Dates to Remember

Sorrento Farmer's Market
Saturday May 4th 8 am—12 pm

Lindy's Boutique Fashion Show
May 9th at Shuswap Lake Estates
Call 778 490 5113 for more info.
Shuswap Paws & Rescue Fundraiser.

Derby Day in the Bay—May 11th at Finz Bar & Grill
BC Children's Hospital Fundraiser, Gary Ess Music, Fishing Derby, Silent Auction, Prizes & More.

Mother's Day—May 12th
Things to do for your Mom on Mother's Day. Help in the Garden, Plan a Barbeque or take her out for dinner. Do the Laundry, clean the house, Send Flowers, Send a Card, Just Call !!!

Last Play Group for the Season - May 16th

Victoria Day—May 20th
Victoria Day is a federal Canadian public holiday observed on the last Monday preceding May 25 to honour Queen Victoria, who is known as the "Mother of Confederation". The holiday has existed in Canada since at least 1845, originally on Victoria's natural birthday, May 24

Last Steps to Fitness for the season—May 30th

Growers Market in the Bay—June 6th Centennial Field
Every Thursday morning from June 6 till Sept 19th, 8:30 till 11:30 am. If you are interested in participating visit southshuswapchamber.com

Sorrento Lion's Club Garage Sale June 7th & 8th
at Shuswap Lake Estates. Call Wayne at 250 675 2616 for more info.

Father's Day - June 16th
Things to do for your Dad, yard work, take him fishing, golfing, sight seeing, barbecue him dinner, send a card, Call him.

1st Day of Summer June 20th

Music in the Bay Thursday June 27th
Centennial Field 6:30 pm
Local Cover Band HEADWAY
to kick off the season.

Canada Day—July 1st
Canada is 157 years old

River of Life Annual Kids Camp
July 8th—12th at Shuswap Lake Estates
Call Sandi 250 675 3636

Highlands Phase 3 Update

Slowly but surely is our new slogan for the Highlands Phase 3 subdivision! After shutting down over the winter months, we have been back working on the subdivision works since mid-March.

The deep utilities are now installed which includes the bulk of the sewer main and watermain infrastructure. We are currently working on some detailed earthworks construction at a few locations around the site while we wait for feedback from BC Hydro on the electrical servicing for the project. We had to temporarily put the brakes on Hydro as their cost came in over 20x higher than our last few subdivision projects. Once this is resolved, next up will be to install the shallow utility infrastructure including the underground hydro, tel and cable servicing. This is the last major servicing requirement for the subdivision and is expected to continue through to the end of the summer. At the same time, we also have to build a new booster station so the water pressure can be increased for the future homes near the top of the hill. If all goes well, road gravels and paving will happen later this year with homes potentially starting to be built before the end of the year!

Once the construction certainty becomes more clear over the coming months, we also anticipate filing our disclosure statement so we can officially start selling lots. Enquire within about viewing the project site and building your dream home as these unique lake and valley view lots are sure to be in high demand!

As a reminder, this is an active construction site with heavy equipment, so the public is asked to keep out of the property.

Call or email for more information 250 675 2523
shuswaplakeestates.com sales@shuswaplakeestates.com



Shuswap Lake Estates

Box 150 Blind Bay, BC V0E 1H0 May, June, July 2024

Secondary Dwelling Units within Shuswap Lake Estates

The Provincial Government has passed legislation which could facilitate the most impactful changes the development industry has seen in decades. All local Governments must amend bylaws to allow secondary dwelling units and accessory buildings by the end of June.
With that said, Shuswap Lake Estates Building Scheme, which is registered on all titles within Shuswap Lake Estates, will take precedence. The CSRD has confirmed with the Province that the new Provincial requirements for housing will not take priority over existing Building Schemes.
Shuswap Lake Estates can choose whether we want to enforce our Building Scheme or whether we will allow any attached or detached Secondary Dwelling Units, (SDU).

Secondary Dwelling units, attached or detached, may be permitted on a case-by-case basis if:

- The addition (attached SDU) and /or the new building (detached SDU) is approved by SLE in accordance with the most recent Building Guidelines.
- The CSRD parking requirement is provided for the SDU.
- **Water and/or Sewer**—An Attached Secondary Dwelling Unit that does not require an addition to the primary residence, for example a basement suite, will have no extra charge for water or sewer.
- **Water:** - Water service must be provided from the primary structure, a second water service will not be permitted.
  - If the existing water service connection is thin-walled pipe, or if the service was installed more than 30 years ago, the property owner is to pay for replacement of the existing service connection from the main to the property line, complete with a new curb stop and restoration.
  - The property owner must contribute the required $6,000.00 SFRE, to the Deferred Capacity Reserve Fund (DCRF) for the SDU in accordance with Schedule B of the Water Tariff. If service connection replacement is required, then the DCRF contribution may be reduced to account for the replacement value of the work.
  - The property will be billed at the base rate of 1 SFRE + 0.5 SFRE to account for the increased demand.
- **Sewer** -Sewer service must be provided from the primary structure, a second sewer service connection will not be permitted.
  -The property owner will contribute $6,000.00 to the sewer utility for each additional dwelling unit for future upgrades.
  -The property will be billed at the base charge of 1.0 SFRE + 0.5 SFRE for each SDU to account for the increased demand.

If you require further information, please contact our office at 205 675 2523 or email sales@shuswaplakeestates.com

Blind Bay is in Zone 6a for planting. Our normal planting time is May Long week-end to ensure there will be no frost over night.
Starting a garden is just like real estate, it's all about location. Place your garden in a part of your yard where you'll see it regularly (out of sight, out of mind definitely applies to gardening). That way, you'll be much more likely to spend time in it.
Native species of plants are often better adapted to growing in your region than plants from other places in the world. They also are better for local pollinators that evolved with them. If you want to grow plants to support pollinators, avoid newer cultivars with double flowers because all the extra petals make it harder for insects to reach the nectar and pollen.
One of the best gardening tips you'll ever get is to plan your new garden near a water source. Make sure you can run a hose to your garden site, so you don't have to lug water to it each time your plants get thirsty. The best way to tell if plants need watering is to push a finger an inch down into the soil (that's about one knuckle deep). If it's dry, it's time to water.



Blind Bay Businesses

email to have your business added sales@shuswaplakeestates.com

A & B Plumbing	Plumbing & Repairs	Brent	604 760 2041
Avon Canada	Avon Products in Blind Bay	Mona	604 970 6078
Blind Bay Audio Production	Audio Engineering, Recording, Sound Mixing, Video's	Steve	403 617 4500
Blind Bay Billy	Red Seal Residential & Commercial Painter	Bill	604 831 3179
Brian O'Keefe Golf Services	Club Repair, Regripping & Fitting, Golf Lessons,	Brian	778 220 2863
Bryn Drafting & Design	Drafting, Design & Energy Modeling	Sue	250 863 7664
Century 21 Lakeside Realty	Home & Property Sales & Listings	Kevin	250 833 8965
Chalk Couture	High End DIY Home Decor	Christine	250 571 7418
Cork N Cap U-Brew	Wine making supplies and U-Vin Shop	Kirsten	250 675 3400
Kick Boxing	kickboxingchick@telus.net	Annette	604 351 1809
K.L.S. Projects	Custom Home Builder & Renovations	Brian	604 970 8242
Lavish Lashes	Eyelash Extensions	Brandy	250 463 1980
Little River Framing Studio	Custom Picture Framing	Ruth	250 675 5469
Shuswap Concierge	Auto & Boat Detail, Snow Removal, House Watch	Colin	250 253 2491
Triebel Jewelry	Jewelry Repairs	Roland	778 256 1017
Ridgeback Earthworks	Landscaping Excavating, Equipment Rentals	Jory	250 253 8473
Royal Lepage Access Realty	Home & Property Sales & Listings	Jeff	250 253 7991
Shantz Real Estate	Home & Property Sales & Listings	Caroline	250 517 0391
SJO Renovations	Home Renovations & Repairs	Mark	250 675 3820
Taleen Pileggi Photography	Professional Photographer	Taleen	416 677 7310
Torrez.ca Creative	Graphic Designer, Illustrator, Pyrographer	Cori	780 803 9914

SPRINKLING RESTRICTIONS

Sprinkling Restrictions are in place from May 15 2024 to September 15 2024 annually.
Users may water from 6 am to 10 am and from 6 pm to 10 pm on the appropriate day.

EVEN NUMBERED HOUSES MAY WATER ON EVEN NUMBERED DAYS.
ODD NUMBERED HOUSES MAY WATER ON ODD NUMBERED DAYS.

Automatic watering systems should be programmed to operate between 12 am and 6 am on the appropriate day.
Failure to comply with the above restrictions may result in a fine and/or termination of water service.

Shuswap Lake Estates will commence the annual flushing of the Fire Hydrants within the Estates around the end of April and the beginning of May.
If you notice your tap water a little cloudy, just run the tap for a few minutes until clear.

Shuswap Lake Sanitation,
The Sewer System
PLEASE DO NOT FLUSH ANY TYPE OF WIPES DOWN THE TOILET!
Wipes of any type cause a serious clog and could eventually back up the whole system.
Thank you!

PROPERTY FIRE SMARTING

The snow pack this spring is estimated at 62% of normal. This means another dangerous wildfire season may be upon us. It is not a case of if there is a major fire in Shuswap Lake Estates, it is a case of when.
The CSRD is offering $500.00 through it's Fire-Smart Program to each household that "Fire-Smarts" their property.
Shuswap Lake Estates Ltd. is now offering an additional $500.00 to the first 20 residents. All you need to do is show us proof of you qualifying and receiving the CSRD's $500.00 and we will issue a cheque in the same amount.

Hello Shuswap Lake Estates Community & Shuswap Lake Golf Members!

I hope you are as excited for the 2024 golf season at Shuswap Lake as I am. Please let me take a minute to introduce myself here. My name is Walt McIlhone and I am the new General Manager here at Shuswap Lake Golf Course.
I know you have heard there are a lot of changes happening at the course this year, and I look forward to meeting and getting to know you all to discover what you love about this property, and also what you would like to see improved.
GolfNorth has taken over the management of the property and bring a wealth of experience and success to the golf industry. They currently own/manage 41 golf courses in Ontario, and now 3 courses in British Columbia. I am new to the GolfNorth team myself, but I can assure you this change brings room to take this property to the next level. Keeping traditions that have been such a huge part of this community is extremely important, but this signals an opportunity to move the property forward in the right direction to ensure it stays prosperous well into the future.
Along with myself we are welcoming a new face to our management team in the form of our Superintendent, Patricia Sloan. Patricia comes most recently from the Kamloops Golf & Country Club, and with her father as a current superintendent you can be assured grass is in her blood.
You will also recognize a familiar name in Carmen McKee who is taking over as the Assistant General Manager operating the restaurant.
We are also welcoming back a former employee in Tony Vogel who will head up Golf Instruction this year.
Thank you for your patience as we enter a new era here at the Shuswap Lake Golf Course, I am excited to get things underway and look forward to meeting you all.

Holding fees are active this year as we have limited membership.
These can be paid in the golf shop anytime.
Any questions please direct them to the golf shop team. 250 675 2315

Green fee rates have actually dropped this year! See below for the current 18 hole rates:
Open—1pm $84.00 1pm—4pm $68.00 4pm—Close/ 9 holes $50.00

Duffers Grill & Lounge is fully open from 10am – 8pm six days a week Tuesday – Sunday, with the kitchen being closed on Monday.

Walt McIlhone ***PGA of Canada "Class A" Golf Professional***
General Manager
TPI Certified Academy Instructor & Coach
Certified Personal Trainer
golfnorth.ca/shuswaplake

SHUSWAP LAKE GOLF COURSE at Blind Bay

Is there any interest in a Pet Photo Contest?
Email your funniest, happiest, cutest, or best photo of your pet to
sales@shuswaplakeestates.com
I'll put them in the next newsletter, on the web site and the wall at the main office for residents to pick their favorite.

Also, we are dog friendly at the office, we love to meet your pets and give them a treat and a dish of water.

RESTRICTIVE COVENANTS

Lately we have had a number of complaints regarding the amount of Motor homes, Trailers, Boats and unlicensed vehicles parked on a number of properties around the Estates. There is a restrictive covenant on your title, restricting the storage of these items anywhere on your property unless in an attached garage.
A Storage Compound is available to the residents of Shuswap Lake Estates, for very reasonable rates, behind the Driving Range. You receive a key for the main gate to come and go as needed. Please give Denise a call at the office, 250 675 2523 to secure a spot for your RV's and such.