

Krista Gilbert

From: HBE [IH] <HBE@interiorhealth.ca>
Sent: Tuesday, May 20, 2025 10:48 AM
To: Krista Gilbert
Subject: RE: Bylaw 3359 for Review and Comment

Good day Krista,

Thank you for the opportunity to provide comments for consideration regarding the above referenced Temporary Use Permit application. It is our understanding that this application is to amend the text of the zoning bylaw to permit placement and seasonal residential use of a recreational vehicle with a roof, covered deck and three outbuildings without establishment of a principal use on the property. The subject property is located at 461 Lakeview Place, in Windermere North. This referral has been reviewed from Healthy Community Development and Environmental Public Health perspective and the following is provided for the Regional District of East Kootenay's information to support the application decision-making, and for the applicant's awareness.

This existing property is very confined and constrained for onsite services (e.g. drinking water and sewerage disposal) due to a number of factors including but not limited to, property size, an existing watercourse (e.g. lake), existing property coverage and improvements (e.g. driveway, recreational vehicle, 3 outbuildings, etc.), and the proposed development (i.e. covered deck with roof).

Recognizing all of the above-noted constraints, it does not leave a lot of unencumbered space (useable area) available for the purpose of onsite sewerage disposal, including consideration of any required setbacks under the BC Sewerage System Regulation. To ensure the long term sustainability of this property, and recognizing that community sewer is not likely to be an option going forward, we recommend that prior to approving this application, the Regional District of East Kootenay require the property owner to protect an area for a reserve / back up sewerage disposal system in perpetuity under a restrictive land use covenant.

It is also worth mentioning that if all or part of the existing sewerage disposal system serving the recreational vehicle on this property is (or will be) located under the proposed covered deck, the applicant reconsider the proposed deck location. Generally, it's not recommended to build a deck directly over a septic tank or disposal system. The weight of the deck can damage the tank or disposal system, and it can also hinder maintenance and repairs.

Interior Health is committed to working collaboratively with the Regional District of East Kootenay to support healthy, sustainable community development, land use planning and policy creation. If you have any questions or require additional information, please feel free to email me directly at hbe@interiorhealth.ca.

Mike Adams

Mike Adams (he/him/his)

Team Leader, Healthy Community Development

Interior Health

www.interiorhealth.ca



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Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dăkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.