

13.3 Lakes 100m Development Permit Area

13.3.1 Purpose

The Lakes 100 m DPA is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

13.3.2 Justification

The Lakes 100 m DPA means to prevent or mitigate potential negative impacts on the lake environment from development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and sewerage systems. Development close to the lake has the potential to impact natural drainage patterns, disrupt storm water infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before the construction of development and/or installation of sewerage systems close to the lake will reduce potential negative impacts on lake water quality.

13.3.3 Area

The Lakes 100 m DPA applies to areas within 100 m (328.1 ft) of Shuswap, Adams, Humamilt, and Hunakwa Lake. For the purposes of calculating distance from Shuswap Lake, the 1:5 year High Water Mark shall be used. For the purposes of calculating distance from Adams, Humamilt, and Hunakwa Lake, the natural boundary shall be used.

13.3.4 Activities

The Lakes 100 m DPA applies to:

- (a) Any residential, commercial or industrial development which exceeds the following:
 - (i) Removal, alteration, disruption or destruction of vegetation involving more than 30% of the parcel area; or
 - (ii) Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m² (4843.76 ft²) or for parcels 0.10 ha (0.25 ac) or smaller, a combined site coverage totalling 30%;
- (b) Installation, alteration, or replacement of (or a portion of) a sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

13.3.5 Guidelines

- a) The minimum setback of a Type 1 septic system and field from Shuswap, Adams, Humamilt, and Hunakwa Lake is 100 m (328.1 ft). If a property owner plans to install a septic system and field with a setback of less than 100 m (328.1 ft) from the lake, the property owner must engage a qualified professional registered with the Association of

Professional Engineers and Geoscientists of British Columbia (APEGBC) with experience in hydrogeology to review the proposed design and siting of the septic system and field, and submit an assessment of hydrogeology to ensure there will be no detrimental impacts on the adjacent water body.

- b) In all cases, the minimum setback for Type 1, 2 and 3 systems and fields shall be 30 m (98.4 ft) from all watercourses and drinking water sources. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with explicit support from the Interior Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances.
- c) A DP may be issued following a written submission from a qualified professional registered with the APEGBC with experience in hydrogeology. This written submission shall be used to determine the conditions of the DP and shall include:
 - o Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - o Existing vegetation and any proposed vegetation removal;
 - o Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
 - o The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - o Potential impacts to the Lake;
 - o Recommendations and mitigative measures.