

SHUSWAP BAND - ISSUE TRACKER									
SHUSWAP BAND USE				CONSULTATION ORGANIZATION USE			SHUSWAP BAND USE		SHUSWAP BAND USE
Issue ID #	Comment Date	Reviewer Name	Reviewer Comment	Reviewer Response Date	Reviewer Name	Reviewer Response	Date 2nd First Nation response	Reviewer follow Up Response	Status
1	11/14/2024	Shuswap Band	The amendment of the official community plan and zoning bylaw designations of the properties in discussion to accommodate a 35 lot residential development lacks inadequate studies and planning to support the ability to make an informed decision. The information provided lacks details regarding how the increased works (septic development / well development / road development / land disturbance / increased human presence) will impact the surrounding environmental features, ecosystems, wildlife and aquatic species, as well as traditional and cultural values residing within and relying upon these lands while taking into account surrounding past/present/future development. The shift from RR (Rural Resource) to SH (Small Holdings) will enable the development of 35 future lots/homes, substantially increasing development in the area. This change represents a significant rise in human activity and environmental disturbance compared to the current allowance of 1 to 2 dwellings per parcel. A Cumulative Effects Study is identified as needed to evaluate combined impacts to guide sustainable development and better inform decision making while establishing mitigation plans that protect and preserve values of importance in a meaningful and deliberate way.	12/11/2024	Agent for Applicant	Determining cumulative effects is beyond the scope of assessment for this project at the zoning stage. Cumulative effects are typically addressed as part of the requirements of the Environmental Assessment Act and are intended for larger projects with significant footprint on the landscape. This project does not meet the usual thresholds for determining cumulative effects and based on its limited footprint of disturbance is unlikely to have a meaningful impact on any regionally significant sensitive environments. The current zoning for the property permits a range of uses including the extraction of sand and gravel, including grading, washing, screening, crushing and transporting of materials and the harvesting, transport and storage of forest resources, silviculture practices and Christmas tree management. We believe that the proposed zoning, while allowing 35 acreage lots, will secure over 50% of the property as greenspace for use by both local residents and wildlife.			Open - RDEK to describe how comment and/or concerns have been addressed and taken into account with the decision.
2	11/14/2024	Shuswap Band	The referral boundaries overlap and exist in an area Traditionally used by the Shuswap Band for Food and Medicinal Plant Gathering / Harvesting as well as Fishing, Hunting and Trapping. Overlapping Archaeological Overview Assessment (AOA) Landscape Units also exists within the lands. The identified traditional use and existing archeological value of the area establishes a moderate to high level for potential of heritage values existing in the area. The Shuswap Band wishes to identify that impacts / disturbance to archeological / heritage / traditional / cultural values is not acceptable. Shuswap Band wishes for potential and identified sites to remain undisturbed and natural. - Assessment / Impacts and Management of Archeological / Heritage / Traditional / Cultural values to be incorporated into the Cumulative Effects Study	12/11/2024	Agent for Applicant	The property owner is aware of the archaeological polygons that have been identified near the property. An Archaeological Overview Assessment of the Grizzly Ridge properties was completed in 2009 by Wayne Choquette. This report identifies recorded archaeological sites and potential polygons. There are no recorded archaeological sites within or adjacent to the subject property. All known sites are located close to Lake Windermere and well outside the bounds of the property proposed for development. There are three landform-based polygons that were identified as having potential to contain archaeological sites within the subject properties. Of these, Potential Polygon GR-05 is assessed as being of high archaeological potential and Polygon GR-03 and GR-06 are ranked as having medium archaeological potential. Polygons GR-03, GR-05 and GR-06 encompass ridges and terraces associated with stream channels, either those still flowing today or eric watercourses related to glaciation. One polygon (GR-05 on the north side of Abel Creek) has high archaeological potential as it encompasses several well-defined level terraces with southern exposures in a grassland setting. Previously recorded archaeological site EcGa-18 is approximately 1 km east of this Polygon. More intensive archaeological investigation will be necessary prior to initiation of subsurface disturbances in these polygons. An Archaeological Impact Assessment will be undertaken as a component of future subdivision of the property as required by the subdivision approval authority.			Open - RDEK to describe how comment and/or concerns have been addressed and taken into account with the decision.
3	11/14/2024	Shuswap Band	Mapping layers and information provided within the referral identify the direct disturbance of connectivity corridor's, Old Growth Forest Zone, Ungulate Winter Range (Class 1 & 2) and Potential Badger Habitat as a result of future Lot development (Lots 1 to 11). Protection and preservation of these values for generations to come is key and should be placed as a priority when establishing development plans. Current planning has development directly impacting these values - not preserving or protecting.	12/11/2024	Agent for Applicant	The areas identified as connectivity corridor, Old Growth Forest, Ungulate Winter Range (Class 1 & 2) and Potential Badger Habitat in the RDEK OCP are all based on regional mapping and require on-site confirmation of these features. Potential badger habitat within the property is questionable based on the gravel soils found in the area. Badgers typically occur in grassland and open forest habitats where their two primary life requisites occur: suitable soils for digging burrows, and an abundance of fossorial prey. Neither of these characteristics appear to be available on this property. The property includes an area designated as Old Growth Forest. However, as can be seen on the aerial photos provided with the application, the property was operated as a Christmas tree farm and has been consistently harvested until the 1980s. There are no Old Growth trees on the property, particularly in the area proposed for acreage lots. Any trees that may exist within the remainder of the property will be protected within the proposed greenspace. Ungulate Winter Range is identified within the property. These areas are primarily outside of the area proposed for acreage lots and will not be impacted by the proposed development.			Open - RDEK to describe how comment and/or concerns have been addressed and taken into account with the decision.
4	11/14/2024	Shuswap Band	SIB - Review of Ethnographic and Historical Sources - Permanent Settlement occurred near Invermere BC in the early 19th Century approximately 100 years prior to settlement by non-indigenous peoples. Shuswap Band relied upon surrounding lands for Traditional and Cultural use (rights) which directly overlap with the referral boundaries in discussion.	12/11/2024	Agent for Applicant	The property owner recognizes and appreciates the historical use of the surrounding lands and respects the rights of local First Nations. The proposed development will not impede on Crown lands adjacent to the property or impact First Nations use of adjacent Crown lands.			Open - RDEK to describe how comment and/or concerns have been addressed and taken into account with the decision.
5	11/14/2024	Shuswap Band	The established 15 meter setback to Abel Creek is of concern. Impacts to Abel Creek resulting from permitted (future) development to lots 8 to 11 must be better assessed to inform decision making. A larger set back from Abel Creek is being identified as needed to preserve the surrounding riparian area and provide a human, development to environment buffer.	12/11/2024	Agent for Applicant	The plan proposed for Lots 8 to 11 provides more than 15m from Abel Creek to the back of the proposed lots. A setback of not less than 30m is provided to the building envelopes identified on the lots. This setback ensures protection of Abel Creek and exceeds RDEK requirements . The RDEK requires property owners adjacent to water bodies or watercourses to protect and conserve the natural riparian vegetation. Any land altering activities within a riparian area must comply with the applicable provincial and federal legislation, regulations and approvals. The RDEK further requires a riparian buffer for watercourses, lakes, ponds and wetlands to be established within which no development or alteration of land is permitted. Unless an Environmental Impact Assessment Report by a QEP indicates otherwise, the size of the riparian buffer must be equal to or greater than the minimum setback distance as required by the RDEK's floodplain regulations and no less than 15m adjacent to lakes, marshes, ponds and wetlands measured on a perpendicular line inland from the natural boundary.			Open - RDEK to describe how comment and/or concerns have been addressed and taken into account with the decision.
6	11/14/2024	Shuswap Band	A Land Capability / Suitability study should be incorporated into the requested Cumulative Effects Study to help support decision making.	12/11/2024	Agent for Applicant	Determining cumulative effects is beyond the scope of assessment for this project at the zoning stage. Cumulative effects are typically addressed as part of the requirements of the Environmental Assessment Act and are intended for larger projects with significant footprint on the landscape. This project does not meet the usual thresholds for determining cumulative effects and based on its limited footprint of disturbance is unlikely to have a meaningful impact on any regionally significant sensitive environments.			