

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'G' advisory planning commission held on Oct 11/18 in the _____, located at LAC LA HASHE BC, commencing at 7:30 pm

PRESENT:

Chair Ron Soeder
Members Robbin Edwards Graham Lesko
Marvin Monical
Recording Secretary DIANE WOOD
Owners/Agent, or MARCUS Springman
 Contacted but declined to attend

ABSENT: Marilyn Niemic, Nicola Maughn

ALSO PRESENT: Electoral Area Director AL Richmond
Staff support (if present)

Agenda Items

DVP APPLICATION – 3090-20/20180048 (LOT 2, DISTRICT LOT 4, LILLOOET DISTRICT, PLAN KAP75964)

/ : "THAT the application to vary the required watercourse setback from 30 m (98.4 ft.) to 1.5 m (4.92 ft.) to allow the construction of a single family dwelling and that the required watercourse elevation be reduced from 3 m (9.84 ft.) to 0.8 m (2.62 ft.) for property located at 4050 MCKINLEY DRIVE be supported/rejected for the following reasons:

- i) area G APC has no objection to this DVP application. This lot was
- ii) created in the 1990's, and this proposal will conform with the rest of the subdivision.

For: _____ Against: _____ CARRIED/DEFEATED

Termination

Graham/Marvin: That the meeting terminate. CARRIED

Time: 8:10 pm

Diane Wood
Recording Secretary

Ron Soeder
Chair

**Cariboo Regional District
File # 3090-20/20180048**

**Habitat Section Comments
Lynn Avis, Habitat Biologist, FLNRORD
October 11th, 2018**

Riparian zones contribute to fish and wildlife habitat, improve water quality by filtering inputs of sediment and contaminants and help stabilize stream banks. Runoff water in urban settings often contains elevated levels of nutrients which can negatively impact water quality in creeks and lakes. Maintaining sufficient riparian zones allows for infiltration of sediment and nutrient laden water preventing the substances from entering the waterways.

Lac La Hache has been identified as having a high lake water quality sensitivity rating in the Cariboo Regional District Shoreland Management Policy. Factors contributing to this sensitivity rating include a long flushing period, agricultural land use along the major inlet stream and heavy urban development. Pete Kitchener creek is a direct tributary to Lac La Hache and the reach of creek for which a variance has been requested is immediately upstream of the confluence with Lac La Hache. Given the close proximity to a lake with high water quality sensitivity, it is important that riparian buffer zones are maintained to avoid contributing to adverse effects on water quality.

It is recognized that recent works at the site have resulted in a stream channel that is lacking in riparian vegetation. However, permeable soils still allow for filtration and with time, riparian vegetation will re-establish, further contributing to water quality management. The current proposed setback of 1.5m horizontal distance and 0.8m elevation is unlikely to be sufficient to ensure proper riparian function on Pete Kitchener creek and may raise the risk of flooding for the proposed structure. The Cariboo Regional District Shoreland Management Policy recommends a minimum 15m riparian buffer strip and cites literature that states "in all cases, buffers wider than 10 meters should be promoted for optimizing a range of multiple objectives for water quality, stability and habitat functions".