

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, May 17, 2018

RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

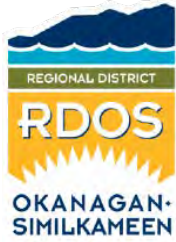
9:00 am	-	9:30 am	Public Hearings: Electoral Area “A” Zoning Bylaw Amendment Review of Site Specific Zonings at “Regal Ridge” Electoral Area “D-2” Zoning Bylaw Amendment 1752 Alba Road, Okanagan Falls Electoral Area “D-1” Zoning Bylaw Amendment Proposed “Early Termination” of Land Use Contract No. LU-10-D, 1609, 1714, 1730, 1746 & 1752 Green Lake Road, Okanagan Falls Electoral Area “D” Zoning Bylaw Amendment 100 – 4 th Street, Kaleden Electoral Area “D” Zoning Bylaw Amendment 137 Saddlehorn Drive
9:30 am	-	10:00 am	Protective Services Committee
10:00 am	-	10:15 am	OSRHD Board
10:15 pm	-	12:00 pm	RDOS Board
12:00 pm	-	12:30 pm	Lunch

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

June 07, 2018	RDOS Board/Committee Meetings
June 21, 2018	RDOS Board/OSRHD Board/Committee Meetings
July 05, 2018	RDOS Board/Committee Meetings
July 19, 2018	RDOS Board/OSRHD Board/Committee Meetings
August 02, 2018	RDOS Board/Committee Meetings



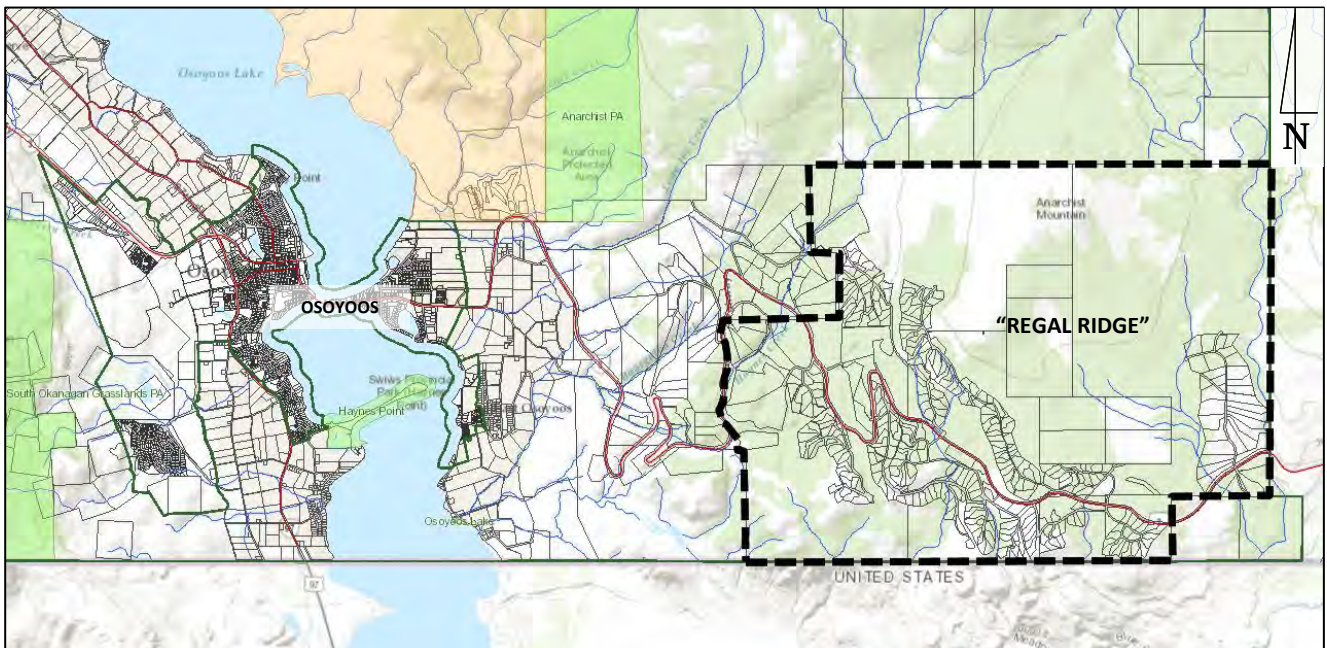
NOTICE OF PUBLIC HEARING

Electoral Area “A” Zoning Bylaw Amendment Review of Site Specific Zonings at “Regal Ridge”

Date: Thursday, May 17, 2018
Time: 9:00 a.m.
Location: RDOS, Board Room, 101 Martin Street

PURPOSE: to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw. Specifically:

Amendment Bylaw No. 2451.23, 2018, proposes to amend Schedule ‘1’ (Osoyoos Rural Zoning Text) and Schedule ‘2’ (Osoyoos Zoning Map) of the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to delete a number of Small Holdings Two (SH2s) and Conservation Area (CAs) site specific zonings that apply to parcels at “Regal Ridge” on Anarchist Mountain.



VIEW COPIES OF THE DRAFT BYLAWS & SUPPORTING INFORMATION AT:

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Departments → Development Services → Planning → Strategic Projects → Regal Ridge Site Specific Zone Review).

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence for the public hearing to be addressed to: Public Hearing 2451.23, 2018, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A-5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing.

NOTE: Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA.

FOR MORE INFORMATION PLEASE CONTACT DEVELOPMENT SERVICES:

Telephone: 250-490-4204/ Email: planning@rdos.bc.ca / Fax: 250-492-0063



NOTICE OF PUBLIC HEARING

Electoral Area “D-2” Zoning Bylaw Amendment
1752 Alba Road, Okanagan Falls

Date: Thursday, May 17, 2018

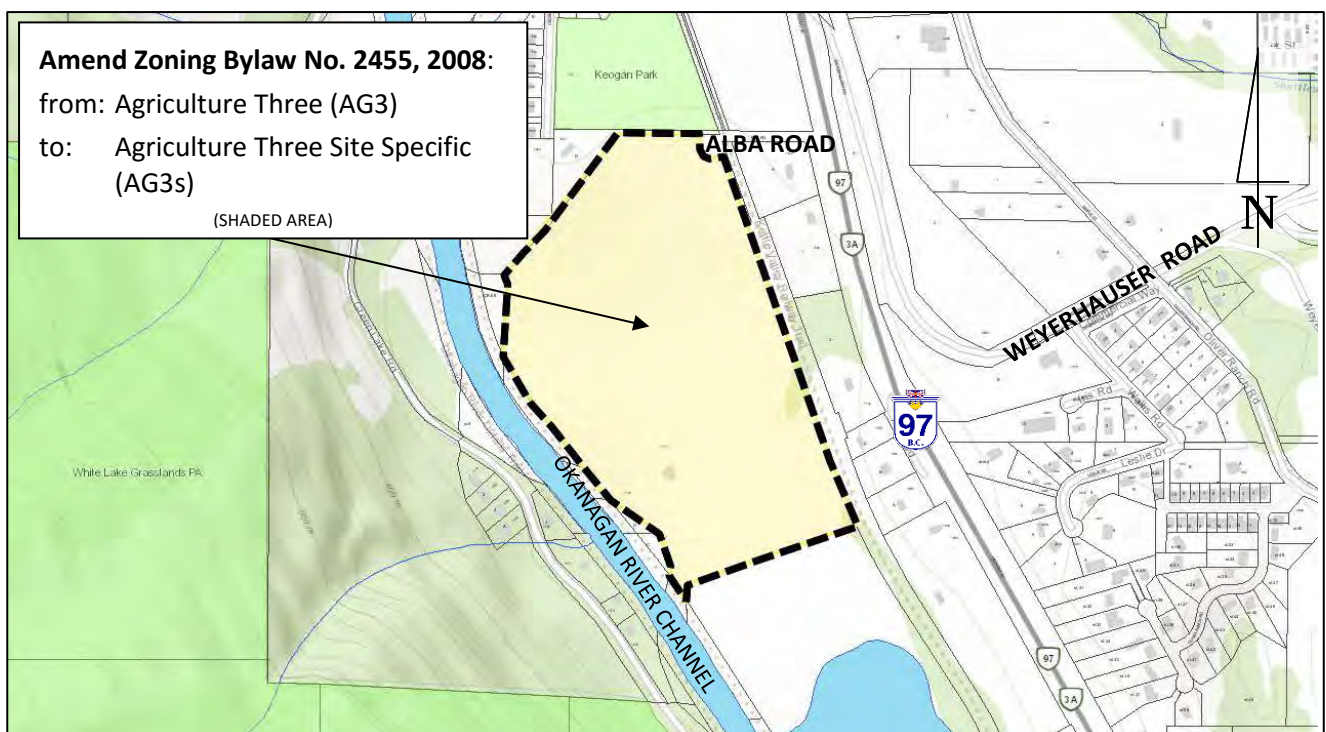
Time: 9:00 a.m.

Location: RDOS, Board Room, 101 Martin Street, Penticton

PURPOSE: To allow for the development of a second kitchen within an existing principal detached dwelling unit on the property at 1752 Alba Road (Lot 1, Plan KAP90957, District Lot 10 & 228S, SDYD) in Okanagan Falls. Specifically:

Amendment Bylaw No. 2455.35, 2018, proposes to amend the zoning of the property described as Lot 1, Plan KAP90957, District Lot 10 & 228S, SDYD, from Agriculture Three (AG3) to Agriculture Three Site Specific (AG3s) with the site specific regulation applying a new definition of “principal dwelling unit” that will read as follows:

one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than **two sets** [emphasis added] of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes.



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101 Martin Street, Penticton, BC, V2A-5J9

Weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca

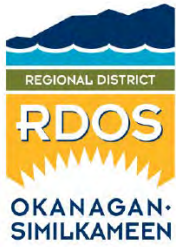
(Departments → Development Services → Planning → Current Applications & Decisions → Electoral Area “D-2” → D2018.044-ZONE)

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence received for the public hearing will be made public and should be addressed to: Public Hearing Bylaw No. 2455.35, 2018, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A 5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing.

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NOTICE OF PUBLIC HEARING

Electoral Area “D-1” Zoning Bylaw Amendment

Proposed “Early Termination” of Land Use Contract No. LU-10-D
1609, 1714, 1730, 1746 & 1752 Green Lake Road, Okanagan Falls

Date: Thursday, May 17, 2018

Time: 9:00 a.m.

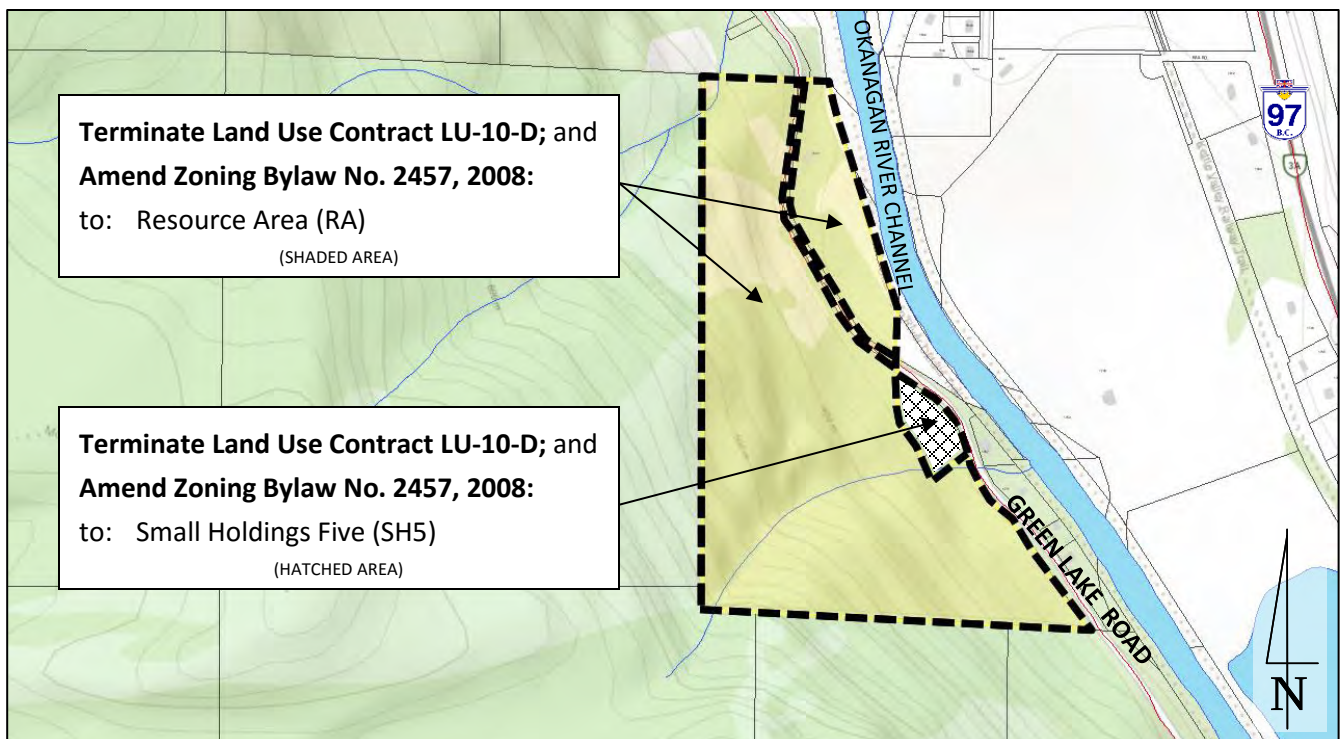
Location: RDOS, Board Room, 101 Martin Street, Penticton

PURPOSE: to terminate Land Use Contract No. LU-10-D registered against title of the properties at 1609, 1714, 1730, 1746 & 1752 Green Lake Road (Lot 1, Plan KAP3579, District Lot 28S, SDYD) in accordance with Section 548 of the *Local Government Act* and to amend the the Regional District Okanagan-Similkameen Electoral Area ‘D’ Zoning Bylaw No. 2457, 2008, to zone the subject property. Specifically:

Amendment Bylaw No. 2457.23 2018, proposes to terminate Land Use Contract No. LU-10-D and to amend Zoning Bylaw No. 2455, 2008, in order to zone the lands described as:

- District Lot 30S, SDYD Except Plans B4130, 21048, 17512 and KAP75356; Parcels D, 15 and 17 on Plan A1266 (1609 Green Lake Road), to Resource Area (RA); and
- Lot A, District Lot 30S SDYD, Plan KAP75356; Lot 1, District Lot 30S, SDYD, Plan 27512; Lot 2, District Lot 30S, SDYD, Plan 27512; Lot 3, District Lot 30S, SDYD, Plan 27512 (1714, 1730, 1746 & 1752 Green Lake Road), to Small Holdings Five (SH5).

NOTE: if adopted, the zoning amendment bylaw will come into force one year and a day after the date of its adoption.



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Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A-5J9

Weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca

(Departments → Development Services → Planning → Current Applications & Decisions → Electoral Area “D-1” → D2018.004-ZONE)

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence received for the public hearing will be made public and should be addressed to: Public Hearing Bylaw No. 2457.23, 2018, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A-5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing.

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NOTICE OF PUBLIC HEARING

Electoral Area “D” Zoning Bylaw Amendment No. 2457.24

100-4th Street, Kaleden, (Lot 27, Block 10, District Lot 105s, SDYD, Plan 763)

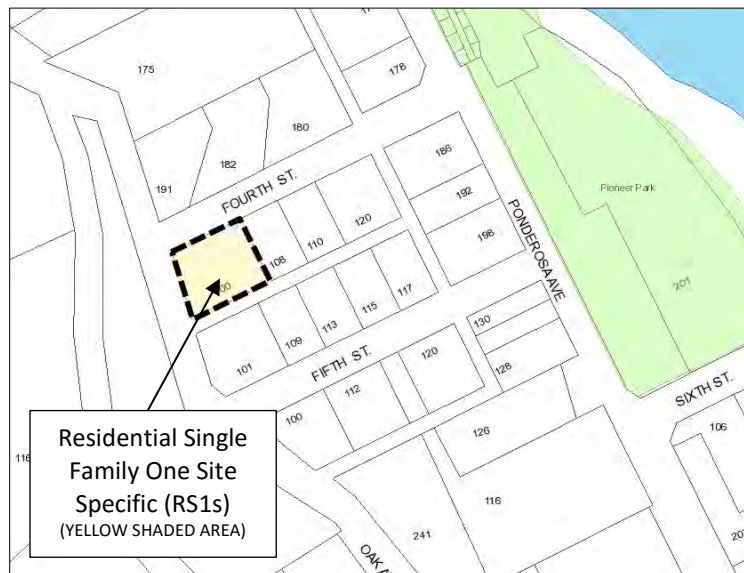
Date: Thursday, May 17, 2018

Time: 9:00 a.m.

Location: RDOS, Board Room, 101 Martin Street, Penticton

PURPOSE: To change the zoning specifically for this property to allow for the development of a secondary suite on a parcel less than the required 2020m² area.

- Amendment Bylaw No. 2457.24, 2018 proposes to amend Schedule ‘2’ of the Electoral Area “D” Zoning Bylaw No. 2457, 2008, by changing the zoning designation from Residential Single Family One (RS1) to Residential Single Family One Site Specific (RS1s).



VIEW COPIES OF THE DRAFT BYLAWS, THE RESOLUTION DELEGATING THE HOLDING OF THE PUBLIC HEARING & SUPPORTING INFORMATION AT:

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca

(Departments → Development Services → Planning → Current Applications & Decisions → Electoral Area “D”) → D2018.039-ZONE

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence received for the public hearing will be made public and should be addressed to: Public Hearing Bylaw No. 2457.24, 2018, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A 5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing.

FOR MORE INFORMATION PLEASE CONTACT DEVELOPMENT SERVICES:

Telephone: 250-490-4107 | Fax: 250-492-0063 | Email: planning@rdos.bc.ca

Brad Dollevoet
Manager of Development Services

Bill Newell
Chief Administrative Officer



NOTICE OF PUBLIC HEARING

Electoral Area “D” Zoning Bylaw Amendment
137 Saddlehorn Drive

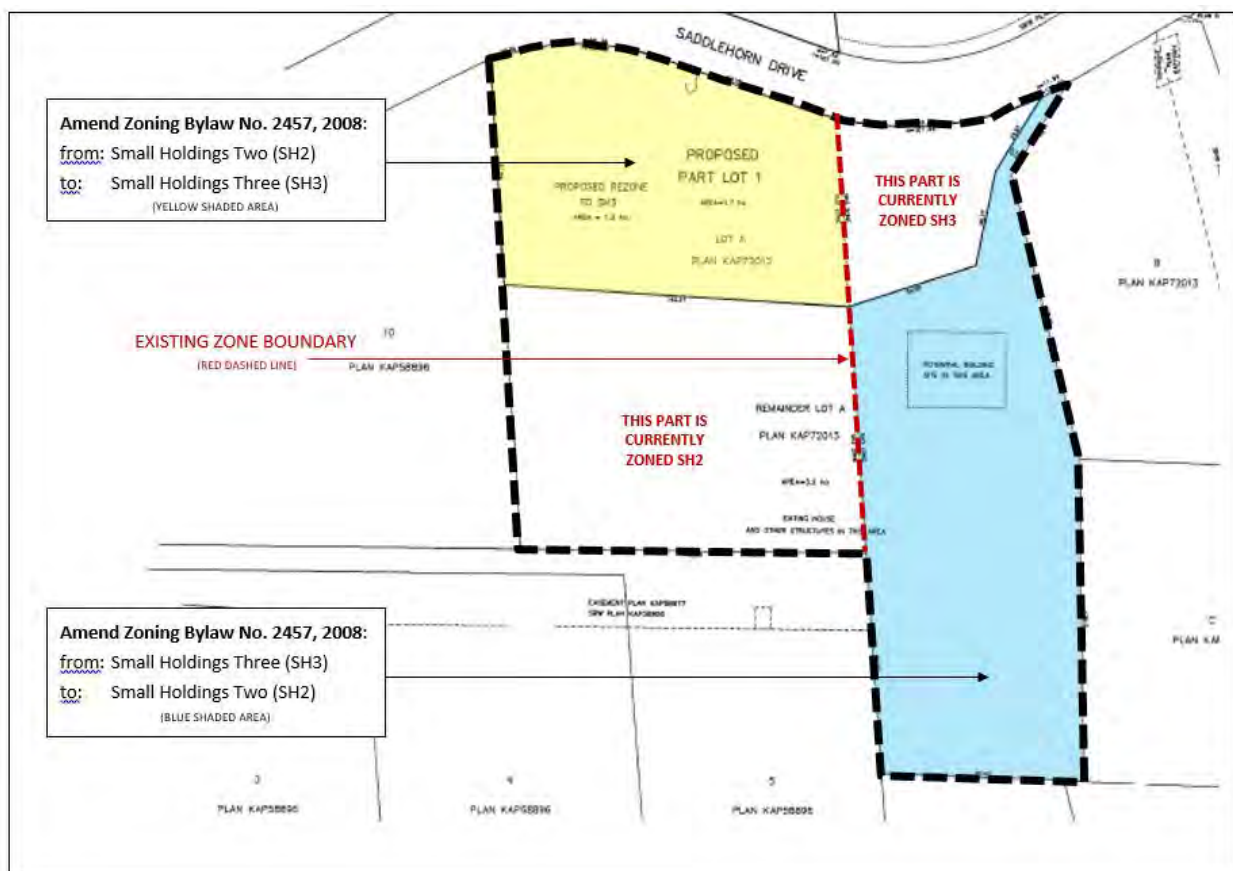
Date: Thursday, May 17, 2018

Time: 9:00 a.m.

Location: RDOS, Board Room, 101 Martin Street, Penticton

PURPOSE: to amend the zoning of the property at 137 Saddlehorn Drive (Lot A, Plan KAP72013, Section 10, Township 88, SDYD) in order to allow for a boundary adjustment with the adjacent property at 110 Saddlehorn Drive. Specifically:

Amendment Bylaw No. 2457.25, 2018, proposes to amend the land use designation on an approximately 1.3 ha part of the property from Small Holdings Two (SH2) to Small Holdings Three (SH3) and to further amend the land use designation on an approximately 1.84 ha part from Small Holdings Three (SH3) to Small Holdings Two (SH2).



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Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A-5J9

Weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca

(Departments → Development Services → Planning → Current Applications & Decisions → Electoral Area “D-1” → D2018.040-ZONE)

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence received for the public hearing will be made public and should be addressed to: Public Hearing Bylaw No. 2457.25, 2018, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A 5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing.

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, May 17, 2018

9:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of May 17, 2018 be adopted.

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

C. ADJOURNMENT

BOARD of DIRECTORS MEETING

Thursday, May 17, 2018

10:00 a.m.

BOARD MEETING AGENDA

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of May 17, 2018 be adopted.

B. MINUTES

1. OSRHD Board Meeting – February 15, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Minutes of the February 15, 2018 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted.

C. LEGISLATIVE ISSUES

1. Room Name at Patient Care Tower

To endorse naming a room in the new Patient Care Tower at the Penticton hospital to commemorate two prominent pioneer nurses responsible for the first hospital in Penticton.

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)

THAT the Okanagan-Similkameen Regional Hospital Board of Directors provide a letter of support to Interior Health Authority to name a room in the new Patient Care Tower “The Hancock-Wilson Room”, named after the two pioneer nurses who started the first hospital in Penticton.

D. ADJOURNMENT

OKANAGAN – SIMILKAMEEN

R E G I O N A L H O S P I T A L D I S T R I C T

**Minutes are in DRAFT form and are subject to change pending
approval by the Regional District Board**

BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Okanagan-Similkameen Regional Hospital Board (OSRHD) of Directors held at 11:58 pm on Thursday, February 15, 2018, in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area “F”
Vice Chair J. Sentes, City of Penticton
Director F. Armitage, Town of Princeton
Director M. Bauer, Village of Keremeos
Director T. Boot, District of Summerland
Director G. Bush, Electoral Area “B”
Director R. Mayer, Alt. Electoral Area “G”
Director B. Coyne, Electoral Area “H”
Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area “E”
Director A. Martin, City of Penticton
Director M. Pendergraft, Electoral Area “A”
Director S. McKortoff, Town of Osoyoos
Director T. Schafer, Electoral Area “C”
Director T. Siddon, Electoral Area “D”
Director R. Barkwill, Alt. District of Summerland

MEMBERS ABSENT:

Director P. Waterman, District of Summerland

Director E. Christensen, Electoral Area “G”

STAFF PRESENT:

B. Newell, Chief Administrative Officer
C. Malden, Manager of Legislative Services

M. Hayter, Manager of Finance

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of February 15, 2018 be adopted as amended to add an update on the Interior Health discussion which took place with IH CAO Chris Mazurkewich. - **CARRIED**

B. MINUTES

1. OSRHD Board Meeting – January 18, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Minutes of the January 18, 2018 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted. - **CARRIED**

C. DELEGATION

1. Interior Health Authority
 - i. Carl Meadows – Acute Health Service Administrator, South Okanagan
 - ii. Brent Kruschel – Chief Project Officer
 - iii. Dan Goughnour – Director, Business Support

Mr. Meadows, Mr. Kruschel, and Mr. Goughnour addressed the Board to present an update on capital planning.

- a. Presentation
 - b. IHA Capital Request Letter
-

D. Interior Health meeting with Chris Mazurkewich

Director Sentes provided an update on meetings with Interior Health CAO Chris Mazurkewich.

E. FINANCE

1. OSRHD 2018-2022 Five Year Financial Plan Bylaw No. 165, 2018
 - a. Bylaw No. 165, 2018
 - b. Schedule A
 - c. Payment Schedule

RECOMMENDATION 3 (Weighted Corporate Vote – Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 165 2018-2022 Five Year Financial Plan Bylaw be read a third time and be adopted as amended after second reading. - **CARRIED**

F. ADJOURNMENT

By consensus, the meeting adjourned at 12:45 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
OSRHD Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT

TO: Okanagan-Similkameen Regional Hospital Board

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Naming of a Room in the New Patient Care Tower

Administrative Recommendation:

THAT the Okanagan-Similkameen Regional Hospital Board of Directors provide a letter of support to Interior Health Authority to name a room in the new Patient Care Tower "The Hancock-Wilson Room", named after the two pioneer nurses who started the first hospital in Penticton.

Purpose:

To endorse naming a room in the new Patient Care Tower at the Penticton hospital to commemorate two prominent pioneer nurses responsible for the first hospital in Penticton.

Background:

In 1908, Miss Edith Hancock opened a four-bed "cottage" hospital at 948 Fairview Road (now the location of Evergreen Apartments). This was Penticton's first hospital.

In 1909, Miss L. Wilson, a nursing sister from the UK arrived on board the S.S. Okanagan, a stern wheeler of the CPR Lake Boat Service, and started working with Miss Hancock. Miss Wilson was experienced in midwifery, fever nursing, surgery and general nursing.

There was no operating room or delivery room. The nurses, as well as the doctors, had to supply their own tools and equipment. Surgical instruments were boiled or baked in the oven of the wood burning kitchen stove. Water was hand pumped from a well near the back of the house, "drifting in" from Shatford Creek (it no longer exists). The water was pumped up to a galvanized tank in the attic to provide gravity fed water throughout the building.

The influx of railway workers put a strain on the small hospital so in 1913 the first Ladies Auxiliary to the hospital was formed and the Town took over the operation of the medical facility. They raised \$3,000, a considerable amount in 1913, to provide better equipment.

By 1916, the Ladies Auxiliary had raised enough funds to build a new multi-bed hospital with an operating room on Mutch's Hill (now called Haven Hill). Mutch's Hill continued to operate until the "new" hospital was built in 1953 on Carmi Avenue.

...../2

Creating the “Hancock-Wilson Room” would recognize the first medical institution and medical staff in Penticton. All three first doctors – R.B. White, Herb McGregor, and F.W. Andrew – have been recognized by having streets named for them.

Respectfully submitted:

“Christy Malden”

C. Malden, Legislative Services Manager



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, May 17, 2018

10:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of May 17, 2018 be adopted.

1. Consent Agenda – Corporate Issues

a. Kaleden Recreation Commission – April 3, 2018

THAT the Minutes of the April 3, 2018 Kaleden Recreation Commission be received.

b. Naramata Parks & Recreation Commission – March 26, 2018

THAT the Minutes of the March 26, 2018, 2018 Naramata Parks & Recreation Commission be received.

c. Environment and Infrastructure Committee – May 3, 2018

THAT the Minutes of the May 3, 2018 Environment and Infrastructure Committee be received.

d. Planning and Development Committee – May 3, 2018

THAT the Minutes of the May 3, 2018 Planning and Development Committee be received.

That staff be directed to research further the potential of creating a new water zone along the lakeshore of Okanagan Valley lakes, to be included in the Okanagan Valley Electoral Areas Zoning bylaw.

e. Protective Services Committee – May 3, 2018

THAT the Minutes of the May 3, 2018 Protective Services Committee be received.

f. RDOS Regular Board Meeting – May 3, 2018

THAT the minutes of the May 3, 2018 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

B. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Official Community Plan (OCP) & Zoning Bylaw Amendment – 17808 103 Street, Electoral Area “A”**

- a. Bylaw No. 2450.13, 2018
- b. Bylaw No. 2451.24, 2018
- c. Responses Received

To rezone an approximately 4.0 ha part of the subject property in order to allow for a winery.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2450.13, 2018, Electoral Area “A” Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated May 17, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2450.13, 2018, in conjunction with its Financial and applicable Waste Management Plans; and

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 7, 2018; and

THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

2. Development Permit Application (Industrial) – 1655 Maple Street, Okanagan Falls, Electoral Area “D”

- a. Industrial Development Permit No. D2018.064-IDP

To allow for the construction of an approximately 68,000m² medical cannabis production, manufacturing and processing building.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Development Permit No. D2018.064–DP

3. Zoning Bylaw Amendment – Electoral Area “A” (“Regal Ridge” Site Specific Zone Review)

- a. Bylaw No. 2451.23, 2018
- b. Responses Received

The public hearing for this item will have been held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time.

4. Early Termination of a Land Use Contract – 1609, 1714, 1730, 1746 & 1752 Green Lake Road, Electoral Area “D-1”

- a. Bylaw No. 2457.23, 2018
- b. Responses Received

The public hearing for this item will have been held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To undertake the “Early Termination” of Land Use Contract No. LU-10-D.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2457.23, 2018, Electoral Area “D-1” Zoning Amendment Bylaws be read a third time.

- 5. Zoning Bylaw Amendment – 1752 Alba Road, Okanagan Falls, Electoral Area “D-2”**
a. Bylaw No. 2453.35, 2018
b. Responses Received

The public hearing for this item will have been held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To allow for the development of a second kitchen in an existing principal dwelling unit.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.35, 2018, Electoral Area “D” Zoning Amendment Bylaw be read a third time.

- 6. Zoning Bylaw Amendment – 100 4th Street, Kaleden, Electoral Area “D”**
a. Bylaw No. 2457.24, 2018
b. Responses Received

The public hearing for this item will have been held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To allow for the construction of a secondary suite on a parcel less than 2020 m².

RECOMMENDATION 8 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2457.24, 2018, Electoral Area “D-1” Zoning Amendment Bylaw be read a third time and adopted.

- 7. Zoning Bylaw Amendment – 137 Saddlehorn Drive, St. Andrews, Electoral Area “D-2”**
a. Bylaw No. 2457.25, 2018
b. Responses Received

The public hearing for this item will have been held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To facilitate a boundary adjustment between two existing legal parcels.

RECOMMENDATION 9 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2457.25, 2018, Electoral Area “D” Zoning Amendment Bylaws be read a third time and adopted.

C. COMMUNITY SERVICES – Protective Services**1. Volunteer Fire Departments 2018 Rosters**

- a. Anarchist
 - b. Kaleden
 - c. Keremeos
 - d. Naramata
 - e. Tulameen
 - f. Willowbrook
-

D. LEGISLATIVE SERVICES**1. Fire Service Area Amendment Bylaws**

- a. Bylaw No. 2334.01, 2017 – Anarchist
- b. Bylaw No. 1238.01, 2017 – Kaleden
- c. Bylaw No. 2178.04, 2017 – Keremeos
- d. Bylaw No. 1619.01, 2017 – Naramata
- e. Bylaw No. 1310.02, 2017 – Okanagan Falls
- f. Bylaw No. 1574.01, 2017 – Tulameen
- g. Bylaw No. 1388.01, 2017 – Willowbrook

To ensure that the bylaws remain compliant with the services being provided in each of the fire service areas.

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

THAT the following bylaws be adopted:

- **Anarchist Mountain Fire Protection Service Establishment Amendment Bylaw No. 2334.01, 2017**
 - **Kaleden Fire Department Fire Protection Local Service Establishment Amendment Bylaw No. 1238.01, 2017**
 - **Keremeos Fire Protection Service Establishment Amendment Bylaw No. 2178.04, 2017**
 - **Naramata Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1619.01, 2017**
 - **Okanagan Falls Fire Protection Service Establishment Amendment Bylaw No. 1310.02, 2017**
 - **Tulameen Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1574.01, 2017**
 - **Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.01, 2017**
-

2. Declaration of State of Local Emergency

E. CAO REPORTS**1. Verbal Update**

F. OTHER BUSINESS**1. Chair's Report**

2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
 - b. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
 - c. Municipal Finance Authority (MFA) – *Kozakevich, Bauer*
 - d. Municipal Insurance Association (MIA) - *Kozakevich, Bauer*
 - e. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
 - f. Okanagan Film Commission (OFC) – *Jakubeit*
 - g. Okanagan Regional Library (ORL) – *Kozakevich*
 - h. Okanagan Sterile Insect Release Board (SIR) – *Bush*
 - i. Okanagan-Similkameen Healthy Living Coalition - *Boot*
 - j. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
 - k. Southern Interior Local Government Association (SILGA) – *Konanz*
 - l. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
 - m. Starling Control - *Bush*
 - n. UBCO Water Chair Advisory Committee – *Konanz*
-

3. Directors Motions

4. Board Members Verbal Update

G. ADJOURNMENT



MINUTES

Kaleden Recreation Commission

Tuesday, April 3, 2018

Kaleden Community Hall

Members Present: Doug King (Chair), Jaynie Malloy, Neal Dockendorf, Jen Charlish, Wendy Busch, Jennifer Strong, Subrina Monteith
Tom Siddon

Absent: Randy Cranston, Gail Jeffery

Staff: Shona Schleppe

Recording: Shona Schleppe, Jen Charlish

Call to Order: 7:04 pm

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Kaleden Parks and Recreation Meeting of April 3, 2018 be adopted. CARRIED

2. APPROVAL OF MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Kaleden Parks & Recreation Meeting of March 6, 2018 be adopted. CARRIED

3. RDOS STAFF REPORTS

3.1 Park Coordinator – Justin Shuttleworth

Refer to email circulated to all Commission and Agenda Item 5.2

3.2 Recreation Coordinator Report – Janet Black

ACTION: Confirm details for Walk n' Roll week scheduled for May 6 – 10 and provide details of 2017 Kaleden Hall Rentals (special events, weddings, etc.) as a baseline for 2018.



MINUTES

Kaleden Recreation Commission

Tuesday, April 3, 2018
Kaleden Community Hall

4. COMMISSION MEMBER REPORTS

4.1 Upcoming Events

- Apr. 14 Community Pitch-in Day – Linda Dahl
- Apr. 21 Hall & Park Cleanup
 - Volunteer Co-ordinator. - Gail Jeffery
 - Refreshments - Subrina Monteith (anticipate approximately 40 attendees)
- Apr. 24 Kal-Rec Information Meeting 7:30 pm
 - Commission members to prepare and submit reports.
- May 5 FireSmart Cleanup Day
 - Demo day for community to better understand FireSmart practices (tree clippings, etc.). The Committee is arranging for a chipper and bin.

5. BUSINESS ARISING

5.1 Janitorial contract extended until December 31, 2018

5.2 Strategic & Capital Planning Workshop

- Reviewed Strategic Planning document projects and priorities from 2016. Discussion on projects that were completed, in the process and no longer a priority. Compared this with Strategic Planning documents dated April 3 provided by Parks Coordinator. The priorities are land acquisition and upon approval from FLNRO maintenance of area, Pioneer Boat launch and parking lot area, Labyrinth, a Gabzebo, complete Washroom (electrical, plumbing and accessibility), tennis court lights, trees/shrubs to screen the storage area by tennis courts and hall renovations (roof maintenance, office and heating/cooling system). The Kaleden Hotel project is also a priority and deems further discussion as it has implications for Pioneer Park development, pathways and LOO.
- As further park space is developed consideration for xeriscape rather than turf and irrigation.

6. ADJOURNMENT

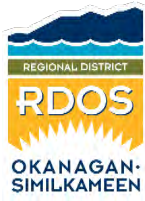
RECOMMENDATION

IT WAS MOVED and CARRIED that the meeting be adjourned at 8:47 pm.

NEXT REGULAR MEETING: Tuesday, May 1, 2018 at the Kaleden Community Hall

Recreation Commission Chair

Recording Secretary



MINUTES

Naramata Parks & Recreation Commission

Monday, March 26, 2018, 6:30 p.m.
Naramata Fire Hall

Members Present: Dennis Smith (Chair), Lyle Resh, Adrienne Fedrigo, Maureen Balcaen

Absent: Justin Shuttleworth (RDOS Parks & Facilities Coordinator), Jeff Gagnon, Richard Roskell, Jacqueline Duncan

Area 'E' Director Karla Kozakevich (RDOS Area 'E' Director)

Staff & Contractors: Deb Linton (Recreation Contractor), Heather Lemieux (Recording Secretary)

Guests: None

Delegations: None

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Naramata Parks & Recreation Meeting of March 26, 2018 be adopted as presented and all presentations and reports be received.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF LAST MEETING MINUTES

RECOMMENDATION

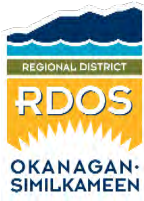
IT WAS MOVED AND SECONDED

That the minutes for the Naramata Parks & Recreation Meeting of February 26, 2018 be adopted as presented.

CARRIED (UNANIMOUSLY)

3. CORRESPONDENCE/DELEGATIONS

3.1. Correspondence — Naramata Faire grant process inquiry.

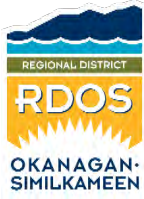


MINUTES

Naramata Parks & Recreation Commission

Monday, March 26, 2018, 6:30 p.m.
Naramata Fire Hall

4. RDOS DIRECTOR REPORT — Karla Kozakevich reported on the following:
 - 4.1. Wharf Park — Tenure is in place, buoys will be installed to distinguish swimming area.
 - 4.2. BMX Park — Clean up is complete.
 5. RDOS STAFF REPORT — Justin Shuttleworth absent, Karla Kozakevich reported on behalf of staff:
 - 5.1. Wharf Park Rehab — Repairs and funding queries are ongoing. Discussed water course development permit application. Discussed upcoming rehab projects, planning future projects and septic. ACTION — Justin Shuttleworth to clarify if a permit has been applied for.
 - 5.2. Manitou Master Plan
 - 5.2.1. Phase 1 - Path — Doug Reeve (RDOS Project Manager), to take on the path project. ACTION — Jeff Gagnon is requested to act as NPR liaison.
 - 5.2.2. Boat storage — Deb Linton provided update regarding parking and boat cleanup plans. A non-profit is being set up to manage the storage facility.
 - 5.3. School Park — Doug Reeve (RDOS Project Manager) will be managing the school park, tennis/pickleball and playground projects. A site planning meeting is being held, followed by designs being drawn up for review.
 - 5.4. Royal Anchor Playground Donation — A playground has been donated. It is currently in storage. Future discussions will be held on installation locations.
 - 5.5. Naramata P&R Strategic Planning (reminder) & RDOS project priority — Discussed future planning, decisions and budget.
 6. RECREATION CONTRACTOR REPORT — Deb Linton (Recreation Coordinator Contractor), report submitted.
 - 6.1. Summer Day Camp — Discussed rehiring previous employee.
-



MINUTES

Naramata Parks & Recreation Commission

Monday, March 26, 2018, 6:30 p.m.
Naramata Fire Hall

7. COMMISSION MEMBER REPORTS

- 7.1. Woodwackers Report - Lyle Resh presented a verbal report. A site visit to Woodwackers trail is being planned. Discussed washouts after flooding, spring work plan and erosion. Provincial engineering assessments are underway to form a work plan.
-

8. BUSINESS ARISING

- 8.1. Park Vendors — Discussed vendor types, opportunities, schedules, EOI and advertisements. ACTION — Deb Linton to revise the vendor advertisement to include Wharf Park and post on mynaramata.com.
- 8.2. Summer Camp Committee — A NPR Committee will be formed to explore supportive partnerships with Leapin' Lizards Daycare and the Naramata Child Development Centre (NCDC). ACTION — Dennis Smith to contact NPR members to form committee.
- 8.3. Naramata Faire — Receipts must be submitted after the event. Kurt Joudrey has resigned from the Naramata Faire Society. ACTION — Dennis Smith to contact Misty Knoll about grant process.
-

9. ADJOURNMENT 7:30 p.m.

NEXT MEETING: April 23, 2018, 6:30 p.m., Naramata Fire Hall

A handwritten signature in black ink, appearing to be 'D. Smith', written over a horizontal line.

Recreation Commission Chair

A handwritten signature in black ink, appearing to be 'H. Linton', written over a horizontal line.

Recording Secretary



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Environment and Infrastructure Committee

Thursday, May 3, 2018
9:33 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Pendergraft, Electoral Area "A"
Vice Chair T. Siddon, Electoral Area "D"
Director F. Armitage, Town of Princeton
Director M. Bauer, Village of Keremeos
Director R. Barkwill, Alt. District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"

Director A. Jakubeit, City of Penticton
Director R. Hovanes, Town of Oliver
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director T. Schafer, Electoral Area "C"
Director J. Sentes, City of Penticton
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Boot, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer
C. Malden, Manager of Legislative Services

C. Baughen, Solid Waste Management Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of May 3, 2018 be adopted. - **CARRIED**

B. DELEGATION – Green Step Solutions

1. Angela Reid – CEO
2. Andrea Mackintosh – Project Manager
[PowerPoint presentation](#)

Ms. Reid and Ms. Mackintosh addressed the Board to present the business education program for increased recycling from RDOS businesses.

C. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting adjourned at 9:56 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Planning and Development Committee

Thursday, May 3, 2018

9:07 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area "F"
Vice Chair G. Bush, Electoral Area "B"
Director M. Bauer, Village of Keremeos
Director F. Armitage, Town of Princeton
Director R. Barkwill, Alt. District of Summerland
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director R. Hovanes, Town of Oliver
Director A. Jakubeit, City of Penticton

Director K. Kozakevich, Electoral Area "E"
Director H. Konanz, City of Penticton
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Schafer, Electoral Area "C"
Director J. Sentes, City of Penticton
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Boot, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer
C. Malden, Manager of Legislative Services

B. Dollevoet, Development Services Manager
E. Riechert, Planner

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of May 3, 2018 be adopted. - **CARRIED**

B. FORESHORE REGULATION (Docks and Moorages)

This report provides options for the Board to consider regarding regulation of docks. Specifically, the options include: maintaining current regulations; regulating through water zoning; introducing general dock regulations; and regulating through a foreshore lease.

RECOMMENDATION 2

It was MOVED and SECONDED

That staff be directed to research further the potential of creating a new water zone along the lakeshore of Okanagan Valley lakes, to be included in the Okanagan Valley Electoral Areas Zoning bylaw. - **CARRIED**

C. ADJOURNMENT

By consensus, the Planning and Development Committee meeting adjourned at 9:32 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
Planning and Development Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Protective Services Committee

Thursday, May 3, 2018
9:56 a.m.

Minutes

MEMBERS PRESENT:

Chair A. Jakubeit, City of Penticton
Vice Chair T. Schafer, Electoral Area "C"
Director F. Armitage, Town of Princeton
Director M. Bauer, Village of Keremeos
Director R. Barkwill, Alt. District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"

Director R. Hovanes, Town of Oliver
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director J. Sentes, City of Penticton
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Boot, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer
C. Malden, Manager of Legislative Services

M. Woods, Manager of Community Services
P. Edmonds, Emergency Management Program Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of May 3, 2018 be adopted. - **CARRIED**

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

The Committee was provided an [update](#) of the activities of the Emergency Operations Centre.

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting adjourned at 10:32 a.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 10:40 a.m. Thursday, May 3, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Vice Chair M. Bauer, Village of Keremeos
Director F. Armitage, Town of Princeton
Director R. Barkwill, Alt. District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director J. Sentes, City of Penticton
Director T. Schafer, Electoral Area "C"
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Boot, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer
C. Malden, Manager of Legislative Services

B. Dollevoet, Manager of Development Services
M. Woods, Manager of Community Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the [Agenda](#) for the RDOS Board Meeting of May 3, 2018 be amended by adding the following:

- Item F4 Okanagan Falls Volunteer Fire Department 2018 Roster;
- Item E2 Closed Session (personnel matters); and,
- Item F5 Closed Session (solicitor-client advice).

CARRIED

1. Consent Agenda – Corporate Issues

- a. Electoral Area "A" Advisory Planning Commission - April 9, 2018
THAT the Minutes of the April 9, 2018 Electoral Area "A" Advisory Planning Commission be received.
- b. Electoral Area "D" Advisory Planning Commission - April 10, 2018
THAT the Minutes of the April 10, 2018 Electoral Area "D" Advisory Planning Commission be received.
- c. Electoral Area "E" Advisory Planning Commission - April 9, 2018
THAT the Minutes of the April 9, 2018 Electoral Area "E" Advisory Planning Commission be received.

- d. Community Services Committee – April 19, 2018
THAT the Minutes of the April 19, 2018 Community Services Committee be received.
- e. Corporate Services Committee – April 19, 2018
THAT the Minutes of the April 19, 2018 Corporate Services Committee be received.
- f. Environment and Infrastructure Committee – April 19, 2018
THAT the Minutes of the April 19, 2018 Environment and Infrastructure Committee be received.

Staff engage a consultant to conduct a workshop to discuss options, with existing data. (Organics Facility Siting Discussion).

- g. Planning and Development Committee – April 19, 2018
THAT the Minutes of the April 19, 2018 Planning and Development Committee be received.

THAT staff be directed to initiate the Electoral Area “D-1” Official Community Plan (OCP) Amendment Bylaw No. 2683.03, 2018, and Electoral Area “D-1” Zoning Bylaw No. 2457.26, 2018.

THAT staff be directed to initiate the Electoral Area “E” Official Community Plan (OCP) Amendment Bylaw No. 2458.13, 2018, and Electoral Area “E” Zoning Bylaw No. 2459.30, 2018.

THAT staff be directed to initiate the Electoral Area “C” Official Community Plan (OCP) Amendment Bylaw No. 2452.20.

- h. Protective Services Committee – April 19, 2018
THAT the Minutes of the April 19, 2018 Protective Services Committee be received.
- i. RDOS Regular Board Meeting – April 19, 2018
THAT the minutes of the April 19, 2018 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Corporate Issues be adopted. - CARRIED

B. DELEGATIONS

1. Andy Schwab – Fintry Queen
 - a. [Presentation](#)
[Handout](#)

Mr. Schwab addressed the Board to discuss efforts to relocate the Fintry Queen to the waters in Electoral Area “F”.

It was MOVED and SECONDED

THAT a letter of support be provided for the Fintry Queen Crown Tenure application to the Province. - **CARRIED**

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Zoning Bylaw Amendments – 2408 87th Street, Osoyoos, Electoral Area “A”
 - a. Bylaw No. 2451.22, 2018
 - b. Responses Received
[Additional responses received](#)

To allow for the construction of a secondary suite on a parcel less than 2020 m².

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT third reading of Bylaw No. 2451.22 Electoral Area “A” Zoning Bylaw Amendment be deferred until a second Public Hearing is held; and

THAT the holding of the public hearing be delegated to Director Pendergraft; and

THAT staff schedule a date, time and place of the public hearing in consultation with Director Pendergraft; and,

THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act. - **CARRIED**

2. Official Community Plan & Zoning Bylaw Amendments – Small Holdings One (SH1) Zone Review – Electoral Areas “D-2” and “E”
 - a. Bylaw No. 2797, 2018

In order to allow for the scheduling of a public information meeting regarding the proposed consolidation of the Small Holdings One (SH1) with the Large Holdings One (LH1) Zone in Electoral Areas “D-2” and “E”, Administration is recommending that third reading of Amendment Bylaw No. 2797, 2018, be rescinded and that the scheduling of a new public hearing be delegated to Director Siddon.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT third reading of Bylaw No. 2797, 2018, Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw be rescinded.
CARRIED

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2797, 2018, Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw proceed to a public hearing; and

THAT the holding of the public hearing be delegated to Director Siddon or delegate; and

THAT staff schedule the date, time, and place of the public hearing in consultation with Director Siddon; and further

THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

CARRIED

D. COMMUNITY SERVICES – Rural Projects

1. Corporate Donations and Naming Rights Policy
 - a. Corporate Donations and Naming Rights Policy – Marked-Up Copy
 - b. Corporate Donations and Naming Rights Policy – Clean Copy
 - c. Committee Report dated February 1, 2018

To provide the second draft of the Corporate Donations and Naming Rights policy for adoption.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors adopt the Corporate Donations and Naming Rights Policy.
CARRIED

E. FINANCE

1. 2017 Audited Financial Statements
 - a. 2017 Financial Statements

Jonathan McGraw, CPA, CA - BDO Canada LLP

Mr. McGraw presented the 2017 financial statement audit.

RECOMMENDATION 7 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the 2017 Audited Financial Statements of the Regional District of Okanagan-Similkameen as of December 31, 2017 be received; and

THAT the Board of Directors adopt all reported 2017 transactions as amendments to the 2017 Final Budget.

CARRIED

2. Closed Session

The Board determined that a Closed Session was not required as no questions fell within the parameters of Section 90 of the *Community Charter* [Meetings that may or must be closed to the public].

F. LEGISLATIVE SERVICES

1. Regional District of Okanagan-Similkameen Transportation Service Establishment Bylaw No. 2809, 2018
 - a. Bylaw No. 2809, 2018

To provide an overview of costs and risks associated with a potential Regional Transportation Service within the Regional District of Okanagan-Similkameen.

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Regional District of Okanagan Similkameen Transportation Service Establishment Bylaw 2809, 2018, be read a first, second and third time prior to being forwarded to the Inspector of Municipalities for approval. - **CARRIED**

RECOMMENDATION 9 (Unweighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT upon approval by the Inspector, participating area approval for Regional District of Okanagan Similkameen Transportation Service Establishment Bylaw 2809, 2018 be obtained for the entire service area through an Alternative Approval Process in accordance with section 342 (4) of the *Local Government Act*. - **CARRIED**

2. RDOS Bi-Weekly Ad Terms of Reference Review
 - a. Terms of Reference

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve the Bi-Weekly Newspaper Ad Terms of Reference and support the issuance of a Request for Quotation for the Bi-Weekly Newspaper Ad. - **CARRIED**

3. [Declaration of State of Local Emergency](#)

It was MOVED and SECONDED

THAT the Board of Directors ratify the Declaration of a State of Local Emergency issued by the Chair on 29 April 2018 for the community of Cawston due to the threat of flooding and subsequently replaced with the Declaration of a State of Local Emergency for Electoral Area “B” issued by the Chair on 1 May 2018, to remain in force for seven days until 8 May 2018 at midnight;

THAT the Board of Directors, having received the approval of the Minister of State for Emergency Preparedness, ratify the extension of the Declaration of the State of Local Emergency for Electoral Area “C” which expired 23 April 2018, at midnight for a further seven days to 30 April 2018; and, a further extension for seven days to expire 7 May 2018, at midnight;

THAT the Board of Directors ratify the Declaration of a State of Local Emergency issued by the Chair on the 25 April 2018 for the area of Green Mountain Rd and Farleigh Lake and subsequently replaced with the Declaration of a State of Local Emergency for Electoral Area “D” issued by the Chair on 1 May 2018, to remain in force for seven days until 8 May 2018 at midnight;

THAT the Board of Directors, having received the approval of the Minister of State for Emergency Preparedness, ratify the extension of the Declaration of the State of Local Emergency for the area surrounding Green Lake which expired 26 April 2018 and was subsequently replaced with the Declaration of a State of Local Emergency for Electoral Area “D” issued by the Chair on 1 May 2018, to remain in force for seven days until 8 May 2018 at midnight; and,

THAT the Board of Directors ratify the Declaration of a State of Local Emergency issued by the Chair on 29 April 2018 for the community of Tulameen due to the threat of flooding and subsequently replaced with the Declaration of a State of Local Emergency for Electoral Area “H” issued by the Chair on 1 May 2018, to remain in force for seven days until 8 May 2018 at midnight.

CARRIED

4. [Okanagan Falls Volunteer Fire Department 2018 Roster](#)

It was MOVED and SECONDED

That the Okanagan Falls Volunteer Fire Department 2018 roster be adopted. - **CARRIED**

5. Closed Session

It was MOVED and SECONDED

THAT in accordance with Section 90(1)(i) of the *Community Charter*, the Board close the meeting to the public on the basis of the receipt of advice that is subject to solicitor-client privilege, including communications. - **CARRIED**

The meeting was closed to the public at 12:14 p.m.

The meeting was opened to the public at 12:31 p.m.

G. CAO REPORTS

1. Verbal Update

H. OTHER BUSINESS

1. Chair's Report

2. Directors Motions

3. Board Members Verbal Update

I. ADJOURNMENT

By consensus, the meeting adjourned at 12:45 p.m.

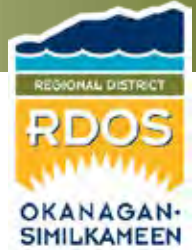
APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A”

Administrative Recommendation:

THAT Bylaw No. 2450.13, 2018, Electoral Area “A” Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated May 17, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2450.13, 2018, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 7, 2018;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Purpose: To rezone an approximately 4.0 ha part of the subject property in order to allow for a winery.

Owners: Osoyoos Larose Estate Winery Ltd. Agent: Bill Ross Civic: 17808 103rd Street, Osoyoos

Legal: Lot A, Plan KAP82260, Section 33, Township 49, DL 664S & 2450S, SDYD Folio: A-07466.030

OCP: Resource Area (RA) Proposed OCP: Agriculture (AG)

Zone: Resource Area (RA) Proposed Zoning: Agriculture Two (AG2)

Proposed Development:

This application is seeking to amend the zoning of an approximately 4.0 hectare (ha) part of the subject property in order to allow for the development of a winery.

In order to accomplish this, it is being proposed to amend the zoning of this 4.0 ha area under the Electoral Area “A” Zoning Bylaw No. 2451, 2008, from Resource Area (RA) to Agriculture Two (AG2) as this latter zone lists “winery” as a principal permitted use. This requires that the designation of this same 4.0 ha area under the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2450, 2008, also be amended from Resource Area (RA) to Agriculture (AG).

In support of the rezoning, the applicant has stated that it will “allow for a winery use on the property.”

Site Context:

The subject property is approximately 43.75 ha in area and is situated at the western terminus of 103rd Street and shares a parcel line with the Osoyoos Landfill. A majority of the property is used for agricultural production with the remainder comprising undeveloped grassland.

The surrounding pattern of development is generally characterised by large undeveloped parcels as well as the landfill operation to the east.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on October 23, 2006, while available Regional District records indicate that a building permit for an accessory building was previously issued in 2015.

Under the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2450, 2008, the subject property is currently designated part RA and part AG, is the subject of a number of Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations and is also predominantly within the "Agricultural Protection Area" (Section 6.3.19).

Under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, the property is currently zoned part RA and part AG2, with "winery" being a listed permitted use in the AG2 Zone but not the RA Zone. The bylaw defines a "winery" as meaning "an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment."

While a majority of the property is within the Agricultural Land Reserve (ALR), the area under application is not within the Reserve. BC Assessment has classified the property as part "residential" (Class 01), part "light industry" (Class 05) and part "farm" (Class 09).

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highways 97 & 3). In referral comments received from the Ministry they are advising that approval of a commercial access permit for the site is required prior to Amendment Bylaw 2451.24 being adopted.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Public Works Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Agency comments had been received from the Ministry of Transportation and Infrastructure (MoTI), Ministry of Forests, Lands and Natural Resource Operations (Ecosystem Section) and the Osoyoos Indian Band (OIB) and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of April 9, 2018, the Electoral Area “A” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

A Public Information Meeting was held ahead of the APC meeting on April 9, 2017, and was attended by approximately one (1) member of the public, the applicant and a number of APC members. A total of one (1) representation has been received regarding this application and appears to be supportive of the proposal.

Administration recommends that the convening of the public information meeting, consideration by the Electoral Area “A” APC as well as formal referral to the agencies listed at Attachment No.1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficiently early and does not need to be further ongoing consultation.

Analysis:

In considering this proposal, Administration notes that the “Broad Goals” of the OCP Bylaw include “support [for] development of all agricultural and agricultural-related business and activities that have an added tourism value” as well as the need to “balance economic development with protection of environmental values”.

In support of this, the OCP includes supportive policies which speak to providing property owners with the ability to diversify and enhance uses secondary to agriculture and encourage secondary “value added” uses for the “purpose of diversifying and enhancing farm income”.

Importantly, other policies found in the OCP speak to ensuring that development “avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions” and that the Regional District Board “will not support the re-designation of land ... where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.”

In response, the applicant has submitted a riparian area assessment report and an environmental impact assessment that have concluded that the winery can be constructed at this location, subject to certain mitigative measures being implemented (i.e. a 10.0 metre buffer from the watercourse) without adversely impact “important ecosystem features and functions”.

While Administration recognises that the property owner could have located the winery elsewhere on the property and avoided the need for this rezoning application, this particular location avoids the need to alienate productive agricultural lands situated within the ALR and is the furthest point of the property from the Osoyoos Landfill operation.

Conversely, Administration recognises that 91% of the subject property is currently zoned to allow for a “winery” and that there are probably other areas that could accommodate such a structure without the need for a rezoning.

In summary, and subject to confirmation of the potential environmental impacts from the proposed development, Administration considers there to be merit in this proposal and supports the proposed amendments to the OCP and Zoning bylaws.

Alternative:

THAT Bylaw No. 2450.13, 2018, Electoral Area “A” Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area “A” Zoning Amendment Bylaw be denied.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed By:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Development Plan

No. 4 – Applicant’s Building Elevations

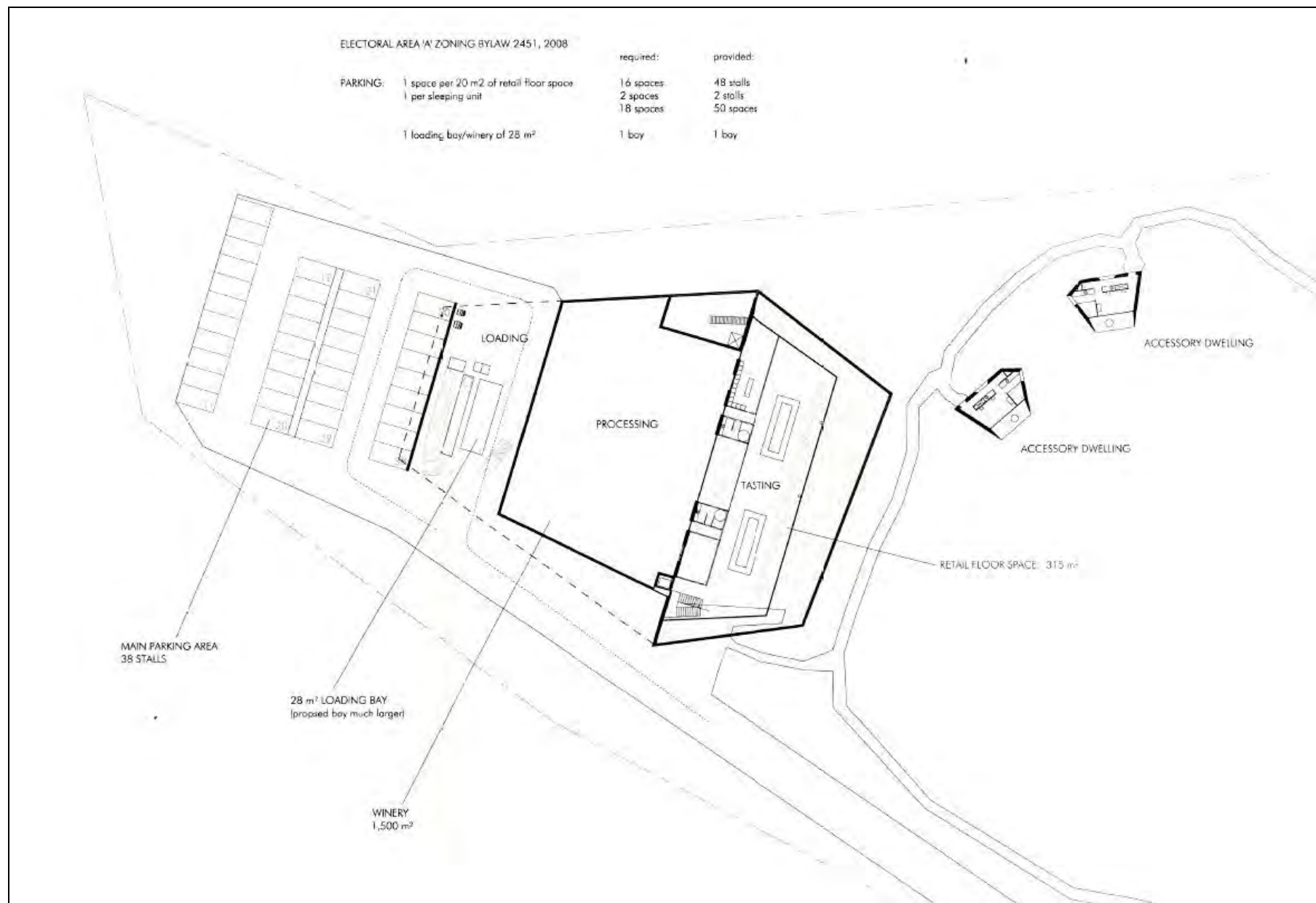
No. 5 – Aerial Photo (2007)

Attachment No. 1 – Agency Referral List

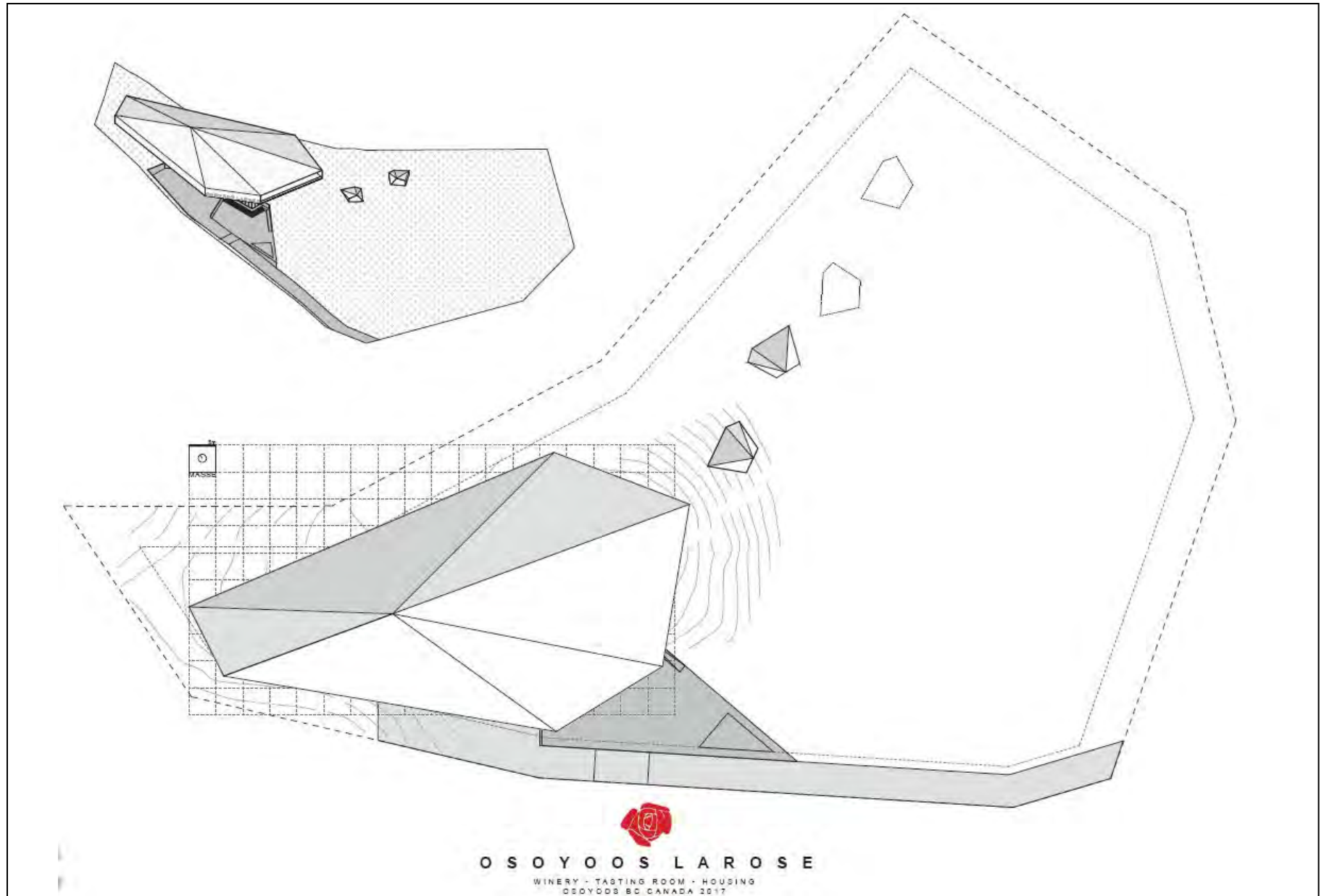
Referrals have been sent to the following agencies as highlighted with a **p**, regarding Amendment Bylaw No. 2450.13, 2018:

p	Agricultural Land Commission (ALC)	o	Fortis
p	Interior Health Authority (IHA)	o	City of Penticton
p	Ministry of Agriculture	o	District of Summerland
o	Ministry of Energy & Mines	o	Town of Oliver
o	Ministry of Community, Sport and Cultural Development	p	Town of Osoyoos
p	Ministry of Environment	o	Town of Princeton
p	Ministry of Forest, Lands & Natural Resource Operations (Arch. Branch)	o	Village of Keremeos
o	Ministry of Jobs, Tourism and Innovation	o	Okanagan Nation Alliance (ONA)
p	Ministry of Transportation and Infrastructure	o	Penticton Indian Band (PIB)
o	Integrated Land Management Bureau	p	Osoyoos Indian Band (OIB)
o	BC Parks	o	Upper Similkameen Indian Bands (USIB)
p	School District #53 (Okanagan Similkameen)	o	Lower Similkameen Indian Bands (LSIB)
o	School District #58 (Nicola Similkameen)	o	Environment Canada
o	School District #67 (Okanagan Skaha)	o	Fisheries and Oceans Canada
o	Central Okanagan Regional District	o	Archaeology Branch
o	Kootenay Boundary Regional District	o	Dominion Radio Astrophysical Observatory
o	Thompson Nicola Regional District	o	Canadian Wildlife Services
o	Fraser Valley Regional District		

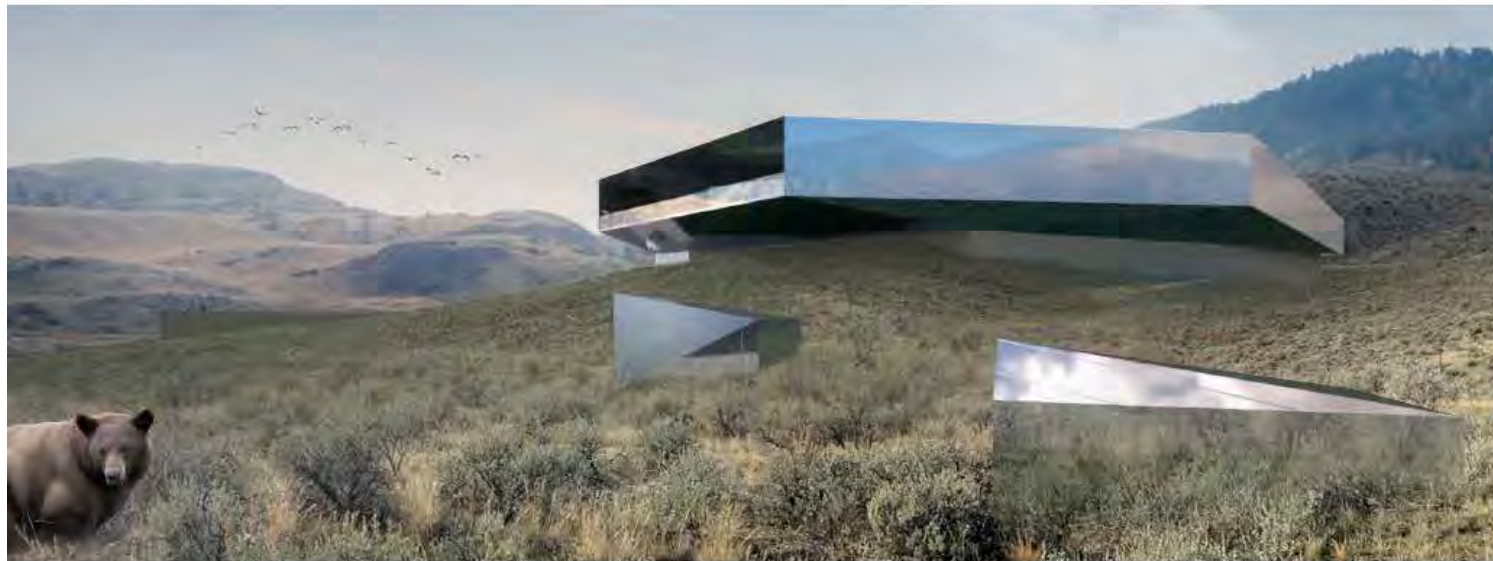
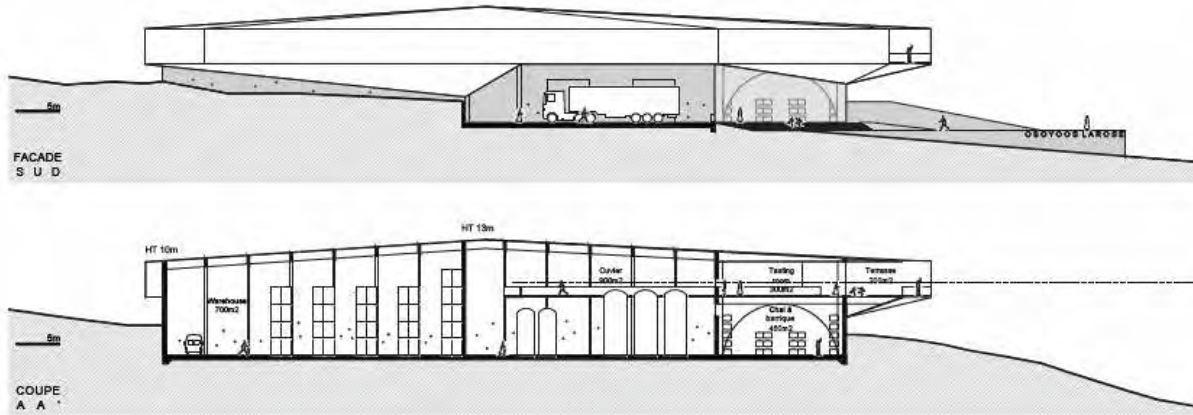
Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Applicant's Development Plan



Attachment No. 4 – Applicant's Building Elevations




O S O Y O O S L A R O S E
WINERY - TASTING ROOM - HOUSING
OSOYOOS BC CANADA 2017

Attachment No. 5 – Aerial Photo (2007)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2450.13, 2018

**A Bylaw to amend the Electoral Area “A”
Official Community Plan Bylaw No. 2451, 2008**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “A” Official Community Plan Amendment Bylaw No. 2450.13, 2018.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “A” Official Community Plan Bylaw No. 2450, 2008, is amended by changing the land use designation of an approximately 4.0 hectare part of the land described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Resource Area (RA) to Agriculture (AG).

READ A FIRST AND SECOND TIME this ____ day of _____, 2018.

PUBLIC HEARING held on this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

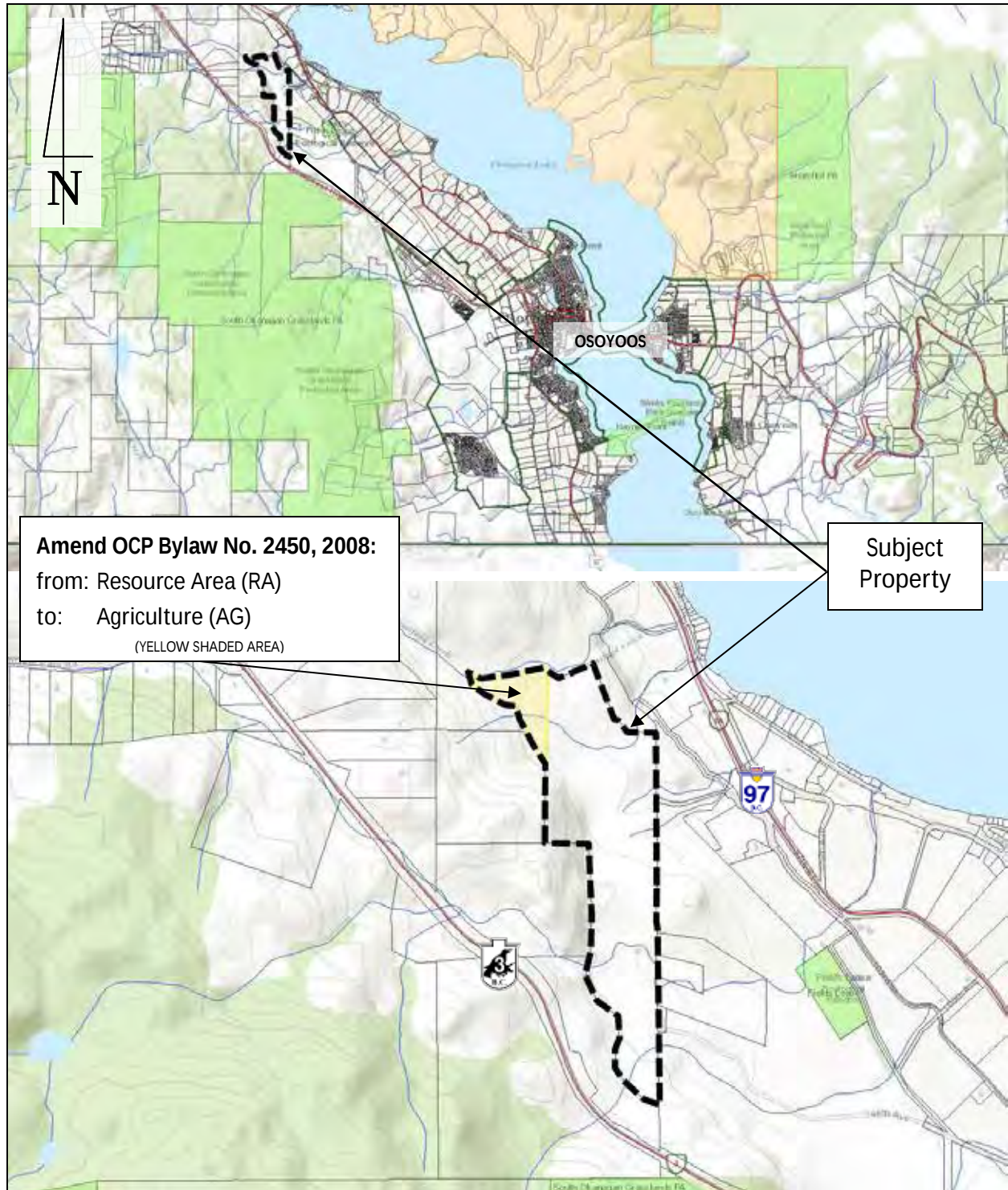
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2450.13, 2018

Project No: A2018.038-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.24, 2018

A Bylaw to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “A” Zoning Amendment Bylaw No. 2451.24, 2018.”
2. The Zoning Map, being Schedule ‘2’ of the Electoral Area “A” Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of an approximately 4.0 hectare part of the land described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Resource Area (RA) to Agriculture Two (AG2).

READ A FIRST AND SECOND TIME this ____ day of _____, 2018.

PUBLIC HEARING held on this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.24, 2018" as read a Third time by the Regional Board on this ____ day of _____, 2018.

Dated at Penticton, BC, this ____ day of _____, 2018.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2018.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

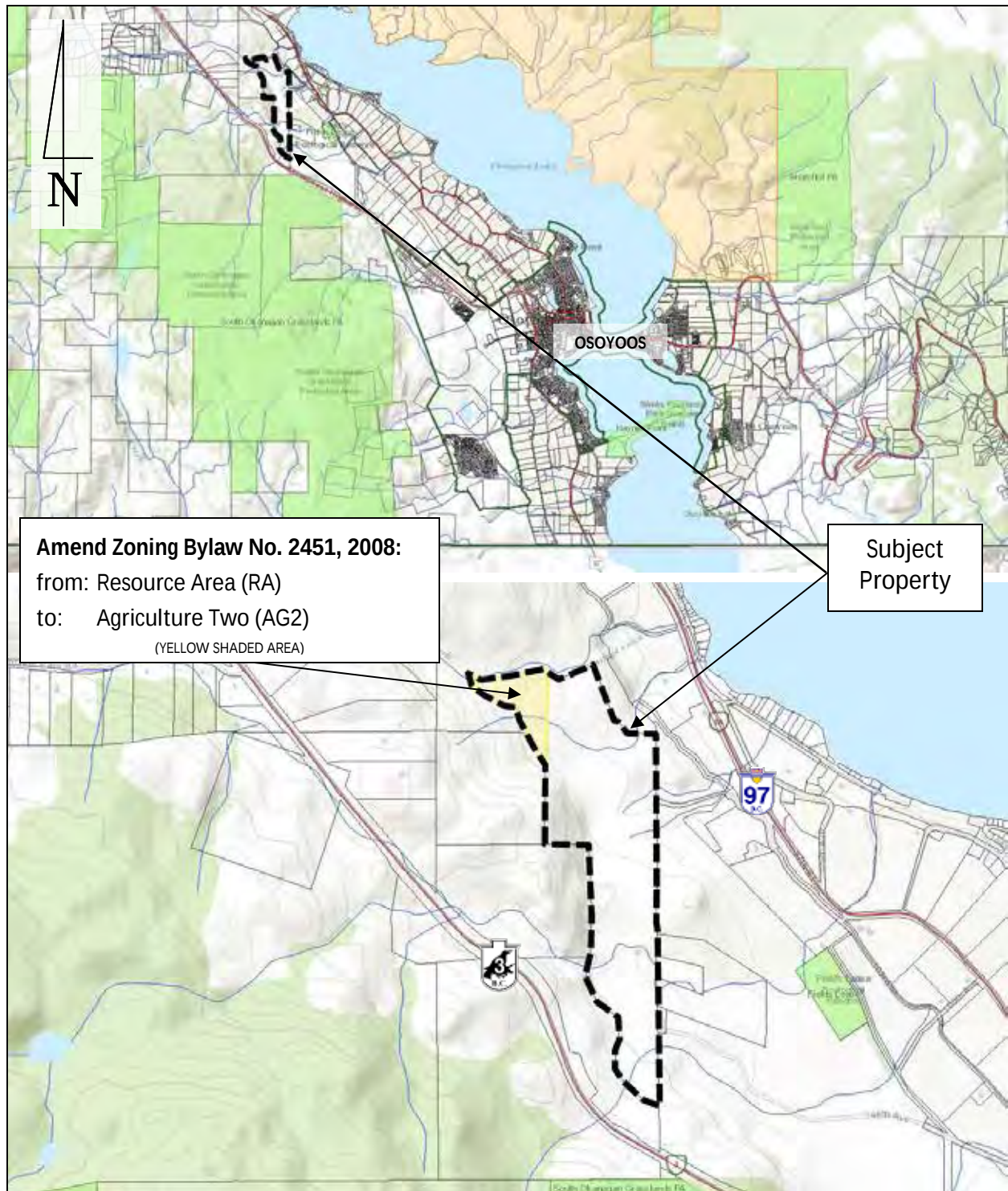
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.24, 2018

Project No: A2018.038-ZONE

Schedule 'A'





OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

May-02-18

Referral ID: Bylaw A2018 038-ZONE

RTS #: 1382

Date: April-06-18

Reference#: R-77-001075

Regional District of Okanagan-Similkameen
101 Martin ST.
Penticton, BC V2A 5J9

RE: 60 (sixty) day extension

Thank you for the above application that was received on April-06-18.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Osoyoos Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

Most recently, the Supreme Court of Canada in the *Tsilquot'in* case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title. Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

Please note that *not* receiving a response regarding a referral from the Osoyoos Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

We appreciate your co-operation.

limlɛmt,

Amanda Anderson
Referrals Officer
Osoyoos Indian Band
cc:





OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

OFFICE REVIEW RESULTS

May-02-18

Referral ID: Bylaw A2018 038-ZONE
Reference #: R-77-001075
RTS #1382

Regional District of Okanagan-Similkameen
101 Martin ST.
Penticton, BC V2A 5J9

Attention: Christopher Garrish,

We are in receipt of the above referral. This proposed activity/development is within the Osoyoos Indian Bands Area of Interest, responsibility and within the Okanagan Nation's Territory; the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Osoyoos Indian Bands and Nation members have used, occupied, managed, and protected the tmxulaxw (land) which constitute the focus of this referral for millennia in advance of the Crown or third parties. Osoyoos and surrounding areas are of great cultural and heritage significance to our Band and Nations members. Some of the significant attributes include fishing and hunting habitation sites, resource procurement sites, resource-processing sites, sacred sites including burials, pictographs and various landforms. We have longstanding ties both through kinship and use of the area.

In 1997, the Supreme Court of Canada in the Delgamuukw case clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Osoyoos Indian Band. The Supreme Court ruling included the following legal principles:

- ◆ Aboriginal title is not extinguished and the Province cannot and never could extinguish aboriginal title or rights.
- ◆ Aboriginal title is protected by section 35 of the Constitution Act, 1982.
- ◆ Aboriginal title is a property interest.
- ◆ Governments must justify any infringements of aboriginal title.
- ◆ Lands held pursuant to aboriginal title have an inescapable economic component.

Other recent court cases involving the Taku River Tlingit First Nation and the Haida Nation have heightened the accountability of British Columbia to consult with First Nations with respect to third party development activities on alleged Crown lands. The Court found that the Province of B.C. has a legal





April 26, 2018

File: 2018040
Your File: A2018.038-ZONE

Regional District of Okanagan-Similkameen

Attention: Chris Garrish

Re: Bylaw Referral A2018.038-ZONE for Larose winery

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) has reviewed the above noted application.

Approval is recommended subject to the conditions below:

- A portion of the parcel contains critical habitat for Behr's hairstreak butterfly and potentially Great Basin spadefoot critical habitat (if the creek area has seasonal standing water). Development should be designed to avoid destruction of critical habitat.
- As noted in the bylaw referral sheet, an environmental assessment is required for this rezoning proposal. This must be completed and provided to the RDOS and should include a map showing critical habitat for Behr's hairstreak butterfly on this parcel.
- Big-sagebrush / bluebunch wheatgrass ecosystem occurs in roughly half of the parcel in question and is red-listed in BC. Development should be avoided in the areas containing this ecosystem.
- Aarde Environmental Ltd.'s recommendation of a 2m riparian setback from the top of bank of Conifryd Creek, as noted in the stream assessment dated March 22, 2018 must be honoured by the proponent.

Please contact the undersigned at Jamie.leathem@gov.bc.ca or 250-490-8294 if you have any further questions.





DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: A2018.038-
ZONE (Bylaw
2451.24)
eDAS File #: 2018-01742
Date: April 16, 2018

Regional District Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Zoning Amendment Bylaw for:
Lot A, District Lots 664s & 2450s, Section 33, Township 49, SDYD,
Plan KAP82260 – 17808 – 103rd Street, Osoyoos, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following condition:

- Applicant shall submit an application to this Ministry to obtain a commercial access permit from 103rd Street and shall be accompanied by a detailed site plan showing:
 - the size & scope of the winery tasting room and production building
 - the number and location of parking stalls, including delivery truck movements.

If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

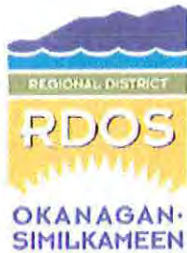
Yours truly,

Rob Bitte
District Development Technician

Local District Address

Penticton Area Office
102 Industrial Place
Penticton, BC V2A 7C8
Canada

Phone: (250) 712-3660 Fax: (250) 490-2231



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: A2018.038-ZONE

FROM: Name:

INGO GRADY

(please print)

Street Address:



RE:

Electoral Area "A" OCP Amendment Bylaw No. 2450.13

Electoral Area "A" Zoning Amendment Bylaw No. 2451.23

17808 103rd Street, Osoyoos

My comments / concerns are:



I do support the proposed rezoning of the property at 17808 103rd Street, Osoyoos.



I do support the proposed rezoning of the property at 17808 103rd Street, Osoyoos, subject to the comments listed below.



I do not support the proposed rezoning of the property at 17808 103rd Street, Osoyoos.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2450.13 & 2451.23.

Feedback Forms must be completed and returned to the Regional District
no later than Friday **April 20, 2018**

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Development Permit Application (Industrial) — Electoral Area “D” Okanagan Falls

Administrative Recommendation:

THAT the Board of Directors approve Development Permit No. D2018.064–DP

Purpose: To allow for construction of an approximately 68,000 m² medical cannabis production, manufacturing and processing building.

Owners: Shuttleworth Properties Ltd Agent: Sunniva Medical Inc Folio: D-03459.000

Civic: 1655 Maple Street, OK Falls Legal: Lot B, DL 551, SDYD, Plan 22642 Except Plan EPP34540

OCP: Industrial (I) Zone: Heavy Industrial (I2)

Proposed Development:

This application is for an Industrial Development Permit that includes both form and character guidelines and groundwater protection requirements, as outlined in Section 23.7 of the Electoral Area “D-2” OCP Bylaw No. 2603, 2013.

The proposed development will include a 17 acre (68,796 m²) greenhouse, production and administrative building. Architecturally, the design of the building is separated into three main components: the greenhouses, the header house, and the administrative building.

In support of this proposal, the applicant states: “This project represents a significant redevelopment of the industrial lands in Okanagan Falls and has been designed to provide functional and clean architecture. The development of Sunniva’s building design brings a clean industry to the location providing new jobs and increasing agriculture in Okanagan Falls. This project is designed to minimize the impacts from lighting, odours and noise related to the operation of the facility.”

Summarizing each of the buildings components the applicant states: “Unlike many MPR facilities, this project has been developed as a purpose built greenhouse and production building. Through the utilization of natural light, this project can reduce the carbon footprint of production substantially. This project integrates a concrete floor into the greenhouse area minimizing potential contamination of the growing area and preventing infiltration of any fertilizer into the local environment.”

Further, describing the north side header houses: “These areas of the building contain the production operations for the facility including work areas for processing the cannabis plants and packaging of product for shipping. The header houses also contain areas for the irrigation system, fully automated table system and storage....Natural light is provided into the north side of the facility through glazed wall sections which break up the length of the wall visually.... Ventilation of the header house area will be exhausted utilizing filter systems to reduce odour.”

The third component, the central section contains shipping and administration, and is described by the applicant as follows: “Treatment of the façade at this location has been taken to a higher level of finish more akin to that found with office buildings. The design of the centre portion of the building incorporates a fritted glass with an emphasis on verticality through the vertical mullions. The front façade is framed with darker metal frame creating a horizontal box which is lifted above the landscape. The main entrance to the building bisects the front façade providing a visual focus to guide visitors into the reception area”

The applicant also states that there will be an estimate of 240 full time skilled to semi-skilled jobs to work in the greenhouses and administrative building.

Site Context:

The subject property is approximately 50.8 ha in area and is situated on the east side of Maple Street, approximately 466 m east of Highway 97. The subject property housed the old Weyerhaeuser mill that closed in 2007.

Neighbouring properties include industrial and agricultural properties to the south, a mix of residential and industrial lands to the west, with agricultural and residential to the north. Shuttleworth creek runs along the northern boundary of the subject property.

The property has remained undeveloped for a number of years, with some of the older mill structures still in place that will need to be demolished.

Background:

The larger Weyerhaeuser ‘parent’ parcel was subdivided in 2013 in order to develop the industrial property now housing the Structurlam production facility immediately to the south.

Under Electoral Area “D-2” Official Community Plan No. 2603, 2013, the subject property is designated as Industrial (I) with the northeast corner, across from Shuttleworth Creek designated as Large Holdings (LH). The property is also situated within the Industrial Development Permit area, as well partially identified as being within the Hillside Development Permit (HDP) area, a Watercourse Development Permit (WDP) area and within an Environmentally Sensitive Development Permit (ESDP) area (although the proposed development is located outside the WDP and ESDP areas, and therefore not subject to this development permit requirement).

Under the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008, the property is zoned as Heavy Industrial (I2). This zone has recently been amended, as part of the overall Industrial zoning review, to include “cannabis production” as a permitted type of “manufacturing” use.

Public Process:

Where no variances are required, the Regional District does not provide adjacent landowner notification of the Development Permit. The applicant; however, hosted an Open House (information meeting) on April 23, 2018, in OK Falls at which there were approximately 50 people in attendance.

At its May 8, 2018 meeting the Electoral Area “D” Advisory Planning Commission passed a motion to approve the subject development permit application.

Analysis:

The OCP guidelines for an Industrial Development Permit include both Form and Character as well as Groundwater /Aquifer Protection. The form and character guidelines encourage new development that helps to revitalize and enhance industrial activity with the promotion of attractive design that meets the needs of industry and is compatible with surrounding developments.

The aquifer protection area has been delineated within the DP area through the Source Water Assessment and Protection Plan for the Okanagan Falls Irrigation District. Care must be taken in the storage, handling, manufacturing and use of products to avoid contamination of the underlying aquifer.

The Form and Character guidelines in the OCP provide design features for buildings, parking and access, and screening and landscaping, and are assessed below:

1. Building and Structures

Buildings should generally be finished in painted metal, wood, or textured concrete, and buildings should be finished consistently on all elevations.

In this case, the majority of the proposed development is a greenhouse, therefore the finishing is a type of glass. The greenhouses are located on the south side and are clad in smart glass. This glass product provides a nearly opaque exterior during sunny days and diffuse light and on wet days the moisture on the glass makes the opacity of the material decrease allowing greater amounts of light into the greenhouse.

On the north side, the façade includes glazed wall sections that break up the length of the wall visually.

The central section will be built using traditional construction materials. The main entrance incorporates design elements derived from the greenhouses and head houses and will include glass image that reflects the local environment. The overall look of the building will be reflective of an office type building.

2. Parking and Access

Parking should be broken into smaller groups divided by and surrounded by landscaping. Loading areas should be located away from street frontages and buffered from public view.

In this case, parking is to be located to the south side between the two large greenhouses and in front of the main entrance. The street frontage is the road into the facility itself and the parking area is proposed to be landscaped, including a bio swale, shrubs and trees.

The number of paved parking stalls proposed is 248 including three handicap and four loading spaces. The Electoral Area “D-2” Zoning Bylaw parking regulations require 1 space per 200 m² of gross floor area for “wholesale, warehouse, fruit and vegetable packing plants”, which is the closest aligned category. However, the minimum parking requirements did not contemplate a facility of this scale and the calculated amount of parking (345) is seen by Administration as excessive.

The applicant has submitted a Transportation Access Review report, completed by Urban Systems. The report shows parking requirements comparisons between the RDOS Bylaw and the ITE Parking General Manual, that shows for manufacturing the rate of 0.97 stall/employee would equal 232 stalls and for general light manufacturing, the rate of 0.64 stall / employee would equal

154 stalls. Therefore, the proposed 248 stalls is seen to be sufficient for the main parking area that will be paved. However, to meet the zoning bylaw parking regulations, the applicant has provided an additional 100 unpaved parking stalls adjacent to the greenhouse to the east of the front area parking.

Access for the facility is from Maple Street. The Transportation Access Review report included a transportation review of the Maple Street and Commercial Road intersection, that is the main access to the development. Traffic counts and traffic analysis were undertaken indicating that there will be minimal impacts on the existing capacity at the intersection and no significant safety or sightline issues were identified. The Report did make several recommendations, including: re-surfacing the pavement at the intersection; provide new painted stop bar markings; and provide new centreline markings on the intersection approaches. All road works fall under the jurisdiction of the Ministry of Transportation and Infrastructure who will need to approve an Access Permit prior to a Building Permit.

3. Landscaping and Screening

Landscaping should present a pleasing street image, provide definition for pedestrian corridors, soften the transition between adjacent land uses, and create focal points into and out of the site. Landscaping should be of substantial proportion to ensure compatible transition to abutting residential and other users. The scale and location should complement the scale and massing of buildings and the selection of plant materials should be based on drought tolerance and indigenous species. Supplementary screening should also be provided for outdoor storage, waste containers, heating and cooling equipment and other service areas.

In this case, the landscaping plan submitted with the application shows plantings to be used as screening, particularly in the north side, closest to adjacent residential use. Other plantings complement the scale and massing of the buildings, and the selection of plants have been chosen to reflect drought tolerance and indigenous species such as lodgepole pine, Douglas Fir, Antelope brush, rocky mountain juniper, rabbit brush, Birchleaf Spirea and bio-swale grass plantings such as beaked sedge and wild rye.

The RDOS will require a security as a condition of the development permit approval, based on 115% of the estimated costs of landscaping. The security deposit remains in place until the Regional District is satisfied that the conditions for the development permit have been met.

4. Aquifer Protection

All applications for an Industrial Development Permit should be accompanied by a report certified by a Professional Engineer or Geoscientist registered in BC and experienced in hydrogeological investigations if the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (BC Reg 375/96), as amended. The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer.

In this case, the applicant has submitted an Aquifer Protection Plan, completed by Golder Associated Ltd, dated April 27, 2018. The report summarizes the aquifer and hydrogeologic characteristics, the history of the site, the proposed use and materials, and outlines

recommended risk management strategies. The report also provides background on the previous subsurface environmental and hydrogeological investigations in accordance with the *BC Contaminated Sites Regulations*. In 2012, the BC Ministry of Environment issued a Certificate of Compliance for the former Weyerhaeuser mill.

The report assesses the potential contaminant sources and probable level of risk associated with each. The recommended risk management strategies address any risk ratings of “moderate” or higher. The growing facility will not use any pesticides; however, several single element fertilizers will feed into the larger irrigation tanks.

Recommendations include assuring the well is inspected and completed with a surface seal, well head security, and that ground is sloped away from the wellhead to assure the any stormwater runoff are moved away from the well.

Spill prevention recommendations include installation of secondary containment around tanks, back up power diesel generators, on site spill kits. A proper emergency response and contingency plan with respect to the aquifer protection is required and the report outlines methods on how this is to be accomplished.

In addition to the meeting the above DP guidelines, the Development Permit will also contain specific conditions that address any potential ‘nuisances’ such as light pollution, odour control, noise and security.

Odour control measures will be incorporated through the design of the buildings and venting systems. These measures include that no air will be exhausted from within the cultivation areas of the greenhouses; that venting will occur from the service building with the exhausting air passing through multiple carbon cassette filters or UV light and high pressure mist lines which applies non irritating, environmentally friendly odour neutralizer, before exhausting.

Blackout screens are purpose built to prevent light pollution from grow lights being visible from the exterior of the greenhouses. Blackout screens are used at night and automatically controlled to open at sunrise and close at sunset.

Security will need to meet the Federal Government requirements and the applicant is proposing a fully fenced site; a security system monitored 24 hours a day; security guards on site at all times; and approximately 300 cameras, 60 plus access control points and 70+ perimeter sensors.

The Permit will also include a general ‘no nuisance’ clause relating to noise, vibration, smoke, dust, odours, heat, glare, or any other disturbance cannot be produced by the cannabis production facility.

In summary, Administration supports approval of the Industrial Development Permit and recognizes a facility of this scale will have an impact on the community; however, given the studies and materials submitted with the application, and the clean, environmentally-friendly design, it is felt that this proposal meets the strategic direction in the OCP and development permit guidelines.

Alternatives:

- .1 THAT the Board of Directors deny Development Permit No. D2018.064-DP.

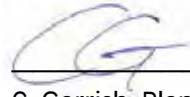
Respectfully submitted

Endorsed by:

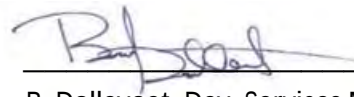
Endorsed by:

ERiechert

E. Riechert, Planner



C. Garrish, Planning Supervisor



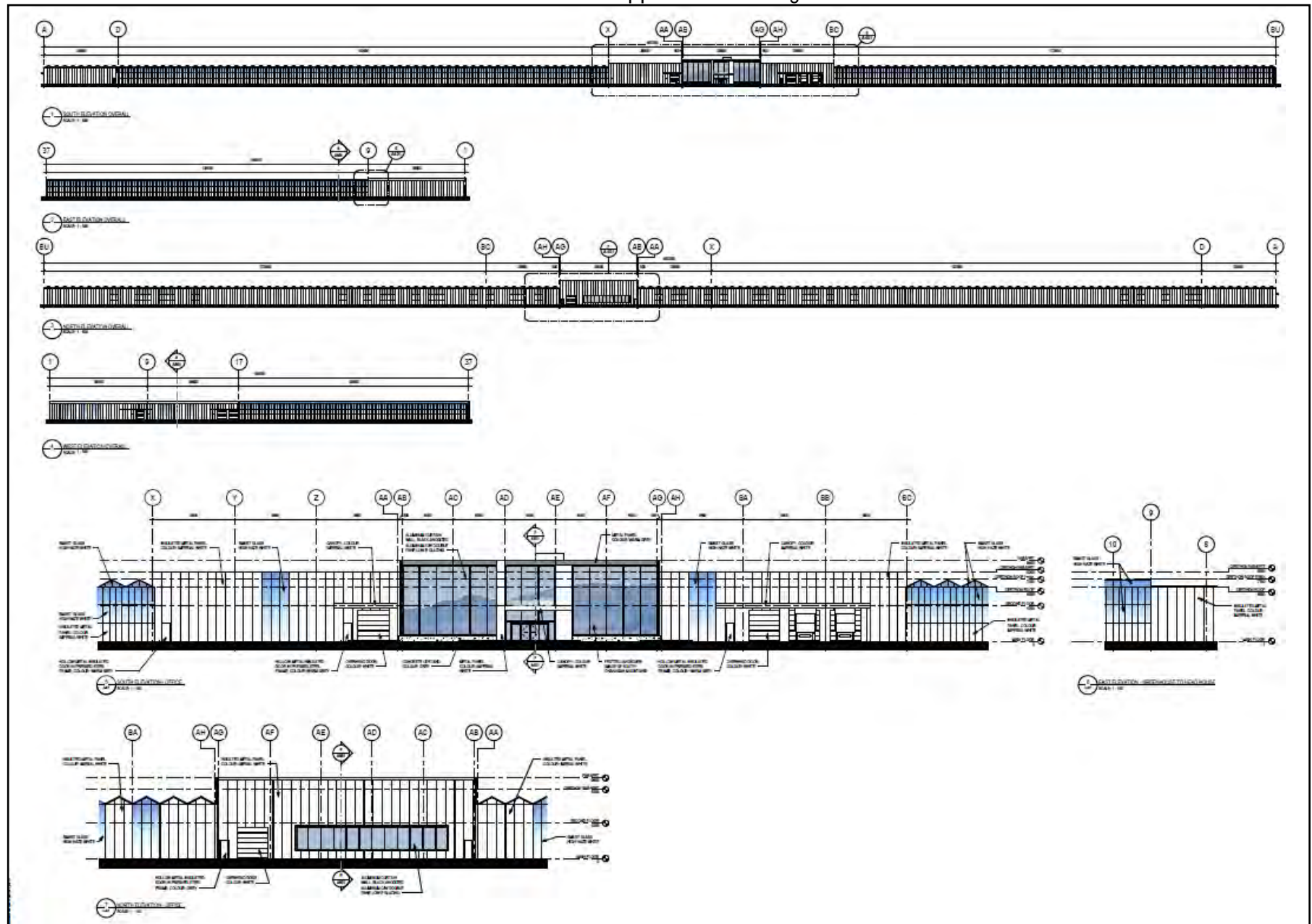
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Plan
No. 2 - Applicant's Building Elevations
No. 3 - Applicant's Landscaping Plan
No. 4 - Applicant's 3D Rendering of Proposed Building
No. 5 - Applicant's Architectural Photos
No. 6 - Site Photo (2014)

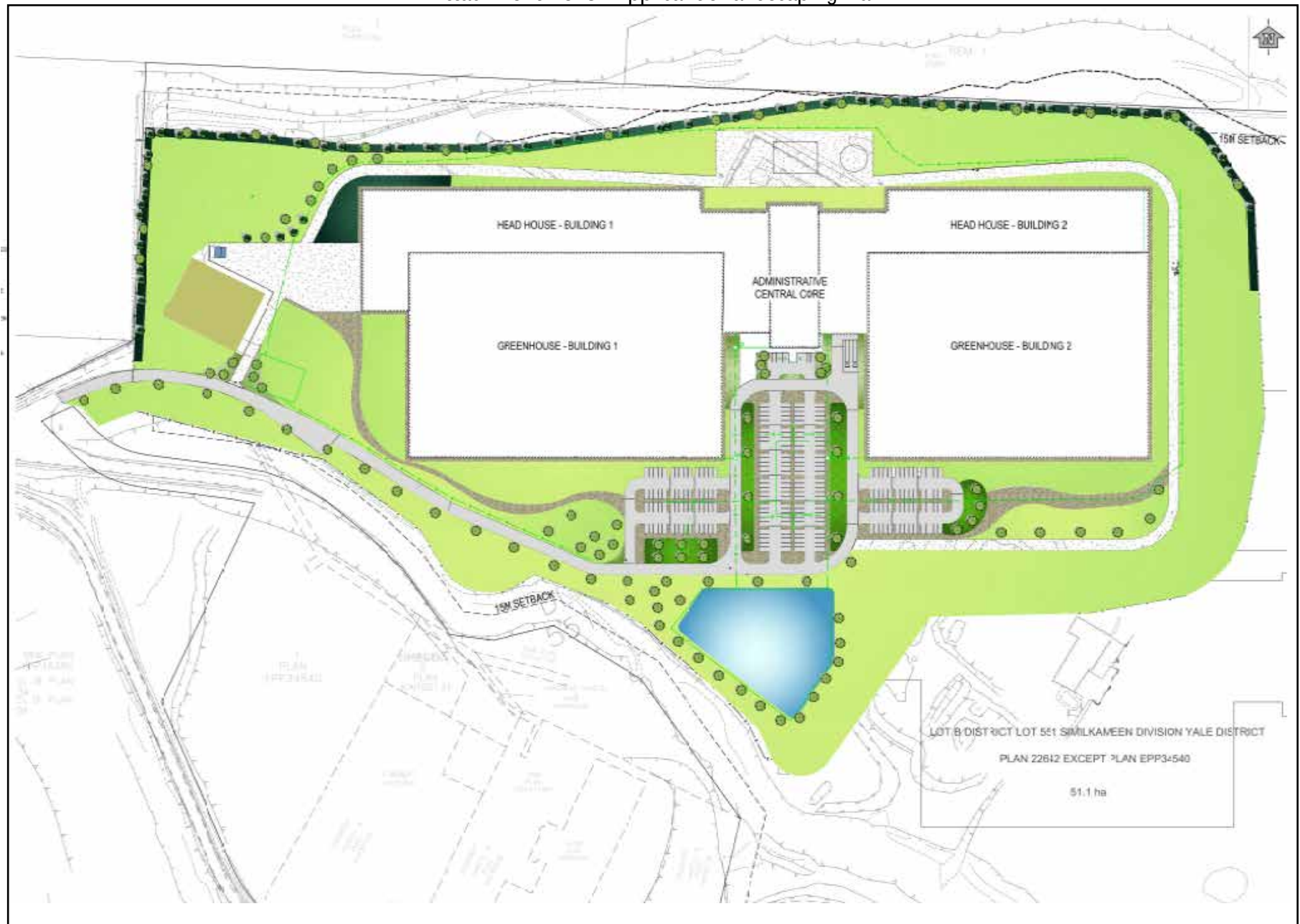
Attachment No. 1 – Site Plan



Attachment No. 2 – Applicant's Building Elevations



Attachment No. 3 - Applicant's Landscaping Plan



Attachment No. 4 – Applicant's 3D rendering of Proposed Building



Attachment No. 5 – Applicant's Architectural Photos



FRONT (SOUTH) RENDERING



LOBBY ENTRY



SITE PERSPECTIVE SOUTH VIEW

Attachment No. 6 - Site Photo (2014)





Development Permit

Industrial

FILE NO.: D2018.064-IDP

Owner: Shuttleworth Properties
101-1531 Fairview Road
Penticton, BC V2A 6P6

Agent: Sunniva Medical Inc
1200 Waterfront Centre
200 Burrard Street
Vancouver, BC V7X 1T2

GENERAL CONDITIONS

1. This Development Permit is amended subject to compliance with all of the bylaws of the Regional District Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Permit is not a Building Permit.

APPLICABILITY

5. This Development Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A', 'B', 'C', 'D' and 'E' and as described below:

Legal Description: Lot B, DL 551, SDYD, Plan 22642 Except Plan EPP34540

Civic Address: 1655 Maple Road, Okanagan Falls

Parcel Identifier (PID): 006-788-432 Folio: D-03459.000

CONDITIONS OF DEVELOPMENT

6. In accordance with Sections 24.7 of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, the land specified in Section 5 may be developed in accordance with the following conditions:
 - a) That the proposed building and structure are constructed in accordance with the site plan attached as Schedule 'B';

- b) That the proposed building and structure are constructed in accordance with the site plan architectural plans attached as Schedule 'C';
- c) That the proposed landscaping is constructed in accordance with the landscaping plans attached as Schedule 'D';
- d) That aquifer protection is maintained and managed in accordance with the recommendations provided with the submitted report titled: Aquifer Protection Plan, 1655 Maple Street, Okanagan Falls, BC, completed by Golder Associates Ltd, dated April 27, 2018, and attached as Schedule 'E';
- e) That odour control measures that have been specified in the application materials (i.e. use of filters and mist screens) are constructed as indicated and are fully operational at all times so that no odour impacts are experienced in the surrounding community;
- f) That light pollution measures that have been specified in the application materials (i.e. automated blackout screens) are constructed as indicated and are fully operational at all times to block greenhouse grow lights from being visible from the exterior of the greenhouses in the evening;
- g) That a security system, including security guards, a fully fenced site, cameras, access control points and perimeter sensors are in place and monitored 24 hours a day, seven days a week.
- h) That no nuisance impacts on the surrounding community from noise, vibration, smoke, dust, odours, heat, glare, or other disturbance will be produced by the cannabis production facility.

COVENANT REQUIREMENTS

- 7. Not required.

SECURITY REQUIREMENTS

- 8. As a condition of the issuance of this Permit, and pursuant to Section 502 of the Local Government Act, the Regional Board is holding a security set in the form of cash or an "Irrevocable Letter of Credit" in the amount of \$337,479.00.

This security represents 115% of the estimated value of the landscaping, as determined by the Owner and is to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Owner and be paid to the Owner if the security is returned.

- 9. The conditions for returning the security shall be as follows:
 - a) 100% of the security will be returned after one year and compliance has been met to the satisfaction of the Regional District.
- 10. Where the Owner fails to comply with all of the conditions and undertakings specified in this Permit, the Regional District may enter on the land and carry out the demolition, removal or restoration at the expense of the Owner, and may apply the security in payment of the cost of the works, with the excess to be returned to the Owner.

EXPIRY OF PERMIT

11. The development shall be carried out according to the following schedule:
- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was amended within **two (2) years** after the date it was issued, the permit lapses.
 - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2018.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

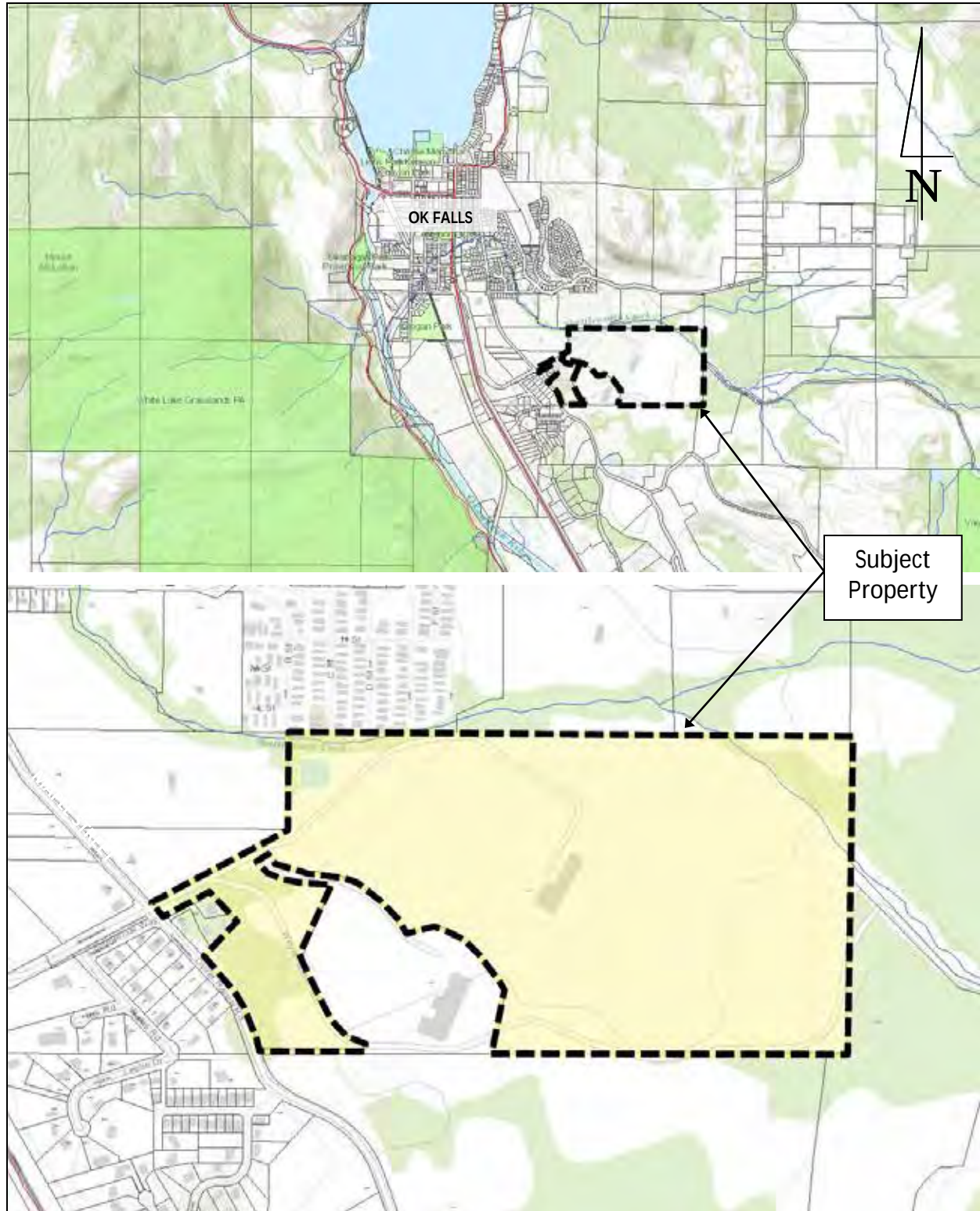
101 Martin St, Penticton, BC V2A 5J9
Tel: (250)492-0237 Fax (250)492-0063



Industrial Development Permit

File No. D2018.064-IDP

Schedule 'A'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

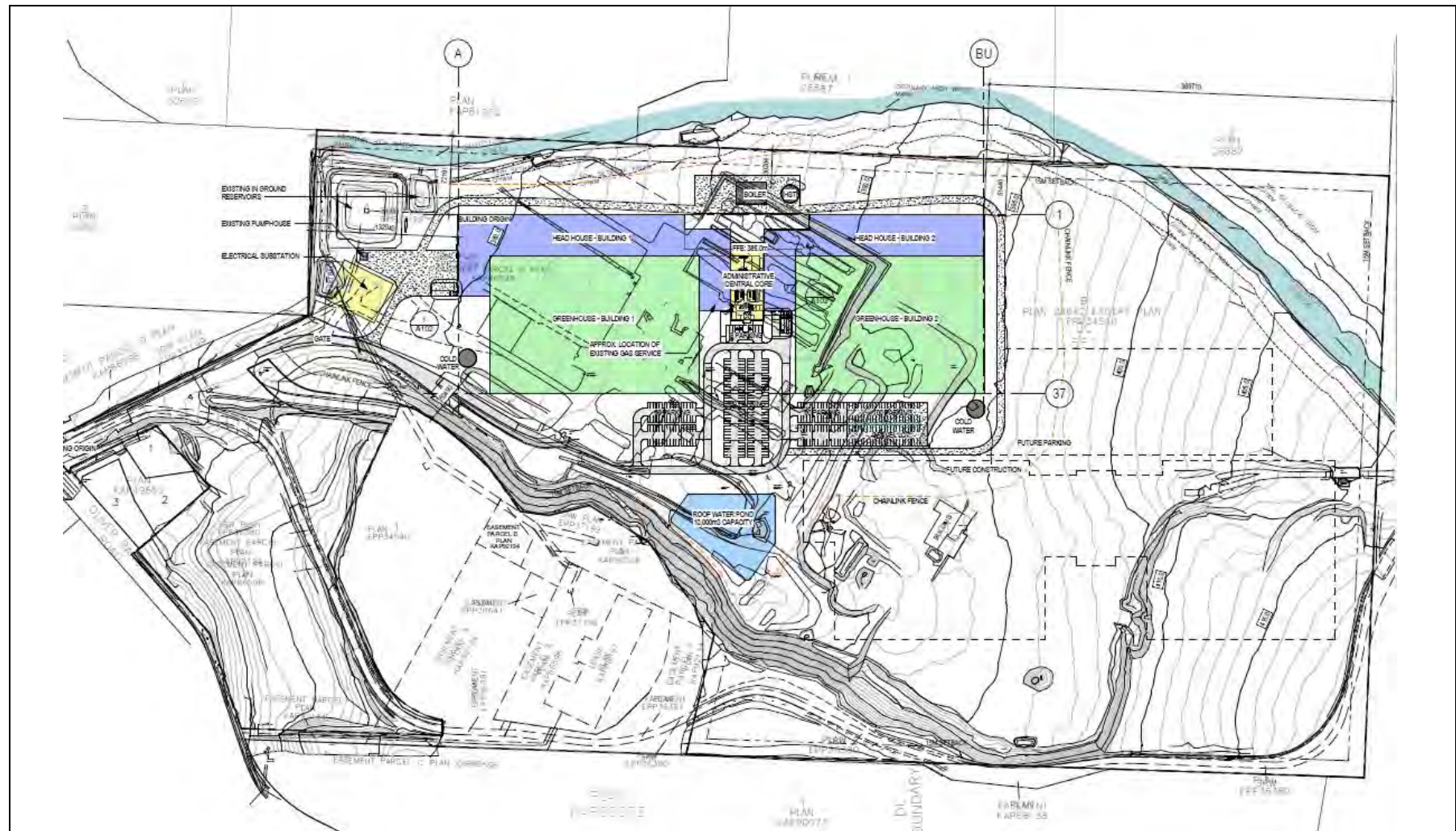
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Industrial Development Permit

File No. D2018.064-IDP

Schedule 'B' – Site Plan



Development Permit No. D2018.064-IDP

Page 5 of 8

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 Email: info@rdos.bc.ca



Industrial Development Permit

File No. D2018.064-IDP

Schedule 'C'

**Sunniva Medical
Architectural Plans
completed by MQN Architects, dated 2001-04-19, Project # 18238**

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 Email: info@rdos.bc.ca



Industrial Development Permit

File No. D2018.064-IDP

Schedule 'D'

Sunniva
Landscape Plan, completed by Urban Systems and MQN Architects,
Project # 3361.0005.02 , dated April 19, 2018

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 Email: info@rdos.bc.ca



Industrial Development Permit

File No. D2018.064-IDP

Schedule 'E'

Aquifer Protection Plan
Completed by Golder Associates Ltd,
Project # 1895145-011-R-Rev0, Dated April 27, 2018

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Zoning Bylaw Amendment – Electoral Area “A” (“Regal Ridge” Site Specific Zone Review)

Administrative Recommendation:

THAT Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time.

Purpose:

Amendment Bylaw No. 2451.23 seeks to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

On February 15, 2018, the Regional District sent letters to all registered property owners with land zoned Large Holdings One Site Specific (LH1s), SH2s and CAs advising of the proposed changes to the land use bylaws and seeking feedback. Approximately 17 feedback forms were returned and are included as a separate item on the Board’s Agenda.

At its meeting of April 5, 2018, the Board resolved to defer consideration of Amendment Bylaw 2451.23 to its meeting of April 19, 2018. In response, Administration amended the amendment bylaw to remove the proposed changes to the LH1s zonings at Regal Ridge.

At its meeting of April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of May 17, 2018.

All comments received through the public process are compiled and included as a separate item on the Board Agenda

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the subject property is situated within 800 metres of a controlled area (i.e. Highway 3).

Analysis:

Many of the site specific zoning regulations that are being proposed for deletion from the zoning bylaw were introduced during the subdivision of the “Regal Ridge” development between 2004-2008.

In the intervening years, the Regional District has updated a number of regulations in the Electoral Area “A” Zoning Bylaw as they relate to hooked parcels; keeping of livestock and honeybees; modular homes (A277) and mobile homes (Z240); “1.0 ha Policy” (i.e. applied to minimum parcel size of Small Holdings Three (SH3) Zone); and permitted uses in Conservation Area (CA) Zone (undertaken as part of Environmentally Sensitive Development Permit Area update).

As a result, Administration considers many of the site specific zoning regulations that apply to parcels at "Regal Ridge" to have now become redundant or are no longer seen to be reflective of current Regional District Board land use policies and objectives and should not be carried forward into any new Okanagan Valley Zoning Bylaw.

Staff also note that the Regional Growth Strategy (RGS) Bylaw was adopted in 2010 and identified "Regal Ridge" as a Rural Growth Area. While staff are aware of some of the concerns expressed by residents regarding the proposed reduction in minimum parcel sizes from 1.25 ha in the SH2s Zone to 1.0 ha in the SH3 Zone and that this may result in a modest increase in density at "Regal Ridge", this is, nevertheless, seen to be consistent with the direction of the RGS.

With regard to the proposed deletion of the site specific regulation related to the keeping of livestock, Administration is proposing that this not be carried forward as it is not coherent in that it speaks to limiting the number of livestock to no more than two (2) animals on parcels greater than 2.0 ha in area despite the zoning bylaw allowing up to three (3) animals and 75 small livestock (i.e. chickens/rabbits) on parcels between 1.0 ha and 1.5 ha (and even more animals on parcels between 1.5 and 2.0 ha).

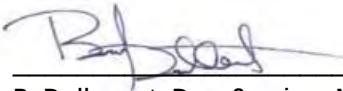
Alternatives:

THAT first and second reading of Bylaw No. 2451.23, 2018, Electoral Area "A" Zoning Amendment Bylaws be rescinded and the bylaw abandoned.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.23, 2018

A Bylaw to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “A” Zoning Amendment Bylaw No. 2451.23, 2018.”
2. The “Electoral Area ‘A’ Zoning Bylaw No. 2451, 2008” is amended by:
 - i) replacing Section 16.5.1 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .1 *deleted.*
 - ii) replacing Section 16.5.2 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .2 *deleted.*
 - iii) replacing Section 16.5.3 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .3 *deleted.*
 - iv) replacing Section 16.5.4 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .4 *deleted.*
 - v) replacing Section 16.5.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .5 *deleted.*

- vi) replacing Section 16.5.6 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .6 *deleted.*
- vii) replacing Section 16.5.7 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .7 *deleted.*
- viii) replacing Section 16.5.8 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .8 *deleted.*
- ix) replacing Section 16.5.9 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .9 *deleted.*
- x) replacing Section 16.5.10 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .10 *deleted.*
- xi) replacing Section 16.5.11 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .11 *deleted.*
- xii) replacing Section 16.5.12 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .12 *deleted.*
- xiii) replacing Section 16.5.13 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .13 *deleted.*
- xiv) replacing Section 16.5.14 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .14 *deleted.*
- xv) replacing Section 16.6.1 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .1 In the case of an approximately 120 ha area land shown shaded yellow on Figure 16.6.1:
 - i) despite Section 10.6.3, the minimum parcel size shall be 0.6 ha, subject to servicing requirements.

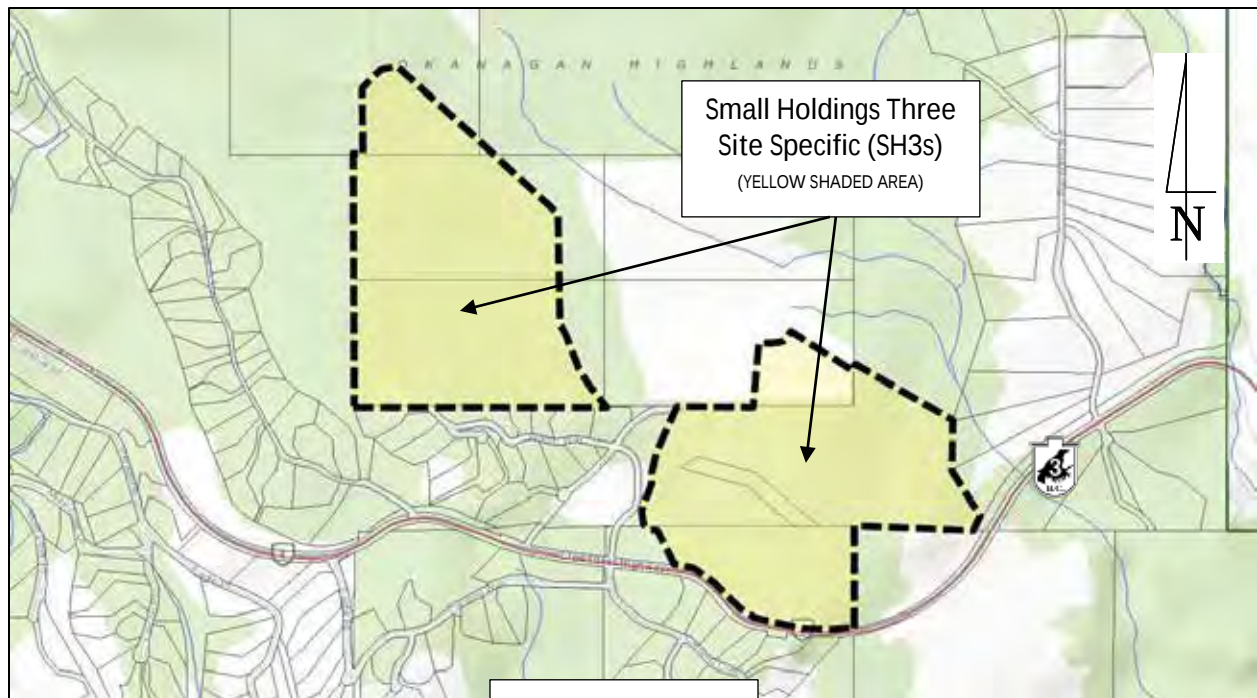


Figure 16.6.1

- xvi) replacing Section 16.16.1 (Site Specific Conservation Area (CAs) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .1 *deleted.*
 - xvii) replacing Section 16.16.2 (Site Specific Conservation Area (CAs) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .2 *deleted.*
3. The Official Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:
- i) changing the land use designation on the land shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Three (SH3).
 - ii) changing the land use designation on the land shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Conservation Area Site Specific (CAs) to Conservation Area (CA).

READ A FIRST AND SECOND TIME this 19th day of April, 2018.

PUBLIC HEARING held on this 17th day of May, 2018.

READ A THIRD TIME this ____ day of ____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.23, 2018" as read a Third time by the Regional Board on this ____ day of ____, 2018.

Dated at Penticton, BC this __ day of ____, 201__

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 201__.

For the Minister of Transportation & Infrastructure

AND ADOPTED this ____ day of ____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

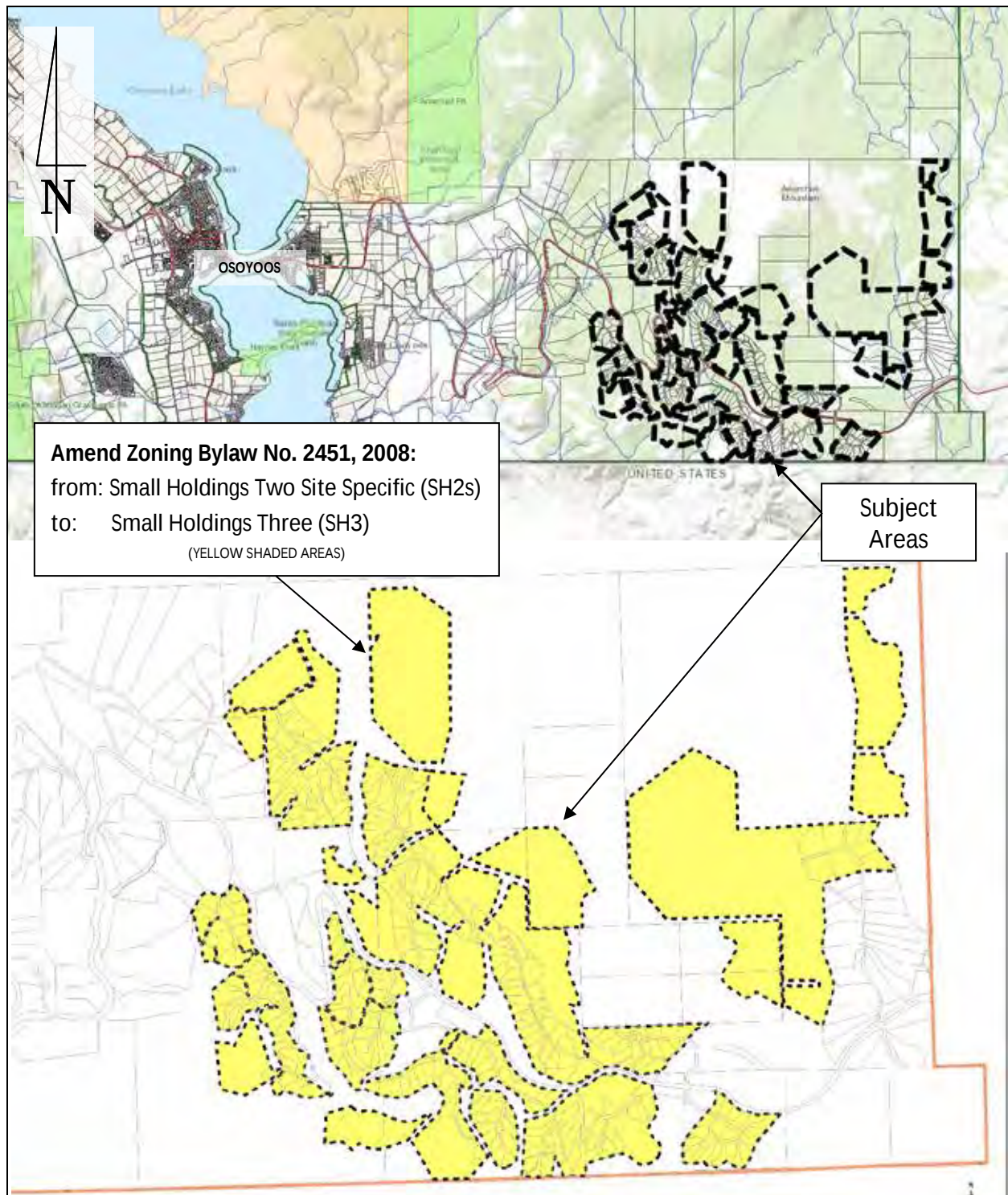
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.23, 2018

Project No: A2018.021-ZONE

Schedule 'A'



Amendment Bylaw No. 2451.23, 2018

(A2018.021 -ZONE)

Page 5 of 6

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

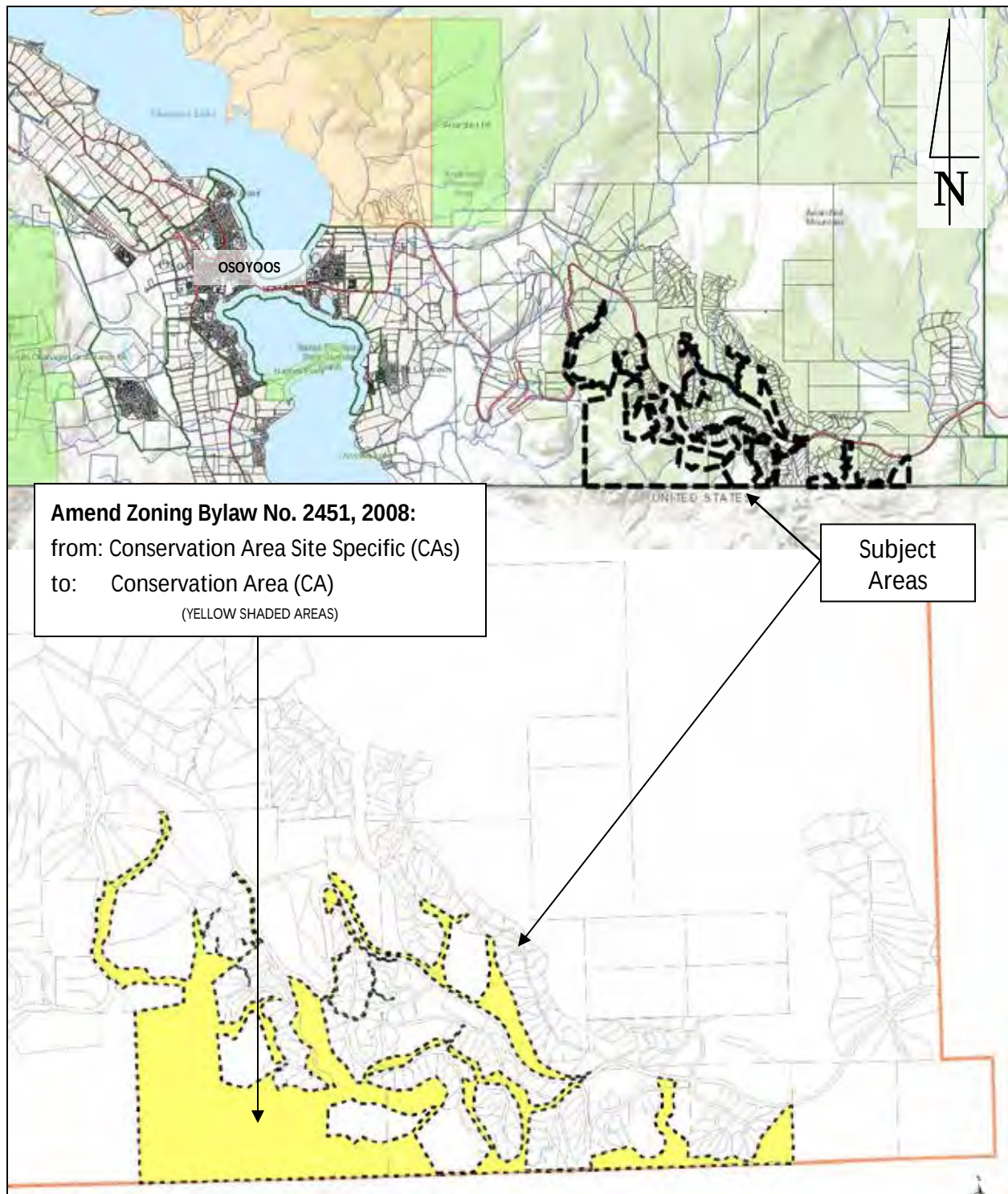
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.23, 2018

Project No: A2018.021-ZONE

Schedule 'B'



Amendment Bylaw No. 2451.23, 2018

(A2018.021 -ZONE)

Page 6 of 6



April 5, 2018

File: 2018018
Your File: A2018.021-ZONE

Regional District of Okanagan Similkameen
101 Martin Street
Penticton BC V2A 5J9

Attention: Christopher Garrish

Re: Regal Ridge Site Specific Zone Review, Project No. A2018.021ZONE

The Ecosystems Section of the Ministry of Forests, Lands and Natural Resource Operations provides the following response to the above noted referral.

As you are aware, the areas for which rezoning is proposed contain sensitive habitat and includes federally-posted critical habitat for six animal species (see table below).

Species	BC Listed	SARA Listed	Critical Habitat in Subject Area
Lewis's Woodpecker	Blue	Threatened	Yes
Williamson's Sapsucker	Blue	Endangered	Yes
Half-moon Hairstreak butterfly	Red	Endangered	Yes
Spadefoot	Blue	Threatened	Yes
Gopher snake	Blue	Threatened	Yes
Western Rattlesnake	Blue	Threatened	Yes

In particular, some of the areas where a change in zoning would allow forestry (LH1s to LH1) contain Lewis's Woodpecker habitat. Where there are areas of Lewis's Woodpecker critical habitat as mapped by Canadian Wildlife Service (CWS) we strongly recommend against forestry as an allowable land use. More broadly, for other areas containing critical habitat, we recommend against zoning changes that would make it easier for property owners to negatively affect that critical habitat. This includes the increase in maximum parcel coverage when changing from LH1s to LH1—most notably allowing 75% parcel coverage by greenhouse uses.



March 15, 2018

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton BC V2A 5J9

Gerald and Diane Pelle
[REDACTED]

Osoyoos BC V0H 1V6

Attention: Christopher Garrish, Planning Supervisor

Re: Large Holdings One Site Specific (LH1s) Zone Review

Dear Sir,

This letter is in response to the February 15, 2018 letter distributed by the RDOS, soliciting responses to proposed zoning amendments. Please be advised the undersigned are opposed to the proposed amendments.

We purchased our thirteen acres in 2005 and construction of our home was completed in 2014. We have been permanent residents here for four years. Our property was developed through the company formerly known as Regal Ridge.

In paraphrasing Regal Ridge's vision, the development was intended to be an intelligent and artfully designed rural subdivision. The homes were intended to merge with, rather than be an imposition on, one of the most beautiful landscapes in British Columbia. Most of the lots were designed to showcase spectacular views. All the lots were designed to promote a lifestyle that facilitates the appreciation of the natural history of the south Okanagan.

As indicated in their website, Osoyoos Mountain Estates continues the vision through establishing "a sophisticated residential community, with a focus on providing private, tranquil living communities, with spectacular views and outdoor recreational opportunities."

From our perspective, a walk or a drive through any of these subdivisions, clearly indicates that land owners have invested considerable assets to build homes and develop their properties in a manner that embraces the original and ongoing visions.

The RDOS in their letter, attached a chart that compares current and proposed changes to the zoning. While the chart makes for easy comparisons to be made, we are concerned that the various interpretations and the corresponding implications of the changes cannot be fully explored or even anticipated. In any event, we make the following specific comments:

Regarding Permitted Uses:

We cannot support proposed changes such as equestrian centres, forestry, veterinary establishment, home industry, retail sales of farm and off-farm products because the categories are too broad and must instead, be considered on a case by case basis.

For example, there is a big difference between my neighbour offering equestrian trail rides and building an expansive riding arena, between growing tree seedlings and clear cutting an entire property, or between selling surplus chicken eggs and building a store and parking area.

A veterinary establishment may be innocuous and acceptable but if the facility treats and houses animals such as dogs, then noise will likely be an issue.

Home industry is so vague that it could very well include a shop with the noise of industrial equipment or tools running during the day.

We do not support inclusion of mobile homes. Mobile homes do not fit the original or current vision for this community.

We do not support inclusion of kennels for reasons associated to noise and odor.

Regarding Maximum Number of Dwellings:

We do not support inclusion of accessory dwelling for reasons associated to increasing residential density. Home occupation with a secondary suite is sufficient.

Regarding Maximum Parcel Coverage:

We do not support the significant increases to area coverage. Most of the properties here are view properties and the amount of increased structure or roofing in the landscape negatively impacts those values. A 75% parcel coverage for greenhouses is particularly negative from the same perspective and has the added complication of potential light pollution during night time hours.

I wish to emphasize that we are not, by default, opposed to every development or potential change in zoning. The purpose of this letter is to articulate the proposed amendments that we are categorically opposed to and secondly, the proposed amendments that are too broad and subject to interpretation for us to have any confidence in the end result.

We live in a community of properties and homes that merge with a spectacular environment that should be a model for rural subdivisions. We purchased these properties and built our homes with that vision in mind and wish to maintain it.

Effective planning and zoning is an absolute imperative intended to segregate incompatible uses and preserve the character of a community. We believe that the proposed amendments jeopardize the preservation of the character of this community.

Yours truly,

Gerald and Diane Pelle

REPRESENTATIONS PREVIOUSLY VIEWED AT

Date of Board Meeting: APRIL 19, 2018 (1ST-2ND)

BOARD MTG : APR 19, 2018
ADDITIONAL REPRESENTATIONS
D.05.b. A2018.021-ZONE
REGAL RIDGE ZONE REVIEW



Feedback Form

OKANAGAN-
SIMILKAMEEN

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: Daniel and Sharon Rhind

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☒ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

We do not support the changes. Regal ridge was set up originally
with the intent of keeping the parcels of land limited with no more than 2 livestock on parcels
greater than 2.0 ha. We support keeping this the same vs taking it out which could see
unlimited usage of the land to include hosting multiple livestock on the property. We feel
this would ruin the intended usage of the development and negatively effect future sales.

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lauri Feindell

To: Christopher Garrish
Subject: RE: Regal ridge site specific zone review

-----Original Message-----

From: chad klotz <chad.klotz@rdos.bc.ca>
Sent: March 18, 2018 8:43 AM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Regal ridge site specific zone review

Hi Christopher,

I am writing in regards to the proposed zone change of a property I recently purchased. I somehow misplaced my letter with the deadline date for the feedback form, and therefore haven't submitted one.

I apologize for the late response but seeing as the ability to have livestock on the property was the main reason I bought, I strongly disagree with the proposed change. The property I speak of is lot 5, raven hill road, Osoyoos, plan EPP35556, District Lot 2709, 029-271-142.

I have neighbours with horses, so I'm not sure how this would work with people that already have animals on their property. This change would greatly impact my way of life and ultimately I would have to change my house plans, and overall future planning for the property.

Are these changes written in stone? If this property was zoned this way at the time of my purchase I wouldn't have bought here, and would have chosen another piece I had been looking at. Thank you for listening to my concerns, I had a real busy few weeks, and didn't get a chance to speak to anyone about this, so some clarification on the matter would be greatly appreciated.

Best regards,

Chad Klotz
Sent from my iPhone

From: Tambrey Faasse
To: [Christopher Garrish](#)
Subject: SH2 Zone Review Regal Ridge Area- we do not support the proposed changes
Date: February 21, 2018 9:41:19 AM

Hello Mr. Garrish

We recently received your letter regarding this proposed bylaw amendment. For us specifically the change of our parcel from SH2 to SH3.

We would like to voice our opposition to the proposal. We question why RDOS staff time and resources have been put towards this? Please provide the rationale for making these changes.

Our Reasons:

- We purchased our 9.9 acre SH2 which was fenced by the previous owners, with the consideration of having small livestock in the future - SH3 zoning does not allow for this choice.
- Our parcel borders the current CAs which has been un-managed cattle range land for 80+ years (and subsequently degraded by them ie soil compaction, erosion, weed growth, forage competition).
- Lowering the size of subdivision parcel size to 1 HA from 1.25 HA will put more pressure on the sensitive areas within Regal Ridge/Osoyoos Mountain estates should more of the land be developed. We would prefer to see the minimum parcel sizes increased and responsible environmentally conscious rural living encouraged rather than the sub-urbanization of the mountain which these proposals seem to favour and encouraged.

We are available for further feedback and discussion.

Tambrey & Derek

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2451.23

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Janelle R. McNeil

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: April 3, 2018



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: A2018.021
eDAS File #: 2018-00837
Date: February 20, 2018

Regional District Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lauri Feindell, Planning Secretary

Re: Proposed Text Amendment Bylaw for:
Regal Ridge Area – Anarchist Mountain, Osoyoos, BC

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,

Rob Bitte
District Development Technician

Local District Address

Penticton Area Office
102 Industrial Place, Penticton BC V2A 7C8
Phone: (250) 490-2280 Fax: (250) 490-2231



OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

March-05-18

Referral ID: A2018.021-ZONE Bylaw 2451.23

RTS #: 1336

Date: February-15-18

Reference#: R-77-001041

Regional District of Okanagan-Similkameen

101 Martin ST.

Penticton, BC V2A 5J9

RE: 60 (sixty) day extension

Thank you for the above application that was received on February-15-18.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Osoyoos Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

Most recently, the Supreme Court of Canada in the *Tsilquot'in* case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title. Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

Please note that *not* receiving a response regarding a referral from the Osoyoos Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

We appreciate your co-operation.

Sincerely,

Amanda Anderson
Referrals Officer
Osoyoos Indian Band
cc:

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2451.23

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: _____

Carly Rimell

Signed By: _____

Carly Rimell

Agency: Regional District of Kootenay
Boundary

Title: Senior Planner

2018-02-26



Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A 5J9
Tel: 250 492 0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: DAVID TULLIS
(please print)

Street Address:

Tel/Email:

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☐ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

- (1) I was never informed of this proposal by the RDOS! Why?
- (2) We purchased here for residential purposes not farming!
- (3) Why do you (RDOS) continue to make our lives a misery? Electricity costs without support for years, lack of services, extra costs all the time.

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

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Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: JOSEPH & ELIZABETH DAHABIEH
(please print)

Street Address: _____

Tel/Email: J _____

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☐ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

- ① Equestrian Centre - this will increase traffic and create excessive noise pollution.
- ② Forestries - this may deforest the natural beauty of this area.
- ③ Mobile Home - this will result in decreased property value as existing residents have built higher standard homes.
- ④ Veterinary Establishment - this will increase traffic and create excessive noise pollution.
- ⑤ Home Industries - this will increase traffic and create excessive noise pollution.
- ⑥ Retail Businesses - this will increase traffic and create excessive noise pollution.
- ⑦ Kennels - this will increase traffic and create excessive noise pollution.
- ⑧ 75% greenhouse uses - an excessive use of property will result in light pollution and will strip the area of its natural beauty. many of us have telescopes for star gazing!

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no later than Friday March 16, 2018

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: Michael and Linda Tumchewics
(please print)

Street Address: 960 Eagle Place, Osoyoos BC

Tel/Email: _____

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☐ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

Please see attached document expressing our concerns

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

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Feedback Form RDOS
File No: A2018.021-ZONE

To Whom It May Concern:

We strongly object to the deletion of the SH2s zoning and replacement with SH3 zone, specifically 'Keeping of Livestock'. As it stands now, limits are in place in Regal Ridge/Osoyoos Mountain Estates regarding livestock numbers. The number of livestock is restricted to 2 on any parcel greater than 2 ha despite Section 7.23.1.

It would appear that abolishing the SH2s in favor of SH3 would completely remove this livestock limit. This proposed change is not a duplication as described in your letter of February 15, 2018. In fact the wording of "Not Applicable" and "duplication" appear misleading and suspect.

According to the zoning bylaw this change actually means that any number of livestock can be kept on parcels exceeding 2 ha. Therefore, our neighbours, with about .02 ha over the threshold, could potentially have an unlimited number of pigs, horses, cattle, goats etc. in what is intended to be a rural residential section of the development.

Our decision to purchase our lot in the Regal Ridge development was predicated on the concepts put in place by the original developer. Wildlife corridors, conservation areas, and moderation in agricultural use in a rural residential setting are what attracted us to the area. Removing this site-specific bylaw will inevitably lead to decreased property values, increased conflicts between neighbours and abolishes the original intent and spirit of the developer's site specific conditions.

Sincerely,

Mike and Linda Tumchewics



Feedback Form

Regional District of Okanagan Similkameen

101 Marlin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: Arnold & Maureen Kettenacker
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☐ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

The process has gotten off to a flawed start: - All resident property owners did not receive a personally addressed notification.
- The personally addressed notification received implies minimal changes in magnitude between SH2s and the proposed SH3. Some SH3 properties will be just over 2ha and others just under 2 ha. The cap for livestock is currently 2 for SH2s. Within a two minute walk between proposed SH3 properties, several would now be capped at 4 livestock while others will be unlimited! The notification glossed this over as "not applicable". This is not a minor change in magnitude and should be scaled proportionally. The matter could rectified with an asterisk or exception in section 7.23 of the bylaw citing a max of 5 livestock for SH3 properties between 2 and 2.5 ha in the former Regal Ridge Development. The cap is needed. Do not rely on common sense; it is an invitation for someone to test the limits of unlimited. Neighbours will be unhappy to say the least.
- The proposed changes to the CAS undermine the initial developer's efforts to create an environment that many then property purchasers and now current residents may want to retain. We run adjacent to the CAS and see no need to change current bylaws.
- The personally addressed notification we received focuses only on the comparison between SH2s vs SH3 and imply changes are minimal. For some, that would be the end of the matter and the letter in the trash. However, no mention of changes to CAS and LH2S is provided in the letter. It is unclear if no response is considered neutral to all proposed changes.
- If one sends in the Feedback Form thinking they are only supporting what is addressed in the letter, it is unclear if that specific affirmative reply is accepted as blanket support to proposed CAS and LH2s changes as well.

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

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From: heather
To: [Christopher Garrish](#)
Subject: Concerns re: LH1s Zone Review
Date: March 8, 2018 7:48:21 PM

Hello Mr Garrish,

My husband and I live up on Raven Hill Rd that was part of Regal Ridge. We are not happy about some of the proposed changes being suggested for the LH1s zoned areas.

First off we do not wish to see changes allowing Mobile homes to be either principal, secondary or accessory dwellings. We also do not want to see forestry or kennels allowed. Veterinary establishment may be okay if no kenneling is allowed on the site. Definitely do not want to see any area where you could have 75% coverage in greenhouses. This would definitely be a major source of light pollution as well as other things which have already happened in other areas.

We moved away from the coast to get away from the coast to a quieter area where things were newer and looked after more. We do not want to see these beautiful lots with mobile homes on them or having to listen to a lot of noise from such things as forestry operations and dog kennels.

I hope you will take into consideration ours and others opinions and suggestions and not make these changes as we would be the people effected but these changes.

Thank-you for your time.

Heather Hayward

From: Alice Zinowki
To: [Christopher Garrish](#)
Subject: large holdings one site specific (LH1s) zone review
Date: March 10, 2018 5:12:19 PM

Dear Mr Garrish,

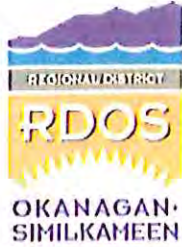
We have 2 objections to the proposed changes - kennels and mobile homes. The building code is very strict regarding insulation for stick built homes and this code would not be met in a mobile home. Having spent the winter in a mobile home on Anarchist Mtn we can attest to the fact that they are not suitable dwellings for our harsh winter climates.

We also feel that a kennel would not be an appropriate business for this area. The building sites on our side of Raven Hill Rd run parallel to the ridge and are not that far apart. Also most of the flat area that would be suitable for a kennel is close to the building site. We feel that it would be excessively noisy - we moved here to get away from noise.

Otherwise we have no other objections.

Thank you for taking our views into consideration,

Alice & Walter Zinowki



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: A2018.021-ZONE

FROM: Name: Glenn & Daljit Stewart

Street Address: 50 Blacktail Place, Osoyoos, BC V0H 1V6

Tel/Email: _____

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

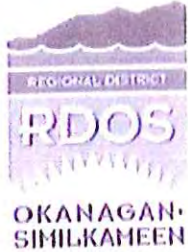
- ☒ I do support the proposed amendments to the zoning bylaw.
- ☐ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☐ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

We would also support inclusion of accessory buildings such as carriage houses/small residential buildings to provide lodging/rentals to support provincial and regional housing policies as part of the amended bylaw.

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no later than Friday March 16, 2018

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: A2018.021-ZONE

FROM: Name:

Ainda Reimer
(please print)

Street Address:

Tel/Email:

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☐ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

Please refer to attached letter.

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

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March 12, 2018

File No.: A2018.021-ZONE

Hello Mr Garrish,

My husband and I live up on Raven Hill Rd that was part of Regal Ridge. We are not happy about some of the proposed changes being suggested for the LH1s zoned areas.

In the following link to the RDOS website that lays out the A2018.021-ZONE changes:

<http://www.rdos.bc.ca/departments/development-services/planning/strategic-projects/regal-ridge-site-specific-zone-review/>

it states that:

"As a result, many of the site specific zoning regulations that apply to parcels at "Regal Ridge" have now become redundant or are no longer seen to be reflective of current Regional District Board land use policies and objectives."

This may be the policy of the Regional District Board, but those of us who purchased up here live here for the reasons reflected by the original zoning as set forth by Regal Ridge.

We are particularly opposed to:

1. "Permitted Uses: Principal Uses: mobile home"
(OK with Modular Home as per Project No. X2016.057-ZONE but in my opinion allowing a mobile home as a principal use would encourage a seasonal, transient population to come up and thus devalue those homes that are up here and who built with the original Regal Ridge LH1s building codes - this then in turn would not only reduce our values but also the tax funds on the properties. Also, in doing some research about mobile homes CSA Z240 M11, I have read that Alberta does not accept these as homes and that they can not be sited in their province - there must be a good reason.....)
2. "Permitted Uses: Principal Uses: forestry" *(what about reducing the carbon foot print???)*
3. "Permitted Uses: Accessory Uses: kennel" *(we already have enough barking back and forth to each other with all of the coyotes up here)*
4. "Maximum Parcel Coverage: c) for parcels greater than 2.0 ha in area ii) 75% for greenhouse uses" *(we moved up here because of the dark skies as we wanted to leave behind the light pollution of the FV)*

I would also like to state that I have spoken to some LH1s residents who have properties located as per the maps, that said they did not receive letters notifying them of the proposed changes

Sincerely, 



Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

MAR 15 2018

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: SIMONE PONNE
(please print)

Street Address: _

Tel/Email: _

RE: Electoral Area "A" Zoning Amendment Bylaw NO. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☒ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☒ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

objection to changes on LTH1
property values impacted by
kennels
greenhouses → these do not fit with original
vision of Regal Ridge
mobile homes * also building scheme is
no longer enforceable, there is
no unsightly bylaw - these new allowances
Further erode beauty
of development.

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

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RECEIVED
Regional District

MAR 15 2018



Feedback Form

Regional District of Okanagan Similkameen
101 Marlin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

101 Marlin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

FILE NO.: A2018.021-ZONE

FROM: Name:

Jan Ponne / Annie Ponne
(please print)

Street Address: ,

Tel/Email: .

RE: Blectoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☒ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☐ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

issue with LH
mobile homes / kennels / greenhouses do not fit
with the community of Regal Ridge.
Multi million \$ homes make up neighborhoods

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

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To: Christopher Garrish, MCIP, RPP,
Planning Supervisor, RDOS. Re A 2018.021-ZONE

March 22, 2018.

Fax 1-250-492-0063

From Susan and Terry Otto,

Re: Small Holdings Two Site Specific (SH2S) Zone Review, Regal Ridge area.

Dear Christopher Garrish,

My name is Susan Otto, and my husband Terry and I are the owners of 870 Eagle Place, Osoyoos, B.C. We were out of the country until March 20, 2018 and so did not receive your letter regarding rezoning until then. Please consider our response even though it is past your deadline of March 16th, as we were unable to respond by that date.

We are opposed to the rezoning from SH2S to SH3 for the following reason;
Our lot at 870 Eagle Place is a size of 5 acres which is 2plus hectares. We purchased it in 2007 as a 5 acre parcel allowing up to 2 livestock. We have a horse farm in Ontario and in preparation for the future, purchased this lot and fenced it to allow for horses on the property. We had previously purchased a 10 acre parcel in Ravenhill, a Regal Ridge development further east along Hwy 3, but arranged the creation of the 5 acre 870 Eagle Place location as closer to Osoyoos and also to the community trails on the south side of Hwy 3.

To our understanding, the lot beside ours to the east is also a size of 5 acres and under the same zoning, allowing up to 2 livestock on the property. Both lots are bordered by conservation area. We believe the remaining lots on the same side (South) of Hwy 3 are all approximately 1 hectare in size, also with SH2S zoning.

This SH2S zoning is consistent with all the permitted uses etc, and the keeping of 2 livestock only applies to a parcel greater than 2 hectares in any case.

So please do not change the zoning from SH2S to SH3, as the current zoning does not create a problem for any of those parcels, and ours and our neighbors', at 5 acres in size still allow up to 2 livestock, which was the reason for our purchase in the first place.

Please let us know if further steps are required in order to protect our investment.

Sincerely,

Susan and Terry Otto,

f

From: Laura Haslett
To: [Christopher Garrish](#)
Subject: Draft Amendment ByLawNo.2431.23 - Regal Ridge
Date: February 27, 2018 12:25:49 PM

Hello Christopher,

I live at 751 Raven Hill Road and my husband and I are strongly opposed to allowing mobile homes to be placed on lots in my neighborhood. Could you please let me know why you are proposing these changes.

I followed the links as outlined in a recent letter I received from you, but could not locate the feedback form through your links.

Please advise me if I am required to do anything further to ensure my opposition to the proposed changes is noted in your upcoming Board Meeting.

Laura Haslett

From: Donna Ferguson
To: [Christopher Garrish](#)
Subject: Re: Large Holdings One Site Specific (LH1s) Zone Review
Date: March 15, 2018 3:03:03 PM

March 15, 2018

Regional District of Okanagan -Similkameen
101 Martin Street
Penticton, BC V2A 1V6

Re: Large Holdings One Site Specific Zone Review

Attention; Christopher Garrish, Planning Supervisor

Dear Sir,

We wish to address your proposed changes as outlined in your February 15, 2018 letter sent out by the RDOS.
Please be advised that we, Rudy and Donna Ferguson DO NOT approve of these proposed changes.

We purchased 16 acres on Anarchist Mountain in 1988 and in 2000, retired and moved here to live the rest of our lives. Shortly after we came here, we sub-divided our land, sold 5 acres and now reside on the remaining 11. During that time we witnessed the development of Regal Ridge. Adrian Erickson had a vision to make this mountain a retirement "Dream come true" for anyone who purchased land and moved here. His vision was perfect and he made sure the rules and regulation set forth in this development were approved by everyone and should not be changed. We ALL now live in peace and find it hard to understand why you should want to "fix something which isn't broken" ...?...

We DO NOT agree with your proposed changes...to allow Mobile Homes, Greenhouses, Veterinary Establishments and Kennels on this mountain.

The noise, pollution, traffic, and negative aspects would take away the tranquility we now have come to appreciate living here.

Your proposals are too vague and open a wide range of questionable scenarios that anyone can apply for...definitely not acceptable.

Thank you,
Rudy and Donna Ferguson

RECEIVED

Regional District

March 15 2018



OKANAGAN-
SIMILKAMEEN

Feedback Form

101 Marlin Street
Penikton, BC V2A 5J9

Regional District of Okanagan Similkameen

101 Marlin Street, Penikton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: A2018.021-ZONE

FROM: Name: ADRIAN ERICKSON
(please print)

Street Address: 1300 BULLMOOSE WAY, O504005

Tel/Email: .

RE: Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
"Regal Ridge" Site Specific Zone Review

My comments / concerns are:

- ☐ I do support the proposed amendments to the zoning bylaw.
- ☒ I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- ☐ I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.23.

I DO NOT SUPPORT - MOBILE HOMES ON LHM
- GREENHOUSE COVERAGE 20%
- KENNELS

WHEN I DEVELOPED REGAL RIDGE I HAD A VISION
OF QUIET SERENITY, IMMersed IN NATURE AND
FREE OF NOISE (KENNELS) AND LIGHT POLLUTION
(GREENHOUSES). SPECTACULAR ATTENTION ON BUILDING SCENES
ADMITTED SOME OF THIS. MOST BUYERS PURCHASED FOR
THESE REASONS.

Feedback Forms must be completed and returned to the Regional District
no later than Friday March 16, 2018

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Marlin Street, Penikton, BC V2A 5J9, 250-492-0237.

From: Hilary Cargill
To: [Christopher Garrish](#)
Subject: Small Holdings Two Site Specific (SH2s) Zone Review Regal Ridge Area
Date: March 12, 2018 10:34:38 AM

Dear Mr. Garrish,

We are writing to strongly object to the proposed amendments to the zoning for properties on Regal Ridge specifically to the "Keeping of Livestock".

We have been homeowners at 955 Eagle Place, Osoyoos (Regal Ridge Area) for approx 8 months. One of the principal reasons we bought here was the generous sized lots and the fact the area is zoned residential.

The proposed changes to the zoning, while minimal overall, have caused us a lot of alarm with respect to the change proposed to the "Keeping of Livestock".

The fact that for those here with larger lots can have unlimited amounts of animals defeats the original purpose for all homeowners in Regal Ridge, suggesting now a more agricultural vs residential zone. We believe, and would support, a change proposing a maximum number of 6 livestock regardless of the size of each property.

Moreover we strongly object to the proposed change to opening up the protected areas around here. This will cause adverse affects on noise and environmental pollution, higher risk of fires, increased threat to wildlife and criminal behaviour...all of which is a detriment to our property values!

Clearly you need to re-assess your proposal with all the above in mind. We are a small community and very proud of what we have and what life here offers us. We want to maintain our current way of life without threat of damaging changes from those who do not know nor appreciate the distinctive and exceptional area which we cherish.

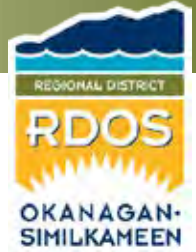
We are available to discuss should you choose to do so.

Sincerely,

Geoff and Hilary Cargill

Sent from my iPad

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Early Termination of a Land Use Contract – Electoral Area “D-1”

Administrative Recommendation:

THAT Bylaw No. 2457.23, 2018, Electoral Area “D-1” Zoning Amendment Bylaws be read a third time.

Purpose: To undertake the “Early Termination” of Land Use Contract No. LU-10-D.

Owners: various Agent: n/a Folio: D-06582.065

Civic: 1609, 1714, 1730, 1746 & 1752 Green Lake Road

Legal: DL 30S, SDYD, Except Plans B4130, 21048, 17512 & KAP75356, Parcels D, 15 & 17 on Plan A1266; Lot A, Plan KAP75356, District Lot 30S SDYD; and Lots 1-3, Plan 27512, District Lot 30S, SDYD.

Zone: Not applicable (Land Use Contract) Proposed Zoning: Resource Area (RA); & Small Holdings Five (SH5)

Proposed Development:

Administration is proposing that the Regional District Board resolve to initiate an amendment bylaw in order to terminate Land Use Contract (LUC) No. LU-10-D (being Bylaw No. 218 and all amendments thereto) from the properties outlined in Attachment No. 1 and to zone the properties under the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008.

Specifically, it is being proposed to introduce the Resource Area (RA) Zone over the property at 1609 Green Lake Road, as this is consistent with the Resource Area (RA) designation of the property under the Electoral Area “D-1” Official Community Plan (OCP) Bylaw No. 2683, 2016.

It is further proposed to introduce a Small Holdings Five (SH5) Zone over the properties at 1714, 1730, 1746 and 1752 Green Lake Road as this is consistent with the Small Holdings (SH) designation of these properties under the OCP Bylaw.

The RA and SH5 Zones closely reflect the LUC and should not create any legal non-conformities as the regulations are equal to, or less restrictive than.

Site Context:

The subject properties comprise five legal titles representing a land area of approximately 26.8 hectares and are situated on the west side of the Okanagan river bisected by Green Lake Road, approximately 1 kilometre south west of the Okanagan Falls town centre area. Of the five parcels, the property at 1609 Green Lake Road comprises the significant majority of the land area within the LUC.

The surround pattern of development is predominantly Agriculture on the east side of the Okanagan River. The parcels in the contract abut the White Lake Grasslands Protected Area to the west and south.

Background:

A Public Information Meeting was held on April 10, 2018, at the Community Centre in Okanagan Falls and approximately 9 members of the public were in attendance.

At its meeting of April 10, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

At its meeting of April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of May 17, 2018.

All comments received through the public process are compiled and included as a separate item on the Board Agenda

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposed amendment affects land within 800 metres of a controlled area (i.e. Highway 97).

Analysis:

Administration considers that the principal challenge associated with the termination of a Land Use Contract is going to be the transition of a parcel into the zoning bylaw, given its use under the provisions of the LUC may be completely incongruous with available zonings.

In resolving this, two options are seen to be available and these include:

1. recreating the provisions of the LUC in the form of a new zone; or
2. applying an existing zone, which *may* result in the use of the land becoming lawfully non-conforming use under section 533 of the *Local Government Act*.

In this instance, Administration believes this question can best be resolved by applying the existing Resource Area (RA) Zone to the property at 1609 Green Lake Road as this zone generally mirrors the regulations contained with the LUC, and would actually be more permissive.

With regard to the four (4) rural-residential parcels at 1714, 1730, 1746 and 1752 Green Lake Road, Administration is proposing that these be zoned Small Holdings Five (SH5) as this zone best reflects the rural residential nature of the lots.

Alternatives:

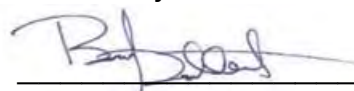
THAT first and second readings of Bylaw No. 2457.23, 2018, Electoral Area “D-1” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted

K. Taylor, Planning Technician

Endorsed by:

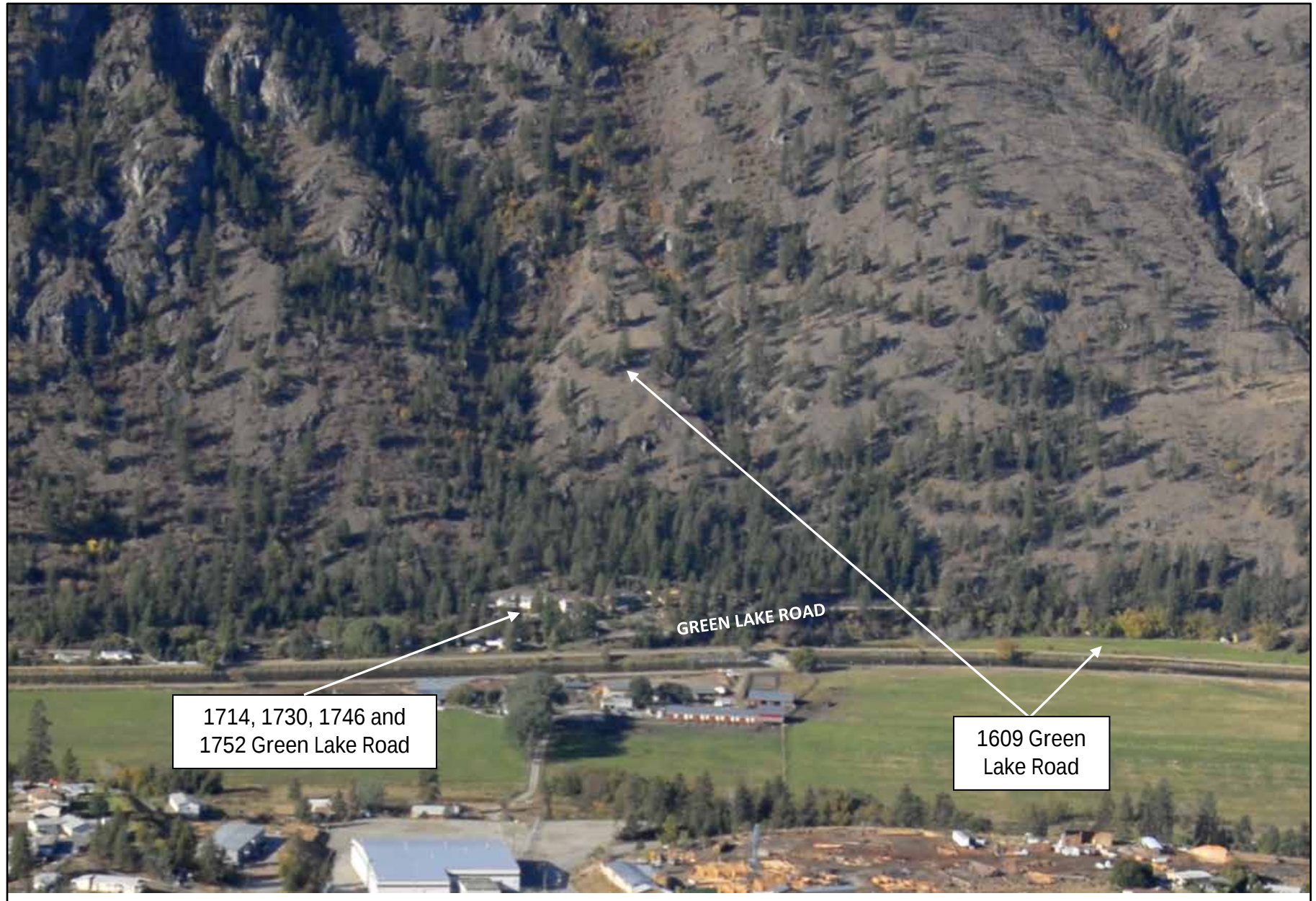
C. Garrish, Planning Supervisor

Endorsed by:

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Aerial Photo (2007)

Attachment No. 1 – Aerial Photo (2007)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.23, 2018

**A Bylaw to terminate Land Use Contract No. LU-10-D and to amend the
Electoral Area “D-1” Zoning Bylaw No. 2457, 2008**

WHEREAS pursuant to s. 548 of the *Local Government Act*, a local government may, by bylaw, terminate a land use contract that applies to land within the jurisdiction of the local government;

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Land Use Contract LU-10-D Termination and Zoning Amendment Bylaw No. 2457.23, 2018.”
2. The Land Use Contract No. LU-10-D, registered in the Kamloops Land Title Office under charge number K5799 against title to the land described as District Lot 30S, SDYD and shown shaded yellow and red on the attached Schedule ‘A’ (which forms part of this Bylaw), is terminated.
3. The land described as District Lot 30S, SDYD Except Plans B4130, 21048, 17512 and KAP75356; Parcels D, 15 and 17 on Plan A1266, and shown shaded yellow on the attached Schedule ‘A’ (which forms part of this Bylaw) is zoned Resource Area (RA) in Regional District Okanagan-Similkameen, Electoral Area “D-1” Zoning Bylaw No. 2457, 2008 and the Zoning Map, being Schedule ‘2’ of the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, is amended accordingly.
4. The lands described as, Lot A, District Lot 30S SDYD, PLAN KAP75356; Lot 1, District Lot 30S, SDYD, PLAN 27512; Lot 2, District Lot 30S, SDYD, PLAN 27512; Lot 3, District Lot 30S, SDYD, PLAN 27512, and shown shaded red on the attached Schedule ‘A’ (which forms part of this Bylaw) is zoned Small Holdings Five (SH5) in Regional District Okanagan-Similkameen, Electoral Area “D-1” Zoning Bylaw No. 2457, 2008 and the Zoning Map, being Schedule ‘2’ of the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, is amended accordingly.

5. The “Electoral Area ‘D-1’ Zoning Bylaw No. 2457, 2008” is amended by:
- i) adding a reference to “Small Holdings Five Zone SH5” under Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones).
 - ii) adding a reference to “Small Holdings Four Zone SH4” under Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones).
 - iii) adding a new Section 10.9 (Small Holdings Five Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

10.7 SMALL HOLDINGS FIVE ZONE (SH5)

10.7.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwelling;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

10.7.2 Site Specific Small Holdings Four (SH5s) Provisions:

- a) see Section 16.28

10.7.3 Minimum Parcel Size:

- a) 2,020 m², subject to servicing requirements

10.7.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.7.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

10.7.8 Maximum Parcel Coverage:

- a) 35%

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- iv) adding a new Section 16.28 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 16.0 (Site Specific Designation) to read as follows:

16.28 Site Specific Small Holdings Five (SH5s) Provisions:

- .1 blank.
6. This Bylaw shall come into force on the day that is one year and one day after the date this Bylaw is adopted.

READ A FIRST AND SECOND TIME this ____ day of _____, 2018.

PUBLIC HEARING held on this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Land Use Contract LU-10-D Termination and Zoning Amendment Bylaw No. 2457.23, 2018" as read a Third time by the Regional Board on this ____ day of ____, 2018.

Dated at Penticton, BC this __ day of ____, 2018.

Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act* this ____ day of _____, 2018.

For Minister of Transportation & Infrastructure

Approved pursuant to Section 546(4) of the *Local Government Act* this ____ day of _____, 2018.

For Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

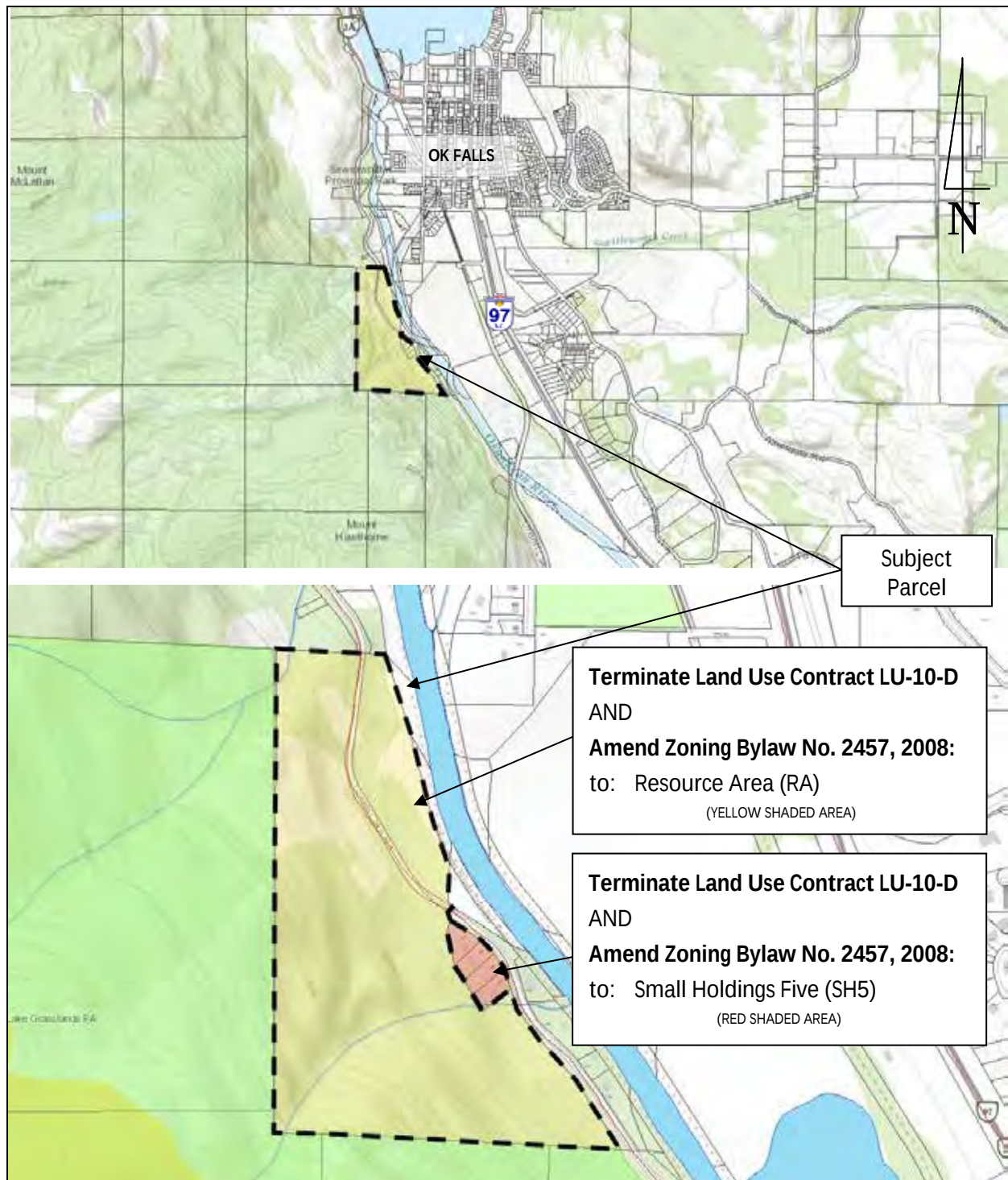
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.23, 2018

File No. D2018.004-ZONE

Schedule 'A'



Subject
Parcel

**Terminate Land Use Contract LU-10-D
AND
Amend Zoning Bylaw No. 2457, 2008:
to: Resource Area (RA)
(YELLOW SHADED AREA)**

**Terminate Land Use Contract LU-10-D
AND
Amend Zoning Bylaw No. 2457, 2008:
to: Small Holdings Five (SH5)
(RED SHADED AREA)**



Penticton Indian Band

Natural Resources Department
773 Westhills Drive | R.R. #2, Site 80, Comp.19
Penticton, British Columbia
Canada V2A 6J7

Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411 Fax: 250-493-2882

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

May-01-18

Regional District of Okanagan Similkameen
101 Martin Street
PentictonBC V2A 5J9

RTS ID: 3098

Referral Date: March-16-18

Referral ID: D2018.004-ZONE

Reference ID:

Summary: The Regional District is proposing to undertake an early termination of Land Use Contract (LUC) No. LU-10-D from properties along Green Lake Road

Attention: Lauri Feindell

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on May-01-18. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

Limlɛmt,
Venessa Gonzales
Referrals Administrator

RTS ID: 3098
CC:

X

Agency Referral List

- | | | |
|---|---|---|
| ☒ Interior Health Authority (IHA) | ☒ Fortis | ☒ Penticton Indian Band |
| ☒ Archaeology Branch | ☒ Ministry of Environment | |
| ☒ Ministry of Transportation and Infrastructure | | |

RESPONSE SUMMARY

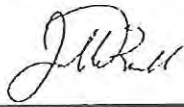
AMENDMENT BYLAW NO. 2457.23

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: April 12, 2018

REPRESENTATIONS PREVIOUSLY VIEWED AT

Date of Board Meeting: APRIL 19, 2019 (1ST-2ND)



Your File #: LU-10-D
eDAS File #: 2018-01674
Date: April 4, 2018

Regional District Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lauri Feindell, Planning Secretary

Re: **Proposed Bylaw 2457.23, 2018 for:**
Lot A, District Lot 30s, SDYD, Plan KAP75356
Lot 1, 2 and 3, District Lot 30s, SDYD, Plan KAP27512
District Lot 30s, SDYD, Except Plans B4130, A1266, 21048, 27512 &
KAP75356 – Green Lake Road, Okanagan Falls, BC

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act* and section 546(4) of the *Local Government Act*.

If you have any questions please feel free to call Rob Bitte at (250) 490-8200.

Yours truly,

Rob Bitte
District Development Technician

SKW
[Signature]
to 157219 LUC

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

Lauri Feindell

To: Referral Apps REG8 FLNR:EX
Subject: RE: Bylaw Referral (LU-10-D) D2018.004-ZONE

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: March 29, 2018 11:42 AM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Bylaw Referral (LU-10-D) D2018.004-ZONE

Hi Lauri,

The Ecosystems Senior Biologist, Lora Nield, with the Ecosystems Section of the Ministry of Forest, Lands, Natural Resource Operations and Rural Development has reviewed the above noted referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 4, 2018 9:03 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral (LU-10-D) D2018.004-ZONE

Hello RDOS Planners,

Thank you for your referral regarding an early termination of Land Use Contract (LUC) No. LU-10-D from properties along Green Lake Road in Electoral Area "D-1" to be replaced by a Resource Area (RA) Zone and Small Holdings Five (SH5) zone under the Electoral Area "D-1" Zoning Bylaw No. 2457, 2008.

The properties involved are:

DL 30S, SDYD, Except Plans B4130 A1266 21048 27512 KAP75356, PID 006240097 (1609 Green Lake Road) (RA zone); Lot 1-3, Plan KAP27512, DL 30S, SDYD, PIDs 004827643, 004827651 and 004827660 (1714, 1730, 1746 Green Lake Road) (SH5 zone) and Lot A, Plan KAP75356, DL 30S, SDYD, PID 025905066 (1752 Green Lake Road) (SH5 zone).

According to Provincial records there are no known archaeological sites recorded on any of the properties. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the properties to determine whether the work may impact protected archaeological materials.

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be

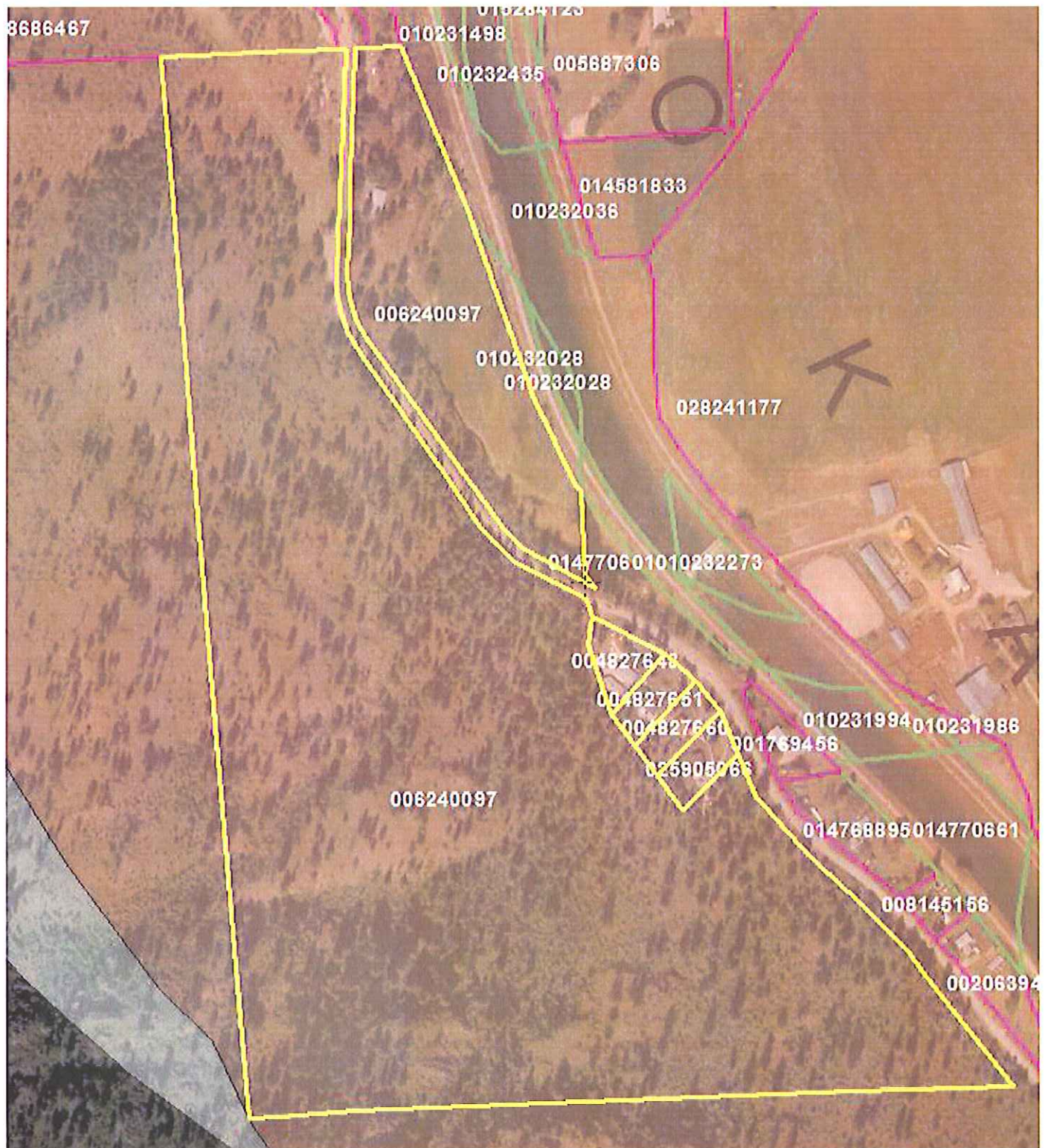


in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the properties below (outlined in yellow) in relation to the archaeological potential (brown/orange areas). In this case, the properties are all located in an area of high potential, hence the brown/orange colouration of everything in the screenshot. If this does not represent the properties listed in the data request please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
 Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
 Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

Lauri Feindell

To: Danielson, Steven
Subject: RE: Green Lake Rd, 1609, 1714, 1730, 1746, 1752 Okanagan Falls (D2018.004-ZONE)

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 13, 2018 1:53 PM
To: Planning <planning@rdos.bc.ca>
Subject: Green Lake Rd, 1609, 1714, 1730, 1746, 1752 Okanagan Falls (D2018.004-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Green Lake Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

Otherwise, FBC(E) has no concerns with this circulation.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

*Steven Danielson,
Contract Land Agent for:*

**Nicholas Mirsky, B.Comm., AACI, SR/WA
Supervisor | Property Services | FortisBC Inc.**

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com

FORTIS BC

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File No: D2018.044-ZONE

At its meeting of April 10, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

At its meeting of April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of May 17, 2018.

All comments received through the public process are compiled and included as a separate item on the Board Agenda

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the subject property is situated within 800 metres of a controlled area (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that an objective of the AG designation is to preserve agricultural land, with a supporting policy being to “restrict residential development in the Agricultural Land Reserve to single farm residences and homesite severances, and only if it does not create a situation that encourages a proliferation of non-farm residential development.”

The current proposal is seen to be consistent with this direction as it is seeking to accommodate two “families” within an existing dwelling unit, thereby negating the need to construct an additional accessory dwelling unit on the property (the construction of which could have resulted in the alienation of productive agricultural land).

In addition, allowing the development of a second kitchen in the dwelling will facilitate the current property owner being able to “age in place” (being the “ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level”).

The applicant has further indicated that the dwelling will remain interconnected and free flowing (i.e. no internal alterations will be undertaken in order to create separate dwelling units for the family members). Administration notes that any internal alterations to create separate dwelling units may result in the structure being considered a “duplex”, which is not a permitted type of dwelling unit in the AG3 Zone.

Conversely, other options are seen to be available to the property owner should they wish to have additional family members reside on the property, such as a secondary suite (with a maximum floor area of 90 m²) or an accessory dwelling (to a maximum floor area of 360 m²). Either of these two options would not require an amendment to the zoning bylaw and would provide the flexibility of residing in the main dwelling unit (in the form of a secondary suite) or in a detached dwelling unit.

Alternatives:

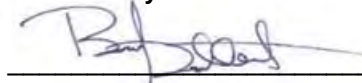
THAT first and second reading of Bylaw No. 2455.35, 2018, Electoral Area “D” Zoning Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant’s Floor Plan (2nd Floor)

No. 2 – Aerial Photo (2014)

Architectural floor plan of a residential unit. The plan includes the following rooms and features:

- Bedrooms:** Three bedrooms are shown. One is labeled "BEDROOM 14'4" x 10'9\"", another "BEDROOM 10'6" x 12'0\"", and the third "BEDROOM 10'3" x 11'0\"".
- Master Bedroom:** Labeled "MASTER BEDROOM 15'1" x 16'6\"", featuring a "dressing room" and "attic access".
- Bathroom:** Includes a "split bath" and a "verify tub prior to construction".
- Proposed Kitchen:** A red circle highlights the "Proposed location of second kitchen" in the master bedroom area.
- Structural Notes:** Various notes such as "engineered roof trusses over @ 24" o/c", "engineered girder truss over", and "3 ply 2 x 10 beam over".
- Other Features:** "walk-in closet", "approved smoke detector", "open to foyer below", "round-top windows", and "line of roof overhang".

Attachment No. 2 – Aerial Photo (2014)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.35, 2018

A Bylaw to amend the Electoral Area “D” Zoning Bylaw No. 2455, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Zoning Amendment Bylaw No. 2455.35, 2018.”
2. The Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by:
 - i) adding a new Section 17.3.2 (Site Specific Agriculture Three (AG3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows:
 - .1 In the case of land described as Lot 1, Plan KAP90957, District Lot 10 & 338S, SDYD (1752 Alba Road) and shown shaded yellow on Figure 17.3.2:
 - a) despite Section 4.0 (Definitions), a “principal dwelling unit” shall mean one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than two sets of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes.



Figure 17.3.2

3. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of the land described as Lot 1, Plan KAP90957, District Lot 10 & 338S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Agriculture Three (AG3) to Agriculture Three Site Specific (AG3s).

READ A FIRST AND SECOND TIME this 19th day of April, 2018.

PUBLIC HEARING held on this 17th day of May, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.35, 2018" as read a Third time by the Regional Board on this ____ day of _____, 2018.

Dated at Penticton, BC, this ____ day of _____, 2018.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2018.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

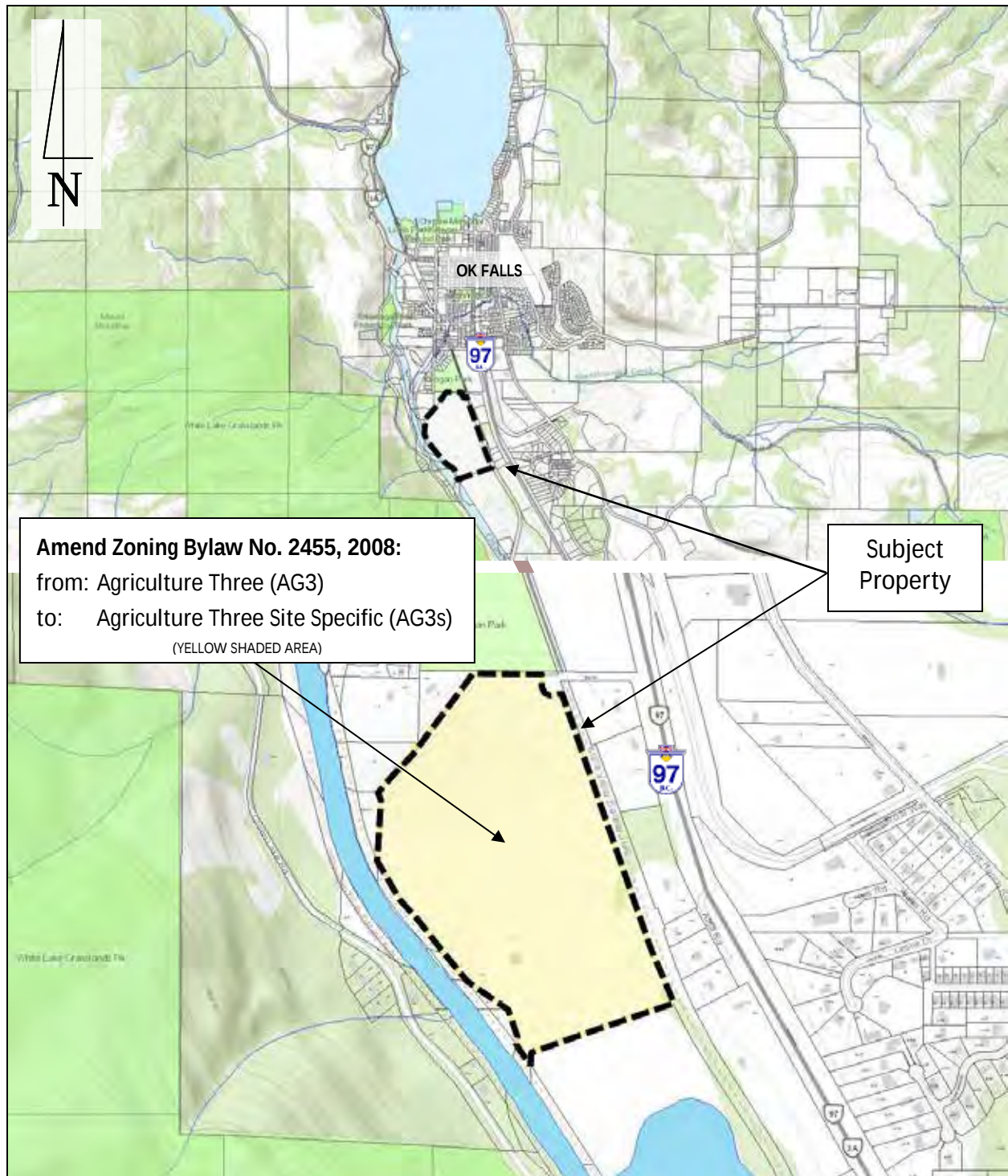
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.35, 2018

Project No: D2018.044-ZONE

Schedule 'A'





DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: D2018.044-
ZONE
(Robinson)
eDAS File #: 2018-02443
Date: May 7, 2018

Regional District Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw 2455.35 for:
Lot 1, District Lots 10 & 338s, SDYD, Plan KAP90957
1752 Alba Road, Okanagan Falls, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2455.35

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: April 27, 2018

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 18, 2018 4:10 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral - Project D2018.044-ZONE

Hello RDOS Planners,

Thank you for your referral regarding 1752 Alba Road, Okanagan Falls, PID 028241177, L 1 DLS 10 & 338S SIMILKAMEEN DIVISION YALE DISTRICT PL KAP90957.

According to Provincial records there are no known archaeological sites recorded on the property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials.

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

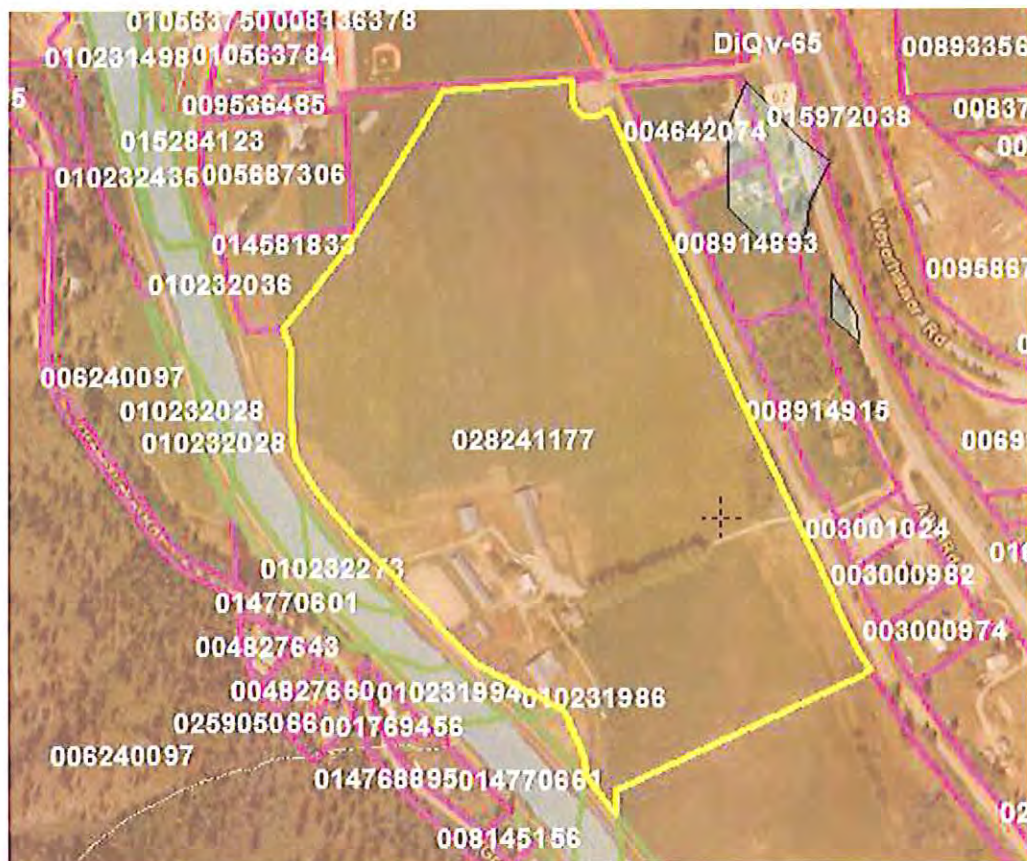
If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential. In this case the entire area has high potential for unknown/unrecorded archaeological deposits, as indicated by the brown/orange colouration of the screenshot.

Please let me know if you have any questions regarding this referral.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]

Sent: Thursday, April 5, 2018 9:51 AM

To: HBE@interiorHealth.ca; 'fbclands@fortisbc.com'; Pellett, Tony ALC:EX; Skinner, Anne E AGRI:EX; Cooper, Diana FLNR:EX; ofid@telus.net; Referral Apps REG8 FLNR:EX

Subject: Bylaw Referral - Project D2018.044-ZONE

Re: Project No. D2018.044-ZONE

Bylaw No. 2455.35

Legal: Lot 1, Plan KAP90957, DL10 and 338S, SDYD

Address: 1752 Alba Road, OK Falls

Please find attached a Bylaw Referral for the above noted Bylaw amendment for your review. I have attached link below to our website, and also in the Referral for a link to the related documentation. Please review, and forward any comments/concerns you may have to planning@rdos.bc.ca.

REPRESENTATIONS PREVIOUSLY VIEWED AT

Date of Board Meeting: APRIL 19, 2018 (1ST-2ND)

BOARD DATE: APRIL 19, 2018
ADDITIONAL REPRESENTATION
D.11.6 D2018.044-ZONE
ROBINSON

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 17, 2018 5:04 PM
To: Planning
Subject: Alba Rd, 1752 Okanagan Falls (D2018.044-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Alba Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- FortisBC Total Connected Load Form
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, SR/WA
Supervisor | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com

Lauri Feindell

From: Lacey, Cathy M FLNR:EX <Cathy.Lacey@gov.bc.ca>
Sent: April 17, 2018 8:13 AM
To: Planning
Cc: Christopher Garrish
Subject: Response - MFLNRo

Hi,

Senior Ecosystems Biologist, Lora Nield, with the Ecosystems section of the Ministry of Forest Lands Natural Resources Operations and Rural Development has reviewed this referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton

Lauri Feindell

To: Judy Morris
Subject: RE: Bylaw Referral - Project D2018.044-ZONE

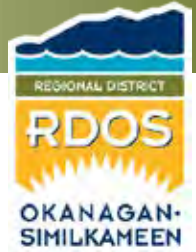
From: Judy Morris <ofid@telus.net>
Sent: April 5, 2018 10:24 AM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Bylaw Referral - Project D2018.044-ZONE

Thank you Lauri, this property is not within the boundaries of the Okanagan Falls Irrigation District; therefore we will have no comment.

Judy



Judy Morris
Manager
OKANAGAN FALLS IRRIGATION DISTRICT
PO Box 110 – 1109 Willow Street
Okanagan Falls, BC
V0H 1R0
Phone: 250.497.8541
Fax: 250.497.5817
Email: ofid@telus.net
www.okanaganfallsirrigationdistrict.ca



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2457.24, 2018, Electoral Area “D-1” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To allow for the construction of a secondary suite on a parcel less than 2020 m²

Owner: Ian & Edith Johnson Applicant: Owners Folio: D-01389.300

Civic: 100 4th Street, Kaleden Legal: Lot 27, Plan KAP763 Block 10, DL 105s, SDYD,

Zoning: Residential Single Family (RS1) Proposed Zoning: Residential Single Family Site Specific (RS1s)

Proposed Development:

This application proposes to amend the zoning bylaw in order to allow for the construction of a secondary suite on a parcel that is less in area than the permitted 2,020 m² and is not connected to a community sanitary sewer system.

Specifically, it is being proposed to construct an approximate 73 m² suite on the bottom floor of an existing single family dwelling.

Site Context:

The subject property is approximately 1,089 m² in area and is located at the south east side of the intersection of Fourth St and Oak Avenue in Kaleden, and approximately 189 metres from Skaha Lake.

There is currently one dwelling unit on the property. The surrounding pattern of development is characterized by a residential subdivision with single family dwellings on similar sized parcels. To the west across from Oak Avenue, there are larger and steeper residential lots with less development.

Background:

At its meeting of April 10, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held on April 10, 2018, and was attended by 6 members of the public.

At the April 19, 2018 meeting the Board of Directors resolved to approve 1st and 2nd readings to the amendment bylaw and directed that a public hearing occur at the Board meeting of May 17, 2018.

All comments received through the public process are compiled and included as a separate item on the Board Agenda

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the subject property is situated beyond 800 metres of a controlled area

Analysis:

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives. In considering this proposal, however, Administration notes that the Electoral Area “D-1” OCP Bylaw supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.

In this instance, a secondary suite is a permitted use within the zone, provided the parcel is greater than 2,020 m² in area. As the size of subject property is only 1,089 m², the applicant has had an assessment completed on the sewage system. The Registered Onsite Wastewater Practitioner (ROWP) noted that the existing system will meet SPM standards upon completion of two outlined recommendations: the existing septic tank be fitted with risers; and, to install monitoring wells and cleanout access ports in the dispersal field area.

The 2020m² area zoning requirement originated from earlier (pre- one hectare policy) subdivisions that allowed septic on parcels half an acre in area.

The applicant has provided a plan showing parking can be accommodated both in front of the dwelling unit as well as from behind, through an alley access.

Although Administration is generally supportive of secondary suites, it is also concerned if secondary suites were to become a frequent development in the Kaleden area due to the high number of fairly small sized residential parcels. Cumulative impacts on groundwater and soil stability is not known at this point and that may pose potential risks. A community sewer system is proposed for Kaleden; however, it is not known at this time when construction will begin.

In summary, however, as the applicant has submitted a sewage system assessment report that indicates the system, with certain upgrades, will accommodate the number of bedrooms, and the dwelling currently exists with no proposed expansion, Administration generally supports the proposed rezoning.

Alternatives:

- .1 THAT first and second readings of Bylaw No. 2455.33, 2018, Electoral Area “D” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:

CG

C. Garrish, Planning Supervisor

Endorsed by:

B. Dollevoet

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant’s Plan
No. 2 – Google Earth (Streetview)

This is a detailed architectural floor plan of a house. A red outline highlights the main living areas, which include the Suite, Family, Kitchen, and Bath. The plan also shows a Garage, Entry, Bedroom, Utility, Craft Room, and another Bedroom. Dimensions are provided for most rooms and overall exterior measurements. Key features include a 105-degree angle in the Suite, a 150-degree angle in the Family room, and a 105-degree angle in the Kitchen. The plan also shows a 105-degree angle in the Suite, a 150-degree angle in the Family room, and a 105-degree angle in the Kitchen. The plan also shows a 105-degree angle in the Suite, a 150-degree angle in the Family room, and a 105-degree angle in the Kitchen.

Attachment No. 2 – Google Earth (Streetview)

View from Oak Avenue



View from Fourth St



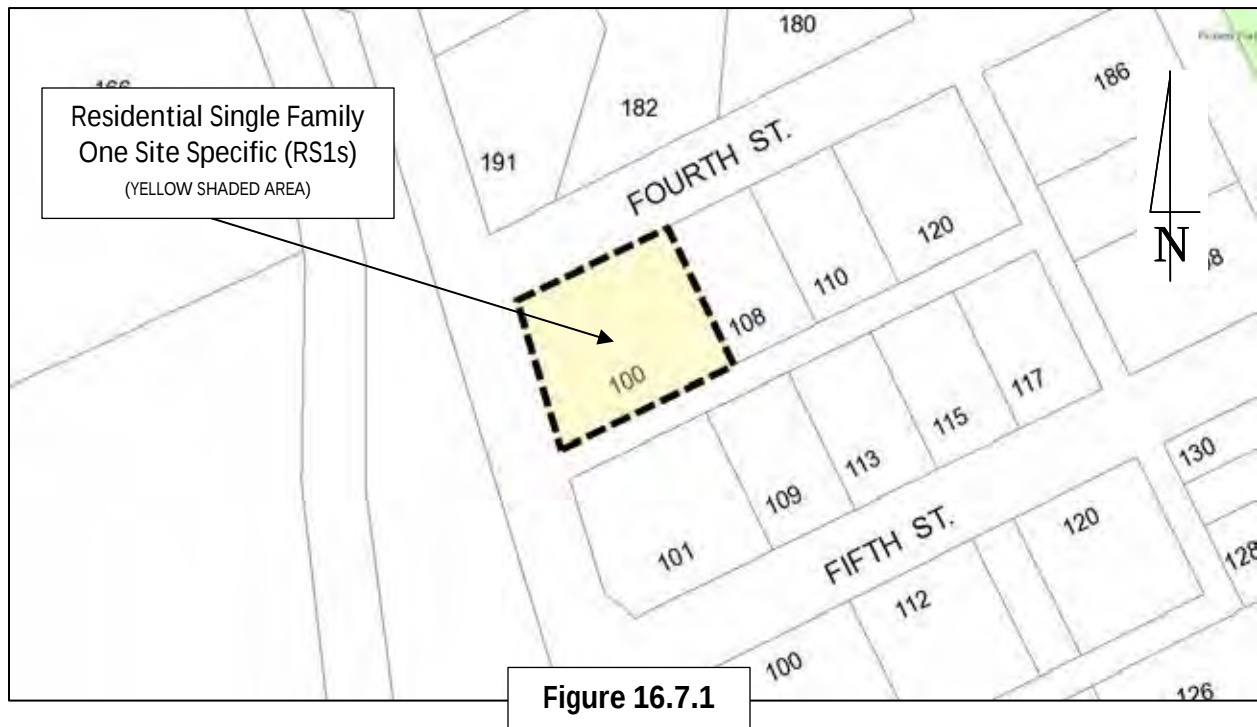
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.24, 2018

A Bylaw to amend the Electoral Area “D” Zoning Bylaw No. 2457, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Zoning Amendment Bylaw No. 2457.24, 2018.”
2. The Official Zoning Map, being Schedule ‘2’ of the Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation on the land described as Lot 27, Block 10, Plan KAP763, District lot 105s, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Residential Single Family One (RS1) to Residential Single Family One Site Specific (RS1s).
3. The “Electoral Area “D” Zoning Bylaw No. 2457, 2008” is amended by:
 - i) replacing Section 16.7.1 under Section 16.7 (Site Specific Residential Single Family One (RS1s) Provisions) in its entirety with the following:
 - .1 in the case of land described as Lot 27, Block 10, Plan KAP763, District Lot 105s, SDYD, and shown shaded yellow on Figure 16.7.1:
 - a) despite Section 7.12.4, a secondary suite is permitted without connection to a community sanitary sewer on a lot less than 2,020 m² in area.



READ A FIRST AND SECOND TIME this ___ day of ___, 2018.

PUBLIC HEARING held on this ___ day of ___, 2018.

READ A THIRD TIME this ___ day of ___, 2018.

AND ADOPTED this ___ day of ___, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

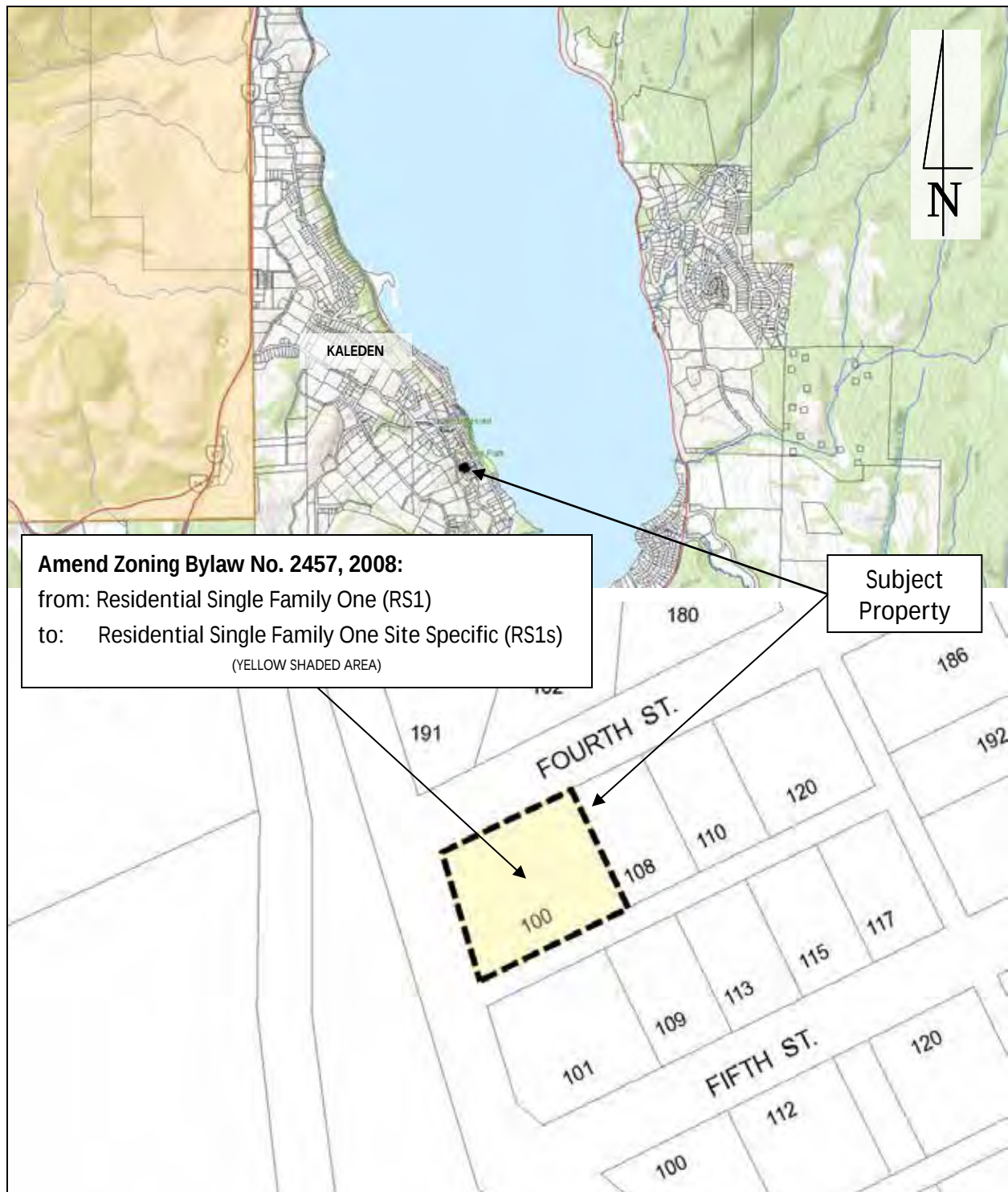
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.24, 2018

Project No: D2018.039-ZONE

Schedule 'A'



Amendment Bylaw No. 2457.24, 2017

(D2018.039 -ZONE)

Page 3 of 3



March 29, 2018

File: 58000-20/2018033
Your File: D2018.039-ZONE

Regional District of Okanagan Similkameen
101 Martin Street
Penticton BC V2A 5J9

Attention: Evelyn Riechert

Re: Amend Zoning Bylaw to allow a secondary suite at 100 4th Street, Kaleden, B.C.

The Ecosystems Section of the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) provides the following response to the above noted referral.

To ensure proposed activities are planned and carried out with minimal impacts to the environment and in compliance with all relevant legislation, the proponent and approving agency are advised to adhere to guidelines in the provincial best management practices (BMP's) document: Develop with Care: Environmental Guidelines for Urban & Rural Land Development (<http://www.env.gov.bc.ca/wld/BMP/bmpintro.html>) .

It is the proponent's responsibility to ensure their activities are in compliance with all relevant legislation.

If you have any other questions or require further information please feel free to contact me.

Yours truly,

Lora Nield
Senior Ecosystems Biologist

LN/cl

CC - Applicant - April 10/18

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 4, 2018 12:14 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral D2018.039-ZONE

Hello RDOS Planners Extraordinaire!

Thank you for your referral D2018.039-ZONE regarding 100 4th Street, Kaleden, PID 012084450, L 27 BK 10 DL 105S SIMILKAMEEN DIVISION YALE DISTRICT PL 763. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials.

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential which covers the entirety of the screenshot and is indicated by the brown/orange hue. If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana





Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]

Sent: Friday, March 23, 2018 12:24 PM

To: HBE@interiorHealth.ca; Cooper, Diana FLNR:EX; 'fbclands@fortisbc.com'; FLNR DOS Referrals CSNR:EX; Referral Apps REG8 FLNR:EX; lucy.reiss@canada.ca; k.i.d@shaw.ca

Subject: Bylaw Referral D2018.039-ZONE

Re: Bylaw Referral

Project No. D2018.039-ZONE

100 – 4th Street, Kaleden

Lot 27, Block 10, DL105s, SDYD, Plan 763

Please find attached a bylaw referral, with a link to our website with the necessary documentation. Please review and forward any comments you may have to planning@rdos.bc.ca.

Kind Regards,

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.24, 2018

☐ Approval Recommended for Reasons Outlined Below

☐ Interests Unaffected by Bylaw

☒ Approval Recommended Subject to Conditions Below

☐ Approval Not Recommended Due to Reasons Outlined Below

Thank you for the opportunity to provide comments on the above referenced Rezoning Application from the viewpoint of our policies and regulations.

The proposed rezoning would allow for a secondary suite within the principal dwelling.

It is recommended that, prior to approval, the applicant obtain confirmation from an Authorized Person under the BC Sewerage System Regulation that the property has sufficient room for a type 1 trench sewage dispersal system suitable for the intended increase in daily design flow as well as a back-up type 1 trench system for when the existing system fails.

It should be noted that the addition of a suite to the existing house represents an increase in daily design flow to the existing sewage disposal system and therefore may require upgrades to the system. It is recommended that an Authorized Person under the BC Sewerage System Regulation conduct performance and compliance inspections on the existing sewage disposal system in order to ensure that it is able to accept the increased flow without causing a health hazard prior to construction of the suite. Please contact our office if you have any questions or concerns.

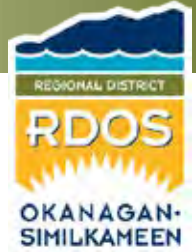
Signature: Marion Masson

Signed By: Marion Masson

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: APRIL 9 2018



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Zoning Bylaw Amendment – Electoral Area “D-2”

Administrative Recommendation:

THAT Bylaw No. 2457.25, 2018, Electoral Area “D” Zoning Amendment Bylaws be read a third time and adopted.

Purpose: To facilitate a boundary adjustment between two existing legal parcels.

Owners: Bruce and Lorna Ramage Agent: Bruce Ramage Folio: D-06582.065

Civic: 137 Saddlehorn Drive, St. Andrews Legal: Lot A, Plan KAP72013, Section 10, Township 88, SDYD

Zone: part Small Holdings Two (SH2); & Proposed Zoning: part Small Holdings Three (SH3); &
part Small Holdings Three (SH3) part Small Holdings Two (SH2)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to adjust the boundaries of the Small Holdings Two (SH2) and Small Holdings Three (SH3) zones that apply to the property so as to facilitate a boundary adjustment with the adjacent property at 110 Saddlehorn Drive.

In order to accomplish this, it is being proposed to amend the land use designation on an approximately 1.3 ha part of the property from Small Holdings Two (SH2) to Small Holdings Three (SH3) and to further amend the land use designation on an approximately 1.84 ha part from Small Holdings Three (SH3) to Small Holdings Two (SH2).

In support of this request, the applicant has stated that “we are selling our home and building a new home across the street (within view) of [137 Saddlehorn]. We want to ensure that no development occurs on this property and that it is not used for storage or any other purpose. We want the property to remain completely natural (as it is now) to protect the property values of the residents of Kittley Lake Estates. It is home to many species of birds, turtles, salamanders and the resident deer population.”

Site Context:

The subject property is approximately 4.97 ha in area and is situated on the south side of Saddlehorn Drive near its intersection with White Lake Road. It is understood that the parcel is comprised of a single detached dwelling and a number of accessory structures.

The surrounding pattern of development is characterised by rural-residential parcels and the St Andrews golf course development further to the south.

Background:

A Public Information Meeting was held on April 10, 2018, at the Community Centre in Okanagan Falls and one (1) members of the public attended.

At its meeting of April 10, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

At its meeting of April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of May 17, 2018.

All comments received through the public process are compiled and included as a separate item on the Board Agenda

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the subject property is situated beyond 800 metres of a controlled area (i.e. Highway 3A).

Analysis:

In considering this proposal, Administration notes that the proposed adjustment is consistent with the OCP designation of the property for rural-residential uses and subdivision (i.e. in parcels sized between 1.0 to 2.0 ha) and will further allow for a correction to the zone boundaries to reflect the proposed boundary adjustment as well as the adjustment completed in 2002.

With regard to the use of a “hooked parcel” in order to facilitate this boundary adjustment, Administration notes that the part of the hook to be situated on the south side of 110 Saddlehorn Drive will comply with the 1.0 ha minimum parcel size requirement of the SH3 Zone. Accordingly, if in future it is proposed to “un-hook” this parcel it should comply with the zoning bylaw.

Conversely, Administration notes that the property owner could have avoided the need for an amendment to the zoning bylaw by simply increasing the land area of the “Proposed Part Lot 1” (shown at Attachment No. 2) from 1.7 ha to 2.0 ha as this would then comply with the minimum parcel size requirements of the SH2 Zone.

Due to the designation of the property as WDP and ESDP Areas, a riparian and environmental assessment will be required to be completed prior to the completion of the subdivision.

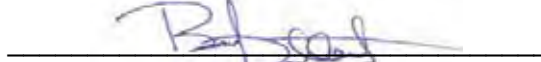
In summary, Administration considers the proposed boundary adjustment to be consistent with the Small Holdings designation of the property as well as the zoning regulations related to the creation of hooked parcels and is supports the proposed amendment to the zoning bylaw.

Alternative:

THAT first and second readings of Bylaw No. 2457.25, 2018, Electoral Area “D” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted:

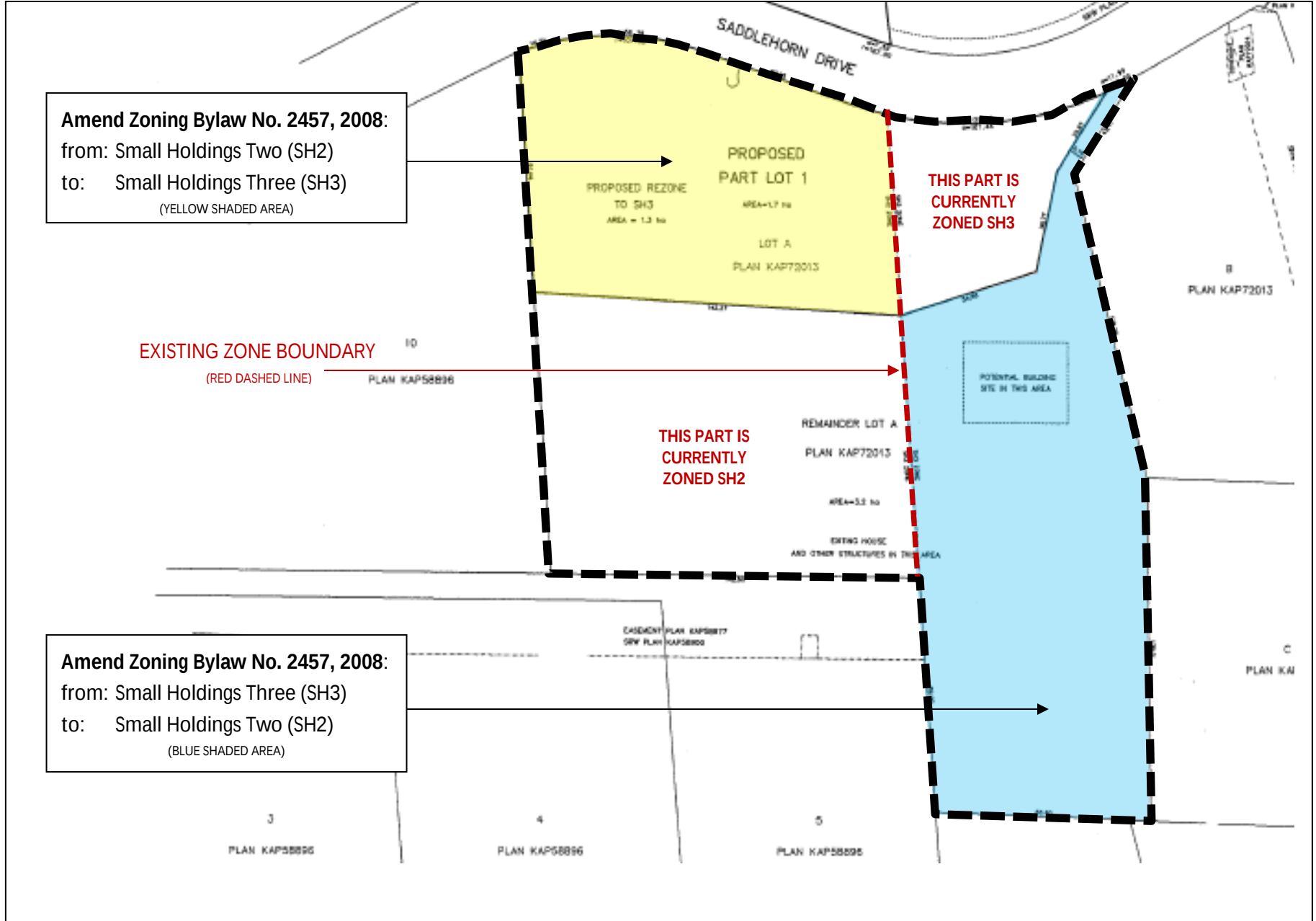
C. Garrish, Planning Supervisor

Endorsed by:

B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant’s Site Plan No. 2 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.25, 2018

A Bylaw to amend the Electoral Area “D” Zoning Bylaw No. 2457, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Zoning Amendment Bylaw No. 2457.25, 2018.”
2. The Zoning Map, being Schedule ‘2’ of the Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by:
 - (i) changing the land use designation on an approximately 1.3 ha part of the land described as Lot A, Plan KAP72013, Section 10, Township 88, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
 - (ii) changing the land use designation on an approximately 1.84 ha part of the land described as Lot A, Plan KAP72013, Section 10, Township 88, SDYD, and shown shaded blue on Schedule ‘A’, which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).

READ A FIRST AND SECOND TIME this 19th day of April, 2018.

PUBLIC HEARING held on this 17th day of May, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

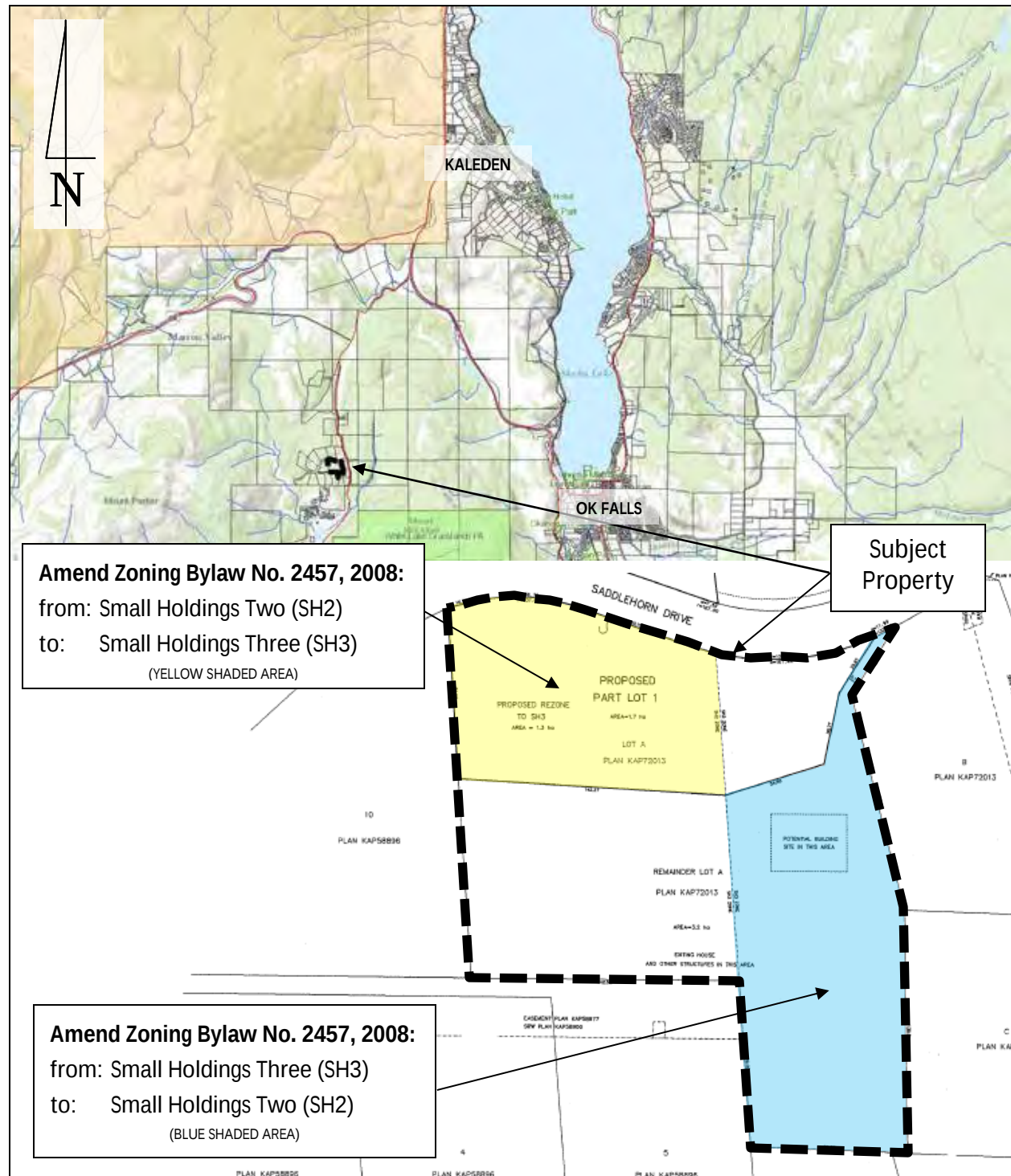
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.25, 2018

Project No: D2018.040-ZONE

Schedule 'A'





April 13, 2018

File Number: 58000-20/2018028
Your file: D2018.040-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street,
Penticton BC, V2A 5J9

Attention: Christopher Garrish

Re: Rezoning from SH2 to SH3 and from SH3 to SH2 to facilitate boundary adjustment at 137 Saddlehorn Drive, Kaleden, B.C.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) has reviewed the above noted referral. We understand that the application is for zoning changes on portions of Lot A, Plan KAP72013.

As reflected by your ESDPA and WDPa designations, the wetland and areas surrounding it are very sensitive habitat. The entire property is federally posted Critical Habitat for both Spadefoots and Tiger Salamanders (critical habitat extends in a 1km radius from pond), and ranks as Very High in the Biodiversity Conservation Strategy's Conservation Ranking.

Firstly, we recommend requiring the applicant to undertake a survey that accurately shows the pond/wetland in Proposed Part Lot 1 on the south side of Saddlehorn Drive. It may be appropriate for the survey to state "return to Crown" below the natural boundary of the pond-- Crown Lands Authorizations will be able to comment on that after seeing the new survey. Regardless, the water is Crown and protected under the Water Sustainability Act.

Secondly, we recommend establishing a legal requirement for a wetland buffer as outlined in Develop With Care (p. 4-25)¹. This means a minimum buffer of 100m-150m from the outer perimeter of the wetland under fully saturated conditions. It is recommended to establish long-term legal protection for the pond and buffer areas, for instance a conservation covenant or parkland dedication. Given the potential for high water events as seen in the past two years, it is not appropriate for any development to occur within the buffer—this includes septic fields and accessory buildings.

Unless the above conditions are met, we cannot recommend approval of the rezoning as proposed.

Please contact the undersigned if you cannot follow the recommendations provided in this referral response at Jamie.Leathem@gov.bc.ca or 250-490-8294 or if you have further questions or require additional information.

Sincerely,



Jamie Leathem, M.Sc.
Ecosystems Biologist
Penticton, B.C.

JL/cl

¹ <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/standards-guidelines/best-management-practices/develop-with-care/dwc-section-4.pdf>

REPRESENTATIONS PREVIOUSLY VIEWED AT

Date of Board Meeting: APRIL 19, 2018 (1ST-2ND)

BOARD DATE: APRIL 19, 2018
ADDITIONAL REPRESENTATION
D. 10. D. D2018.040-ZONE
RAMAGE

RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2457.25

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Please note that successful application at this stage does not confer success at the subdivision stage for onsite sewage disposal. Should this application proceed to the subdivision stage, Interior Health will require a report from an Authorized Person under the BC Sewerage System Regulation that indicates all proposed lots under 2 hectares can support a primary and reserve type 1 trench disposal system for a four bedroom home if the subdivided property will be used as a home.

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: April 12, 2018

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 13, 2018 11:54 AM
To: Planning
Subject: Saddlehorn Dr, 137 RDOS (D2018.040-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Saddlehorn Drive and within the boundary of proposed Lot 1 and Remainder Lot A. The existing infrastructure on the proposed lots should be protected by appropriate land rights in order to ensure proper delivery and maintenance of the service. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- FortisBC Total Connected Load Form
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, SR/WA
Supervisor | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171

RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2457.25

☐ Approval Recommended for Reasons Outlined Below

☒ Interests Unaffected by Bylaw

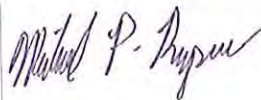
☐ Approval Recommended Subject to Conditions Below

☐ Approval Not Recommended Due to Reasons Outlined Below

As noted above, the subject property does not lie within the RFI Area.

The area labelled "PROPOSED PART LOT 1" on the site plan does impinge on the RFI area in the NW corner, but we do not object to a change in that lot's southern boundary provided that this does not result in a net increase in the number of permitted dwellings within the RFI area.

Signature: _____



Signed By: Michael Rupen

Agency: NRC-DRAO

Title: Director

Date: 2018-03-23

Lauri Feindell

To: Cooper, Diana FLNR:EX
Subject: RE: Bylaw Referral D2018.040-ZONE

Hello to the Planners of RDOS.

Thank you for your referral regarding changing the zoning at 137 Saddlehorn Drive, PID 025505645, L A SEC 10 TP 88 SIMILKAMEEN DIVISION YALE DISTRICT PL KAP72013. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials.

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

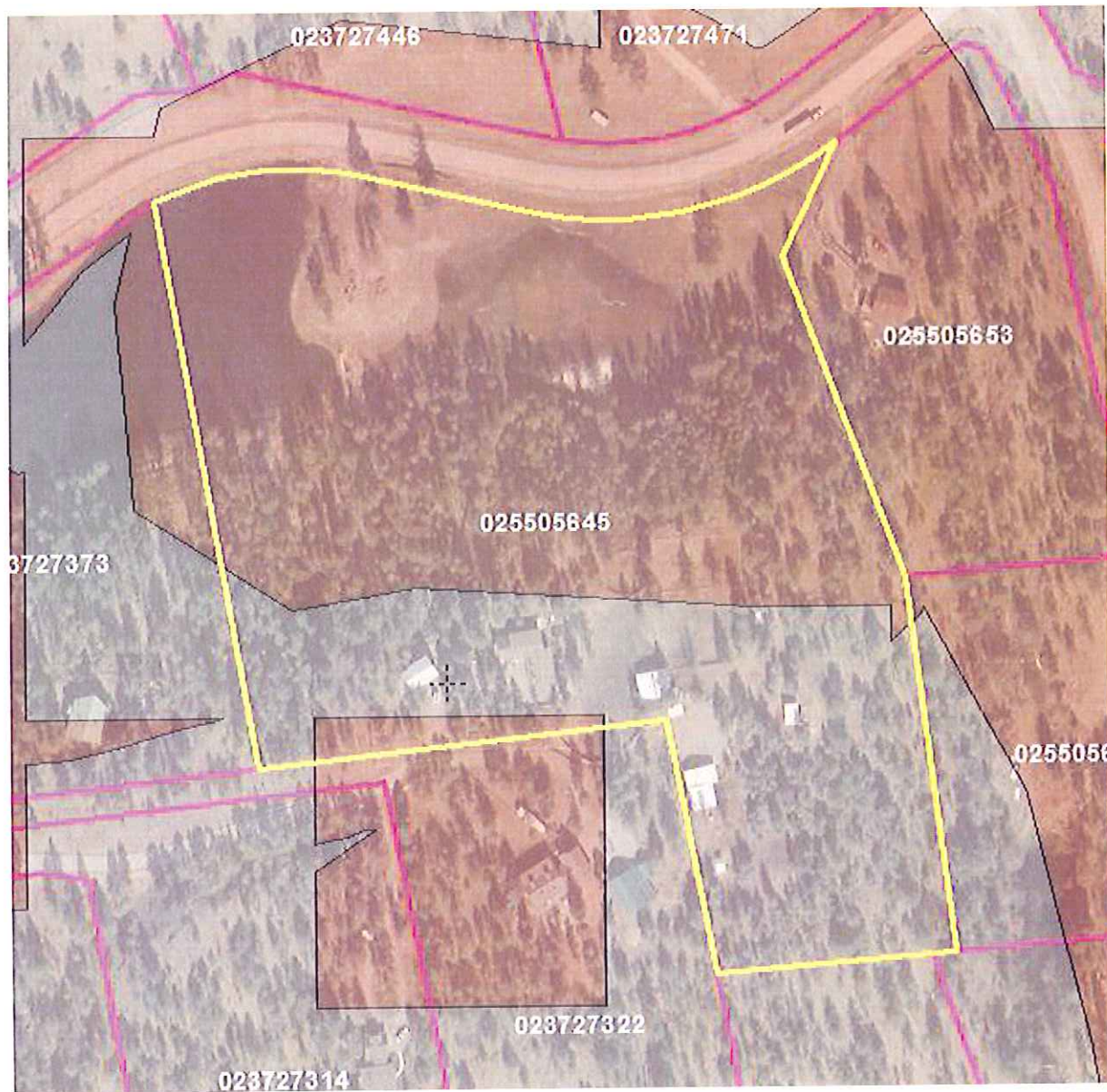
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas indicate high potential and beige indicates moderate potential). If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
 Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
 Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]

Sent: Wednesday, March 14, 2018 11:17 AM

To: HBE@interiorHealth.ca; 'fbclands@fortisbc.com'; nrc.drao-ofr.cnrc@nrc-cnrc.gc.ca; Cooper, Diana FLNR:EX; Referral Apps REG8 FLNR:EX

Cc: Christopher Garrish

Subject: Bylaw Referral D2018.040-ZONE

Re: Project No. D2018.040-ZONE

Bylaw No. 2457.25

Lot A, Plan KAP72013, Section 10, Township 88, SDYD
 (137 Saddlehorn Drive)

2018-05-09

Anarchist Mountain Fire Department Members

Emp #	First Name	Surname	Date Joined (Y/M/D)	Current Title
10907	Urs	Grob	2009-03-30	Fire Chief/ EMA-FR
11215	Jamie	Soule	2012-02-27	Deputy Chief
10402	Duane	Harfman	2004-06-30	Captain/EMA-FR
11745	Wayne	Jasper	2017-07-26	Assistant Chief
10404	Ajai	Sehgal	2004-06-30	Captain
11108	Rudy	Reimer	2011-01-17	Lieutenant
11420	Joseph	Dahabieh	2014-01-27	Lieutenant/EMA-FR
11530	Alex	Giovannelli	2015-11-02	Lieutenant/EMA-FR
11428	Darryl	Baldock	2014-11-24	Lieutenant/EMA-FR
10805	David	Strohmman	2008-04-21	FF/ EMA-FR
11632	Bernie	Langlois	2016-01-11	FF
11635	Bryan	Judd	2016-01-18	FF/EMA-FR
11636	Denis	Thomson	2016-01-18	FF
11747	Doug	Penfound	2017-10-16	PFF
11631	Dylan	Kelly	2016-01-10	FF
11529	Garth	Haskell	2015-10-26	FF/EMA-FR
11637	Gerry	Moran	2016-01-18	FF
10906	Gloria	Richardson	2009-01-05	EMA-FR
11638	Jim	Gray	2016-01-18	FF
11639	Ken	Wright	2016-01-18	FF

11212	Mark	McKenney	2012-01-09	FF/EMA-FR
11742	Reg	Forster	2017-05-01	FF
11634	Stefan	Beckman	2016-01-12	FF/EMA-FR
11741	Terry	Carnochan	2017-01-09	FF
11633	Tjipke	Punter	2016-01-11	FF
11423	Walter	Zinowki	2014-01-27	FF
11743	Gary	Neidert	2017-06-19	Admin
11109	Hilda	Reimer	2011-01-17	Admin
11317	Laura	Haslett	2013-06-20	Admin
11640	Laurie	Cardwell	2016-12-01	Admin
11424	Carolynne	Strohmman	2014-09-08	Communications
11425	Richard	Douziech	2014-09-08	Communications
11426	Sue	McEvoy	2014-09-08	Communications
11427	Wendy	Barlow	2014-09-08	Communications
11744	Brenda	Neidert	2017-06-19	Support
11746	Debra	Thomson	2017-09-12	EMA-FR

EMA Emergency Medical Assistants First Responder

Kaleden Volunteer Fire Department Roster - Effective May 1st, 2018

FIREFIGHTERS	POSITION	START YEAR
Berchowitz, Hugh	FF - Treasurer	1989
Dahl, Doug	Captain	2010
Dahl, Linda	Captain	2010
Elphick, Ryan	Captain	2013
Fornari, Dylan	FF	2016
Fox, Stephen	Leutenant	2010
Gaudry, Denis	Chief	1992
Kastor, Joel	FF - Secretary	1996
McClarty, Connor	FF	2016
Madeira, Tony	Deputy Chief	2004
Oliver, Bill	FF	1996
Roos, Leslie	Captain	2007
Sinicin, Sergej	FF	2014
Galloway, Gary	FF	2016
Klering, Mark	FF	2016
Mander, Geoff	FF	2016
Weidner, Stephan	FF	2016
Bata, Pinky	PFF	2017
Calmets, Yann	PFF	2017
Dagneau, Jod-dee	PFF	2017
Dube, Jean	PFF	2017
Henschell, Sterling	PFF	2017
Jenkins, David	PFF	2017
Juhasz, Thomas	PFF	2017
Kooger, Erin	PFF	2017
Marshall, Jona	PFF	2017
Winter, Hugh	Support Team	
Winter, Patti	Support Team	
Jones, Rick	Support Team	
Bzdel, Len	Support Team	
Arstad, Steve	Support Team	
White, Tony	Support Team	

FF - Fire Fighter

PFF - Probation Fire Fighter



Box 292, 513 – 7th St.
Keremeos B.C.
V0X 1N0
Phone 250-499-2200
Email fire@nethop.net

Regional District Okanagan Similkameen
101 Martin Street
Penticton, B.C.
V2A 5J9

ATT'N – Karla Kozakevich, RDOS Board Chair

Dear Ms. Kozakevich:

Attach please find the Keremeos and District Volunteer Fire Department's roster of members and their position as of May 1, 2018 for appointment.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Jordy Bosscha". The signature is stylized with a large, looping initial "J" and a trailing flourish.

Jordy Bosscha,
Fire Chief

Cc: Bill Newell, RDOS CAO
Director Manfred Bauer, Village of Keremeos
Director George Bush, Area B
Director Elef Christensen, Area G

Keremeos Volunteer Fire Department

May 1, 2018

	Name	Position	Length of time in the service		
1	Jordy Bosscha	Chief	30 yrs		
2	Jim Murphy	Deputy Chief	17 yrs		
3	Bill Arnott	Captain (Equip.)	19 yrs		
4	D'Arcy Bridgman	Captain (Training)	15 yrs		
5	Matt Campbell	Lieutenant (Trucks)	6 yrs		
6	Brian Helm	Captain (Trucks)	10 yrs		
7	Emma Merritt	Lieutenant (Equipment)	7 yrs		
8	Kiefer Bosscha	Lieutenant (Training)	4 yrs		
9	Coby Arnott	Firefighter	4 yrs		
10	Parmeet Brar	Student Firefighter	5 months		
11	Clayton Campbell	Recruit Firefighter	1 month		
12	Lloyd Carleton	Recruit Firefighter	4 yrs		
13	Tim Cottrill	Firefighter	24 yrs		
14	Tyler Decker	Recruit Firefighter	4 yrs		
15	Bryan DeYeager	Student Firefighter	2 yrs		
16	Ethan Hartfield	Student Recruit Firefighter	1.5 yrs		
17	Evin Hartfield	Firefighter	21 yrs		
18	Alex Helm	Student Firefighter	2 yrs		
19	Daxon Helm	Student Recruit Firefighter	1 yr		
20	Justin Hillier	Firefighter	6 months		
21	Jamie Kovarik	Firefighter	1.5 yrs		
22	Tierney Kyle-Murphy	Firefighter	3 yrs		
23	Aija Otto	Student Recruit Firefighter	2 months		
24	Lorne Pleasants	Firefighter	1.5 yrs		
25	Lane Skead	Recruit Firefighter	2 months		
26	Robert Showell	Firefighter	1.5 yrs		
27	Bill Sparkes	Firefighter	26 yrs		
28	Bill Tallio	Firefighter	5 yrs		
29	Nelson Tallio	Firefighter	7 yrs		
30	Jesse Walters	Recruit Firefighter	3 yrs		
31	David Waugh	Firefighter	1.5 yrs		
32	Chris Wolfe	Firefighter	1 yr		
33	Josh Wollman	Firefighter	1.5 yrs		
34	Anthony Wright	Recruit Firefighter	2 months		



NARAMATA FIRE & RESCUE

1095 Lower Debeck Rd, Naramata, British Columbia V0H 1N1 telephone: 250.496.5319 fax: 250.496.5393 email: naramatafire@shaw.ca

These are the members of Naramata Fire Rescue as of May 3, 2018

Tony Trovao	Fire Chief	Cam Gunning
Kon Oh	Deputy Fire Chief	Bruce Harries
Don Baker	Captain	Chris Heisler
Clay Smith	Captain	Chris Knol
Vince Boutilier	Lieutenant	Jeff Luesink
John Fleishman	Lieutenant	Kaolin Mallette
Larry Harris	Lieutenant	Adrien Michaud
Dan Mercier	Lieutenant	Rick Morgan
Brenda Young	Lieutenant	James Nemes
Sharlene Hamilton	Chaplain	Daniel Nichols
Linda Desilets	Admin Asst	Steve Nield
		Skylar Noe-Vack
		Erik Pedersen
Hugo Beaumier-Martin		Kathy Richardson
Shawn Belsher		Kevin Ronaghan
Jamie Bowbrick		Kelynd Rudolph
Aldo Castagna		Paul Tithecott
Scott Desilets		Connor Trovao
Daniel Doroshuk		Ethan Trovao
Jonathon Ferebee		Dan Zeller
Bruce Gowe		

Regional District Okanagan Similkameen
Board of Directors

This letter is in response to the request made by the Area H Director Bob Coyne, to submit the fire department roster for approval by Board of Directors.

Roster for the Tulameen & District Fire Department for 2018.

- Darren DeJesus
- Rod Dixon, Captain
- James Eisnor, Captain
- Kyle Henrikson
- Darren Massullo
- John Massullo
- Allan McGowan
- Derek Northway
- Lori Northway
- Margaret Ratzlaff
- Merissa Ratzlaff
- Tom Reichert, Captain
- Keith Sanderson
- Joey Santucci
- Lucas Santucci
- Jeff Southworth
- Jody Woodford, Chief

I request a written response to the board's decision on this matter.

Thank you,

Chief Woodford

Willowbrook Volunteer Fire Department Roster

-
1. Allen, Graham, FF, exterior
 2. Berg, Eric, FF, pre-exterior
 3. Ellingsen, Rob, FF, pre-exterior
 4. Fisher, Charlie, FF, pre-exterior
 5. Fossett, Kyle, Captain, FF, exterior
 6. Gorrie, Dennis, FF, exterior
 7. Holtjer, Dave, FF, pre-exterior
 8. Holtjer, Lori, Wildland Fire Fighter SSP level 1 only
 9. Hallett, Tom, PFF, pre-exterior
 10. Hume, Doug, FF, pre-exterior
 11. Hume, Jarrod, PFF, pre-exterior
 12. Iannella, Erin, Lieutenant, FF, exterior
 13. Iannella, Tony, Deputy Chief, FF, exterior
 14. Kreut, Jan, Support staff
 15. Lantz, Pat, Chief, FF, exterior
 16. McGeachie, Bruce, FF, pre-exterior
 17. Petrick, Sean, FF, exterior
 18. Philipps, Laura, Support staff
 19. Philipps, Trent, Lieutenant, FF, exterior
 20. Reynolds, June, Support staff
 21. Robsinson, Brandon, FF, pre-exterior
 22. Smith, Carla, Support staff
 23. Weisheit, Gord, FF, pre-exterior
-

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 17, 2018

RE: Fire Service Area Amendment Bylaws

Administrative Recommendation:

THAT the following bylaws be adopted:

- Anarchist Mountain Fire Protection Service Establishment Amendment Bylaw No. 2334.01, 2017
- Kaleden Fire Department Fire Protection Local Service Establishment Amendment Bylaw No. 1238.01, 2017
- Keremeos Fire Protection Service Establishment Amendment Bylaw No. 2178.04, 2017
- Naramata Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1619.01, 2017
- Okanagan Falls Fire Protection Service Establishment Amendment Bylaw No. 1310.02, 2017
- Tulameen Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1574.01, 2017
- Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.01, 2017

Purpose:

Amending the service establishment bylaws ensures that the bylaws remain compliant with the services being provided in each of the fire service areas.

Reference:

- Anarchist Mountain Fire Protection Service Establishment Bylaw No. 2334, 2005
- Kaleden Fire Department Fire Protection Local Service Establishment Bylaw No. 1238, 1991
- Keremeos Fire Protection Service Establishment Bylaw No. 2178, 2002
- Naramata Fire Prevention and Suppression Local Service Establishment Bylaw No. 1619, 1995
- Okanagan Falls Fire Protection Service Establishment Bylaw No. 1310, 1992
- Tulameen Fire Prevention and Suppression Local Service Establishment Bylaw No. 1574, 1995
- Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388, 1993

Background:

The 2017 Fire Services Master Plan introduced to the Board on September 7, 2017, contained more than 25 recommendations, including one that 'the RDOS undertake a review of each Department's service establishment bylaws with a particular focus on the service authorization language and maximum taxation amount. Consideration also should be given to including reference to each

Department's right to provide mutual or automatic aid, subject to any agreements, policies or other bylaws of the RDOS'. It was also recommended that the bylaws be updated to incorporate broader cost recovery language.

Analysis:

The amendments introduce consistent wording with respect to scope of service, which allows for increased flexibility to each department to provide fire prevention and inspection services, fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas as determined appropriate. Provision of these service must be in accordance with bylaw, board policy or agreement.

The amendments also provide a consistent statement for cost recovery methods, referencing the options contained within the *Local Government Act*.

As increases are expected to each Fire Service area budget as a result of the changes to the Fire Services Act, the limit of each bylaw was reviewed to ensure compliance. With the increased budget amounts projected, the limits for Okanagan Falls, Kaleden, Naramata, Anarchist Mountain will remain at existing tax rate. Keremeos, Tulameen and Willowbrook tax rates will require an increase.

Once the amending bylaws are adopted, the Manager of Legislative Services will, under the authority of the Regional District Bylaw Consolidation and Revision Bylaw, commence changes of a housekeeping nature, including incorporation of all amendments, revising references to outdated legislation, and other changes permitted under the Consolidation and Revisions bylaw.

Communication Strategy:

As the amendments to the establishment bylaws are primarily housekeeping in nature, and the increase in financial limits will be reflected in budget discussions, a communication strategy is not contemplated.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 2334.01, 2017**

A bylaw to amend the Anarchist Mountain Fire Protection Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend Anarchist Mountain Fire Protection Service Establishment Bylaw No. 2334, 2005;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Anarchist Mountain Fire Protection Service Establishment Amendment Bylaw No. 2334.01, 2018**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 1 of Bylaw No. 2334 is hereby repealed and replaced with:

The Regional District hereby establishes a service to provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 4 of Bylaw No. 2334 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

- 2.3 Section 5 of Bylaw No. 2334 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$2.32 per \$1,000 of the net taxable value of land and improvements within the service area.

READ A FIRST, SECOND AND THIRD TIME this 7th day of December, 2017.

DIRECTOR CONSENT OBTAINED this 7th day of December, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 28th day of March, 2018.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 1238.01, 2017**

A bylaw to amend the Kaleden Fire Department Fire Protection Local Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend **Kaleden Fire Department Fire Protection Local Service Establishment Bylaw No. 1238, 1991**;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Kaleden Fire Department Fire Protection Local Service Establishment Amendment Bylaw No. 1238.01, 2017**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 1 of Bylaw No. 1238 is hereby repealed and replaced with:

The Regional District hereby establishes a service to provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 4 of Bylaw No. 1238 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

2.3 Section 5 of Bylaw No. 1238 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$2.49 per \$1,000 of the net taxable value of land and improvements within the service area.

2.4 Deleting section 6 (no title) and section 7 (no title) and renumbering section 8 (no title) to read 6 - CITATION

READ A FIRST, SECOND AND THIRD TIME this 7th day of December, 2017.

DIRECTOR CONSENT OBTAINED this 7th day of December, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 28th day of March, 2018.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 2178.04, 2017**

A bylaw to amend the Keremeos Fire Protection Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend **Keremeos Fire Protection Service Establishment Bylaw No. 2178, 2003**;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Keremeos Fire Protection Service Establishment Amendment Bylaw No. 2178.04, 2017**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 1 of Bylaw No.2178 is hereby repealed and replaced with:

The Regional District hereby establishes a service to provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 2 of Bylaw No. 2178 is hereby repealed and replaced with:

The boundaries of the service area are

- a. the boundaries of the Village of Keremeos
- b. a portion of Electoral Area “B”, as defined on the map in Schedule 1 attached to this bylaw
- c. a portion of Electoral Area “G”, as defined on the map in Schedule 1 attached to this bylaw

- 2.3 Section 4 of Bylaw No. 2178 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

2.4 Section 6 of Bylaw No. 2178 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$1.22 per \$1,000 of the net taxable value of land and improvements within the service area.

READ A FIRST, SECOND AND THIRD TIME this 7th day of December, 2017.

ELECTORAL AREA DIRECTOR CONSENT OBTAINED this 7th day of December, 2017.

MUNICIPAL CONSENT OBTAINED this 18th day of December, 2017

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 28th day of March, 2018.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 1619.01, 2017**

A bylaw to amend the Naramata Fire Prevention and Suppression Local Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend **Naramata Fire Prevention and Suppression Local Service Establishment Bylaw No. 1619, 1995**;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Naramata Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1619.01, 2017**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 2 of Bylaw No. 1619 is hereby repealed and replaced with:

The Regional District hereby establishes a service to provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities, as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 5 of Bylaw No. 1619 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

- 2.3 Section 6 of Bylaw No. 1619 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$1.47 per \$1,000 of the net taxable value of land and improvements within the service area.

READ A FIRST, SECOND AND THIRD TIME this 7th day of December, 2017.

DIRECTOR CONSENT OBTAINED this 7th day of December, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 28th day of March, 2018.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 1310.02, 2017**

A bylaw to amend the Okanagan Falls Fire Protection Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend **Okanagan Falls Fire Protection Service Establishment Bylaw No. 1310, 1992**;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Okanagan Falls Fire Protection Service Establishment Amendment Bylaw No. 1310.02, 2017**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 1 of Bylaw No. 1310 is hereby repealed and replaced with:

The Regional District hereby establishes a service which may provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 4 of Bylaw No. 1310 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

- 2.3 Section 5 of Bylaw No. 1310 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$1.15 per \$1,000 of the net taxable value of land and improvements within the service area.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, ____.

DIRECTOR CONSENT OBTAINED this ____ day of _____, ____.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 1574.01, 2017**

A bylaw to amend the Tulameen Fire Prevention and Suppression Local Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend **Tulameen Fire Prevention and Suppression Local Service Establishment Bylaw No. 1574, 1995**;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Tulameen Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 2574.01, 2017**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 1 of Bylaw No. 1574 is hereby repealed and replaced with:

The Regional District hereby establishes a service to provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 4 of Bylaw No. 1574 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

- 2.3 Section 5 of Bylaw No. 1574 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$1.71 per \$1,000 of the net taxable value of land and improvements within the service area.

READ A FIRST, SECOND AND THIRD TIME this 7th day of December, 2017.

DIRECTOR CONSENT OBTAINED this 7th day of December, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 28th day of March, 2018.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 1388.01, 2017**

A bylaw to amend the Willowbrook Fire Protection Local Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District Okanagan-Similkameen wishes to proceed under the *Local Government Act*, to amend **Willowbrook Fire Protection Local Service Establishment Bylaw No. 1388, 1993**;

NOW THEREFORE the Board of Directors of the Regional District Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1.0 CITATION

- 1.1 This bylaw may be cited for all purposes as the “**Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.01, 2017**”.

2.0 AMENDMENT OF SERVICE

- 2.1 Section 1 of Bylaw No. 1388 is hereby repealed and replaced with:

The Regional District hereby establishes a service to provide fire prevention and inspection services, and fire suppression and other emergency responses, including mutual aid and/or automatic aid with other fire service areas, subject in each case to bylaw, Board policy and/or agreements with other persons or entities as considered appropriate or necessary by the Board of Directors.

- 2.2 Section 4 of Bylaw No. 1388 is hereby repealed and replaced with:

As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
- (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

- 2.3 Section 5 of Bylaw No. 1388 is hereby repealed and replaced with:

The annual maximum amount that may be requisitioned for the cost of the service shall not exceed \$3.45 per \$1,000 of the net taxable value of land and improvements within the service area.

READ A FIRST, SECOND AND THIRD TIME this 7th day of December, 2017.

DIRECTOR CONSENT OBTAINED this 7th day of December, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 28th day of March, 2018.

ADOPTED this ____ day of _____, ____.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, ____.