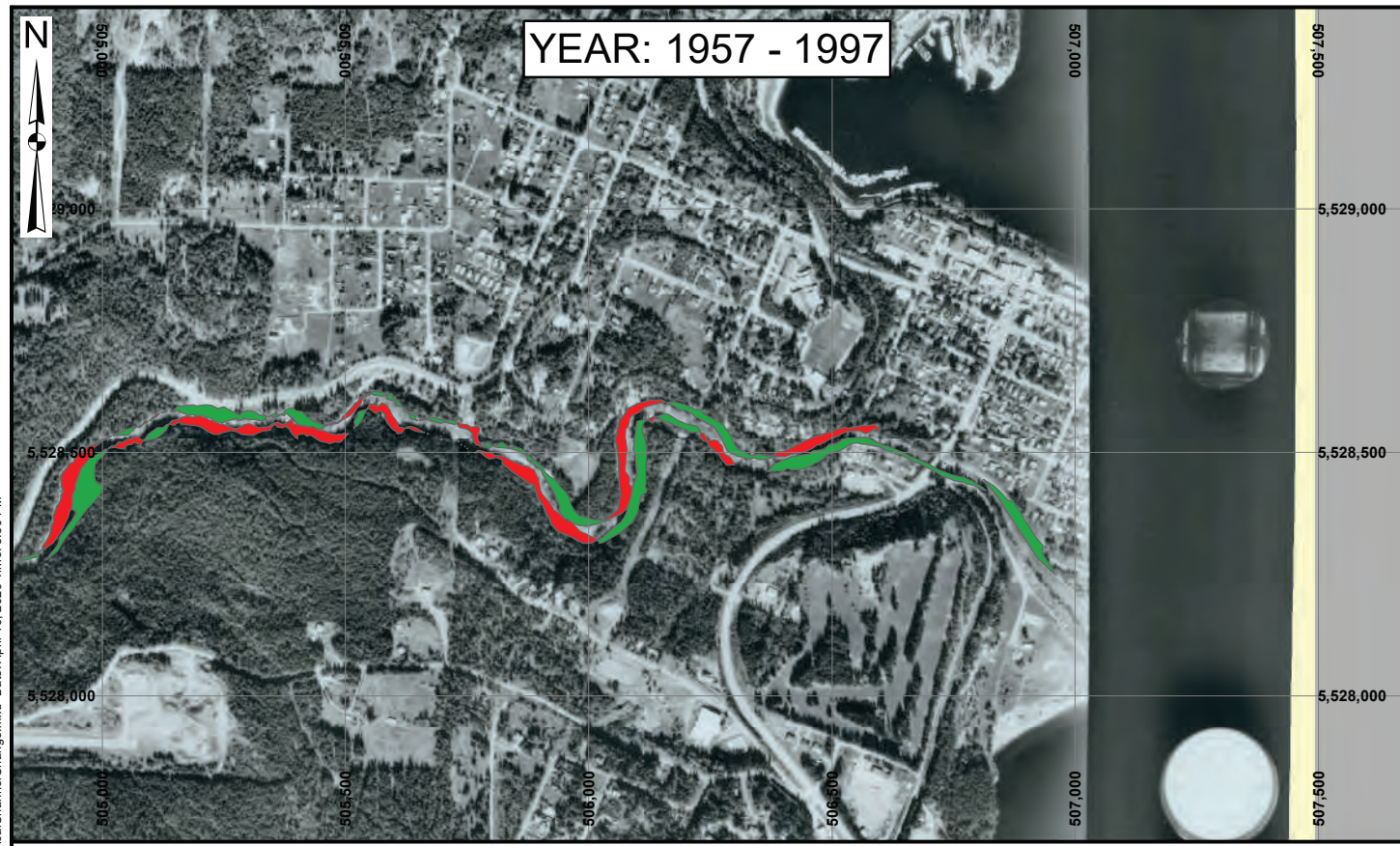


Figure 7.0



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 3. BASE TOPOGRAPHIC DATA BASED ON LIDAR PROVIDED BY REGIONAL DISTRICT OF CENTRAL KOOTENAY DATED 2018. BASE IMAGERY REFERENCES IN TABLE 4-2 OF REPORT.
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 5. DIKE LOCATIONS FROM FLOOD PROTECTION WORKS: STRUCTURAL WORKS DATASET PROVIDED BY BC MFLNRO (2017). CHANGE DETECTION CRITERIA DESCRIBED IN TABLE 4-5 OF REPORT.
 6. HISTORICAL THALWEGS INTERPRETED FROM PHOTOGRAPHS AND MANUALLY DIGITIZED.
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LEGEND	
— CHANNEL THALWEG (2019)	— DIKE
— CHANNEL THALWEG (1997)	— BANK EROSION, CHANNEL MIGRATION
— CHANNEL THALWEG (1957)	— DEPOSITION, STABILIZATION

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APPROVED:	RM

BGC ENGINEERING INC.
 AN APPLIED EARTH SCIENCES COMPANY

CLIENT:

PROJECT: RDCK FLOODPLAIN AND STEEP CREEK STUDY KASLO RIVER	
TITLE: HISTORICAL CHANNEL CHANGE	
PROJECT No.: 0268-007	DWG No: 05

Appendix B – Site Visit Photo Log



Photo 1: Looking downstream from left bank at right bank



Photo 2: View of right bank erosion near site entrance off 3rd Street



Photo 3: Looking upstream from left bank at right bank riparian vegetation



Photo 4: Looking downstream at right bank erosion



Photo 5: Looking downstream from right bank at cobble bed substrate



Photo 6: Looking downstream at beginning of offset berm feature



Photo 7: Looking northwest from Kootenay Lake shoreline



Photo 8: Looking southeast at Kaslo River mouth

ENVIRONMENTAL ASSESSMENT

Kaslo RV Park
Village of Kaslo



Prepared By:
Ecoscape Environmental Consultants Ltd.

Prepared For:
Quality Property Developments Inc.

KASLO RV PARK DEVELOPMENT ENVIRONMENTAL ASSESSMENT

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July 21, 2023
Version 5
File No. 22-4165

Version Control and Revision History				
Version	Date	Prepared By	Reviewed By	Notes/Revisions
A	2022-04-29	LM	MAO	Draft for internal review
0	2022-05-03	LM	MAO	Draft Issued for client review
A.1	2022-05-10	LM	MAO	Draft for internal review
1	2022-05-25	LM	MAO	Final Issued to Client
A.2	2023-04-28	LM	MAO	Draft for internal review
2	2023-05-01	LM	MAO	Final issued to Client
3	2023-05-08	LM	-	Final issued to Client
4	2023-07-14	LM	-	Final issued to Client
5	2023-07-21	LM	-	Final issued to Client

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1.0 INTRODUCTION

Ecoscape Environmental Consultants Ltd. (Ecoscape) was retained by Quality Property Developments Inc. (the Client) to provide an assessment of multiple properties east of 3rd Street and southwest of Kaslo River in Kaslo, BC (study area) as required by the Village of Kaslo. The subject properties are zoned as General Industrial (M1) within the Village of Kaslo (the Village; Figure 1). Land transaction negotiations are underway to merge multiple parcels into one single parcel that will be developed into an RV Park. The remnants of the subject properties that fall below the natural boundary of Kaslo River will be returned to the Village, as well as the group of properties to the north along the existing access road. The study area is located within the Village's Stream and Lakefront Protection Development Permit Areas (DPA), which requires an environmental impact assessment (EIA) be completed for a Development Permit (DP) and rezoning application.

The purpose of this report is to address the conditions of the DPA guidelines, as described by the Kaslo Official Community Plan (OCP, Bylaw No. 1280). This report provides an assessment of existing aquatic and terrestrial resource values, provides an impact assessment for the proposed works, and provides recommendations, best management practices, and mitigation measures for how to maintain the natural integrity of existing ecological communities. This report is bound by the terms and conditions provided in **Appendix A**.

1.1. Proposed Works

Ecoscape understands that the client intends to develop an RV Park and associated site servicing at the confluence of Kaslo River and Kootenay Lake. In addition, the Village is proposing a gravel trail approximately 1.5 m in width to function as public access to the lakeshore. Earthworks will be required in order to service the proposed RV lots, inclusive of the installation of a septic system. The riparian setback (see Section 2.3) associated with Kaslo River is proposed to be owned and maintained by the Village as a public right-of way access to the lake. A concrete lock block wall is also proposed along the Kaslo River riparian setback to mitigate the risk of flooding the study area. It is understood that the concrete lock block wall will be constructed on the development side of the riparian setback from Kaslo River as a flood mitigation measure (**Appendix B**).

It is also understood that the client is interested in constructing a boat launch along the foreshore of Kootenay Lake, which would fall under the Lakefront DPA as described in the Village's OCP. As per the Lakefront DPA guidelines, boat launch ramps must be located on stable, non-erosional banks and no motorized boat launch is permitted east and south of Moyie Beach to the mouth of Kaslo River (Bylaw No. 1280). The construction of the proposed boat launch would require a *Water Sustainability Act* Section 11 permit approved and in the possession of the owner and contractor prior to works. The boat launch will

require engineering drawings to ensure that the launch is structurally to code and constructed on a stable bank within the study area boundaries.

The development footprint of the proposed works has been depicted in Figure 2. The septic plan and site layout is provided in **Appendix C**.

1.2. Information Sources

A desktop review of published literature and data collected by government agencies was completed for the study area and surrounding area. The results with reference to the source of information are provided in each subsection in Section 2.0. Limitations and information gaps are provided in each section if they exist.

The following databases were queried on April 27, 2022 to find relevant information on the study area and surrounding lands:

- BC Conservation Data Centre (CDC);
- BC Ecosystems Explorer;
- BC Habitat Wizard;
- CTQ Consultants Ltd. Terms and background information; and,
- Species at Risk Act Public Registry.

1.3. Study Area

The subject property occurs within the West Kootenay Dry Warm Interior Cedar – Hemlock biogeoclimatic zone (ICHdw1), described by the Biogeoclimatic Ecosystem Classification (BEC) program for British Columbia (Lloyd et al., 1991). The ICHdw biogeoclimatic zone is situated within valley bottoms and lower slopes of Lower Arrow Lake, upper Granby River Columbia River, Slocan River and Kootenay River valleys, as well as the Goat and Southern Moyie Rivers. The ICHdw1 subzone is one of two Dry subzones within the ICH (Ketcheson et al., 1991).

The study area was formerly a lumber mill in the 1960s/1970s, and was decommissioned approximately in the 1980s. Industrial activities included the storage, sorting and milling of lumber during that time. The study area is bound by 3rd Street to the west, Kaslo River to the north and west, and Kootenay Lake to the west and south. The study area is largely disturbed/cleared with minimal native vegetation in the flat portions and forested up the steep slopes to the west. Surrounding landuse is still primarily Industrial. There is an existing access road off of Highway 31 / Fourth Street to the north that runs along the right bank of Kaslo River (Photo 1). There are two septic holding tanks within the study area that belong to the Village on the west side of the existing access road. In addition, the study area already has existing water wells and utilities.

Photographs of the study area and any relevant nearby features have been included as Appendix D.

2.0 ENVIRONMENTAL ASSESSMENT INVENTORY PHASE

A site visit was conducted by Leanne McDonald, B.Sc., R.P.Bio., P.Ag., Natural Resource Biologist with Ecoscape, at the study area between February 15th and 16th, 2022. Existing biological and physical conditions were documented at this time. It should be noted that the site is 10.8 ha in size and the entire study area was not walked. The assessment focused on the areas proposed for development. Furthermore, the site assessment was conducted in the winter when there was significant snow cover and consequently, some site conditions may not have been visible.

The following section presents the results of the environmental assessment.

2.1. Ecosystem Communities and Vegetation

Vegetation communities and ecosystems were determined within the study area and described as per *A Field Guide to Site Classification and Identification for Southeast British Columbia: The South-Central Columbia Mountains* (MacKillop et al., 2016).

Table 1 provides a summary of the ecosystem communities that were observed within the study area at the time of the site visit and their associated site series names and provincial status. Ecosystems can be seen in Figure 3. Table 2 provides a summary of native and exotic plant species that were observed within the study area and their provincial and federal status. Species at risk are identified in the context of provincial and national ranking systems. The provincial ranking system applies to species that have been assessed by the British Columbia Conservation Data Center (CDC, 2021). The national ranking system applies to species that have been assessed by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC).

Table 1. Ecosystem communities occurring within the study area.			
Ecosystem Code	Site Series	Site Series Name	BC List ¹
101	01	Western Redcedar/Interior Douglas-fir – Prince’s pine - Twinflower	Yellow
111	05	Western Redcedar / Western Hemlock – Devil’s Club – Lady’s Fern	Yellow
Bb	-	Beachland	-
LA	-	Lake	-
RI	-	River	-
RP	-	Permanent Road	-
RR	-	Rural	-

¹**Provincial status:** *Red* = endangered or threatened. *Blue* = of special concern. *Yellow* = not at risk. *NA* = Not listed.

Note: Species status was determined using the BC Species and Ecosystems Explorer tool: <https://a100.gov.bc.ca/pub/eswp/> on 2023-07-21.

Note: COSEWIC status is not provided here because there are no COSEWIC listings for ecosystem communities

Table 2. Native and exotic plants observed within the study area.

Family	Scientific Name	Common Name	BC List	COSEWIC ¹
Native Plant Species				
Asteraceae	<i>Achillea</i> sp.	Yarrow	-	-
Berberidaceae	<i>Berberis aquifolium</i>	Tall Oregon-grape	Yellow	-
Betulaceae	<i>Alnus</i> sp.	Alder	Yellow	
Betulaceae	<i>Betula occidentalis</i>	Water Birch	Yellow	-
Betulaceae	<i>Betula papyrifera</i>	Paper Birch	Yellow	-
Caprifoliaceae	<i>Symphoricarpos albus</i>	Common Snowberry	Yellow	-
Cupressaceae	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	Yellow	-
Cupressaceae	<i>Thuja plicata</i>	Western Redcedar	Yellow	-
Elaeagnaceae	<i>Shepherdia canadensis</i>	Soopolallie	Yellow	-
Pinaceae	<i>Pinus contorta</i>	Lodgepole Pine	Yellow	-
Pinaceae	<i>Pinus monticola</i>	White Pine	Yellow	-
Pinaceae	<i>Pseudotsuga menziesii</i>	Interior Douglas-fir	Yellow	-
Pinaceae	<i>Tsuuga heterophylla</i>	Western Hemlock	Yellow	-
Rosaceae	<i>Amelanchier alnifolia</i>	Saskatoon	Yellow	
Rosaceae	<i>Rosa</i> sp.	Rose	Yellow	-
Salicaceae	<i>Populus trichocarpa</i>	Black Cottonwood	Yellow	-
Exotic Plant Species				
Asteraceae	<i>Centaurea stoebe</i>	Spotted Knapweed	Exotic -	
Asteraceae	<i>Tanacetum vulgare</i>	Common Tansy	Exotic	-
Scrophulariaceae	<i>Verbascum thapsus</i>	Great Mullein	Exotic	-

¹**COSEWIC status:** *NAR = Not at Risk:* A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances. *SC = Special Concern:* A wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats. *E = Endangered:* A wildlife species facing imminent extirpation or extinction. *T = Threatened:* A wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction. *DD = Data Deficient:* A category that applies when the available information is insufficient (a) to resolve a wildlife species' eligibility for assessment or (b) to permit an assessment of the wildlife species' risk of extinction.

Note: Species status was determined using the BC Species and Ecosystems Explorer tool: <https://a100.gov.bc.ca/pub/eswp/> on 2023-07-21.

The study area is generally characterized by non-sensitive disturbed habitats (i.e., roads, rural), a zonal forested ecosystem, riparian, river and lake ecosystems. Ecoscape divided the subject property into polygons representing distinct habitat types based on vegetation cover and adapting the nomenclature and site series used by MacKillop et al. (2016). The subject property was divided into 23 distinct polygons representing seven ecosystems (Figure 3; Table 1).

Western Redcedar/Interior Douglas-fir – Prince's pine - Twinflower ecosystem represents a zonal forested ecosystem along the cool aspect slopes along the western study area boundary. These ecosystems generally have a neutral moisture regime, where the receiving and shedding are approximately equal. The overstory is diverse and continuous and comprised of Interior Douglas-fir, Western Redcedar, Western Hemlock, and Western White Pine, with Lodgepole Pine and Paper Birch are common in earlier successional stages,

much like this forest. The understory is also diverse, and generally comprised of Falsebox (*Paxistima myrsinites*), Black Huckleberry (*Vaccinium membranaceum*), Prince's Pine (*Chimaphila umbellata*) and Twinflower (*Linnaea borealis*). This ecosystem was observed to be at a young forest structural stage.

Western Redcedar / Western Hemlock – Devil's Club – Lady's Fern ecosystem represented the riparian ecosystems of Kaslo River and Kootenay Lake. These ecosystems typically occupy toe of slopes with seepage, or where the water table is at 30-50 cm below the soil surface and are commonly associated with riparian habitats. The overstory is predominantly Western Redcedar and Western Hemlock, with Black Cottonwood occurring in riparian areas, such as within the study area. The understory is typically represented by Devil's Club (*Oplopanax horridus*), Wild Ginger (*Asarum caudatum*), Foamflower (*Tiarella trifoliata*), Sweet-scented Bedstraw (*Galium triflorum*) and a variety of leafy mosses. This ecosystem was observed to be at a young forest structural stage.

The remaining ecosystems are non-sensitive and include permanent roads, rural, beach, lake and river. The roads and rural areas are largely disturbed by agronomic grasses and non-native vegetation.

2.2. Aquatic Resources

The study area is bound by Kootenay Lake to the east and southeast and occurred along Segment 77 of the 2013 Kootenay Lake Foreshore Inventory and Mapping (FIM) and Aquatic Habitat Index (AHI; Cormano and Schleppe, 2013). Segment 77 was described as 35% rural, 10% single family and 55% natural land use with a medium level of impact (10-40%) and a moderate erosion potential. The foreshore type was classified as 20% gravel and 80% stream confluence, with substrates composed of 20% sand, 30% fine gravels, 30% coarse gravels, 15% fine cobbles and 5% coarse cobbles. The littoral zone was wide and the shrub coverage was classified as moderate (10-50%) with tree coverage classified as moderate (10-50%). Kokanee spawning was considered 'potential'. The Aquatic Habitat Index (AHI) rating was considered to be Very High for this segment with juvenile rearing rated as High (Cormano and Schleppe, 2013). The condition of the foreshore within the study area is consistent with adjacent properties and generally consistent with the FIM.

In addition to Kootenay Lake, the study area is bound by Kaslo River to the north and northeast. Kaslo River is a 4th order watercourse approximately 31.79 km in total length. Kootenay Lake's tributaries, including Kaslo River, are known to support adfluvial spawning Bull Trout, and no sport fishing has been permitted in these tributaries for decades, consequently. Kaslo River is known to support one or more various forms of Bull Trout populations. Bull Trout assessments have been undertaken to learn more about the population. In 2009, a redd survey of the river estimated a total of 689 redds, where only 8 of those were in the 8 km reach from the lake confluence and the resistivity counter. A total

of 1,219 Bull trout kelts were recorded emigrating from the Upper Kaslo River in 2009 (Andrusak, 2010).

Native and non-native fish species documented to occur in both Kootenay Lake and Kaslo River are identified in the Table 3 below (FIDQ, 2022).

Table 3. Fish species present in Kootenay Lake and Kaslo River.				
Family	Scientific Name¹	Common Name	BC List	COSEWIC
Kootenay Lake				
<i>Acipenseriformes</i>	<i>Acipenser transmontanus</i>	White Sturgeon	Red	Endangered
<i>Anodonta</i>	<i>Anodonta</i> spp.	Floater Mussels	Yellow	-
<i>Catostomidae</i>	<i>Catostomus catostomus</i>	Longnose Sucker	Yellow	-
<i>Catostomidae</i>	<i>Catostomus macrocheilus</i>	Largescale Sucker	Yellow	-
<i>Centrarchidae</i>	<i>Lepomis gibbosus</i>	Pumpkinseed	Exotic	-
<i>Centrarchidae</i>	<i>Micropterus salmoides</i>	Largemouth Bass	Exotic	-
<i>Cottidae</i>	<i>Cottus asper</i>	Prickly sculpin	Yellow	-
<i>Cottidae</i>	<i>Cottus cognatus</i>	Slimy sculpin	Yellow	-
<i>Cottidae</i>	<i>Cottus rhotheus</i>	Torrent Sculpin	Yellow	-
<i>Cyprinidae</i>	<i>Mylocheilus caurinus</i>	Peamouth chub	Yellow	-
<i>Leuciscidae</i>	<i>Ptychocheilus oregonensis</i>	Northern Pikeminnow	Yellow	-
<i>Leuciscidae</i>	<i>Rhinichthys cataractae</i>	Longnose dace	Yellow	-
<i>Leuciscidae</i>	<i>Richardsonius balteatus</i>	Redside shiner	Yellow	-
<i>Lotidae</i>	<i>Lota lota</i>	Burbot	Yellow	-
<i>Percidae</i>	<i>Perca flavescens</i>	Yellow Perch	Exotic	-
<i>Salmonidae</i>	<i>Coregonus clupeaformis</i>	Lake Whitefish	Yellow	-
<i>Salmonidae</i>	<i>Oncorhynchus clarkii</i>	Cutthroat Trout	Blue	-
<i>Salmonidae</i>	<i>Oncorhynchus clarkii lewisi</i>	Westslope Cutthroat Trout	Blue	Special Concern
<i>Salmonidae</i>	<i>Oncorhynchus mykiss</i>	Rainbow Trout	Yellow	-
<i>Salmonidae</i>	<i>Oncorhynchus nerka</i>	Kokanee	-	-
<i>Salmonidae</i>	<i>Prosopium coulterii</i>	Pygmy Whitefish	Yellow	-
<i>Salmonidae</i>	<i>Prosopium williamsoni</i>	Mountain whitefish	Yellow	-
<i>Salmonidae</i>	<i>Salvelinus confluentus</i>	Bull Trout (anadromous Pacific pop. and freshwater)	Blue	NAR
<i>Salmonidae</i>	<i>Salvelinus fontinalis</i>	Brook Trout	Yellow	-

Table 3. Fish species present in Kootenay Lake and Kaslo River.

Family	Scientific Name ¹	Common Name	BC List	COSEWIC
<i>Salmonidae</i>	<i>Salvelinus malma</i>	Dolly Varden	Yellow	-
Kaslo River				
<i>Salmonidae</i>	<i>Oncorhynchus clarkii lewisi</i>	Westslope Cutthroat Trout	Blue	Special Concern
<i>Salmonidae</i>	<i>Oncorhynchus mykiss</i>	Rainbow Trout	Yellow	-
<i>Salmonidae</i>	<i>Oncorhynchus nerka</i>	Kokanee	-	
<i>Salmonidae</i>	<i>Salvelinus confluentus</i>	Bull Trout (anadromous Pacific pop. and freshwater)	Blue	NAR
<i>Salmonidae</i>	<i>Salvelinus fontinalis</i>	Brook Trout	Yellow	-

¹Fish species occurrences were determined using the Fisheries Information Summary System waterbody query tool: <http://a100.gov.bc.ca/pub/figd/viewSingleWaterbody.do> on 2023-07-21.

Note: Species status was determined using the BC Species and Ecosystems Explorer tool: <https://a100.gov.bc.ca/pub/eswp/> on 2023-07-21.

2.3. Riparian Setback Assessment

Riparian setback requirements for the study area is regulated under the Village of Kaslo Floodplain Management Bylaw No. 1193 and Section 4.2.2 and 4.2.4 of the Official Community Plan Bylaw No. 1098. As per Section 2(1)(b) of the provincial *Riparian Areas Protection Regulation*, the study area does not fall under the jurisdiction of the Regulation.

As per Section 6 of Bylaw No. 1193 and the *Streamside Protection Regulation*, the riparian setbacks are as follows and displayed in Figure 2:

- 15 m from the Natural Boundary of Kootenay Lake;
- 30 m from the Natural Boundary of Kaslo River.

The top of bank survey from 2016 was used to bench mark the 30 m Stream Protection Setback from Kaslo River and the Present Natural Boundary from 2016 of Kootenay Lake was utilized to benchmark the 15 m Lakefront Protection Setback.

2.4. Wildlife

Detailed wildlife surveys were not conducted during the site visit; however, incidental observations included deer (*Odocoileus* sp.) tracks and scat. Online species data sharing platforms were queried, such as iNaturalist and eBird (eBird, 2022; iNaturalist, 2022). A total of 112 species have been documented on eBird and 124 species on iNaturalist in Kaslo, BC.

Incidental bird species observations from the site visit are summarized in Table 4 below.

Family	Scientific Name	Common Name	BC List	MBCA ¹	COSEWIC
Corvidae	Corvus corax	Common Raven	Yellow	No	-
Picidae	Colaptes auratus	Northern Flicker	Yellow	Yes	-

¹**Migratory Birds Convention Act (MBCA):** whether a species is protected under the MBCA as determined using the Birds Protected in Canada online search tool: <https://www.canada.ca/en/environment-climate-change/services/migratory-birds-legal-protection/list.html> on 2023-07-21.

Note: Species status was determined using the BC Species and Ecosystems Explorer tool: <https://a100.gov.bc.ca/pub/eswp/> on 2023-07-21.

2.4.1 Important Habitat Features

Important habitat features have been identified within the study area, although they are limited. These features support wildlife and are important to the long-term preservation of local wildlife communities and populations. It is not typically possible to determine whether features are deemed Critical or to determine the specific influence they may have on populations without large scale assessments. As a result, we have identified important features for reference, but because of data limitations, do not provide comment on possible cumulative impacts associated with them.

- Mature native trees within the study area function as wildlife trees and can be seen in Figure 3 and Photos 2-4. The trees with blown out tops and cavities, as well as dead snags provide important habitat for a variety of wildlife and bird species and should be retained where possible. Native cavity nesters were observed during the site visit (i.e., Northern Flicker) and it is likely that they are using wildlife trees for nesting and winter shelter.
- Rock outcrops and/or shallow soils with pockets of exposed bedrock were observed along the steep, forested slope along the western study area boundary. Rock outcrops such as these provide valuable, obligate habitat for a variety of species, particularly herptiles.

2.5. Species and Ecosystems at Risk

The online British Columbia Conservation Data Centre (CDC, 2022) was assessed on 2023-07-21 and reviewed for at-risk ecological communities, plants and wildlife that occur within a one km radius of the study area. The query results included Species and Ecosystems at Risk, Critical Habitat for Federally-listed Species, and Wildlife Species Inventories (WSI) of provincially Red- and Blue-listed species.

Search results for species at risk occurrences are provided in Table 5 and no critical habitat occurrences were revealed within a one km radius. The Great Blue Heron record was an

incidental observation from 2003 that stated “south side of Kaslo River, Herons all winter and into June”. The beach and riparian areas on the study area would be suitable foraging and roosting habitat. It should be noted that the nests of the Great Blue Heron are on a list of 18 species whose nests are protected year-round unless shown to be abandoned as per the updated Migratory Birds Regulation 2022 (MBR, 2022).

The Lewis’ Woodpecker observation was from a 2006 survey funded by the Ministry of Environment. These woodpeckers prefer open forest or grassland with scattered trees, riparian forests adjacent to open areas and burns with large diameter trees for perching and nesting and a diverse understory (COSEWIC, 2010). These conditions are minor but exist within the riparian areas within the study area.

Table 5. BC CDC at-risk species occurrences within one km of the study area.

Scientific Name ¹	Common Name	BC List	COSEWIC	Occurrence ID	Distance (m)	Likelihood ²
<i>Acipenser transmontanus</i>	White Sturgeon (Upper Kootenay River Population)	Red	Endangered	4745	1	Low
<i>Ardea herodias herodias</i>	Great Blue Heron	Blue	-	53093	0	High
<i>Melanerpes lewis</i>	Lewis’ Woodpecker	Blue	Threatened	396949	330	Moderate

¹Species at risk occurrences were determined using the BC CDC imap tool: <http://maps.gov.bc.ca/ess/hm/cdc/> on 2023-07-21.

²Likelihood: an estimate determined by the qualified environmental professional of how likely a species or habitat will occur within the subject property taking into consideration the environmental features within the subject property.

Note: Species status was determined using the BC Species and Ecosystems Explorer tool: <https://a100.gov.bc.ca/pub/eswp/> on 2023-07-21.

2.6. Environmentally Sensitive Areas

The inventory phase of the environmental assessment from the site visit and desktop review of available information was summarized in Sections 2.1 to 2.5 above. Using this information, professional judgment was used to evaluate the ecosystem polygons identified in Section 2.1, based on criteria including habitat availability, rare and endangered species occurrence potential, landscape condition (i.e., connectivity, fragmentation), successional stage, regional rarity, relative biodiversity, level of disturbance, edge effects and cumulative impacts.

The Village nor the Regional District of Central Kootenay does not have a specific methodology for ranking ecosystems for their inherent value, and as such ecosystem polygons were ranked using the four-class system of environmental sensitivity described in the RDCO terms of reference for professional reports (RDCO, 2014). Environmental Sensitivity Area (ESA) values include: Very High (ESA 1), High (ESA 2), Moderate (ESA 3), and Low (ESA 4) and are described below.

2.6.1 Very High (ESA – 1)

- Contain rare physical features, plants and animals or are ecologically functioning natural systems. Various types of habitats will qualify on the basis of sensitivity, vulnerability, connectivity and biodiversity. All wetlands, high value foreshore, locally/regionally rare plant communities, animals and habitats will be considered as Very High.
- Avoidance and conservation of Very High ESA designations should be the primary objective. Every effort must be made to not disturb these areas. If development is required and justified, mitigation measures must be in place to reduce impacts. It is expected that there will be 100% retention of Very High value habitat. No more than 20% disturbance is allowed within these areas and all disturbance must be compensated at a 3:1 ratio (see Section 4: Recommended Mitigation Measures below).

2.6.2 High (ESA – 2)

- Contain physical features, plants, animals and habitat characteristics which contribute toward the overall diversity and contiguous nature of the surrounding natural features. These will include Sensitive Ecosystems (SEI) as refined according to the ESA stratification criteria at the appropriate scale for the site. These may also include areas used to buffer ecological functions of Very High ecosystems.
- Some degree of development may be considered as long as this does not have any potential impact on Very High priority ESA's on the site. If development is pursued in these areas, portions of the habitat should be retained (40% – 80%) and integrated to maintain the contiguous nature of the landscape. Any loss over 20% to these ESAs will be offset by 2:1 by habitat improvements to the remaining natural areas found on property and must ensure habitat function is maintained or improved in the retention areas.

2.6.3 Moderate (ESA – 3)

- Contain important features or remnant stands/sites with ecological value that are not identified in the Sensitive Ecosystems Inventory as refined according to the ESA stratification criteria at the appropriate scale for the site and are not locally/regionally rare.
- The moderate ESA still contributes to the diversity and connectivity of the landscape, and may contain natural habitats, and some features of interest (e.g. tree patches, rock outcroppings, drainages and corridors). Based on the condition and adjacency, portions of moderate ESA may have significant ecological functions within the landscape (e.g. buffers to ESA 1 or 2, corridors) that should be retained.

2.6.4 Low (ESA – 4)

- Polygons contribute little or no value to the overall diversity of vegetation, soils, terrain and wildlife characteristics of the area. These areas have generally experienced anthropogenic disturbances (e.g. a driveway or other approved land clearing but does not include land cleared for agriculture) with little or no possibility for recovery or rehabilitation.
- Development is encouraged to be focused to these sites before consideration developing higher rated sites of the area. These areas shall not be considered as areas for restoration and enhancement or as recruitment as higher value ESA in offsetting development in other areas.

The ESA composition of the subject property is summarized in Table 6 and depicted in Figure 4.

ESA Value	Area (m ²)	Percentage of Property (%)
Very High (ESA 1)	9,179	8.5
High (ESA 2)	54,896	50.9
Moderate (ESA 3)	39,679	36.8
Low (ESA 4)	4,016	3.7
Total	107,770	100

Very High valued ecosystems were limited to the riparian areas of Kaslo River, and the toe of the steep forested slope towards Kootenay Lake. High valued ecosystems consisted of the beach area of Kootenay Lake and the upland forested ecosystem. Moderate valued ecosystems were comprised of the disturbed, flat portion of the study area where historic milling and associated industrial activities has degraded the overall value. Finally, Low valued areas were limited to the existing road surface.

3.0 IMPACT ASSESSMENT

The following section discusses the potential environmental impacts associated with the proposed works. The proposed works within the study area include the development of an RV Park and associated site servicing at the confluence of Kaslo River and Kootenay Lake. In addition, the Village is proposing a gravel trail approximately 1.5 m in width to function as public access to the lakeshore. Earthworks will be required in order to service the proposed RV lots, inclusive of the installation of a septic system. The 30 m riparian setback associated with Kaslo River is proposed to be owned and maintained by the Village as a public right-of-way access to the lake. A concrete lock block wall is also proposed along the Kaslo River riparian setback to mitigate the risk of flooding the study area. It is understood

that the concrete lock block wall will be constructed on the development side of the riparian setback from Kaslo River (Figure 5).

The impacts have been broken out between client proposed impacts and the Village proposed impacts. The Village imposed impacts includes any development outside of the study area (i.e., road upgrades) and the public access trail adjacent to the Kaslo River. The development as currently proposed will result in a relative loss of 0.2% of ESA-1, 6.2% of ESA-2, 30.3% of ESA-3 and 2.2% of ESA-4. The Village imposed impacts, associated with the proposed access road and public trail in all areas outside of the study area account for a relative loss of 2.1% ESA-1, 0.1% of ESA-2, 1.1% of ESA-3 and 17.5% of ESA-4 (Table 7). Both the client proposed impacts and the Village proposed impacts, maximize development within Moderate and Low valued ecosystems.

Table 7. Percent composition of ESAs lost to development within the study area.

ESA Value	Total Area (m ²)	Total Area Lost (m ²)	Relative Percent ESA Lost (Total Impact %)
<i>Development Impacts</i>			
Very High (ESA 1)	9,179	254	0.2
High (ESA 2)	54,896	6,708	6.2
Moderate (ESA 3)	39,679	32,630	30.3
Low (ESA 4)	4,016	2,371	2.2
Subtotal	107,770	41,962	38.9
<i>Village Impacts</i>			
Very High (ESA 1)	3,626	131	2.1
High (ESA 2)	102	9	0.1
Moderate (ESA 3)	727	68	1.1
Low (ESA 4)	1,876	1,105	17.5
Subtotal	6,330	1,313	20.8

Ecoscope anticipates that if all recommendations and mitigation measures within this report are adhered to, the potential environmental effects of the works on the local flora and fauna will be minimized and are unlikely to result in a harmful alteration, disruption or destruction of the natural features, functions and conditions that support fish life processes. However, if proper mitigation measures are not adhered to during construction, the following environmental issues may occur:

- Potential to directly or indirectly impact wildlife and wildlife habitat during construction, including disruption of migration, breeding, or other behavior as a result of construction noise, impacts to air quality, and other alterations to existing wildlife habitat and cover. This includes herptiles, mammals and avian species that could potentially be foraging or nesting in the area;
- Potential for the release of fine sediments into natural areas and/or watercourses through erosive processes during construction activities;

- Potential to encounter water during excavations which may result in the release of turbid water to nearby watercourses or connecting drainages;
- Potential for the release of other deleterious substances (e.g., fuel, oil, hydraulic fluid, construction materials, debris) to the environment as a result of improper storage, equipment re-fueling, and/or poorly maintained equipment; and,
- Potential to introduce or facilitate the spread of invasive and noxious plant species resulting from ground disturbance and seed dispersal.

Section 4.0 below provides specific recommendations to mitigate these potential impacts.

Our assessment does not consider all the possible cumulative effects of the proposed works at a landscape level, which may extend beyond the study area to nearby watercourses and/or sensitive ecosystems. It should be noted that the study area has been previously disturbed from historic industrial activities. However, as with any land development, there will be an incremental loss of natural lands, and this incremental loss has not been fully considered in a regional Cumulative Impacts Analysis. However, A Cumulative Impacts Analysis goes beyond what is typical of an EIA for sites of this size, as they are typically completed for larger, more regional-type assessments.

4.0 RECOMMENDED MITIGATION MEASURES

The hierarchy of approach as per the BC Environmental Mitigation Policy is first to avoid impacts, then minimize impacts, or lastly, offset impacts to environmentally sensitive areas first through onsite restoration or as a very last resort, offsite restoration (BC MOE, 2014). Every effort must be made to avoid disturbance in areas of Very High and High environmental value (ESA-1 and ESA-2). If development is near or within these areas, mitigation measures must be in place to minimize impacts. Offsetting with a minimum of a 3:1 replacement ratio will be required if environmentally valuable areas are impacted. Offsetting includes enhancing areas within the study area to have higher environmental value.

4.1. Applicable Regulations and Best Management Practices

The following are applicable best management practices for the proposed works.

Table 8. Summary of applicable best management practices (BMPs).	
BMP	Organization
Standards and Best Management Practices for Instream Works (2004)	MFLNRORD
Guidelines for Amphibian and Reptile Conservation during Urban and Rural Land Development in British Columbia (2014)	MFLNRORD
Guidelines for Amphibian and Reptile Conservation During Road Building and Management Activities in British Columbia (2020)	MFLNRORD
Best Management Practices for Amphibian and Reptile salvages in British Columbia (2016)	MFLNRORD

Table 8. Summary of applicable best management practices (BMPs).

BMP	Organization
Develop with Care Environmental Guidelines for Urban and Rural Development (2014)	MFLNRORD
Approved Water Quality Guidelines for Turbidity	MFLNRORD

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD); British Columbia Ministry of Environment (BC MOE); Department of Fisheries and Oceans Canada (DFO)

4.2. Planning and Site Preparation

4.2.1 Timing Windows

4.2.1.1. Instream Least-risk Work Window

Fisheries timing windows ensure that instream works avoid causing harm to spawning habitat, fish eggs, and juvenile fish, while also preventing impacts to adults and juveniles that may be migrating, over-wintering, or rearing (MFLNRO, 2018).

It is our understanding that a boat launch may be constructed along the foreshore of Kootenay Lake. If this is pursued, and Environmental Management Plan and Engineering drawings to support a *Water Sustainability Act* Section 11 permit application will be required. No work can occur without the approved Section 11 permit in the possession of the Village, client and contractor. Furthermore, works must be completed within the **least risk timing window, which is between August 20th and October 15th** on both the Kaslo River and Kootenay Lake.

It is our understanding that no other instream works are being considered at this time. However, if a dyke, erosion protection or other works that have the potential to impact the watercourses or are proposed to occur below the High-Water Mark, another Section 11 permit will be required, and works must be completed within the least risk timing window, for both the Kaslo River and Kootenay Lake as described above.

4.2.1.2. Avian Least-risk Work Window

Avian nesting periods must be considered to protect nesting birds within and adjacent to the proposed work area. Section 34 of the *Wildlife Act* protects all birds and their eggs, and Section 34(c) as well as Section 6 of the *Migratory Birds Convention Regulation* protects their nests while they are occupied by a bird or egg.

The study area falls within the Canadian Avian Nesting Zone A2 (MECCS, 2022). Kaslo falls within the Central Columbia Mountains ecodistrict within A2, with a **specific nesting period for all bird species in this ecodistrict between February 1st to September 15th** (Rousseu et al., 2015). Further information and mitigation measures regarding the protection of avian species are as follows:

- Vegetation clearing should be scheduled outside of the identified avian nesting

period whenever possible. When this is not possible and vegetation clearing must be completed during the identified avian nesting period, pre-clearing nesting surveys must be conducted by the Qualified Environmental Professional (QEP) to identify active nests.

- Survey limits will be established by a QEP for the proposed clearing activities. Survey limits will include a buffer around the clearing activities to ensure birds within proximity to the area are not impacted. The size of the buffer will depend on expected bird species within the area.
- If active nests are found within the survey limits, a no-disturbance buffer will be established around the nest until such time that the QEP can determine that the nest has become inactive. The size of the buffer will depend on the species and, nature of the surrounding habitat and proposed activities. Buffer sizes will generally follow provincial BMP guidelines or other accepted protocols (e.g., Environment Canada). In general, a minimum 20 m buffer will be established around songbird nests or other non-sensitive (i.e., not at risk) species.
- Clearing and other construction activities must be conducted within 72 hours following the completion of the pre-clearing nesting surveys. If works are not conducted in that time, the nesting surveys are considered to have expired, and a follow-up survey will be completed to ensure that no new nests have been constructed.
- The nests of the Bald Eagle, Golden Eagle, Peregrine falcon, Gyrfalcon, Osprey, and Burrowing Owl are protected year-round whether they are active or not as per Section 34(b) of the Wildlife Act. Best management practices relating to raptors and their nests can be found in Guidelines for Raptor Conservation during Urban and Rural Land Development in BC (2013).
- The nests of the Great Blue Heron as well as the Pileated Woodpecker (found within the Kootenays) are on a list of 18 species whose nests are protected year-round unless shown to be abandoned as per the Migratory Birds Regulation 2022 (MBR, 2022).
- Wherever possible, trees with high wildlife value, such as veteran trees and large snags, must be conserved. Hazardous trees with wildlife value within the vicinity of the construction works should be assessed by a certified wildlife/danger trees assessor to determine levels of risk.

4.2.2 Work Limits and Protection of Sensitive Areas

- Prior to any disturbance within the site, the limits of disturbance with site grading and lot establishment must be clearly marked in the field by a legal surveyor and delineated with brightly coloured snow fence to prevent unnecessary

encroachment into adjacent steep slopes and natural areas. Permanent fencing may be necessary along some buffers where development is anticipated.

- To mitigate the establishment of invasive plants and to maintain existing ecological value, native vegetation, including trees, shrubs, and groundcover, must be retained where possible.
- Standing dead trees (snags) and coarse woody debris should also be retained where possible for the critical wildlife habitat value they provide.
- Vegetation, soil, and rock excavated from the development footprint must be taken offsite and disposed of/recycled appropriately or stored onsite within disturbed areas of the development footprint if reuse onsite is proposed.
- No sidecasting of material over steep slopes or storage of material can occur outside of the development footprint. Exception: larger trees that require removal should be relocated on the site as coarse woody debris, where possible; this should be completed under the guidance of the QEP.
- In the event that land and/or natural vegetation is disturbed or damaged beyond the development footprint area, these areas must be restored and/or replanted with plants indigenous to the area under the direction of the QEP.
- Equipment and vehicle access must use existing roads, trails, and other disturbed areas to minimize the disturbance footprint.
- Limit cuts and fills and wherever possible, alter the development to suit the local topography.
- Maintain natural drainage patterns where feasible.
- Prevention of the spread of invasive plants can be achieved by limiting disturbance to soils and native vegetation where possible. Areas that have been disturbed should be restored with native plantings or grass seeding. Infestation areas must be controlled with regular manual removal of weeds (e.g., mowing, pulling).
- Exposed soils must be seeded immediately following any activities that result in disturbance to native vegetation and soils. Grass seed mixes must be comprised of native species, appropriate for the environmental conditions and certified as Canada #1 Grade by Agriculture Canada to minimize the weed seed count. The QEP must review all seed mixes prior to purchase and use. Ecoscape can provide the client recommendations regarding local suppliers who can provide appropriate upland seed mixes based on the ecological communities within the site. If hydroseeding is proposed, then it must be completed before installation of plantings, or in a way that will prevent smothering of plantings after application.

4.2.2.1. Wildlife Connectivity

The study area is generally disturbed and surrounded by industrial landuse and low-density rural development and is considered isolated from surrounding critical habitat values; therefore, it is not considered a prime wildlife corridor. However, wildlife tends to traverse along the toe of slopes, ridges and adjacent to watercourses. The following recommendations are provided to mitigate impacts to wildlife movement:

- No fencing should be erected along the property lines. Fencing, if utilized along the riparian areas should be a low split rail design to minimize impacts to wildlife movement. It is currently proposed that split rail fencing be erected along the boundary of the riparian areas to minimize human disturbance/encroachment while maintaining wildlife movement.
- Any trail development within the study area must not impede wildlife movement or significantly fragment surrounding ecosystems. It should be noted that a Village trail is proposed within the riparian area of Kaslo River.

4.3. During Construction

4.3.1 Erosion, Sediment and Deleterious Substance Control

The Erosion and Sediment Control Plan (ESCP) described below provides mitigation measures that must be followed throughout construction to protect identified watercourses and other environmentally sensitive habitats. The objective of erosion control is to reduce the need for management of sediment or sediment laden water. These recommendations focus on strategies to reduce erosion throughout the study area.

- The implementation of mitigation measures will be discussed between the QEP and contractor to ensure a mutual understanding of methods of installation and expectations of effectiveness. The contractor shall inspect the mitigation measures daily and additional measures will be installed, maintained, and repaired or replaced as required using a field-fit, adaptive management approach.
- The release of silt, sediment, sediment-laden water, raw concrete, concrete leachate, or any other deleterious substances into any drainage or areas of high environmental value (i.e., watercourses and lakefront and stream setbacks) must be prevented at all times.
- Silt fencing will be installed following construction documents or as directed by the QEP in a field-fit manner, generally along the clearing and grading limits and/or in areas where sediment-laden flows may be conveyed offsite such as steep slopes.
 - Silt fence must be staked into the ground and trenched a minimum of 15 cm to prevent flow underneath the fence, as per the manufacturer's specifications. Silt fencing will be monitored on a regular basis and any

- damages or areas where the integrity and function of the fencing has been compromised must be repaired or replaced promptly.
- Silt fence must remain in place where required until the completion of the project. Other sediment and erosion control measures may include check dams (e.g., rock, sand bag, hay bales) to slow flows along drainage channels and ditch lines, sumps, or other settling areas for turbid waters.
 - Silt fencing should be installed along the base of a slope to capture mobilized sediments originating from sheet erosion along the slope.
- On steep slopes, sediment control should include:
 - All steep slopes should be monitored on a weekly basis and prior to any storm warning or predicted storm event.
 - Install ditches, where safe to do so, to direct water away from the exposed soil slopes and convey water to an appropriate drainage system.
 - Install slope breaks, such as water diversions or benches, and, slope energy dissipators, such as wattles, to slow runoff and reduce sediment mobilization.
 - Erosion control for temporary access roads used for construction should follow the Forest Road Engineering Guidebook (BC MOF, 2002). This guidebook provides numerous specifications for culverts, culvert spacing, road grading, and other important information to reduce erosion. Develop roads, utilities, and building sites with as little soil excavation and disturbance as possible.
 - Construction activities involving ground disturbance should not be conducted during heavy rains wherever feasible to reduce the potential for sediment and erosion issues.
 - Exposed soils and stockpiles must be at least 30 m away from any watercourses or connecting drainages and stabilized and covered where appropriate using: geotextile fabric, poly sheeting, tarps, or other suitable materials to reduce the potential for erosion and/or mobilization of sediment resulting from rainfall, seepage, or other sources of surface water flows. Seeding of stockpiles with an appropriate seed mix that will be unused or remain in place for periods longer than 1 month (or as directed by the QEP).
 - Exposed embankments shall be covered and stabilized as soon as possible and erosion reducing measures will be installed (e.g., slope breaks, reducing slope angles).

- Use appropriate soil covering materials in ditches and swales used for storm water management. Appropriate soil covers include erosion blankets, angular rock, check dams, or other suitable types of sediment reducing mitigation measures.
- Consider incorporating more permeable surfaces into development areas where it is practical and safe to do so, as a design best practice. This will encourage water infiltration to ground instead of increasing overland flow and runoff.
- Natural drainage patterns will be maintained where possible. All drainage will be controlled to reduce velocity, promote infiltration, and reduce scour at points of discharge from ditches, storm pipes or other constructed infrastructure.
- Stormwater and sediment-laden runoff must be directed away from exposed soils within the construction area and directed to sumps, ditches, or other appropriate storm water catchments.
- Sediment-laden water must not be directed to any surface water feature or other drainage system without appropriate treatment and / or permits required to do so.
- Reduce erosion on slopes by reducing slope angles, reducing slope length through installation of slope breaks / check dams, and using erosion reducing materials such as erosion control blankets. All materials used for these purposes must be free of silt, overburden, debris and other deleterious substances.

4.3.2 Wildlife Management

Managing wildlife that may enter a construction site is important. The following are recommendations to help avoid human wildlife conflicts during construction:

- Works must be conducted in accordance with the *Species at Risk Act*, *Migratory Birds Convention Act*, and other Best Management Practices to avoid direct or indirect impacts to wildlife.
- Contractors must be made aware and educate their staff for the potential presence of sensitive species, large wildlife (e.g., bears), and must ensure that all direct and indirect impacts to individuals and wildlife do not occur.
- All reported sightings will be discussed with work crews on a regular basis, using tool box meetings or other appropriate educational materials;
- Garbage and refuse will be stored in wildlife-proof containers (provided by the contractor). All potential attractants, including food, beverages, and other strong smelling or perfumed materials, will be kept secured within vehicles, trailers, or other inaccessible locations. Food waste will be removed from the site on a daily basis. The presence of nuisance wildlife will be reported immediately.
- Interactions or encounters with large mammals (e.g., caribou, bear, cougar, wolverine, coyote, elk, moose, deer, mountain goat, etc.) will be reported

immediately to the QEP. Contractors should remain calm, form groups and slowly move to take refuge in their vehicle until the animal leaves the area.

- Any trapped wildlife or wildlife that will not leave the site may require a professional animal control company, depending upon the species, particular concern (i.e., entrapment), and location.
- Feeding, baiting or luring of any wildlife will not be conducted by the contractor at any time.
- Pets are not permitted to be within the construction site.

4.3.3 Tree Protection

Wildlife trees and snags were noted in a couple of select areas within the study area, as displayed in Figure 3, which are known to provide valuable habitat to multiple species, such as blue-listed Lewis' Woodpecker in the region. *Furthermore, it should be noted that the change to the Migratory Birds Regulation came into effect following the site assessment. Consequently, it is strongly recommended that a survey conducted by a QEP to identify any Pileated Woodpecker nesting cavities or Great Blue Heron nest sites within the study area, particularly any trees that is proposed for removal as these nest sites cannot be disturbed.*

Snags and veteran wildlife trees should be retained where possible as they provide nesting opportunities for various bird species and potential roosts for bats. Coarse woody debris is scattered on the forest floor throughout the study area, providing habitat for various small mammals, herptiles, and other wildlife. Retention of coarse and large woody debris is recommended for the valuable wildlife habitat it provides.

Specific measures should be made for protecting tree species within the property, particularly those of high value such as mature/veteran trees, wildlife trees, and large snags. Since the majority of the trees are outside of the limit of disturbance, it is anticipated that there should be minimal disturbance to these trees, and that efforts will be made to retain the trees that do occur within development. The following recommendations are proposed:

- Trees with high wildlife value, such as veteran trees (mature trees greater than 60 cm DBH) and snags (standing dead trees with cavities, coarse woody debris), must be conserved for their habitat value for a range of species including birds, bats, and other small mammals.
- Equipment/machinery used must not be operated or stored within the drip line of the trees and equipment must not come into contact with the tree, which could result in physical damage to the bark or limbs.
- If roots are damaged or exposed with excavation activities, the roots must be cut clean with a saw to minimize the potential for disease and mortality.

- Soil and other construction materials must not be stockpiled adjacent the tree boles or beneath the tree dripline.

4.3.4 Air Quality and Greenhouse Gas Reduction

Dust control can be achieved by reducing the spatial extents and amount of time that soils are exposed to construction activities. Reducing traffic speed and volume can also reduce dust concerns. Surface and air movement of smoke and dust during project activities can be mitigated through preventive measures and design criteria.

- Where suitable, exposed soils should be watered as required to suppress dust. Sediment-laden runoff water must not be conveyed to adjacent watercourses, off the project site, or over steep slopes. Oil and other petroleum products must not be used for dust suppression.
- Idle time of construction equipment and contractor vehicles should be kept to a minimum to reduce the release of greenhouse gases. The contractor should inform and educate employees and sub-contractors on the importance of minimizing idling time and develop guidelines to direct the practice of eliminating unnecessary idling.
 - All vehicles not in use will be turned off.
 - Low sulphur fuels must be used.
 - Vehicles and equipment will be maintained in good working order and proactive maintenance must occur to reduce and prevent emissions.
 - All hauling equipment entering or exiting the site must have adequate free board to ensure that materials are not spilled or lost during transit.
- All impermeable road surfaces must be kept clean and free of fine materials (i.e., swept or scraped) regularly to prevent the increase of airborne particulate matter.
- Dust generating activities should be ceased or avoided during periods of very low precipitation, unless appropriate dust suppressant activities are occurring in conjunction with the works.
- All soils, aggregates, and other construction materials must be handled as little as possible to reduce dust generation from construction activities. This also includes limiting drop heights from machinery during excavation and loading materials.
- Vehicle emissions must be reduced by:
 - Optimizing truck hauling routes to and from or within the construction site.
 - Proactively maintaining vehicles and making necessary repairs following the manufacturers guidelines.

- Perform routine maintenance checks of construction equipment and the vehicle fleets for the project.

4.3.5 Fire Prevention and Response Plan

Fires must be prevented through the safe use, storage, and disposal of flammable materials. MSDS for all potentially hazardous materials will be kept onsite during construction activities. Contractor personnel may attempt to control any potential fire, if it is safe to do so.

- Fire extinguishers will be kept readily available in all vehicles and equipment used onsite. The contractor will maintain a water truck onsite.
- In the case of emergency, the contractor or worker shall take immediate action to extinguish the fire, provided it is safe to do so. The QEP and Owners representative shall be notified of any fire immediately and the Contractor will contact any necessary fire fighting groups to help with extinguishment.
- If working remotely, an Evacuation Plan is recommended to help safely move staff and onsite personnel from the worksite during a fire or forest fire.
- Fires or burning of waste material is not permitted.
- The contractor and employees, including sub-contractors, will take care while smoking and dispose of cigarette butts in an appropriate receptacle.
- All wildfires will be reported to BC Wildfire at 1-800-355-5555 or *5555 on a cell phone.

4.3.6 Waste Management

- Construction debris and stockpiled material must be removed from the site regularly and disposed of appropriately.
- All potential wildlife attractants, including food, beverages, and other strong smelling or perfumed materials must be removed from the site daily.

4.3.7 Noxious Weed Control

The basic principles of the weed management plan include:

- Suppression of weed growth.
- Prevention or suppression of weed seed production.
- Reduction of weed seed reserves in the soil.
- Prevention or reduction of weed spread.

Invasive plant species can be spread from a variety of mechanisms, including but not limited to:

- Entering the site on equipment that has worked in areas where invasive species have established through mud, debris, or other mechanisms.
- Establishment on the site following earth disturbances, where invasives tend to outcompete the native plant assemblage.
- From importation of soils, aggregates, or other materials onto the construction site.

The following are specific recommendations to aid with invasive species control. These recommendations are not considered an invasive species management plan, which would be more inclusive and contain species specific recommendations.

- Identification of existing weed populations and prevention of spread is the most efficient form of weed management. To this end, the QEP will employ the following weed management plan measures:
 - The QEP will identify and delineate any existing species and populations of weeds present within the work site.
 - The QEP will inform and educate the contractor about the weed species and locations onsite. If necessary, weed infested areas will be delineated with flagging tape or snow fencing to prevent access.
 - Where feasible, the existing weeds will be removed (by hand pulling) and disposed of offsite at an appropriate landfill.
 - Areas where weed populations have been identified will not be used for excavation and placement of fill. If excavation of weed infested areas is required, the soils will be disposed of offsite.
 - Pesticides, herbicides, or other chemical control measures will not be used in the lakefront or stream protection setback areas.
- Prevention of the spread of invasive plant species can be achieved by limiting disturbance to soils and native vegetation.
- Equipment used onsite must arrive with tracks free of soil and vegetation fragments to minimize addition and spread of invasive plant species to the study area.
- Works in areas with invasive species cover must be avoided if at all possible, and any materials contaminated with invasive seeds should be disposed in an appropriate location, in discussion with the QEP.
- Contractor clothing should also be inspected daily for signs of weed seeds. If found, weed seeds should be disposed of in a contained refuse bin for offsite disposal.
- Invasive species removal should occur before peak flowering times to avoid seed distribution and further spread of invasive species.

- Invasive species should be disposed of offsite at an appropriate landfill; however, invasive species material must not be composted in the yard waste section of the landfill. Invasive plant species must not be transported to or deposited in other natural areas.
- The Contractors employees should be trained on invasive species identification and noxious weeds to help report occurrences to the QEP and help prevent further establishment.

4.4. Post Construction

4.4.1 Site Clean-up

Site cleanup and restoration refers to activities used to return disturbed areas within the study area to a state resembling the original habitat characteristics. Protection of existing ecosystems is generally much more efficient than ecosystem enhancement and restoration following construction as per the BC Environmental Mitigation Policy (BC MOE, 2014), therefore disturbance should be minimized during works. Further, site restoration should occur as soon as possible following completion of construction to help prevent establishment of non-native or invasive species.

- Salvaged organic material and topsoil should be stockpiled onsite for top-dressing as needed and should be stored following recommended erosion and sediment control guidelines. It is recommended the application of suitable native grass seed mix will follow top dressing and will be monitored for invasive plants.
- Hydroseed and or hand broadcasted seed will be applied to exposed soils as soon as possible once final grading has been completed. No fertilizer is permitted in tackifier within 30 m of any watercourse. Grass seed mix must be Certified Canada Grade #1 to minimize the weed seed count. The seed mixture will include native species appropriate for the ecological conditions and will be reviewed by the QEP prior to application.
- Silt fencing and other temporary mitigation features will be removed upon substantial completion of works if the risk of surface erosion and sediment transport has been adequately mitigated with other permanent measures.
- All equipment, supplies, waste, and other non-biodegradable materials will be removed from the site by the contractor.
- If work is taking place during the winter months, it is recommended that these sites be re-evaluated in the spring/summer to determine further opportunities for restoration.
- All slopes slated for restoration shall:
 - Maintain the natural drainage patterns.

- Be re-graded to as low a slope as possible.
- Have appropriate surface roughening for grass seeding and revegetation.
- Include minor slope breaks to help retain soil moisture that are parallel to the slope.

4.4.2 Riparian and Foreshore Use

Tree removals that occur at any time within the lakefront and stream setback should adhere to the Department of Fisheries and Oceans (DFO) Tree Replacement Criteria outlined in (DFO Tree Replacement Criteria, 1996).

Table 9. DFO Tree Replacement Criteria.		
Trees to be Removed	Replacement / Compensation Tree Requirements ¹	
Diameter at Breast Height (DBH)	Quantity	Size (min. height)
DBH < 151 mm	2	1.5 m or 4 shrubs
152 mm-304 mm	3	1.5 m
305 mm-456 mm	4	2.0 m
457 mm-609 mm	6	2.0 m
610 mm-914 mm	8	2.0 m
DBH > 914 mm	Individual approval	Individual criteria

¹Tree replacement criteria requirements as per the Department of Fisheries and Oceans Canada and Ministry of Environment Lands and Parks, 1996.

5.0 RESTORATION PLAN

The following restoration works are proposed within the proposed Village right-of-way, within the stream protection setback area (9,880 m²) and within the Lakefront Protection Setback Area (3,865 m²) as shown on Figure 6. Ecoscape understands that no formal landscape plan has been prepared to date. If a formal landscape plan is prepared that includes landscaping within the stream and/or lakefront protection setback areas it must be approved by a QEP prior to implementation.

The following subsections detail the proposed restoration plan for the study area to restore, improve and enhance fish and wildlife habitat.

5.1. Native Grass Seed

All disturbed areas must be hydroseeded with tackifier or broadcast hand seeded with native grass seed. Seeding should occur in both spring and fall and may be required over multiple years to gain sufficient coverage. Grass seed must be Canada Agricultural Grade #1 to minimize weed seed counts and a native mix of hydroseed grasses. It is recommended that the disturbed area be seeded with a target of 85% coverage.

The grass seed mix must be reviewed and approved by the QEP prior to application. **The grass seed mix must not contain noxious or invasive species. Fodder species such as clover and alfalfa must NOT be included in the mixture.**

5.2. Native Plantings

The proposed restoration area is within the Western Redcedar / Western Hemlock – Devil’s Club – Lady’s Fern ecosystem, as displayed on Figure 3. These ecosystems typically occupy toe of slopes with seepage, or where the water table is at 30-50 cm below the soil surface and are commonly associated with riparian habitats. The overstory is predominantly Western Redcedar and Western Hemlock, with Black Cottonwood occurring in riparian areas, such as within the study area. The understory is typically represented by Devil’s Club (*Oplopanax horridus*), Wild Ginger (*Asarum caudatum*), Foamflower (*Tiarella trifoliata*), Sweet-scented Bedstraw (*Galium triflorum*) and a variety of leafy mosses. This ecosystem was observed to be at a young forest structural stage.

The prescribed target plantings for the Streamside Protection Restoration area is 210 trees and 1,957 shrubs, or a 50% coverage of the restoration area, which was determined by taking into consideration the previously existing forest density as well as wildfire mitigation recommendations. Whereas the Lakefront Protection Restoration Area has target plantings of 27 trees and 328 shrubs or a 20% coverage of the restoration area, as there are already areas of naturally regenerating Black Cottonwoods, so plantings would be field fit planting pockets. The total restoration area is then 13,745 m², which results in an overall compensation ratio of approximately 2:1 for lost ESA-1 and ESA-2 from development. To account for the lack of irrigation and any disturbance to the planted stock that may result in losses, 1.5 x the target plant density is prescribed for a total of 356 trees and 3,429 shrubs. All plantings must be secured with beaver wire to prevent predation and promote success of the planted stock. Additional plantings may be required if disturbance exceeds the estimated area shown on Figure 5.

In addition, as shown in Figure 6, a split rail fence starting from the south end of the concrete lock block wall west to the edge of the existing forest between the proposed development and the 15 m Lakefront Protection Setback is proposed to protect the riparian and aquatic habitat of Kootenay Lake from post-development disturbances. This area provides important leaf and litter drop for at-risk White Sturgeon and other aquatic species, as well as a number of terrestrial species. The intent of the split rail fencing is to prevent numerous entry points to the lakefront from each of the RV lots and as such, it is assumed that two access points through the split rail fencing will be provided to RV residents to allow access to the lakefront that will prevent harm to the riparian area.

Table 10. Native restoration plantings for the restoration area in Figure 6.

Common Name	Scientific Name	Minimum Size	Target	1.5 x Target Density ¹
Trees				
Black Cottonwood	Populus trichocarpa	1 gal		
Paper Birch	Betula papyrifera	1 gal		
Western Hemlock	Tsuga heterophylla	1 gal		
Western Redcedar	Thuja plicata	1 gal		
		Total	237	356
Shrubs				
Common Snowberry	Symphoricarpos albus	1 gal		
Devil's Club	Oplopanax horridus	1 gal		
Falsebox	Paxistima myrsinites	1 gal		
Mountain Alder	Alnus incana	1 gal		
Prickly Rose	Rosa acicularis	1 gal		
Soopolallie	Shepherdia canadensis	1 gal		
Tall Oregon-grape	Berberis aquifolium	1 gal		
Water Birch	Betula occidentalis	1 gal		
Western Yew	Taxus brevifolia	1 gal		
		Total	2,286	3,429

¹**1.5 x Density:** Overplanting may be required if high death rates are expected among the plantings, i.e., if irrigation is not proposed or if high numbers of invasive species are present.

Note: Any changes to the specified plant list or number of species must be reviewed with the QEP. Planted species must be native to the Central Kootenays.

5.3. Invasive Species Management

The proposed development has significant potential to facilitate the spread of invasive species during construction and throughout operation and as such, it is strongly recommended that a robust, long-term invasive species management plan be prepared and implemented. The plan should include a yearly invasive species management schedule (i.e., when and where mechanical and chemical controls will be implemented, when and where offset planting for the removal of invasives will be conducted etc.). General invasives species management best practices during construction are provided in Section 4.3.7.

6.0 ENVIRONMENTAL MONITORING

The Village may require that a QEP is retained during the proposed works to document compliance with mitigation measures and recommendations and provide guidance for implementation of best practices. In the event that greater disturbance occurs due to unforeseen circumstances, the QEP will recommend further measures to protect/restore the natural integrity of the study area. The QEP must be notified a minimum of 48 hours prior to initiation of works in order to schedule site visits. An environmental monitoring schedule and standard requirements are as follows:

- A pre-construction meeting must be held between the QEP and the contractor(s) undertaking the work onsite to ensure a common understanding of the mitigation measures and best practices required for the project. The proposed location of erosion and sediment control measures will be reviewed.
- The QEP will be authorized to halt construction activities should an incident arise that is causing undue harm (unforeseen or from lack of due care) to terrestrial, aquatic or riparian resource values.
- Environmental monitoring is typically conducted on a minimum monthly basis for the duration of the works. However, this will be dependent on the nature of the works occurring, construction schedule, and the Village and other permit requirements.
- A copy of the development permit and this EIA report must be kept readily available at the site for reference while the work is being conducted.
- Summary monitoring reports will be completed on a regular basis and submitted to the owner, contractors and the Village. A final report will be submitted upon substantial completion of works. Follow-up monitoring visits one- and two-years post construction may be required to document survival of hydroseeding and plantings within restoration areas (if required).

7.0 CONCLUSIONS

The purpose of this report was to address the conditions of the DPA guidelines, as described by the Kaslo Official Community Plan (OCP, Bylaw No. 1280). This report provided an assessment of existing aquatic and terrestrial resource values, provides an impact assessment for the proposed works, and recommendations, best management practices, and mitigation measures for how to maintain the natural integrity of existing ecological communities.

The proposed works within the study area include the development of an RV Park, concrete lock block wall and associated site servicing at the interface of Kaslo River and Kootenay Lake. In addition, the Village is proposing a 1.5 m width gravel public trail within the Kaslo River riparian setback area, which is proposed to be designated as a Village right-of-way.

The impacts have been broken out between client proposed impacts and the Village proposed impacts. The Village imposed impacts includes any development outside of the study area (i.e., road upgrades) and the gravel public trail. The development as currently proposed will result in a relative loss of 0.2% of ESA-1, 6.2% of ESA-2, 30.3% of ESA-3 and 2.2% of ESA-4. The Village imposed impacts, associated with the proposed access road and public trail in all areas outside of the study area account for a relative loss of 2.1% ESA-1, 0.1% of ESA-2, 1.1% of ESA-3 and 17.5% of ESA-4 (Table 7). Both the client proposed impacts

and the Village proposed impacts, maximize development within Moderate and Low valued ecosystems.

Ecoscape anticipates that if all recommendations and mitigation measures within this report are adhered to, the potential environmental effects of the works on the local flora and fauna will be minimized and are unlikely to result in a harmful alteration, disruption or destruction of the natural features, functions and conditions that support fish life processes.

8.0 LIMITATIONS

Although our study area may extend beyond the subject property to nearby streams and sensitive ecosystems that may be directly impacted by the proposed works, our assessment does not consider all the possible cumulative effects of the proposed development on the larger terrestrial or aquatic area or the cumulative impacts originating from developments across the region and similar proposals occurring within nearby habitats or within a specific municipality at a landscape level. As with any land development, there will be an incremental loss of natural lands, and this incremental loss has not been fully considered in a Cumulative Impacts Analysis as part of this report. A Cumulative Impacts Analysis goes beyond what is typical of an EIA for sites of this size, as they are typically completed for larger, more regional-type assessments.

Detailed wildlife surveys and comprehensive vegetation surveys were not conducted as part of this assessment, as they are not within the scope of a typical EIA. Consequently, the presence or absence of rare or endangered plant species, species at risk, and critical habitat cannot be confirmed. Additional surveys conducted over multiple seasons may be required, depending on the nature of the study area and proposed development.

This report has been prepared by Ecoscape and is intended for the sole and exclusive use of Quality Property Developments Inc., for the purposes set out in this report. Ecoscape has prepared this report with the understanding that all available information on the past, present, and proposed conditions of the study area have been disclosed. Ecoscape has relied upon personal communications with Quality Property Developments Inc. and other information sources to corroborate the documents and other records available for the study area. Quality Property Developments Inc. has also acknowledged that in order for Ecoscape to properly provide the professional service, Ecoscape is relying upon full disclosure and accuracy of this information.

Any use of this report by a third party, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Ecoscape accepts no responsibility for damages, if any, suffered by any third party as a result of actions or decisions made based on this report.

9.0 CLOSURE

We trust that this report satisfies the present requirements. Should you have any questions or comments, please contact the undersigned at your convenience.

Respectfully Submitted
Ecoscape Environmental Consultants Ltd.,

Written By:



Leanne McDonald, B.Sc., R.P.Bio., P.Ag.
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Reviewed By:



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Village of Kaslo. Floodplain Management Plan. Bylaw No. 1193.

APPENDIX A: General Terms and Conditions





Naturally, A Higher Standard

ECOSCAPE ENVIRONMENTAL CONSULTANTS LTD.

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General Conditions

This report applies and is subject to these “General Conditions”.

Use of Report

This report concerns a specific site and a specific scope of work, and is therefore not applicable to any other sites or any other developments not referred to in the report. Any deviation from the specific site or scope or work would require a supplementary investigation and assessment.

Conclusions and recommendations contained in this report are solely intended for the use of Ecoscape’s client. Ecoscape bears no responsibility for the accuracy of information, the analysis of data or recommendations contained or referenced in this report when the report is utilized by or relied upon by any party other than Ecoscape’s client, unless otherwise authorized in writing by Ecoscape. Any unauthorized application of this report is at the discretion and sole risk of its user.

This report is subject to copyright, and therefore shall not be reproduced in part or in whole without prior written consent by Ecoscape. Additional copies of this report may be available upon request, if required, and will be supplied after receipt of payment for expenses associated with report production.

Limitations of Report

This report was derived solely from the conditions that were present on site during Ecoscape’s investigation. The client, and any other parties making use of this report with the express written consent of the Ecoscape and the client, are aware that conditions affecting the environmental condition of the site can vary both temporally and spatially, and that the conclusions and recommendations included in this report are temporally sensitive.

The client, and any other parties making use of this report with the express written consent of the Ecoscape and the client, are also aware that conclusions and recommendations included within this report emanate from limited observations and information, and that both on-site and off-site conditions may vary, which in turn could affect the conclusions and recommendations that were made.

The client is aware that Ecoscape is not qualified to, nor is it making any recommendations in terms of purchase, sale, investment or development of the subject property, as such decisions are the sole responsibility of the client.

Information Provided to Ecoscape by Others

During the extent of the preparation and work carried out in this report, Ecoscape may have relied upon information provided by parties other than the client. While Ecoscape strives to validate the accuracy of such information when instructed to do so by the client, Ecoscape accepts no responsibility for the validity of such information which may affect the report.

Limitation of Liability

The client acknowledges that property containing hazardous wastes and contaminants poses a high risk of claims brought by third parties stemming from the presence of those materials. Accounting for these risks, and in consideration of Ecoscape providing the requested services, the client agrees that Ecoscape’s liability to the client, with respect to any issues relating to hazardous wastes or contaminants located on the subject property shall be limited to the following:

With respect to any claims brought against Ecoscape by the client arising out of the provision or failure to provide services hereunder shall be limited to the amount of fees paid by the client to Ecoscape under this Agreement, whether the action is based on breach of contract or tort;

With respect to claims brought by third parties arising out of the presence of contaminants or hazardous wastes on the subject property, the client agrees to indemnify, defend and hold harmless Ecoscape from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Ecoscape, whether the claim be brought against Ecoscape for breach of contract or tort.

Disclosure of Information by Client

The client agrees to fully cooperate with Ecoscape with respect to the provision of all available information on the past, current, or proposed conditions on the site, including historical information respecting the use of the site. The client acknowledges that in order for Ecoscape to properly provide the service, Ecoscape is relying on full disclosure and accuracy of any such information. Ecoscape does not accept any responsibility for conclusions drawn from erroneous, invalid, or inaccurate data provided to us by another party and used in the preparation of this report.

Standard of Care





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Services performed by Ecoscape for this report have been completed in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgement has been applied in developing the conclusions and/or recommendations made in this report. No warranty or guarantee, express or implied, is made concerning the results, comments, recommendations, or any other portion of this report.

Notification of Authorities

The client acknowledges that in certain instances the discovery of hazardous materials, contaminants or conditions and materials may require that regulatory agencies and other parties be informed and the client agrees that notification to such parties or persons as required may be done by Ecoscape in its reasonably exercised discretion. Further, Ecoscape reserves the right to notify Provincial agencies when rare or endangered flora or fauna are observed, whether the species classifications are identified as such at the local, Provincial, or Federal levels of government.

Ownership of Instruments of Professional Service

The client acknowledges that all reports, plans, and data generated by Ecoscape during the performance of the work and other documents prepared by Ecoscape are considered its professional work product and shall remain the copyright property of Ecoscape.

Alternate Report Format

Where Ecoscape submits both an electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed Ecoscape's instruments of professional service), the client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by Ecoscape shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancies, the hard copy versions shall govern over the electronic versions. Furthermore, the client agrees and waives all future right to dispute that the original hard copy signed version archived by Ecoscape shall be deemed to be the overall original for the Project.

The client agrees that both electronic file and hard copy versions of Ecoscape's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party other than Ecoscape. The client warrants that Ecoscape's instruments of professional service will be used only and exactly as submitted by Ecoscape.

The client recognizes and agrees that electronic files submitted by Ecoscape have been prepared and submitted using specific software and hardware systems. Ecoscape makes no representation about the compatibility of these files with the client's current or future software and hardware systems.



APPENDIX B: Kaslo RV Park – Flood Hazard Assessment Prepared by Watershed Engineering Ltd.



TECHNICAL MEMORANDUM

Date:	May 05, 2023	File No.	2022.002.001
To:	Dale H. Unruh, CEO	From:	Watershed Engineering Ltd.
Client:	Quality Property Developments Ltd.		
Project Name:	Kaslo RV Park – Proposed Development		
Reference:	Flood Hazard Assessment		

1. BACKGROUND

Quality Property Developments is proposing to develop an RV Park on the former mill site in the Village of Kaslo, located on the south bank of the Kaslo River and Kootenay Lake. The site consists of several legal parcels and an inactive road right-of-way, as shown on Figure 1.0. Watershed Engineering Ltd. was retained to complete a flood hazard assessment for the purpose of providing recommendations for the safe development of the property with regard to flood hazard. A proposed RV site layout plan prepared by CTQ Consultants is shown in Figure 2.0. The scope of the study included:

- Site visit to inspect existing site conditions, flood hazard areas, review areas of potential erosion, riverbed changes and investigate bed stability.
- Review relevant studies applicable to the project including the *2020 Regional District of Central Kootenay Kaslo River Floodplain and Steep Creek Study*.
- Prepare a report summarizing the findings of the investigation and provide a flood assurance statement to specify whether the property is safe for the intended use.

1.1 Applicable Standards and Guidelines

The proposed subdivision is located within the Village of Kaslo and development is regulated by the Village planning and zoning bylaws. The Village of Kaslo Floodplain Bylaw Management No. 1193 provides guidance on floodplain setback and flood construction levels (FCLs) for development within the Village. Schedule A of the floodplain bylaw shows the hazard areas within the Village and identifies the proposed development site as Fan Rating Class ‘E’. See Figure 3.0.

The *EGBC Guidelines for Legislated Flood Assessments in a Changing Climate in BC 2018 version 2.1* were used to develop the methodology and recommendations in this report.

2. SITE DESCRIPTION AND ASSESSMENT

The Kaslo River is a fourth order watershed located in the Lower Kootenay Basin Hydrologic Zone on the eastern slopes of the Selkirk Mountains. The Water Survey of Canada operates a hydrometric station on Kaslo River below Kemp Creek (Station 08NH005) which has peak flow data from 1914-1920 and 1964-

2020 with 45 years of available peak instantaneous flow. The highest recorded peak instantaneous flow was 252 m³/s which was recorded on June 24, 1988.

The site is located at the mouth of Kaslo River on Kootenay Lake, which is situated on an alluvial fan (see Figure 4.0). The Kaslo river at the upstream property boundary is confined to a single incised channel approximately 25 m wide with diking on the left bank. Where Kaslo River discharges into Kootenay Lake the channel widens, and an alluvial fan has formed from channel shifting and sediment deposition. The site was previously developed and is mainly cleared with vegetation along the Kaslo River riparian area and at the toe of the terrace slope below 3rd Street. The proposed development area of the property slopes at approximately 4% to the southwest. The lower portion of the development area is located within the Kootenay Lake Floodplain (see Figure 5.0). Kaslo River, at the project site, has a watershed area of 449 km², a maximum and minimum elevation of 2790 m and 532 m respectively and an average channel gradient of 1.9% through the Village of Kaslo (BGC Engineering Inc., 2020).

2.1 Site Inspection

A site inspection was completed by Caleb W. Pomeroy, P.Eng. on March 4, 2022 to review existing site conditions, flood hazard areas, review areas of potential erosion, riverbed changes, review geomorphology that could impact flood levels, and investigate bed stability. Below are the key findings of the site visit:

- The Kaslo River at the site is confined by a dike on the left (north) bank and a high right bank which ranges in height from 2 m to 6 m above the natural boundary of the river (Photo 1).
- An area of erosion was noted on the right bank near the upstream boundary of the development site at the access off 3rd Street. The bank is over-steepened and undercut from what appears to be toe erosion caused by shear stress from the Kaslo River. The bank height at this location is approximately 6 m (Photo 2).
- The right bank is vegetated with mature cedar and fir along most of the right bank riparian corridor. The right bank has no riprap erosion protection and has varying bank slopes ranging from near vertical to 2H:1V (Photo 3).
- The right bank has an area of erosion damage measuring approximately 50 m in length where the vegetation and natural bank protection have eroded leaving a near vertical cut bank with exposed fine-grained soils. The bank height at this location is approximately 2.0 m (Photo 4).
- Kaslo River flows in cobble channel along the site boundary with an estimated D₅₀ substrate size of 150 mm. Some evidence of bed scour was noted near the upper reach right bank; however, the channel appeared generally stable (Photo 5).
- A discontinuous berm offset from the right top of bank with a crest width of 1.5 m is present and appears to be a remnant of a previous flood protection berm (Photo 6).
- The majority of the site is cleared with minimal vegetation (Photo 7).
- At the mouth of Kaslo River a small gravel delta has formed from sediment deposition (Photo 8).
- The Highway 31 Kaslo River bridge was upgraded in 2021 and is located directly upstream of the site access on 3rd street. A pedestrian bridge is located 200 m upstream of Highway 31.
- During the site inspection the site was covered with 300 mm-450 mm of snow along the riparian area of Kaslo River.

3. BACKGROUND REVIEW

A review of relevant documents was completed to compile results of previous studies and details that may impact the suitability of the property for its intended use. A list of relevant documents is provided below:

- BGC Engineering Inc. – RDCK Floodplain and Steep Creek Study, Kaslo River, March 2020
- BGC Engineering Inc. – Kaslo River Bridge Replacement (Structure No. 00907) Hydrotechnical Assessment, December 2020
- Austin Engineering – Kaslo Riverbank and Dike Remediation, June 2020
- Village of Kaslo Floodplain Bylaw Management No. 1193

3.1 Background Report Review Summary

Key background information, findings and recommendations include:

- Where the river flows through the Village of Kaslo, the average bankfull width is approximately 20 to 30 m. The river is confined in the valley bottom by dikes and displays a low sinuosity, single channel morphology. The average channel gradient is approximately 2% (0.02 m/m) (BGC Engineering Inc., 2020)
- Approximately 450 m of dike has been constructed on the left (north) bank of Kaslo River, which is managed by the Village of Kaslo and regulated under the Dike Maintenance Act. The dike was designed with 2H:1V slopes on the river side and a 1 m thick layer of riprap (BGC Engineering Inc., 2020)
- BGC completed a geomorphic analysis including aerial photo imagery review from 1957 to 2017 which were georeferenced for special analysis using GIS software to estimate the net change in riverbank positions between each set of imagery. Figure 8.0 shows the historical channel changes and areas of bank erosion and deposition from 1957-2017 (BGC Engineering Inc., 2020)
- BGC notes that 25% of the riparian forest has been disturbed with a majority of the disturbance from mountain pine beetle and forest fire activity. The watershed has a low equivalent clearcut area of 5.3%. (BGC Engineering Inc., 2020)
- The climate-change adjusted peak discharges for Kaslo River range from 110 m³/s (2-year flood) to 320 m³/s (500-year flood). The climate change impact assessment results were difficult to synthesize to select climate-adjusted peak discharges on a site-specific basis. Consequently, a 20% increase in peak discharge was adopted (BGC Engineering Inc., 2020).
- A 2D numerical model developed using HEC-RAS was employed to simulate the chosen hazard scenarios on Kaslo River. An FCL map that combines the estimated water surface elevation for 200-year return period event plus a 0.6 m freeboard was prepared to guide future development (BGC Engineering Inc., 2020).
- Numerical modelling indicates that the surveyed dike crest elevation is typically greater than 1 m higher than the calculated 200-year return period flood elevation (BGC Engineering Inc., 2020).
- Allowances should be permitted for stakeholders to apply for a site-specific reduction in the FCLs contingent on a report by a suitably qualified Professional Engineer, preferably using a risk-based approach (BGC Engineering Inc., 2020).

- Analysis suggests that Kaslo River is prone to clearwater floods, and that the river is unlikely to be prone to debris floods. A Melton Ratio for the Hwy 31 Bridge site was calculated to be 0.11 indicating clearwater floods dominate at the site. BGC concluded that while the river is not very active from a hydrogeomorphic perspective, damaging floods accompanied by sediment transport can still occur. Kaslo River has overtopped its banks several times since the founding of the Village in the late 1800s, the most significant being 1894 and 1948. These events also consisted of lake flooding from Kootenay Lake. High water levels in Kaslo River and a debris flood on Kemp Creek occurred in 2012. The 2012 flows in the Village of Kaslo were approximately equivalent to a 50-year flood. (BGC Engineering Inc., 2020) .
- Based on field observations, no riprap presently exists on the right bank and no significant signs of erosion were observed during the site visit, except for a small section of the bank located approximately 10 m upstream from the existing bridge. Erosion may occur in the future with increased peak flows anticipated as a result of climate change (BGC Engineering Inc., 2020).
- Recommended riprap sizing for the protection of the riverbank in the location of the upgraded Hwy 31 bridge was class 100 kg with a nominal thickness of 700 mm.
- In 2016 Austin Engineering Ltd. prepared a report to repair areas of erosion on Kaslo River, including one area on the right bank (Site 5, see Figure 2.0). A detailed work plan and design were provided, and grant funding was received through the Provincial Flood Mitigation Program to complete the work (Austin Engineering Ltd., 2020). To date the work has not been completed.
- The Village of Kaslo defines the flood construction level as 536.5m for locations within the Kootenay Lake floodplain and for Kaslo River as determined to the satisfaction of the Ministry of Environment (Village of Kaslo).
- Where a site-specific flood construction level has not been determined, the flood construction level is 3.0 metres above the natural boundary of the Kaslo River (Village of Kaslo).
- Schedule A of the floodplain management bylaw identifies the site a Fan Rating Class E which is defined as “Flooding and erosion from high velocity flows, avulsions, debris flows or bank stability problems possible. Typical of areas on alluvial/debris flow fans or larger streams, moderate sized streams with steeper slopes or erodible banks in the floodway of large rivers (Village of Kaslo).

3.2 Site Hydrology

The RDCK Floodplain and Steep Creek Study on Kaslo River included a comprehensive hydrological study completed by BGC Engineering Inc. in 2020. The methodology undertaken was a regional index flood method. The index-flood method involves the development of a dimensionless regional growth curve assumed to be constant within a homogenous region (BGC Engineering Inc., 2020). See Appendix C.

Climate change analysis in the Kaslo River Floodplain and Steep Creek Study resulted in a 20% upward adjustment for climate change as per the *EGBC Guidelines for Legislated Flood Assessments in a Changing Climate in BC 2018 Version 2*.

The RDCK Floodplain and Steep Creek Study on Kaslo River calculated the 200-year climate-adjusted peak flow on Kaslo River at the project site as 270m³/s, which was selected as the design flow for the *Kaslo RV Flood Hazard Assessment Study*. Corresponding flood depths and flood construction levels are provided in Figure 5.0 and Figure 6.0.

3.3 Transfer of Risk

The term “transfer of risk” refers to the scenario in which changes are made at one location on a watercourse and/or floodplain resulting in a measurable increase in flood or erosion risk elsewhere during the design flood. The transfer of risk of flooding/erosion in this case is associated with the placement of the proposed structural flood mitigation berm set back from the right bank along the development site (see Figure 7.0). The difference in water surface elevation profiles and average channel velocities between the existing condition and proposed condition with the flood berm would need to be developed to assess and quantify the transfer of risk.

3.4 Discussion

Based on the review of available background information, the following considerations are provided in determining the necessary recommendations for the safe development of the site related to flood hazard:

- The development site is located on an alluvial fan that is subject to flooding from Kootenay Lake and the Kaslo River. Given the temporary nature of the proposed occupancy below the Kootenay Lake flood construction level of 536.5m and the nature of lake level rise over the freshet, it was determined that risk to public safety resulting from RV camping sites being located within the Kootenay Lake floodplain can be managed with an operation procedure and evacuation plan developed by a qualified professional to mitigate this risk.
- The site is located within the 200-year Kaslo River floodplain. To develop the site for the intended use mitigation of overland flooding is required to maintain public safety during a flood event. Structural flood mitigation works or raising the site elevation are required in order to develop the site.
- With the potential erosion hazard on the right bank and the single access in and out of the site, provisions for potential erosion of the right bank need to be considered to ensure the access is not compromised in the future.
- The existing eroded area (Photo 4) on the right bank will continue to erode and will impact downstream bank stability if not addressed.
- The recent comprehensive report completed on the Kaslo River by BGC Engineering Inc. for the RDCK included hydrologic and hydraulic modelling, which has established flood construction levels on the proposed site. These are suitable for use in developing recommendations for the mitigation of flood hazard on the development site.

4. CONCLUSIONS AND RECOMMENDATIONS

The technical review completed in this study has determined that although flood risk is present, the property can be safely developed for its intended use provided the following recommendations are implemented.

1. The RDCK Kaslo River Floodplain and Steep Creek Study provides maximum instantaneous 200-year flood levels plus 0.6 m freeboard that can be used for flood mitigation design. Refer to Figure 6.0 for isolines representing the FCLs.

2. All permanent infrastructure on the site must be located above the 200-year Kootenay Lake Floodplain elevation of 536.5 m.
3. Flood mitigation can consist of either: raising the site elevation to the flood construction levels identified on Figure 6.0 or constructing a flood mitigation berm to prevent overland flooding from the Kaslo River during a 200-year event. The flood mitigation berm crest or fill elevation should be constructed to the FCL isoline elevations provided in BGC Engineering Inc. (2020) as shown in Figure 6.0. The flood protection measures (Figure 7.1-7.3) can either be constructed with a concrete lock block wall on the development side of the Kaslo River 30m riparian setback to support fill (Figure 7.1-7.3) necessary to raise the site or with an earthfill berm. A concrete wall would be required to be designed to withstand scour and debris loading in addition to geotechnical requirements. Berm construction, if selected should include a minimum crest width of 4.0 m and side slopes of 2H:1V, To protect the berm the riverside face should be protected with riprap for erosion protection placed on a gravel filter layer. At the time of detailed design appropriately sized riprap can be selected based on the peak flow velocities. Geotechnical design of the berm or grade control wall should be in conformance with the BC Dike Design and Construction Guide (BC Ministry of Water, Land and Air Protection, 2003).
4. Develop a plan to maintain access should future erosion occur along the upstream access road along Kaslo River. If required in the future the access road can be moved over to accommodate river erosion. A minimum 2H:1V projection from the toe of the right riverbank to the edge of shoulder is recommended as a design approach. See Figure 7.0.
5. Develop an RV Park operations plan to mitigate the impact of flooding from Kootenay Lake to establish trigger points for evacuation alert and evacuation order conditions for the property.
6. Prior to detailed design the proposed flood mitigation measures should be modelled in the existing HEC-RAS 2D model to assess the impact of water levels and velocities on the Village of Kaslo dike to quantify the transfer of risk.
7. The river channel survey and LiDAR data used in the BGC Kaslo River floodplain analysis were collected using the CGVD2013 vertical datum and the horizontal control is NAD83(CSRS) UTM Zone 11N. For establishing the benchmarks and elevation control for FCLs the referenced controls must be used.

We trust this memo meets your requirements. Should you have any questions, please contact the undersigned.

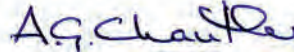
Sincerely,

Watershed Engineering Ltd.

Prepared By:

Reviewed By:

Caleb W. Pomeroy, P.Eng, PMP
Principal Engineer
Direct Line: 250.803.1150
caleb.pomeroy@watershedengineering.ca



Dr. Adrian Chantler, P.Eng.
Consulting Hydrotechnical Engineer

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5. REFERENCES

Austin Engineering Ltd. (2020). *Kaslo River Bank and Dike Remediation - Environmental Management Plan*.

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BGC Engineering Inc. (2020). *RDCK Floodplain and Steep Creek Study - Kaslo River*.

EGBC. (2018). *Legislated Flood Assessments in a Changing Climate in BC*.

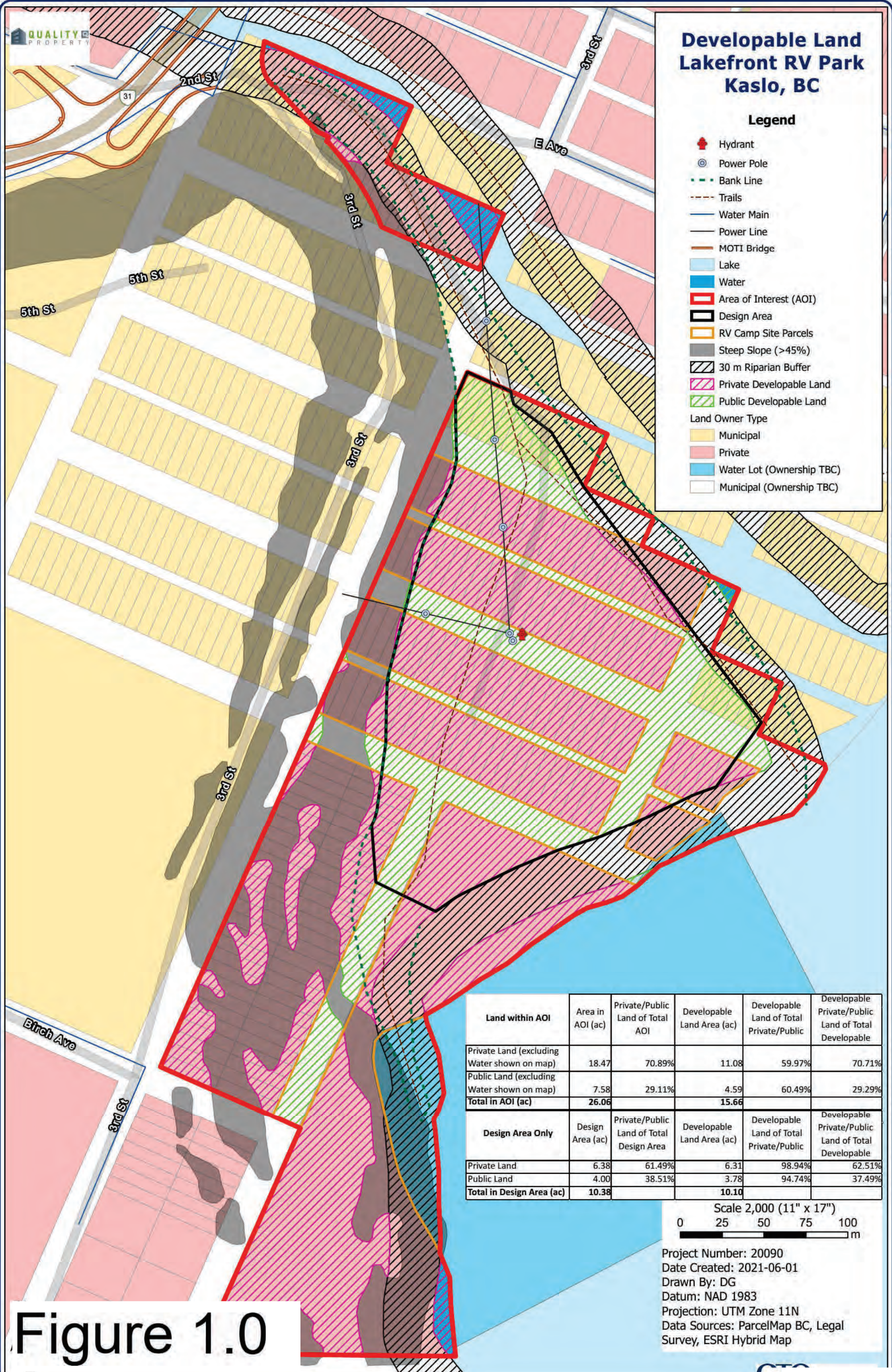
Village of Kaslo. (2018). *Official Community Plan Bylaw 1098*.

Village of Kaslo. (n.d.). *Village of Kaslo Floodplain Management Bylaw No. 1193*.

Developable Land Lakefront RV Park Kaslo, BC

Legend

- Hydrant
- Power Pole
- Bank Line
- Trails
- Water Main
- Power Line
- MOTI Bridge
- Lake
- Water
- Area of Interest (AOI)
- Design Area
- RV Camp Site Parcels
- Steep Slope (>45%)
- 30 m Riparian Buffer
- Private Developable Land
- Public Developable Land
- Land Owner Type**
- Municipal
- Private
- Water Lot (Ownership TBC)
- Municipal (Ownership TBC)



Land within AOI	Area in AOI (ac)	Private/Public Land of Total AOI	Developable Land Area (ac)	Developable Land of Total Private/Public	Developable Private/Public Land of Total Developable
Private Land (excluding Water shown on map)	18.47	70.89%	11.08	59.97%	70.71%
Public Land (excluding Water shown on map)	7.58	29.11%	4.59	60.49%	29.29%
Total in AOI (ac)	26.06		15.66		
Design Area Only	Design Area (ac)	Private/Public Land of Total Design Area	Developable Land Area (ac)	Developable Land of Total Private/Public	Developable Private/Public Land of Total Developable
Private Land	6.38	61.49%	6.31	98.94%	62.51%
Public Land	4.00	38.51%	3.78	94.74%	37.49%
Total in Design Area (ac)	10.38		10.10		

Scale 2,000 (11" x 17")
 0 25 50 75 100 m

Project Number: 20090
 Date Created: 2021-06-01
 Drawn By: DG
 Datum: NAD 1983
 Projection: UTM Zone 11N
 Data Sources: ParcelMap BC, Legal Survey, ESRI Hybrid Map

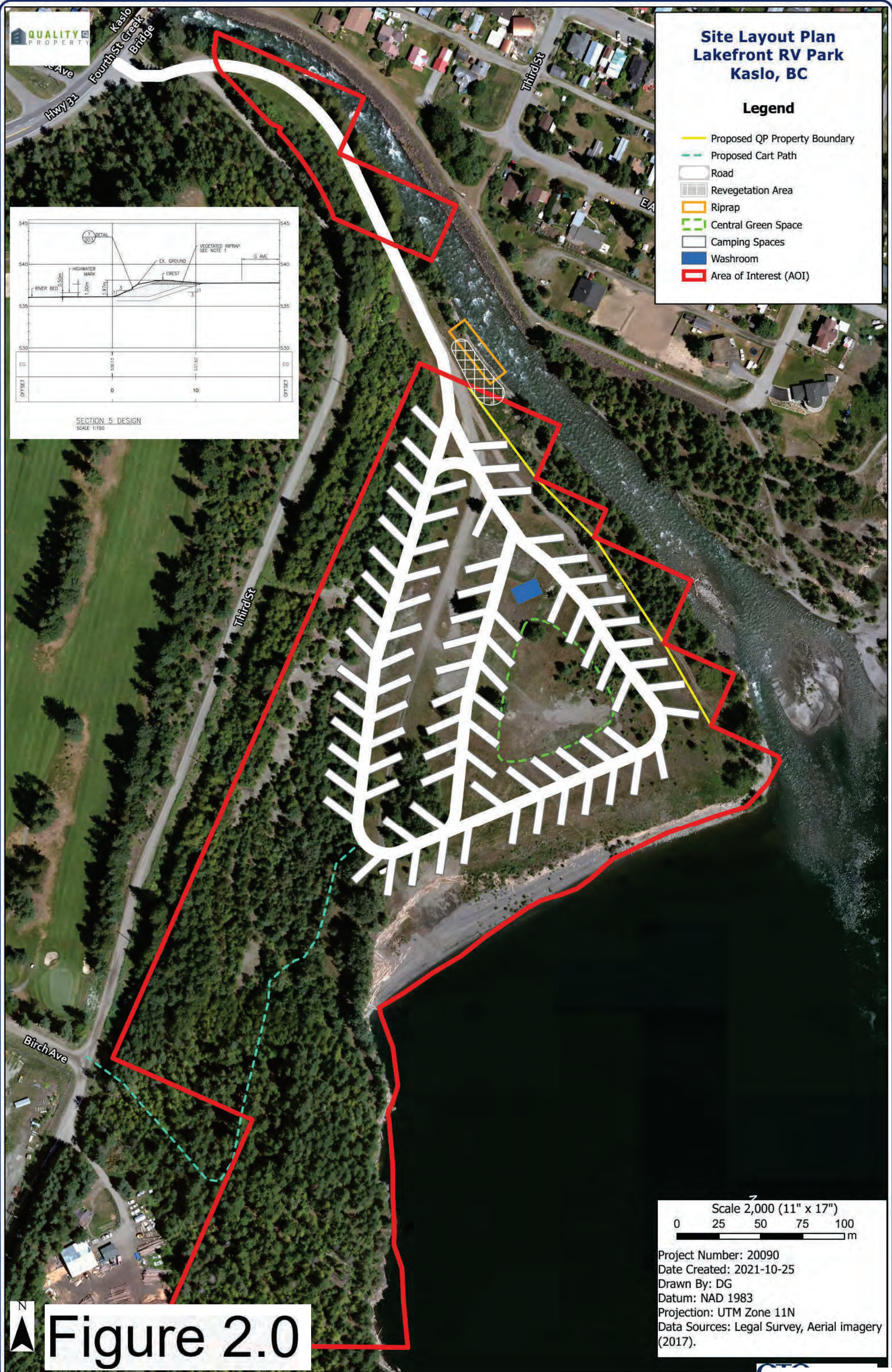
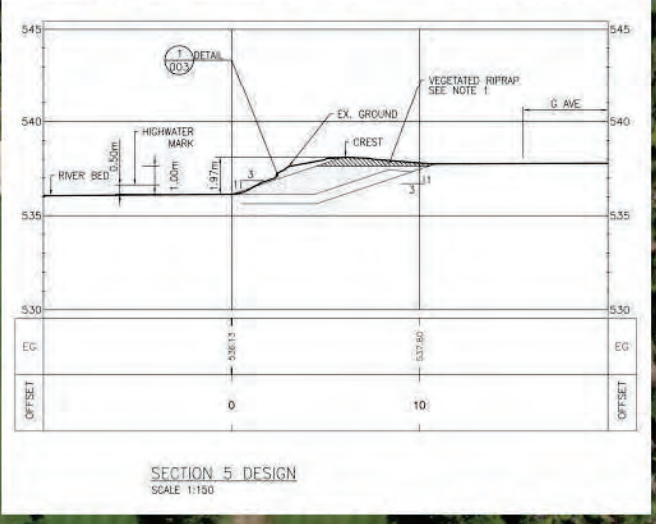
Figure 1.0



Site Layout Plan Lakefront RV Park Kaslo, BC

Legend

- Proposed QP Property Boundary
- Proposed Cart Path
- Road
- Revegetation Area
- Riprap
- Central Green Space
- Camping Spaces
- Washroom
- Area of Interest (AOI)



Scale 2,000 (11" x 17")
 0 25 50 75 100 m

Project Number: 20090
 Date Created: 2021-10-25
 Drawn By: DG
 Datum: NAD 1983
 Projection: UTM Zone 11N
 Data Sources: Legal Survey, Aerial imagery (2017).

Figure 2.0

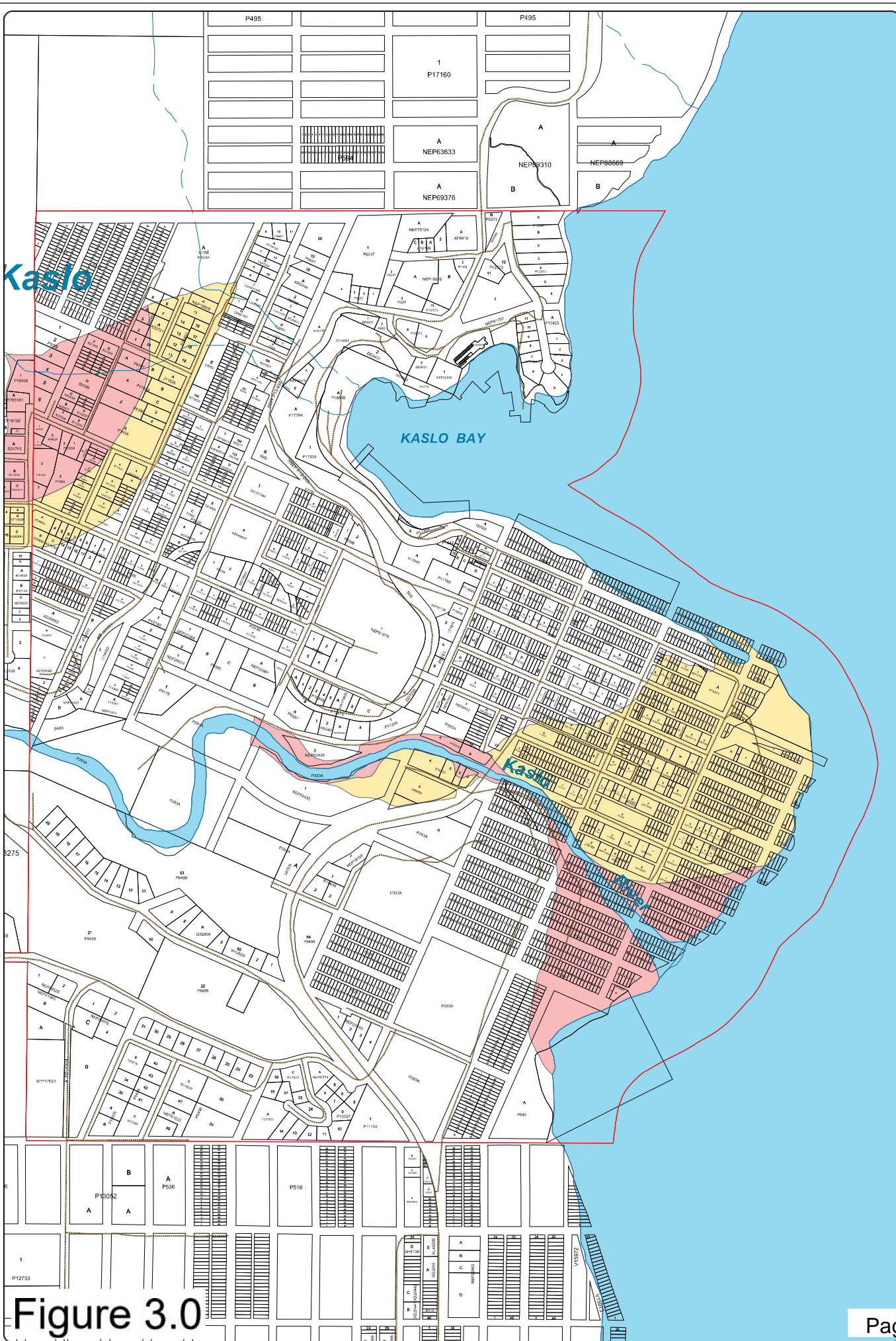


Fan Rating

Class 1
Shallow flooding by low velocity flow possible; typical of the alluvial/loess flow fans or small streams with moderate slopes or the run-out areas of larger alluvial/loess flow fans.

Class E
Flooding and Erosion from high velocity flows; avalanches, debris flows or bank stability problems possible. Typical of areas on alluvial/loess flow fans of larger streams, moderate steep streams with steeper slopes or erodible banks in the floodway of large rivers.

Note: The information described on this schedule was compiled by the Ministry of the Environment and provided to the Regional District of Central Kootenay for development of the RDCK Floodplain Bylaw No. 1650, 2004. The ratings applied within this schedule are Non-Structural Flooding and Erosion Ratings as applied within RDCK Floodplain Bylaw No. 1650.



Map Projection: UTM Zone 11
Map Datum: NAD83

DATA SOURCES

The following sources of data are updated on a regular basis:
Cadastral Lot - Surveyed Boundaries of Lots; Sources: Crown Land Registry Services and RDCK
District Lot - Source: Crown Land Registry Services, Integrated Cadastral Initiative (ICI) and RDCK
TRM Data - Priority, Unimproved Roads, and Customs; Source: Ministry of Water, Land and Air Protection
ALR - Agricultural Land Reserve; Source: BC Land Reserve Commission
Zoning - Rezoning and Use, Land Use and Zoning Bylaws, where bylaws are in place; Source: RDCK
Roads - Road centerline compiled 2003; Source: RDCK
Regional District of Central Kootenay; Box 500, 252 Lakeside Drive, Nelson, BC V1L 5M4
Phone: (250) 355-6665
Fax: (250) 355-6600; Internet: www.rdcck.bc.ca

Figure 3.0

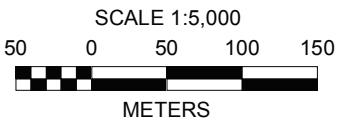


Figure 4.0

LEGEND	
—	FLOOD PROTECTION DIKE
—	MODERN ALLUVIAL FAN

THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.
ALL FRACTIONAL SCALE NOTATIONS INDICATED ARE
BASED ON ORIGINAL FORMAT DRAWINGS.

NOTES:
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
 2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH BGC'S REPORT TITLED "KASLO RIVER BRIDGE REPLACEMENT HYDROTECHNICAL ASSESSMENT", AND DATED DECEMBER 2020.
 3. ORTHOPHOTO PROVIDED BY REGIONAL DISTRICT OF CENTRAL KOOTENAY, FLOWN SEPT.1, 2017, AND WORLD Imagery_BASMAP.
 4. COORDINATE SYSTEM IS NAD 83 UTM ZONE 11N. VERTICAL DATUM IS CGVD2013.
 5. UNLESS BGC AGREES OTHERWISE IN WRITING, THIS DRAWING SHALL NOT BE MODIFIED OR USED FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH BGC GENERATED IT. BGC SHALL HAVE NO LIABILITY FOR ANY DAMAGES OR LOSS ARISING IN ANY WAY FROM ANY USE OR MODIFICATION OF THIS DOCUMENT NOT AUTHORIZED BY BGC. ANY USE OF OR RELIANCE UPON THIS DOCUMENT OR ITS CONTENT BY THIRD PARTIES SHALL BE AT SUCH THIRD PARTIES' SOLE RISK.

SCALE:	1:5,000
DATE:	DEC 2020
DRAWN:	LL
CHECKED:	AM
APPROVED:	ES

BIGC BGC ENGINEERING INC.
 AN APPLIED EARTH SCIENCES COMPANY

CLIENT:
 BC MINISTRY OF TRANSPORTATION
 AND INFRASTRUCTURE

PROJECT:	KASLO RIVER BRIDGE REPLACEMENT HYDROTECHNICAL ASSESSMENT	
TITLE:	OVERVIEW MAP OF KASLO RIVER CROSSING AND ALLUVIAL FAN - ORTHOPHOTO	
PROJECT No.:	0272034	DWG No: 03

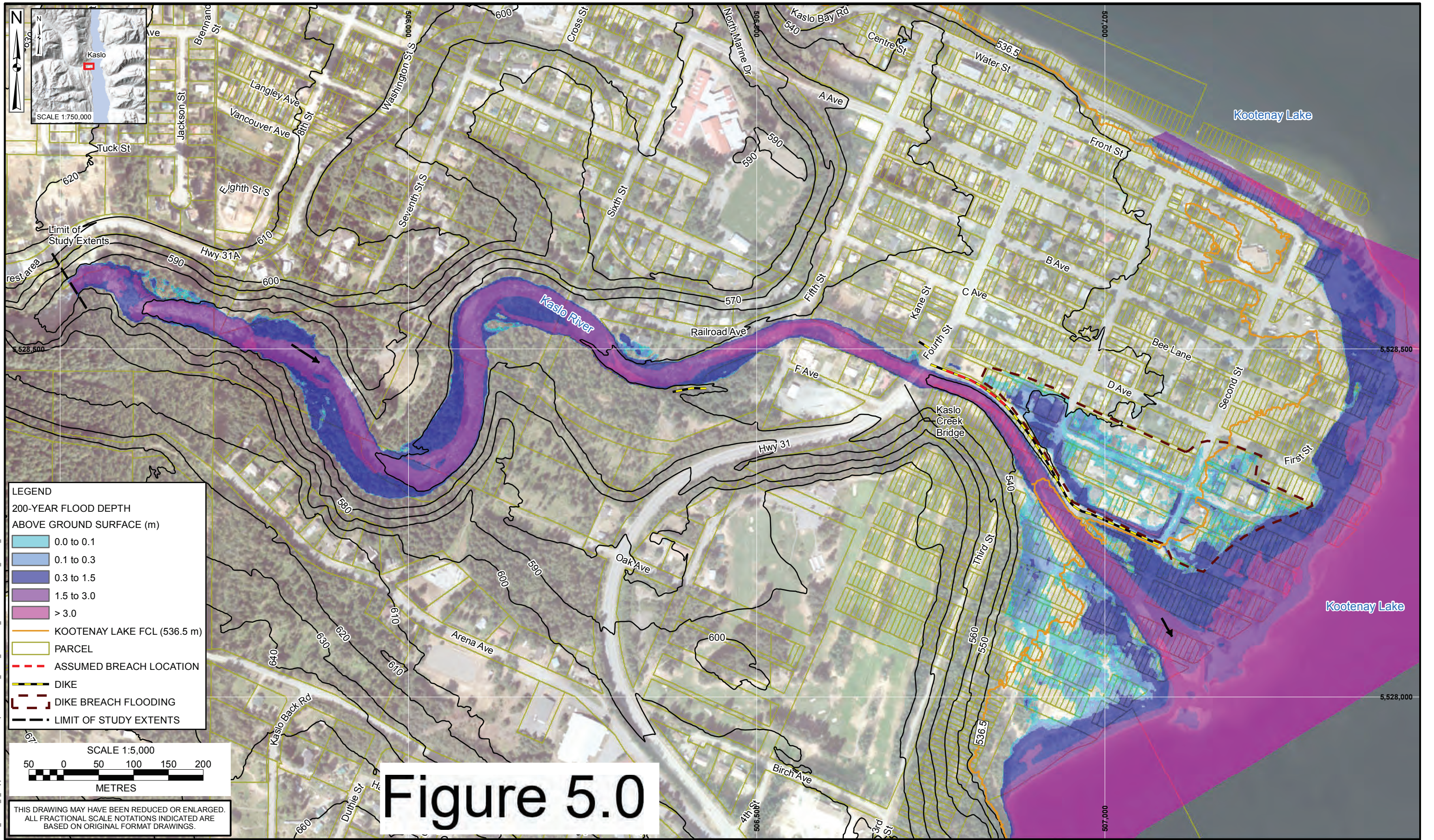
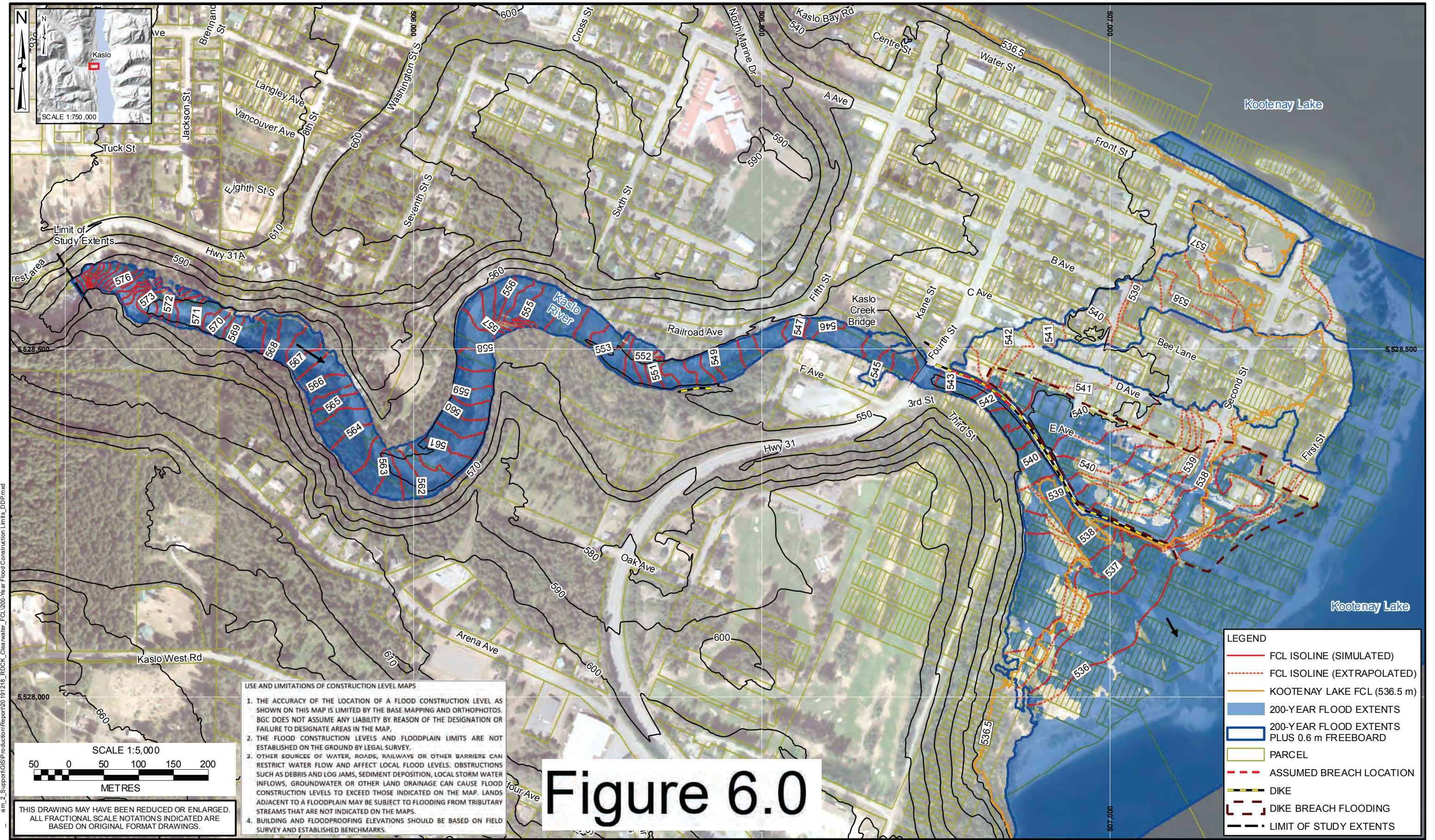


Figure 5.0

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH BGC'S REPORT TITLED "RDCK FLOODPLAIN AND STEEP CREEK STUDY KASLO RIVER", AND DATED MARCH 2020.
3. BASE TOPOGRAPHIC DATA BASED ON LIDAR PROVIDED BY RDCK DATED 2017 AND 2018. CONTOUR INTERVAL IS 10 m. ORTHOPHOTO PROVIDED BY RDCK AND DATED 2017 AND 2018. PARCEL DATA FROM PARCELMAP BC. DIKE DATA FROM DATA BC. FLOOD DEPTH BASED ON THE 200-YEAR FLOOD USING THE INSTANTANEOUS PEAK DISCHARGE ADJUSTED FOR CLIMATE CHANGE AND A KOOTENAY LAKE ELEVATION OF 535 m.
4. PROJECTION IS NAD 1983 UTM ZONE 11N. VERTICAL DATUM IS CGVD2013.
5. UNLESS BGC AGREES OTHERWISE IN WRITING, THIS DRAWING SHALL NOT BE MODIFIED OR USED FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH BGC GENERATED IT. BGC SHALL HAVE NO LIABILITY FOR ANY DAMAGES OR LOSS ARISING IN ANY WAY FROM ANY USE OR MODIFICATION OF THIS DOCUMENT NOT AUTHORIZED BY BGC. ANY USE OF OR RELIANCE UPON THIS DOCUMENT OR ITS CONTENT BY THIRD PARTIES SHALL BE AT SUCH THIRD PARTIES' SOLE RISK.

SCALE:	1:5,000	<p>BGC ENGINEERING INC. AN APPLIED EARTH SCIENCES COMPANY</p>	PROJECT:	RDCK FLOODPLAIN AND STEEP CREEK STUDY KASLO RIVER
DATE:	MAR 2020		TITLE:	200-YEAR FLOOD HAZARD (SHEET 1 OF 1)
DRAWN:	LL		PROJECT No.:	0268 007
CHECKED:	PG, TJP		DWG No.:	06
APPROVED:	RM			



USE AND LIMITATIONS OF CONSTRUCTION LEVEL MAPS

1. THE ACCURACY OF THE LOCATION OF A FLOOD CONSTRUCTION LEVEL AS SHOWN ON THIS MAP IS LIMITED BY THE BASE MAPPING AND ORTHOPHOTOS. BGC DOES NOT ASSUME ANY LIABILITY BY REASON OF THE DESIGNATION OR FAILURE TO DESIGNATE AREAS IN THE MAP.
2. THE FLOOD CONSTRUCTION LEVELS AND FLOODPLAIN LIMITS ARE NOT ESTABLISHED ON THE GROUND BY LEGAL SURVEY.
3. OTHER SOURCES OF WATER, ROADS, RAILWAYS OR OTHER BARRIERS CAN RESTRICT WATER FLOW AND AFFECT LOCAL FLOOD LEVELS. OBSTRUCTIONS SUCH AS DEBRIS AND LOG JAMS, SEDIMENT DEPOSITION, LOCAL STORM WATER INFLOWS, GROUNDWATER OR OTHER LAND DRAINAGE CAN CAUSE FLOOD CONSTRUCTION LEVELS TO EXCEED THOSE INDICATED ON THE MAP. LANDS ADJACENT TO A FLOODPLAIN MAY BE SUBJECT TO FLOODING FROM TRIBUTARY STREAMS THAT ARE NOT INDICATED ON THE MAPS.
4. BUILDING AND FLOODPROOFING ELEVATIONS SHOULD BE BASED ON FIELD SURVEY AND ESTABLISHED BENCHMARKS.

Figure 6.0

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH BGC'S REPORT TITLED "RDCK FLOODPLAIN AND STEEP CREEK STUDY KASLO RIVER", AND DATED MARCH 2020.
3. BASE TOPOGRAPHIC DATA BASED ON LIDAR PROVIDED BY RDCK DATED 2017 AND 2018. CONTOUR INTERVAL IS 10 m. ORTHOPHOTO PROVIDED BY RDCK AND DATED 2017 AND 2018. PARCEL DATA FROM PARCEL MAP BC. DIKE DATA FROM DATA BC. FLOOD CONSTRUCTION LEVEL BASED ON THE WATER SURFACE ELEVATION FROM THE 200-YEAR FLOOD USING THE INSTANTANEOUS PEAK DISCHARGE ADJUSTED FOR CLIMATE CHANGE PLUS 0.6 m FREEBOARD AND A KOOTENAY LAKE ELEVATION OF 535 m.
4. PROJECTION IS NAD 1983 UTM ZONE 11N. VERTICAL DATUM IS CGVD2013.
5. UNLESS BGC AGREES OTHERWISE IN WRITING, THIS DRAWING SHALL NOT BE MODIFIED OR USED FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH BGC GENERATED IT. BGC SHALL HAVE NO LIABILITY FOR ANY DAMAGES OR LOSS ARISING IN ANY WAY FROM ANY USE OR MODIFICATION OF THIS DOCUMENT NOT AUTHORIZED BY BGC. ANY USE OF OR RELIANCE UPON THIS DOCUMENT OR ITS CONTENT BY THIRD PARTIES SHALL BE AT SUCH THIRD PARTIES' SOLE RISK.

SCALE:	1:5,000
DATE:	MAR 2020
DRAWN:	LL
CHECKED:	PG, TJP
APPROVED:	RM

BGC ENGINEERING INC.
AN APPLIED EARTH SCIENCES COMPANY

PROJECT: RDCK FLOODPLAIN AND STEEP CREEK STUDY KASLO RIVER	
TITLE: 200-YEAR FLOOD CONSTRUCTION LEVEL (SHEET 1 OF 1)	
PROJECT No.:	DWG No.:
0268007	07

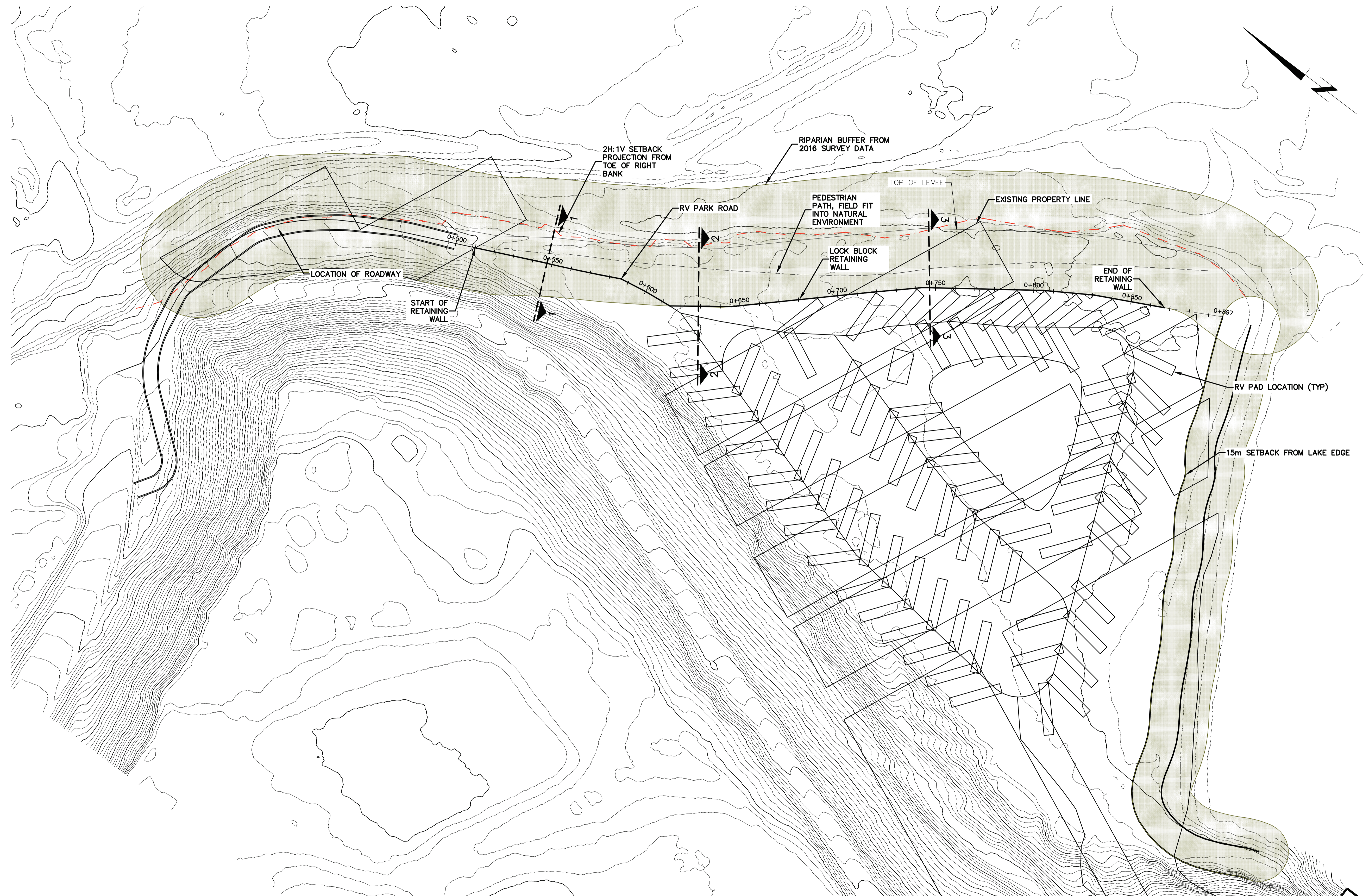


Figure 7.1 - CTQ Proposed Flood Mitigation Site Plan

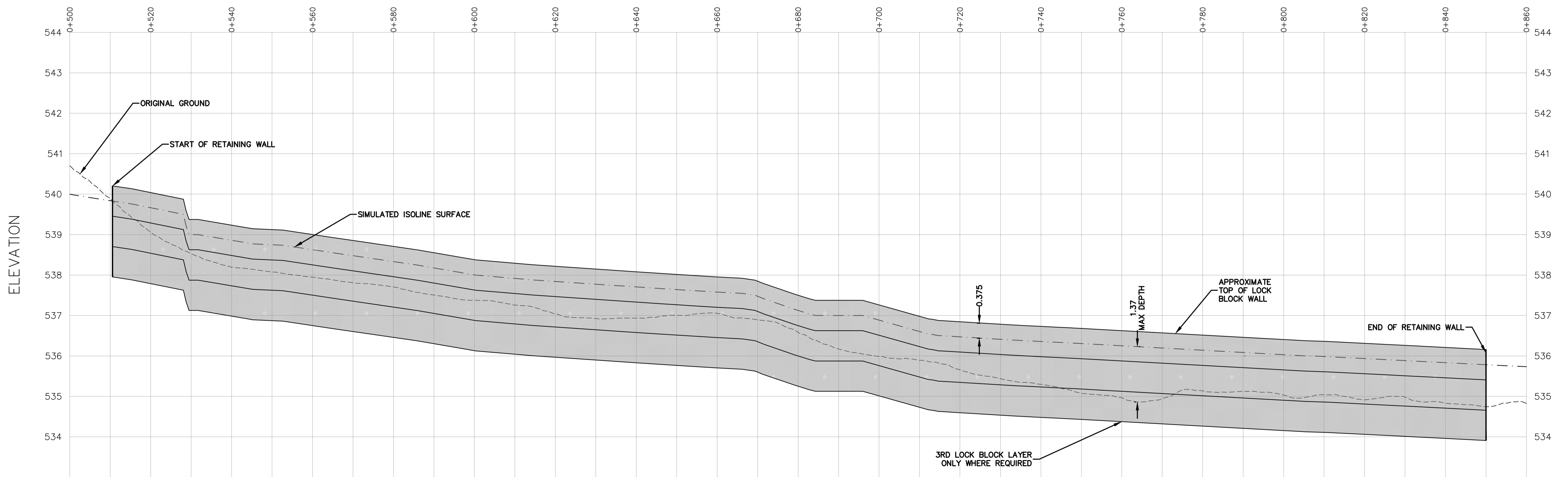
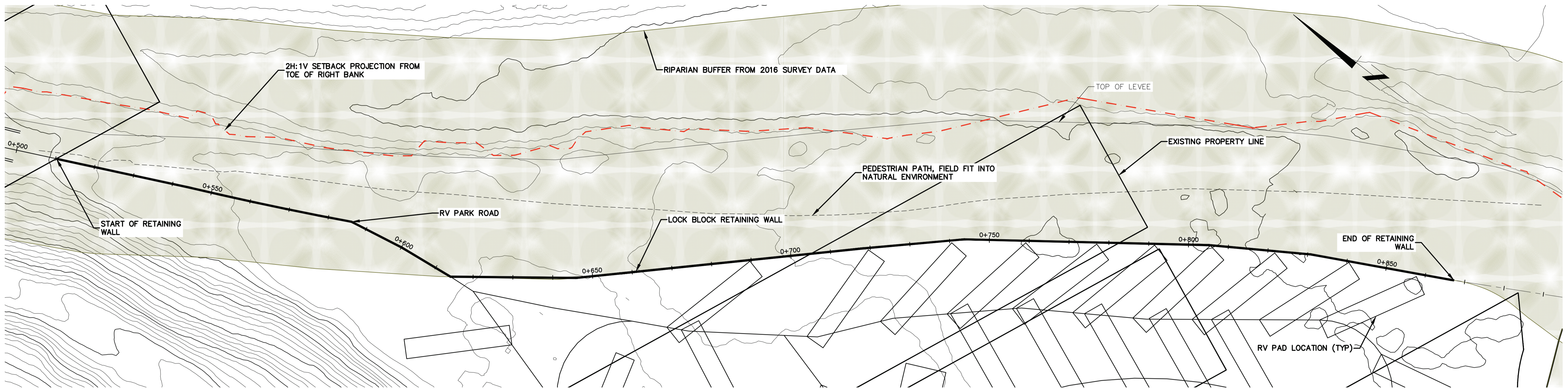


Figure 7.2 - CTQ Flood Protection Plan Profile

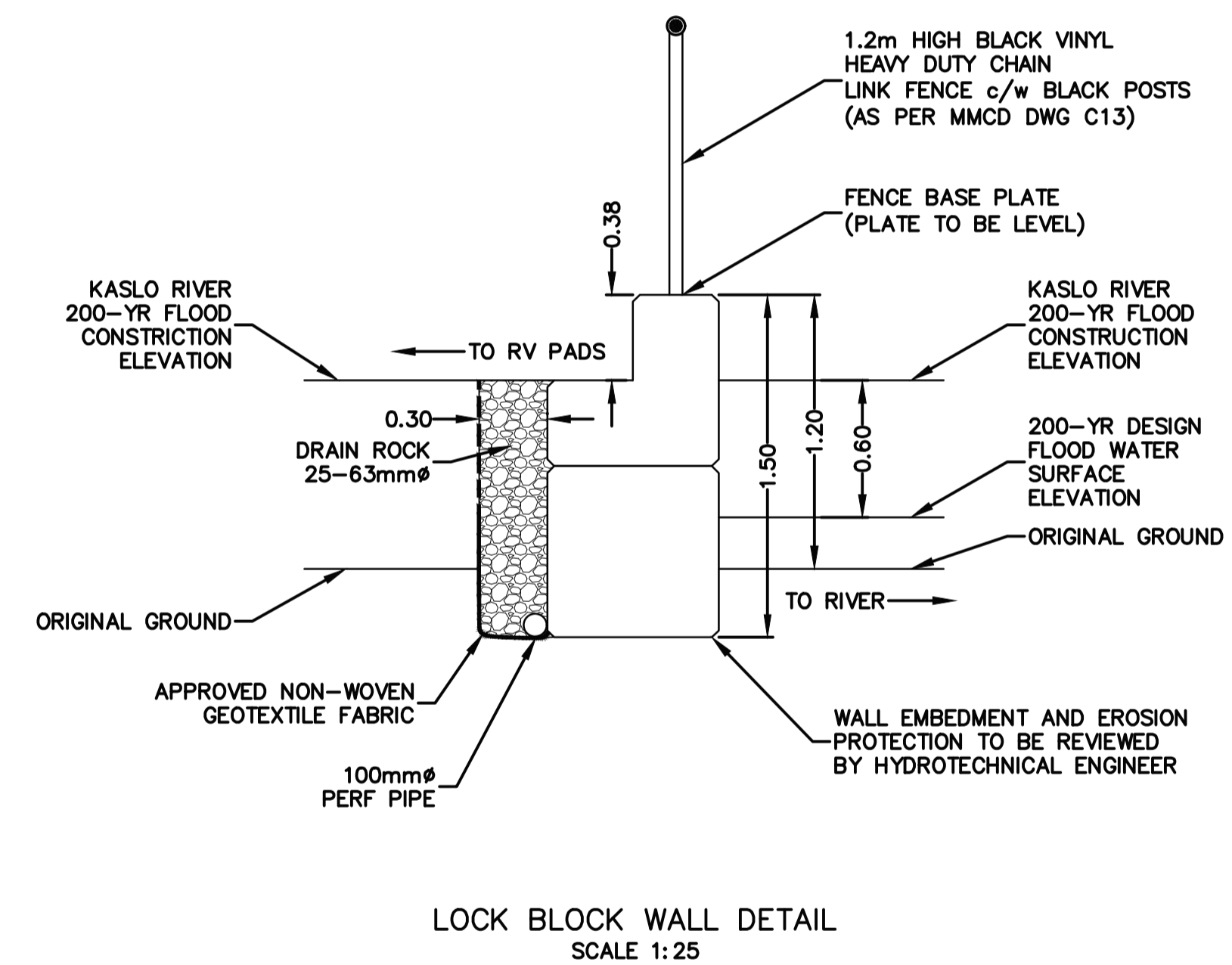
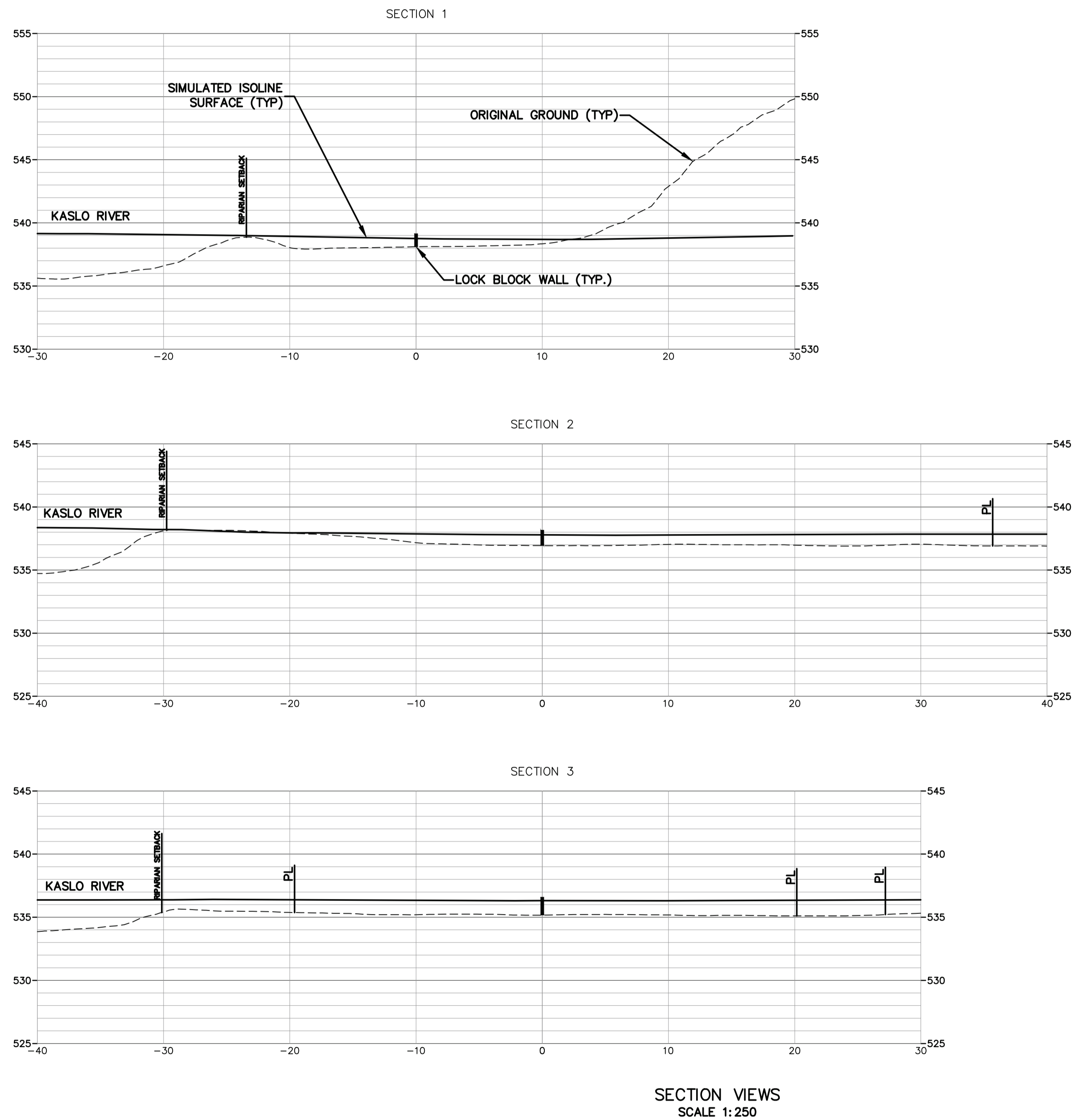
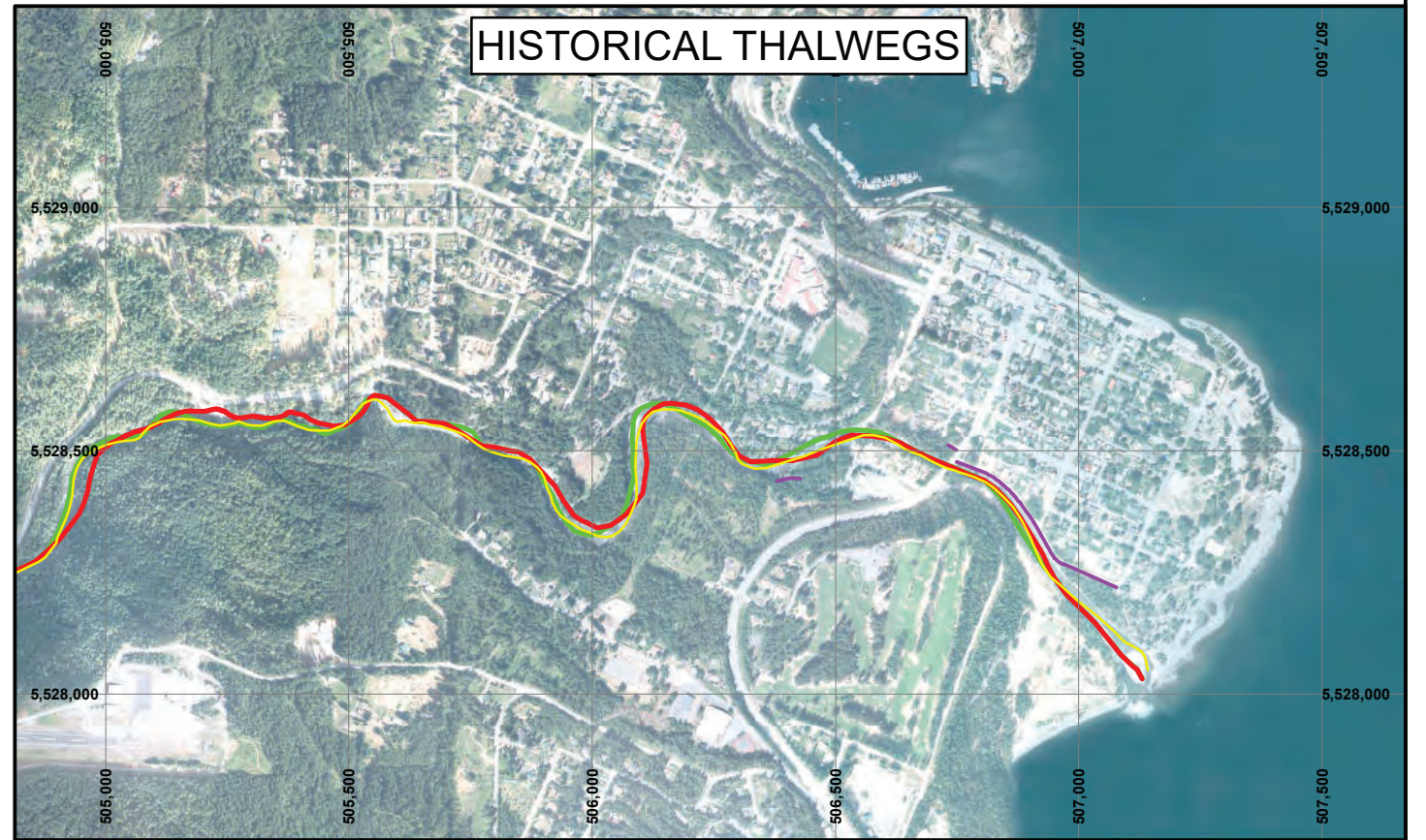
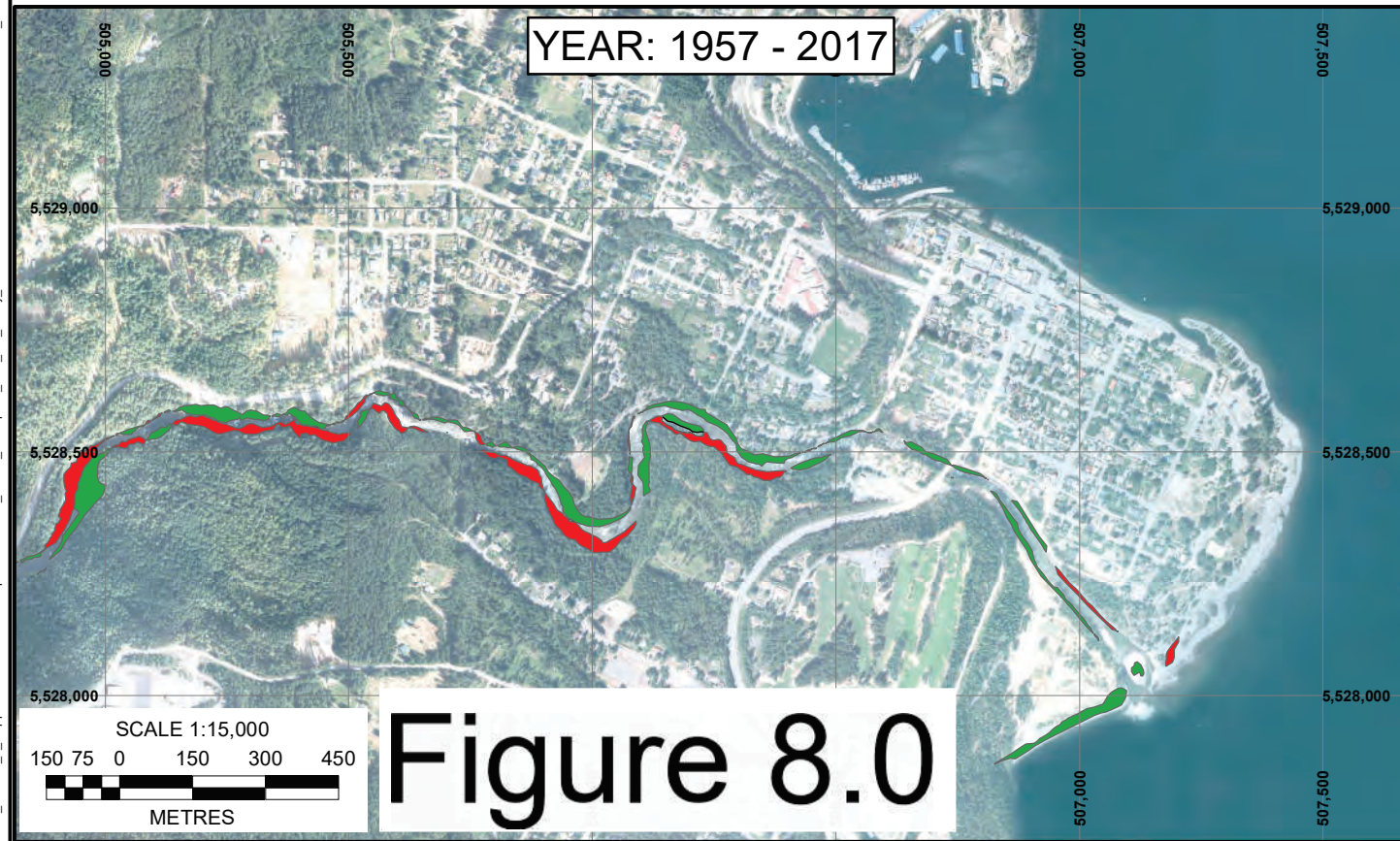
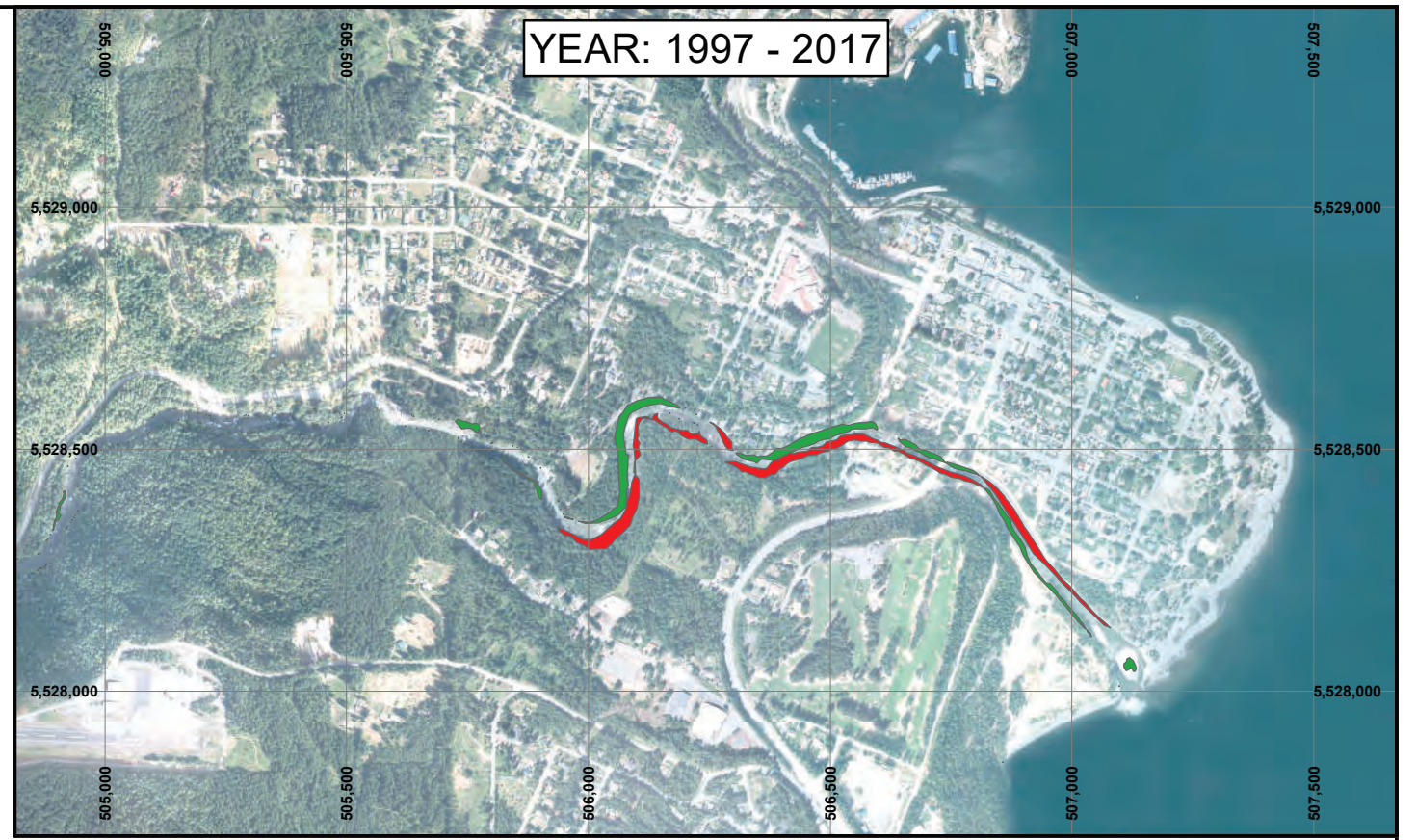
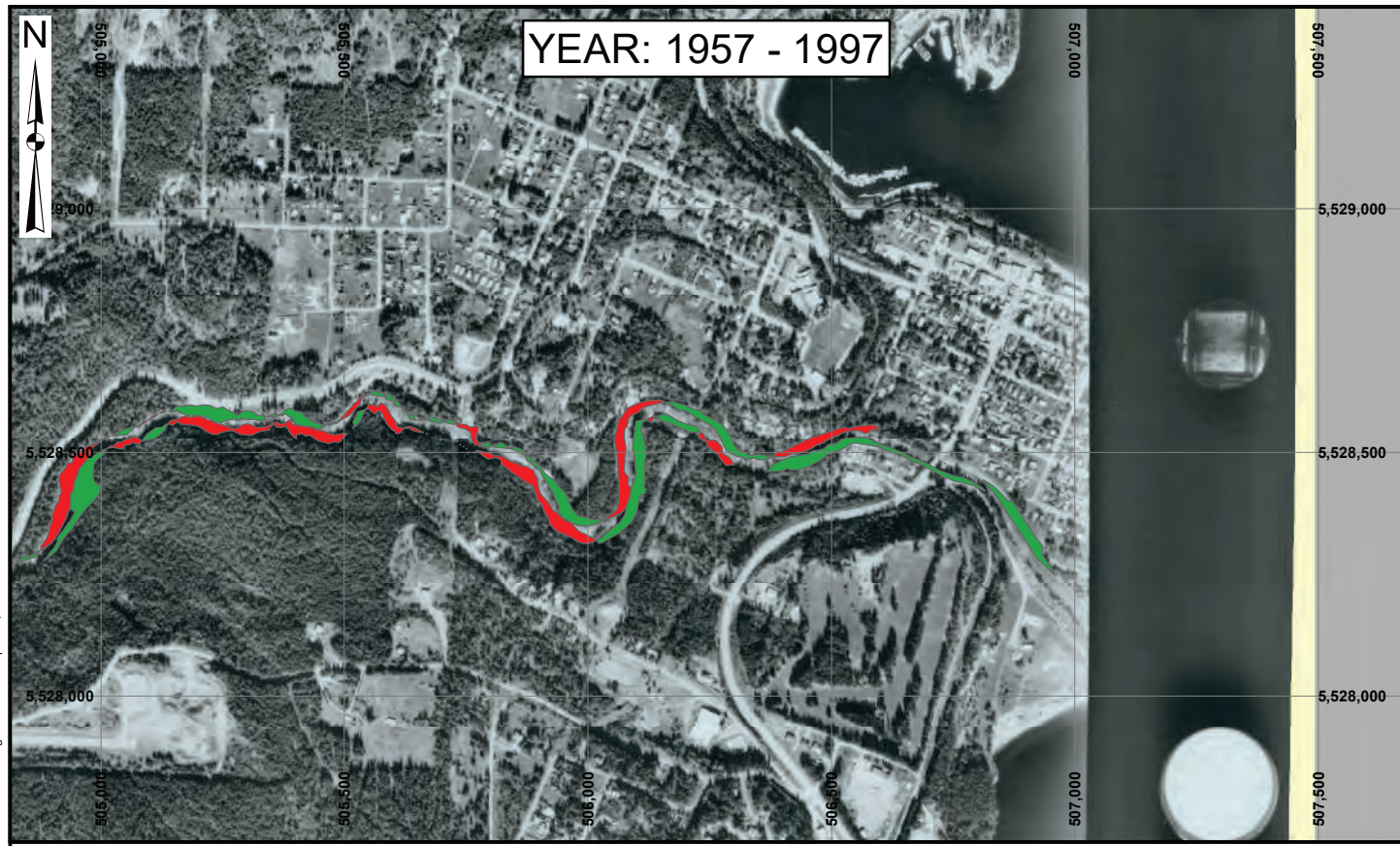


Figure 7.3 - CTQ Site Sections and Proposed Grade Control



NOTES:
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
 2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH BGC'S REPORT TITLED "RDCK FLOODPLAIN AND STEEP CREEK STUDY - KASLO RIVER", AND DATED MARCH 2020.
 3. BASE TOPOGRAPHIC DATA BASED ON LIDAR PROVIDED BY REGIONAL DISTRICT OF CENTRAL KOOTENAY DATED 2018. BASE IMAGERY REFERENCES IN TABLE 4-2 OF REPORT.
 4. COORDINATE SYSTEM IS NAD 1983 UTM ZONE 11N. VERTICAL DATUM IS UNKNOWN.
 5. DIKE LOCATIONS FROM FLOOD PROTECTION WORKS: STRUCTURAL WORKS DATASET PROVIDED BY BC MFLNRO (2017). CHANGE DETECTION CRITERIA DESCRIBED IN TABLE 4-5 OF REPORT.
 6. HISTORICAL THALWEGS INTERPRETED FROM PHOTOGRAPHS AND MANUALLY DIGITIZED.
 7. UNLESS BGC AGREES OTHERWISE IN WRITING, THIS DRAWING SHALL NOT BE MODIFIED OR USED FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH BGC GENERATED IT. BGC SHALL HAVE NO LIABILITY FOR ANY DAMAGES OR LOSS ARISING IN ANY WAY FROM ANY USE OR MODIFICATION OF THIS DOCUMENT NOT AUTHORIZED BY BGC. ANY USE OF OR RELIANCE UPON THIS DOCUMENT OR ITS CONTENT BY THIRD PARTIES SHALL BE AT SUCH THIRD PARTIES' SOLE RISK.

LEGEND	
— CHANNEL THALWEG (2019)	— DIKE
— CHANNEL THALWEG (1997)	— BANK EROSION, CHANNEL MIGRATION
— CHANNEL THALWEG (1957)	— DEPOSITION, STABILIZATION

SCALE:	1:15,000
DATE:	MAR 2020
DRAWN:	MW
CHECKED:	ES/VC
APPROVED:	RM

BIGC BGC ENGINEERING INC.
 AN APPLIED EARTH SCIENCES COMPANY

PROJECT: RDCK FLOODPLAIN AND STEEP CREEK STUDY KASLO RIVER	
TITLE: HISTORICAL CHANNEL CHANGE	
PROJECT No.: 0268-007	DWG No.: 05

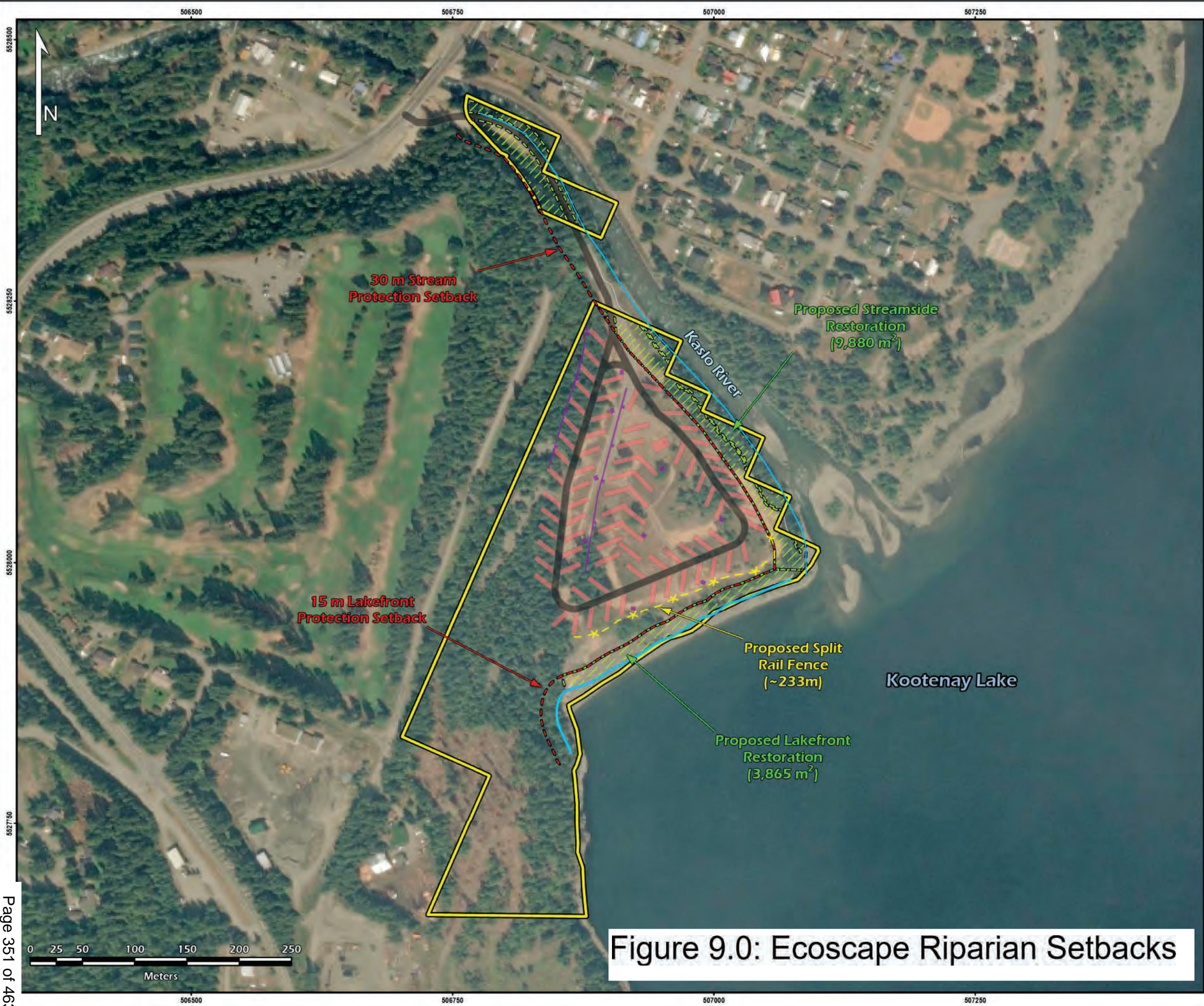


FIGURE 6
Restoration Plan

Project: Environmental Assessment
 Location: Village of Kaslo
 Project No.: 22-4165
 Prepared for: Quality Property Developments Inc.
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Dan Austin, GIS Specialist


Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery (2017)
 Field Visit: February 15-16, 2022
 Map Date: April 28, 2023

LEGEND

- Proposed Split Rail Fence
- Top of Bank (2016)
- Present Natural Boundary (2016)
- Lakefront and Stream Protection Setbacks
- Proposed Development
- Proposed Access Road
- Proposed Septic Infrastructure
- Proposed Pedestrian Path
- Proposed Restoration
- Study Area

Figure 9.0: Ecoscape Riparian Setbacks

DISCLAIMER
 The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.



Appendix A

FLOOD ASSURANCE STATEMENT

Note: This statement is to be read and completed in conjunction with the current Engineers and Geoscientists BC *Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC* (“the guidelines”) and is to be provided for flood assessments for the purposes of the *Land Title Act*, Community Charter, or the *Local Government Act*. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority

Date: May 2, 2023

Village of Kaslo

Box 576, Kaslo BC V0G 1M0

Jurisdiction and address

With reference to (CHECK ONE):

- Land Title Act* (Section 86) – Subdivision Approval
- Local Government Act* (Part 14, Division 7) – Development Permit
- Community Charter (Section 56) – Building Permit
- Local Government Act* (Section 524) – Flood Plain Bylaw Variance
- Local Government Act* (Section 524) – Flood Plain Bylaw Exemption

For the following property (“the Property”):

Refer to site map for multiple parcels

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, sealed, and dated, and thereby certified, the attached Flood Assessment Report on the Property in accordance with the guidelines. That report and this statement must be read in conjunction with each other. In preparing that Flood Assessment Report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

- 1. Consulted with representatives of the following government organizations:
Village of Kaslo
- 2. Collected and reviewed appropriate background information
- 3. Reviewed the Proposed Development on the Property
- 4. Investigated the presence of Covenants on the Property, and reported any relevant information
- 5. Conducted field work on and, if required, beyond the Property
- 6. Reported on the results of the field work on and, if required, beyond the Property
- 7. Considered any changed conditions on and, if required, beyond the Property
- 8. For a Flood Hazard analysis I have:
 - 8.1 Reviewed and characterized, if appropriate, Flood Hazard that may affect the Property
 - 8.2 Estimated the Flood Hazard on the Property
 - 8.3 Considered (if appropriate) the effects of climate change and land use change
 - 8.4 Relied on a previous Flood Hazard Assessment (FHA) by others
 - 8.5 Identified any potential hazards that are not addressed by the Flood Assessment Report
- 9. For a Flood Risk analysis I have:
 - 9.1 Estimated the Flood Risk on the Property
 - 9.2 Identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
 - 9.3 Estimated the Consequences to those Elements at Risk

FLOOD ASSURANCE STATEMENT

10. In order to mitigate the estimated Flood Hazard for the Property, the following approach is taken:

- 10.1 A standard-based approach
- 10.2 A Risk-based approach
- 10.3 The approach outlined in the guidelines, Appendix F: Flood Assessment Considerations for Development Approvals
- 10.4 No mitigation is required because the completed flood assessment determined that the site is not subject to a Flood Hazard

11. Where the Approving Authority has adopted a specific level of Flood Hazard or Flood Risk tolerance, I have:

- 11.1 Made a finding on the level of Flood Hazard or Flood Risk on the Property
- 11.2 Compared the level of Flood Hazard or Flood Risk tolerance adopted by the Approving Authority with my findings
- 11.3 Made recommendations to reduce the Flood Hazard or Flood Risk on the Property

12. Where the Approving Authority has not adopted a level of Flood Hazard or Flood Risk tolerance, I have:

- 12.1 Described the method of Flood Hazard analysis or Flood Risk analysis used
- 12.2 Referred to an appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk
- 12.3 Made a finding on the level of Flood Hazard or Flood Risk tolerance on the Property
- 12.4 Compared the guidelines with the findings of my flood assessment
- 12.5 Made recommendations to reduce the Flood Hazard or Flood Risk

13. Considered the potential for transfer of Flood Risk and the potential impacts to adjacent properties

14. Reported on the requirements for implementation of the mitigation recommendations, including the need for subsequent professional certifications and future inspections.

Based on my comparison between:

[CHECK ONE]

- The findings from the flood assessment and the adopted level of Flood Hazard or Flood Risk tolerance (item 11.2 above)
- The findings from the flood assessment and the appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk tolerance (item 12.4 above)

I hereby give my assurance that, based on the conditions contained in the attached Flood Assessment Report:

[CHECK ONE]

- For subdivision approval, as required by the *Land Title Act* (Section 86), "that the land may be used safely for the use intended":

[CHECK ONE]

- With one or more recommended registered Covenants.
- Without any registered Covenant.

- For a development permit, as required by the *Local Government Act* (Part 14, Division 7), my Flood Assessment Report will "assist the local government in determining what conditions or requirements it will impose under subsection (2) of this section [Section 491 (4)]".

- For a building permit, as required by the *Community Charter* (Section 56), "the land may be used safely for the use intended":

[CHECK ONE]

- With one or more recommended registered Covenants.
- Without any registered Covenant.

- For flood plain bylaw variance, as required by the *Flood Hazard Area Land Use Management Guidelines* and the *Amendment Section 3.5 and 3.6* associated with the *Local Government Act* (Section 524), "the development may occur safely".

- For flood plain bylaw exemption, as required by the *Local Government Act* (Section 524), "the land may be used safely for the use intended".

FLOOD ASSURANCE STATEMENT

I certify that I am a Qualified Professional as defined below.

May 2, 2023

Date

Caleb W. Pomeroy, P.Eng.

Prepared by

Caleb W. Pomeroy, P.Eng.

Name (print)

Signature

1718 Ridgedale Avenue

Address

Penticton, BC V2A 2S6

1.250.803.1150

Telephone

caleb.pomeroy@watershedengineering.ca

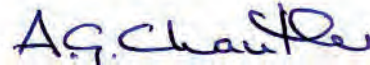
Email

Dr. Adrian Chantler, P.Eng.

Reviewed by

Dr. Adrian Chantler, P.Eng.

Name (print)



Signature

(Affix PROFESSIONAL SEAL here)

If the Qualified Professional is a member of a firm, complete the following:

I am a member of the firm Watershed Engineering Ltd. Permit to Practice No.: 1000852

and I sign this letter on behalf of the firm.

(Name of firm)



Photo 1: Looking downstream from left bank at right bank



Photo 2: View of right bank erosion near site entrance off 3rd Street



Photo 3: Looking upstream from left bank at right bank riparian vegetation



Photo 4: Looking downstream at right bank erosion



Photo 5: Looking downstream from right bank at cobble bed substrate



Photo 6: Looking downstream at beginning of offset berm feature

Appendix B – Site Visit Photo Log



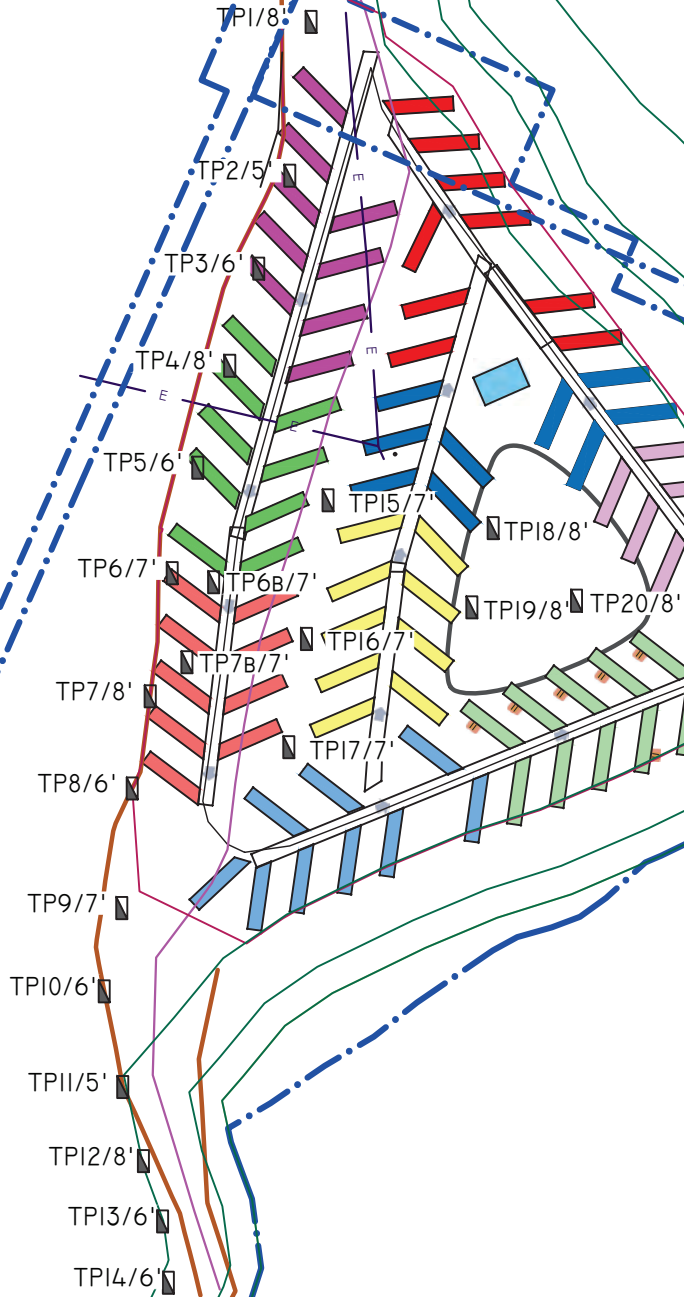
Photo 7: Looking northwest from Kootenay Lake shoreline



Photo 8: Looking southeast at Kaslo River mouth

APPENDIX C: Septic Plan and Site Layout





LEGEND	
	TESTPIT LOCATION / DEPTH FT
	PERCOLATION TEST / MIN/INCH

DEANSTECH
CONSULTING
10553 OKANAGAN CNTR. RD. W.
LAKE COUNTRY BC V4V 2H8

CLIENT: KASLO			
ADDRESS: KASLO RV CAMPGROUND			
DRAWING NAME: FIGURE I			
SITE PLAN AND TESTING LOCATIONS			
PROJECT #:	SCALE:	DRAWN BY:	DATE:
J21-01950	1:2500	JP	MAY 10 2021



SEEPAGE BED 5' X 500'

ECOFLO EC7-4000-G
EFFLUENT TREATMENT
UNIT (TYP.)

SEEPAGE BED 5' X 600'

APPROX.
30M FROM RIVER

FIRE HYDRANT

TANK NEST
2 - 2000 IG TWO CHAMBER
SEPTIC TANKS WITH LIFT
PUMP (TYP.)

APPROX.
30M FROM LAKE



CLIENT: KASLO
ADDRESS: KASLO RV CAMPGROUND
DRAWING NAME: FIGURE 2

DEANSTECH
CONSULTING
10553 OKANAGAN CNTR. RD. W.
LAKE COUNTRY BC V4V 2H8

PROJECT #: J21-01950	SCALE: 1:1250	DRAWN BY: JP	DATE: MAY 10 2021
-------------------------	------------------	-----------------	----------------------

SEPTIC SYSTEM LAYOUT

APPENDIX D: Site Photos





Photo 1. View of existing access road through the study area (Photo taken February 15, 2022).



Photo 2. View of wildlife tree Black Cottonwood adjacent to the proposed development (Photo taken February 16, 2022).



Photo 3. View of future wildlife tree (Black Cottonwood) adjacent to the proposed development (Photo taken February 16, 2022).



Photo 4. View of wildlife trees (Black Cottonwoods) adjacent to the proposed development (Photo taken February 15, 2022).



Photo 5. View of Kaslo River looking towards the outlet to Kootenay Lake from the top of riprap (Photo taken February 15, 2022).



Photo 6. View of patch of vegetation mapped as 10-105-5C within the proposed development area (Photo taken February 15, 2022).



Photo 7. View of narrow riparian band along Kootenay Lake (10-111-5M) and steep sloped, forested ecosystem (10-105-5C) (Photo taken February 15, 2022).



Photo 8. View of lakefront protection area of Kootenay Lake looking west (Photo taken February 15, 2022).



Photo 9. View of lakefront protection area of Kootenay Lake looking east (Photo taken February 15, 2022).



Photo 10. View of proposed development area looking north (Photo taken February 16, 2022).



Photo 11. View of proposed development area looking west (Photo taken February 16, 2022).



Photo 12. View of proposed development area looking northeast (Photo taken February 16, 2022).



Photo 13. View of proposed development area looking west (Photo taken February 16, 2022).



Photo 14. View of stream protection area of Kaslo River looking east (Photo taken February 16, 2022).



Photo 15. View of proposed development area looking northwest (Photo taken February 16, 2022).

Figures

Figure 1. Site Location

Figure 2. Proposed Works, Lakefront and Stream Protection Setbacks

Figure 3. Ecosystem Polygons

Figure 4. Environmental Sensitivity Analysis

Figure 5. Impact Assessment

Figure 6. Restoration Plan

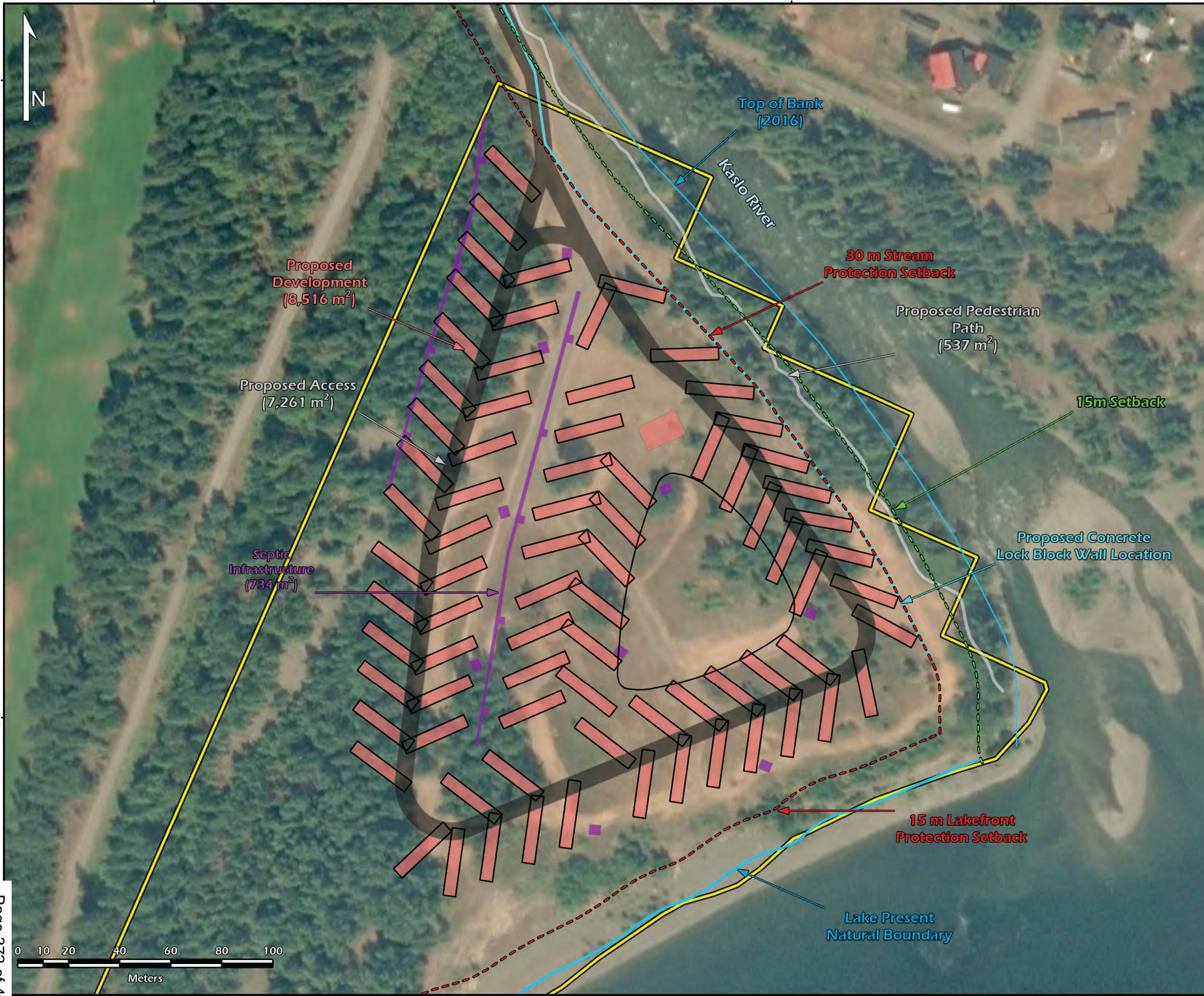


FIGURE 2
 Proposed Works, Lakefront and Stream Protection Setbacks

Project:	Environmental Assessment
Location:	Village of Kaslo
Project No.:	22-4165
Prepared for:	Quality Property Developments Inc.
Prepared by:	Ecoscape Environmental Consultants Ltd. Dan Austin, GIS Specialist
Coordinate System:	NAD83-UTM Zone 11
Imagery:	ESRI World Imagery (2017)
Field Visit:	February 15-16, 2022
Map Date:	May 5, 2023

LEGEND

	Proposed Concrete Lock Block Wall
	Top of Bank (2016)
	Present Natural Boundary (2016)
	15m Setback
	Lakefront and Stream Protection Setbacks
	Proposed Development
	Proposed Access Road
	Proposed Septic Infrastructure
	Proposed Pedestrian Path
	Study Area

DISCLAIMER
 The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.






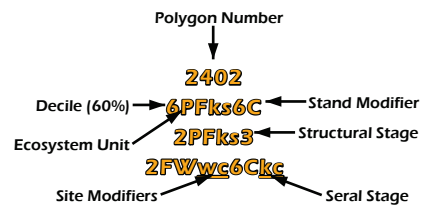
FIGURE 3
Ecosystems

Project: Environmental Assessment
 Location: Village of Kaslo
 Project No.: 22-4165
 Prepared for: Quality Property Developments Inc.
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Dan Austin, GIS Specialist
 Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery (2017)
 Field Visit: February 15-16, 2022
 Map Date: April 28, 2023

LEGEND

- Wildlife Tree
- Ecosystem Polygons
- Study Area

Ecosystem Polygon Key



ICHdw1 - Ecosystem Unit	
101	CwFd – Prince's pine – Twinflower
111	CwHw – Devil's club – Lady fern
Bb	Beachland
LA	Lake
RI	River
RP	Permanent Road
RR	Rural
Structural Stage	
5	Young Forest
Stand Modifier	
C	Coniferous
M	Mixedwood

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FIGURE 4
Environmental Sensitivity Analysis

Project: Environmental Assessment
 Location: Village of Kaslo
 Project No.: 22-4165
 Prepared for: Quality Property Developments Inc.
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Dan Austin, GIS Specialist

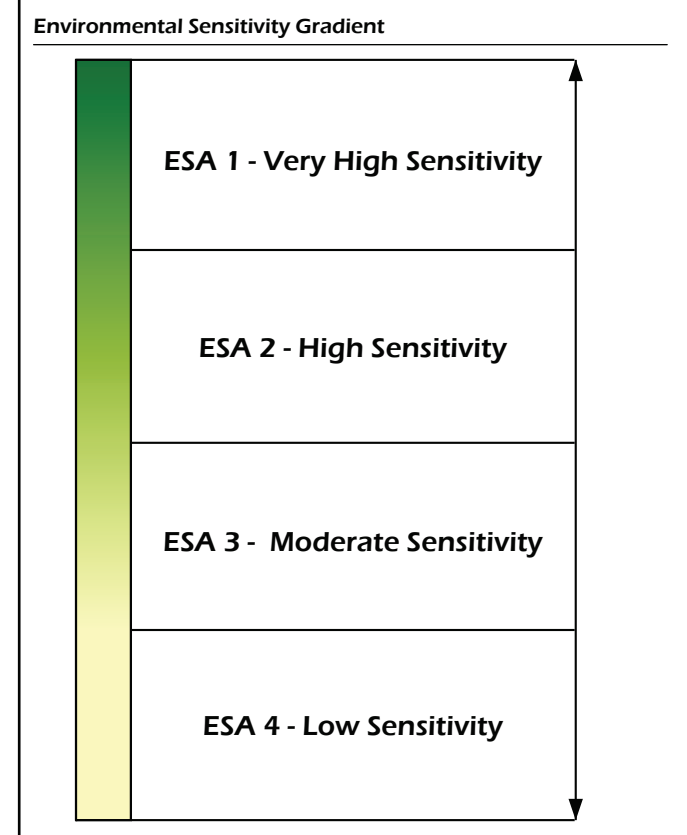
Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery (2017)
 Field Visit: February 15-16, 2022
 Map Date: April 28, 2023

LEGEND

- Wildlife Tree
- Study Area

Environmental Sensitivity

- Very High (ESA 1)
- High (ESA 2)
- Moderate (ESA 3)
- Low (ESA 4)



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FIGURE 5
Impact Assessment

Project: Environmental Assessment
 Location: Village of Kaslo
 Project No.: 22-4165
 Prepared for: Quality Property Developments Inc.
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Dan Austin, GIS Specialist
 Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery (2017)
 Field Visit: February 15-16, 2022
 Map Date: April 28, 2023

LEGEND

- Wildlife Tree
- Study Area
- Limit of Disturbance
- Environmental Sensitivity**
- Very High (ESA 1)
- High (ESA 2)
- Moderate (ESA 3)
- Low (ESA 4)

Area (m ²)	Developer Disturbance	Kaslo Disturbance	Outside Disturbance	Total
Very High (ESA 1)	254	131	12,420	12,804
High (ESA 2)	6,708	9	48,282	54,998
Moderate (ESA 3)	32,630	68	7,707	40,406
Low (ESA 4)	2,371	1,105	2,417	5,892
Total	41,962	1,313	70,826	114,100

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FIGURE 6 Restoration Plan

Project: Environmental Assessment
Location: Village of Kaslo
Project No.: 22-4165
Prepared for: Quality Property Developments Inc.
Prepared by: Ecoscape Environmental Consultants Ltd.
 Dan Austin, GIS Specialist
Coordinate System: NAD83-UTM Zone 11
Imagery: ESRI World Imagery (2017)
Field Visit: February 15-16, 2022
Map Date: April 28, 2023

LEGEND	
	Proposed Split Rail Fence
	Top of Bank (2016)
	Present Natural Boundary (2016)
	Lakefront and Stream Protection Setbacks
	Proposed Development
	Proposed Access Road
	Proposed Septic Infrastructure
	Proposed Pedestrian Path
	Proposed Restoration
	Study Area

DISCLAIMER
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Project No.: 20090

August 3, 2023

Quality Property Developments Inc.
8712A 109th Street
Edmonton, AB, T6G 1E9

Attention: Mr. Dale H. Unruh, President and CEO

RE: Traffic Impact Review
RV Campground Kaslo, BC

We are pleased to provide the following review of the anticipated traffic generated by the proposed development of the Old Sawmill site as an RV Campground.

SITE CONTEXT

The site is proposed with a build out of up to 80 RV Camping Spots on the lakefront portion of the site and up to six residential lots on the upper portion of the site. The site is located just to the south of the Kaslo River on the shoreline of Kootenay Lake. The Kaslo Golf Club is located to the west and rural/industrial lands are to the south. Access to the Old Mill site and proposed RV Campsite is via 3rd Street just off Highway 31. The residential area is accessed from just to the north of the 3rd Street and Birch Avenue intersection. The Site area is shown on the attached Proposed Zoning Plan.

BACKGROUND INFORMATION

The Village of Kaslo Official Community Plan 2022 provides the following related to the site:

- The site is designated as a Waterfront Development Area as part of the Land Use Plan;
- The site is impacted by the Lake Front Protection Development Permit Area, and the Stream Protection Development Permit Area;
- There are several existing Municipal Road allowances on the site. The road allowances are undeveloped and are a remnant from the local history of the Village as a gold mining town that was laid out with road allowances that were never developed nor discharged. The attached Proposed Road and Lane Closure Plan identifies the proposed Road Allowances to be discharged and consolidated as part of the new subdivision plan.



TRAFFIC GENERATION AND DISTRIBUTION

Development Traffic

The analysis period used in this study are the weekday AM and PM peak hours that coincide with the peak hour periods on the adjacent streets. The basis of traffic generation data used for the study is the Institute of Transportation Engineers (ITE) 10th Edition Trip Generation Rates Manual.

The Institute of Transportation Engineers Trip Generation 10th Edition Manual is used as an industry standard to provide estimates of vehicle trips for specific developments. The rates are based on information collated from actual traffic studies and presented for the average weekday Peak Hour volumes the specific land use will generate, during normal operations.

The site is anticipated to generate traffic of a similar proportion and distribution to the Institute of Transportation Engineers Trip Generation 10th Edition Manual for the Single Family ITE Land Use Code 210 and the Campground / RV Park ITE Land Use Code 416 as presented in Table 1.

ITE Trip Generation Rates - 10th Edition

Description ITE Code	Units	ITE Vehicle Trip Generation Rates						Expected Units	Total Generate		Total Distribution of Generated Trips				
		AM	PM	AM In	AM Out	PM In	PM Out		AM Hour	PM Hour	AM In	AM Out	PM In	PM Out	
Single Family Homes 210	DU	0.75	1.00	25%	75%	63%	37%	6	5	6	1	3	4	2	
Campground / RV Park 416	Acres	0.48	0.98	42%	58%	69%	31%	80	38	78	16	22	54	24	
										43	84	17	26	58	27

Table 1 – RV Campground and Residential Development Traffic

The RV Park would be anticipated to generate an average of 38 two-way vehicle trips during the AM Peak Hour (16 inbound and 22 outbound) and 78 two-way vehicle trips during the PM Peak Hour (54 inbound and 24 outbound with access onto Highway 31, via 3rd Street.

The residential would be anticipated to generate an average of 6 two-way vehicle trips during the AM Peak Hour (1 inbound and 3 outbound) and 6 two-way vehicle trips during the PM Peak Hour (4 inbound and 2 outbound with access onto Highway 31 via 4th Street.



EXISTING INFRASTRUCTURE

3rd Street is a rural road cross section and has a 7m wide gravel surface, with a gravel shoulder. Beyond the gravel shoulder there is minimal room for on street parking and there are currently no parking restrictions. There are no sidewalks on either side of the roadway.

The site is within the 800m distance of controlled access to a provincial highway intersection and thus falls within the review process of the Ministry of Transportation and Highways. With the anticipated site generated traffic below the threshold of 100 vehicle trips during the PM Peak Hour a full traffic analysis is not warranted or necessary for the proposed 80-unit RV Campground and six residential home sites.

We trust the above meets your needs in reviewing the impact of the proposed RV Park / residential development on the existing Kaslo infrastructure. We anticipate the performance, operation and configuration of the development site will operate safely with minimal impact on the existing neighborhood and municipal roadways.

Sincerely,

CTQ CONSULTANTS LTD.

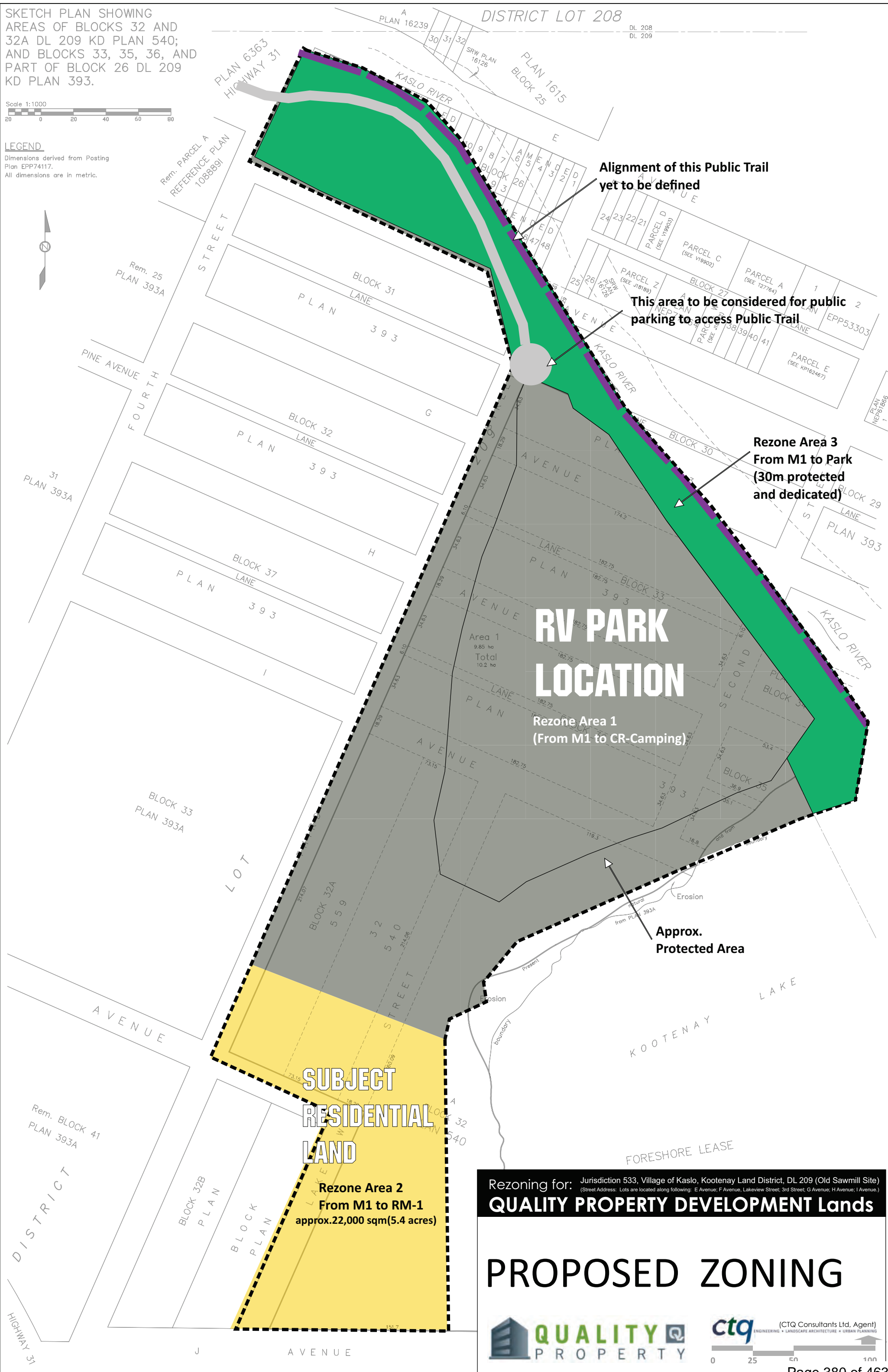
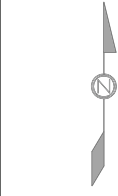
Per:

Mr. David D. Cullen, P.Eng.
Transportation Engineer

SKETCH PLAN SHOWING
 AREAS OF BLOCKS 32 AND
 32A DL 209 KD PLAN 540;
 AND BLOCKS 33, 35, 36, AND
 PART OF BLOCK 26 DL 209
 KD PLAN 393.



LEGEND
 Dimensions derived from Posting
 Plan EPP74117.
 All dimensions are in metric.



RV PARK LOCATION

Rezone Area 1
 (From M1 to CR-Camping)

**SUBJECT
 RESIDENTIAL
 LAND**

Rezone Area 2
 From M1 to RM-1
 approx. 22,000 sqm (5.4 acres)

Alignment of this Public Trail
 yet to be defined

This area to be considered for public
 parking to access Public Trail

Rezone Area 3
 From M1 to Park
 (30m protected
 and dedicated)

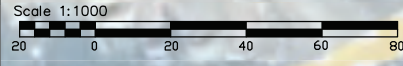
Approx.
 Protected Area

Rezoning for: Jurisdiction 533, Village of Kaslo, Kootenay Land District, DL 209 (Old Sawmill Site)
 (Street Address: Lots are located along following: E Avenue; F Avenue; Lakeview Street; 3rd Street; G Avenue; H Avenue; I Avenue.)
QUALITY PROPERTY DEVELOPMENT Lands

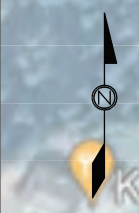
PROPOSED ZONING



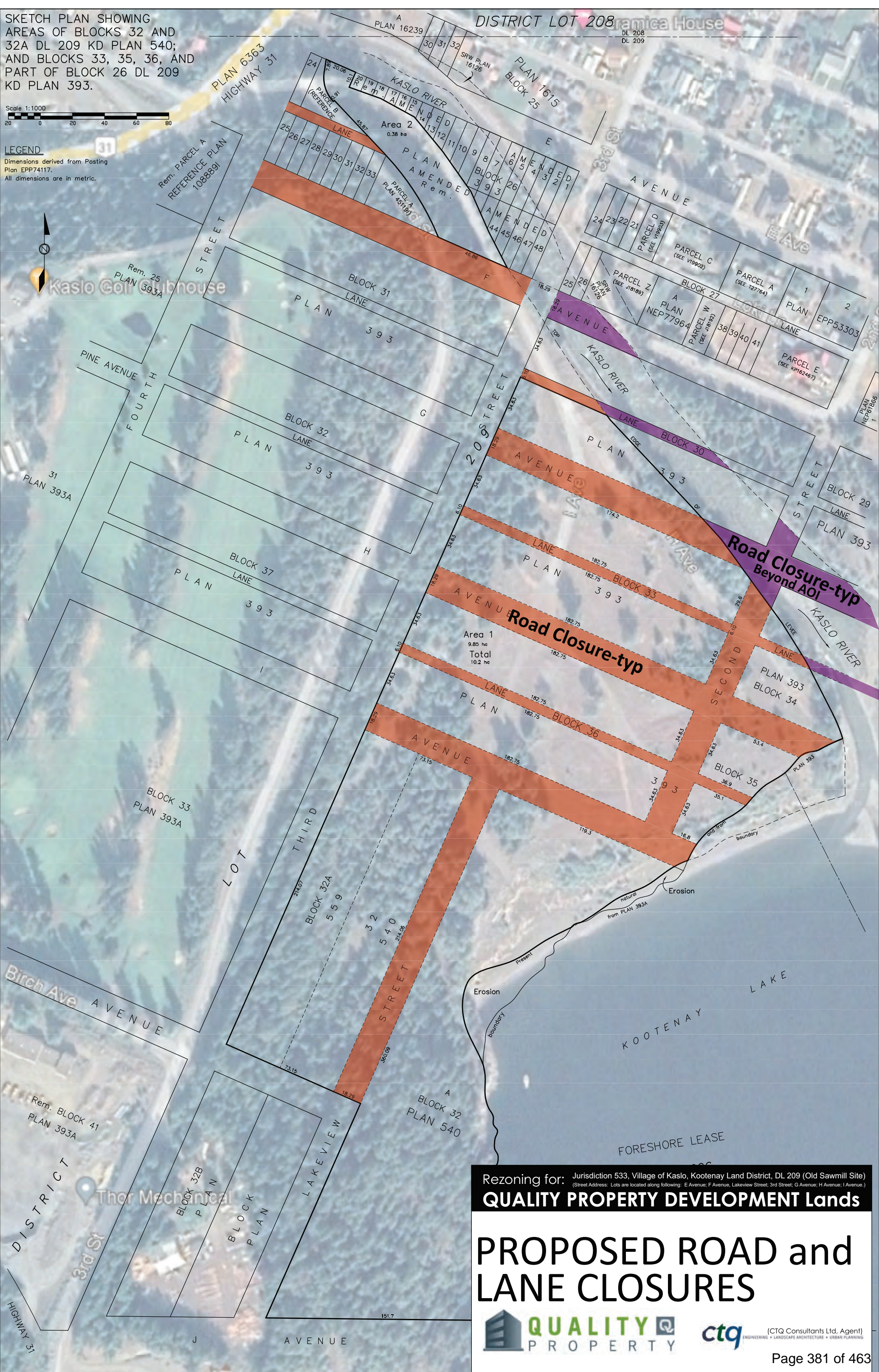
SKETCH PLAN SHOWING
 AREAS OF BLOCKS 32 AND
 32A DL 209 KD PLAN 540;
 AND BLOCKS 33, 35, 36, AND
 PART OF BLOCK 26 DL 209
 KD PLAN 393.



LEGEND
 Dimensions derived from Posting
 Plan EPP74117.
 All dimensions are in metric.



DISTRICT LOT 208
 DL 208
 DL 209



Rezoning for: Jurisdiction 533, Village of Kaslo, Kootenay Land District, DL 209 (Old Sawmill Site)
 (Street Address: Lots are located along following: E Avenue; F Avenue, Lakeview Street; 3rd Street; G Avenue; H Avenue; I Avenue.)

QUALITY PROPERTY DEVELOPMENT Lands

PROPOSED ROAD and LANE CLOSURES

Page 381 of 463

RV CAMPGROUND KASLO BC

ENGINEERING SERVICING

Prepared By: David Cullen, P.Eng.

Date: August 3, 2023

Water System Flow Test Results

CTQ completed a flow test (attached) of the existing hydrant (located in the red circle on the site photo below) on the site on July 17, 2023 with the following results:

- Static Pressure 94 psi
- Residual Pressure 54 psi
- Orifice Pressure 22 psi
- Hydrant Field Flow 644 Imp gal per min / 49 litres per second
- Estimated Flow at 20 psi 897 Imp gal per minute / 68 litres per second

The hydrant was in good working order and condition.



Site Air Photo and Hydrant Location



HYDRANT FLOW TEST REPORT

PROJECT NAME: Lakefront RV Park Kaslo
 PROJECT NUMBER: 20090
 FLOW TESTING APPARATUS: 2" Pitoless Nozzle

FILE NUMBER: 20090-8
 FLOW TEST DATE: 2023-07-17
 FLOW TEST TIME: 10:00am

MUNICIPALITY: Village Of Kaslo
 WATER PROVIDER:

FLOW TESTED BY: JP
 DATA ENTERED BY: JP

TEST HYDRANT ID	STREET ADDRESS		UTM COORDINATES (NAD 83)		HYDRANT TYPE
			NORTHING:		MAKE:
			EASTING:		MODEL:
STATIC PRESSURE (psi) 94		RESIDUAL PRESSURE (psi) 54		ORFICE PRESSURE (psi) 22	
HYDRANT FIELD FLOWS			ESTIMATED FLOW AT 20 PSI		
Flow	Units		Flow	Units	
773	US-Gallons Per Minute		1078	US-Gallons Per Minute	
644	Imp-Gallons Per Minute		897	Imp-Gallons Per Minute	
49	Litres Per Second		68	Litres Per Second	

RESIDUAL HYDRANT ID	STREET ADDRESS		UTM COORDINATES (NAD 83)		HYDRANT TYPE
			NORTHING:		MAKE:
			EASTING:		MODEL:
STATIC PRESSURE (psi)		RESIDUAL PRESSURE (psi)			

August 1, 2023

DTC File No: J21-01950

CTQ Consultants Ltd.
1334 St. Paul Street
Kelowna, BC
V1Y 2E1

Attention: Ed Grifone

**Re: Sewage Dispersal Assessment for
Proposed Lakefront RV Park, Kaslo, BC**

1.0 INTRODUCTION

DeansTech Consulting Ltd. (DTC) has been retained by CTQ Consultants Ltd., property owner representative, to conduct a preliminary sewage dispersal assessment on the above noted property, which is intended to be rezoned and developed into an 82 site RV Park. We understand that the property currently consists of approximately 182 individual archived lots that total 26 acres in size. These properties have historically been used as one lot and now need to be legally amalgamated into one legal lot.

DTC's scope of work included the excavation of testpits in areas proposed for sewage dispersal on the proposed new 82 site RV Park and to conduct percolation testing and preparation of a letter report and plans presenting the findings of our investigation. DTC's scope of work was designed to meet and or exceed the Standard Practice Manual (Version 3) (SPM).

2.0 FIELD ASSESSMENT

2.1 Background

The parent property has no civic address but is located east of 3rd Street and north of J avenue and south of E Avenue, in Kaslo, BC.

The property is currently vacant and is mainly cleared in the northeast portion of the site. The western part of the site is tree covered and slopes down steeply to the east where the majority of the area is fairly flat. The site borders the Kaslo River to the north and Kootenay Lake to the east. There is industrial land use to the southwest and a golf course to the west.

DTC personnel attended the site on March 29 & 30, 2021 to carry out field testing and monitor the excavation of testpits and conduct percolation testing. The findings of our site reconnaissance and field assessment are presented in the following subsections. The property boundary and proposed RV lot layout are presented on the attached Figure 1.

DTC –

2.2 Site Topography and Features

The topography of the proposed dispersal areas for the property can be described as flat to gently sloping overall down to the east. The slope in the areas proposed for sewage dispersal was measured to be from 2 to 4 %.

2.3 Soil Conditions

DTC monitored the excavation of 22 testpits for the proposed dispersal areas on the site.

The testpits were generally excavated in the potential sewage dispersal areas and are located approximately 50 feet apart. The testpits were excavated from 5.0 to 8.0 feet below present grade and the soil conditions observed in the testpits generally consisted of loam to various thickness (maximum of 3.0 feet) overlying gravelly sand to 8.0 feet. The loam had trace gravel, was compact, damp and was greyish brown. The gravelly sand had some cobble, was loose, dry and was dark greyish brown.

Detailed soil logs are presented on the attached Table 1 and testpit locations are presented on Figure 1.

2.4 Percolation Rates

A total of 22 percolation tests were carried out and percolation results for the proposed lots ranged from 0.5 to 5 minutes per inch at depths ranging from (2.0 to 4.0 feet) below grade. The locations of the percolation tests and rates are presented on the attached Figure 1 and the rates are also presented with the soil logs in Table 1.

Based on visual observations of the soil conditions on the site, the percolation rates measured appear reasonable for the soil type encountered. Generally, the soil and percolation rates encountered on the property are considered favourable for sewage effluent dispersal purposes and the fine granular nature of the soil is key to sufficient renovation of the effluent.

2.5 Water Wells

A search of the BC water well registry indicates that the closest offsite water well was measured to be 450 metres from the proposed sewage dispersal areas. The water well search results are attached for reference.

Two groundwater monitoring wells were installed in the testpits TP-21 and TP-22 to a depth of approximately 8 feet below grade. The monitoring wells were observed to be dry upon completion of backfill. They were monitored again in May 2021 and were observed to be dry as well.

3.0 ASSESSMENT SUMMARY

Based on DTC's field investigation and preliminary design calculations, the subject site can accommodate the proposed 82 RV sites. Twenty two testpits were excavated and sandy soils with good percolation and filtering capability were encountered.

The field investigation confirmed there is significant vertical separation to groundwater and sufficient space available for dispersal areas. Two dispersal areas are planned with a lineal length of 1100 feet. They will contain 9 zones and they will be located a minimum of 200 feet from the lake.

DTC proposes 9 individual sewage systems servicing 9 zones. Each zone will have 8 to 10 RV sites and is designed for a daily domestic sewage flow of 800 to 1000 Imperial gallons (Ig). Type 2 treated effluent & pressure systems are proposed and the systems will be simple to operate and maintain. The proposed systems will meet Provincial Standard Practice Manual Requirements and should be accepted by IHA as 9 individual dispersal systems.

DTC understands that a small portion of the property on the southern tip of the main parcel approximately 2.0 acres in size is being considered for re-zoning to RM-1 residential. DTC did not assess this area, however, it is DTC's opinion that there may be sufficient space available for a dispersal area on the main parcel to service the proposed new 2.0 acre residential parcel. Further field testing is required to determine a suitable location.

4.0 CLOSURE

Use of this report is subject to the attached General Conditions. The reader's attention is specifically drawn to these conditions, as it is essential that they be followed for the proper use and interpretation of this report. We trust this report meets with your approval. Should you have any questions or comments, please contact the undersigned.

Respectfully submitted,

Prepared by,



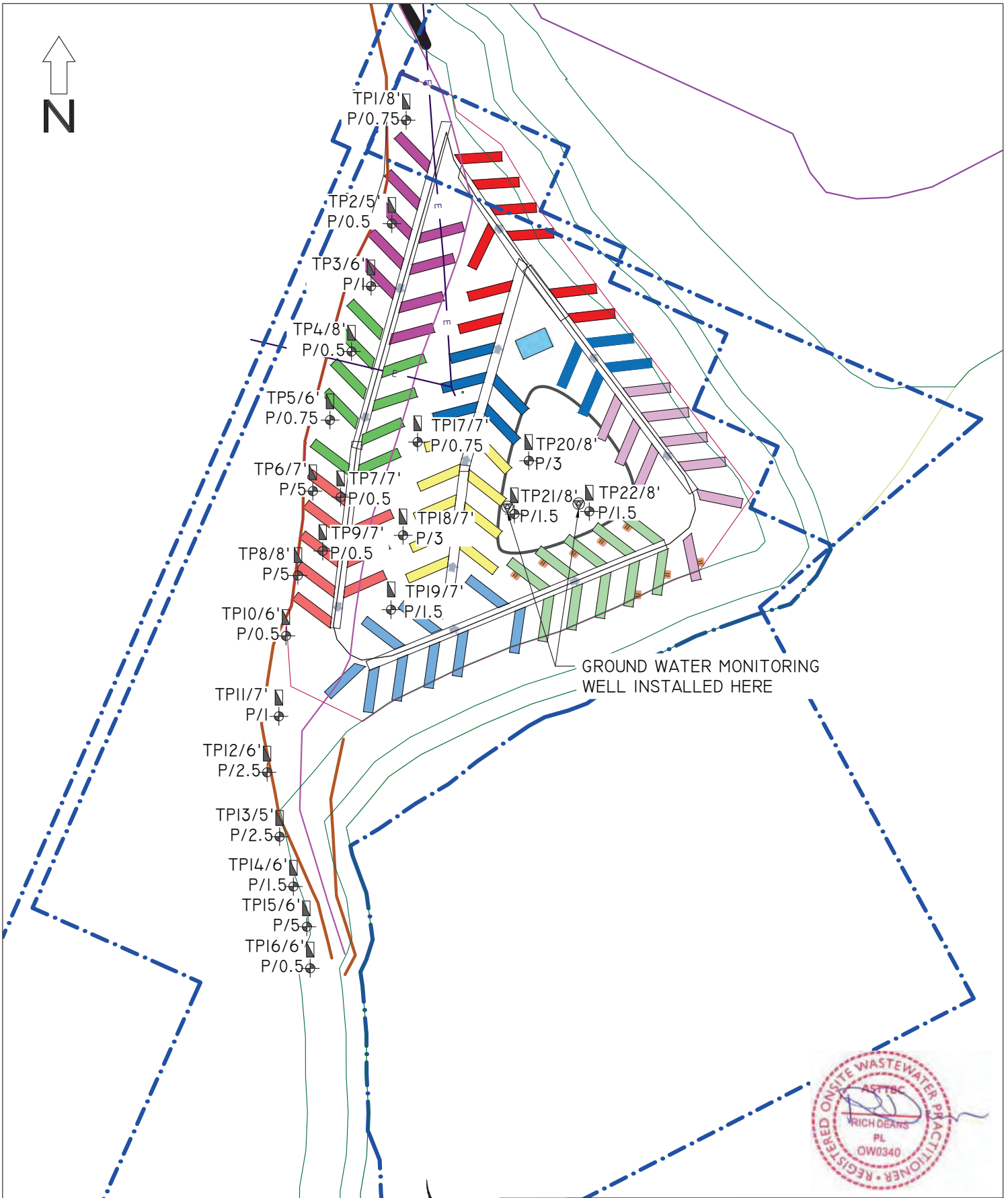
Richard Deans, C. Tech, ROWP # 0340
Groundwater Technician

Attachments: Table 1, Detailed Soil Logs
Figure 1, Overall Lot Layout & Testing Location Plan
Figure 2, Proposed System Layout
Waterwell Search Results
General Conditions

C: CTQ Consultants Ltd.
Ed Grifone

Phone-250-979-1221

DTC -



LEGEND	
	TESTPIT LOCATION / DEPTH FT
	PERCOLATION TEST / MIN/INCH
	GROUND WATER MONITORING WELL

DEANSTECH
CONSULTING
10553 OKANAGAN CNTR. RD. W.
LAKE COUNTRY BC V4V 2H8

CLIENT: CTQ / DALE UNRUH			
ADDRESS: KASLO RV CAMPGROUND			
DRAWING NAME: FIGURE I			
SITE PLAN AND TESTING LOCATIONS			
PROJECT #:	SCALE:	DRAWN BY:	DATE:
J21-01950	1:2500	JP	AUG 01 2023



RESERVED BACKUP
SEWAGE DISPERSAL
AREA 5' X 500'
SEEPAGE BED 5' X 500'

ECOFLO EC7-4000-G
EFFLUENT TREATMENT
UNIT (TYP.)

RESERVED BACKUP SEWAGE DISPERSAL AREA 5' X 600'
SEEPAGE BED 5' X 600'

APPROX.
30M FROM RIVER

FIRE HYDRANT

TANK NEST
2 - 2000 IG TWO CHAMBER
SEPTIC TANKS WITH LIFT
PUMP (TYP.)

APPROX.
30M FROM LAKE



CLIENT: CTQ / DALE UNRUH
ADDRESS: KASLO RV CAMPGROUND
DRAWING NAME: FIGURE 2

SEPTIC SYSTEM LAYOUT

DEANSTECH
CONSULTING
10553 OKANAGAN CNTR. RD. W.
LAKE COUNTRY BC V4V 2H8

PROJECT #: J21-01950

SCALE: 1:1250

DRAWN BY: JP

DATE: AUG 01 2023

TABLE 1
SOIL DESCRIPTION
Kaslo RV Park, Kaslo, BC

Testpit #	Depth (feet)	Location	Percolation Test Result minutes/inch	Slope Angle (%)	Soil Description, depth in inches
1	8.0	See Figure 1	0.75 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 30.0 – LOAM (Fill) – trace gravel, metal debris, damp, compact, dark greyish brown. 30.0 – 96.0 – SAND & GRAVEL – cobbly, some boulders, damp, coarse grained, compact, light medium brown. No groundwater, no bedrock.
2	5.0	See Figure 1	0.5 @ 3 ft	2	0 – 6.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 6.0 – 38.0 – LOAM (Fill) – some cobbles, metal & wood debris, damp, compact, dark greyish brown. 38.0 – 60.0 – GRAVELLY SAND – cobbly, some boulders, damp, coarse grained, loose, dark brown. No groundwater, no bedrock.
3	6.0	See Figure 1	1.0 @ 3 ft	2	0 – 12.0 – GRAVEL (Fill) – dry, loose, dark brown. 12.0 – 32.0 – LOAM (Fill) – some cobbles, metal & wood debris, damp, compact, dark greyish brown. 38.0 – 72.0 – GRAVELLY SAND – some cobble, damp, coarse grained, loose, dark brown. No groundwater, no bedrock.
4	8.0	See Figure 1	0.5 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 18.0 – SILTY LOAM – some cobbles, damp, compact, dark greyish brown. 18.0 – 96.0 – SAND & GRAVEL – cobbly, some boulders, trace silt, damp, coarse grained, compact, light medium brown. No groundwater, no bedrock.
5	6.0	See Figure 1	0.75 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 30.0 – LOAM – trace gravel, dry, fine grained, firm, greyish brown. 30.0 – 72.0 – SAND – some gravel, trace cobble, damp, fine grained, loose, medium brown. No groundwater, no bedrock.
6	7.0	See Figure 1	5.0 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 20.0 – SAND – some gravel, trace silt, damp, firm, greyish brown. 20.0 – 84.0 – GRAVELLY SAND (Till) – some cobble, damp, coarse grained, hard, greyish brown.

DTC –

10553 Okanagan Centre Road West, Lake Country, B.C. V4V 2H8
Phone: (250) 766-0533 p Fax: (250) 766-0513 p Cell: (250) 317-6728 p e-mail: deans1@shaw.ca

Table 1 continued

7	7.0	See Figure 1	0.5 @ 2 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 18.0 – LOAM – trace gravel, dry, fine grained, firm, greyish brown. 18.0 – 84.0 – SAND – some gravel, trace cobble, damp, medium grained, loose, medium brown. No groundwater, no bedrock.
8	8.0	See Figure 1	5.0 @ 3 ft	2	0 – 6.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 6.0 – 96.0 – GRAVELLY SAND (Till) – some cobble, damp, coarse grained, hard, greyish brown. No groundwater, no bedrock.
9	7.0	See Figure 1	0.5 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 36.0 – LOAM – trace gravel, dry, fine grained, firm, greyish brown 36.0 – 84.0 – GRAVELLY SAND – some cobble, damp, coarse grained, some isolated cemented pockets, dark greyish brown. No groundwater, no bedrock.
10	6.0	See Figure 1	0.5 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 36.0 – LOAM – trace gravel, dry, fine grained, firm, greyish brown 36.0 – 72.0 – GRAVELLY SAND – some cobble, damp, coarse grained, some isolated cemented pockets, dark greyish brown. No groundwater, no bedrock.
11	7.0	See Figure 1	1.0 @ 4 ft	2	0 – 48.0 – LOAM (Fill) – trace gravel, metal & wood debris, dry, fine grained, firm, greyish brown. 48.0 – 84.0 – SILTY LOAM – some cobble, some boulders, damp, some isolated cemented pockets, dark greyish brown. No groundwater, no bedrock.
12	6.0	See Figure 1	2.5 @ 2 ft	2	0.0 – 18.0 – LOAM – some organics, damp, compact, dark greyish brown. 18.0 – 72.0 – LOAM – cobble, some boulders, damp, compact, dark grey. No groundwater, no bedrock.
13	5.0	See Figure 1	2.5 @ 2 ft	2	0.0 – 18.0 – LOAM – some organics, damp, compact, dark greyish brown. 18.0 – 60.0 – LOAM – cobble, some boulders, damp, compact, dark grey. No groundwater, no bedrock.
14	6.0	See Figure 1	1.5 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 36.0 – LOAM – trace gravel, dry, fine grained, firm, greyish brown 36.0 – 72.0 – GRAVELLY SAND – some cobble, trace to some silt, damp, coarse grained, dark greyish brown. No groundwater, no bedrock.

DTC –

Table 1 continued

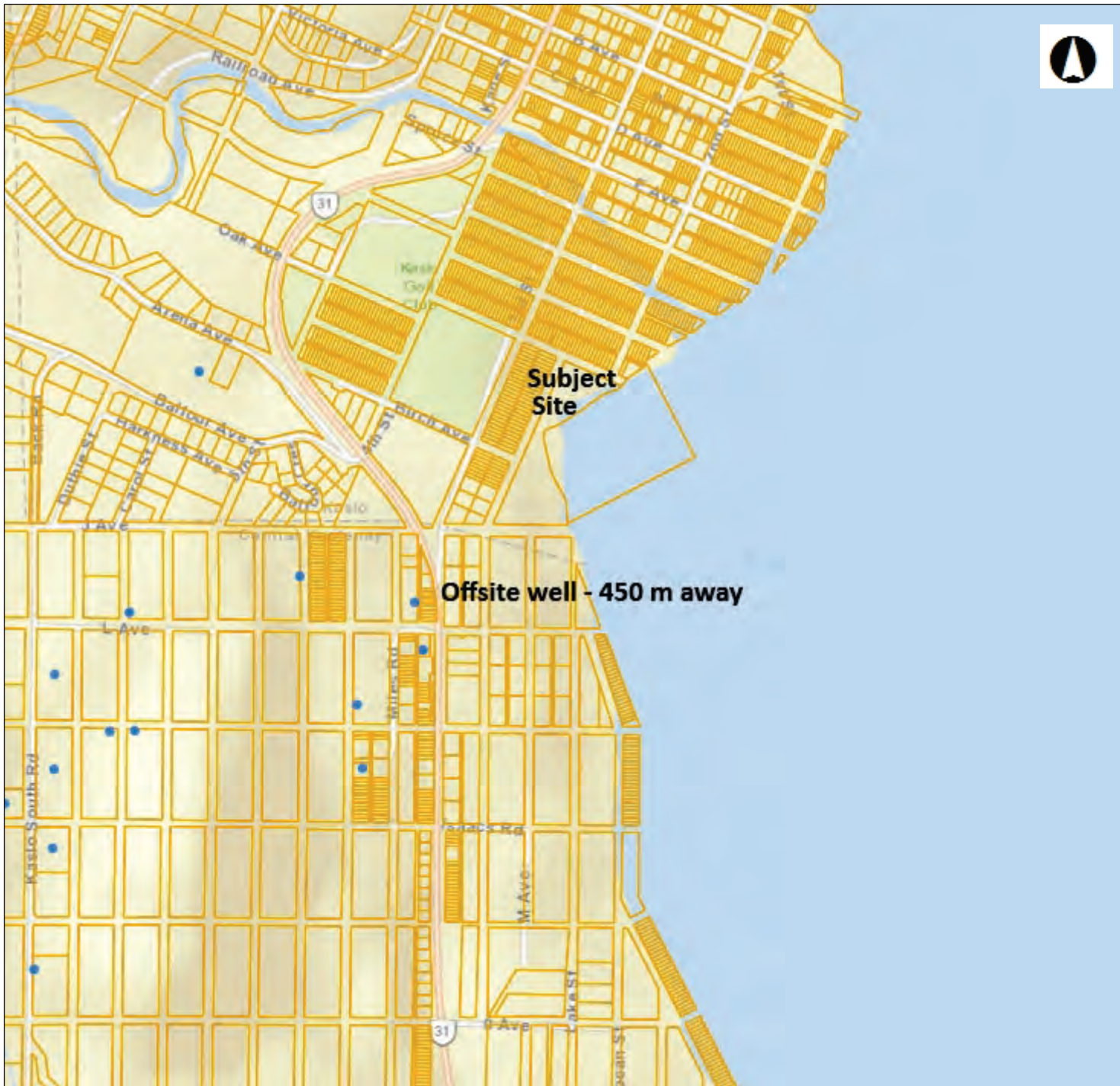
15	6.0	See Figure 1	5.0 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 36.0 – SAND – some gravel, trace cobble, damp, medium grained, loose, medium brown. 36.0 – 72.0 – GRAVELLY SAND (Till) – some cobble, trace to some silt, damp, coarse grained, dark greyish brown. No groundwater, no bedrock.
16	6.0	See Figure 1	0.5 @ 3 ft	2	0 – 3.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 3.0 – 24.0 – LOAM – trace gravel, dry, fine grained, firm, greyish brown 24.0 – 72.0 – GRAVELLY SAND – some cobble, clean, damp, coarse grained, dark greyish brown. No groundwater, no bedrock.
17	7.0	See Figure 1	0.75 @ 4.0 ft	2	0.0 – 48.0 – LOAM (Fill) – trace gravel, damp, firm, dark grey. 48.0 – 84.0 – GRAVELLY SAND – some cobble, clean, damp, coarse grained, light greyish brown. No groundwater, no bedrock.
18	7.0	See Figure 1	3.0 @ 4 ft	2	0.0 – 48.0 – LOAM (Fill) – trace gravel, damp, firm, dark grey. 48.0 – 84.0 – GRAVELLY SAND – some cobble, clean, damp, coarse grained, light greyish brown. No groundwater, no bedrock.
19	7.0	See Figure 1	1.5 @ 3 ft	2	0.0 – 30.0 – LOAM (Fill) – trace gravel, damp, firm, dark grey. 30.0 – 84.0 – GRAVELLY SAND – some cobble, clean, damp, medium grained, light greyish brown. No groundwater, no bedrock.
20	8.0	See Figure 1	3.0 @ 3 ft	2	0 – 4.0 – ORGANICS – topsoil, sandy, dry, loose, dark brown. 4.0 – 26.0 – SAND & GRAVEL FILL – damp, loose, single grain structure, dark grey, some roots. 26.0 – 42.0 – LOAMY SAND – some gravel, some cobbles, damp, loose, single grain structure, light grey, some roots. 42.0 – 96.0 – SAND & GRAVEL – cobbly, some boulders, damp, loose, single grain structure, dark grey, some roots to 51 inches. No groundwater, no bedrock.
21	8.0	See Figure 1	1.5 @ 3 ft	2	0 – 6.0 – SANDY LOAM – topsoil, some gravel, damp, loose, single grain structure, dark brownish grey, many fine roots 6.0 – 42.0 – SAND – trace gravel, damp, loose, single grain structure, medium brownish grey, some roots to 27 inches. 42.0 – 96.0 – GRAVELLY SAND – some cobbles, damp, loose, single grain structure, dark grey. No groundwater, no bedrock.

DTC –

Table 1 continued

22	8.0	See Figure 1	1.5 @ 3 ft	2	<p>0 – 6.0 – SANDY LOAM – topsoil, some gravel, damp, loose, single grain structure, dark brownish grey, many fine roots</p> <p>6.0 – 42.0 – SAND – trace gravel, damp, loose, single grain structure, medium brownish grey, some roots to 27 inches.</p> <p>42.0 – 96.0 – GRAVELLY SAND – some cobbles, damp, loose, single grain structure, dark grey.</p> <p>No groundwater, no bedrock.</p>
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Water Resources Atlas

Legend

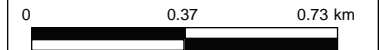
Groundwater Wells - All

ARTESIAN_COND

● Reported Artesian Well

● Well

□ PMBC Parcel Cadastre - Ou



1: 18,056

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Datum: NAD83

Projection: BC Albers

Key Map of British Columbia



This report incorporates and is subject to these “General Conditions”.

1. USE OF REPORT AND OWNERSHIP

This sewage dispersal report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary assessment. This report and the recommendations contained in it are intended for the sole use of DeansTech’s client. DeansTech does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than DeansTech’s client unless otherwise authorized in writing by DeansTech. Any unauthorized use of the report is at the sole risk of the user. This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of DeansTech. Additional copies of the report, if required, may be obtained upon request.

2. NATURE AND EXACTNESS OF DATA

Some data reviewed during this assessment was produced by others and has been relied upon by DeansTech to form opinions of the site. The accuracy of the data reviewed has not been confirmed. Some data was collected from sources readily available to the public. Other data and information was obtained from the client for use in this report.

3. LOGS OF TEST HOLES AND WATER WELL RECORDS

The test hole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples carried out by others. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance, which requires precise definition of soil or rock zone transition elevations, may require further investigation and review.

4. STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from the information reviewed. Stratigraphy is known only at the location of the drill hole/testpit or other drill holes/testpits in the area. Actual geology and stratigraphy between drill holes/testpits and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. DeansTech does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

5. SURFACE WATER AND GROUNDWATER CONDITIONS

Surface and groundwater conditions mentioned in this report are those observed at the times recorded in the report. These conditions vary with geological detail between observation sites; annual, seasonal and special meteorologic conditions; and with development activity. Interpretation of water conditions from observations and records is judgmental and constitutes an evaluation of circumstances as influenced by geology, meteorology and development activity. Deviations from these observations may occur during the course of development activities.

6. WATER QUALITY

Water quality information was based on the results of water samples obtained from the well(s). The chemical analysis results can vary from season to season and at different depths within a well.

7. STANDARD OF CARE

Services performed by DeansTech for this report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions in the jurisdiction in which the services are provided. Technical judgment has been applied in developing the conclusions and/or recommendations provided in this report. No warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of this report.



DeansTech



August 2, 2024

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Archaeological Overview Assessment of Quality Property Development proposed Lakefront RV Park in Kaslo, BC.

This letter report summarizes the findings of a desktop Archaeological Overview Assessment (AOA) of Quality Property Development (QPD) proposed Lakefront RV Park in Kaslo, BC (Figure 1). Ursus Heritage Consulting Ltd. (Ursus) was retained by Ed Grifone of CTQ Consultants Ltd. on behalf of QPD (the Proponent) to conduct the AOA of the proposed RV Park in July 2024.

The objectives of the AOA are to:

- Identify and evaluate any areas of archaeological potential within the subject development area that warrant detailed archaeological investigation.
- Provide recommendations regarding the need and appropriate scope of further archaeological studies.

Archaeological sites can be defined as physical evidence of past human use of an area that, in the subject region, is typically represented by artifacts, lithic debitage (by-products of toolstone quarrying and lithic artifact production), faunal remains, fire altered rock, hearth/fire pit features, and habitation and subsistence features.

Project Description

The subject property proposed for development is a 10.74 ha (26.54 acre) area comprised of two distinct parcels located along the western shoreline of Kootenay Lake immediately southwest of the lowermost reaches of the Kaslo River (Figure 2). The larger of the two parcels is bound on the southeast and east by the lake, on the northeast by the river channel, and on the west by 3rd Street. The smaller parcel centers on G Avenue between Highway 31 and the larger parcel and is bound on the southeast by 3rd Street and includes portions of the Kaslo River channel, extending in part northeast to the left bank of the river.

Based on preliminary plans, much of the proposed development will center on the large parcel where QPD is proposing the construction of a RV Park comprised of approximately 80 individual RV sites accessed through a series of loop roads in the central portion of the parcel. Additionally, the proposed development will also include a 4 – 8 unit residential development at the southern end of the large parcel and a park and walking trail set along the left bank of the river encompassing the main access road and extending southeast to the lakeshore between the RV Park and the river's edge within both the large and small parcel. Access to the large parcel will utilize G Avenue which runs through the small parcel.



Figure 1: Lakefront RV Park Overview Map

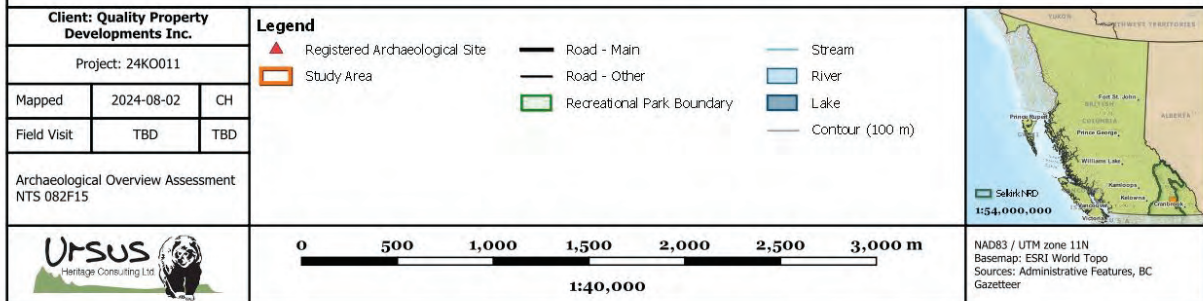
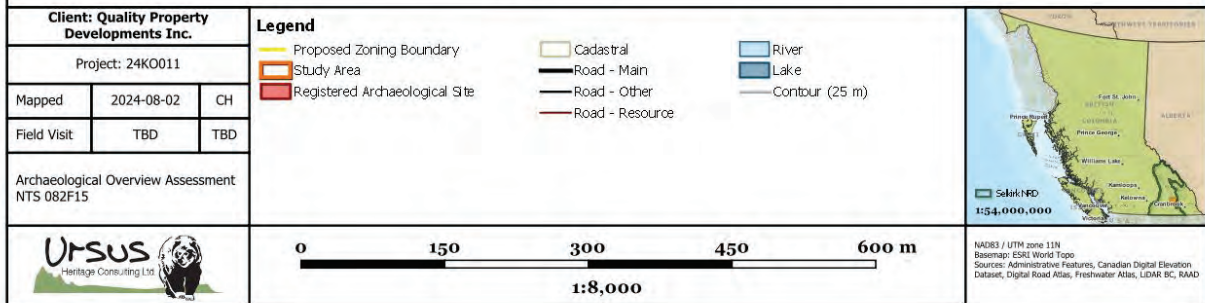




Figure 2: Lakefront RV Park Detailed Development Map



Project Setting

The subject property is set on the southern end of the Kaslo River alluvial fan immediately southwest of the lowermost reaches of the Kaslo River. This section of river is comprised of a diverted channel established after the flood of 1894. A combination of high-volume freshet, high lake levels, storm deluge, and the rupture of an upstream log jam caused a devastating flood in early June 1894 that washed away many of the newly established buildings, roadways, and infrastructure and resulted in a complete diversion of the lower section of the Kaslo River channel through the newly established settlement. A 1904 map of Kaslo illustrates the 'Old Channel of Kaslo River' in relation to the current channel with the subject property highlighted on the map (Figure 3).



Figure 3. Portion of 1904 map of the Village of Kaslo with subject lots highlighted. Note the diverted Kaslo River channel and old Kaslo River channel showing the change on course following the 1894 flood. It appears from the overlaid lot that there is a degree of error in the map's plotting of the diverted channel.

The portion of the large parcel where the RV Park and park/walking trail are proposed is comprised of relatively level to gently sloped east-southeast aspect terrain backed by moderate to steep slopes along the western margins. A discernable break in slope trends north – south midway through this relatively level area. The southern end of the large parcel slated for the residential development is comprised of moderate to steeply sloping west aspect terrain. The Lidar hillshade imagery on Figure 5 highlights the variation in the terrain.

Much of the level portion of the larger parcel has been formerly logged and cleared and was developed as the location of the former T & H Sawmill that operated in Kaslo until the early 1980's. The development and operations of the sawmill altered and impacted the landscape with the construction of sawmill buildings, offices, a beehive burner, staging and storage yards, and access roads. Figure 4 provides a 1968 air photo view of Kaslo including the T & H Sawmill site.



Figure 4. Portion of 1968 air photo of the Village of Kaslo with subject lots highlighted. Note the presence and extent of the T & H Sawmill and related infrastructure in the larger parcel.

The entirety of the project area is set within the Interior Cedar Hemlock or ICH biogeoclimatic zone. More specifically, it is within the ICHdw1 which is the Interior Cedar Hemlock biogeoclimatic zone - dry warm subzone - Kootenay variant. The climate of the ICHdw1 is characterized by moist, warm springs; hot to very hot, dry summers; and mild, dry winters. Snowpack is moderately shallow and typically persists from January through March with frequent rain-on-snow events and snow-free areas on solar aspects. Prior to the logging and clearing of the project area, typical forest cover would have included a diversity of species including mixes of western redcedar, Douglas-fir, western hemlock, western larch, grand fir, lodgepole, western white, and ponderosa pine, trembling aspen, black cottonwood, and paper birch. Typical understory species include shrub layers of black huckleberry and falsebox and, in drier locales, Douglas maple, birch-leaved spirea, Oregon-grape, baldhip rose, and soopolallie (MacKillop and Ehman 2016: 253). The ICHdw1 provides valuable habitat for several animal species. Specific to the region surrounding the project area these include black and grizzly bear, as well as coyote, gray wolf, cougar, lynx, bobcat, wolverine, mule and white-tailed deer, Rocky Mountain elk, bighorn sheep, mountain caribou (locally extirpated), as well as furbearers such as marten, mink, snowshoe hare, ermine, muskrat, red squirrel, pikas, ground squirrel, and marmot. The area also supports several bird species including a variety of songbirds, raptors, grouse, corvids, and waterfowl.

At the time of contact in the early 19th century, ethnohistoric and ethnographic information reveals that main body of Kootenay Lake was encompassed within the core traditional territory of the Ktunaxa. Bouchard and Kennedy (2000: 234-235) note that the placename Kaslo is likely derived from the Ktunaxa name for black hawthorn, “*kala*” or “*qashu*”. As well, there is some indication of the use of the main body of Kootenay Lake by Sinixt (or Lakes) peoples as evidenced by the placename “*naxspoå’lk’en*” recorded by Ray as a Sinixt temporary camp at a unknown location on the west side of Kootenay Lake, a placename he translated as ‘a rocky bank made by *spoå’lk’en*’, a mythological character that Bouchard and Kennedy believe is likely derived from the Sinixt name for pileated woodpecker (Ray 1936: 126; Bouchard and Kennedy 2000: 234).

Previous Archaeological Study and Recorded Sites

There has been a paucity of previous archaeological study within the village of Kaslo. Ursus has conducted four assessments for the village including an AOA of the acquisition of District Lot 12393 in 2016 (Ursus 2016a), an AOA of proposed wastewater treatment plant upgrade options (Ursus 2016b), an AOA of the Village of Kaslo Gravel Pit (Ursus 2020), and an AOA of the Kaslo River Flood Mitigation Project (Ursus 2023). The AOA of proposed wastewater treatment plant upgrade options included two options set within the current project area, both of which were assessed with high potential for the presence of archaeological sites (Ursus 2016b: 7-8).

Additional previous archaeological assessments within the village include the emergency archaeological monitoring of the Kaslo Bay boat launch (Tamasi 2014), archaeological monitoring of fibre-optic cable installation (Neill and Tamasi 2017), and an archaeological assessment of the Highway 31 Kaslo River Bridge replacement (report pending).

A search of the provincial Archaeology Branch Remote Access to Archaeological Data (RAAD) application revealed that no archaeological sites have been recorded within the project area. Five previously identified sites are located within 3.0 km of the project area, three of which are within the Village of Kaslo (Figure 1). Site DIQf-28 was identified at the Kaslo Bay boat launch (Tamasi 2014) and sites DIQf-33 and DIQf-36 were identified during the archaeological monitoring of fibre-optic cable installation (Neill and Tamasi 2017) on the north side of the Kaslo River alluvial fan. Table 1 provides a summary of the sites within and in the vicinity of Kaslo.

Table 1. Archaeological Sites within 3.0 km of the Study Area

Borden #	Distance from Project Area	Site Type	Assoc. Permit #	Recorder/Reference
DIQf-36	410 m NE	Cultural Material; Surface Lithic Artifacts	Non-Permit	Neill and Tamasi (2017)
DIQf-33	490 m NE	Cultural Material; Surface Lithic Artifacts	Non-Permit	Neill and Tamasi (2017)
DIQf-28	860 m NW	Cultural Material; Surface Lithic Artifact	2013-0236	Tamasi (2014)
DIQf-1	1900 m E	Ceremonial/Religious; Pictograph	Non-Permit	Baravelle (1978)
DIQf-3	1960 m E	Ceremonial/Religious; Pictograph	Non-Permit	Baravelle (1980)

AOA Methodology

The current AOA was conducted in accordance with the *British Columbia Archaeological Impact Assessment Guidelines* (Archaeology Branch 1998) and *British Columbia Archaeological Overview Assessment Guidelines* (Archaeology Branch 2023) issued by the Archaeology Branch at the Ministry of Forests. For the current project, the AOA involved:

- A review of pertinent regional archaeological, historical, ethnographic, geological, and biophysical literature.
- A review of the property’s biophysical and topographic characteristics.
- An evaluation of the previous impacts to the natural landscape of the study area.
- An evaluation of archaeological site potential.

The archaeological site potential assessment process considers a number of criteria to establish potential ratings for a given landscape. This AOA employs a two-tiered rating system with low or high potential values assigned based on topographical and biophysical characteristics coupled with the examination of a number of cultural and archaeological criteria.

A correlation exists between particular biophysical characteristics and the incidence of archaeological sites. The presence of these biophysical characteristics can be used to predict the likelihood of a location being used prehistorically. Generally, people gravitate toward areas with access to water, shelter, and food and raw material resources, seeking out locations that are relatively level, well-drained, with good solar aspect, and provide a good vantage point. Archaeologically it is important to not only examine these biophysical

characteristics as they appear currently but to also consider the changes in these biophysical characteristics over time, from the Late Pleistocene through to the Holocene.

The biophysical characteristics that are considered are:

- Presence and nature of water features.
- Wildlife and fish values.
- Slope, aspect, and topography.
- Presence of bedrock exposures, karst, talus, or boulders suitable for rock art locations, caves, rock shelters, or lithic raw material sources.
- Vegetation and forest cover composition and age.

Further to the biophysical characteristics, a number of cultural and archaeological criteria are considered to further refine the archaeological site potential assessment included:

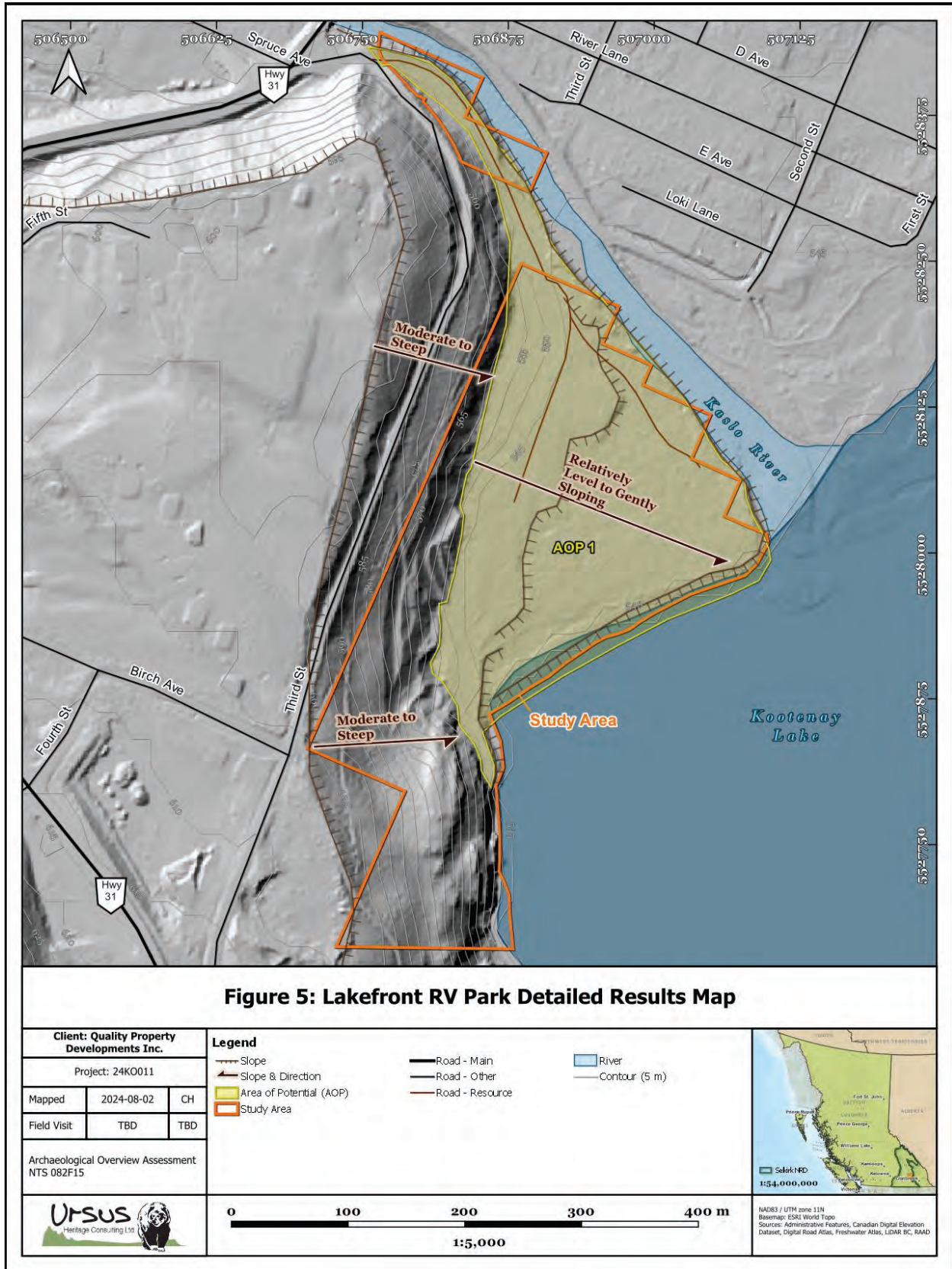
- Connection of study area to First Nations' traditional use localities, oral history, and/or known traditional place names.
- Proximity of study area to previously recorded archaeological sites.
- Prehistoric settlement and resource use of the region with a specific emphasis on the nature and characteristics of West Kootenay region archaeological sites.
- Level and type of past historic land use and the resulting impacts.
- The previous archaeological experience of the researcher.

AOA Results

This section contains the determination of archaeological potential for the study area. These results are framed within the context of the background research; including archaeological and ethnographic data, topography and geomorphology, structural geology, paleoenvironmental reconstruction, and the historic record.

One area of the proposed project was assessed with high potential for the presence of archaeological sites, which is delineated as Area of Potential 1 or AOP 1 (Figure 5). AOP 1 is defined by the relatively level to gently sloped terrain within the proposed project area. The high potential assessment of AOP 1 is based upon:

- Proximity to major hydrologic features. The project area is located on the southern end of the Kaslo River alluvial fan and along the shoreline of a semi-protected shallow bay of Kootenay Lake. Additionally, it is located along the right bank of the lowermost section of the Kaslo River. Although the current channel represents a diversion of the historic channel, it can be assumed that the river channel naturally braided and migrated across the alluvial fan and at some time in the past 9000 years has run its course within or in close proximity to the current diverted channel and project area. Further, the Kaslo River is a major tributary stream of Kootenay Lake whose course and valley provide a natural travel corridor through the Goat Range of the Selkirk Mountains and onwards to Slocan Lake. It is understood that the project area is associated with significant hydrologic features that are reflective of high archaeological potential.
- Presence of areas of favourable slope, aspect, and topography. AOP 1 is defined by the relatively level to gently sloping alluvial fan terrain with favourable solar aspect. Additionally, Lidar imagery has identified a slight north – south trending break in slope that appears as a bench edge but could also reflect the remnant shoreline of a previous higher lake stand. Alluvial fans are considered to be archaeologically significant terrain features as they provide level lakeshore terrain combined with the presence of major outlet streams. These terrain features have proven to yield high frequencies of archaeological sites, especially within the context of large intermontane lakes such as Kootenay Lake and neighbouring Slocan and Arrow Lakes. It is understood that the study area contains sufficient terrain attributes that are reflective of high archaeological potential.



- High fish and wildlife values. Kootenay Lake and the Kaslo River support significant populations bull trout, rainbow trout, and kokanee and, specific to the lake, burbot, white sturgeon, and other coarse fish. Additionally, the presence of both lakeshore and river channel would have provided habitat for a variety of mammals and waterfowl as well as diverse plant communities recognized as important subsistence resources utilized by Indigenous peoples. It is understood that the project area contains sufficient proximity to fish, terrestrial wildlife, and plant values that are reflective of high archaeological potential.
- Proximity and setting of previously recorded archaeology sites. Although the number of proximal archaeological sites in the area is limited, this is likely a reflection of the paucity of archaeological investigation of the Kaslo area and surrounding Kootenay Lake. Three of the known sites located within Kaslo are set on the alluvial fan shoreline terrain in settings similar to that of the project area (DIQf-28, DIQf-33, DIQf-36). The recorded presence of archaeological sites sharing proximity and geomorphological similarities to study area is reflective of high archaeological potential.
- Presence of a traditional placename. As noted, the placename Kaslo is believed to derive from the Ktunaxa name for black hawthorn, noted as “*kala*” or “*qashu*”. Traditional placenames are indicative of locations of importance and regular use; therefore, the presence of a traditional placename is reflective of high archaeological potential.
- Previous land modifications and sediment disturbances. Portions of the project area have been subject to various levels of previous disturbance resulting from timber removal and land clearing, road construction, mill construction, operation and demolition and residential development. Although these past activities may have potentially negatively impacted, disturbed, and/or obscured any archaeological remains present within the disturbance areas, they would not have resulted in the complete removal of the archaeological remains. Additionally, the disturbance activities did not extend to the entirety of the project area or, in some cases, to depths where intact archeological evidence may be present; therefore, it is expected that intact areas within the project location are still present that have the potential to yield intact archaeological deposits.

Those portions of the proposed project area outside of AOP 1 are assessed as low potential for the presence of archaeological sites. The low archaeological potential assessment is based primarily on the presence of moderate to steeply sloping terrain.

Recommendations

A large portion of the proposed project area is assessed with high potential for the presence of archaeological sites, which is delineated as AOP 1. Based on the results of the desktop AOA, it is recommended that a Preliminary Field Reconnaissance (PFR) survey of AOP 1 be conducted to confirm and refine the archaeological potential assessment. Should the results of the PFR confirm the presence of areas of high potential for the presence of archaeological sites, the following recommendations are presented:

- Avoidance of areas assessed with high potential for the presence of archaeological sites by excluding them from the proposed development plans and ensuring that ground disturbance does not occur within the identified high potential areas.
- If avoidance of high potential areas is not possible, conduct an Archaeological Impact Assessment (AIA) level study of the proposed developments that conflict with areas assessed with high potential for the presence of archaeological sites.

Outside of AOP 1, the remainder of the subject property is assessed with low potential for the presence of archaeological sites. No further archaeological assessment is recommended for areas of the subject property assessed with low archaeological potential.

AOA Quality Property Developments proposed Lakefront RV Park in Kaslo, BC

An AIA investigation provides the means to accurately inspect the conflicting areas for the presence of archaeological sites, primarily through subsurface testing. An AIA requires a *Section 12.2 Heritage Inspection Permit* (HIP) issued by the Archaeology Branch, Ministry of Forests, pursuant to Section 12 of the *Heritage Conservation Act*. The objectives of an AIA are to:

- Identify and evaluate archaeological sites.
- Identify and assess potential impacts to archaeological sites as a result of the proposed development.
- Recommend alternatives for managing adverse impacts.

Following the AIA, proposed development within any identified archaeological site(s) will require a *Section 12.4 Site Alteration Permit* (SAP) prior to the initiation of the proposed development. The SAP should include requirements for archaeological monitoring of the removal of soil/sediments through the boundaries of all sites identified within the project impact area to recover additional artifacts and to identify possible subsurface features that may require systematic data recovery. The SAP may also require data recovery through controlled excavation of evaluative units as a mitigation measure for any sites that may be disturbed by proposed development.

Users of this report should be aware that even the most thorough investigation may fail to reveal all archaeological remains, including sites protected by the BC *Heritage Conservation Act*, that exist in an area. All users of this report should also be aware that: (1) archaeological remains in BC are protected from disturbance, intentional or inadvertent, by the *Heritage Conservation Act*; (2) in the event that archaeological remains are encountered, all ground disturbance in the immediate vicinity must be suspended at once; (3) it is the individual's responsibility to inform the Archaeology Branch, and appropriate First Nations as soon as possible, about the location of the archaeological remains and the nature of the disturbance; and (4) the *Heritage Conservation Act* may incur heavy fines and imprisonment for failing to comply with these requirements.

It is also recommended that the client inform any contractors who may operate on the property that archaeological remains are protected by the *Heritage Conservation Act*, and may not be altered, damaged, moved, excavated in, or desecrated in any way without a permit issued under Section 12.2 or 12.4 of the *Heritage Conservation Act*.

For more information on this review of archaeological potential, please contact Ursus Heritage Consulting Ltd.

With respect,



Fraser Bonner, BA
Senior Archaeologist and Project Manager
Ursus Heritage Consulting Ltd.

References

Archaeology Branch

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2023 Archaeological Overview Assessment of the Village of Kaslo proposed Kaslo River Flood Mitigation Project in Kaslo, BC. Letter Report on file with Village of Kaslo, Kaslo, BC.



December 6, 2024

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Preliminary Field Reconnaissance of Quality Property Development proposed Lakefront RV Park in Kaslo, BC.

This letter report summarizes the findings of a Preliminary Field Reconnaissance (PFR) survey of Quality Property Development (QPD) proposed Lakefront RV Park in Kaslo, BC (Figure 1). Ursus Heritage Consulting Ltd. (Ursus) was retained by Ed Grifone of CTQ Consultants Ltd. on behalf of QPD (the Proponent) to conduct the PFR survey of the proposed RV Park in August 2024.

The PFR survey was initiated based on the results and recommendations of a desktop Archaeological Overview Assessment (AOA) that identified an area of high potential for the presence of archaeological sites delineated as Area of Potential 1 or AOP 1. AOP 1 is defined by the relatively level to gently sloped terrain within the proposed project area with the high potential assessment based upon the proximity to Kootenay Lake and the Kaslo River, presence of favourable slope, aspect, and topography, high fish and wildlife values, proximity to and similar setting of local previously recorded archaeological sites, and the presence of a traditional Ktunaxa placename for the Kaslo area. The primary recommendation of the AOA was PFR survey of AOP 1 to confirm and refine the AOA potential assessment. A detailed project description, project setting, and study area background are provided in the AOA report. (Ursus 2024).

The objectives of the PFR mirror those of the previous desktop AOA, which are to:

- Identify and evaluate any areas of archaeological potential within the subject development area that warrant detailed archaeological investigation.
- Provide recommendations regarding the need and appropriate scope of further archaeological studies.

PFR Methodology

The current PFR was conducted in accordance with the *British Columbia Archaeological Impact Assessment Guidelines* (Archaeology Branch 1998) and *British Columbia Archaeological Overview Assessment Guidelines* (Archaeology Branch 2023) issued by the Archaeology Branch at the Ministry of Forests. The PFR survey was conducted to supplement, ground-truth, and refine the potential evaluation as assessed by the desktop AOA through detailed in-field survey and examination of AOP 1. Pedestrian survey and surface inspection were conducted to locate, record, and evaluate any potential archaeological materials or features that might be present and observable within the AOP 1. Archaeological materials include but are not limited to stone, bone, antler, or other artifacts; fire-altered rock; and cultural features (e.g., depressions or cairns). Existing subsurface exposures were examined for evidence of cultural deposits. Landforms, vegetation, aspect, and sources of potable water were recorded in field notes. Additionally, previous impacts and disturbance within the AOP 1 landscape was examined, evaluated, and assessed as it relates to the potential for the presence of archaeological sites. The PFR consisted of the archaeological field crew traversing the entirety of the proposed developments at 1 – 5 m spacing between individuals (Figure 2).

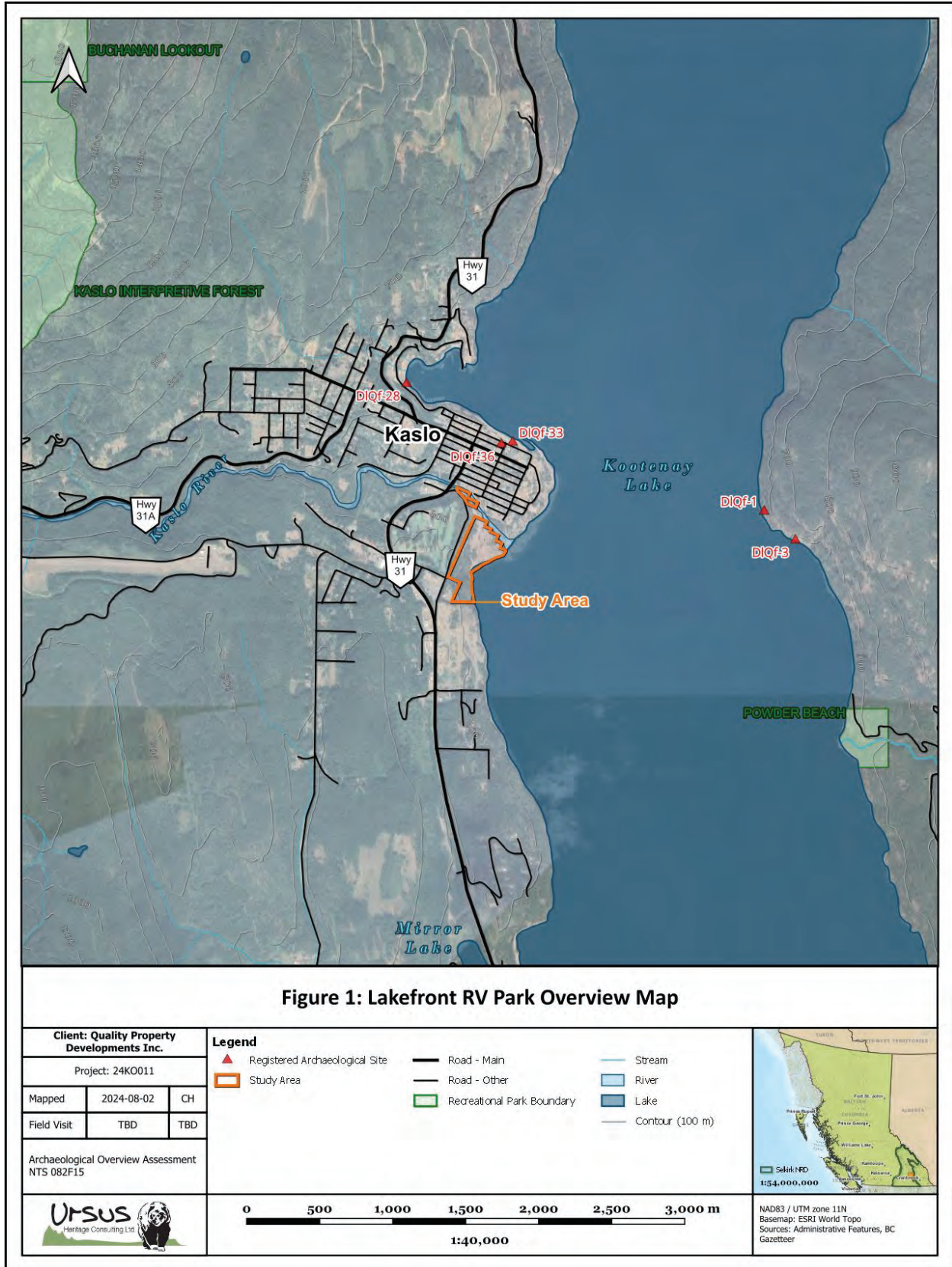




Figure 2: Lakefront RV Park Detailed Development and PFR Results Map

Client: Quality Property Developments Inc. Project: 24K0011 Mapped: 2024-12-09 CH Field Visit: 2024-09-17 FB Preliminary Field Reconnaissance NTS 082F15			Legend Proposed Zoning Boundary Study Area Registered Archaeological Site PFR Survey Coverage Cadastral Road - Main Road - Other Road - Resource River Lake Contour (25 m)			 Scale: 1:54,000,000 Sources: Administrative Features, Canadian Digital Elevation Database, Digital Road Atlas, Freshwater Atlas, LIDAR BC, RAMD
			Scale: 0 150 300 450 600 m 1:8,000			

PFR Results

This section contains the refinement of archaeological potential for the project area based on the observation gathered during the PFR survey. These results are framed within the context of the desktop AOA that included background research including archaeological and ethnographic data, topography and geomorphology, structural geology, paleoenvironmental reconstruction, and the historic record.

The PFR survey was conducted on September 17, 2024 by Ursus archaeologist Fraser Bonner and Okanagan Indian Band field technician Bruce Weaver. Ursus requested the participation of Ktunaxa Nation Council, Sinixt Confederacy, and Shuswap Band field technicians; however, none were available.

Although AOP 1 encompasses favourable slope, aspect, and topography, contains high fish and wildlife values, is close to and has a similar setting to local previously recorded archaeological sites, and is in an area with a traditional Ktunaxa placename, the level of previous disturbance and impact was underestimated by previous desktop AOA study. This is clearly illustrated by a 1939 air photo discovered following the completion of the desktop AOA, which shows that the diverted Kaslo River outlet was not confined to a single channel as it is today, but rather shows widely braided outlet channels that extends southward across the AOP 1 area, which at the time was completely void of vegetation and appears to have been comprised of mainly alluvial deposits associated with the stream outlet. Given the landscape of the area at this time, extensive filling and grading of the area and diversion and canalization of the channels was necessary to accommodate the construction of the T & H Sawmill within this dynamic stream outlet environment. This is very apparent in a comparative view of a 1979 air photo taken during the operational period of the sawmill. Figure 3 provides a comparative view of the air photos with the subject property overlaid.



Figure 3. Comparative views of 1939 and 1979 air photos showing the diverted Kaslo River outlet over time including the disturbance and impacts from outlet flow and sawmill construction and operations.

PFR survey observations confirmed the level of disturbance and impact from the initial logging and clearing of the area and its function as the diverted Kaslo River outlet. Observed substrate is dominated by cobbles and gravel deposits typical to alluvial deposition at stream outlets. The original natural organic A-horizon soils and underlying B-horizon soils typically associated with archaeological remains are absent in AOP 1. The level landscape associated with AOP 1 appears to be the result of the levelling, filling, and grading of the landscape undertaken as part of the sawmill development and not representative of the natural landscape present in the area prior to the settlement of Kaslo. Further, the PFR showed that the north – south trending break in slope illustrated by the Lidar imagery used in the AOA is not a natural bench margin or possible remnant shoreline of a previous higher lake stand, but in fact the results of the landscaping undertaken to accommodate the sawmill. Photos 1 – 3 provide views of AOP 1 taken during the PFR survey.



Photo 1. View southeast from northwest corner of AOP 1 showing the level landscaped terrain in foreground including the level elevated raised bench at the middle of the photo.



Photo 2. View southeast from north end of AOP 1 showing the level landscaped terrain and presence of underlying alluvial boulder, cobble, and gravel deposits used to grade and fill the former sawmill area.



Photo 3. View east from midpoint of AOP 1 showing the level landscaped terrain and presence of underlying alluvial boulder, cobble, and gravel deposits used to grade and fill the former sawmill area.

Although AOP 1 contains elements conducive to the presence of archaeological sites, there is a high level of disturbance and impact including the complete clearing of naturally occurring A-horizon and underlying B-horizon soils typically associated with archaeological remains; therefore, the potential for the presence of archaeological sites for AOP 1 and the remainder of the project area is reassessed as low.

Recommendations

Based on the results of the PFR, the entirety of the project area (including AOP 1) is assessed with low potential for the presence of archaeological sites; therefore, no further archaeological study is recommended for the subject property provided project design plans are not altered to include unassessed areas.

Given the setting and proximity of the project to Kootenay Lake and the Kaslo River, it is recommended that a *Chance Find Procedure* be in place during the proposed project works as a precautionary measure (see Appendix I). The *Chance Find Procedure* document should be presented, reviewed, and an on-site copy made available to the contractor and construction crew to inform them of the legislative protection granted to archaeological sites under *BC Heritage Conservation Act*, and the of the protocol and procedures in the unlikely event archaeological remains are uncovered.

Users of this report should be aware that even the most thorough investigation may fail to reveal all archaeological remains that exist in an area, including sites protected by the *BC Heritage Conservation Act* (Archaeology Branch 1996). All users of this report should also be aware that: (1) archaeological remains in BC are protected from disturbance, intentional or inadvertent, by the *Heritage Conservation Act*; (2) in the event that archaeological remains are encountered, all ground disturbance in the immediate vicinity must be suspended at once; (3) it is the individual's responsibility to inform the Archaeology Branch, and appropriate First Nations as soon as possible, about the location of the archaeological remains and the nature of the disturbance; and (4) the *Heritage Conservation Act* may incur heavy fines and imprisonment for failing to comply with these requirements.

It is also recommended that the proponent inform their personnel and all contractors that archaeological remains are protected by the *Heritage Conservation Act*, and may not be altered, damaged, moved, excavated in, or desecrated in any way without a permit issued under Section 12.2 or 12.4 of the *Heritage Conservation Act*.

For more information on this review of archaeological potential, please contact Ursus Heritage Consulting Ltd.

With respect,



Fraser Bonner, BA
Senior Archaeologist and Project Manager
Ursus Heritage Consulting Ltd.

References

Archaeology Branch

1996 *Heritage Conservation Act [RSBC]*. Ministry of Forests, Archaeology Branch, Victoria.

1998 *Archaeological Impact Assessment Guidelines*. Ministry of Forests, Archaeology Branch, Victoria.

2023 *Archaeological Overview Assessment Guidelines*. Ministry of Forests, Archaeology Branch, Victoria.

Ursus Heritage Consulting Ltd. (Fraser Bonner)

2024 Archaeological Overview Assessment of Quality Property Development proposed Lakefront RV Park in Kaslo, BC. Letter report on file with Ursus Heritage Consulting Ltd., Vernon.

Appendix A:

Chance Find Procedure

*This document is provided to provide direction when archaeological materials (including but not limited cultural deposits, artifacts, animal or human bone) are encountered during development related ground altering activities when the archaeologist is **not** on site.*

An archaeological site can be defined as any location that contains identifiable physical traces of past human activities and/or behaviours. In British Columbia, archaeological sites are protected by Provincial Legislation, the *Heritage Conservation Act (HCA)*. Sites that are automatically protected by the *HCA* include: sites with physical evidence that pre-date 1846; sites of an unknown age that have a likelihood of dating prior to 1846 (i.e., lithic scatters); aboriginal rock art; burial places; and historic shipwrecks.

The objectives of this ‘**Chance Find Procedure for Archaeological Materials**’ are to promote preservation of archaeological data while minimizing disruption of construction scheduling. It is recommended that due to the moderate archaeological potential of some areas within the project area, all on site personnel and contractors be informed of the **Chance Find Procedure** and have access to a copy while on site.

Expected site types for the project area include artifact scatters and human burials. Examples of commonly found archaeological materials are provided at the end of this document.

If possible, archaeological materials are encountered in the course of the Project, and an archaeologist is not present, the following steps are recommended:

- 1) Stop work immediately, leave find in place and protect the find location.
- 2) Notify the Project Archaeologist (Ian Cameron).
- 3) The Project Archaeologist will contact First Nations, and the Archaeology Branch if necessary and will advise the construction crew on further action if any is required.
- 4) Archaeology Branch will recommend necessary action and construction may proceed upon approval from the Archaeology Branch.

In the event that possible human remains are encountered, all ground disturbing activities must cease until an archaeologist can investigate the remains. The work site should be secured and no additional disturbance should take place. Any exposed remains should be covered with plastic sheeting or a blanket. Fill should not be placed over remains. If the archaeologist confirms that human remains are present, the archaeologist will contact First Nations and the Archaeology Branch for direction. The Archaeology Branch *Found Human Remains Policy* will be followed in cooperation with First Nations.

Contact Information:

Ian Cameron, Director/Senior Archaeologist - Ursus Heritage Consulting Ltd.

Email: ian@ursus-heritage.ca Cell: 250-938-4662

Fraser Bonner Senior Archaeologist - Ursus Heritage Consulting Ltd.

Email: fraser@ursus-heritage.ca Cell: 250-777-3771

Provincial Archaeology Branch

Phone: 250-953-3334

LEGISLATION (*HERITAGE CONSERVATION ACT*)

The provincial *Heritage Conservation Act (HCA)* (RSBC 1996a) protects all pre-1846 archaeological sites and materials, including artifacts and cultural features. Post-1846 sites can be protected by Ministerial Order. As well, heritage shipwrecks and airplanes older than 2 years are protected by the *HCA*. Archaeological site inventory, evaluation and assessments are conducted under an *HCA* Section 12.2 Heritage Inspection or Investigation Permit. Alterations to a recorded archaeological site are made under an *HCA* Section 12.4 Site Alteration Permit. Contraventions of the *HCA* are punishable by a substantial fine, imprisonment, or both.

The Heritage Conservation Covenant, under Section 219 of the provincial *Land Title Act (LTA)* (RSBC 1996b), provides protection to recognized heritage properties.

Some First Nations in the area have heritage permitting systems. While First Nations heritage permits are not mandatory by legislation, archaeologists strive to work cooperatively with local First Nations. The British Columbia Association of Professional Archaeologists (BCAPA), the organization representing professional archaeologists in British Columbia, has a code of conduct for members noting that they must make an effort to follow protocols and permitting systems established by First Nations, as long as they do not contravene the *HCA* (British Columbia Association of Professional Archaeologists 2015).

TYPES OF EXPECTED ARCHAEOLOGICAL SITES

Lithic Artifact Sites

Lithic artifacts are stone tools and the associated debris from stone tool production. Lithic artifact sites are classified as either lithic scatters or isolated finds. Lithic artifact scatters are sites that can include chipped stone tools, and more commonly, numerous pieces of debitage/detritus created when manufacturing stone tools, often referred to as flakes. Isolated finds are single artifact sites that can include stone tools, such as a projectile point (arrowhead or spear point) or adze, or a single piece of detritus such as a single flake.



Photo 1: Lithic Scatter

Human Remains/Burial Sites

Archaeological sites containing human remains are extremely sensitive and deserve the utmost respect. These sites are sometimes identified by the presence of earthen burial mounds or burial cairns, or alternatively, these sites can be subsurface burials that have no associated identifiable surface features. Out of respect, these photos are not available.

Habitation Sites

Habitation sites are areas where people lived in the past. Commonly village (long term, large scale habitation) or camping sites (short to mid- term, small scale habitation, often repeat occupations), these sites reflect domestic activity and are often located along river terraces or adjacent to lakes, and are often characterised by the presence of circular or rectangular depressions that represent the remains of houses/habitations and/or cache pit features (referred to by archaeologists as cultural depressions).



Photo 2. Habitation Site with circular cultural depression representative of a housepit feature.

COMMON ARTIFACTS

Stone Artifacts

Stone artifacts (lithics) are the most common artifact encountered when dealing with archaeological sites, due to their resilience to decay in highly acidic soils. There were various methods of creating stone tools, depending on the materials used.

Chipped Stone Artifacts

Chipped stone artifacts are the most common to the region and are lithic (stone) artifacts manufactured using a series of percussive actions commonly referred to as 'flintknapping'. The production process begins with a piece of raw material, called a **core**. Flakes are removed by striking the edge of the core with a sharp, forceful blow, in what is called **percussion flaking**. Percussion flakes are removed using a hard hammer, typically made from a durable rock type that is harder than the tool stone, or a soft hammer, most commonly

Chance Find Procedure for Archaeological Materials

made from antler. Chipped stone tool manufacture requires lithic raw materials with specific characteristics that are conducive to lithic flake reduction (i.e. very fine-grained or non-grained that fracture in a characteristic and predictable pattern). Common material types include sedimentary rocks such as chert (sometimes referred to as flint) and chalcedony and igneous rocks such as dacite, quartzite, and obsidian.

Chipped stone artifacts can be complete or incomplete/broken stone tools, or more commonly, flakes, the fragments of lithic debitage that are the by-product of flintknapping. Chipped stone tools are sometimes refined and obvious such as projectile points (spear points or arrowheads), knives, drills, and scrapers (Photos 3 – 8) or sometimes more inconspicuous such as flake tools (Photos 9- 10). Flakes or lithic debitage is usually more difficult to identify. Characteristically, flakes are the thin fragments of rock with sharp edges and can be of varying size depending on the stage of lithic reduction and the type of hammer used for flake removal (Photo 11).



Photo 3. Projectile point.



Photo 4. Incomplete projectile point.



Photo 5. Incomplete projectile point.



Photo 6. Biface – stone knife.



Photo 7. Drill



Photo 8. Scraper



Photo 9. Flake tool.



Photo 10. Flake tool.



Photo 11. Lithic debitage – flakes.

Ground Stone Artifacts

Ground stone artifacts are common to the region and consist of stone tools formed by pecking, grinding, or polishing one stone with another. Ground stone tools are usually made of basalt, rhyolite, granite, or other microcrystalline igneous or metamorphic cobbles found along streams and in exposures of glacial till

Chance Find Procedure for Archaeological Materials

or outwash . The process by which ground stone tools are manufactured is a labour intensive, time-consuming method of repeated pecking and grinding with a harder stone, followed by polishing with sand, using water as a lubricant. Tool types include knives, net sinkers, and mauls (Photos 12 – 16).



Photo 12. Fragment of groundstone knife.



Photo 13. Groundstone net sinker.



Photo 14. Complete groundstone knife.



Photo 15. Complete groundstone mauls.



Photo 16. Incomplete groundstone maul.

Bone Artifacts

Bone artifacts, although not as common, are an essential part of the toolkit. Antlers, teeth, ulnas and bird long bones are amongst common bones utilized for tools. The tool form, including sharp edges, were attained by grinding against an abrasive surface and polishing with sand (Photo 17).

Chance Find Procedure for Archaeological Materials

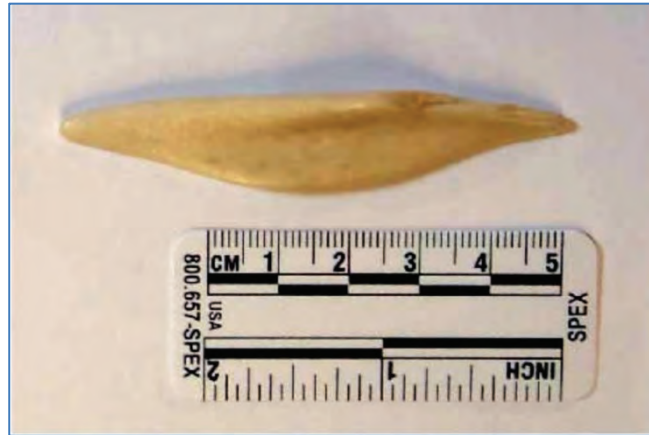


Photo 17. Ground and polished bone artifact.

Wet Sites

Wet sites are locations that have been excluded from air and saturated by ground water. This anaerobic environment allows preservation of artifacts that would be perishable in other environments (Photo 18). Organic materials that preserve in permanent saturation include bark, leather, and wood. Wet sites are located at the margins of water features where sediments can remain saturated, such as riverbanks.



Photo 18. Bark woven textile from a wet site deposit.

References Cited

British Columbia Association of Professional Archaeologists. 2015. Codes and Grievances. Accessed 21 April 2017. <http://www.bcapa.ca/bylaws/code-of-ethics-code-of-conduct-and-grievance-procedure/#ethics>

Revised Statutes of British Columbia. 1996a. *Heritage Conservation Act*. Queen's Printer, Victoria, BC.

Revised Statutes of British Columbia. 1996b. *Land Title Act*. Queen's Printer, Victoria, BC.



December 27, 2024

File No. 22-4165 | Version 3

Village of Kaslo
413 Fourth Street
Kaslo, BC V0G 1M0

Attn: Distinguished Mayor and Council, and CAO Robert Baker

SUBJECT: FOLLOW-UP TO DECEMBER 17, 2024 SPECIAL COUNCIL MEETING REGARDING THE PROPOSED SOUTH BEACH RV PARK

At the special council meeting on December 17, 2024, there was discussion and confusion regarding what is allowed within the Village of Kaslo's Lakefront Protection Development Permit Area (DPA). In my experience as a Qualified Environmental Professional (QEP), environmental DPAs, such as the Lakefront DPA, are established as screening tools to ensure that a QEP is hired to evaluate the environmental sensitivities of a site and to help mitigate any impacts of a development on the environment. The presence of a DPA does not imply that development cannot occur, but rather that it is restricted to various levels of oversight. For example, the Lakefront DPA along much of Kootenay Lake is 30 metres from the present natural boundary of the lake. Private residences are typically built no closer than 15 metres, which is the recommended Provincial riparian setback along most lakes in BC. This example illustrates how residential development occurs within the Lakefront DPA but has limitations such that it cannot be closer than 15 m and cannot cause harm that impacts the lake environment.

Section 16.4.2 of the Kaslo Official Community Plan (OCP) specifies the types of activities that are regulated under the Lakefront Protection DPA. These activities and how they pertain to the proposed South Beach RV Park are summarized below:

- i. Disturbance of soils – the footprint of the RV park will be graded to facilitate septic and RV pads in accordance with design and oversight by professional engineers;
- ii. Aquatic vegetation removal – not applicable, as the proposed RV park is proposed outside of the riparian setbacks;
- iii. Construction, erection or alteration of buildings and structures, including boat launches, floating structures, docks and boat houses – pertains to the nonmotorized boat launch proposed at the southern edge of the property that will require provincial



- and federal permitting and oversight by professional engineers/environmental scientists;
- iv. Creation of non-structural impervious or semi-pervious surfaces – pertains to gravel packed access roads and RV pads only;
 - v. Construction or maintenance of flood and erosion protection works – applies to the engineered designed lock block wall proposed for flood protection and located on the development side of the riparian setback of Kaslo River;
 - vi. Preparation for or construction of roads, trails, docks, boat launches, wharves and bridges – applies to the proposed municipal owned/maintained riparian linear trail along the Kaslo River, gravel packed access road for the RV park and dock structure which may be proposed as part of the nonmotorized boat launch. All of which will be constructed with oversight by professional engineers and environmental scientists;
 - vii. Provision of sewer and water services – applies to the proposed RV park. The septic system was designed by specialist engineers according to provincial legislation and construction of the system will be overseen by engineers/environmental scientists. Water is already available on site, but its distribution will be monitored;
 - viii. Drawing or discharge of water – not applicable;
 - ix. Development of drainage systems – not applicable;
 - x. Development of utility corridors – applies to a proposed municipal owned right-a-way for a waterline to provide water from the lake to the golf course;
 - xi. Blasting and pile driving – only applicable to a dock structure which may be proposed as part of the nonmotorized boat launch and will require provincial Section 11 permitting; and
 - xii. Moorage – applicable to a dock structure which may be proposed as part of the nonmotorized boat launch.

The guidelines associated with the Lakefront Protection DPA indicate that new roads and septic systems are discouraged, but if necessary, design must ensure that DPA objectives are met – meaning that the septic system must not negatively impact the high-quality functioning habitat of the lakefront, lake or foreshore ecosystems. A sewerage dispersal assessment of the proposed septic system was undertaken by Deanstech Consulting, and Ecoscape understands that it can be designed and constructed to prevent environmental impacts to the lake environment.

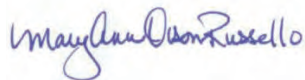
The Provincial riparian setbacks associated with Kaslo River and Kootenay Lake are 30 and 15 m, respectively. Development within these setbacks, is limited to a municipal linear trail and possibly a nonmotorized boat launch, both are consistent with the requirement as passive recreational amenities. The footprint of the proposed RV Park respects the riparian setbacks and is centered

within the flat, previously disturbed portion of the site, which is less environmentally sensitive. The RV Park along the lakefront is set back well-beyond 15 m and on average is closer to 30 m from the present natural boundary of Kootenay Lake.

There will be some loss of High-value treed ecosystems, and to compensate for this loss, Ecoscape has recommended restoration in the form of significant native species planting along the Kaslo River and Kootenay Lake shorelines. Typically, riparian setback areas adjacent to creeks and lakes are only intended for naturalization and as functional riparian habitat. Pedestrian trails adjacent/parallel to watercourses are not allowed on private land but are more commonly permitted by municipalities as a public good. Nevertheless, public access along Kaslo River and Kootenay Lake should be highly regulated, such that the areas can function as important riparian habitat.

I am hopeful that these comments help to clarify the intended use of environmental DPAs. Should you have any questions or comments, please contact the undersigned at your convenience.

Respectfully Submitted
Ecoscape Environmental Consultants Ltd.,



Mary Ann Olson-Russello, M.Sc., R.P.Bio.
Senior Natural Resource Biologist
778-940-3473
mao@ecoscapeltd.com

January 13, 2025

File No.:2022.002.001

Village of Kaslo
413 Fourth Street
Kaslo, BC V0G 1M0

Attn: Village of Kaslo Mayor and Council, and CAO Robert Baker

Subject: Site Suitability for South Beach RV Park

Following the special council meeting on December 17, 2024, CTQ Consultants requested Watershed Engineering Ltd. to provide a summary of the Flood Hazard Assessment regarding the site's suitability for the proposed development. Full details of the assessment are outlined in the Technical Memo dated May 5, 2023.

The development site is located on an alluvial fan that is subject to flooding from both Kootenay Lake and the Kaslo River. Given the temporary nature of the proposed occupancy below Kootenay Lake's flood construction level (536.5 m) and the gradual rise in lake levels during freshet, it was determined that public safety risks associated with RV camping within the floodplain can be managed through an operations procedure and evacuation plan prepared by a qualified professional. Mitigation of overland flooding from the Kaslo River during the design event is required to ensure public safety during extreme flood events.

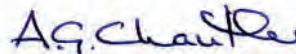
The purpose of the Flood Hazard Assessment was to identify flood hazards and provide recommendations for the safe development of the property. The design standard adopted includes the 1-in-200-year flood event, adjusted for climate change, for the Kaslo River, and a flood construction level of 536.5 m for Kootenay Lake. The assessment concluded that, while flood risks are present, the site can be safely developed for its intended use if the recommendations in the May 5, 2023, report by Watershed Engineering Ltd. are implemented.

These recommendations outline necessary mitigation measures to meet the 200-year flood event standard while maintaining the 30 m riparian setback on the Kaslo River. On Kootenay Lake development is located behind the 15 m riparian setback and guidance on the development of operational, maintenance, and access plans to protect public safety during extreme flood events is provided.

We trust this letter clarifies the potential for the site to be safely developed in accordance with provincial public safety and engineering standards for flood hazard and risk mitigation. Should you have any questions, please feel free to contact the undersigned.

Sincerely,
Watershed Engineering Ltd.,

Reviewed by

Caleb W. Pomeroy, P.Eng, PMP
Principal Engineer
Direct Line: 250.803.1150
caleb.pomeroy@watershedengineering.caAdrian G. Chantler, Ph.D., P.Eng.
Consulting Hydrotechnical Engineer

DATE: January 22, 2025

FILE NUMBER: 1855-03

TO: Mayor and Council

FROM: Ian Dunlop, Manager of Strategic Initiatives

SUBJECT: Disaster Resilience Investment Fund (DRIF) Grant Application

1.0 PURPOSE

To provide an update to Council on the status of our proposed application to the DRIF program and seek approval to submit the full application to fund a source water protection plan and planning for future flood and erosion mitigation along Kaslo River.

2.0 RECOMMENDATION

THAT the Village submit a funding application for up to \$150,000 to the Disaster Resilience Investment Fund for “Enhancing Kaslo’s Resilience to Flooding and Geohazards” and commit to funding any project cost overruns, as detailed in the Staff Report titled DRIF Grant Application dated January 22, 2025.

3.0 BACKGROUND

Council received a report at the August 27, 2024, meeting regarding the conditions on the Village’s water system operating permit. The report’s recommendations included applying to the Disaster Resilience Investment Fund (DRIF) program for funding to complete a source protection plan for Kaslo’s drinking water sources. Producing this plan is one of the conditions that the Village needs to fulfill to comply with the Drinking Water Protection Act, and thereby, its operating permit.

At the time, the cost to produce a source protection plan was estimated between \$10,000 and \$15,000. A request for proposals was issued but there were no responses. Follow up with a couple of qualified consultants revealed that the budget for the plan should be \$45,000 to \$50,000 due to the complexities of developing a source protection plan.

Investigation of the DRIF program revealed that the funding could cover a variety of disaster and climate change risk mitigation activities. With the recent successful completion of the Kaslo Riverbank and Flood Mitigation Project, which reinforced the riverbank at 5 sites, it makes sense to start identifying other at-risk sites and hazard mitigation strategies along the river.

The goal of the DRIF program is for First Nations and local governments improve their resilience to natural and climate-driven disasters through:

- Improved understanding of risks, vulnerabilities, and risk reduction options
- The development and implementation of structural and non-structural risk reduction projects

4.0 DISCUSSION

The Village submitted an Expression of Interest (EOI) to the DRIF program in October 2024. Unlike other grant programs where applications are submitted directly, this program’s EOI process screens out projects and

invites those successful to submit a full application. Kaslo's EOI is one of these. The application is due January 31, 2025. The maximum amount is \$400,000 but total funding is limited. Kaslo is asking for \$150,000.

The application has two main components:

1) Kaslo Source Water Protection Plan

The source protection plan will identify areas and activities that could affect the quality, quantity and timing of flow of the drinking water source. By identifying critical areas and activities, the Village can influence planning and measure impacts on their system. Additionally, the purpose of the source protection plan is to reduce threats to water quality and provide an additional barrier for drinking water protection as per the DWP Act Section 18 (2) (a). The project will include an HRVA analysis and risk mapping of the Kemp Creek watershed, intake pipe, reservoir and water treatment plant. The budget is \$75,000 (based on estimates from qualified contractors of \$50k plus a contingency for other assessments, mapping and consultation).

2) Kaslo River Flood Mitigation Planning, Phase 3

Kaslo recently completed river dike and bank flood protection works at 5 sites (Phases 1 and 2) along the Kaslo River with funding through CEPF. This work needs to continue, as there remain sections of riverbank that are vulnerable to erosion and debris flood that will affect adjacent developed properties, roads and infrastructure. The Project will include hazard-risk-vulnerability assessment, mapping and preliminary design to identify the highest risk areas to prioritize future structural funding requests and begin the process of consultation and permit approval. Budget is \$75,000.

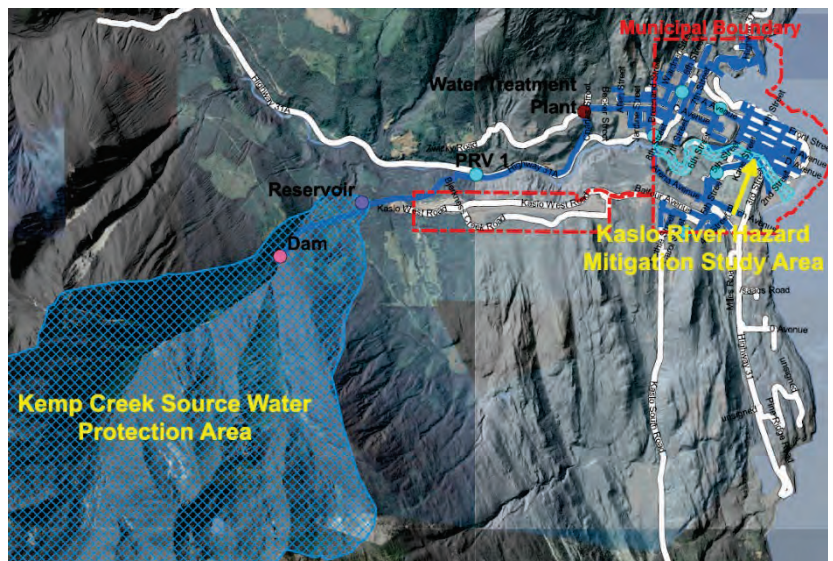
The outcomes of this project include:

- Source water protection plan covering Kaslo's 5 drinking water sources
- Background for informed decision-making and long-term planning
- Identifying near-term structural and non-structural risk reduction investments for future funding opportunities
- Community and Indigenous engagement and capacity building
- Starting the permit process for structural works
- Shovel-ready flood and erosion mitigation projects for future structural funding opportunities

The map on the right shows the areas to be studied in the project.

Application submission must also include First Nations consultation. We have contacted Yaqan Nukiy about the project and will continue to seek their input throughout the project. The grant includes funding to support this. The grant also covers some staff time.

Qualified professionals will be contracted for this project in the fields of civil engineering, environment, archaeology, and airborne surveying.



5.0 OPTIONS

1. **THAT the Village submit a funding application for up to \$150,000 to the Disaster Resilience Investment Fund for “Enhancing Kaslo’s Resilience to Flooding and Geohazards” and commit to funding any project cost overruns. Staff will submit the application to the DRIF program and include the project in the 2025 budget.**
2. Council provides direction to staff for further review and report. *Staff will review and report back. If Council then decides to go ahead with the DRIF application, it will be submitted late and have less chance of success.*

6.0 FINANCIAL CONSIDERATIONS

The DRIF grant is 100% funding towards the project’s activities, including staff time, up to \$150,000. If additional costs are incurred (i.e. cost overrun, expansion of scope), then Local Government Climate Action Program (LGCAP) funds can be used to cover that. Adjustments to line items may be made to this budget prior to submission based on professional advice regarding the costs, keeping within the total budget of \$150,000.

Draft Project Budget

Item	Resource	Cost
Source Protection Plan	Qualified Professional Consultant	\$50,000
Kaslo River Flood Mitigation Planning	Qualified Professional Consultant	\$60,000
Environmental Assessment	Qualified Professional Consultant	\$10,000
Archaeological Assessment	Qualified Professional Consultant	\$5,000
Aerial Survey	Contractor	\$5,000
Project Administration	Manager of Strategic Initiatives	\$7,341
Indigenous Consultation	Other Allowance	\$5,000
Contingency	Other Allowance	\$7,659
TOTAL		\$150,000

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

Section 8 of the Drinking Water Protection Act.

Policy

Procurement of professional services and contractors will follow the guidelines of the Procurement and Asset Disposal Policy.

Bylaw

OCP Sections 9.2.10, 9.3.12, 9.3.13, 10.1.9, 13.2.2, 13.2.5, 13.3.14, 13.3.23, 15.2.7

8.0 STRATEGIC PRIORITIES

“Ensure regulatory compliance with the conditions of permits for Water Treatment Plant” is a NOW priority in Council’s Strategic Priorities 2025-2026. Although a Source Water Protection Plan is an AFTER priority, doing it now gets the Village into compliance sooner, takes advantage of a 100% funding opportunity, and then shifts implementation of the plan, which may require capital works, to be completed AFTER.

9.0 OTHER CONSIDERATIONS

These projects may help the Village mitigate the effects of climate change that can give rise to unexpected weather events, sudden snowpack melt, rainfall, landslide, wildfire and drought that all put our natural and infrastructure assets at risk.

RESPECTFULLY SUBMITTED



Ian Dunlop, Manager of Strategic Initiatives

CAO COMMENTS:

The Village's water treatment plant is operated under its Conditions of Operating Permit (COP) issued by Interior Health. The COP requires the Village to provide a Drinking Water Protection Plan for each water source; Kemp Creek, Brooks Creek, Clark Creek, Cross Creek and the Kaslo River. The DRIF would provide 100% funding for the development of these Plans.

Staff expect grant announcements to begin in March 2025, and work on the project could begin immediately. Staff time supporting this project is estimated at 85 hours which can be accommodated within the Manager of Strategic Initiatives annual work plan. Staff have already begun developing the Village's grant application with funding that was recently provided to the Village by the same grant body; up to \$10,000. This funding is also being used to develop the specifications required for a Request for Proposal to be issued, assuming the application will be successful. Staff are confident that if grant funding is received then an RFP can be issued shortly after, and a contract awarded in the 2nd quarter. This should allow enough time for the proposed work to be completed by year-end.

Council should proceed as recommended.

APPROVED FOR SUBMISSION TO COUNCIL:



Robert Baker, Chief Administrative Officer

January 22, 2025

Date



STAFF REPORT

DATE: January 22, 2025

FILE NUMBER: 5280-09

TO: Robert Baker, Chief Administrative Officer

FROM: Catherine Allaway, Corporate Officer

SUBJECT: 2025 WildSafeBC Community Program Application

1.0 PURPOSE

To seek Council approval for participation in the 2025 WildSafeBC program.

2.0 RECOMMENDATION

THAT the Village of Kaslo contribute \$3,000 towards the delivery of a 2025 WildSafeBC program for the area.

3.0 BACKGROUND

The WildSafeBC Community Program is delivered by the BC Conservation Foundation, which provides public education and outreach to reduce human-wildlife conflicts. The Village of Kaslo has participated in the WildSafeBC program for several years, including hiring a local Community Coordinator in 2024. A report summarizing the key program deliverables in 2024 is included as an information item in the current agenda package. A Council resolution is required to confirm the Village's interest and support to continue the local program for 2025, in partnership with the RDCK Area D.

4.0 DISCUSSION

The Village of Kaslo is continuing to work towards becoming a Bear Smart community. Furthermore, in 2024 there was a significant increase in requests from residents for information and action on rats in the community. Hiring a local Community Coordinator through the WildSafeBC program is a significant step toward addressing these objectives, and allows the Village to assist residents in reducing conflicts with wildlife in a cost-effective manner. In 2024 the Village of Kaslo made a joint application with RDCK Area D, and was successful in hiring a Community Coordinator. The local position covers the Village of Kaslo as well as the surrounding Area D. In previous years, the RDCK has made financial contributions on behalf of the Area D communities. A Village of Kaslo contribution of at least \$3000 is recommended for 2025.

5.0 OPTIONS

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Support the Program. A 2025 program will be delivered locally.**
2. Do not support the program. *The WildSafeBC program will not be delivered locally.*
3. Refer back to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

In 2024, the Village of Kaslo contributed \$2,000 towards the program, with an additional \$2,000 provided by the RDCK, for a total contribution of \$4,000 for the program. In 2025, the minimum contribution for the program has risen to \$6,000. Staff recommends a contribution of \$3,000 from the Village of Kaslo for 2025. Village Staff have reached out to the RDCK to inquire about their participation in 2025. Depending on the RDCK's commitment this year the funding combination will either meet or exceed the total minimum contribution requirement for a local Community Coordinator position.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

None

8.0 STRATEGIC PRIORITIES

Achieving Bear Smart Community status was identified as a priority in the Village's 2023-2026 Strategic Plan. Participating in the WildSafe BC program supports this goal by providing staff to deliver public education and outreach with the goal of reducing human-wildlife conflicts.

9.0 OTHER CONSIDERATIONS

None

RESPECTFULLY SUBMITTED

Catherine Allaway, Corporate Officer

ATTACHMENTS:

- WildSafeBC Community Program Application 2025 DRAFT
- WildSafeBC Community Program Application Information

CAO COMMENTS:

APPROVED FOR SUBMISSION TO COUNCIL:

Robert Baker, Chief Administrative Officer

Date



WildSafeBC Community Program Application 2025

To apply for this program to be active in your community, **please review the information document** for this WildSafeBC Community Program Application and **submit** the completed application by **February 15th, 2025** either on the website submission page, or by email to programs@wildsafebc.com.

Organization Information

Name of Organization: **VILLAGE OF KASLO AND REGIONAL DISTRICT OF CENTRAL KOOTENAY AREA D**

Point of Contact Name and Title: **ROBERT BAKER, CAO, VILLAGE OF KASLO**

Contact Mailing Address: **Box 576, 413 Fourth Street Kaslo BC V0G 1M0**

Telephone: **250-353-2311** Email: **admin@kaslo.ca**

Community Information

Please list all of the communities included with this program application and the approximate population that would be serviced by this program:

Community	Population (approximate)
Village of Kaslo	1,049
Lardeau, Argenta, Howser, Gerrard, Cooper Creek, Poplar Creek, Ainsworth, Mirror Lake, Marblehead, Johnsons Landing, Shuttly Bench and Meadow Creek.	1,462
Total Population Served:	2,511

Applicant Funding Contribution*

Communities are required to contribute a **minimum** of \$6000 in order to apply for community program for the 2025 season. If community funds allocated fall below \$6000 it is recommended that you seek external aid and grant funding to reach the minimum threshold. Contribution amounts that are tentative must be confirmed by March 31, 2025.

Funder	Confirmed Amount	Tentative Amount**
VILLAGE OF KASLO		\$3,000
RDCK AREA D		\$3,000
Total Amount:		\$6,000

In-Kind Support

Please check all optional items your community can provide to support the Community Program.



ITEM	YES	NO
Office space/office phone		NO
Printing/copying services		NO
Cell Phone		NO
You must provide a location for toolkit storage. This may be either year-round (coordinator needs regular access), or just during the off-season through winter.	YES	

Other: _____

Bear Smart Community Progress

Please fill out the following form with regards to Bear Smart initiatives undertaken within your community. Consult the Province’s [Bear Smart Community criteria](#). *Note: The Province has an evaluator in place this 2025 season.*

Provincial Bear Smart Community Program Criteria	Not started	Will start in 2025	In Progress	Completed*
1. Prepare a bear hazard assessment of the community and surrounding area.				X
2. Prepare a human-bear conflict management plan that is designed to address the bear hazards and land-use conflict identified in the previous step.	X			
3. Revise planning and decision-making documents to be consistent with the bear-human conflict management plan.			X	
4. Develop and maintain a bear-resistant solid waste management system.				X
5. Implement “Bear Smart” bylaws prohibiting the provision of food to bears as a result of intent, neglect, and irresponsible management of attractants.				X

***Please submit latest copies and/or examples with your application (e.g. Bear Hazard Assessment, wildlife attractant bylaw).**

With regards to implementing an education program, please indicate the years (e.g. 2018, 2019, 2022) your community has had a WildSafeBC Community Program: 2006 - 2024



Bear or Wildlife Working Groups

Human-wildlife conflicts cannot be addressed by one organization alone. Programs in reducing conflict with wildlife will be more effective when working collaboratively with engaged community groups. One of the ways this can be addressed is through the establishment of a bear and/or wildlife working group and/or committee. The composition of these working groups can vary by community but typically includes representation from local government, Conservation Office Service, local First Nations, community interest groups, waste management contractors, local RCMP, and WildSafeBC (if there is an existing program).

Please describe your community's recent efforts in participating in or establishing a working group and how often meetings have been held. Please limit your response to 250 words.

The Community Coordinator has collaborated closely with Village of Kaslo and a working group has been established along with a FACEBOOK page - Kaslo Bear Smart Working Group
<https://www.facebook.com/profile.php?id=100070280406340>



Community Need and Support

Please describe your community's need for this program, how it will be supported and what goals are you trying to achieve regarding human-wildlife conflict reduction. Please limit your response to 500 words.

The Village of Kaslo hopes to continue to deliver WildSafeBC programming in the region, building on the work done by the coordinator in 2024. The Village has taken measures to reduce the availability of attractants, adopting bylaws that regulate resident behaviour, and reviewing municipal plans and practices to ensure alignment with Bear Smart principles. For example, the recently adopted Tree Planting Plan only recommends tree species that will not attract bears.

In past years, the Community Coordinator has collaborated closely with Village of Kaslo staff, with additional support from the RDCK as required. By working together we ensure that local knowledge is shared, so programming can target known problem areas and be delivered efficiently. This also enables local government staff to become familiar with best practices, so that accurate information can be shared with the public during the off-season when the Community Coordinator is not available.

As our community grows, new residents and visitors arrive and need ongoing education to successfully manage attractants and reduce the risk of human-wildlife conflicts. Local businesses have signed the WildSafeBC Business Pledge, and we want to continue to encourage this type of responsible action.

Delivering a WildSafeBC program in the area for 2025 is an excellent way for local government to collaborate with other agencies and subject matter experts to provide public education and reduce the potential for conflict with wildlife.

CONDITIONS OF APPLICATION

1. **The applicant acknowledges that submission of an application does not guarantee WildSafeBC programming for the season.** WildSafeBC programs require support from key community entities and if there is not enough support for the program within the community the effectiveness of the program can be hindered. Additionally, without sufficient funding amounts to form an enticing Community Coordinator position recruitment efforts can be less successful.
2. Applications to bring WildSafeBC programming to communities for the season includes the possibility of additional funding to be provided to the community applying. This funding is sought out, secured and managed by the BC Conservation Foundation and the WildSafeBC Provincial Team. **The applicant acknowledges that submission of an application does not guarantee supplemental funding.** Should funding be provided by the BC Conservation Foundation to a successful applicant, it is only for the current year and does not guarantee continuation of supplemental funding in subsequent years. The BC Conservation Foundation is a charitable, not-for-profit society and funding availability changes annually and therefore, so does the amount of supplemental funding allocations available.
3. The applicant agrees to all funding commitments made herein during the term of the program.
4. Upon acceptance of an application, you will receive an invoice from the BC Conservation Foundation for the balance indicated on your application, which will be **due by May 1st, 2025**. Amounts listed as tentative will not be used to evaluate your application and must be confirmed by **March 31st**.
5. The applicant acknowledges that funding is to be used towards program delivery costs including the wages of a WildSafeBC Community Coordinator and a portion of the wages of the Regional Coordinator or as designated by the BC Conservation Foundation.
6. The WildSafeBC Community Coordinators are employees of the BC Conservation Foundation. **The hiring, training, program activities and supervision of WildSafeBC Community Coordinators are the responsibility of the BC Conservation Foundation and the WildSafeBC Provincial Team.**
7. The applicant agrees to work on completing some or all of the Bear Smart Community criteria in order to qualify for additional funding support.
8. A WildSafeBC final report for the 2025 season will be completed by the WildSafeBC Community Coordinators in the prescribed WildSafeBC format that will be made publicly available on our [website](#).
9. The WildSafeBC Program is politically, socially, and culturally impartial and non-partisan with respect to wildlife management.
10. The program is designed to run from **May to the end of November 2025**. Returning coordinators may be able to start by mid April.
11. Funds unspent during the program year will automatically be rolled over for use in subsequent years unless specified by applicant at the start of the season. Funds that are unspent and returned to the applicant will be pro-rated based upon original contributions. Carried over funds will not be considered as part of the annual required contribution in subsequent years.



Upon program approval by the BC Conservation Foundation, this signed application forms the contract between your community and the BC Conservation Foundation.

By signing below, I agree to the terms and conditions of the application, and I acknowledge that the information contained herein is true and correct to the best of my knowledge:

Date: _____ (dd/mm/yyyy) at _____ (place).

Name: _____ (print), _____ (signature).



WildSafeBC Community Program Application Information 2025

WildSafeBC is the provincial leader in reducing conflict with wildlife across British Columbia through education, collaboration, and community solutions. WildSafeBC, formerly Bear Aware, has been managed and delivered by the British Columbia Conservation Foundation since 1998. British Columbia has a great diversity of wildlife and boasts a variety of ecosystems supporting wildlife. However, the proximity of human habitation to prime wildlife habitat, our inclination to participate in recreational activities in outdoor spaces, and the requirement for work to be done in wilderness settings, sets the stage for substantial human-wildlife conflict within the Province. It is vital that residents and visitors have the tools and knowledge they need to reduce this potential for conflict. WildSafeBC staff works to ensure people are exposed to these tools and that they have the necessary information to encourage changes in their behaviors leading to humans coexisting with wildlife in BC.

The WildSafeBC Community Program

For each WildSafeBC Community Program, a part-time community coordinator is hired, trained, and supervised by the British Columbia Conservation Foundation (BCCF) and the WildSafeBC Provincial Team. The Community Coordinator works on a contract-basis with the season typically occurring from mid-April/May to November 30, 2025. Community Coordinators who have been with the program for several seasons and who are qualified and capable of leading can step into a Regional Coordinator role which allows them to support nearby communities and new Community Coordinators. The Provincial WildSafeBC team provides program and budgetary support to the community coordinator while the regional coordinators provide area specific knowledge and support to coordinators. Each Community Program ideally includes a minimum of 400 contract hours, provided funding amounts are adequate. Community Coordinators are responsible for delivering the WildSafeBC Community Program by working closely with their community contact(s), local bylaw, and local Conservation Officers. Program activities vary for each community and the type and amount of programming completed each season is based on community needs and goals, local bylaw status, support from local contacts as well as the time and capacity of the Community Coordinator. WildSafeBC strives to hire qualified, committed, and passionate people to work in the communities. Community Coordinators deliver school programs, bear spray workshops, wildlife awareness and safety presentations, newspaper and radio releases, door-to-door canvassing, presentation booths, business pledge program, bare camping training and social media campaigns which aim to help people reduce the potential for conflict

“Keeping wildlife wild and communities safe”



with wildlife where residents ‘live, play, work, or grow.’ WildSafeBC also works closely with local governments to facilitate the adoption and maintenance of the Provincial Bear Smart Community criteria. An annual report, summarizing the program activities for each community program, is made available each year on the WildSafeBC website.

How the Program is Funded

The BCCF and the WildSafeBC Provincial Team currently applies for funding from the Provincial Government, Columbia Basin Trust, Clayoquot Biosphere Trust and additional Grant opportunities in various parts of the Province, in order to provide communities with funds to supplement their contribution. The amount the BCCF receives annually varies and is not guaranteed. Communities that apply for a WildSafeBC Community Program will automatically be considered for additional funding support if available and as needed. Combined with community funds, the total program budget is used to pay for local program delivery including coordinator employment costs, mileage, office expenses, coordinator training and supervision, regional coordinator support, program toolkit materials, and program administration costs.

The WildSafeBC Community Program application process is competitive as the BCCF at times receives more requests than available funds can support. Applicants can strengthen their application in a number of ways:

- Work with funding partners or combine with neighbouring communities and increase contributions so as to not be reliant on the supplemental funding which is uncertain and varies in amount from season to season.
- Provide support to the local coordinator with local in-kind resources such as providing office space, an office or mobile phone, storage area for materials, and/or access to printing services.
- Focusing efforts on completion and/or maintenance of the Bear Smart Community program criteria.
- Hosting Bear and/or Wildlife Working Group meetings, which includes attendance by key community members and partners such as the local government staff (e.g. bylaw, solid waste, environmental departments), Conservation Officer Service, local First Nations, stewardship groups, etc.

“Keeping wildlife wild and communities safe”



Application Process

Communities are required to submit their application in the month of January/February each year. The application must include a minimum contribution amount in community funds in order to be considered. If the application is successful, and primary funding is secured, the community contribution may be augmented by additional funding.

Communities are still required to apply even if they are fully self-funded and are not relying on any additional funding.

To apply for this Program, and to be eligible to receive supplemental funding from the BCCF, please complete the application form here by February 15, 2025. If you have questions regarding the form, or need guidance on levels of funding required, please contact us at programs@wildsafebc.com to set up a mutually convenient time for discussion.

Key Dates in 2025

January 15	Application intake opens
February 15	Applications are due
February and March	Applicants are notified of acceptance
March 31	Tentative Funds must be confirmed
Mid April	Returning Coordinators begin working
May 1	Invoices must be paid
Mid May	New Coordinators begin training period
End of May	New Coordinators begin working
November 30	Program end date

Thank you for your interest and support of WildSafeBC and our mission to keep wildlife wild and communities safe.

Christina Vales
 WildSafeBC Program Administrator
 250-828-2551 ext. 109
programs@wildsafebc.com

“Keeping wildlife wild and communities safe”



STAFF REPORT

DATE: January 23, 2025

FILE NUMBER: 8100-20

TO: Robert Baker, Chief Administrative Officer

FROM: Lee Symmes, Legislative Assistant

SUBJECT: Request for Noise Control Bylaw Variance – 2025 Singletrack 6 Bike Race

1.0 PURPOSE

To consider a request from TransRockies Inc. to vary the provisions of the Noise Control Bylaw for the purposes of hosting the Singletrack 6 event, returning to Kaslo in 2025.

2.0 RECOMMENDATION

THAT an exemption from the Noise Control Bylaw be granted to TransRockies Inc. for their event on July 10, 2025.

3.0 BACKGROUND

Singletrack 6 is a multi-day stage race offering mountain bike riders 6 days of racing throughout the West Kootenays, July 10-15, 2025. The event will be kicking off with the first race being hosted in Kaslo on July 10, 2025. More information about the event can be found on the race's website, <https://www.singletrack6.com>. The event is expected to attract over 200 participants and spectators.

The event was held on July 14 last year, occupying Front Street Park for the start/finish lines and event amenities. The race organizer is proposing similar layout and arrangements as last year.

4.0 DISCUSSION

As part of the event, amplified speakers will be used for music and announcements, for both atmosphere and safety notifications. An early start (7:00 am) is proposed for the race, which ensures enough daylight hours for racers to complete the course, and minimizes the amount of time that participants may be exposed to excessive heat.

This event was held in 2024 with no recorded noise complaints.

A Council resolution is required to provide an exemption from the provisions of the current Noise Control Bylaw, which prohibits amplification during quiet hours (22:00 – 08:00).

5.0 OPTIONS

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Grant the Variance. *The event can proceed as planned.***

2. Do not grant the variance. *Amplified loudspeakers will not be permitted as part of the event.*
3. Refer back to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

There are no costs or fees associated with this request.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Village of Kaslo Noise Control Bylaw No. 1290, 2023 section 5.2 provides for the variance of quiet hours by Council resolution.

8.0 STRATEGIC PRIORITIES

None.

9.0 OTHER CONSIDERATIONS

None.

RESPECTFULLY SUBMITTED

Lee Symmes, Legislative Assistant

ATTACHMENTS:

- Application for Noise Bylaw variance.

CAO COMMENTS:

APPROVED FOR SUBMISSION TO COUNCIL:

Robert Baker, Chief Administrative Officer

Date



Village of
Kaslo

APPLICATION FOR NOISE BYLAW VARIANCE

DATE RECEIVED

Received 2024.12.18

For office use only

DATE OF APPLICATION

NAME OF APPLICANT

ON BEHALF OF

ROLE OF APPLICANT

MAILING ADDRESS

PHONE

EMAIL

EVENT NAME

EVENT DATES & TIMES

EVENT LOCATION

EVENT SIZE
(APPROX. ATTENDANCE)

REASONS FOR VARIANCE
*(INCLUDE BYLAW SECTION
NUMBERS WHERE APPROPRIATE)*

APPLICANT SIGNATURE

DATE

Completed application forms can be submitted to admin@kaslo.ca

All applications must be received by the Village of Kaslo at least 30 days in advance of the date proposed for any variance.

We are collecting your personal information for the purposes of providing services and bylaw enforcement with regards to the noise bylaw currently in effect. If you have questions about our collection of your information, please contact the Privacy Officer at corporate@kaslo.ca or 250-353-2311 x105. We are collecting your personal information under section 26(c) of the Freedom of Information and Protection of Privacy Act.



STAFF REPORT

DATE: January 22, 2025

FILE NUMBER: 3900

TO: Robert Baker, Chief Administrative Officer

FROM: Catherine Allaway, Manager of Corporate Services

SUBJECT: Appointment of Corporate Officer

1.0 PURPOSE

To consider appointing a new Corporate Officer following the resignation of the current Corporate Officer.

2.0 RECOMMENDATION

THAT Robert Baker be appointed as the Corporate Officer for the Village of Kaslo, effective February 1, 2025.

3.0 BACKGROUND

The Village is required to have a Corporate Officer. The current Corporate Officer, Catherine Allaway, was appointed on July 7, 2021 and her last day of work will be January 31, 2024. A Council resolution is required to appoint a new Corporate Officer, as the Manager of Corporate Services position remains unfilled.

4.0 DISCUSSION

In small communities, it is not uncommon for the Corporate Officer position to be held by the CAO. Appointing the CAO to the Corporate Officer position will meet the statutory requirements of the *Community Charter*.

The Corporate Officer also acts as the municipality's Freedom of Information and Protection of Privacy Officer, as indicated in Schedule B of Municipal Officer Bylaw No. 1265 (2021), and is the person designated and authorized to act on behalf of the Village of Kaslo to manage and maintain the records management system, in accordance with Records Management Bylaw No. 1310, 2025.

A Chief Elections Officer will need to be appointed prior to the 2026 General Local Election, as that role has been filled by the Manager of Corporate Services in the past.

5.0 OPTIONS

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Appoint the CAO as Corporate Officer. CAO Baker will assume CO duties upon the departure of the current CO.**
2. Appoint another individual as the Corporate Officer.
3. Refer back to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

Additional funds may need to be budgeted in 2025 for training or other assistance to the new Corporate Officer, to ensure they are adequately equipped to fulfil their duties.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Section 148 of the *Community Charter* outlines the requirements for a Corporate Officer. These are cited in Schedule B of Municipal Officer's Bylaw No. 1265, along with other duties assigned to the Corporate Officer position.

Section 58 of the *Local Government Act* outlines the requirements for a Chief Elections Officer, which are also cited in Schedule E of Municipal Officer's Bylaw No. 1265.

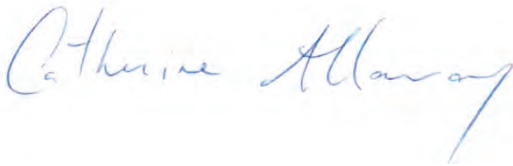
8.0 STRATEGIC PRIORITIES

Nil

9.0 OTHER CONSIDERATIONS

Nil

RESPECTFULLY SUBMITTED



Catherine Allaway, Manager of Corporate Services

ATTACHMENTS:

- Municipal Officers Bylaw 1265 (2021)

CAO COMMENTS:

Sections 148-149 of the *Community Charter* and sections 236-237 of the *Local Government Act* require one officer position be assigned corporate administration responsibility and one officer position be assigned financial administration responsibility. Corporate administration responsibilities include powers, duties and functions similar to those traditionally assigned to clerks (e.g., ensuring meeting minutes are prepared; keeping bylaws and other records; certifying documents; taking oaths). Financial administration responsibilities include powers, duties and functions similar to those of treasurers (e.g., receiving and expending monies; ensuring accurate records of the municipalities financial affairs; supervising all other municipal financial activity). A small local government may create one officer position that is assigned both financial and corporate responsibility, rather than two separate positions filled by the same person. As the incumbent corporate officer has resigned effective January 31, a new corporate officer must be assigned, and as no other management positions exist in the Village, it makes sense for the CAO to assume the role. Once the Village has determined its staffing needs to replace the Manager of Corporate Services, officer assignments may be adjusted.

APPROVED FOR SUBMISSION TO COUNCIL:



Robert Baker, Chief Administrative Officer

January 22, 2025

Date

**VILLAGE OF KASLO
BYLAW NO. 1265**

BEING A BYLAW TO ESTABLISH MUNICIPAL OFFICERS
--

WHEREAS the Community Charter requires the establishment of officer positions by bylaw; and,

WHEREAS the Local Government Act requires the appointment of officers for the purpose of conducting elections; and,

WHEREAS the Land Titles Act requires the appointment of an Approving Officer; and,

WHEREAS Council may provide for the delegation of certain powers, duties and functions, including those specifically established by an enactment, to its officers and employees;

NOW THEREFORE the Council of the Village of Kaslo, in open meeting assembled, enacts as follows:

1. CITATION
 - 1.1. This bylaw may be cited for all purposes as the **“Municipal Officer Bylaw No. 1265”**.

2. GENERAL
 - 2.1. Any enactment referred to in this bylaw is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time.
 - 2.2. If any part, section, sentence, clause, phrase or word of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder which shall continue in full force and effect and be construed as if the bylaw had been adopted without the invalid portion.

3. OFFICER POSITIONS
 - 3.1. The following positions are hereby established as officer positions of the Corporation of the Village of Kaslo:
 - 3.1.1. Chief Administrative Officer
 - 3.1.2. Corporate Officer
 - 3.1.3. Financial Officer
 - 3.1.4. Approving Officer
 - 3.1.5. Chief Elections Officer

4. DELEGATION
 - 4.1. Council hereby delegates powers, duties and responsibilities to the officer positions as set out in the schedules attached to this bylaw.
 - 4.2. In addition to statutory powers, duties and responsibilities, Council may delegate other powers, duties, and responsibilities to an officer:

- 4.2.1. by resolution, to deal with a specific matter that comes before Council; or,
- 4.2.2. by bylaw, to amend the applicable schedule attached to this bylaw.
- 4.3. If this Bylaw delegates a power, duty or responsibility to a named position, the delegation of the power, duty or responsibility is to:
 - 4.3.1. the person who from time to time holds the position;
 - 4.3.2. any person who from time to time is appointed by Council as the deputy of that person; or,
 - 4.3.3. any other person designated by Council to act in the place of that person.
- 4.4. A person to whom a power, duty or responsibility has been delegated under this Bylaw has no authority to further delegate to another person any power, duty or responsibility;
 - 4.4.1. unless the power to delegate is set out in an enactment, *[such as is the case for the Chief Election Officer, see Local Government Act Sec. 59(2)(d)]*.
- 5. OATH OF OFFICE
 - 5.1. The Oath of Office as set out in Schedule "X" to this bylaw is hereby adopted as the oath of office for officers of the Village.
- 6. REPEAL
 - 6.1. Village of Kaslo Officers Bylaw 1003, 2003 is repealed.
- 7. ENACTMENT
 - 7.1. This bylaw shall come into full force and effect upon its final adoption.

READ A FIRST TIME this 13th day of July, 2021.

READ A SECOND TIME this 13th day of July, 2021.

READ A THIRD TIME this 13th day of July, 2021.

RECONSIDERED AND ADOPTED this day of July 27, 2021.

Mayor Hewat

Chief Administrative Officer

Certified correct:

Chief Administrative Officer

**VILLAGE OF KASLO
BYLAW NO. 1265**

SCHEDULE "A" – POWERS, DUTIES AND RESPONSIBILITIES OF CHIEF ADMINISTRATIVE OFFICER

Statutory [*Community Charter Sec. 147*]

- Overall management of the operations of the municipality;
- Ensuring that the policies, programs and other directions of Council are implemented;
- Advising and informing Council on the operation and affairs of the municipality.

General Administration

- Manage the municipal corporation within applicable laws;
- Direct the operation of all Village departments within the corporate policies and budget established by Council;
- Implement Council directives, and;
- Act as the principal intermediary between the Village and the administration of other governments and all other entities dealing with the municipality.

Human Resources

- Supervise all officers of the Village;
- Recommend contract settlements with the union to Council.
- Hire, discipline, suspend or terminate employment of a Village employee;
- Hire, discipline or suspend a Village officer;
- Perform the powers, duties and responsibilities of another officer when the officer is absent or otherwise unable to act or when the office of the officer is vacant;

Legal Advice and Proceedings

- Obtain legal advice, when deemed necessary, for any municipal proceedings;
- Authorize lawyers to defend or conduct any action or proceeding in any court of law or before any tribunal, arbitrator, board, or any person, for or on behalf of the municipality.
- Commence or instruct the Village's solicitors to commence a court application in the Village's name for a civil injunction to enforce a bylaw, including to stop construction of a structure;

Council

- Supervise preparation of Council and committee agendas;
- Have the right to participate in all meetings of Council, Committees of Council and other entities created by Council, as an advisor to same;
- Provide advice and recommendations to Council on any matter within Council's jurisdiction, and;
- Report to Council on any matter of importance to the municipality.

Contracts

- Authorize the use or budgeted purchase/sale of Village facilities, equipment and services;

- Authorize the awarding of contracts for budgeted items, and;
- Supervise the calling and awarding of tenders for the supply of materials, equipment, services or construction approved by Council.

Additional Powers, Duties, Responsibilities

- Oversee the operations of the municipality's information systems, including computer hardware, software programs, and information technology consultants;
- Exercise whatever additional powers and discharge whatever additional duties and responsibilities Council may, from time to time, assign.

**VILLAGE OF KASLO
BYLAW NO. 1265**

SCHEDULE “B” – POWERS, DUTIES AND RESPONSIBILITIES OF CORPORATE OFFICER
--

Statutory [*Community Charter Sec. 148*]

- Ensuring that accurate minutes of the meetings of the council and council committees are prepared and that the minutes, bylaws and other records of the business of the council and council committees are maintained and kept safe;
- Ensuring that access is provided to records of the council and council committees, as required by law or authorized by the council;
- Administering oaths and taking affirmations, affidavits and declarations required to be taken under this Act or any other Act relating to municipalities;
- Certifying copies of bylaws and other documents, as required or requested;
- Accepting, on behalf of the council or municipality, notices and documents that are required or permitted to be given to, served on, filed with or otherwise provided to the council or municipality;
- Keeping the corporate seal and having it affixed to documents as required.

General Administration

- Publication or posting of newspaper or other notices required by an enactment;
- Deposit and registration in the Land Title Office of a permit, bylaw or other record issued by Council or a delegate.

Council

- Attend all Council meetings, and other meetings as directed by the Chief Administrative Officer or Council;
- Fulfil the powers, duties and responsibilities required by the Council Procedures Bylaw;

Additional Powers, Duties, Responsibilities

- Serve as the municipality's Freedom of Information and Protection of Privacy Officer, ensuring information is appropriately handled and distributed, pursuant to the Freedom of Information and Protection of Privacy Act.

**VILLAGE OF KASLO
BYLAW NO. 1265**

SCHEDULE “C” – POWERS, DUTIES AND RESPONSIBILITIES OF FINANCIAL OFFICER
--

Statutory [*Community Charter Sec. 149*]

- Receiving all money paid to the municipality;
- Ensuring the keeping of all funds and securities of the municipality;
- Investing municipal funds, until required, in authorized investments;
- Expending municipal money in the manner authorized by the council;
- Ensuring that accurate records and full accounts of the financial affairs of the municipality are prepared, maintained and kept safe;
- Exercising control and supervision over all other financial affairs of the municipality.

Additional Powers, Duties, Responsibilities

- Obtain and maintain necessary insurance policies for the Village;
- Provide financial reports to Council;
- Prepare and monitor the financial plan for the Village, as required under the Community Charter [*Sec. 165*].
- Prepare and file any documentation necessary under the Financial Disclosure Act, and;
- Engage with the municipality’s auditor to prepare the annual financial statements.

VILLAGE OF KASLO
BYLAW NO. 1265

**SCHEDULE “D” – POWERS, DUTIES AND RESPONSIBILITIES OF
APPROVING OFFICER**

Statutory [*Land Titles Act Sec. 77*]

- Perform the powers, duties and responsibilities of the Village’s Approving Officer as set out in the Land Titles Act.

Additional Powers, Duties, Responsibilities

- Act as the Village’s Planner, ensuring that all development applications are received and processed in accordance with Council policies and bylaws.

VILLAGE OF KASLO
BYLAW NO. 1265

**SCHEDULE “E” – POWERS, DUTIES AND RESPONSIBILITIES OF
CHIEF ELECTIONS OFFICER**

Statutory [*Local Government Act Sec. 58*]

- Perform the powers, duties and responsibilities as set out in the Local Government Act [*Part 3*], Local Elections Campaign Financing Act, and the Village’s Election Procedures Bylaw, for the conduct of the municipal election or by-election.

Additional Powers, Duties, Responsibilities

VILLAGE OF KASLO
BYLAW NO. 1265

**SCHEDULE "F" – POWERS, DUTIES AND RESPONSIBILITIES OF
OATH OF OFFICE**

OATH OF OFFICE

I, _____ do swear/solemnly affirm that:

1. I will truly, faithfully, and impartially, to the best of my knowledge, skills, and ability, execute the office of _____ to which I have been appointed for the Corporation of the Village of Kaslo.
2. I have not received and will not receive any payment, or any promise or reward, for the exercise of any partiality or other improper execution of my office.

Sworn/Affirmed by me, at Kaslo, B.C. on this ____ day of _____, 20__

(Signature of person swearing oath)

(Signature of person administering oath)

Title



STAFF REPORT

DATE: January 24, 2025

FILE NUMBER: 0400-30

TO: Robert Baker, Chief Administrative Officer

FROM: Catherine Allaway, Manager of Corporate Services

SUBJECT: Canada Post Review

1.0 PURPOSE

To consider making a third party submission to the Industrial Inquiry Commission regarding the future of Canada Post.

2.0 RECOMMENDATION

THAT the Village of Kaslo provide input to the Industrial Inquiry Commission on Canada Post in the form of a written submission in support of public postal service.

3.0 BACKGROUND

The Federal Minister of Labour, Steven MacKinnon, created an Industrial Inquiry Commission under Section 108 of Canada Labour Code, led by William Kaplan, that will work with the Canadian Union of Postal Workers (CUPW) and Canada Post to examine the future of the public post office, including possible changes to the Canadian Postal Service Charter. The Canadian Union of Postal Workers has asked affected local governments to provide input.

4.0 DISCUSSION

The availability of postal service is very important to the Village as mail distribution is used for utility and business licence billings and tax notices as well as routine correspondence and payments to suppliers. The Village also uses mail distribution to issue public notices to residents, many of whom rely on the postal service to submit payments and reporting to the municipality.

Note that the Kaslo Post Office is protected by the 1994 moratorium on post office closures, and will not be affected by changes to the CUPW collective agreement.

Unless other direction is provided by Council, the written submission will reflect the points identified in the sample resolution provided by CUPW. It will not address diversification options such as financial services (which might negatively impact existing financial institutions) or senior check-ins (as there is no door-to-door service in Kaslo) since these proposals have not been researched to determine the local impact.

5.0 OPTIONS

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Make a submission. Staff will prepare a written submission.**
2. Do not make a submission. *No further action will be taken.*
3. Refer back to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

None

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

None

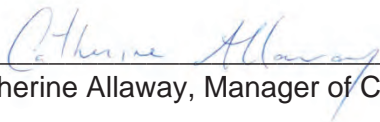
8.0 STRATEGIC PRIORITIES

None

9.0 OTHER CONSIDERATIONS

None

RESPECTFULLY SUBMITTED



Catherine Allaway, Manager of Corporate Services

ATTACHMENTS:

- 2025.01.16 letter from CUPW
- CUPW Notes on the submission
- Sample resolution provided by CUPW

CAO COMMENTS:

APPROVED FOR SUBMISSION TO COUNCIL:

Robert Baker, Chief Administrative Officer

Date

From: Marty Le Gallez <mlegallez@cupw-sttp.org>
Sent: Tuesday, January 21, 2025 11:07 AM
To: Mayor Hewat <mayor@kaslo.ca>
Subject: Industrial Inquiry Commission Reviewing Canada Post



377, rue Bank Street
Ottawa, Ontario K2P 1Y3
tel./tél. 613 236 7238
fax/télé. 613 563 7861
www.cupw-sttp.org



CUPW respectfully acknowledges this office is located on the traditional unceded territory of the Anishinaabeg People.

Le STTP reconnaît, en tout respect, que son bureau est situé sur le territoire traditionnel et non cédé des peuples anishinaabés.

BY EMAIL AND MAIL

January 16, 2025

Suzan Hewat, Mayor
Village of Kaslo
PO Box 576 413 Fourth St
Kaslo, BC V0G 1M0

Dear Suzan Hewat:

RE: Industrial Inquiry Commission Reviewing Canada Post

As you may know, the Canada Industrial Relations Board, as instructed by the Minister of Labour, Steven MacKinnon, ordered the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*. What many do not know is that under Section 108, he also created an Industrial Inquiry Commission led by William Kaplan that will work with CUPW and Canada Post to examine the future of the public post office with a very broad scope.

The Commission has been tasked with reviewing the obstacles to negotiated collective agreements, as well as making recommendations about the future structure of Canada Post. The Commission has until May 15, 2025, to submit its final report to the government.

While time is extremely short, the good news is that there is an opportunity for you to make a submission as part of the Commission's public review. CUPW would like to ensure that the views of municipalities are considered. Therefore, if at all possible, we would like you to provide input to the Commission.

During the last public review on the mandate of Canada Post in 2016, the active engagement of municipalities was critical in the decision to maintain door-to-door delivery and immediately stop the further rollout of community mailboxes. However, there is nothing to stop the Commission from making recommendations to bring that back or to suggest other cutbacks.

We have enclosed a sample resolution that your municipality can adopt about making a submission to the Commission, expanding services at the public post office, and the need for more robust public stakeholder consultation. We have also included a document with some suggested themes to consider for your written submission. If you can, please let us know if you plan to participate, pass a resolution, and can send us copies of the materials you submit.

Upcoming Federal Election

We also find ourselves in a period of federal political uncertainty, with the possibility of a federal election only months away. This will raise public discussion and debates on many issues affecting the public and all municipalities.

In all likelihood, it will be the next federal government that will determine what will be done with the Commission's report.

In the run-up to the federal election, we urge you to question the political parties on their intentions for Canada Post, and insist they make clear their public commitments regarding the following issues:

- Preserving our universal and public postal service;
- Maintaining the moratorium on post office closures;
- Maintaining door-to-door mail delivery; and,
- Establishing postal banking to offset the loss of financial services in many communities.

Thank you very much for considering our request. There's a lot at stake and we appreciate anything you can do to help. CUPW is confident that we can build on our past success and convince the Commission to recommend against service cuts, to maintain good jobs in our communities, expand services that generate additional revenues to keep Canada Post self-sustaining and allow us to build a universal, affordable and green public postal system for future generations.

For more information, please visit deliveringcommunitypower.ca or contact Brigitte Klassen at bklassen@cupw-sttp.org.

Sincerely,

A handwritten signature in purple ink that reads "Jan Simpson".

Jan Simpson
National President



Canada Post is Under Review through Section 108 of the *Canada Labour Code*

As you may know, the Minister of Labour, Steven MacKinnon, ordered the resumption of mail service at Canada Post just before the holiday break, ordering CUPW members to return to work under Section 107 of the *Canada Labour Code*. What many do not know is that under Section 108, he also created an Industrial Inquiry Commission lead by William Kaplan that will work with CUPW and Canada Post to examine the future of the public post office with a very broad scope.

It will review Canada Post's financial situation, the possible diversification or alteration of delivery models, Canada Post's viability as it is currently configured, as well as bargaining issues, including full-time employment, health and safety and job security and produce a report not later than May 15, 2025. Accordingly, Kaplan's "recommendations may include amendments to the collective agreement, and any other changes to be implemented, including the structures, rights and responsibilities of the parties in the collective bargaining process."

The Commission is Seeking Input

We have an incredibly short timeline to follow. Hearings will begin January 27 with statements from both CUPW and Canada Post. The good news is that there is an opportunity for third parties to send in a written submission to the Commission as part of its public review. CUPW and Canada Post must have their bilingual submissions in to the commission by end of day Monday, January 20. We do not have a date or mechanism yet for third-party submissions, but it could be very soon. CUPW would like to ensure that the views of community groups, municipalities, allied organizations and labour are also considered. Therefore, if at all possible, we would like you to provide input to the Commission.

Please let us know if you will be making a submission. Please contact Brigitte Klassen at bklassen@cupw-sttp.org, so we can provide you with more details on how to send it to the Commission as soon as we have more information.

As time is of the essence and to help get you started on your submission, here are some suggested themes to consider that are important supplements to CUPW's bargaining demands.

- Keep Canada Post a Public Service
- Maintain universal service at a uniform price
- Expanded services to diversify and generate new revenue streams, no service cuts
 - add financial services
 - maintain the moratorium on post office closures to enable community hubs (meeting spaces, sales of local crafts, community gardens, government services for all levels of government)
 - maintain door-to-door delivery and increase where financially viable
- Major changes to Canada Post should not be made without full public consultation conducted through a mandate review involving all stakeholders

Keep Canada Post a Public Service

The Commission will examine the financial situation at Canada Post. Currently, the Crown Corporation is required only to be self-sufficient. It is completely user-funded and does not rely on taxpayer dollars. Canada Post still tends to prioritize major, high-profit customers over the public and providing a public service. Canada Post must not lose sight of its public interest objectives.

Major changes to Canada Post and the *Canadian Postal Service Charter* should not be made without full public consultation and hearings conducted through a mandate review involving all stakeholders. There is simply not enough time to do this under the Labour Minister's *Canada Labour Code* Section 108 order.

Maintain universal service at a uniform price

There have also been calls in the media and by various think tanks to privatize or deregulate Canada Post with little regard for the impact on public service or working conditions. Though transaction mail has been in decline, there are still over 2 billion letters delivered every year to an increasing number of addresses. Canada Post has an exclusive privilege (a monopoly) to handle letters so that it is able to generate enough money to provide affordable postal service to everyone, no matter where they live, be it a large urban centre or a rural or isolated community. There is no comparison in the world of a deregulated or privatized post office that serves anything near Canada's vast size and geography.

It will become increasingly difficult for our public post office to provide universal postal service if the exclusive privilege is eroded or eliminated. The exclusive privilege funds its universality. If parts of the service are deregulated or privatized, competitors will leave it to Canada Post alone to provide increasingly expensive delivery service to rural and remote communities, while they compete in profitable urban areas.

Providing Canada Post with an exclusive privilege to handle addressed letters is a form of regulation. Reducing or eliminating this privilege is deregulation. We have this regulation for a reason.

Expanded services to diversify and generate new revenue streams, no service cuts

For years, CUPW has been advocating for new and expanded services to help diversify and create new revenue streams as a direct means to handling decline in letter volumes. Many of these services, such as postal banking, already exist in many other post offices around the world and they generate significant revenue. Around the world, more than 1.2 billion people hold postal bank accounts.

Providing new services through the existing corporate retail network ensures that good jobs remain for workers and their families in the communities in which they live.

Financial Services

Given Canada Post's vast retail network, postal banking would offer in-community service for those who are underbanked or who have had their financial institutions close and leave town. Today, there are many rural communities with post offices, but no banks or credit unions. Very few Indigenous communities are served by local bank branches. Hundreds of thousands of low-income Canadians don't have bank

accounts at all, and almost 2 million Canadians rely on predatory payday lenders for basic financial services.

Postal banking is relatively straightforward. Like commercial banks, post offices would provide everyday financial services like chequing and savings accounts, loans and insurance. Postal banking could also be used to deliver government loans, grants and subsidies to boost renewable energy projects and energy-saving retrofits.

In many countries, postal banking is also mandated to provide financial access for all citizens and to play a role in addressing social inequalities. Postal banking could provide reliable financial services that everyone needs at affordable rates.

Community Hubs and Moratorium on Post Office Closures

We have also advocated community hubs (provide government services for all levels of government, meeting space, sales of local crafts, community gardens) and EV charging stations.

One of Canada Post's demands during Negotiations was to have the *flexibility* to close more than 130 of the 493 corporate Retail Post Offices that are protected under the current CUPW-Canada Post Urban Postal Operations collective agreement. These are post offices that are run by Canada Post and are not franchises located inside another host business.

While about three-quarters of these are also covered by an additional 1994 moratorium on closures, for those that are not, they could end up being privatized or disappear altogether if we lose this contract language. Residents may then have to travel further for their postal needs. No franchise host business is going to give up retail space for community hubs, nor parking space for charging stations that generate revenue for Canada Post. Longstanding, good-paying, full-time jobs in our communities could be replaced with low-wage, part-time work.

You can find a list of the post offices under the moratorium and how they are protected here:

<https://www.tpsgc-pwgsc.gc.ca/examendepostescanada-canadapostreview/rapport-report/bureaux-outlets-eng.html>

Senior Check-Ins

We have proposed creating a senior check-in service as well. Senior check-ins could bring peace of mind to loved ones and relatives who don't live nearby. Japan, France and Jersey in the British Isles currently offer effective and successful senior check-in services through their national postal services. Door-to-door postal workers are already watchful for signs that something isn't quite right. They could be allotted extra time on their routes to simply check in on seniors or people with mobility issues who sign up for the service to make sure everything is okay and deliver peace of mind.

Find out more about our service expansion proposals at <https://www.deliveringcommunitypower.ca>

Canada Post and the Industrial Inquiry Commission

Whereas the Canada Industrial Relations Board, as instructed by the Federal Minister of Labour, Steven MacKinnon, ordered the end to the postal strike and the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*.

Whereas the Federal Minister of Labour, Steven MacKinnon, created an *Industrial Inquiry Commission* under Section 108 of *Canada Labour Code*, led by William Kaplan, that will work with the Canadian Union of Postal Workers (CUPW) and Canada Post to examine the future of the public post office, including possible changes to the *Canadian Postal Service Charter*.

Whereas Canada Post is, first and foremost, a public service.

Whereas the *Commission* has been tasked with reviewing the obstacles to negotiated collective agreements between CUPW and Canada Post, the financial situation of Canada Post, Canada Post's expressed need to diversify and/or alter its delivery models in the face of current business demands, the viability of the business as it is currently configured, CUPW's negotiated commitments to job security, full-time employment, and the need to protect the health and safety of workers.

Whereas the *Commission* only has until May 15, 2025, to submit its final report to the government and make recommendations about the future structure of Canada Post.

Whereas while there is room for written input, the *Commission* process is not widely publicized, nor equivalent to a full and thorough public service review of Canada Post's mandate allowing for all stakeholder input, as has been undertaken by previous governments.

Whereas it will be crucial for the *Commission* to hear our views on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the *Canadian Postal Service Charter*, home mail delivery, parcel delivery, keeping daily delivery, adding postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping to ensure Canada Post's financial self-sustainability.

Therefore, be it resolved that (name of municipality) provide input to the *Commission* in the form of a written submission.

Therefore, be it resolved that (name of municipality) will write the Federal Minister of Labour, Steven MacKinnon, and the Federal Minister of Public Services and Procurement of Canada, Jean-Yves Duclos, who is responsible for Canada Post, to demand that no changes be made to the *Canada Post Corporation Act*, Canada Post's mandate or the *Canadian Postal Service Charter* without a full, thorough, public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

PLEASE SEE THE MAILING INFORMATION FOR RESOLUTIONS ON REVERSE SIDE

MAILING INFORMATION

1) Please send your resolution to the Commission:

- We do not have a mailing address at this time. As we understand it, this is the email address that will collect the documents on behalf of the Commission:
edsc.cdi-iic.esdc@labour-travail.gc.ca

2) Please send your resolution to the Ministers responsible for Labour and Canada Post, and your Member of Parliament:

- Steven MacKinnon, Federal Minister of Labour, House of Commons, Ottawa, Ontario, K1A 0A6
- Jean-Yves Duclos, Federal Minister of Public Services and Procurement of Canada, House of Commons, Ottawa, Ontario, K1A 0A6
- Your Member of Parliament

Note: Mail may be sent postage-free to any member of Parliament. You can get your MP's name, phone number and address by going to the Parliament of Canada website at <https://www.ourcommons.ca/Members/en>

3) Please send copies of your resolution to:

- Jan Simpson, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
- Rebecca Bligh, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

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