



## Planning Application Information Sheet

**Application Type:** Development Variance Permit

**File Number:** 3090-20/20260008

**Electoral Area:** H

**Date of Referral:** February 13, 2026

**Date of Application:** February 05, 2026

**Property Owner's Name(s):** Megan Marshall

Jesse Groves

**Applicant's Name:** Prime Quality Construction Inc. – Jamie Fletcher

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### SECTION 1: Property Summary

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**Legal Description(s):** The South West 1/4 of District Lot 2057, Lillooet District

**Property Size(s):** 64.75 ha (160 ac.)

**Area of Application:** 64.75 ha (160 ac.)

**Location:** 3774 Bowers Lake Rd

**Current Designation:**

n/a

**Min. Lot Size Permitted:**

n/a

**Current Zoning:**

Resource /Agricultural (RA 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac.)

**Variance Requested:** The applicants have requested a variance to 4.2 (c) (ii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999. as follows:

To reduce the vertical elevation above a watercourse from 3 metres (9.84 feet) to 0.55 metres (1.8 feet) to allow for the construction of an approximately 1190.72 sq. m. (12,800 sq. ft.) agricultural building.

**Proposal:** The applicant has proposed reducing the vertical elevation requirement for a proposed 1190.72 sq. m. (12,800 sq. ft.) agricultural building to be located 0.55 m (1.8 ft.) above the natural boundary of Roserim Creek. A professional report has been submitted in support of the proposal recommending improvements to a protective berm.

**Existing Buildings:** 16 greenhouses 186.30 sq. m. (2005.31 sq. ft.)- 477.30 sq. m. (517.61 sq. ft.)  
dwelling 273.79 sq. m (2947.05 sq. ft.)  
shop 122.35 sq. m. (1316.96 sq. ft.)  
shed 14.99 sq. m. (161.35 sq. ft.)  
tent structure 173.32 sq. m. (1865.56 sq. ft.)  
shed 4.64 sq. m. (49.94 sq. ft.)

**Proposed Buildings:** agricultural building 1190.72 sq. m. (12800 sq. ft.)

**Services Available:** telephone

**Within the confines of the Agricultural Land Reserve:** Yes - fully within

**Name of Lake/Contributing River:** Roserim Creek

**Within Development Permit Area:** No

**Adjoining Properties:** (Source: B.C.A.A.)

Land Use:	Lot Sizes:
(a) North residential, farm	55.17 ha (136.34 ac.)
(b) South crown land	n/a
(c) East seasonal dwelling	62.46 ha (154.33 ac.)
(d) West 2 acres or more vacant	59.08 ha (146 ac.)

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## PLANNING COMMENTS

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### Background:

The applicant has requested a variance to reduce the required distance above a watercourse. The requested variance from 3.0 m (9.84 ft.) to 0.55 m (1.8 ft.) is to allow for the construction of a 1190.72 (12,800 sq. ft.) agricultural building. The proposal is a relaxation of section 4.2 (c) (ii) of the South Cariboo Area Zoning Bylaw No. 3501, 1999.

The subject property is 64.75 ha (160 ac.) and is zoned Resource/ Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. The property contains 16 greenhouses ranging in size

from 186.30 sq. m. to 477.30 sq. m., a dwelling (273.79 sq. m.), shop (122.35 sq. m.), shed (14.99 sq. m.), tent structure (173.32 sq. m.), and a shed (4.64 sq. m.). Many of the buildings were constructed without permits as they meet the requirements for a farm building permit exemption and do not require a building permit. The proposed farm building exceeds the 600 sq. m. (6458.34 sq. ft.) maximum size of a farm building permit exemption and therefore requires a building permit. The applicant has also applied for a building permit.

The applicant has supplied a report from an Engineer to determine the 200-year flood level as well as a mitigation that can be taken to reduce the risk of property damage from flooding. There is a provision of the South Cariboo Area Zoning Bylaw No. 3501, 1999, 4.2 (c) that allows the distance above the natural boundary to be reduced to the 200-year flood level plus 0.6 m (1.97 ft.). In this case the required elevation is 1.15 m. (3.77 ft.) above the natural boundary of Roserim Creek. The applicant has stated that using fill to achieve the required vertical distance is not feasible.

#### Location and Surroundings:

The subject property is located at 3774 Bowers Lake Road east of Canim Lake as seen in Appendix A. The property is covered by mixed forest and cleared agricultural areas. Roserim Creek runs through the west side of the property near the proposed building area. There is an agricultural berm that runs along the creek that must be extended as a part of the proposal as seen in Appendix B.

#### CRD Regulations and Policies:

*3501 South Cariboo Area Zoning Bylaw, 1999*

#### **4.2 LAKE/WATERCOURSE SETBACK PROVISIONS**

Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, except a fence, dock, boat launching facility, or waterworks facility, so that the building is located:

- (b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;
- (c) on ground surface or the underside of the floor system of any building or part thereof, less than 0.6 metre (1.97 feet) above the two-hundred-year flood level where it has been determined, or, where it has not been determined:
  - ii) 3 metres (9.84 feet) above the natural boundary of a watercourse or Green Lake, Canim Lake and Mahood Lake.

#### Rationale for Recommendations:

Staff are cautiously supportive of Development Variance Permits in relation to lake/ watercourse setback provisions. South Cariboo Area Zoning Bylaw 3501, 1999 allows applicants to have the 200-year flood level determined by a professional and build no less than 0.6 m (1.97 ft.) above that. This provision is to allow construction without creating unnecessary risk.

The proposed Development Variance Permit has inherent risk however the risk is to a low human occupancy farm building. The engineering report determined that with the recommendations they have provided the land is safe for the intended use. Staff recommend that a save harmless section 219 covenant be registered in order to recognize this risk to the proposed building.

The Area 'H' Advisory Planning Commission (APC) has responded in support of the proposed Development Variance Permit. The reasons in support provided by the APC are that there will be minimal environmental impacts, the potential employment opportunities, and the construction of the berm will protect the lands from flooding.

The Ministry of Agriculture and food (MAF) have provided comments stating that they have no objections to the proposed variance.

The Ministry of Water, Land and Resource Stewardship has responded stating the proposal overlaps with a Riparian Management Area. Ministry staff recommend caution to minimize impacts on the stream, preserve vegetation and tree cover, and avoid sedimentation to waterbodies. Ministry staff note that any work done in or about a stream (below the high-water mark) requires approval from the ministry.

A comment has been received by the public regarding the proposal. The comment is in support of the application however does raise two concerns: disturbance of the watercourse and its impact on water quality and the quality of construction of the berm. The comment requests that work on the berm be limited to the watercourses low-flow season (late summer or early fall) and that the berm be inspected by an independent third party.

In summary, Planning staff are supportive of the proposed Development Variance Permit application. The proposed watercourse setbacks are the same elevation as the 200-year flood level that was determined by a professional engineer and with a covenant on title the applicant will be aware of the inherent flood risk.

The proposal also includes the construction of a berm extension to prevent flooding as a mitigative measure that reduces the risk of damage from flooding in this case when the required elevation cannot be achieved with the use of fill. Additionally, the applicant will be required to register a covenant on title prior to receiving the development variance permit.

Recommendation:

1. That the application for a Development Variance Permit pertaining to The South West 1/4 of District Lot 2057, Lillooet District be approved subject to the following conditions:
  - i. The applicant offering to enter into and entering into a covenant to ensure that the CRD is not liable for any future consequences with respect to the elevation of the agricultural building in relation to the watercourse.
  - ii. That the covenant be registered in priority to any financial charges on title.
  - iii. The construction of the proposed berm be completed according to Octo engineering's report and that the berm be inspected by a qualified professional prior to final inspection of the proposed agricultural building.

Further, that the cost of preparation and registration of the covenant be borne by the applicant.

Further, that a Development Variance Permit be issued to vary Section 4.2 (c) (ii) of the South Cariboo Area Bylaw No. 3501, 1999 as follows:

That the required elevation above a watercourse be reduced from 3 m. (9.84 ft.) to 0.55 m (1.8 ft.) to allow the construction of a 1190.72 sq. m. (12,800 sq. ft.) agricultural building.

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### REFERRAL COMMENTS

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Advisory Planning Commission: March 3, 2026  
See attached

Ministry of Agriculture and Food: March 12, 2026

Thank you for sending the below noted referral to Ministry of Agriculture and Food (Ministry) staff for review. Ministry staff have reviewed the DVP application and have no objection to the proposed variance.

Ministry of Water, Land and Resource Stewardship - Resource Stewardship Division: March 10<sup>th</sup>, 2026

The area overlaps with an S4 stream and Riparian Management Area. We recommend exercising caution to minimize effects on the Riparian Management Area including contributing tributaries flowing into the streams. Take measures to preserve vegetation and tree cover in these areas and to avoid sedimentation to waterbodies.

Ministry of Water, Land and Resource Stewardship - Water Authorizations: March 26<sup>th</sup>, 2026

Crown Lands passed your letter regarding the proposed variance at 3774 Bowers Lake Rd onto the Water Authorizations team for review and input. We have no objections to the approval of the variance.

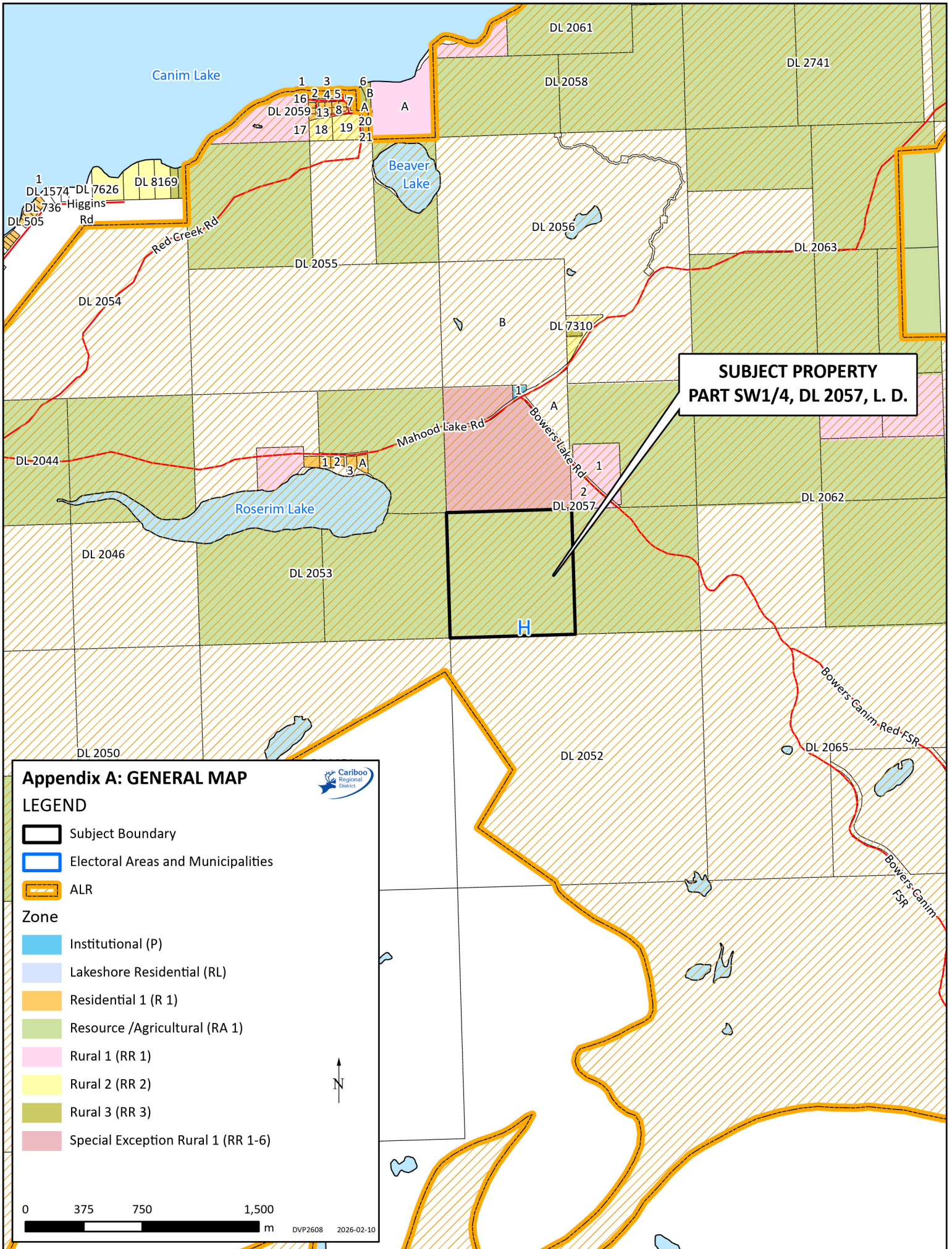
If any work is to be done in or about the stream (below the high-water mark), a Change Approval application will need to be submitted as per section 11 of the Water Sustainability Act.

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## ATTACHMENTS












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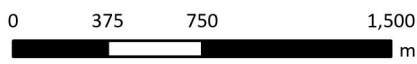
Appendix A: General Map  
Appendix B: Specific Map  
Appendix C: Orthographic Map  
Other: Applicant's Supporting Documents  
Advisory Planning Commission Comments  
Public Comments

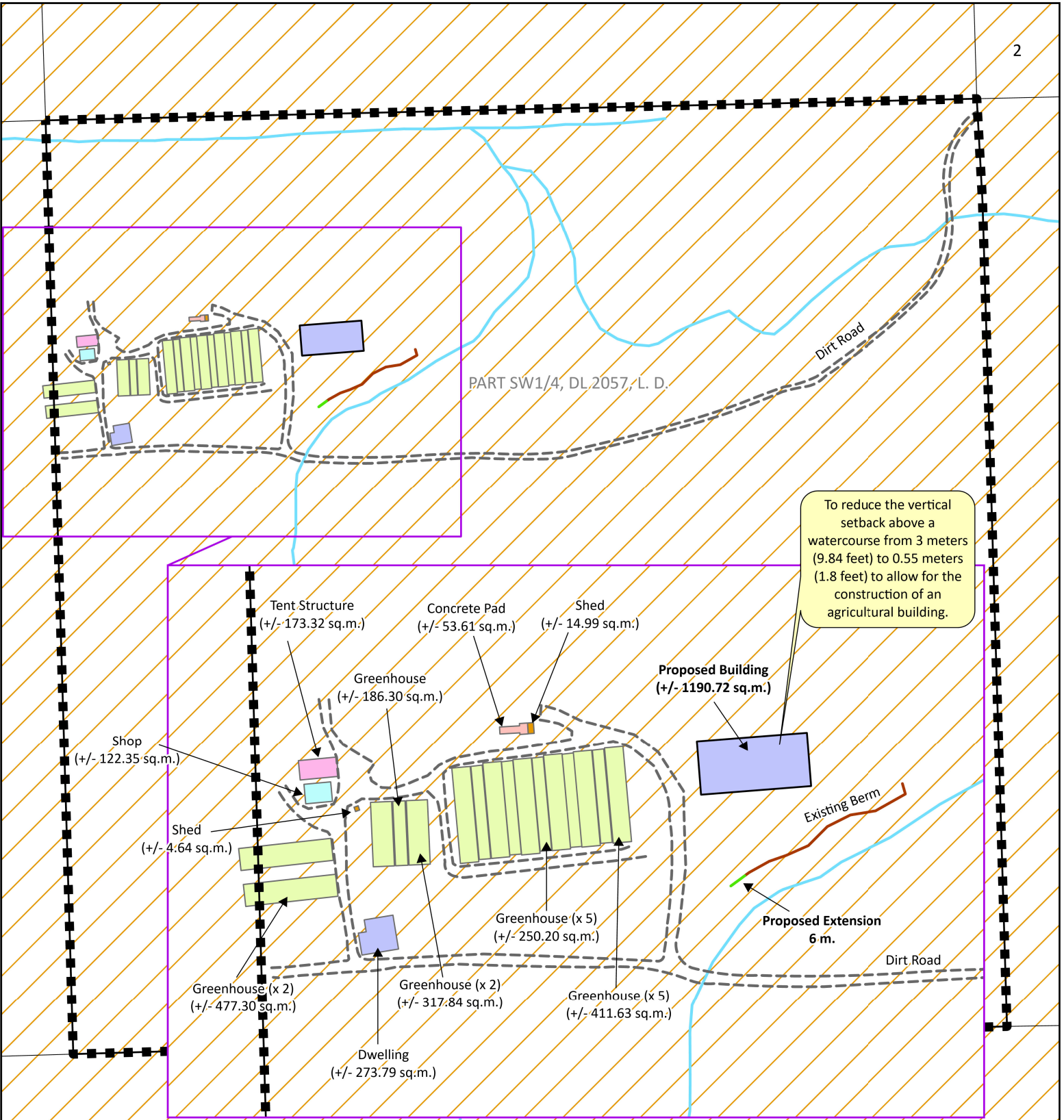


**Appendix A: GENERAL MAP**

**LEGEND**

-  Subject Boundary
-  Electoral Areas and Municipalities
-  ALR
- Zone**
-  Institutional (P)
-  Lakeshore Residential (RL)
-  Residential 1 (R 1)
-  Resource /Agricultural (RA 1)
-  Rural 1 (RR 1)
-  Rural 2 (RR 2)
-  Rural 3 (RR 3)
-  Special Exception Rural 1 (RR 1-6)





**Appendix B: SPECIFIC MAP**

**LEGEND**

- Subject Property
- ALR
- MEASUREMENTS ARE METRIC
- ARE METRIC

Cariboo Regional District

DVP2608

0 75 150 300 m

2026-02-11

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.

1  
Bowers Lake Rd



2

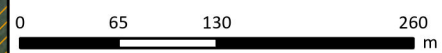
**SUBJECT PROPERTY**  
**PART SW1/4, DL 2057, L. D.**



**Appendix C: GENERAL MAP ORTHO**

**LEGEND**

-  Subject Property
-  ALR



DVP2608 2026-02-10

Describe the existing use of the subject property and all buildings: Active agricultural parcel containing Roserim Nursery (tree propagation, greenhouses, field growing areas), a residence, and associated farm infrastructure. Two small agricultural buildings (20'x30' and 34'x50') are already in place and were previously confirmed by CRD staff as not requiring building permits. These buildings are included in ALC NOI 105206 and in the hydrotechnical assessment.

Describe the proposed use of the subject property and all buildings: Construction of one additional agricultural building (80'x160') for processing, storage, and nursery operations. All three buildings are clustered with existing nursery infrastructure to support ongoing agricultural use.

Describe the reasons in support for the application: A variance to Section 4.2 of Zoning Bylaw 3501 is requested because the hydro-technical assessment and Flood Assurance Statement (Octo Engineering, Nov 2025) establish a safe 200-year flood elevation using a proposed engineered berm and riprap armouring. The QP confirms the site can be used safely for all three agricultural buildings once the berm is constructed. The variance will regularize two existing farm-use buildings and allow construction of the third.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): \_\_\_\_\_  
Mixed forest, and cleared agricultural areas used for nursery production.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): \_\_\_\_\_  
Roserim Creek runs along the west side of the property near the proposed building area. The site includes agricultural clearings, moderate slopes, and the location for a proposed engineered berm between the creek and the buildings. The property is within the ALR and approximately 3 km south of Canim Lake.

Services Currently Existing or Readily Available to the Property (check applicable area)

\* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Hydrotechnical Assessment for a Proposed Shop & Sheds

Project No. A25S-046



**OCTO ENGINEERING INC.**

**459 N Fraser Dr, Quesnel, BC, V2J 1Z1**

**Phone: 888-974-6286**

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## Hydrotechnical Report

Submitted To: Quality Construction Inc. - Colin Boisselle

Cc:

Octo File #: A25S-046

Re: 3774 Bowers Lake Rd, Canim Lake, BC V0K 1J0

PART SW1/4, DISTRICT LOT 2057, LILLOOET LD, PID 013-316-338

Octo Engineering Inc. (Practice #1000113)



Scott Wilson, P.Eng.

Version	Date	Prepared By	Reviewed By	Notes/Revisions
0	2025-10-22	SRW	SRW	Issued for Use
1	2025-11-11	SRW	SRW	Added secondary buildings A and B
2	2025-11-13	SRW	SRW	Corrected the reference to the zoning bylaw vertical separation

### Limitations

This report and its contents are intended for the sole use of Roserim Nursery, their agents and the applicable regulatory authorities. Octo Engineering Inc. (Octo) does not accept any responsibility for the accuracy of any data, analysis, or recommendations contained or referenced in the report when the report is used or relied upon by any party other than the recipient, their agents, the applicable regulatory authorities or for any project other than that described in this report. Any such unauthorized use of this report is at the sole risk of the user.

Octo Engineering carries Professional Liability Insurance of \$2,000,000 per claim or \$2,000,000 aggregate that covers these services.

Scott Wilson, P.Eng. is a professional engineer and is appropriately knowledgeable to provide the Hydrotechnical report and is a member in 'good standing' with the EGBC.

## 1. Background

The purpose of this report is to address the Cariboo Regional District South Cariboo Area Zoning Bylaw (bylaw no. 3501) regarding the watercourse setback provision (specifically Section 4.2). The main proposed building site is approximately 44m from Roserim Creek. Buildings A (20'x 30') and B (34'x50') are further back from the creek (see the site plan). Colin Boisselle hired Octo to produce a report commenting on whether the site is safe to build on from a hydrological perspective, considering the bylaw requires a 3m vertical elevation of the floor above the natural boundary of the creek unless a hydrologic investigation can determine the 200-year flood elevation. The site is 3km South of Canim Lake, shown in Figure 1. The survey plan with contours is also attached. We follow the EGBC guidelines for flood assessments [5]. Following these guidelines, we follow a standard hazard-based approach, and use a Class 0 level of effort in Table D-1 [5], which is suitable for a building permit.

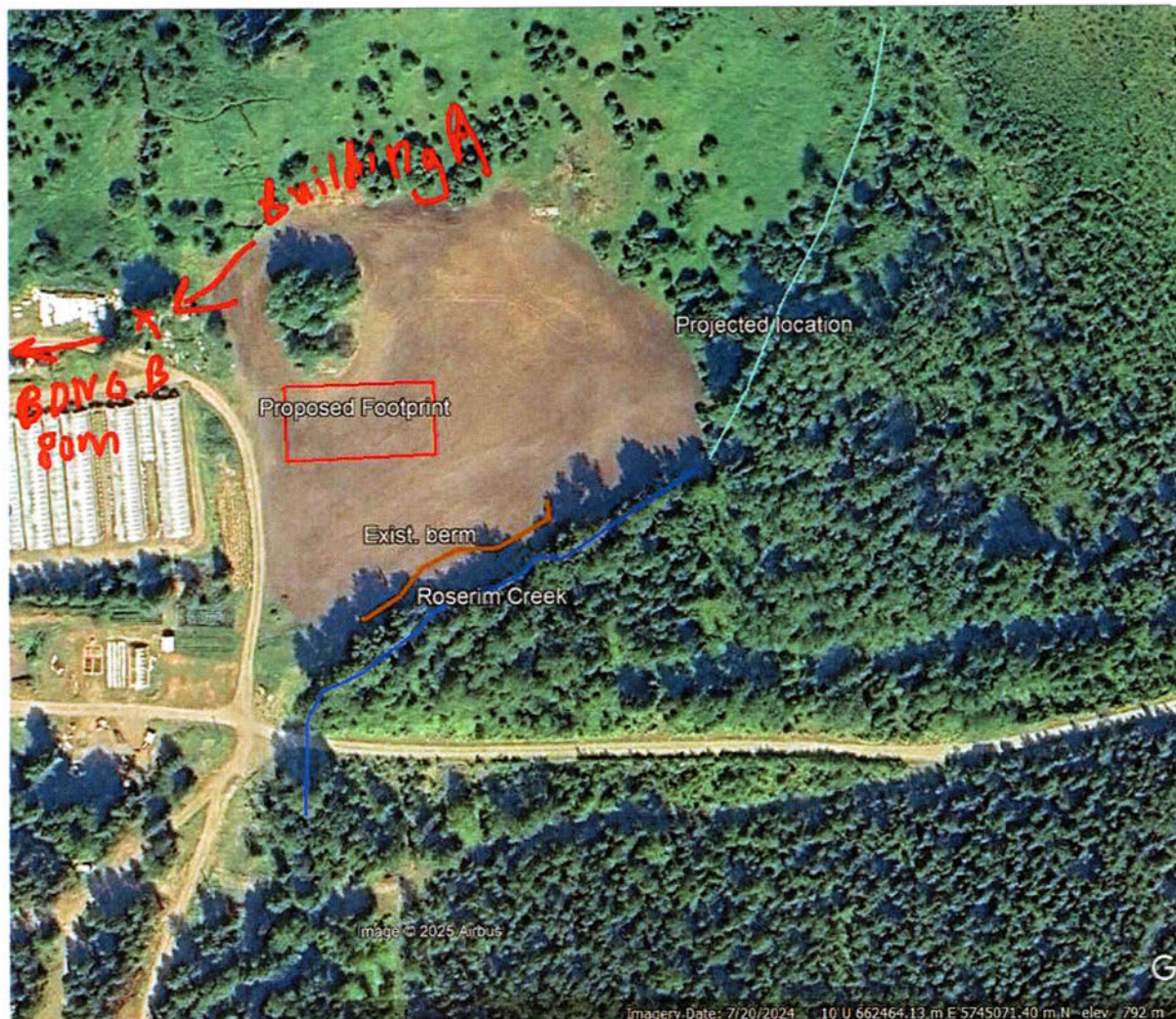


Figure 1: Approximate proposed footprint (red) of the main building. Stream of interest that was investigated (blue), with projected continuation (cyan). Google Earth image. Secondary Buildings A and B indicated.

## 2. Site Visit

Scott Wilson, of Octo, performed a site visit on October 7, 2025, accompanied by Colin Boisselle. The following is a summary of site observations:

- The stream reach adjacent to the property (blue in Figure 1) was walked.
- The stream was found to be 2.4m wide (ranged between 1.5m and 3m) to the estimated high-water.
- The stream was found to be 0.3m deep to the estimated high-water mark (from the stream bed).
- The top of the banks was found to be 0.9m from the stream bottom (range from 0.6m to 1.8m).
- The channel was found to be dry at the time.
- The culvert under the Road was found to be a 900mm CMP, with 9% grade, with no sign of having ever overflowed.

- 
- The average gradient below the road was measured as 5%.
  - An existing berm 1.37m high by 90m long was existing adjacent to the creek. See Figure 1.

### 3. Scope of Work

The scope of work of this assessment consists of:

- Complete a hydrologic analysis (**Section 4**)
- Incorporate climate change in hydrologic analysis (**Section 5**)
- Determine the 200-year flood elevation (**Section 6**)
- Determine the safe elevation of the bottom of framing (**Section 7, Recommendations**).

### 4. Hydrology

- Catchment area = 8.746 square km.
- Median watershed elevation = 1,050m.
- Elevation at the site = 787m.
- Total relief = 431m
- Watershed length = 7.86km
- Relief ratio =  $431\text{m}/7860\text{m}=0.055$
- Melton Ruggedness Index =  $431\text{m}/\sqrt{8746000\text{m}^2}=0.15$

The hazard at the site is determined to be a clearwater flood. The watershed characteristics indicate that there may also be risk of a debris flood [4]; however, no evidence of debris flooding was noticed at the site.

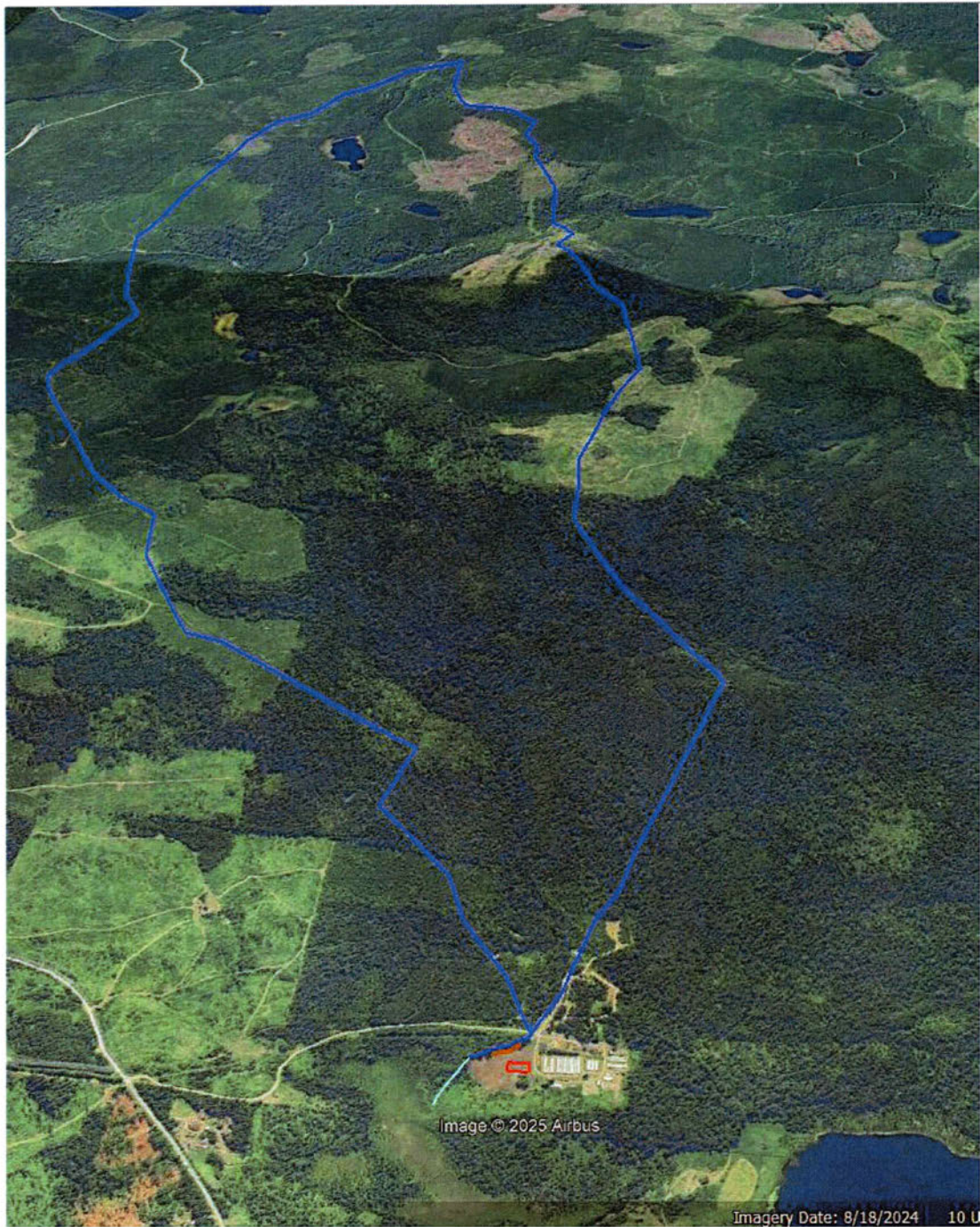
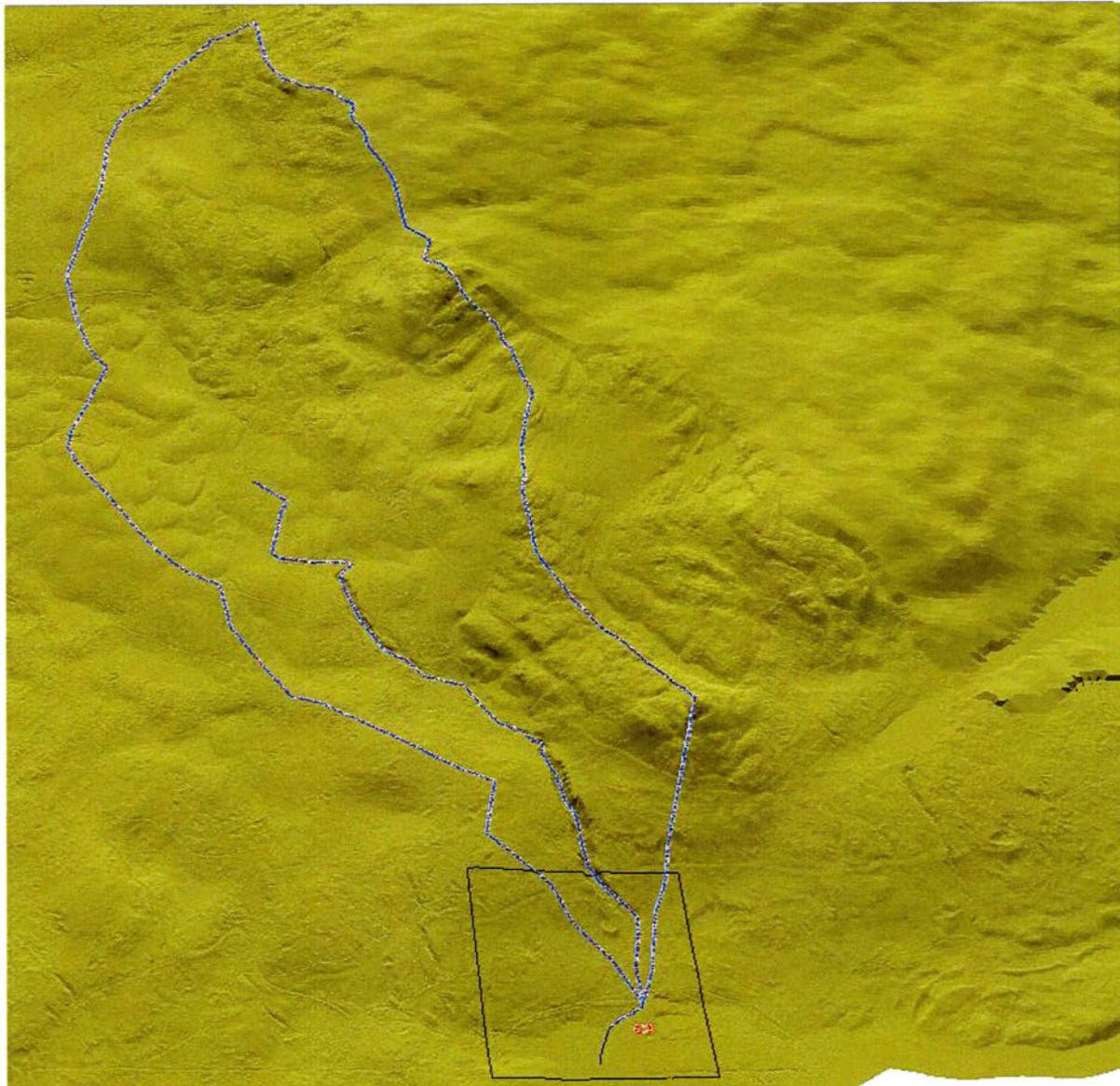


Figure 2: Catchment area in blue (looking South)



*Figure 3: Catchment area (blue) shown over a Digital Elevation Model (DEM). Lidar data was used [1]. The stream is shown in blue also. The proposed building footprint is red and the property line is black.*

A regional analysis is required to estimate the peak flow, since there is no stream flow data for this stream. We selected nearby watersheds with similar physiographic characteristics and sufficient periods of record from the BC Streamflow Inventory [3].

Station	Name	Record Length (years)	Watershed Area (km <sup>2</sup> )	10 year Peak Instantaneous Flow (m <sup>3</sup> /s)	100 year Peak Instantaneous Flow (m <sup>3</sup> /s)	200 year Peak Instantaneous Flow (m <sup>3</sup> /s)
08LA028	Windy	12	79.99	12.79	20.49	23.13
08MC045	Sheridan	15	93.66	7.80	16.07	18.76
08KE024	Little Swift	40	129.7	42.86	67.35	75.73
08KH019	Moffat	46	553.19	41.62	65.09	72.54
08KE016	Baker	48	1562.84	94.60	165.68	187.53
08KE009	Cottonwood River near Cinema	44	1895.77	322.05	469.07	511.95
08KG001	West Road	59	12391.31	309.71	507.89	569.89

A power regression analysis of the 200-year peak flow was performed. The formula obtained is:

$$Q_{200} = 32.24 \text{ m}^3/\text{s} \times (\text{Area in km}^2/100)^{0.6716}$$

For our watershed, the 200-year peak flow is computed to be 6.28m<sup>3</sup>/s.

With an R square of 0.86 and an adjusted R square of 0.83, the regression appears well-correlated and so the computed Q<sub>200</sub> for this watershed is regarded as an appropriate estimate before a climate change adjustment is added.

## 5. Climate Change

Climate change impacts for the Cariboo region, as projected by the "Plan2Adapt" web-based tools from the Pacific Climate Impacts Consortium (PCIC) [2], indicate the following changes compared to baseline data from 1961 to 1990:

### 2010 to 2039

- Average Annual Temperature: Expected to increase by 1.7°C.
- Average Annual Precipitation: Expected to increase by approximately 3.3%.
  - Summer Precipitation: Expected to increase by 1.5%.
  - Winter Precipitation: Expected to increase by about 0.72%.
- Precipitation as Snow: Expected to decrease by about 17% annually.
  - Winter Precipitation as Snow: Expected to decrease by 12%.
  - Spring Precipitation: Expected to decrease by 26%.

### 2040 to 2069

- Average Annual Temperature: Expected to increase by 3.2°C.
- Average Annual Precipitation: Expected to increase by approximately 5.1%.

- 
- Summer Precipitation: Expected to increase by 2.9%.
  - Winter Precipitation: Expected to increase by about 2.6%.
  - Precipitation as Snow: Expected to decrease by about 27% annually.
    - Winter Precipitation as Snow: Expected to decrease by 19%.
    - Spring Precipitation: Expected to decrease by 43%.

A general increase of 10% (to the peak flow) to account for climate change is often used. Since small watersheds are considered by us to be more sensitive to peak flows, we decided to increase the value by 20% to get:

**200-year flow under climate change = 7.5 m<sup>3</sup>/s.**

## 6. Flood Elevation

Based on Lidar elevation data and site observations, a representative cross-section of the channel is shown in Figure 4, including the berm.

The average flow velocity is computed using Manning's flow equation:

$$V = \frac{R^{2/3}\sqrt{S}}{n}$$

R = Hydraulic Radius = 0.24m

S=0.05 = stream gradient

n=0.15 is selected as a conservative value for a mountain stream

Hydraulic Radius at the Q200 elevation = 0.48m

Then V= 0.91m/s at flood stage

Q200 channel area = 8.2 m<sup>2</sup>

Q200 = 0.91m/s x 8.2 m<sup>2</sup>=7.5m<sup>3</sup>/s

Q200 elevation above top of stream bank = 0.4m

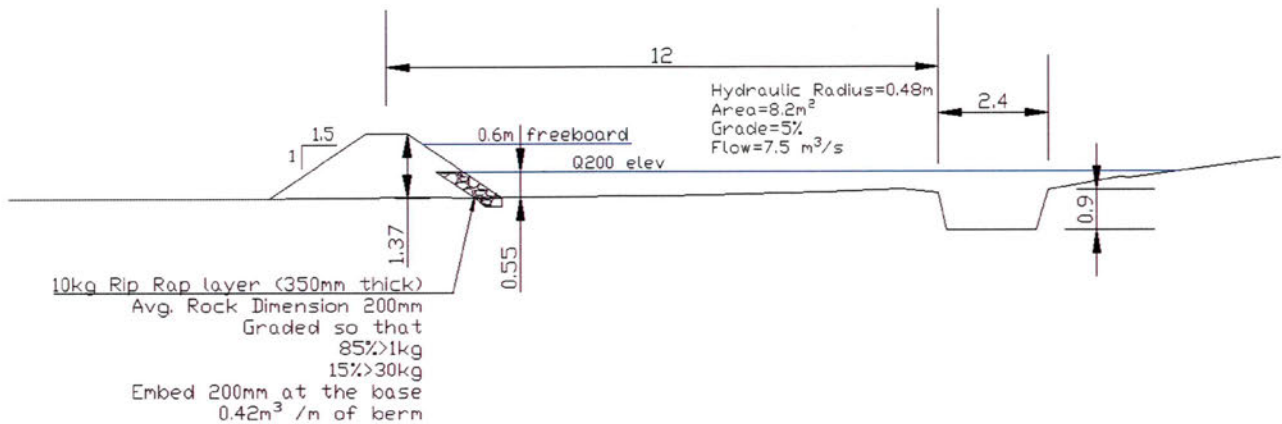


Figure 4: Cross-section of the site, based on Lidar data and site observations, showing the Q200 elevation in relation to the berm and stream, and proposed rip rap.

## 7. Recommendations

We have determined the 200-year flood elevation to be 0.4m above the top of the bank. A freeboard of 0.6m is added to this value to get an elevation of 1.0m from the top of the bank to the Flood Construction Level (FCL). The berm, which is 1.37m high is a suitable height to contain the Q200 flow. If the berm were not in place, the stream would overflow the banks and flow downhill to the proposed shop, flooding the shop. The natural bank height is >1.5m high just upstream of the end of the berm, so the stream is naturally constrained at this location as indicated in Figure 5. The berm will have to be extended 6m upstream as indicated in Figure 5. The recommendations then become:

1. Extend the berm 6m upstream to where the stream bank height exceeds 1.5m in height, as indicated in Figure 5.
2. Add 10kg class Rip Rap to the berm (there is currently none) as indicated in Figure 4.
3. Repair any gaps in the berm.
4. A qualified professional should inspect the final berm to confirm compliance to these recommendations.

If these recommendations are followed, the land is safe for the intended use, for all 3 buildings:

- Main proposed shop
- Building A
- Building B



Figure 5: Extension of berm required

## 8. Closure

This report was prepared for Roserim Nursery, including distribution as required for the purposes for which the report was commissioned. The Cariboo Regional District may rely on the findings of this report. Judgement has been applied in generating the conclusions herein, in accordance with generally accepted geotechnical practice. No other warranty is made, either expressed or implied. I am pleased to be of assistance to you on this project and trust that our recommendations are both helpful and sufficient. If you would like further details or clarification, please do not hesitate to contact the undersigned.

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## 9. References

- [1] LiDARBC - Open LiDAR Data Portal (website <https://governmentofbc.maps.arcgis.com/>)
- [2] The Pacific Climate Impacts Consortium (PCIC) is a regional climate service centre at the University of Victoria <https://services.pacificclimate.org/plan2adapt/app/>
- [3] Inventory of Streamflow in the Cariboo Region, Ministry of Environment and Climate Change Strategy, September 2017
- [4] Church, M., & Jakob, M., 2020. What is a debris flood? Water Resources Research, 56, e2020WR027144. <https://doi.org/10.1029/2020WR027144>
- [5] Legislated Flood Assessments in a Changing Climate In BC, EGBC, V2.1, 2018

Attached: Site Plan

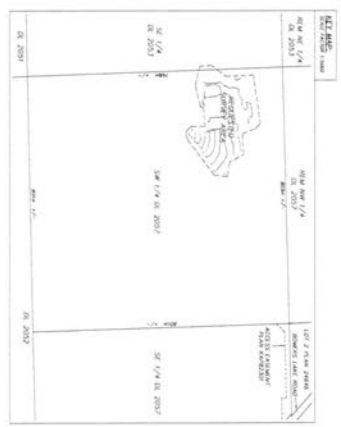
SCALE 1" = 50'

LEGEND

GENERAL NOTES

LEGAL DESCRIPTION

NOTES



DRAFT (25-07-11)

DRAWING: 7399-SITE DRAWN BY: JFS CHECKED BY: JFS	PROJECT: <b>PRIME QUALITY CONST.</b> <b>3774 BOWERS LAKE ROAD</b> <b>CANIM LAKE, B.C.</b>	
	AXIS LAND SURVEYING LTD. B.C. & CANADA LAND SURVEYORS 302 - 2371 LAUREL STREET ABERFORD, B.C. V2B 1K3 T 604-855-5700	
NO. DATE REVISION _____ _____ _____	DATE TO PRINT 2011	DRAWN BY JFS

## 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: Nov 13, 2025

Cariboo Regional District

\_\_\_\_\_  
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"): 3774 Bowers Lake Rd, Canim Lake  
PART SW1/4, DISTRICT LOT 2057, LILLOOET LD, PID 013-316-338

\_\_\_\_\_  
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:  
\_\_\_\_\_
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 **none found**
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 EGBC Table D1 Class 0, 200 yr
  - 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".



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: March 3, 2026  
Start Time: 7pm  
Location of Meeting: Forest Grove Community Hall  
File Number: 3090-20/20260008  
Application Type: Development Variance Permit  
Electoral Area: H  
Legal Description: The South West ¼ of District Lot 2057, Lillooet District  
Property Location: 3774 Bowers Lake Rd

ATTENDANCE

Present:  
Chair: Lori Frame <sup>Chair</sup>  
Members: Karen Smith, Gail Maglis, Lori Frame, Wendy Phillips  
Elisa Manicchi, Jan Cook

Recording Secretary: Shelly Morton  
Owners/Agent: Meg Marshall, Jesse Groves  
 Contacted but declined to attend

Absent: Deb McLebe, Curt Iverson

Also Present:  
Electoral Area Director: Margo Wagner  
Staff Support: \_\_\_\_\_

RESOLUTION

THAT application with File Number 3090-20/20260008 be **SUPPORTED** / REJECTED for the following reasons:

1) *Minimal environment Impact*

*Potential of Employment opportunities  
Protection of lands from potential flood  
with harm.*

2)

For: 7 Against: 0

**CARRIED/DEFEATED**

*so Lori chaired the meeting as Will was in conflict.*

**Termination:**

That the meeting terminate.

Moved: *Elisa Marocchi, Wau*

Seconded: *Karen Smith*

**CARRIED**

**Time:**

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Chair

Olivia Richardson

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From: [REDACTED]  
Sent: WHOKA [REDACTED]  
To: March 12, 2026 10:14 AM  
Subject: CRD Planning  
Feedback – Development Variance Permit File 3090-20/20260008

You don't often getemail from [REDACTED] [Learn why this is important](#)

Dear Planning Department,

We have no objection to the requested work associated with the Development Variance Permit application for the property at 3774 Bowers Lake Rd (File No. 3090-20/20260008).

As adjacent property owners within the watershed connected to Roserim Creek, which flows into Roserim Lake, we appreciate the opportunity to provide feedback.

While we understand the applicant's request to reduce the vertical elevation setback from the creek for the proposed agricultural building, we would respectfully ask that the following considerations be included as conditions if the variance is approved:

1. Timing of Construction

Any work occurring near the creek should be restricted to the low-flow season (late summer or early fall) to minimize disturbance to the creek channel and to ensure water quality is upheld, as the creek water is directly used downstream to water our agricultural crops and livestock.

2. Independent Third-Party Inspection

The construction of the proposed berm and any creek-adjacent works should be reviewed and signed off by an independent qualified professional (e.g., hydrologist or professional engineer) to confirm that the work meets the design specifications and protects the creek's flow rate.

Given the importance of maintaining the health of the watershed feeding Roserim Lake, these safeguards would help ensure the project proceeds responsibly while protecting the surrounding environment.

Thank you for considering our feedback.

Sincerely,  
Tony & Kim Pressacco  
WHOKA Orchards  
3757 Mahood Lake Rd.