



Development Permit Application

Referral Form – RDCK File DP2602Hn

Date: March 16, 2026

You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO April 16, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

No address, west side of Slocan Lake across from Silverton
 LOT 1 DISTRICT LOT 7686 KOOTENAY DISTRICT PLAN 6736
 014-040-638

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is located on the west side of Slocan Lake, next to Valhalla Provincial Park and across from Silverton. It is only accessible by boat.

This Watercourse Development Permit (WDP) application has been submitted to authorize the reconstruction of a dwelling on the property. The original dwelling burnt down in 2024 due to the Slocan Lake Complex wildfire (Nemo Creek wildfire). The wildfire resulted in the loss of much of the vegetation on the property as well.

The new dwelling is proposed in a different location than the original dwelling as it previously encroached on the 15m streamside protection and enhancement area (SPEA). The proposed dwelling is located outside of the 15m SPEA but within the 30m watercourse development permit area as detailed in the attached Riparian Assessment Report prepared by Luce Paquin of Galena Environmental LTD.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.15 ha	n/a	n/a	Split Designation in Official Community Plan Bylaw No. 1967, 2009 - Country Residential (R2) - Parks and Recreation, Culture and Heritage (PA)

APPLICANT: Luce Paquin, Galena Environmental LTD

Please provide your response via email.

If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONTCOUNTER BC <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> APHC AREA <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES
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<input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM	<input type="checkbox"/> RDCK UTILITY SERVICES
<input type="checkbox"/> SCHOOL DISTRICT NO.	<input type="checkbox"/> RDCK RESOURCE RECOVERY
<input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT	<input type="checkbox"/> RDCK REGIONAL PARKS
<input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	


The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RDCK Map



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

- Place Names
-  Electoral Areas

Map Scale:

1:36,112

Date: January 12, 2026








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.

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Legend

-  Streams and Shorelines
-  Flood Construction Levels - 1990
-  Electoral Areas
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: January 12, 2026



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Legend

- Lakes and Rivers
- Streams and Shorelines
- Watercourse
- Electoral Areas
- Cadastre - Property Lines
- Address Points

Development Permit Areas

Map Scale:

1:2,257

Date: January 12, 2026







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Legend

-  Parks and Rec
-  Electoral Areas
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: January 12, 2026





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RDCK Map






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Official Community Plan

-  Parks and Recreation
-  Rural Residential

Legend

-  Electoral Areas
-  Cadastre - Property Lines
-  Address Points

Map Scale:

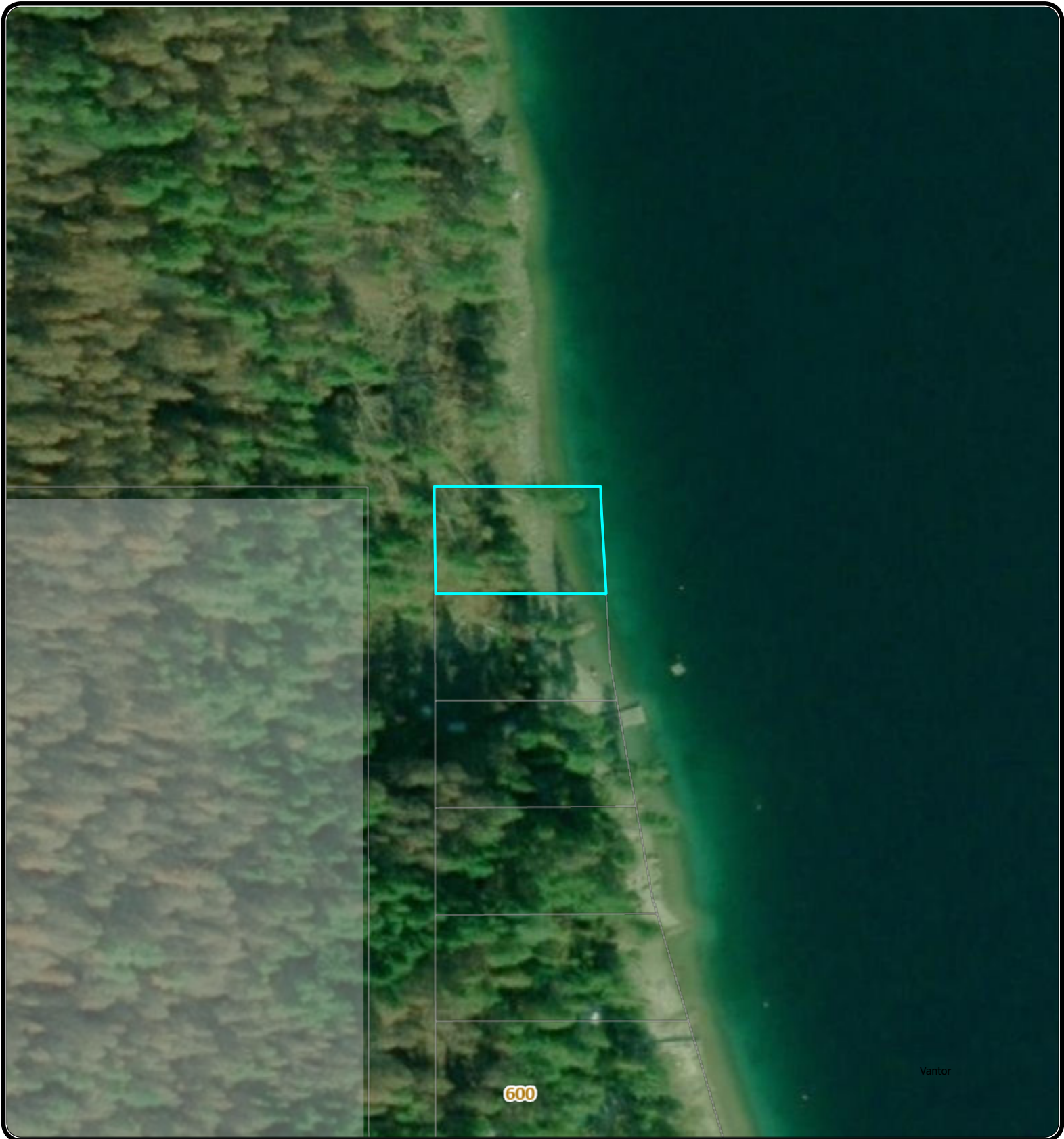
1:2,257

Date: January 12, 2026







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RDCK Map



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Legend

-  ParcelMap BC - Crown Land
-  Electoral Areas
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: January 12, 2026



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Riparian Area Assessment

Silverton, BC



Rev. 2.0
March 13th, 2026

Prepared for:
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APPENDIX IV	SLOCAN LAKE NORTH OFFICIAL COMMUNITY PLAN
APPENDIX V	ARCHAEOLOGICAL CHANCE FIND PROCEDURE

1 BACKGROUND

Galena Environmental Ltd (Galena) was retained by Eric and Sharron Steinbach (“the Owners”) to carry out a Riparian Assessment on their Slocan Lake waterfront property located in Silverton, British Columbia. The entire property was destroyed in the 2024 Slocan Lake Complex wildfire (Nemo Creek wildfire), and the Owners intend to rebuild their house. The lot is just opposite Silverton, on the west shore of Slocan Lake.

Given potential concerns that the construction of the new house may encroach on the Watercourse Development Permit Area (area within 30m of the high-water mark), the proposed construction activity automatically requires a Watercourse Development Permit (WDP) under the Regional District of Central Kootenay.

The riparian assessment was conducted on September 13th, 2025, to evaluate the existing site conditions, identify habitat values, assess potential environmental issues and offer recommendations for the construction of the Project. The present report adheres to the Riparian Area Protection Regulation (RAPR) and general Best Management Practices (BMPs) applicable to the project type.

1.1 Acknowledgement

This report has been prepared by Luce Paquin, MSc., RP. Bio., P. Biol.

I, Luce Paquin, hereby certify that:

- a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation under the Fish Protection Act;
- b) I am qualified to carry out this part of the assessment of the development proposal made by the developer;
- c) I have carried out my assessment of the development proposal, and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

2 PROJECT IDENTIFICATION

2.1 Project Location and Legal Description

The site is located on the west shore of Slocan Lake, directly opposite Silverton, in southern British Columbia. Sole access is via boat on Slocan Lake. The Site location and legal description are described in Table 1. The lot has a surface of 16117 ft² (38.39' x 30.45' x 53.05'). The Title Certificate and Building Permit are in Appendix I.

Table 1: Site legal description and georeferenced information

INFORMATION	LEGAL DESCRIPTION
Lot #	Lot 1
Division	District Lot 7686
District	Kootenay District Plan 6736
PID	014-040-638

The Site is bounded by Slocan Lake to the east, by a private property to the south, by a 60' Crown right-of-way to the west, and by the Valhalla Park to the north. Figure 1 shows an overview of the property.



Figure 1: Slocan Lake and propriety location

The Lot is located within the Central Kootenays, and the Administrative and Physiographic settings are shown in the table below.

Table 2: Project area administrative and physiographic setting¹

Description	Project Area Setting
Location	Slocan Lake
Administrative Boundaries	
Regional District	Central Kootenay
Natural Resource District	Selkirk
Natural Resource Region	Kootenay-Boundary
Natural Resource Area	South
FLNRORD Region	Nelson
Ecosystem Classification	
Ecozone	Montane Cordillera
Ecodomain	Humid Temperate
Ecodivision	Humid Continental Highlands
Ecoprovince	Southern Interior Mountains
Ecoregion	Columbia Mountains & Highlands
Ecosection	Central Columbia Mountains
Biogeoclimatic Zone	Interior Cedar-Hemlock (ICH)
Subzone	Moist warm (mw)
Variant	2
Biogeoclimatic Zone Characteristics	
Elevation zone	540m
Mean Annual Rainfall	950mm

¹: Ministry of Environment, Ecosystem Information Section, 2025

2.2 Existing Site Conditions

Approximately 95% of the property was burnt during the 2024 wildfire. Since the fire, the property has been partially vacant, with only two small sheds and a handful of shrubs untouched by the wildfire on the south boundary of the lot. The main house and the forest that covered the property have been destroyed, and the burnt trees were cut down by the forest fire crews. The existing concrete boat ramp is still intact. A small pedestrian trail accessing the small buildings was observed along the south border of the lot.

Following a cleanup approval from the RDCK in the fall of 2024 (Appendix II), the debris from the burnt house and vegetation was cleaned out (Figure 2). All debris from the cleaning was conducted by hand and hauled away on a barge.



1: The property (west view from the lake)



2: The property (west view from the lot)



3: Concrete stairs on the foreshore (west view)



4: The north portion of the foreshore (west view)

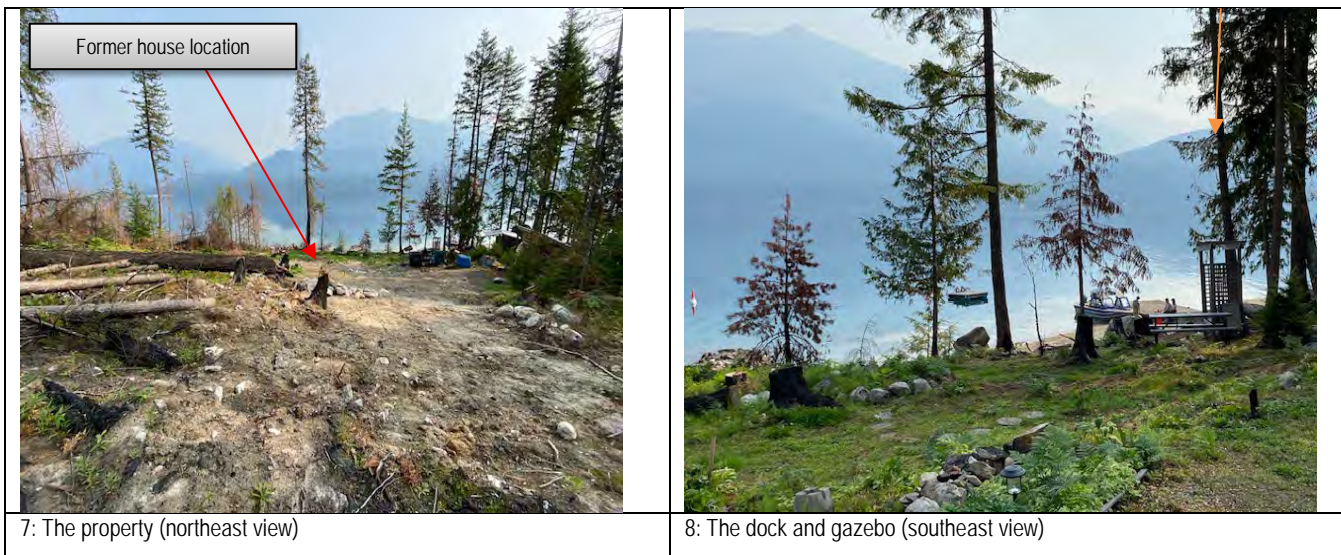
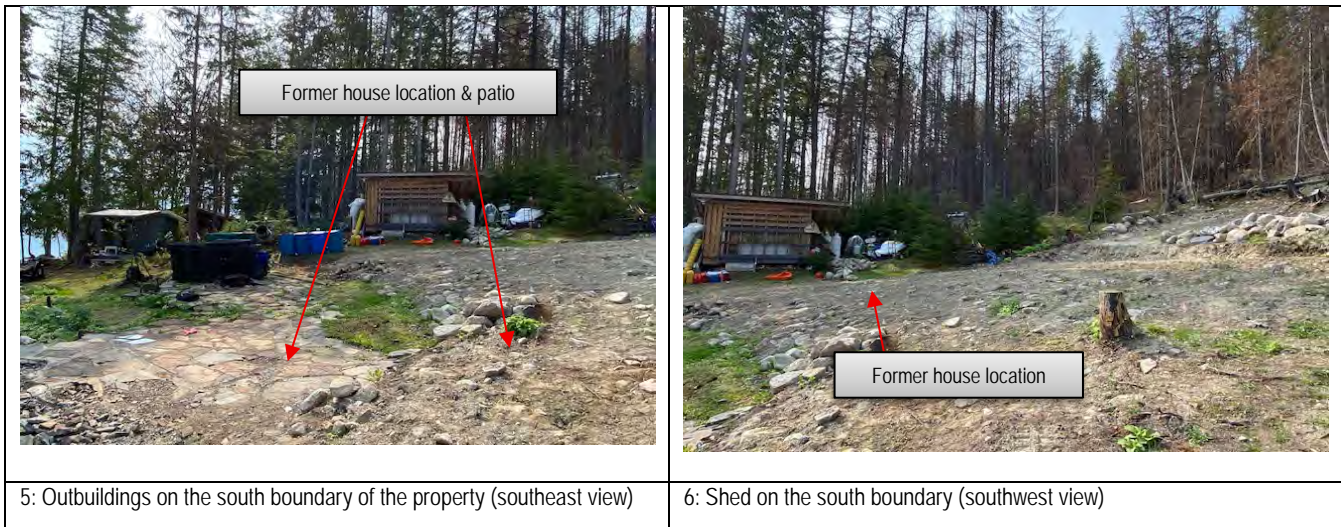


Figure 2: Existing site conditions

2.3 Proposed Development

Activities proposed on the property involve the construction of a one-level 24 feet x 32 feet house (Appendix III). All construction will be conducted by hand except for the use of a motorized wheelbarrow. All construction materials will be barged from Silvertown.

The house (cabin) will be built with 4' x 8' structural insulated panels (SIPs). There is no requirement for a water well since the house has an approved water license for the lake (Building Permit in Appendix I). There is no requirement for a septic development since the existing outhouse will be used. The house will have no running water; therefore, no plumbing or septic for grey water will be needed. The electric power will be entirely solar-generated.

The former house was built approximately 7m from the high-water mark. The new house will be smaller and will not be built on the same footprint as the former house, but instead will be located west of it. The new house will be built above the 15m floodplain setback (i.e., above the floodplain construction level of 539.2m, as per the Geological Survey of Canada).

2.4 Current Land Use, Utilities, Property Infrastructures

Prior to the wildfire, the property was the Owners' primary property. Following the fire, the site is currently used by the Owners as a modest recreational area. The site presently has a picnic table, an outhouse, two small sheds and a bench.

3 REGULATORY FRAMEWORK & RELEVANT STANDARDS

Under the Regional District of Central Kootenay (RDCK) of the Slocan Lake Electoral Area "H", development within 30m of the High-Water Mark (HWM) or the natural boundary of a waterbody is subject to the Slocan Lake North Portion of Electoral Area "H" Official Community Plan Bylaw No. 1967, 2009 and the Regional District of Central Kootenay (RDCK) Watercourse Development Permit. Residential, commercial and industrial development activities above the HWM also require authorization under the provincial Water Sustainability Act. This riparian assessment also adheres to the assessment report guidelines under the BC Riparian Areas Regulation.

3.1 Applicable Legislation

This project will follow the applicable legislation related to riparian protection below:

- British Columbia *Riparian Areas Protection Regulation*;
- *British Columbia Water Sustainability Act*;
- *Federal Fisheries Act*;
- *Federal Migratory Birds Convention Act*;
- *Federal Species at Risk Act*;
- *Provincial Wildlife Act*;
- *Provincial Heritage Conservation Act*;
- *Federal Species at Risk Act*;
- Provincial Spill Reporting Regulation; and
- *Weed Control Act*.

3.2 Applicable Guidelines Documents

This project will follow the applicable guidelines related to riparian protection below:

- Slocan Lake North Portion of Electoral Area "H" Official Community Plan Bylaw No. 1967, 2009 (Appendix IV);
- General BMPs and Standard Project Considerations (Ministry of Environment);
- On the Living Edge: Your Handbook for Waterfront Living;
- Develop with Care. Environmental Guidelines for Urban and Rural Land Development in British Columbia;
- Slocan Lake Foreshore Fish & Wildlife Habitat Assessment (Galena Environmental Ltd, 2011);

- Shoreline Management Guidelines For Fish and Fish Habitat – Slocan Lake, Regional District of Central Kootenay and EcoScape Environmental Consultants, 2014;
- Guidelines and Best Management Practices (BMP), BC Ministry of Environment;
- Riparian Restoration Guidelines, BC Ministry of Environment; and
- Riparian Factsheet No. 6 – Riparian Plant Acquisition and Planting.

3.3 Streamside Protection and Enhancement Area

A Detailed Riparian Assessment of the property was conducted to determine the Streamside Protection and Enhancement Area (SPEA) setback and whether the Riparian Assessment Area (RAA) or the Watercourse Development Permit Area (WDPA) aligns with the criteria listed in the Riparian Areas Protection Regulation (RAPR).

Results for the Site Potential Vegetation Type (SPVT), the Zones of Sensitivity (ZOS), and the SPEA are shown in Table 3 and Figure 3. The three ZOS: the Large Woody Debris (LWD), the Litter Fall, and the Shade were calculated based on the Riparian Areas Protection Regulation protocol, 15m perpendicular from the HWM. Both the LWD and the Litter Fall were plotted 15m inland from the high-water mark. The Shade result was “0” due to the southeast exposure of the lot. The 15m SPEA setback was determined based on the ZOS with the greatest setback.

Based on the past forest fire pictures, “Tree” as the vegetation type was chosen since the determination of a site’s potential vegetation type (SPVT) relates to the *capability* (potential) of the vegetation versus the *suitability* (current) of the vegetation (Riparian Areas Protection, Technical Assessment Manual, Version 1).

Table 3: SPEA result from a Detailed RAPR Assessment

Feature Type	SPVT	Zones of Sensitivity (ZOS)			SPEA ²	WDP ³ or RAA
		LWD ²	Litter Fall	Shade		
Lake	TR ¹	15 m	15 m	0	15 m	30 m

1: TR-tree, 2: Large Woody Debris, Streamside Protection & Enhancement Area, 3: Watercourse Development Permit Area



Figure 3: SPEA setback map (purple line: approximated house boundary)

4 EXISTING RESOURCES

4.1 Fish

Slocan Lake (watershed code 340-047200 and waterbody identifier 00115SLOC) is a 39 km long, cold, oligotrophic lake that covers a surface area of 6908 ha. The lake has a mean depth of 171 m and a maximum depth of 298 m. The lake drains southward into the Slocan River. Several tributaries flow into Slocan Lake. The largest tributary, Hoben Creek, enters the lake approximately 1.3km south of the project site.

The property foreshore shows signs of human disturbance. The foreshore substrate consists of 50% cobble, 25% gravel, 23% sand and 2% boulders (Figure 4). The foreshore offers potential rearing habitat for fry and juvenile fish. Some large woody debris observed below the natural boundary may provide shelter habitat during high-water periods.



Figure 4: Existing foreshore state at the project site

Slocan Lake supports a variety of fish species (Table 4), including several species of regional interest, such as rainbow trout, kokanee, burbot, bull trout, Westslope cutthroat trout and the white sturgeon.

An Aquatic Habitat Index (AHI) was created based on the assessment results conducted during the Slocan Lake foreshore assessment (Slocan Lake Foreshore Fish and Wildlife Habitat Assessment, Galena 2011). The AHI is a tool which rates the habitat values of a shoreline based on five parameters: biophysical attributes, fisheries, shoreline vegetation and shoreline modifications. The habitat rankings designed by the AHI ranged from Very Low, Low, Moderate, High, and Very High. The AHI rating for the subject site (Segment 26) was *Moderate Habitat Index*, indicating that this segment of shoreline is estimated to possess relatively moderate rearing habitat for juveniles.

Table 4: Fish species present in Slocan Lake

COMMON NAME	SCIENTIFIC NAME	SPECIES STATUS
Bull Trout	<i>Salvelinus confluentus</i>	BC list: Blue-listed ¹
Burbot	<i>Lota lota</i>	BC list: Yellow-listed ²
Cyprinids	<i>Sp.</i>	
Dace spp.	<i>Rhinichthys spp</i>	
Dolly Varden ¹	<i>Salvelinus malma</i>	BC list: Yellow-listed
Eastern Brook Trout	<i>Salvelinus fontinalis</i>	BC list: Exotic species
Kokanee	<i>Oncorhynchus nerka</i>	BC list: Yellow-listed
Lake Chub	<i>Couesius plumbeus</i>	BC list: Yellow-listed
Largescale Sucker	<i>Catostomus macrocheilus</i>	BC list: Yellow-listed
Mountain Whitefish	<i>Prosopium williamsoni</i>	BC list: Yellow-listed
Northern Pikeminnow	<i>Ptychocheilus oregonensis</i>	BC list: Yellow-listed
Peamouth Chub	<i>Mylocheilus caurinus</i>	BC list: Yellow-listed
Prickly Sculpin	<i>Cottus asper</i>	BC list: Yellow-listed
Rainbow Trout	<i>Oncorhynchus mykiss</i>	BC list: Yellow-listed
Redside Shiner	<i>Richardsonius balteatus</i>	BC list: Yellow-listed
Sculpin spp.	<i>Cottus spp.</i>	
Slimy Sculpin	<i>Cottus cognatus</i>	BC list: Yellow-listed
Torrent Sculpin	<i>Cottus rhotheus</i>	BC list: Yellow-listed
Westslope Cutthroat Trout	<i>Oncorhynchus clarki lewisi</i>	BC list: Blue-listed
White Sturgeon	<i>Acipenser transmontanus</i>	Slocan Lake population is red-listed ³

1: Species with a special concern 2: Species at the least risk of being lost. 3: Species at risk of being lost (extirpated, endangered or threatened).

4.2 Birds

A visual survey of the forest and riparian area surrounding the project development was conducted during the site visits. Due to the impacts from the wildfire, the potential for aerial and ground nesting is very low on the Owners' property.

Two Northern flicker (*Picidae C. auratus*) and two black-capped chickadees (*Poecile atricapillus*) were observed during the site assessment.

4.3 Amphibians and Reptiles

The property is generally dry with no seepage areas. All woody debris on the ground is charred, and the ground has been intensively trampled by the forest fire services and cleanup activities. No root or ground cavities were observed that offer potential habitat for amphibians and reptiles.

4.4 Mammals

The handful of shrubs on the southwest corner of the property and foreshore offers some minimal browsing habitat. Ungulates and bears may occasionally use the area to access the water; however, no signs of droppings or browsing were observed. An American red squirrel (*Tamiasciurus hudsonicus*) nest was observed in a large Douglas fir within the riparian area.

4.5 Surrounding Vegetation and Riparian Area

The site has minimal vegetation. The foreshore contains a handful of mature trees (Douglas fir, Western hemlock, Western redcedar) untouched by the forest fire and some coniferous shrubs (i.e., Western redcedar, Douglas fir, rose).

The bulk of the vegetation is along the south boundary of the lot and consists of a mix of mature and second-growth trees and shrubs (Table 5). No invasive species were observed during the site visit.

Table 5: Riparian vegetation at the Project site

COMMON NAME	SCIENTIFIC NAME
Trees	
Douglas-fir	<i>Pseudotsuga menziesii</i>
Western red cedar	<i>Tsuga heterophylla</i>
Western Hemlock	<i>Thuja plicata</i>
Shrubs	
Willow sp.	<i>Salix spp.</i>
Rose	<i>Rosa spp.</i>
Red-osier dogwood	<i>Cornus stolonifera</i>
Douglas maple	<i>Acer glabrum</i>
Herbaceous	
Western bracken fern	<i>Pteridium aquilinum</i>

4.6 Species at Risk

A 10 km buffer polygon around the site was used to query BC Conservation Data Center records for the potential for species at risk to inhabit or use the area (CDC IMap tool). Based on the query results, one occurrence of species at risk is known within this 10km polygon; the white sturgeon (Table 6).

Table 6: Species at Risk within a 10km polygon from the project site

SPECIES AT RISK	SCIENTIFIC NAME	BCCDC SHAPE ID	COMMENTS
White sturgeon	<i>Acipenser transmontanus</i> (Upper Columbia pop.)	#36644	The sturgeon is listed as endangered in British Columbia. The fish is rarely observed during warm weather in Slocan Lake since it inhabits deepwater areas.

Construction activities will not affect water quality in the lake since construction will only occur at the upland end of the riparian area, outside the SPEA where the ground is flat. Therefore, white sturgeon habitat is unlikely to be affected.

5 MEASURES TO PROTECT THE INTEGRITY OF THE SPEA

5.1 Environmental Hazard Assessment

5.1.1 Danger Trees

The burnt danger trees were cut down by the forest firefighters during the wildfire. Therefore, a certified arborist is not required to assess hazard trees in the SPEA.

5.1.2 Windthrow

Following the wildfire, there is no evidence of windthrow on the property. A Certified Arborist is not required to assess windthrow.

5.1.3 Slope Stability

No slope stability hazard indicators were observed on the property. The property is flat with a light 10% slope near the HWM area. No signs of erosion were observed within the property.

5.1.4 Protection of trees

The Owners have no intention to remove any trees or shrubs within the SPEA.

5.1.5 Floodplain Concerns

There are no floodplain issues with this property. According to the 2025 RDCK Public Webmap, this section of Slocan Lake has no flood hazard rating.

5.1.6 Encroachment

The former house was located within 7m of the high-water mark. The new house will not be built on the same footprint as the previous house, but instead will be located upland and west of it, approximately 7.6m west of the SPEA (including a 2.43m balcony). Therefore, there will be no encroachment of the SPEA and all construction activities will be conducted outside the SPEA.

5.2 Environmental Protection & Best Management Practices (BMPs)

5.2.1 Scheduling of the Construction Activities

The construction of the new house will occur during late spring-summer 2026, during the dry season.

5.2.2 Riparian Protection

A motorized wheelbarrow will be the only equipment on site during construction. All small equipment and materials will be barged from Silvertown or New Denver and will access the site by using the existing concrete boat ramp.

Any excavations will be done by hand. Excavated soil will be temporarily stored on-site and later spread on the property outside the SPEA.

5.2.3 Erosion Prevention & Sediment Control

If required, sediment control measures will be installed around work areas where erodible ground is exposed and has the potential to leach into the lake and adversely impact water quality. Sediment control measures will be installed as prescribed by the QEP prior to the start of work or as soon as possible when potential erosion control issues arise. General measures for sediment and erosion control, which may be employed as required during construction, are as follows:

- Temporary material stockpiles will be placed as far as is practical from drainage channels;
- Sediment control features may include silt fences and straw bales;
- Sediment and erosion control features will be functional at all times and maintained and monitored regularly until a stable condition is achieved; and
- Inspection of sediment control structures will be conducted after any significant rainfall occurs, and any damaged devices will be repaired immediately.

5.2.4 Equipment & Operation Movements

A motorized wheelbarrow will be the only equipment brought to the site for the construction. Mitigation measures will be incorporated into all activities throughout construction. Construction will adhere to the Best Management Practices (BMPs) as follows:

- The motorized wheelbarrow will access the area from the existing concrete dock and will not encroach on the SPEA;
- The SPEA will be flagged and construction workers will not encroach the SPEA;
- The motorized wheelbarrow will be regularly maintained and inspected. If problems are identified, the equipment will be shut down and repaired to prevent the release of hydrocarbons into the environment;
- The staging/storage area will be located on or near the dock; and
- A spill kit will be on-site during construction.

5.2.5 Earthworks

The principal concern associated with earthwork is sediment-laden runoff from the work area. Excavation, backfilling and grading in the riparian area shall be done in a manner that minimizes erosion and sedimentation transport into the lake. All earthwork activities shall adhere to relevant regulatory requirements. Other specific measures to be undertaken to minimize potential effects on aquatic habitat and resources are as follows:

- Temporary exposed soils will be immediately covered with a polyethylene sheet to prevent erosion and soil transport into the lake during rainy events;
- Excess soil and material temporarily stored onsite will be removed as soon as possible and disposed of upland and outside the riparian area;
- Excavation, backfilling and grading will all be done by hand and shall be done in a manner that minimizes potential for runoff; and
- Retain, where possible, all native vegetation.

5.2.6 Waste Management

Construction workers will be aware of and will adhere to the waste management practices on-site. All waste materials will be transported off-site by the construction contractor(s) for appropriate disposal. Anticipated waste may include plastic tarp, food waste, and debris from the construction, such as rocks, branches, etc. The Project will adhere, but not be limited to, the waste Best Management Practices below:

- Food waste and domestic garbage from the construction site will be collected, stored and disposed of in a timely manner in order to reduce potential human/wildlife encounters;
- When possible, construction waste (i.e., window wrappers, etc.) will not be transported to the site but will be discarded in Silverton or New Denver; and
- In the event of a spill, contaminated soil will be temporarily disposed of onsite in plastic bins equipped with a lid.

5.2.7 Storage & Handling of Fuel & Hydrocarbon Products

A number of substances can be transported by sediments and runoff from construction sites. The following Best Management Practices associated with fuel and hydrocarbon products will apply:

- No large quantities of petroleum products, such as tidy tanks or refueling systems, will be allowed within the riparian area;
- Any chemicals and or petroleum products should be stored in a weather-resistant shelter with appropriate containment measures if possible;
- Store any waste fuel or used sorbent materials securely in a spill-proof container and discard at an approved facility when removed from the site;
- Fuel containers will be kept outside the riparian area, sitting in a spill tray;
- No petroleum products, other than those contained within the machinery, will be allowed on the riparian area; and
- Where possible, all mechanical emergency repair activities should be undertaken in a predefined area. The area is to be located away from the riparian area. In the event that repairs have to be undertaken within the riparian area, spillage and drainage of materials into the foreshore must be prevented.

5.2.8 Invasive Plant Prevention and Management

New construction activities on the property can potentially introduce invasive plant species. The following mitigation measures will be implemented to prevent the spread of invasive plant species within the riparian area and the SPEA:

- The motorized wheelbarrow and small equipment will be cleaned prior to entering the site;
- Vegetation clearing and soil disturbance should be kept to a minimum;
- After construction, the Owners should monitor the property for the establishment of invasive species. If invasive species are found, the Owners should remove the plants by hand and dispose of them; and
- Exposed soils will be reduced to a minimum during construction.

5.2.9 Spill Prevention & Emergency Response BMPs

5.2.9.1 Spill Prevention

The purpose of a Spill Prevention and Response Plan is to provide a course of action that will enable a prompt and orderly response to spills and incidents that may occur during construction. To prevent and control spills or unplanned releases of hazardous substances the BMPs below will be implemented:

- Spill trays or sorbent pads will be used for capturing drips when transferring liquids between containers;
- Project will ensure adequate and appropriate spill response materials and equipment available for use relative to the scope of work;
- Fueling of equipment should be conducted outside the riparian area at a pre-designated location;
- Any soil contaminated by small leaks of fuel, oil or grease from equipment (including hydraulic hose ruptures and loss of fluid) shall be disposed of as per policies and guidelines and at an approved contaminated soil disposal facility;
- Containment trays will be used for stationary fuel storage remaining onsite; and
- All workers will understand and follow the 6 Basic Steps of Spill Response (below).

6 Basic Steps of Spill Response	
1. Assess the risk:	<ul style="list-style-type: none"> ✓ Warn others in the area. ✓ Eliminate all sources of ignition.
2. Call for assistance:	<ul style="list-style-type: none"> ✓ Call anybody onsite for physical assistance. ✓ Call the Environmental Monitor.
3. Stop the flow:	<ul style="list-style-type: none"> ✓ Close valves, shut off pumps, plug leak. ✓ Place content of a leaking container into a secondary containment.
4. Contain the spill:	<ul style="list-style-type: none"> ✓ Block any escape points such as drainage ditches, sloppy beach. ✓ Contain spill with sorbents, earth, sand or other non-combustible materials.
5. Clean-up the spill:	<ul style="list-style-type: none"> ✓ Collect all used sorbent material using clean non-sparking tools. ✓ Place all waste materials in labeled, sealed containers or plastic bags. ✓ Use appropriate waste contractor for disposal.
6. Report:	<ul style="list-style-type: none"> ✓ Environmental Monitor must complete Incident Reporting. ✓ Spills in a waterbody (lake, river, wetland) must be reported to the Regulatory Agencies. ✓ Determine the requirement for external reporting based on the nature and details of the release, as per the Provincial and Federal Legislation and Guidelines.

5.2.9.2 Spill communication and reporting

If the spill is discharged to water or if the volume spilled is equal to or greater than the minimum quantity outlined in Table 7, the QEP will initiate the verbal notification to the Regulatory Agencies and will produce a written Environmental Incident Report (EIR) to the related governmental agencies. The EIR will be completed as soon as possible after the spill has been controlled, preferably within 24 hours. An investigation into the cause and remediation of the spill will be completed, as required, depending on the severity of the incident.

All spills meeting or exceeding the thresholds in the table below must be reported externally to the Provincial and/or the Federal Agencies listed in Table 8. All spills to water will also be reportable to the government (externally reportable). Under these levels, all other spills will be documented in the Closure Report.

Table 7: External reportable level requirements

External reportable Level Requirements (L)
Antifreeze 5 L
Diesel Fuel 100 L
Gasoline 100 L
Greases 100 L
Hydraulic Oil 100 L

Lubricating Oils 100 L Paints and Paint Thinners 100 L Solvents 100 L

Table 8: Contact information for externally reportable spills

Regulatory Agency	Reporting Requirements	Contact Information
Provincial Emergency Program (PEP)	Spills that meet or exceed PEP thresholds	PEP 1-800-663-3456
Fisheries and Oceans Canada	Any spills into waters frequented by fish	1-800-268-6060
Fire, police and ambulance service	Emergency assistance	911

5.2.9.3 General Spill Containment and Clean-up Actions

Spill containment will depend on the physical and chemical properties of the substance:

- If solid, cover material with plastic;
- If liquid, contain the spill using booms or other materials designed for this purpose;
- Clean up and recover material using protective gear. Material recovery may utilize pumps or sorbents as appropriate for the type of spill; and
- Implement environmental monitoring of water quality, if applicable.

Plastic bags will be stored in the spill kit for temporary storage of soiled material. The bags will be placed in a pickup or a designated area for transport to an appropriate waste disposal facility. Contents of a spill kit must be replenished immediately following its use.

5.2.10 Riparian Planting Plan

To encourage the foreshore revegetation, it is recommended to plant 20 native shrubs above the top of the bank. In late summer/fall of 2026, Galena Environmental will conduct a site assessment to determine whether the recommendations in this report have been followed.

A choice of the 20 plants is listed in Table 9.

Table 9: Recommended plant species

SPECIES	SCIENTIFIC NAME	POT SIZE
Trees		
Interior Douglas fir	<i>Pseudotsuga menziesii</i>	#1
Western redcedar	<i>Thuja plicata</i>	#1
Western larch	<i>Larix occidentalis</i>	#1
Shrubs		
Red osier dogwood	<i>Cornus stolonifera</i>	#1
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	4"

Mountain alder	<i>Alnus incana</i>	#1
Nootka rose	<i>Rosa nutkana</i>	#1
Oregon grape	<i>Mahonia aquifolium</i>	4"
Red elderberry	<i>Sambucus racemosa</i>	#1

6 CONSTRUCTION ENVIRONMENTAL MONITORING

The monitoring schedule for the house construction will include one site visit prior to construction to ensure the SPEA protection is in place. During construction, the QEP will conduct one site visit per week, as needed, during inclement weather or when environmental issues or risks arise, and to ensure there are no construction impacts to the riparian area and that the measures to protect the SPEA are implemented and maintained.

The QEP will inform workers of the implementation of the Best Management Practices listed in this report. It will be the responsibility of the clients to notify the QEP prior to commencement of the construction activities.

7 CONCLUSION

The new house location will be outside the SPEA, which will be an improvement from the former house that was encroaching into the SPEA. Equipment and material transport will be kept to a minimum due to limited access to the property. The construction of the new house will pose no risk to water resources as the construction activities will be conducted in the late spring or summer, during the dry seasons and at low water levels, keeping the construction activities well away from the water.

The construction of the proposed project will have negligible impacts on the surrounding environment, provided that the mitigation strategies outlined in this report are followed.

The habitat located within the footprint of the project does not contain unique vegetation ecology, and the area has not been found to contain unusually high or unique wildlife habitat.

8 CLOSURE

This report has been prepared by a Registered Professional Biologist (R.P. Bio.) and a Qualified Environmental Professional (QEP) for and at the expense of the Owners of the subject property. The R.P. Bio. has not acted for or as an agent for the Regional District of Central Kootenay. This report has been prepared for the Regional District of Central Kootenay as a precondition to the issuance of a Watercourse Development Permit.

I, Luce Paquin, hereby certify that I am qualified to carry out this assessment; and that the assessment methods under the Regulation have been followed; and that, in my professional opinion:

- (i). If the development is implemented as proposed, or;
- (ii). If the lakeside protection and enhancement areas identified in the report are protected from the development; and
- (iii). If the developers implement the measures identified in the report to protect the integrity of those areas from the effects of the development, then there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.

Prepared by:



Luce Paquin, MSc., R.P. Bio. #1074, P.Biol., #4624, RAPR Certified

9 REFERENCES

- British Columbia Government. 2015. Riparian Areas Protection Regulation. Victoria, BC.
- British Columbia Government. 2015. *Local Government Act*, Part 14 – Planning and Land Use Management.
- Conservation Data Center. 2021. Species at risk tracking lists for the Slocan Lake Area. Accessed: <http://www.env.gov.bc.ca/cdc/>.
- Ministry of Environment. 2021. Habitat Wizard. Accessed: <http://www.env.gov.bc.ca/habwiz/>.
- Ministry of Environment. 2014. Develop with Care. Province of British Columbia. Victoria, British Columbia, Canada.
- Ministry of Environment. 2016. Provincial Water Sustainability Act. Victoria, British Columbia, Canada.
- Ministry of Environment. 2015. General BMPs and Standard Project Considerations. Victoria, British Columbia, Canada.
- Paquin, L. 2011. Slocan Lake Foreshore Fish and Wildlife Habitat Assessment – Foreshore Inventory and Mapping (FIM) Aquatic Habitat Index (AHI). May 2011, Galena Environmental Ltd and Ecoscape Environmental Ltd.
- Regional District of Central Kootenay. 2014. Shoreline Management Guidelines for Fish and Fish Habitat Slocan Lake. Ecoscape Environmental Consultants Ltd.
- Regional District of Central Kootenay. 2011. Slocan Lake North Portion of Electoral Area “H”, Official Community Plan Bylaw No. 1967, 2009

APPENDICES

APPENDIX I	Title Certificate & Building Permit
APPENDIX II	RDCK Approval – Post-Fire Site Cleanup
APPENDIX III	Site Plan
APPENDIX IV	Slocan Lake North Official Community Plan
APPENDIX V	Archaeological Chance Find Procedure

APPENDIX I Title Certificate & Building Permit

TITLE SEARCH PRINT

File Reference: Eric
Declared Value \$43,500

2026-01-08, 08:29:42
Requestor: CPG ADMIN

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	NELSON
Land Title Office	NELSON
Title Number	XF18989
From Title Number	XC19148
Application Received	1992-08-05
Application Entered	1992-08-10
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ERIC LYNDSEY STEINBACH, BUSINESSMAN SHARRON ASHLEY STEINBACH, ACCOUNTANT BOX 1496, VEGREVILLE, AB T9C 1S6 AS JOINT TENANTS
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	014-040-638
Legal Description:	LOT 1 DISTRICT LOT 7686 KOOTENAY DISTRICT PLAN 6736
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE
Corrections	NONE



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: blddept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2316

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

Building/Plumbing Permit No. BP028564

Date Printed: Jan 13, 2025

Pursuant to the bylaws applicable to the Regional District of Central Kootenay, the scope of the work permitted is:
To demolish a seasonal cabin and wood storage building as defined by the accompanying reviewed plans.

Registered Owner:

STEINBACH, ERIC L
2588 COPPER RIDGE PL WEST KELOWNA BC V4T 2X6

Property Information:

Location:	SLOCAN LAKE BOAT ACCESS	Electoral Area:	H
Folio:	710.02396.000	Zoning:	UNZONED
Legal Desc.:	LT 1/ PL NEP6736/ DL 7686/ KOOTENAY	P.I.D.	014-040-638

Plumbing Fixtures

Water Closets:	0	Baths/Showers:	0	Wash Basins:	0
Sinks:	0	Wash Tubs:	0	Perimeter Drains:	0
Urinals:	0	Auto Washers:	0	Hot Water Tanks:	0
Hose Bibs:	0	Floor Drains:	0	Dishwashers:	0

Permit Valuation and Fees

Construction Value:	0.00	Plumbing Fixtures:	0
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<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
Cert Of Title	1.00	17.00	Demo	1.00	150.00
				Total:	\$167.00

Permit Issued Conditional To:

- * All construction shall conform to the current B.C. Building Code and Building By-law.
- * Safety measures at demolition sites shall conform to Part 8 of the B.C. Building Code.
- * By accepting this permit and proceeding with the intended construction, you are accepting full responsibility and all liability associated with requesting all required inspections.
- * This permit has been issued based on the following conditions from the RDCK Planning Department:
 1. The dwelling has already been destroyed by the fire. "Demolition" will consist of cleaning up the pile of material left from the dwelling.
 2. The applicants have indicated that they will be not using any heavy machinery for the demolition.
 3. The building material left on the site will be "hand-bombed" onto dollies and wheel barrows and walked to a boat/barge on the shoreline.
 4. Based on what the applicants have described, the removal of the materials left from the burnt dwelling will not trigger any of items that trigger a development permit (items A-J) as indicated in the Area 'H' WDP guidelines.
 5. Existing access path from the destroyed dwelling to the dock shall be used for removing material from the site. This existing access path shall not be expanded or improved.
 6. Demolition is only to be completed by hand and no heavy machinery or equipment shall be brought to the site.
 7. A WDP application will be required for the future construction of the new home and other disturbance within the WDP Area.

It Is The Applicant's Responsibility To Request Each Of The Following Inspections

* FINAL



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
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V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
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Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

Building/Plumbing Permit No. BP028564

Date Printed: Jan 13, 2025

Authorization

Signature of Building Official: _____

Date Of Issuance: Sep 05, 2024

Date Of Expiry: Sep 06, 2027

- NOTE:**
- * Permit shall expire if construction is not commenced within 6 months from the date of issue.
 - * Permit shall expire if construction is discontinued or suspended for more than 12 months.
 - * Permit shall be renewed prior to expiry if construction is not completed within 36 months from the date of issue.
 - * Should construction under a renewed permit not be completed within 36 months, the permit shall terminate and the owner will be required to apply for a new permit
 - * Property owners should consider contacting their local Fire Chief to address fire protection measures when designing their road access.

Appendix II RDCK Approval – Post-Fire Cleanup



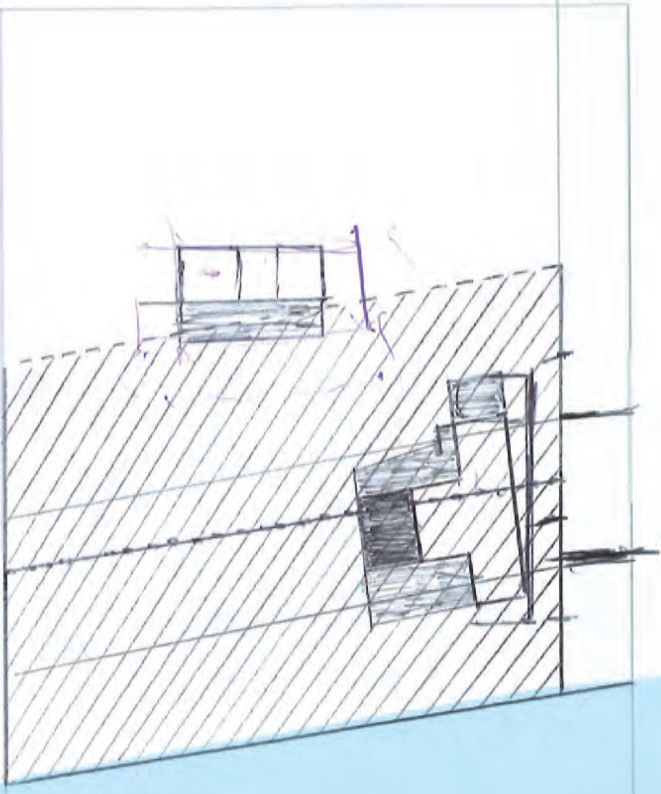
Legend

 Electoral Areas

Cadastre - Property Lines

KUUK map

PLEASE SEND PHOTOS ONCE DEMOLITION HAS BEEN COMPLETE.



STRUCTURES LOSS TO WILDFIRE

Regional District of Central Kootenay
All construction must be in accordance with the BC Building Code, Regional District Bylaws, and Engineered design.
Building Official M. McINTYRE
Date Sep 05, 2024 Permit No. 28564
APPROVED

This permit has been issued based on the following conditions from the RDCK Planning Department:
1. The dwelling has already been destroyed by the fire. "Demolition" will consist of cleaning up the pile of material left from the dwelling.
2. The applicants have indicated that they will be not using any heavy machinery for the demolition.
3. The building material left on the site will be "hand-dumped" onto dolies and wheel barrows and walked to a boat/berge on the shoreline.
4. Based on what the applicants have described, the removal of the materials left from the burnt dwelling will not trigger any of items that trigger a development permit (items A-J) as indicated in the Area "H" WDP guidelines.
5. Existing access path from the destroyed dwelling to the dock shall be used for removing material from the site. This existing access path shall not be expanded or improved.
6. Demolition is only to be completed by hand and no heavy machinery or equipment shall be brought to the site.
7. A WDP application will be required for the future construction of the new home and other disturbance within the WDP Area.

RECEIVED
AUG 27 2024
REGIONAL DISTRICT OF
CENTRAL KOOTENAY
NELSON, B.C.

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

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, JS, NWIA, Geodatasyntesen,

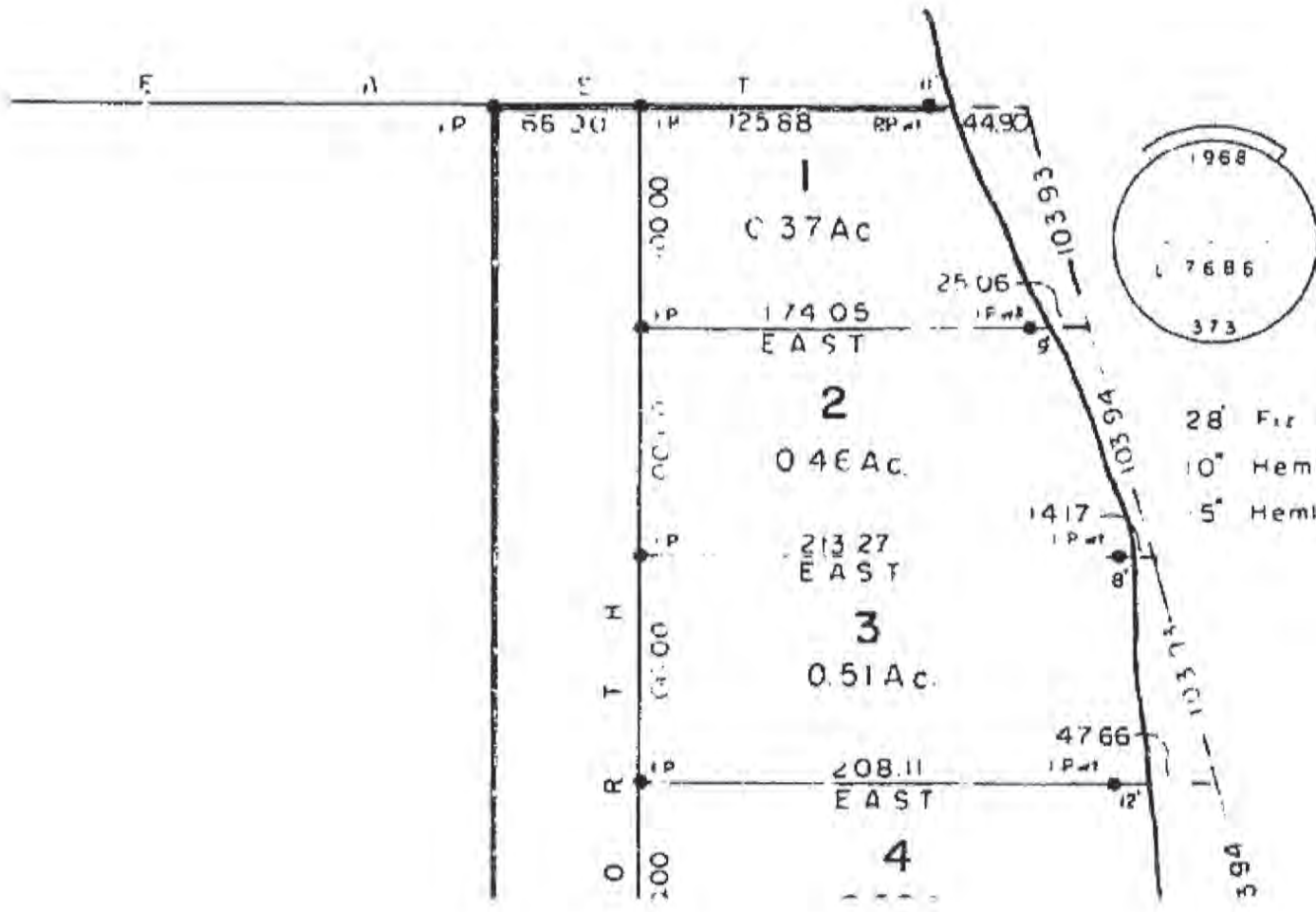
Map Scale: 1:564
Date: August 20, 2024



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maps@rdck.bc.ca

Bearings are Astronomic and are derived from the SOUTH Boundary of LOT 7686

- O.P. Denotes old wood post, found in place
- I.P. Denotes 1/2" X 30" galvanized iron pin, set.
- P.P. Denotes standard pipe post set



MADE BY
 28' Fir N 32° E.
 10' Hemlock N 62°
 5' Hemlock S 16°

Part 8 Safety Measures at Construction and Demolition Sites

Section 8.1. General

- 8.1.1. Scope
- 8.1.1.1. Scope

- 1) The scope of this Part shall be as described in Subsection 1.3.3. of Division A.
- 2) This Part applies to fire safety and the protection of the public during the construction, *alteration* or demolition of every *building*, including any incomplete or abandoned *building*.
- 3) Fire safety at construction and demolition sites shall conform to Section 5.6. of Division B of the British Columbia Fire Code.

- 8.1.1.2. Definitions

- 1) Words that appear in italics are defined in Article 1.4.1.2. of Division A.
- 8.1.1.3. Demolition Procedures
- 1) Measures shall be taken during demolition to protect the public in conformance with Section 5.6. of Division B of the British Columbia Fire Code.

- 8.1.2. Application
- 8.1.2.1. Application

- 1) Where a *building* is undergoing construction, *alteration* or demolition, measures shall be taken at the *building* site in conformance with this Code. (See Note A-8.1.2.1.(1).)

- 8.1.2.2. Protection from Risk
- 1) Precautions shall be taken to ensure that no person is exposed to undue risk.

Section 8.2. Protection of the Public

8.2.1. Fencing and Barricades

8.2.1.1. Covered Way Exceptions

- 1)** Where the construction may constitute a hazard to the public, work shall not commence on the construction, *alteration* or repair of a *building* until a covered way has been provided as described in Article 8.2.1.2. to protect the public, except where
- a) the work is done within a solid enclosure,
- b) the *building* is at a distance of 2 m or more from a *public way* used by pedestrians, or
- c) site conditions warrant a distance greater than provided in Clause (b).

8.2.1.2. Covered Way Construction

- 1)** A covered way shall
- a) have a clear height of not less than 2.5 m,
- b) have a clear width of not less than 1.5 m or the width of the *public way*, whichever is the lesser,
- c) be designed and constructed to support safely all loads that may be reasonably expected to be applied to it, but in no case less than 2.4 kPa on the roof,
- d) have a weatherproof roof sloped towards the site or, if flat, be equipped with a splash board not less than 300 mm high on the *street* side,
- e) be totally enclosed on the site side with a structure having a reasonably smooth surface facing the *public way*,
- f) have a railing 1 070 mm high on the *street* side where the covered way is supported by posts on the *street* side, and
- g) be adequately lighted when the *public way* is lighted.

8.2.1.3. Fencing, Boarding or Barricades

- 1)** When a construction or demolition activity may constitute a hazard to the public and is located 2 m or more from a *public way*, a strongly constructed fence, boarding or barricade not less than 1.8 m high shall be erected between the site and the *public way* or open sides of a construction site.

- 2)** Barricades shall have a reasonably smooth surface facing the *public way* and shall be without openings, except those required for access.

- 3)** Access openings through barricades shall be equipped with gates that shall be kept closed and locked when the site is unattended, and
- b) maintained in place until completion of the construction or demolition activity.

8.2.1.4. Special Hazards

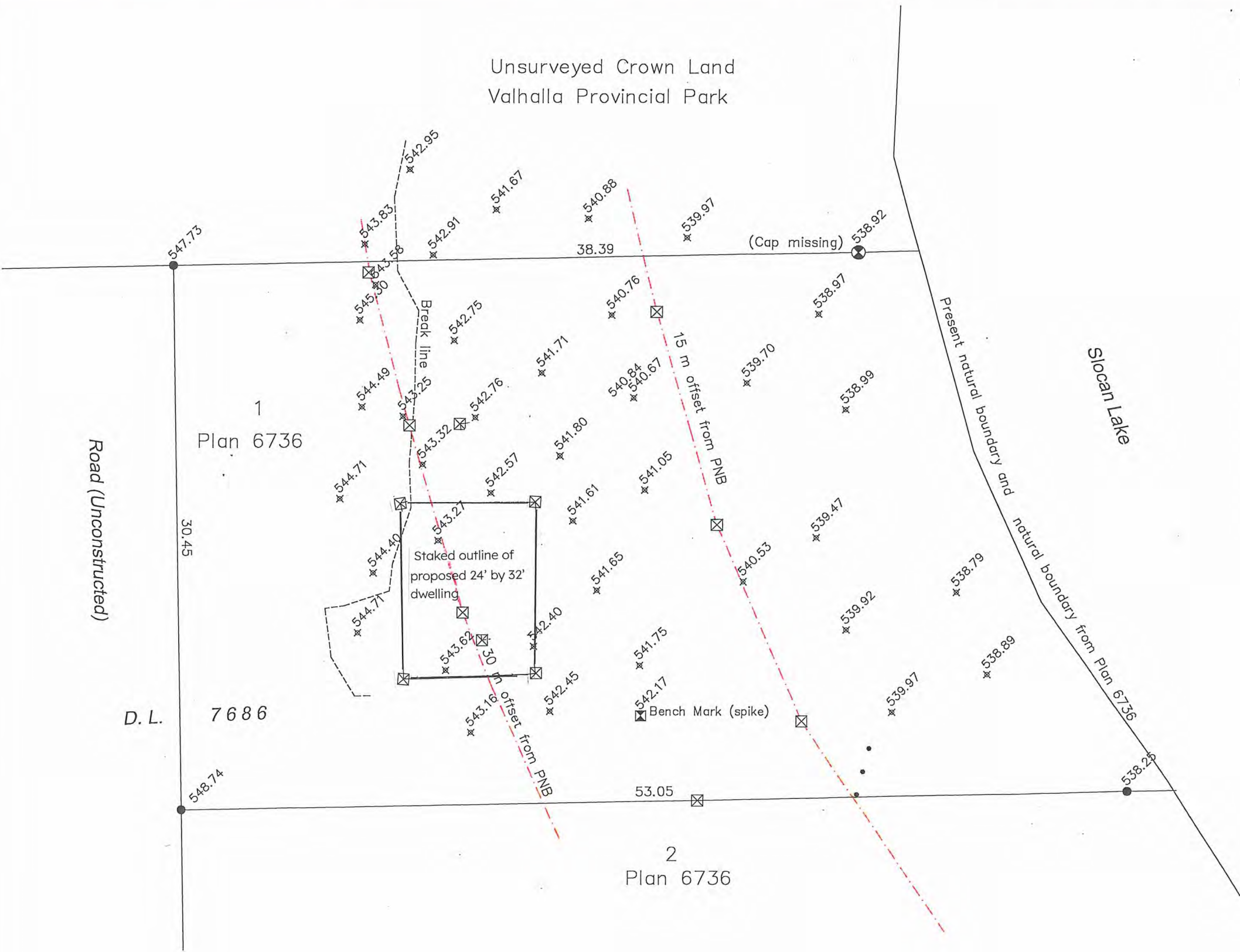
- 1)** Where any special hazard exists from which it is not possible to protect the public by other means, persons shall be employed to prevent the public from entering the danger zone at any time of the day or night.

8.2.1.5.	Work Shutdown	<p>1) When work on a construction site is suspended or ceases so that it will not be occupied during normal working hours, the hazardous part of the construction site shall be protected by</p> <p>a) covering all windows, doors and other openings located within 3 m of the ground which may give access to the <i>building</i> with a securely fastened barricade, or</p> <p>b) a fence or barricade constructed according to the requirements of Article 8.2.1.3.</p>
8.2.2.	Excavation	
8.2.2.1.	Water Removal	
8.2.2.2.	Protection of Adjoining Property	<p>1) If the stability of adjoining <i>buildings</i> may be endangered by the work of excavating, adequate underpinning, shoring and bracing shall be provided to prevent damage to, or movement of, any part of the adjoining <i>building</i>, and</p> <p>a) the creation of a hazard to the public.</p>
8.2.3.	Use of Streets or Public Property	
8.2.3.1.	Safe Passage Past Site	<p>1) Except as provided in Article 8.2.3.2, provisions shall be made at all times for the safe passage of pedestrian and vehicular traffic past the site.</p> <p>2) Material or equipment shall not be placed on any <i>street</i> or other public property except as authorized.</p> <p>3) Except as provided in Sentence (4), where a sidewalk exists adjacent to the site it shall be kept clear of obstructions at all times.</p> <p>4) Where construction operations necessitate the obstruction of a sidewalk, a temporary sidewalk shall be provided and it shall be kept clear of obstruction at all times.</p>
8.2.3.2.	Overhead Activities	<p>1) Operations such as the hoisting of major components onto a tall <i>building</i> or other overhead activities that constitute a hazard to pedestrians below from which the public cannot be protected by barricades, covered ways or similar means shall not be carried out until the <i>street</i> or other <i>public way</i> is closed.</p>
8.2.3.3.	Barricades	<p>1) <i>Excavations</i> in <i>streets</i> or public property shall</p> <p>a) be adequately barricaded, and</p> <p>b) have warning signs or lights installed on each section of the barricades referred to in Clause (a).</p>

8.2.3.4. Restoration and Repair	<p>1) All sidewalks, <i>streets</i> or other public property that have been damaged shall be restored to a safe condition.</p> <p>2) All obstructions on sidewalks, <i>streets</i> or other public property shall be removed when the need for such obstructions is ended.</p>
8.2.3.5. Warning Lights	<p>1) Warning lights shall be placed and shall be in operation during the hours of darkness at all obstructions on <i>streets</i> or other <i>public ways</i>.</p>
8.2.4. Direction of Vehicular Traffic	<p>8.2.4.1. Hazards to Vehicular Traffic</p> <p>1) Where a hazard to vehicular traffic on a <i>public way</i> is created by work on a construction site, the following shall be provided to direct the traffic:</p> <p>a) one or more workers, b) warning signs, c) barriers, d) lane control devices, or e) flashing lights or flares located at a suitable distance from the hazard.</p>
8.2.4.2. Flags Used for Directing Traffic	<p>1) A flag used to direct traffic shall be</p> <p>a) red, b) not less than 450 mm by 500 mm, c) mounted on a staff not less than 1 m long, with the long side of the flag attached securely to the staff along its entire length, and d) maintained in a clean and untorn condition when being used.</p>
8.2.4.3. Signs Used for Directing Traffic	<p>1) A sign used to direct traffic shall be</p> <p>a) diamond-shaped and of material not less rigid than 6 mm thick plywood, b) not less than 450 mm by 450 mm in size and mounted at one corner on a substantial pole not less than 1.2 m long, c) red on one side with black corner areas so that the red area is a regular 8-sided figure, and with the word "STOP" or "ARRÊT" in clearly distinguishable white letters not less than 150 mm high located centrally on the sign, d) yellow on the other side with the word "SLOW" or "LENTÉMENT" in clearly distinguishable black letters not less than 150 mm high located centrally on the sign, or symbols recognized by the International Traffic Code, and e) maintained in a clean condition when being used.</p>
8.2.4.4. Worker Directing Traffic	<p>1) A worker who is directing traffic shall</p> <p>a) be equipped as required by Article 8.2.4.5,</p>

8.2.4.5. Clothing While Directing Traffic	<p>1) A worker while directing traffic shall wear the following clothing which shall be fluorescent and coloured either blaze orange or red:</p> <ul style="list-style-type: none"> a) a vest, or b) sleeves that extend from above the elbow to the wrist.
8.2.5. Waste Material	
8.2.5.1. Control of Waste Material	<p>1) Waste material or other material shall not be permitted to fall freely from one <i>storey</i> to another.</p>
8.2.5.2. Removal of Waste Material	<p>1) Waste material shall be removed as quickly as possible by means of</p> <ul style="list-style-type: none"> a) appropriate containers, b) an enclosed shaft or chute conforming to Sentence 8.2.5.4.(1), or c) a hoisting apparatus if large pieces or objects are involved.
8.2.5.3. Enclosures for Waste Material	<p>1) Waste material cleared as provided in Sentence 8.2.5.2.(1) shall be deposited in an enclosure</p> <ul style="list-style-type: none"> a) so arranged as to prevent waste material from being projected beyond the confines of the enclosure, and b) not accessible to the public.
8.2.5.4. Chutes for Waste Material	<p>1) The chute described in Clause 8.2.5.2.(1)(b) shall be closed if it is inclined more than 45° to the horizontal.</p>
8.3.1. Objectives and Functional Statements	
8.3.1.1. Attributions to Acceptable Solutions	<p>1) For the purpose of compliance with this Code as required in Clause 1.2.1.1.(1)(b) of Division A, the objectives and functional statements attributed to the acceptable solutions in this Part shall be the objectives and functional statements listed in Table 8.3.1.1. (See Note A-1.1.2.1.(1).)</p>
Section 8.3. Objectives and Functional Statements	

Appendix III Site Plan



SCALE 1:250 (All distances are in metres)

LEGEND

- ⊗ Denotes standard capped post found
- Denotes standard iron post found
- ⊠ Denotes wood stake set

NOTES:

Elevations are geodetic, referenced to CVD 28 HTV2.0 and derived from GPS observations.

There exist outbuildings on lot 1 which were not located as part of this survey.

Lot 1 is not subject to any liens, charges or interests.

Boundaries were determined by a field survey.

This plan was prepared for permitting purposes and is for the exclusive use of our client, Eric Steinbach.

This plan lies within the Regional District of Central Kootenay.

The field survey was completed on April 7, 2025.



2025-04-10

Certified Correct on April 10, 2025

This plan is not valid unless digitally signed.

TITLE:
**SITE PLAN OF PART OF LOT 1, DISTRICT LOT 7686
 KOOTENAY DISTRICT, PLAN 6736**
 PID: 014-040-638

DRAWN BY: **RUNNALLS DENBY**
british columbia land surveyors
 303 Vernon Street Nelson, B.C. V1L 4E3
 Phone: (250) 825-0440 (ex 3) Email: peter@runnallsdenby.com

CLIENT: **Eric Steinbach**

SCALE:	1:250
DATE:	April 9, 2025
DWG:	210040 Site
FILE No.:	210040
REV.	0

Appendix IV Slocan Lake North Official Community Plan

19.0 DEVELOPMENT PERMIT AREAS

Background

The OCP may designate Development Permit Areas under the authority of local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board prior to any development or subdivision of land within a designated Development Permit Area.

Development Permit Areas allow for implementation of special guidelines for the protection of the natural environment, protection from hazardous conditions, for revitalization of designated areas, or to guide the form and character of development within the Slocan Lake North Plan area.

Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Development Permit Area #1: Watercourse Development Permit (WDP) Area

Category

The WDP area is designated under Section 488(1) (a) of the *Local Government Act* and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems, and biological diversity.

Area

The WDP area is comprised of:

1. Riparian assessment areas (Figure 1) for fish and wildlife habitat and drinking water, which include all watercourses and adjacent land:
 - a. within 30 metres of the high water mark of a watercourse;
 - b. within 30 metres of the top of the ravine bank in the case of a ravine less than 60 metres wide; and
 - c. within 10 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse.

“high water mark” means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary

years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks in vegetation as well as in the nature of the soil itself, and includes the active floodplain;

“top of ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is latter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break and the break does not include a bench within the ravine that could be developed;

“watercourse” includes any of the following: a watercourse, intermittent or not; a pond, lake, river, creek or brook, and a ditch, spring or wetland that is connected by surface flow to a watercourse.

Justification

The primary objective of this Development Permit Area designation is to regulate development activities in watercourses and their riparian areas so as to protect aquatic habitat; and to conserve, enhance, and where necessary, restore watercourses and their riparian areas.

The impact of development on watercourses can be minimized by carefully examining the proposed development and taking appropriate measures in relation to the environmentally sensitive riparian areas land.

Determining whether development falls within the WDP Area

To confirm whether a proposed development is within land identified as a riparian assessment area in the WDP area for which a Development Permit application is required, the following applies:

Any area located within 30 metres of the high water mark of a watercourse; within 30 metres of the top of the ravine bank in the case of a ravine less than 60 metres wide; and within 10 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse;

Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the WDP Area to determine whether a development permit application is required.

Guidelines

A Development Permit is required, except where specified under the exemptions section, for development or land alteration on land identified as a riparian assessment area within the WDP Area. Where not exempt, development requiring a development permit includes any of the following associated with or resulting from residential, commercial or industrial

activities or ancillary activities to the extent that they are subject to local government powers under Local government legislation the:

- a. removal, alteration, disruption or destruction of vegetation;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works;
- f. construction of roads, trails, docks, wharves and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems;
- i. development of utility corridors;
- j. subdivision as defined in section 455 of the *Local Government Act*.

Development shall be in accordance with the following guidelines:

1. All development proposals subject to this permit will be assessed by a Qualified Environmental Practitioner (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal governments as used elsewhere in the Province;
2. A WDP shall not be issued prior to the RDCK ensuring that a QEP has submitted a report certifying that they are qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;
3. The Riparian Areas Regulation implemented through the WDP does not supersede other Federal, Provincial and or local government requirements, including that of other development permit areas, building permits, flood covenants, Federal or Provincial authorization. Land subject to more than one development permit area designation must ensure consistency with the guidelines of each development permit area, to provide comprehensive stewardship of both fish and wildlife habitat.

Exemptions

The WDP area does not apply to the following:

1. existing construction, alteration, addition, repair, demolition and maintenance of farm buildings;

2. existing institutional development containing no residential, commercial or industrial aspect;
3. reconstruction, renovation or repair of a permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended in to a riparian assessment area would a WDP be required; and
4. an area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied or a development permit for the same area has already been issued in the past and the conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.

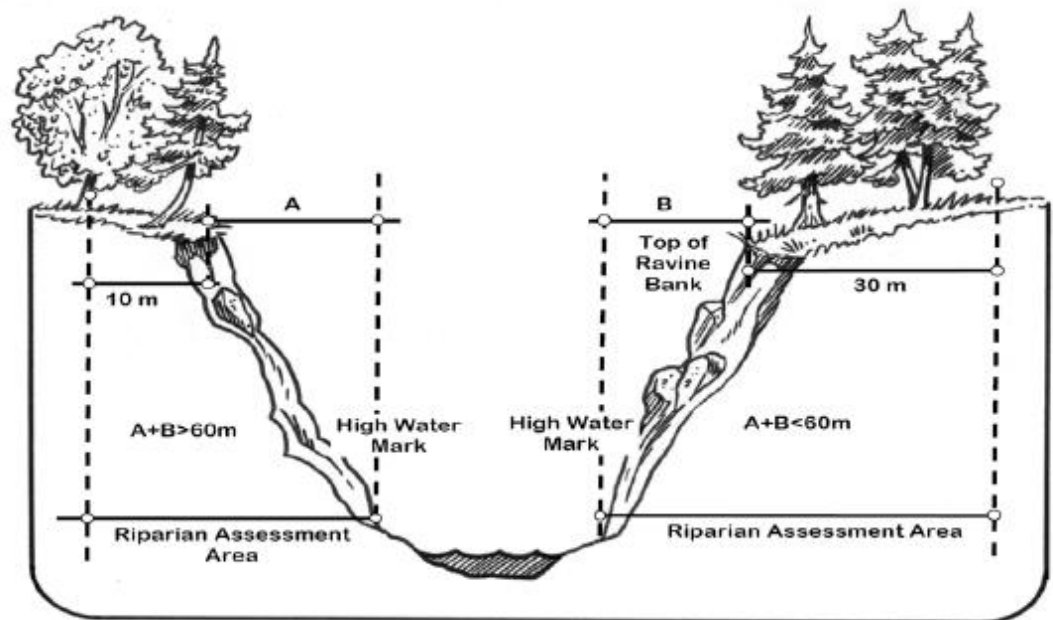


FIGURE 1: RIPARIAN ASSESSMENT AREA: means the area within 30 m of the high water mark of a watercourse; within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide; and within 10 m of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse. Applies only to residential, commercial and industrial designations.

Source: British Columbia Ministry of Environment, *Riparian Areas Regulation Implementation Guidebook*, March 2005

Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area

Designation

The RCDP area is designated under Section 488.1(1) (a) and (e) of the Local Government Act for protection of the natural environment, its ecosystems and biological diversity and the establishment of objectives for the form and character of intensive residential development.

Area

The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (R1), Country Residential (R2) and Multi-family Residential (R4) on Schedule 'B'.

Justification

The intent of the RCDP Area is to ensure that intensive residential development is completed in a manner that is sensitive to the rural character of the Plan area, adjoining lands, the natural environment, and achieves a high standard of appearance. Lands in the Plan area have not been studied to a high level for their ability to sustain intense development over the long term. It is therefore desirable to allow development to occur in a manner which allows for efficient use of land and services and protects lands deemed environmentally sensitive or hazardous from potential adverse impacts.

Objectives

The RCDP Area seeks to achieve the following objectives:

1. Ensure that new intensive residential development respects the existing rural character of surrounding areas.
2. Reduce the impacts of residential land uses on the natural environment and surrounding lands.
3. Achieve a high standard of appearance.
4. Protect major traffic corridors from adverse traffic and congestion.

Prohibition

Land within the Residential Cluster Development Permit (RCDP) Area must not be subdivided and construction of, addition to or alteration of a building or other structure must not be started without first obtaining a Development Permit, unless otherwise exempt in this Bylaw.

Guidelines

Development shall be in accordance with the following guidelines:

1. Development that may impact designated "Watercourse Development Permit" (WDP) Areas, either directly through disturbance or indirectly through site infrastructure, shall be subject to the requirements of the RCDP Area in addition to these guidelines.
2. Building footprints and paved areas should be minimized, where possible, or otherwise clustered to reduce the total impervious cover of the site.

3. Natural, on-site filtration is encouraged through means such as, but not limited to, the:
 - a. retention of natural vegetation;
 - b. clustering of buildings and structures; and,
 - c. use of landscaped areas for storm water infiltration.
4. Siting of buildings and structures, uses and site infrastructure away from property boundaries is encouraged to minimize potential impacts to surrounding lands.
5. Building profiles should reflect the character of surrounding development with special attention to the height of new buildings in relationship to surrounding buildings on adjoining properties.
6. Existing vegetation should be retained, where possible, as part of the overall landscape design.
7. Pedestrian networks, through and adjacent to the site should be designed to welcome people, encourage pedestrian activity, and integrate with and link to larger public spaces when possible.
8. Pedestrian amenities must be of sufficient width to allow for a safe walking environment for people of all ages and levels of mobility.
9. Transportation and parking provisions of a site design should include elements that recognize, respect and balance the needs of all transportation modes, including but not limited to cyclists, scooter users, disabled persons, commercial vehicles, public transit, pedestrians and motor vehicles, as well as consider environmental and visual impacts.
10. Traffic calming elements should be integrated into site plans.
11. Retention of green space in common areas is encouraged.
12. The use of covenants to ensure common lands in strata subdivisions are not subdivided further is encouraged.

Exemptions

The RCDP area does not apply to the following:

1. Fee simple lots, strata developments, shared interest, cooperatives, or companies that propose lots or sub-lots that:
 - a. are all larger than 1 hectare (2.47 acres);
 - b. create less than five sub-lots or lots; or,
 - c. involve the construction of less than five buildings or dwelling units.
2. Additions, alterations and accessory structures in pre-existing developments, where all of the following are demonstrated at the time of application for Building Permit:
 - a. The parcel's strata, shared interest corporation, cooperative, or company has provided a letter of support for the proposal;
 - b. It is clearly demonstrated that the proposal will not impact adjacent riparian areas; and,
 - c. Proposed buildings and structures, with the exception of fences, are:
 - i. Sited a minimum of 7.5 metres from front or exterior side lot lines and 2.5m from any other lot line; and,
 - ii. Are screened from adjacent lands by a landscape screen.

Development Permit Area #3: Industrial Development Permit (IDP) Area

Category

The IDP area is designated under Section 488(1) (a) and (f) of the Local Government Act, and applicable provisions of the Community Charter for the establishment of objectives for the protection of the natural environment and form and character of industrial uses within the Plan area.

Area

The IDP area is comprised of all privately owned or leased lands designated as Industrial (M1) on Schedule 'B'.

Justification

The primary objective of this development permit area designation is to ensure that industrial developments within the Plan area are compatible and considerate of the natural environment and the surrounding residential and rural character of the Plan area.

Guidelines

Development shall be in accordance with the following guidelines and considerations:

- a. impact on farm land;
- b. capability of the natural environment to support the proposed development;
- c. compatibility with adjacent land uses and designations, and the character of the area;
- d. susceptibility to natural hazards, including but not limited to flooding, slope instability, or wildfire risk;
- e. the size of the property in relation to the proposed industrial activity;
- f. the Province is requested to ensure industrial activities involving emission of toxic or irritant material meet the highest standards regarding the protection of groundwater catchment areas, surface water and riparian areas and air-borne industrial pollutants;
- g. wherever possible, new industrial activity shall be located in close proximity and with direct access to major roads;
- h. prior to commencement of industrial activity, a landscape buffer shall be required on industrial properties adjacent to non-industrial designated properties; and
- i. all industrial activity; including parking and storage must be screened and wide buffers shall be left along roads and property lines.

Exemptions

The IDP area does not apply to the following:

- a. existing construction, alteration, addition, repair, demolition and maintenance of industrial buildings.
- b. Development associated with agricultural, residential or institutional land uses and activities.

20.0 Implementation

Introduction

The OCP sets out statements on the broad objectives, polices and directions for the Plan area, but does not provide the tools for implementing its policies. The RDCK has a number of tools and methods available for implementing the Plan. The purpose of this section is to set out specific steps the RDCK can take to implement this Plan. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying permitted. It also may contain specific regulations that control the size, siting, and various other details of development on a parcel of land. A Zoning Bylaw enforcing the policies of this Plan may be developed during or following the adoption of this bylaw. This must occur through a lengthy public review process and will occur only through a separate public input process. Individual communities may initiate a Zoning Bylaw for their community or it may include the entire Plan area dependent on the preferred direction of each community.

Subdivision and Development Servicing Bylaw

The RDCK Subdivision and Development Servicing Bylaw sets out minimum standards for access, water systems, and sewer systems. Subdivisions must meet these standards before they are approved. The Subdivision and Development Servicing Bylaw will need to be reviewed and amended where necessary to ensure that it works to implement various policies in the Plan, particularly with respect to servicing levels related to parcel sizes.

Appendix V Archaeological Chance Find Procedure



ARCHAEOLOGICAL CHANCE FIND PROCEDURE

Summary

The purpose of this document is to address the possibility of archaeological deposits becoming exposed during ground altering activities within the project area and to provide protocols to follow in the case of a chance archaeological find to ensure that archaeological sites are documented and protected as required.

Archaeological sites are protected by The *Heritage Conservation Act* (HCA), whether on Provincial Crown or private land. They are non-renewable, very susceptible to disturbance and are finite in number. Archaeological sites are an important resource that is protected for their historical, cultural, scientific and educational value to the general public, local communities and First Nations. Impacts to archaeological sites must be avoided or managed by development proponents. The objectives of this 'Archaeological Chance Find Procedure' are to promote preservation of archaeological data while minimizing disruption of construction scheduling. It is recommended that due to the moderate to high archaeological potential of some areas within the project area, all on site personnel and contractors be informed of the Archaeological Chance Find Procedure and have access to a copy while on site.

Potential Impacts to Archaeological Sites

Developments that involve excavation, movement, or disturbance of soils have the potential to impact archaeological materials, if present. Activities such as road construction, land clearing, and excavation are all examples of activities that may adversely affect archaeological deposits.

Relevant Legislation

The *Heritage Conservation Act* (HCA) automatically protects all archaeological sites, whether on Provincial Crown or private land, that predate AD 1846. Burial sites and rock art sites are protected regardless of age.

A permit is required for any subsurface investigation of an archaeological site or investigation with the intent to locate a site. The provincial government agency responsible for administering the HCA, issuing permits, and maintaining a database of recorded archaeological sites is the Archaeology Branch (Ministry of Tourism, Sport and the Arts). Disturbance and/or removal of artifacts from an archaeological site may result in penalties.

Remedies and Penalties

The *Heritage Conservation Act* provides for heritage inspection or investigation orders, temporary protection orders, civil remedies and penalties to limit contraventions. These powers provide:

- the Province with the ability to inspect a site or halt work to prevent site alteration, and the Courts with the ability to issue an injunction to restrain contravention of the Act, or where there has been a breach of the Act, impose penalties of not more than:
- a fine of \$50,000 and 2 years imprisonment for an individual
- a fine of not more than \$1,000,000 for a corporation
- a fine of \$50,000 or 2 years imprisonment for an employee, officer, director or agent of the corporation.

Archaeological Chance Find Procedure

If you believe that you may have encountered any archaeological materials, stop work in the area and follow the procedure below:

- All construction activity in the vicinity of the remains is to cease immediately.
- The find location will be recorded, and all remains will be left in place.
- The project archaeologist and Archaeology Branch will be contacted.
- Potential significance of the remains will be assessed and mitigative options will be identified.
- If the significance of the remains is judged to be sufficient to warrant further action and they cannot be avoided, then the project archaeologist in consultation with the Archaeology Branch and representatives of local First Nation communities will determine the appropriate course of action.
- In the case of human remains, if the remains are assessed to be archaeological, then the Archaeology Branch and local First Nations will be consulted to determine how to handle them. Options could include avoidance or respectful removal and reburial. The RCMP and/or coroner will also be notified of find.
- If human remains are encountered and they are not archaeological, then the RCMP will be contacted immediately.

Archaeology Branch Contacts

Ray Kenny, Manager Phone: 250-952-4306

Al Mackie, Heritage Resource Specialist Phone: 250-952-4063

Preparation of an Archaeological Chance Find Procedure (CFP) Mining & Minerals Division – South Central Region

Background:

The *Heritage Conservation Act* (HCA) protects designated archaeological sites as well as any archaeological sites originating prior to 1846. The HCA carries significant penalties and is enforced by the RCMP. From the perspective of consultation with First Nations, archaeological sites are important indicators of Aboriginal rights and title and the identification and protection of these sites are part of the Crown's due diligence.

Section 10(1) of the *Mines Act* requires mining proponents to prepare a plan for the protection of cultural heritage resources.

Preparation and Implementation of an Archaeological Chance Find Procedure:

An Archaeological Chance Find Procedure (CFP) is a tool for the protection of unidentified cultural heritage resources. The primary purpose of a CFP is to raise awareness of all personnel working on site regarding the potential for discovery of cultural heritage resources and establish a protocol for the protection of these resources.

Proper implementation of a CFP on mineral properties has led to discovery of cultural heritage resources that were not identified in archaeological overview and/or impact assessments. As such, it is considered to be a valuable tool when properly implemented.

A sample CFP is attached. Mining proponents can modify this document for use on their mineral property or develop their own unique procedure.

For the CFP to be effective, the mine manager must ensure that all personnel on the mine/exploration site understand the CFP and the importance of following it if cultural heritage resources are encountered. Additionally, training on cultural heritage resources that might potentially be found on site should be provided. The following Yukon Government publication is a useful guide that could be utilized as part of cultural heritage training:

Mineral Exploration Best Management Practices for Heritage Resources

http://www.tc.gov.yk.ca/pdf/Mineral_Exploration_BMP_for_Heritage_Resources.pdf

- **A copy of the CFP must be provided to the regional permitting inspector, preferably as part of the Notice of Work and Reclamation application package.**

Archaeological Chance Find Procedure - Sample Document

*{Insert Mineral property Name
and Permittee or on-site Operator name}*

There are more than 32,000 archaeological sites currently recorded in British Columbia with many more being added to the provincial inventory every year. For this reason, it is very likely that you will encounter an archaeological site during your lifetime either knowingly or unknowingly. This protocol has been established to increase awareness of this important resource and to assist in planning future developments.

The remnants of British Columbia's earliest cultures are represented in today's landscape by a wide variety of site types, most of which are related to art, habitations, resource gathering and production, tool making, and traditional ceremonial or ritual activities. Some sites that may be immediately visible to a non-archaeologist include:

- Rock art, including pictographs and petroglyphs.
- Tree art and Culturally Modified Trees (CMT'S) such as bark stripping and planks.
- Surface features such as depressions created by former habitations, earthen fortifications, rock cairns, fish traps, clam gardens, burned rock and middens.
- Artifacts that have become visible on the land surface owing to erosion or recent land altering activity. These may be produced in a variety of materials such as stone, bone, antler, wood, or shell.
- Buried cultural remains that may be sighted in a cut-bank, excavation, eroded shoreline, or other exposed deposit.

If you discover what you suspect may be a possible archaeological site:

- Stop all work in the area to avoid damaging the site.
- **Do not disturb any archaeological remains that you may encounter.**
- Report your discovery to your supervisor or if they are unavailable, the *{Permittee or on-site Operator name }* who will provide further instructions *{contact #}*.
- If you are unable to contact the *{Permittee or on-site Operator name}* representative, please contact the Archaeology Branch by telephone at (250) 953-3334

If you discover what you suspect may be a possible human remains:

- Stop all work in the area to avoid damaging the site.
- **Do not disturb any possible human remains that you may encounter.**
- Report your discovery to your supervisor or if they are unavailable, the *{Permittee or on-site Operator name }* who will provide further instructions.
- If you are unable to contact the *{Permittee or on-site Operator name}* representative, and the suspected human remains appear to be current, contact the RCMP at *{local RCMP phone #}*.
- If you are unable to contact the *{Permittee or on-site Operator name}* representative, please contact the Archaeology Branch by telephone at (250) 953-3334

The following steps will generally be followed

- The Coroner's Office and local policing authority are notified and the Coroner's Office determines whether the matter is of contemporary forensic concern.
- If the remains are not of forensic concern, the branch will attempt to facilitate disposition of the remains.
- If a cultural affiliation for the remains can be determined, the branch will contact an organization representing that cultural group. If the remains are of aboriginal ancestry, the branch will attempt to contact the relevant First Nation(s).
- Generally, if remains are still buried and are under no immediate threat of further disturbance, they will not be excavated or removed. If the remains have been partially or completely removed, the branch will facilitate disposition.
- The branch may arrange for a qualified anthropologist or archaeologist to provide an assessment of the remains.