



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, March 21, 2019
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:45 am	Planning and Development Committee
9:45 am	-	11:15 am	Environment and Infrastructure Committee
11:15 am	-	12:30 pm	Protective Services Committee [Closed Meeting]
12:30 pm	-	1:00 pm	Lunch
1:00 pm	-	1:45 pm	OSRHD Board
1:45 pm	-	4:00 pm	RDOS Board

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

April 4, 2019	RDOS Board/Committee Meetings
April 18, 2019	RDOS Board/OSRHD Board/Committee Meetings
May 9, 2019	RDOS Board/Committee Meetings
May 23, 2019	RDOS Board/OSRHD Board/Committee Meetings
June 6, 2019	RDOS Board/Committee Meetings
June 20, 2019	RDOS Board/OSRHD Board/Committee Meetings
July 4, 2019	RDOS Board/Committee Meetings
July 18, 2019	RDOS Board/OSRHD Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, March 21, 2019

9:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of March 21, 2019 be adopted.

B. ELECTORAL AREA ZONING BYLAW AMENDMENTS – CANNABIS PRODUCTION FACILITIES
a. Bylaw No. 2849, 2019

To present proposed amendments to the Electoral Area zoning bylaws regarding cannabis production (in response to a previous direction provided by the Board).

RECOMMENDATION 2

THAT the Board of Directors initiate Zoning Amendment Bylaw No. 2849.

C. FORESHORE REGULATIONS (i.e. Docks and Moorage)

Further to the direction provided by the Planning and Development (P&D) Committee of the Board at its meeting of May 3, 2018, the purpose of this report is to present a proposed new "Water Use Zone" (W1) to be applied along the major lakes in the Okanagan Electoral Areas.

RECOMMENDATION 3

THAT the Okanagan Electoral Area Zoning Bylaws be amended to introduce a Water Use Zone in order to regulate the development of commercial docks.

D. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Electoral Area Zoning Bylaw Amendments — Cannabis Production Facilities

Administrative Recommendation:

THAT the Board of Directors initiate Zoning Amendment Bylaw No. 2849.

Purpose:

The purpose of this report is to present proposed amendments to the Electoral Area zoning bylaws regarding cannabis production.

Background:

At its meeting of September 6, 2018, the Board resolved to “direct staff to prepare a zoning bylaw amendment for all applicable Electoral Areas to prohibit the non-farm use of Cannabis production within all zones where ‘agriculture’ is listed.”

This resolution was in response to the passage of Order-in-Council No. 380 by the provincial government on July 13, 2018, which amended the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* to clarify that the lawful production of cannabis was considered a “farm use” only if produced outdoors in a field or inside a structure that has a base consisting entirely of soil [emphasis added].

Order-in-Council No. 380 reversed a 2014 announcement by the Agricultural Land Commission (ALC) that any facilities related to the production of cannabis was considered a “farm use” and, therefore, permitted within the ALR and not a use that could be prohibited by local governments through land use bylaws.

As a result of the amendments to the *ALR Use, Subdivision and Procedure Regulation*, cannabis production that is not produced “in a field or inside a structure that has a base consisting entirely of soil” is now considered to be a “non-farm use”.

Any “non-farm” use may be regulated by local government and also requires the approval of the Agricultural Land Commission (ALC) before being undertaken on a parcel.

In late 2018, Health Canada introduced a new type of production license for “micro cultivation” of cannabis, which is understood to be a way to allow “small business” to participate in the cannabis market.

The security and operational requirements for approved “micro cultivation” operations are less stringent than those imposed on larger production facilities, but the total plant surface area is limited to a maximum of 200 m² (which includes multiple surfaces such as surfaces vertically arranged), with a similar limit on nursery seed production to a total surface area not exceeding 50 m² (for all the parts of budding or flowering plants).

At its meeting of February 21, 2019, the Planning and Development (P&D) Committee resolved to defer consideration of Amendment Bylaw No. 2849, to its March 21, 2019, meeting.

Analysis:

The recent introduction of “micro cultivation” licenses by Health Canada has resulted in the Regional District receiving numerous queries from property owners seeking to undertake small-scale commercial cannabis production and seed nursery operations in accessory buildings (i.e. garages, workshops, etc.) in residential (RS zones) and rural-residential (SH zones) neighbourhoods.

While Administration maintains its concern regarding the size and scale of industrial buildings that are being constructed to support the production of cannabis within the ALR and the alienation of agricultural land that is occurring to accommodate these buildings, the previous direction from the Board that such structures be directed to industrially zoned areas did not contemplate the size of facilities being proposed through the “micro cultivation” license process.

The establishment of cannabis production facilities in the RS zones that apply to communities such as the Naramata and Okanagan Falls townsites could create potential conflict with surrounding residences, but the harm is reduced by allowing these to occur on larger parcel sizes.

Accordingly, it is proposed that the scope of Amendment Bylaw No. 2849 be expanded to clarify that cannabis production is not a permitted form of “home occupation”, but that it is an acceptable form of “home industry”.

Under the Electoral Area zoning bylaws, “home industry” is generally restricted to parcels with a minimum land area greater than 2.0 ha, with the use itself generally limited to a maximum floor area of 200 m² and a maximum of 2 to 5 non-resident employees.

To facilitate this, the definitions and general regulations governing “home occupations” and “home industries” will be made consistent across Electoral Areas, which will further the on-going work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

The Board is asked to be aware that this will result in the introduction of consistent regulations related to, amongst other things, parcel size (i.e. 2.0 ha minimum required to qualify for a “home industry”), floor area requirements (i.e. 200 m² for a “home industry”) and outdoor storage of equipment (i.e. not permitted as a “home occupation”).

Micro Cultivation Licences:

Further to the direction provided by the P&D Committee meeting of February 21, 2019, Administration can advise that Health Canada’s “Cannabis Licensing Application Guide” stipulates that a micro-cultivation operation is limited to a planting surface not exceeding 200 m² (includes multiple surfaces such as surfaces vertically arranged). For nursery seed production, the total surface area cannot exceed 50 m² (for all the parts of budding or flowering plants).

The Federal Government’s *Cannabis Regulations* further stipulate the physical security requirements for Standard and Micro-cultivation operations, a summary of which is provided at Attachment No. 2.

Summary:

In summary, Administration considers there to be merit in allowing the small-scale production of cannabis as a permitted form of home industry, and has prepared the draft version of Amendment Bylaw 2849 to reflect this.

Should the Board not be supportive of this approach, Amendment Bylaw 2849 will be changed to remove cannabis production as a type of home industry. In future, anyone seeking to undertake cannabis production through a micro cultivation license will be required to do so on lands zoned industrial, on lands in the ALR and in compliance with the ALC's regulations, or through a successful rezoning or issuance of a Temporary Use Permit (for a short-term production period of not greater than 3 years).

Alternatives:

- .1 THAT the Board of Directors not initiate Zoning Amendment Bylaw No. 2849; or
- .2 THAT the Board of Directors initiate Zoning Amendment Bylaw No. 2849, subject to the following amendments:
 - i) *TBD.*

Respectfully submitted:

Endorsed by:



C. Garrish, Planning Manager



B. Dollevoet, General Manager of Dev. Services

Attachments: No. 1 – Physical Security Requirements (*Cannabis Licensing Application Guide*)
No. 2 — Draft Amendment Bylaw No. 2849

Attachment No. 1 – Physical Security Requirements (*Cannabis Licensing Application Guide*)

Requirement			Standard Cultivation	Micro-cultivation
Site Design and Physical Barriers	Design	Site must be designed in manner that prevents unauthorized access.	✓	✓
	Physical Barrier	Perimeter of the site must be surrounded by a physical barrier that prevents unauthorized access.		✓
		Operations area must be surrounded by a physical barrier that prevents unauthorized access.	✓	
		Storage area must be surrounded by a physical barrier that prevents unauthorized access.	✓	✓
	Location of Storage Areas	Each storage area must be located within an area that satisfies the security measures set out in subsection 68(1), section 69, subsections 70(1) and (3), subsection 71(1) and Section 72.	✓	
Access Control	Restricted Access	Access to each operations area and storage area must be restricted to individuals whose presence in the area is required by their duties.	✓	✓ (storage area only)
	Record of entry and	A record must be made of the identity of every individual entering or exiting a storage area.	✓	
Monitoring and Recording	Visual Monitoring and Recording Devices	<p>The perimeter of the site as well as each operations and storage area must be monitored at all times by visual recording devices to detect any attempted or actual unauthorized access to the site, or in the case of operations and storage areas, to detect illicit conduct.</p> <p>The devices must, in the conditions under which they are used, be capable of making a visible recording of any attempted or actual unauthorized access or in the case of operations and storage areas, of any illicit conduct.</p> <p>For a grow area: only the entry and exit points of the area must be visually monitored by such devices.</p>	✓	
	Intrusion Detection System	The perimeter of the site as well as each operations and storage area must be secured by means of an intrusion detection system that operates at all times and that allows for the detection of any attempted or actual unauthorized access to the site; any attempted or actual tampering with the system. And for operations and storage areas (excluding grow areas), any unauthorized movement in the area.	✓	

Requirement			Standard Cultivation	Micro-cultivation
Monitoring and Recording	Monitoring and Response	<p>The intrusion detection system must be monitored at all times.</p> <p>The holder of the licence must determine the appropriate measures to be taken in response to the detection of any occurrence.</p> <p>If any such occurrence is detected, the holder of the licence must ensure that a document is retained that contains the following information:</p> <ul style="list-style-type: none"> a) the date and time of the occurrence; and b) the measures taken in response to it and the date and time when they were taken. 	✓	

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2849, 2019

**A Bylaw to amend the Electoral Areas "A", "C", "D", "E", "F", "G", "H" and "I"
Regional District of Okanagan-Similkameen Zoning Bylaws**

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 "Regional District of Okanagan-Similkameen Amendment Bylaw No. 2849, 2019."

Electoral Area "A"

2. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

- i) replacing the definition of "agriculture" under Section 4.0 (Definitions) in its entirety with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG1]: Moved from the "includes" reference above to the "excludes" reference.

- ii) replacing the definition of "home industry" at Section 4.0 (Definition) in its entirety with the following:

"home industry" means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG2]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of "home industry". Will also ensure that "home industry" regulations are consistent across Electoral Areas.

- iii) replacing the definition of “home occupation” at Section 4.0 (Definition) in its entirety with the following:

“**home occupation**” means an occupation or profession that is accessory to the principal residential use of a parcel and may include home offices; studios; home workshops, and other similar uses;

Commented [CG3]: Revised definition required in order to be consistent with General Regs, which would be revised to clarify that “cannabis production” is not a permitted form of “home occupation”. Will also ensure that “home occupation” regulations are consistent across Electoral Areas.

- iv) replacing the definition of “manufacturing” under Section 4.0 (Definitions) in its entirety with the following:

“**manufacturing**” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes.

Commented [CG4]: Reference to “cannabis production” has been deleted. Proposed to include “cannabis production” as a listed principal use in Industrial Zones.

- v) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG5]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

- vi) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.

Commented [CG6]: Revised regulations, will ensure consistency across Electoral Areas.

- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation will not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;
 - e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
 - f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

Commented [CG7]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG8]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

vii) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

Commented [CG9]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.

- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;
 - e) animal or agriculture products processing; and
 - f) the production of animal feeds.

viii) adding a new sub-Section 15.1.1(a) under Section 15.1 (General Industrial (I1) Zone) to read as follows and re-numbering all subsequent sections:

- a) cannabis production;

Commented [CG10]: Proposed to list "cannabis production" as a stand-alone use in the zone, was previously comprised within the definition of "manufacturing".

Electoral Area "C"

3. The "Regional District of Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- i) replacing the definition of "agriculture" under Section 4.0 (Definitions) in its entirety with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG11]: Moved from the "includes" reference above to the "excludes" reference.

- ii) replacing the definition of "home industry" under Section 4.0 (Definitions) in its entirety with the following

"home industry" means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing,

Commented [CG12]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of "home industry". Will also ensure that "home industry" regulations are consistent across Electoral Areas.

fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

- iii) replacing the definition of “manufacturing” under Section 4.0 (Definitions) in its entirety with the following:

“**manufacturing**” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes.

Commented [CG13]: Reference to “cannabis production” has been deleted. Proposed to include “cannabis production” as a listed principal use in Industrial Zones.

- iv) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG14]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

- v) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

Commented [CG15]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.

- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;
 - e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture;
 - f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity; and
 - g) the salvage, repair or assembly of electronic devices, motor vehicles, boats, or other machinery as a commercial venture on lands situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG16]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG17]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

vi) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

Commented [CG18]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.

- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;
 - e) animal or agriculture products processing;
 - f) the production of animal feeds; and
 - g) the salvage, repair or assembly of electronic devices, motor vehicles, boats, or other machinery as a commercial venture on lands situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

vii) adding a new sub-Section 15.1.1(a) under Section 15.1 (General Industrial (I1) Zone) to read as follows and re-numbering all subsequent sections:

- a) cannabis production;

viii) adding a new sub-Section 15.2.1(a) under Section 15.2 (Heavy Industrial (I2) Zone) to read as follows and re-numbering all subsequent sections:

- a) cannabis production;

Commented [CG19]: Proposed to list "cannabis production" as a stand-alone use in the zone, was previously comprised within the definition of "manufacturing".

Commented [CG20]: Proposed to list "cannabis production" as a stand-alone use in the zone, was previously comprised within the definition of "manufacturing".

Electoral Area "D"

4. The "Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:

- i) replacing the definition of "agriculture" under Section 4.0 (Definitions) in its entirety with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. ~~Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;~~

Commented [CG21]: Moved from the “includes” reference above to the “excludes” reference.

- ii) replacing the definition of “home industry” at Section 4.0 (Definition) in its entirety with the following:

“home industry” means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG22]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of “home industry”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

- iii) replacing the definition of “home occupation” at Section 4.0 (Definition) in its entirety with the following:

“home occupation” means an occupation or profession that is accessory to the principal residential use of a parcel and may include home offices; studios; home workshops, and other similar uses;

Commented [CG23]: Revised definition required in order to be consistent with General Regs, which would be revised to clarify that “cannabis production” is not a permitted form of “home occupation”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

- iv) replacing the definition of “manufacturing” under Section 4.0 (Definitions) in its entirety with the following:

“manufacturing” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes.

Commented [CG24]: Reference to “cannabis production” has been deleted. Proposed to include “cannabis production” as a listed principal use in Industrial Zones.

- v) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG25]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

- vi) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².

Commented [CG26]: Revised regulations, will ensure consistency across Electoral Areas.

- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;
 - e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
 - f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

vii) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

Commented [CG27]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG28]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

Commented [CG29]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;
 - e) animal or agriculture products processing; and
 - f) the production of animal feeds.

viii) adding a new sub-Section 15.1.1(a) under Section 15.1 (General Industrial (I1) Zone) to read as follows and re-numbering all subsequent sections:

- a) cannabis production;

Commented [CG30]: Proposed to list "cannabis production" as a stand-alone use in the zone, was previously comprised within the definition of "manufacturing".

ix) adding a new sub-Section 15.2.1(a) under Section 15.2 (Heavy Industrial (I2) Zone) to read as follows and re-numbering all subsequent sections:

a) cannabis production;

Commented [CG31]: Proposed to list "cannabis production" as a stand-alone use in the zone, was previously comprised within the definition of "manufacturing".

Electoral Area "E"

5. The "Regional District of Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

i) replacing the definition of "agriculture" under Section 4.0 (Definitions) in its entirety with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG32]: Moved from the "includes" reference above to the "excludes" reference.

ii) replacing the definition of "home industry" at Section 4.0 (Definition) in its entirety with the following:

"home industry" means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG33]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of "home industry". Will also ensure that "home industry" regulations are consistent across Electoral Areas.

iii) replacing the definition of "home occupation" at Section 4.0 (Definition) in its entirety with the following:

"home occupation" means an occupation or profession that is accessory to the principal residential use of a parcel and may include home offices; studios; home workshops, and other similar uses;

Commented [CG34]: Revised definition required in order to be consistent with General Regs, which would be revised to clarify that "cannabis production" is not a permitted form of "home occupation". Will also ensure that "home industry" regulations are consistent across Electoral Areas.

iv) replacing the definition of "manufacturing" under Section 4.0 (Definitions) in its entirety with the following:

"manufacturing" means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes.

Commented [CG35]: Reference to "cannabis production" has been deleted. Proposed to include "cannabis production" as a listed principal use in Industrial Zones.

v) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG36]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

vi) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;

Commented [CG37]: Revised regulations, will ensure consistency across Electoral Areas.

Commented [CG38]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG39]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

- e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
- f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

vii) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;

Commented [CG40]: Revised regulations, will ensure consistency across Electoral Areas.

- e) animal or agriculture products processing; and
- f) the production of animal feeds.

Electoral Area “F”

6. The “Regional District of Okanagan-Similkameen, Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:

- i) replacing the definition of “agriculture” under Section 4.0 (Definitions) in its entirety with the following:

“**agriculture**” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG41]: Moved from the “includes” reference above to the “excludes” reference.

- ii) replacing the definition of “home industry” at Section 4.0 (Definition) in its entirety with the following:

“**home industry**” means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG42]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of “home industry”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

- iii) replacing the definition of “home occupation” at Section 4.0 (Definition) in its entirety with the following:

“**home occupation**” means an occupation or profession that is accessory to the principal residential use of a parcel and may include home offices; studios; home workshops, and other similar uses;

Commented [CG43]: Revised definition required in order to be consistent with General Regs, which would be revised to clarify that “cannabis production” is not a permitted form of “home occupation”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

- iv) replacing the definition of “manufacturing” under Section 4.0 (Definitions) in its entirety with the following:

“**manufacturing**” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes.

Commented [CG44]: Reference to “cannabis production” has been deleted. Proposed to include “cannabis production” as a listed principal use in Industrial Zones.

- v) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG45]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

vi) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;

Commented [CG46]: Revised regulations, will ensure consistency across Electoral Areas.

Commented [CG47]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG48]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

- e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
- f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

vii) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;

Commented [CG49]: Revised regulations, will ensure consistency across Electoral Areas.

- e) animal or agriculture products processing; and
- f) the production of animal feeds.

Electoral Area “G”

7. The “Regional District of Okanagan-Similkameen, Electoral Area “G” Zoning Bylaw No. 2781, 2017” is amended by:

- i) replacing the definition of “agriculture” under Section 4.0 (Definitions) in its entirety with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG50]: Moved from the “includes” reference above to the “excludes” reference.

- ii) adding a new definition of “cannabis” under Section 4.0 (Definitions) to read as follows:

“cannabis” means any plant of the genus *cannabis*; including:

- a) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
- b) any substance or mixture of substances that contains or has on it any part of such a plant; and
- c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

- iii) adding a new definition of “cannabis production” under Section 4.0 (Definitions) to read as follows:

“cannabis production” means the commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products as permitted by federal enactment, but excludes the growing of cannabis by an individual for their personal use and consumption;

- iv) adding a new definition of “cannabis products” under Section 4.0 (Definitions) to read as follows:

“cannabis products” means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption;

- v) adding a new definition of “home industry” under Section 4.0 (Definitions) to read as follows:

“home industry” means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG51]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of “home industry”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

vi) adding a new sub-section 3 under Section 6.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.3 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG52]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

vii) replacing Section 6.11 (Home Occupations) under Section 6.0 (General Regulations) in its entirety with the following:

6.11 Home Occupations

Commented [CG53]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - f) goods produced or made on the premises;
 - g) telephone or internet sales or sales where the customer does not enter the premises;
 - h) mail order sales;
 - i) direct distributors where customers do not enter the premises; and
 - j) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.

- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;
 - e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
 - f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

Commented [CG54]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG55]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

viii) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

Commented [CG56]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.

- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;
 - e) animal or agriculture products processing; and
 - f) the production of animal feeds.

Electoral Area “H”

8. The “Regional District of Okanagan-Similkameen, Electoral Area “H” Zoning Bylaw No. 2498, 2012” is amended by:

- i) replacing the definition of “agriculture” under Section 4.0 (Definitions) in its entirety with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and cannabis production. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG57]: New reference

- ii) adding a new definition of “cannabis” under Section 4.0 (Definitions) to read as follows:

“cannabis” means any plant of the genus *cannabis*; including:

- a) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
- b) any substance or mixture of substances that contains or has on it any part of such a plant; and
- c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

iii) adding a new definition of “cannabis production” under Section 4.0 (Definitions) to read as follows:

“cannabis production” means the commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products as permitted by federal enactment, but excludes the growing of cannabis by an individual for their personal use and consumption;

iv) adding a new definition of “cannabis products” under Section 4.0 (Definitions) to read as follows:

“cannabis products” means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption;

v) adding a new definition of “home industry” under Section 4.0 (Definitions) to read as follows:

“home industry” means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG58]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of “home industry”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

vi) adding the definition of “manufacturing” under Section 4.0 (Definitions) to read as follows:

“manufacturing” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes;

Commented [CG59]: New use, to be consistent with other Electoral Areas.

vii) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on lands designated as Agricultural Land Reserve.

Commented [CG60]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

viii) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

.1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².

Commented [CG61]: Revised regulations, will ensure consistency across Electoral Areas.

- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;
 - c) the boarding, breeding and keeping of animals;
 - d) cannabis production;
 - e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
 - f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

ix) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

Commented [CG62]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

Commented [CG63]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

Commented [CG64]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
 - .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
 - .3 A home industry shall be conducted within an enclosed building or structure.
 - .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
 - .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
 - .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
 - .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
 - .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
 - .9 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;
 - e) animal or agriculture products processing; and
 - f) the production of animal feeds.
- x) replacing a new sub-Section 14.1.1(a) under Section 14.1 (Industrial (Light) One (I1) Zone) in its entirety with the following:
- a) manufacturing;

Commented [CG65]: Revised use to reflect new definition.

xi) adding a new sub-Section 14.1.1(b) under Section 14.1 (Industrial (Light) One (I1) Zone) to read as follows and re-numbering all subsequent sections:

b) **cannabis production;**

Commented [CG66]: Proposed to list “cannabis production” as a stand-alone use in the zone, was previously comprised within the definition of “manufacturing”.

xii) replacing a new sub-Section 14.2.1(a) under Section 14.2 (Industrial (Heavy) Two (I2) Zone) in its entirety with the following:

a) **manufacturing;**

Commented [CG67]: Revised use to reflect new definition.

xiii) adding a new sub-Section 14.2.1(b) under Section 14.2 (Industrial (Heavy) Two (I2) Zone) to read as follows and re-numbering all subsequent sections:

b) **cannabis production;**

Commented [CG68]: Proposed to list “cannabis production” as a stand-alone use in the zone, was previously comprised within the definition of “manufacturing”.

Electoral Area “I”

9. The “Regional District of Okanagan-Similkameen, Electoral Area “I” Zoning Bylaw No. 2457, 2008” is amended by:

i) replacing the definition of “agriculture” under Section 4.0 (Definitions) in its entirety with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products and **cannabis production**. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Commented [CG69]: Moved from the “includes” reference above to the “excludes” reference.

ii) adding a new definition of “home industry” under Section 4.0 (Definitions) to read as follows:

“home industry” means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops, cannabis production and other similar uses;

Commented [CG70]: Revised definition required in order to be consistent with General Regs, and clarifying that cannabis production is a form of “home industry”. Will also ensure that “home industry” regulations are consistent across Electoral Areas.

iii) replacing the definition of “manufacturing” under Section 4.0 (Definitions) in its entirety with the following:

“manufacturing” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes.

Commented [CG71]: Reference to “cannabis production” has been deleted. Proposed to include “cannabis production” as a listed principal use in Industrial Zones.

iv) adding a new sub-section 4 under Section 7.4 (Prohibited Uses of Land, Buildings and Structure) to read as follows:

.4 **cannabis production, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 2(2.5) of the *Agricultural Land Reserve***

Use, Subdivision and Procedure Regulation, on lands designated as Agricultural Land Reserve.

Commented [CG72]: Reflects ALC determination that cannabis production facilities that are comprised of a soil floor system are a permitted farm use in the ALR and cannot be prohibited by local government.

- v) replacing Section 7.17 (Home Occupations) under Section 7.0 (General Regulations) in its entirety with the following:

7.17 Home Occupations

Commented [CG73]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home occupation uses where permitted as a use in this Bylaw:

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 A home occupation shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .7 A home occupation shall not produce a public offence or nuisance of any kind;
- .8 A home occupation shall not involve:
 - a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
 - b) the outdoor storage of materials and equipment associated with a contractor, trade or mobile service;

Commented [CG74]: New regulation clarifying that the outdoor storage of these types of vehicles is not considered a permitted form of "home occupation".

- c) the boarding, breeding and keeping of animals;
- d) cannabis production;
- e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture;
- f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity; and
- g) the salvage, repair or assembly of electronic devices, motor vehicles, boats, or other machinery as a commercial venture on lands situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG75]: New provision clarifying that "cannabis production" is not a permitted form of "home occupation".

vi) replacing Section 7.18 (Home Industries) under Section 7.0 (General Regulations) in its entirety with the following:

7.18 Home Industries

Commented [CG76]: Revised regulations, will ensure consistency across Electoral Areas.

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance shall be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home industry shall not adversely affect the character of the area.
- .8 A home industry shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .9 A home industry shall not involve:

- a) wrecking, salvage or storage of derelict vehicles and equipment;
- b) salvage or storage of used building or domestic products and similar discarded materials;
- c) manufacture of concrete products;
- d) bulk fuel or chemical storage or refining depots;
- e) animal or agriculture products processing;
- f) the production of animal feeds; and
- g) the salvage, repair or assembly of electronic devices, motor vehicles, boats, or other machinery as a commercial venture on lands situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

READ A FIRST AND SECOND TIME this ____ day of _____, 2019.

PUBLIC HEARING held on this ____ day of _____, 2019.

READ A THIRD TIME this ____ day of _____, 2019.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Amendment Bylaw No. 2849, 2019" as read a Third time by the Regional Board on this ____ day of _____, 2019.

Dated at Penticton, BC this __ day of __, 2019.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2019.

For the Minister of Transportation & Infrastructure

ADOPTED this __ day of __, 2019.

Board Chair

Corporate Officer

TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Foreshore (i.e. Docks and Moorage) Regulations

Administrative Recommendation:

THAT the Okanagan Electoral Area Zoning Bylaws be amended to introduce a Water Use Zone in order to regulate the development of commercial docks.

Purpose:

Further to the direction provided by the Planning and Development (P&D) Committee at its meeting of May 3, 2018, the purpose of this report is to present a proposed new “Water Use Zone” (W1) to be applied along the major lakes in the Okanagan Electoral Areas.

Background:

In January of 2015, the RDOS received a referral from the provincial government regarding a proposed commercial use of Crown land on Osoyoos Lake for the purposes of a float plane dock located adjacent to a winery. Administration responded to this referral with concerns over potential uses and conflicts with other upland properties and recommended refusal; however, there were no zoning regulations governing such water-based uses.

Discussion at the Board regarding whether or not the RDOS should have some form of regulation over proposed commercial docks began in 2017 when the winery referenced above received its Licence of Occupation for a Commercial Wharf from the provincial government.

At its meeting of April 5, 2018, the P&D Committee heard a presentation from Patrick Tobin, Regional Manager, from the Ministry of Forests, Land, Natural Resources, Operations, and Rural Development (MFLNRO). Mr. Tobin discussed the Crown approval process for moorages and docks, and the possible role for local governments in regulating the foreshore.

At its meeting of May 3, 2018, the P&D Committee requested further research on the potential of creating a new water zone along the lakeshore of Okanagan Valley lakes, to be included in the Okanagan Valley Electoral Area Zoning Bylaw.”

Statutory Authorities:

The construction and placement of private moorage facilities on aquatic Crown land (foreshore) requires authorization from the MFLNRO. Private moorage facilities include docks, boat ways/ramps or boat lifts that are used for private residential use. A General Permission may be granted for docks on aquatic Crown land as long as it is constructed in accordance with the terms and conditions contained in the General Permission to Use Crown Land for a Private Moorage Dock.

For commercial moorage facilities, a tenure from the Province must first be obtained to lease Crown land (foreshore) in order to operate the facility. Obtaining a tenure for a commercial use is a three-

step process including securing a 1 year temporary licence from the Province to allow for time to seek the necessary approvals from other government agencies and to prepare a development plan.

Under the BC *Local Government Act*, local governments may designate zoning over the surface of water. In the RDOS, the only regulations for docks and boatlifts are contained within the Electoral Area “F” Zoning Bylaw and were put in place mainly for the proposed Greata Ranch development. These general regulations outline sizes, shapes, and setbacks for docks.

Member municipalities have a variety of approaches to water zoning:

- The Town of Osoyoos updated their Foreshore and Lake Zoning Bylaw in October 2018 in order to provide four water zones that extend over Osoyoos Lake by approximately 100 m. The Town also updated their Official Community Plan to include new Foreshore Development Permit guidelines to address the installation of docks.
- The District of Summerland has regulations within its zoning bylaw for three types of water zones.
- Neither the Town of Oliver nor the City of Penticton have zoning regulations for docks or moorage facilities.

Analysis:

The intent of the proposed zoning amendments is to allow the RDOS to retain some control over intensive water uses such as float plane moorage, marinas and commercial wharves, but to not regulate every private dock associated with an upland residential use.

Administration proposes several changes to the Electoral Area Zoning Bylaws that are within the Okanagan River valley and will include new regulations for Osoyoos Lake, Vaseux Lake, Skaha Lake and Okanagan Lake.

Overall, these changes propose to extend some form of zoning designation over the water for 50 metres from all waterfront parcels. Specifically, these amendments will include the following and are discussed further in the sections below:

- creating a new Water Use (W1) Zone that extends over 50.0 metres of water adjacent to all properties located along the lakeshore of Okanagan Valley lakes;
- extending the existing Parks and Recreation (PR) Zone for waterfront parks by 50.0 metres over adjacent lakes;
- adding “boat launch” as a permitted use in the PR Zone;
- extending the existing Conservation Area (CA) Zone for those lands zoned as CA upland, located along the lakeshore by 50.0 metres over adjacent lakes;
- adding new definitions for “boat launch”, “recreational water activities”, “private moorage”, “General Permission”, and “public docks and moorage”.

By making these amendments to zoning bylaws, Administration will be able to respond clearly when a Crown referral is received for a more intense foreshore use (i.e. a commercial wharf) that a rezoning will be required.

Creation of a new Water Use (W1) Zone:

It is proposed that a new Water Use (W1) Zone will be created and extended 50.0 metres over the water from the adjacent parcel line of waterfront properties, regardless of upland zoning designations. The W1 zone will allow for private water based recreational activities and private moorage and docks subject to being authorized through a Provincial 'General Permission' approval.

Any uses proposed that are more intense than permitted will require a rezoning application. Depending on the proposal, a new site-specific Intensive Water Use zone (W2) will be created to match what is being proposed.

For example, when the Crown Lands referral for a commercial float plane dock came in for a winery on Osoyoos Lake, the RDOS would have required the owner to seek a rezoning for the proposed use to occur because it was over and above what would be permitted in the W1 zone.

Parks and Recreation (PR) Zone

The current Parks and Recreation (PR) Zone permits amongst other uses "outdoor recreation services" and "public moorage and marina". Outdoor recreation is defined as meaning: "a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf courses".

A "boat launch" use is not currently included within any the zoning designations. On reviewing the mapping and locations of the known official boat launches, it appears that the majority of boat launches are within a public park or a MOTI road right-of way. By adding "boat launch" to the permitted PR Zones and extending the zoning out over the water, this will allow for the existing boat launches (e.g. Kaleden, OK Falls, Naramata) to continue as they are currently used. The PR zone would also extend over water adjacent to known boat launches using MOTI road ends.

Conservation (CA) zone:

Conservation zones are placed over lands that are identified as having significant environmental values and are often held by private owners and conservation organizations such as Nature Trust BC or the Lands Conservancy.

For example, much of Vaseux Lake upland water frontage is zoned for Conservation Area (CA) and extending the CA Zone 50.0 metres onto the lake will provide additional protection around most of the lake's important riparian values. There are also a number of parcels along Skaha Lake and Okanagan Lake that are zoned CA that will also benefit from having the zone extended over the water.

Increasing the CA Zone over the water will also enable the RDOS to ensure any proposals along the waterfront are also permitted within the CA zone, otherwise a rezoning will be required.

Definitions:

The following definitions are being added to each Zoning Bylaw to help interpret the uses permitted. The current permitted use "Public Moorage and Marina" in the Parks and Recreation zone is to be replaced with "Public Docks and Moorage". This is being recommended because the word "Marina" is seen to be a more intensive use than public moorage and docks. Marinas usually include more commercial or private uses such as long term moorage and sales of marine petroleum products.

“recreational water activities” means leisure activities that take place in areas associated with the water and water access, such as fishing, water skiing, boating, swimming, and diving;

“private moorage” means a fixed or removable dock, fixed or removable walkway, boatlift or private buoy;

“general permission” means an authorization under the Provincial General Permission for the Use of Crown Land for Private Moorage, version January 17, 2017, or as amended;

“boat launch” means a ramp into the lake that is used for the purpose of launching or removing a boat from the water;

“public docks and moorage” means a fixed or floating structure that can be used as a landing or the tying up of a watercraft;

Electoral Area “F” exception:

Area “F” is the only Electoral Area that currently has zoning regulations for docks and boat lifts and that extends over the lakeshore. These regulations were put in place because of the existing Greata Ranch mixed use zoning. There is a section contained in the general regulations specifically for Docks and Boatlifts that outlines the size, shape, setbacks from property line, and conditions of use. Administration proposes to keep the zoning regulations as they are for Electoral Area “F”, unless otherwise directed by the Board.

Site specific Intensive Water Use zones would need to be developed to capture the multi-unit residential, commercial proposals and marina use intended for Greata Ranch development. It should be noted that for any existing docks or moorage that do not meet the new zoning, they will be considered legally non-conforming and allowed to exist.

Action Items:

If the recommended direction to make these changes are supported by the Board, then the next steps would be to draft the amendment bylaws and mapping, engage with the community for feedback, and then proceed with the formal adoption process.

Respectfully submitted

Endorsed by:

Endorsed by:

E Riechert

CG

B Dollevoet

E. Riechert, Planner

C. Garrish, Planning Manager

B. Dollevoet, General Manager Dev. Services

- Attachments:** No. 1 –Proposed Water Use Zone (W1)
No. 2 – Proposed Water Zone for Osoyoos Lake
No. 3 – Proposed Water Zone for OK Falls
No. 4 – Proposed Water Zone for Kaleden
No. 5 – Proposed Water Zone for Naramata
No. 6 – Proposed Water Zone for Vaseux Lake

WATER USE ZONE (W1)

.1 Permitted Uses:

Principal Uses:

- a) recreational water activities;
- b) private moorage, subject to Provincial 'General Permission' authorization

.2 Site Specific Water Zone One (W1s) Provisions:

- a) see Section 17.19

.3 Minimum Parcel Size:

- a) Not applicable

.4 Minimum Parcel Width:

- a) Not applicable

.5 Minimum Setbacks:

- a) Not applicable

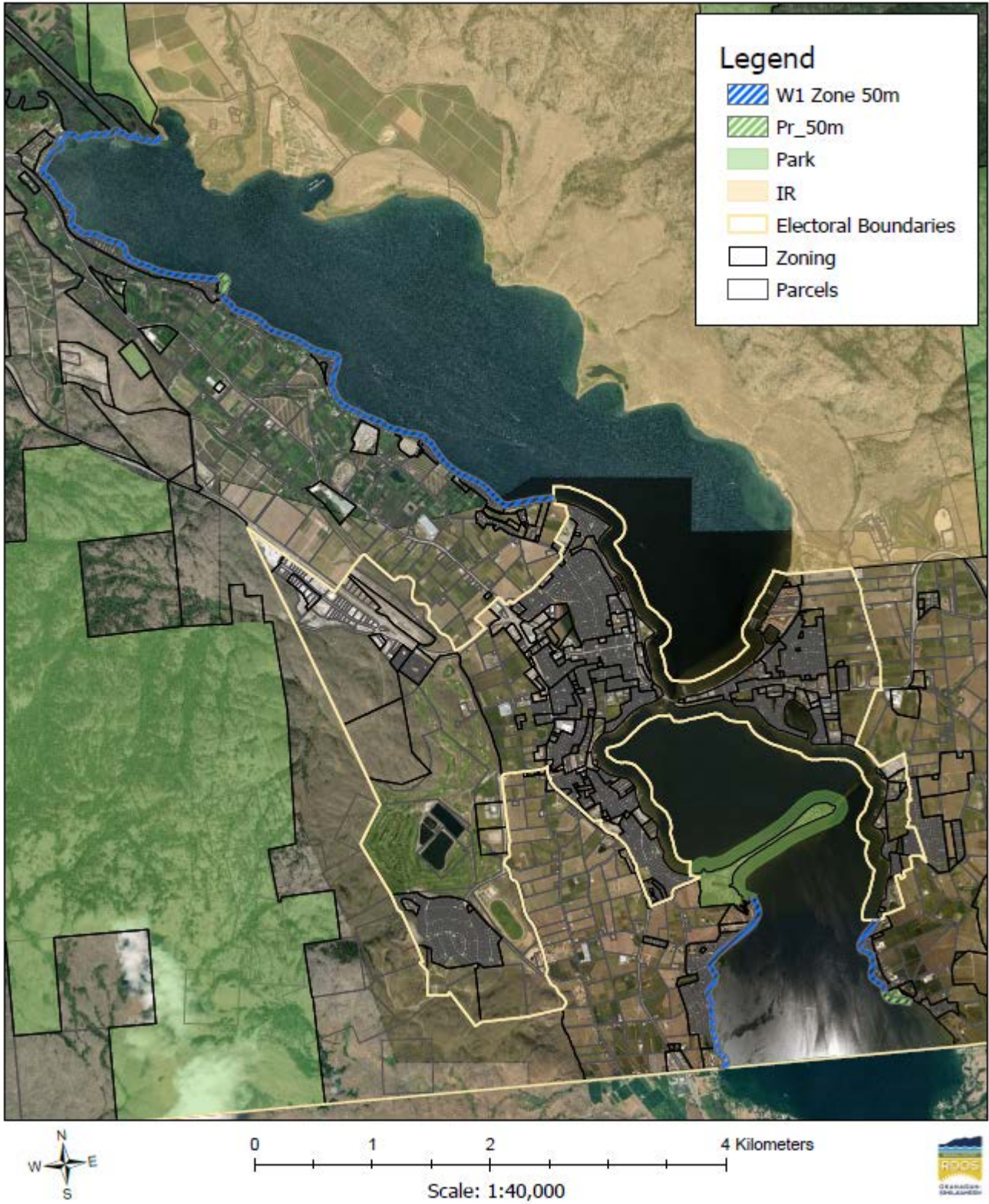
.6 Maximum Height:

- a) Not applicable

.7 Maximum Parcel Coverage:

- a) Not applicable

Attachment No 2 – Proposed Water Zone for Osoyoos Lake



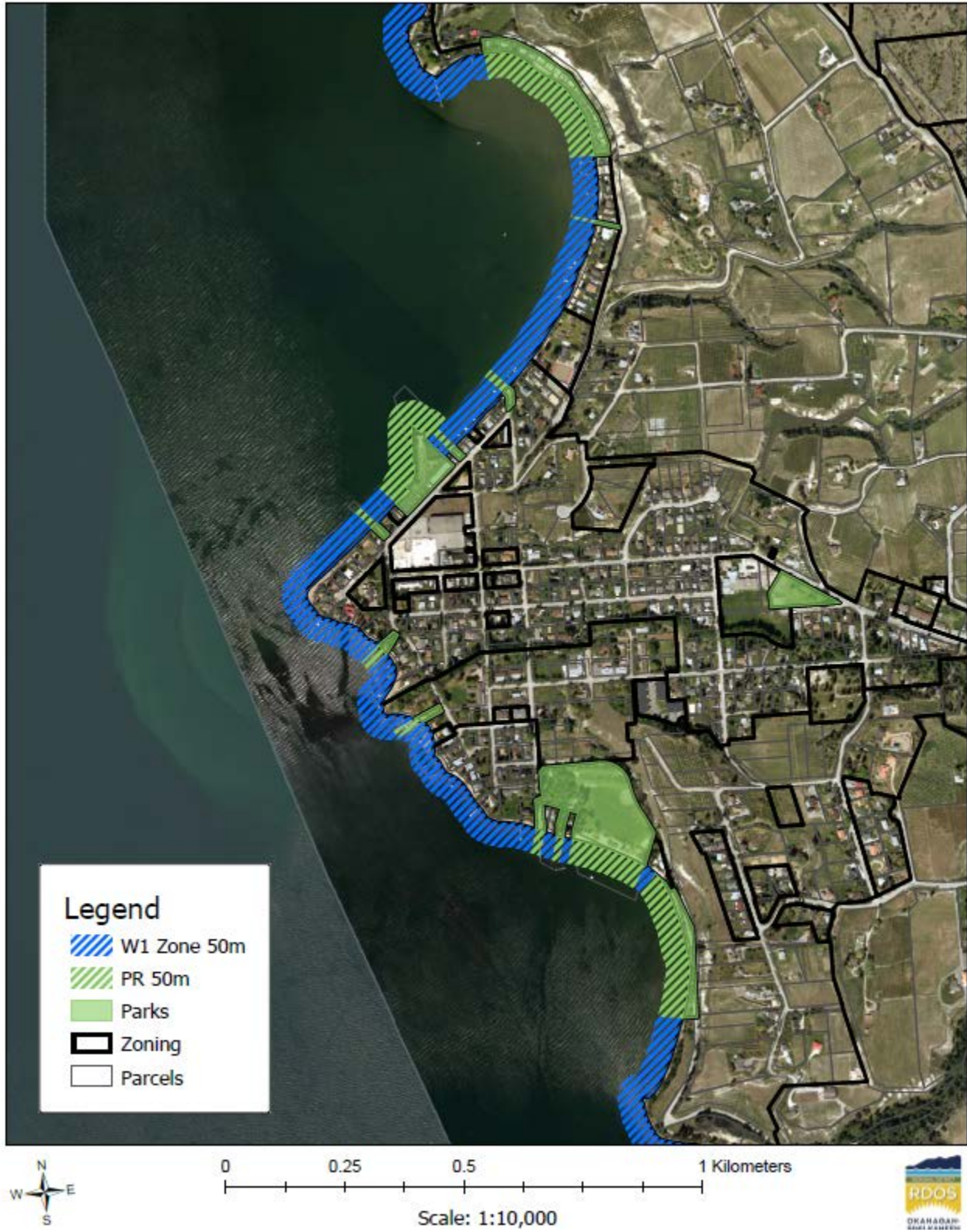
Attachment No. 3 – Proposed Water Zone for Okanagan Falls



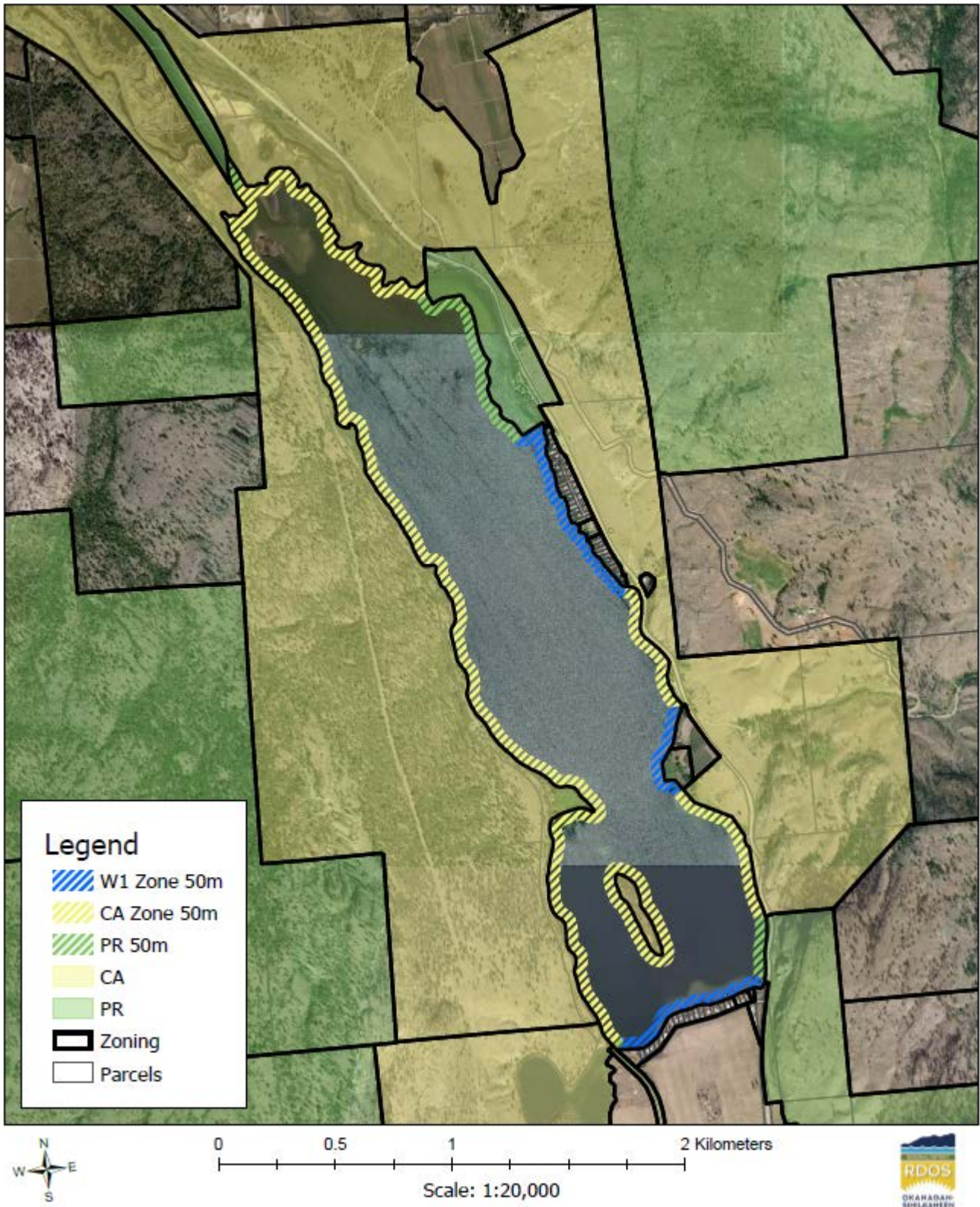
Attachment No. 4 – Proposed Water Zone for Kaleden



Attachment No. 5 – Proposed water Zone for Naramata



Attachment No. 6 – Proposed Water Zone for Vaseux Lake





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, March 21, 2019

9:45 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of March 21, 2019 be adopted.

B. SURVEY RESULTS FOR ALTERNATIVES FOR BLUE BAGS

To meet the contract obligation with RecycleBC requiring the phasing out of blue bag collection by July 2020.

RECOMMENDATION 2

THAT the Regional District require residential to homes supply their own reusable container for curbside recycling collection.

C. SINGLE USE PLASTICS – For Information Only

To review the powers of the Regional District of Okanagan-Similkameen in supporting municipal efforts to ban the use of single use plastic bags.

D. DELEGATION – Ministry of Forests, Lands and Natural Resource Operations

1. Ray Crampton – Regional Executive Director
2. Colin Johnston - Timber Sales Manager

Mr. Crampton and Mr. Johnston will address the Committee to discuss forestry practices.

E. DELEGATION – Apex Property Owners Association

1. Jeff Brown – Forestry Committee Member

Mr. Brown will address the Committee to discuss concerns about the upcoming changes to the Forest and Range Practices Act.

F. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Survey Results for Alternatives for Blue Bags

Administrative Recommendation:

THAT the Regional District require residential homes to supply their own reusable container for curbside recycling collection.

Purpose:

To meet the contract obligation with RecycleBC requiring the phasing out of blue bag collection by July 2020.

Reference:

[Environmental Committee](#), Thursday, January 3, 2019, **D. OPTIONS TO REPLACE BLUE BAGS**

Background:

In 2018, the Regional District renewed its contract with RecycleBC. RecycleBC pays the RDOS for the collection of residential curbside recycling and the operation of residential recycling depots at landfills. RecycleBC requires that non-reusable clear or clear blue bags as recycling containers be phased out by July 2020. Instead residents will be required to place out their recycling in clearly marked reusable containers such as a cart, can, bin or reusable sacs.

In order to meet this deadline, RDOS Staff conducted a survey in February considering three options. These options were detailed at the January 3, 2019 Environment and Infrastructure Committee.

- Option 1 was the RDOS would supply one (1) 240 litre cart. The estimated cost was \$14 a cart per year.
- Option 2 was the RDOS would supply two (2) 120 litre cans. The estimated cost was \$10 per house per year.
- Option 3 was that residents would be responsible for providing their own cart, can, bin or reusable bags. The RDOS would supply “Recycle Only” stickers to help mark containers.

Analysis:

The survey was mailed to every property that receives curbside collection through the RDOS. The response rate was 30% of all customers serviced by the RDOS.

Table 1: Survey Results

Service Area	Option 1: Cart	Option 2: Two Bins	Option 3: Residents supply	Total Responses
Electoral Area 'A' - Rural Osoyoos	35%	15%	50%	230
Electoral Area 'B' - Cawston	33%	21%	46%	129
Electoral Area 'C' - Rural Oliver	33%	17%	49%	311
Electoral Area 'D' - Okanagan Falls	38%	15%	47%	514
Electoral Area 'E' - Naramata and Falconridge	37%	14%	48%	295
Electoral Area 'F' - West Bench and Sage Mesa	44%	15%	41%	241
Electoral Area 'G' - Hedley, Olalla, Rural Keremeos	26%	24%	50%	224
Electoral Area 'I' - Kaleden, Twin Lakes	36%	15%	50%	316
Red Wing Resorts	33%	20%	46%	153
Village of Keremeos (Municipal)	38%	17%	46%	314

The most popular response was the residents would supply their own reusable containers. But over 50% indicated they would like the RDOS to supply some form of container.

General comments recieved:

- Concerns on how shredded paper should be placed in bins;
- Seniors do not generate much recycling so do not want a big bin at extra cost;
- Many residents have already supplied their own recycling containers and like having different options for different properties;
- Wind is an issue with uncovered recycling or lids blowing away;
- Residents that have used the cart program in other communities like carts;
- Carts were seen as being cleaner and create less windblown garbage;
- Carts were seen as a benefit for some as they roll but a detriment for people with long unpaved driveways or lack of space on their property;
- Some comments asked that the RDOS organize a sale of carts and bins at a reasonable price;
- Several responses ask for glass collection.

With the residents to supply their own container option, the RDOS would supply free "Recycle Only" stickers to all residents.

It will be costly and time consuming to implement a RDOS purchased cart program for only one community. Instead, staff would work with local retailers to have the option to purchase carts or bins at as low a cost as possible. The types of carts and cans would be selected to work best with the present collection equipment. This would be to provide for the most cost effective options for residents that wish to use carts or cans for recycling collection.

Alternatives:

Alternative Recommendation 1:

THAT the Regional District provide one 240 L cart to residential homes for curbside collection;

Alternative Recommendation 2:

THAT the Regional District provide two 120 L cans to residential homes for curbside collection;

Communication Strategy:

Annual billing takes place in May. This provides time for the Board decision to be included in this annual billing package. Staff will also work with local retailers to promote any sales event to allow residents time to purchase carts or cans.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Single Use Plastics - **FOR INFORMATION ONLY**

Purpose:

To review the powers of the Regional District of Okanagan-Similkameen in supporting municipal efforts to ban the use of single use plastic bags.

Reference:

[RDOS Solid Waste Management Plan](#)

Business Plan Objective:

Implementation of Solid Waste Management Plan

Background:

In February 2019, Chair Kozakevich was contacted by the Regional District of Central Okanagan (RDCO) and the Regional District of North Okanagan (RDNO) regarding the banning of single use plastics. The intent of the correspondence was to explore an Okanagan Valley-wide sharing of a template bylaw that could be used by participating municipalities. The focus of the bylaw would be on restricting shopping bags supplied by retailers.

The 2012 RDOS Solid Waste Management Plan contains 'Appendix A: Local Government Approaches to Single-Use Plastic Bags'. The Plan calls for local governments to understand the issues they are addressing, review all potential options and set up numerical targets to see how effective programs or policy changes are.

Since 2014, the retailers of single use plastic packaging are regulated through the Province to provide Extended Producer Responsibility programs. To meet this obligation, when a consumer receives packaging from a store, the store contributes to the RecycleBC program. RecycleBC now funds residential curbside collection and residential recycling depots for the following plastic items:

- Hard or brittle plastic packaging (yogurt container, shampoo bottle) is part of residential recycling collection;
- Film plastics (shopping bags, film overwrap) and polystyrene packaging (Styrofoam blocks or trays) can be brought to local depots for recycling;
- A new category, Other Flexible Plastic Packaging, has been included at recycling depots which includes chip bags, squeeze pouches and onion netted bags which are used as an alternative fuel rather than be recycled.

Single use plastics not accepted as part of the RecycleBC take-back program include cigarette filters, plastic 6 pack rings and squeeze tubes (like toothpaste). Other plastic materials, including durable items used more than once, are not presently recyclable.

Analysis:

The RDOS does not have the authority to ban single use plastics. Regional Districts cannot issue business licenses to retail stores. Provincial authority can allow Regional Districts to license some specific business practices. For example, the RDOS can license recycling centres and compost sites through powers provided through the Solid Waste Management Plan.

Municipalities have the power to issue business licenses to retail stores. Business licenses can be used to restrict or control some business practices including the use of plastic bags. The Regional District of North Okanagan has shared a number of potential Municipal bylaws restricting single use plastic bags. The RDOS would recommend review and public consultation before a municipality implements any ban.

Communication Strategy:

The RDOS can assist member municipalities with reviewing options and conducting public consultation. RDOS Staff have also been in contact with RDCO and RDNO Staff to discuss what is happening in their jurisdictions.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, March 21, 2019

11:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of March 21, 2019 be adopted.

B. CLOSED SESSION

RECOMMENDATION 2

THAT in accordance with Section 90(1)(c) of the *Community Charter*, the Committee close the meeting to the public on the basis of labour relations or other employee relations.

C. ADJOURNMENT

BOARD of DIRECTORS MEETING

Thursday, March 21, 2019

1:00 p.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 March 21, 2019 be adopted.

B. MINUTES

1. OSRHD Board Meeting – January 17, 2019

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Minutes of the January 17, 2019 Okanagan-Similkameen Regional Hospital District Board meeting be adopted.

C. LEGISLATIVE ISSUES

1. Physician Recruitment – For Information Only

- a. Interior Health Letter dated February 26, 2019
-

D. FINANCE

1. 2019-2023 Five Year Financial Plan Bylaw No. 166, 2019

- a. Bylaw No. 166, 2019
- b. Five Year Financial Plan
- c. Requisition Summary
- d. Budget – Schedule A

RECOMMENDATION 3 (Weighted Corporate Vote – Simple Majority)

THAT Bylaw No. 166, 2019 Okanagan Similkameen Regional Hospital District 2019-2023 Five Year Financial Plan be read a third time and be adopted.

E. 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 12:35 pm on Thursday, January 17, 2019, in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair P. Veintimilla, Town of Oliver	Director K. Kozakevich, Electoral Area “E”
Vice Chair T. Boot, District of Summerland	Director S. McKortoff, Town of Osoyoos
Director J. Bloomfield, City of Penticton	Director S. Monteith, Electoral Area “I”
Director G. Bush, Electoral Area “B”	Director M. Pendergraft, Electoral Area “A”
Director B. Coyne, Electoral Area “H”	Director R. Obirek, Electoral Area “D”
Director S. Coyne, Town of Princeton	Director F. Regehr, City of Penticton
Director R. Gettens, Electoral Area “F”	Director T. Roberts, Electoral Area “G”
Director D. Holmes, District of Summerland	Director J. Vassilaki, City of Penticton
Director J. Kimberley, City of Penticton	

MEMBERS ABSENT:

Director M. Bauer, Village of Keremeos	Director R. Knodel, Electoral Area “C”
----------------------------------------	----------------------------------------

STAFF PRESENT:

B. Newell, Chief Administrative Officer	J. Kurvink, Manager of Finance
G. Cramm, Administrative Assistant	

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 January 17, 2019 be adopted. - **CARRIED**

B. MINUTES

1. OSRHD Board Meeting – October 18, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

2. OSRHD Board Meeting – November 15, 2018

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

C. DELEGATION – Interior Health Authority

1. Interior Health Capital Update – Funding Request for the 2019/2020 Fiscal Year
 - i. Dan Goughnour – Director, Business Support
 - ii. Carl Meadows – Acute Health Service Administrator

Mr. Goughnour and Mr. Meadows addressed the Board to present a capital update funding request for the 2019/2020 fiscal year.

Director Monteith entered the Boardroom at 12:59 p.m.

D. LEGISLATIVE ISSUES

1. October 2018 IHA Meeting Update – For Information Only
This item was postponed to the next meeting.
-

E. FINANCE

1. OSRHD 2019-2023 Five Year Financial Plan Bylaw No. 166, 2019
 - a. OSRHD 2019-2023 Five Year Financial Plan
 - b. OSRHD 2019-2023 Five Year Financial Plan – Schedule A
 - c. Bylaw No. 166, 2019
 - d. IHA Capital Request Letter dated December 10, 2019

RECOMMENDATION 4 (Weighted Corporate Vote – Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 166, 2019 Okanagan Similkameen Regional Hospital District 2019-2023 Five Year Financial Plan be read a first and second time. - **CARRIED**

F. ADJOURNMENT

By consensus, the meeting adjourned at 1:29 p.m.

APPROVED:

CERTIFIED CORRECT:

P. Veintimilla
OSRHD Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT

TO: Okanagan-Similkameen Regional Hospital Board

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Physician Recruitment – For Information Only

Reference:

1. Letter from IHA 26 February 2019

Background:

The Okanagan Similkameen Regional Hospital District is incorporated under the Hospital Districts Act of British Columbia, with a Board of Directors elected or appointed to the Board of Directors for the Regional District of Okanagan Similkameen.

Purposes

- 20** (1) The purposes of a regional hospital district include the following:
- (a) to establish, acquire, construct, reconstruct, enlarge, operate and maintain hospitals and hospital facilities;
 - (b) to grant aid for the establishment, acquisition, reconstruction, enlargement, operation and maintenance of hospitals and hospital facilities;
 - (c) to assume obligations of any member municipality, or any improvement district not within the definition "municipality", or any hospital corporation, or any member treaty first nation, with respect to the repayment of money borrowed and provided for the financing of hospital projects and interest on it, or to provide reimbursement to a municipality, improvement district, hospital corporation or member treaty first nation for money provided for financing hospital projects that were raised or obtained otherwise than by borrowing;

The South Okanagan General Hospital (SOGH), located in Oliver, is a facility under South Okanagan Similkameen Regional Hospital District governance. The Hospital is operated by Interior Health. Typically, the Board has restricted their role to funding 40% of capital improvements requested by the Interior Health Authority, but we leave the operations of the hospitals up to IHA.

There has been discussion at the Board regarding the difficulty of physician attraction and retention to the Region, generally, but it is known that SOGH has suffered the closure of its Emergency Room capability at certain times of the year due to lack of available physicians.

IHA, in a letter to the Towns of Oliver and Osoyoos, has requested assistance in securing housing for locums to cover vacation time and emergency vacancies.

Analysis:

The Regional Hospital District would seem to have the authority to provide operational support for the South Okanagan General Hospital, but I believe it would be a first for the Board to do anything other than capital. The Board would have authority to enter into a rental agreement for housing.

The Town of Princeton and Electoral Area H went through a similar cycle of Emergency Room closures and lack of clinic space for physicians back in 2012/2013. The Regional District did authorize a contribution of \$5,000 towards the development of a physician-recruitment promotional package through Area H Rural Projects rather than through the Hospital District. The Hospital Board did offer letters of support, but I don't believe was willing to enter the realm of sharing operational expenses out of the Hospital Board Budget.

Nevertheless, this is a serious problem for the South Okanagan/Similkameen and the Board should have a discussion.

Town of Oliver
6150 Main St.
Oliver, BC V0H 1T0

Feb 26 2019

Town of Osoyoos
Box 3010, 8707 Main St.
Osoyoos, BC V0H 1V0

Dear Mayors and Council,

Over the past years, local physicians and the Interior Health Authority have been working together to address the primary care needs in the towns of Oliver and Osoyoos, including physician staffing issues at the South Okanagan General Hospital Emergency Department.

To fill gaps in service, we rely on locums to cover vacation time in clinics and for emergency vacancies. However, securing housing for locums wanting to travel to practice in our communities, has been and continues to be a real challenge.

Previously, mayors and councillors have asked how their towns can support physicians. As such, we would like to formally request that the Oliver and Osoyoos City Councils consider securing physician housing. With a dedicated residence close to SOGH, we could ensure easily accessible and comfortable housing for out-of-town physicians travelling to work in our communities.

We thank you in advance for your consideration, and would be happy to discuss this request in more detail.

Sincerely,



Dr. Kevin Hill
Family Physician
Board Director,
South Okanagan Similkameen
Division of Family Practice
Bus: 778.476.5696
Email: info@sosdivision.ca



Carl Meadows, RN, BsN, MAIT
Health Service Administrator
South Okanagan – Acute Hospitals
and Communities Integrated Services
Penticton Regional Hospital
Bus: 250-492-4000
Email: Carl.Meadows@interiorhealth.ca

ADMINISTRATIVE REPORT

TO: Okanagan-Similkameen Regional Hospital Board

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Okanagan Similkameen Regional Hospital District 2019-2023 Five Year Financial Plan Bylaw No. 166, 2019

Administrative Recommendation:

THAT Bylaw No. 166, 2019 Okanagan Similkameen Regional Hospital District 2019-2023 Five Year Financial Plan be read a third time and be adopted.

Reference:

1. Bylaw No. 166 (including Schedule A)

Background:

The Draft 2019-2023 Five Year Financial Plan has been reviewed by the Budget Committee. The information presented at the time was based on the 2018 revised Assessment Roll. The budget being presented reflects the change in assessments from the 2019 completed assessment roll.

It is anticipated that requisitions will be maintained at a level to support completion of the hospital project and then sustain debt servicing after the project is complete in 2020. Nominal increases would still be expected for other factors affecting the financial plan such as inflation and changed to Interior Health's annual capital funding requests.

To comply with legislation, the Board must approve the budget by March 31st

Analysis:

- There is a \$69,300 requisition increase over 2018.
- Overall, the average residential property tax assessment increases to approximately \$113 from \$111.
- The transfer to capital reserve is budgeted at \$3.3M for 2019.
- Penticton Regional Hospital Project
 - Overall project cost estimated at \$117M
 - Funding completion slated for 2022
 - Five Year Financial Plan assumes debt taken over course of the project remains in short term until 2020 when short-term debt is converted to long-term.
 - Current estimated total long term debt required is \$68M (approximated 58% of project cost)

The requisition amounts appearing in Schedule "A", as attached to the bylaw are based on 2019 Completed Assessment Roll data.

A summary of the requisitions is as follows:

**OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT
REQUISITION SUMMARY - NOT INCLUDING ADJUSTMENTS**

	<i>(2019 Completed Roll)</i> 2019 REQUISITION	<i>(2018 Revised Roll)</i> 2018 REQUISITION	\$ CHANGE	% TOTAL
PENTICTON	\$2,623,791	\$2,599,668	\$24,123	40.697%
SUMMERLAND	865,190	860,850	4,340	13.420%
PRINCETON	174,410	183,044	-8,634	2.705%
OLIVER	307,191	297,951	9,240	4.765%
OSOYOOS	524,317	525,465	-1,148	8.133%
KEREMEOS	70,291	68,591	1,700	1.090%
PENTICTON INDIAN BAND	111,302	87,992	23,310	1.726%
ELECTORAL AREA A	177,311	180,564	-3,253	2.750%
ELECTORAL AREA B	46,719	44,127	2,592	0.725%
ELECTORAL AREA C	240,796	235,568	5,228	3.735%
ELECTORAL AREA D	350,470	349,120	1,350	5.436%
ELECTORAL AREA E	251,205	251,415	-210	3.896%
ELECTORAL AREA F	158,091	158,185	-94	2.452%
ELECTORAL AREA G	93,917	88,458	5,459	1.457%
ELECTORAL AREA H	245,043	237,649	7,394	3.801%
ELECTORAL AREA I	207,096	209,193	-2,097	3.212%
TOTAL	\$6,447,140	\$6,377,840	\$69,300	100.000%

Communication Strategy:

The draft Okanagan Similkameen Regional Hospital District 2019-2023 Five Year Financial Plan was provided to the municipalities for their comment and posted on the RDOS website on January 17th, 2019. It has also included in budget presentations conducted for our six member municipalities and several electoral areas.

Respectfully submitted:

“John Kurvink, Manager of Finance/CFO”

J. Kurvink, Finance Manager

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

BYLAW NO. 166, 2019

A bylaw to adopt the 2019-2023 Five Year Financial Plan

WHEREAS the Board of the Okanagan-Similkameen Regional Hospital District, in open meeting assembled, enacts as follows;

1 Citation

1.1 This Bylaw shall be cited as the “Okanagan-Similkameen Regional Hospital District 2019-2023 Five Year Financial Plan Bylaw No 166, 2019”

2 Interpretation

2.1 In this bylaw:

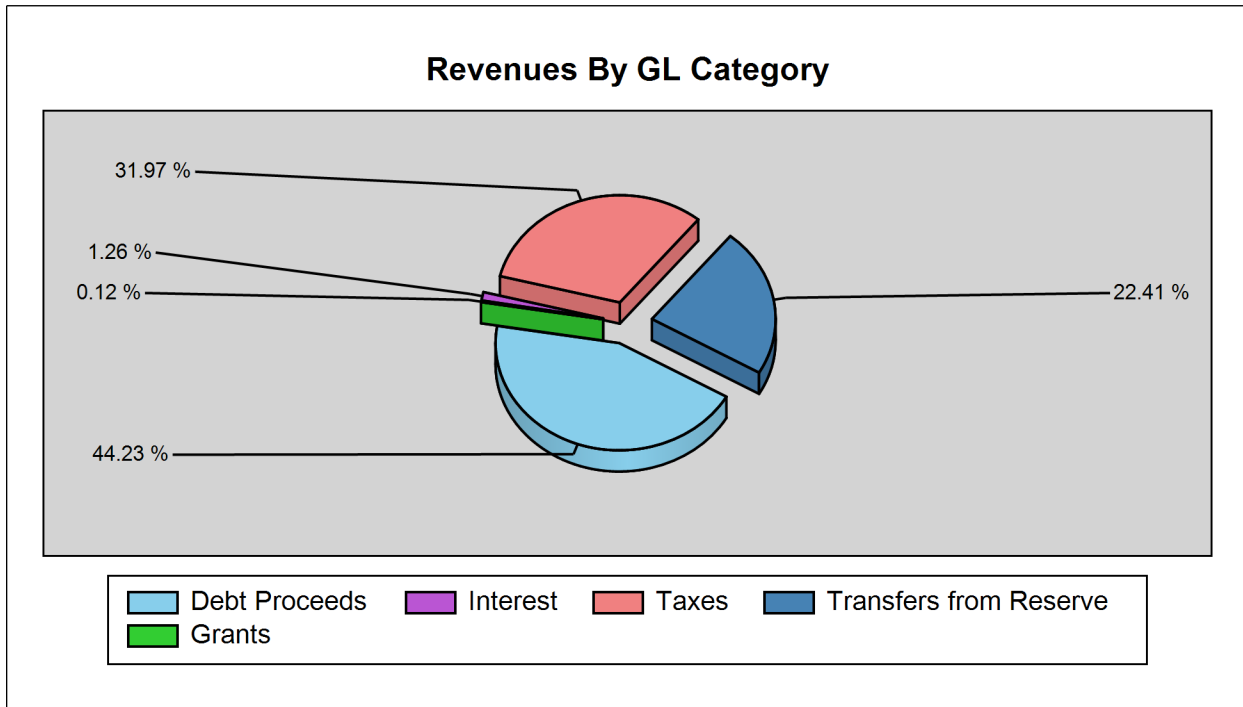
(a) Schedule “A” attached hereto and forming part of this bylaw is the 2019-2023 Five Year Financial Plan for the Okanagan-Similkameen Regional Hospital District for the year ending December 31, 2019

READ A FIRST AND SECOND TIME this _____ day __, 2019

READ A THIRD TIME AND ADOPTED this _____ day of _____, 2019

OSRHD Chair

Corporate Officer



Budget Comparison	2018 Amount	2019 Amount	Budget Change
Revenues			
Debt Proceeds	25,992,000	8,919,000	(17,073,000)
Grants	25,000	25,000	0
Interest	105,000	255,000	150,000
Taxes	6,377,840	6,447,140	69,300
Transfers from Reserve	3,030,000	4,517,860	1,487,860
Total Revenues:	35,529,840	20,164,000	(15,365,840)
Expenditures			
Contracts and Agreements	5,000	5,100	100
Financing	1,146,140	1,941,140	795,000
Grant Expense	31,212,000	14,430,160	(16,781,840)
Legal	1,000	1,000	0
Supplies	5,000	5,000	0
Transfers	3,092,300	3,711,100	618,800
Wages and benefits	68,400	70,500	2,100
Total Expenditures:	35,529,840	20,164,000	(15,365,840)
Net Total	0	0	0

FIVE YEAR FINANCIAL PLAN

2019 - 2023

Service: OSRHD
Dept Number: RHD
Service Participants: All Municipalities, All Electoral Areas, PIB



5 Year Forecast	2019	2020	2021	2022	2023
Revenues					
Debt Proceeds	8,919,000	1,410,000	0	0	0
Grants	25,000	25,000	25,000	25,000	25,000
Interest	255,000	155,000	105,000	80,000	55,000
Taxes	6,447,140	6,485,915	6,539,530	6,567,425	6,593,275
Transfers from Reserve	4,517,860	4,203,000	5,525,000	3,042,000	0
Total Revenues:	20,164,000	12,278,915	12,194,530	9,714,425	6,673,275
Expenditures					
Contracts and Agreements	5,100	5,200	5,300	5,400	5,500
Financing	1,941,140	4,033,215	3,985,630	3,937,275	3,937,075
Grant Expense	14,430,160	7,113,000	7,025,000	4,542,000	1,500,000
Legal	1,000	1,000	1,000	1,000	1,000
Supplies	5,000	5,000	5,000	5,000	5,000
Transfers	3,711,100	1,050,000	1,100,000	1,150,000	1,150,000
Wages and benefits	70,500	71,500	72,600	73,750	74,700
Total Expenditures:	20,164,000	12,278,915	12,194,530	9,714,425	6,673,275
Net Total	0	0	0	0	0

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

REQUISITION SUMMARY - NOT INCLUDING ADJUSTMENTS

	<i>(2019 Completed Roll)</i>	<i>(2018 Revised Roll)</i>		
	2019	2018	\$	%
	<u>REQUISITION</u>	<u>REQUISITION</u>	<u>CHANGE</u>	<i>Total</i>
PENTICTON	\$2,623,791	\$2,599,668	\$24,123	40.697%
SUMMERLAND	865,190	860,850	4,340	13.420%
PRINCETON	174,410	183,044	-8,634	2.705%
OLIVER	307,191	297,951	9,240	4.765%
OSOYOOS	524,317	525,465	-1,148	8.133%
KEREMEOS	70,291	68,591	1,700	1.090%
PENTICTON INDIAN BAND	111,302	87,992	23,310	1.726%
ELECTORAL AREA A	177,311	180,564	-3,253	2.750%
ELECTORAL AREA B	46,719	44,127	2,592	0.725%
ELECTORAL AREA C	240,796	235,568	5,228	3.735%
ELECTORAL AREA D	350,470	349,120	1,350	5.436%
ELECTORAL AREA E	251,205	251,415	-210	3.896%
ELECTORAL AREA F	158,091	158,185	-94	2.452%
ELECTORAL AREA G	93,917	88,458	5,459	1.457%
ELECTORAL AREA H	245,043	237,649	7,394	3.801%
ELECTORAL AREA I	207,096	209,193	-2,097	3.212%
TOTAL	\$6,447,140	\$6,377,840	\$69,300	100.000%

SCHEDULE A						
Okanagan-Similkameen Regional Hospital District						
2019 - 2023 Annual Budget & 5 Year Financial Plan						
		1.087%	0.601%	0.827%	0.427%	0.394%
	2018	2019	2020	2021	2022	2023
	Annual	Annual	Annual	Annual	Annual	Annual
	Budget	Budget	Budget	Budget	Budget	Budget
Revenue						
Tax Requisition	6,377,840	6,447,140	6,485,915	6,539,530	6,567,425	6,593,275
Grants in Lieu of Taxes	25,000	25,000	25,000	25,000	25,000	25,000
Interest Income - Operating	5,000	5,000	5,000	5,000	5,000	5,000
Interest Income - Capital	100,000	250,000	150,000	100,000	75,000	50,000
MFA Debt Surplus	-	-	-	-	-	-
Transfer from Reserves - Capital Improvement Projects	-	-	-	-	-	-
Transfer from Reserve - PRH Patient Care Tower - Construction Phase	-	-	4,203,000	5,525,000	3,042,000	-
Transfer from Reserves - CWFD of Capital Improvement Projects	3,030,000	4,517,860	-	-	-	-
Debenture Proceeds	25,992,000	8,919,000	1,410,000	-	-	-
Total Revenue	35,529,840	20,164,000	12,278,915	12,194,530	9,714,425	6,673,275
Expenditures						
Regional Hospital District Debt - Sec. 23 (1) (a)						
Debenture Payments - Principal	60,040	60,040	1,920,966	1,896,136	1,861,081	1,860,926
Debenture Payments - Interest	36,100	36,100	2,112,249	2,089,494	2,076,194	2,076,149
Debenture Payments - Short-Term Interest	1,050,000	1,845,000	-	-	-	-
Total Non-Shareable Debt	1,146,140	1,941,140	4,033,215	3,985,630	3,937,275	3,937,075
Administration Expenses - Sec 17 (2)						
Salaries & Wages (OCAO & Finance Department)	54,000	55,500	56,500	57,600	58,750	59,700
Board Remuneration	14,400	15,000	15,000	15,000	15,000	15,000
Audit	5,000	5,100	5,200	5,300	5,400	5,500
Legal Fees	1,000	1,000	1,000	1,000	1,000	1,000
Supplies/Misc/Travel	5,000	5,000	5,000	5,000	5,000	5,000
Total Section 17 (2)	79,400	81,600	82,700	83,900	85,150	86,200
Expenditure under Sec. 20(4)						
Minor Equipment Global Grant - IHA Requests	392,300	392,300	400,000	400,000	400,000	400,000
Capital Improvement Projects - IHA Requests	2,190,000	993,300	1,500,000	1,500,000	1,500,000	1,500,000
Capital Projects - PRH Patient Care Tower - Construction Phase	25,992,000	8,919,000	5,613,000	5,525,000	3,042,000	-
CWFD of Capital Improvement Projects	3,030,000	4,517,860	-	-	-	-
Transfer to Capital Reserve	2,700,000	3,318,800	650,000	700,000	750,000	750,000
Total Section 20(4)	34,304,300	18,141,260	8,163,000	8,125,000	5,692,000	2,650,000
Total Expenditures	35,529,840	20,164,000	12,278,915	12,194,530	9,714,425	6,673,275
Total Surplus (Deficit)	-	-	-	-	-	-
	2018	2019	Difference			
Tax Rate / \$1000 for residential property	0.28490	0.26352	-0.0214			
Average Tax Bill per residential property	\$111.61	\$112.88	\$1.27			
Transfer to Reserve is operating surplus plus amount of debt reduction						
	2018	2019	2020	2021	2022	2023
Capital Reserve Balance - Sec 20(4)						
Opening Balance	13,473,895	17,137,804	15,938,744	12,385,744	7,560,744	5,268,744
Contributions	4,819,961	3,068,800	500,000	600,000	675,000	700,000
Contributions - V1st Term Deposits/MFA Investment Gains (Losses)	141,940	250,000	150,000	100,000	75,000	50,000
Reductions	(1,297,992)	(4,517,860)	(4,203,000)	(5,525,000)	(3,042,000)	-
Ending Balance	17,137,804	15,938,744	12,385,744	7,560,744	5,268,744	6,018,744



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, March 21, 2019

1:45 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of March 21, 2019 be adopted.

1. Consent Agenda – Corporate Issues

a. Area “B” Kobau Park Recreation Commission Appointment

THAT the Board of Directors appoint Deanna Gibbs as a member to the Area “B” Kobau Parks and Recreation Commission for a two-year term expiring December 31, 2020.

b. Naramata Parks & Recreation Commission – February 25, 2019

THAT the Minutes of the February 25, 2019 Naramata Parks & Recreation Commission meeting be received.

c. Community Services Committee – March 7, 2019

THAT the Minutes of the March 7, 2019 Community Services Committee meeting be received.

d. Corporate Services Committee – March 7, 2019

THAT the Minutes of the March 7, 2019 Corporate Services Committee meeting be received.

THAT the Board of Directors approve the following local governments as matches for benchmarking of current salaries for exempt and unionized positions:

District of Summerland

Central Kootenay Regional District

Village of Keremeos

Columbia Shuswap Regional District

Town of Oliver

Comox Valley Regional District

Town of Osoyoos

East Kootenay Regional District

City of Penticton

North Okanagan Regional District

Town of Princeton

That the Board of Directors directs Administration to proceed with a complaint-based only Animal Control service for Electoral Areas ‘A’, ‘B’, ‘C’, and ‘G’, while continuing with active patrols (to be adjusted seasonally) for Electoral Areas ‘D’, ‘E’, ‘F’, and ‘I’

e. Environment and Infrastructure Committee – March 7, 2019

THAT the Minutes of the March 7, 2019 Environment and Infrastructure Committee meeting be received.

THAT the Regional District proceed with a formal petition to take ownership of the Chute Lake Dam, with adoption of a Borrowing Bylaw for the project as a collateral process.

f. Planning and Development Committee – March 7, 2019

THAT the Minutes of the March 7, 2019 Planning and Development Committee meeting be received.

THAT the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws be amended to allow accessory dwelling units as a permitted use in the Small Holdings and Low Density Residential zones.

g. RDOS Regular Board Meeting – March 7, 2019

THAT the minutes of the March 7, 2019 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services**a. Development Variance Permit Application – 2439 Workman Place, Electoral Area “E”****i. Permit No. E2018.210-DVP**

To allow for the construction of a new single detached dwelling.

THAT the Board of Directors approve Development Variance Permit No. E2018.210-DVP.

b. Agricultural Land Commission Referral (“Non-Adhering Residential Use – Additional Residence for Farm Use”) – 890 Tillar Road, Electoral Area “E”

To allow for an “accessory dwelling” in the Agricultural Land Reserve (ALR).

THAT the Regional District of Okanagan-Similkameen “authorize” the application for a “non-adhering residential use – additional residence for farm use” at 890 Tillar Road (Lot A, Plan KAP28676, District Lot 209, SDYD, Except Plan KAP49097) in Electoral Area “E” to proceed to the Agricultural Land Commission.

- c. Agricultural Land Commission Referral (Exclusion) – 257 Dogwood Avenue, Electoral Area “I”**
i. Responses Received

To exclude an approximately 2.1 ha parcel from the Agricultural Land Reserve (ALR).

THAT the Regional District Board “authorize” the application to exclude 257 Dogwood Lane, Kaleden (Lot 138, Plan KAP719, District Lot 106S, SDYD), in Electoral Area “I” to proceed to the Agricultural Land Commission.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)
THAT the Consent Agenda – Development Services be adopted.

B. DEVELOPMENT SERVICES – Bylaw Enforcement

- 1. Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019**
a. Bylaw No. 2507.08, 2019

To amend the current Bylaw Notice Enforcement Bylaw (No. 2507) due to changes in the schedule of offences due to amendments made to-date to Electoral Area Zoning Bylaws and the Building Bylaw.

RECOMMENDATION 4 (Unweighted Corporate Vote – 2/3 Majority)
THAT Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019 be read a first time, a second time, a third time and be adopted.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Zoning Bylaw Amendment – 79 Twin Lakes Road, Electoral Area “I” (Twin Lakes Golf Resort Ltd.)**
 - a. Bylaw No. 2457.20, 2018
 - b. Section 219 Covenant (No Build) Agreement
 - c. Letter from Golder Associates Ltd. dated March 11, 2019
 - d. Responses Received

To allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2457.20, 2018, Electoral Area “I” Zoning Amendment Bylaw be read a second time and proceed to public hearing.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

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

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

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

THAT prior to third reading of Amendment Bylaw No. 2457.20, 2018, the property owner enter into a servicing agreement with the Regional District in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Bylaws including Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP (as shown on Attachment No. 7) and must include terms and conditions on how the systems will subsequently be turned over the Regional District.

2. **Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Area “D”**
 - a. Bylaw No. 2455.40, 2019
 - b. Bylaw No. 2603.17, 2019

The proposed amendments to the Electoral Area “D” Official Community Plan (OCP) Bylaw and Zoning Bylaw are related to the introduction of a Parks and Recreation (PR) Zone over the parcel at 176 Chadwell Place in the “Heritage Hills” community of Electoral Area “D”. The Regional District has recently acquired this parcel for parkland purposes.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2603.17, 2019, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.40, 2018, Electoral Area “D” 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 March 21, 2019, 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. 2603.17, 2019, 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 April 18, 2019; and

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

D. LEGISLATIVE SERVICES

1. **RDOS Fees and Charges Bylaw No. 2848, 2019**
 - a. Bylaw No. 2848, 2019 – Marked-Up Copy
 - b. Bylaw No. 2848, 2019 – Clean Copy

RECOMMENDATION 8 (Weighted Corporate Vote – 2/3 Majority)

THAT Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2848, 2019 be read a third time, and be adopted.

2. 2018-2022 Strategic Plan

3. 2019 Corporate Business Plan

4. Declaration of State of Local Emergency Approval

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

Electoral Area “C”:

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 4 March 2019, at midnight for a further seven days to 11 March 2019, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 11 March 2019, at midnight for a further seven days to 18 March 2019, at midnight.

E. CAO REPORTS

1. Verbal Update

F. OTHER BUSINESS

1. Chair’s Report

- a. RDOS Board Chair/Vice Chair Regional Tour
-

2. Board Representation

- a. BC Grape Growers Association and Starling Control – *Bush, Monteith (Alternate)*
 - b. BC Rural Centre (formerly Southern Interior Beetle Action Coalition) – *Gettens, Obirek (Alternate)*
 - c. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
 - d. Municipal Finance Authority – *Kozakevich (Chair), Bauer (Vice Chair, Alternate)*
 - e. Municipal Insurance Association – *Kozakevich (Chair), Bauer (Vice Chair, Alternate)*
 - f. Okanagan Basin Water Board - *McKortoff, Boot, Knodel, Pendergraft (Alternate to McKortoff), Holmes (Alternate to Boot), Monteith (Alternate to Knodel)*
 - a) OBWB Report – March 8, 2019
 - g. Okanagan Film Commission – *Gettens, Holmes (Alternate)*
 - h. Okanagan Nation Alliance Steering Committee – *Kozakevich, Monteith (Alternate)*
 - i. Okanagan Regional Library – *Kozakevich, Roberts (Alternate)*
 - j. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*
 - k. South Okanagan Similkameen Fire Chief Association – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
 - l. South Okanagan Similkameen Rural Healthcare Community Coalition (formerly Developing Sustainable Rural Practice Communities) – *McKortoff, Bauer (Alternate)*
 - m. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
 - n. UBCO Water Research - Chair Advisory Committee – *Holmes, Bauer (Alternate)*
-

3. Directors Motions

4. Board Members Verbal Update

G. CLOSED SESSION

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

THAT in accordance with Section 90(1)(c) of the *Community Charter*, the Committee close the meeting to the public on the basis of labour relations or other employee relations.

H. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Area "B" Kobau Park Recreation Commission Appointment

Administrative Recommendation:

THAT the Board of Directors appoint Deanna Gibbs as members to the Area "B" Kobau Parks and Recreation Commission for a two-year term expiring December 31, 2020.

Purpose:

To appoint Deana Gibbs to the Area "B" Parks and Recreation Commission as per Bylaw 2732, 2016.

Reference:

Bylaw 2732, 2016 Regional District of Okanagan-Similkameen Parks and Recreation Commission Establishment Bylaw.

Background:

Parks and recreation commissions advise the RDOS Board regarding matters related to their local service areas in accordance with Bylaw 2732, 2016. Commissions are comprised of 5 to 11 members who are appointed for two year terms. Advertisements are placed in local news publications seeking applications for all commissions in October of each year.

Analysis:

The Electoral Area Director has reviewed the applications.

Alternatives:

That the Board not appoint the new member to the commission.

Respectfully submitted:

"Justin Shuttleworth"

J. Shuttleworth, Park/Facilities Coordinator



MINUTES

Naramata Parks & Recreation Commission

Monday, February 25, 2019, 6:30 p.m.
Naramata Fire Hall

- Members Present:** Dennis Smith (Chair), Jeff Gagnon, Lyle Resh, Maureen Balcaen, Jacqueline Duncan, Nicole Verpaelst, Bob Coulter
- Absent:** Richard Roskell, Justin Shuttleworth (RDOS, Parks & Facilities Coordinator), Gillian Cramm (RDOS Administrative Assistant - Legislative Services)
- Area 'E' Director** Karla Kozakevich (RDOS Area 'E' Director)
- Staff & Contractors:** Adrienne Fedrigo (NPR Recreation Coordinator), Heather Lemieux (Recording Secretary), Doug Reeve (RDOS, Projects Coordinator II) left meeting at 7:31 p.m.
- Guests:** None
- Delegations:** None

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Naramata Parks & Recreation Meeting of February 25, 2019 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 January 28, 2019 be adopted as presented.

CARRIED (UNANIMOUSLY)

3. CORRESPONDENCE/DELEGATIONS

None



MINUTES

Naramata Parks & Recreation Commission

Monday, February 25, 2019, 6:30 p.m.
Naramata Fire Hall

4. **RDOS DIRECTOR REPORT** – Karla Kozakevich reported on the following:

- 4.1. **Tree Removal and Replacement** – 2019 tree removal and replacement budget has increased. MOTi will be consulted about trees along road sides and right-of-ways.
- 4.2. **Boat Storage** – The Naramata Watercraft Society is preparing a grant application for the boat storage project. Discussed design, security and daily park closure hours.

5. **RDOS STAFF REPORT** – Doug Reeve (RDOS, Projects Coordinator II) reported.

- 5.1. **Wharf Park Expansion - Concept Plans** – Concept plans presented and reviewed. Discussed preliminary park planning, vegetation and bench plans, lighting and layout options. The First Street closure is ongoing, negotiations continue with MOTi.

ACTION – NPR Members to provide Wharf Park Concept Plan feedback to Doug Reeve via email before March 12, 2019.

- 5.2. **Manitou Park Planning** – Costing and full design for washroom and accessibility pathway project to commence. Project implementation will begin in Fall 2019.

6. **RECREATION COORDINATOR REPORT** – Adrienne Fedrigo (NPR Recreation Coordinator) reported.

- 6.1. **Recreation Programs, Fees and Rates Bylaw** – Planning is ongoing. Discussed regional recreation guide and events. The regional fee and rate bylaw is being reviewed for possible updates. Discussed park booking fees.
- 6.2. **Easter Egg Drop Event** – The helicopter for the drop will cost \$950.00. Discussed community support and funding possibilities. Nicole Verpaelst volunteered to ride in the helicopter.

RECOMMENDATION

IT WAS MOVED AND SECONDED

It was Moved and Seconded that \$950.00 be used for the helicopter at the Easter Egg Drop event.

CARRIED (UNANIMOUSLY)

- 6.3. **Naramata Community Yard Sale** – Organizer, Craig Henderson, has historically received \$400.00 for the annual yard sale event.



MINUTES

Naramata Parks & Recreation Commission

Monday, February 25, 2019, 6:30 p.m.
Naramata Fire Hall

ACTION – Karla Kozakevich to ask Jordan Taylor to arrange Port-o-potties be installed at key locations for the yard sale event on April 27,2019.

RECOMMENDATION

IT WAS MOVED AND SECONDED

It was Moved and Seconded that \$400.00 be paid to Craig Henderson to coordinate the Naramata Community Yard Sale.

CARRIED (UNANIMOUSLY)

6.4. Farm Credit Canada Grant – A grant is available of up to \$25,000 for municipalities or charities.

ACTION – Adrienne Fedrigo and Heather Lemieux to look into the Farm Credit Canada Grant opportunity.

7. COMMISSION MEMBER REPORTS

7.1. Woodwackers Report – Lyle Resh presented a verbal report. Spring is coming. Culverts were installed to divert runoff, however, sometimes the force of the water is so strong that it damages the culverts. Discussed low sloping ditches. Woodwackers will be out on the KVR looking for runoff issues closer to spring, especially on the third track.

8. BUSINESS ARISING

8.1. Naramata Outdoor Learning Space Project - Co-op Grant – The Naramata Playschool Society is applying for a grant for a covered outdoor learning space. The grant requires non-profits to partner with their municipal government. A partnership and a Land Use Agreement is requested with the RDOS for the project and the structures permanent location in Spirit Park. The RDOS will be responsible for future ongoing maintenance and insurance of the learning space.

RECOMMENDATION

IT WAS MOVED AND SECONDED

It was Moved and Seconded that the RDOS partner with the Naramata Playschool Society and be granted a Land Use Agreement for the installation of an Outdoor Learning Space at Spirit Park.

CARRIED (UNANIMOUSLY)



MINUTES

Naramata Parks & Recreation Commission

Monday, February 25, 2019, 6:30 p.m.
Naramata Fire Hall

8.2. **Tree Canada School Grant** – The Naramata Elementary School is applying for a grant to fund planting of new native trees at Spirit Park. Discussed tree succession plan and a Manitou Park memorial tree relocation.

9. **ADJOURNMENT** 8:10 p.m.

NEXT MEETING:

March 25th, 2019 at 6:30 p.m. at the Naramata Fire Hall

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Recreation Commission Chair

A handwritten signature in black ink, featuring a large, stylized initial 'A' followed by several loops and a long horizontal stroke at the end.

Recording Secretary



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, March 7, 2019
9:31 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Bauer, Village of Keremeos
Vice Chair R. Gettens, Electoral Area "F"
Director J. Bloomfield, City of Penticton
Director T. Boot, District of Summerland
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director D. Holmes, District of Summerland
Director J. Kimberley, City of Penticton
Director R. Knodel, Electoral Area "C"

Director K. Kozakevich, Electoral Area "E"
Director S. McKortoff, Town of Osoyoos
Director S. Monteith, Electoral Area "I"
Director M. Pendergraft, Electoral Area "A"
Director R. Obirek, Electoral Area "D"
Director F. Regehr, City of Penticton
Director T. Roberts, Electoral Area "G"
Director J. Vassilaki, City of Penticton
Director P. Veintimilla, Town of Oliver

MEMBERS ABSENT:

STAFF PRESENT:

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

M. Woods, General Manager OF Community Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Community Services Committee Meeting of March 7, 2019 be adopted. - **CARRIED**

B. DELEGATION – BC Transit

1. Chris Fudge – Senior Manager, Government Relations
2. Levi Megenbir – Senior Transit Planner
[PowerPoint Presentation](#)

Mr. Fudge and Mr. Megenbir addressed the Committee regarding the Penticton/Kelowna Transit Service Plan.

C. ADJOURNMENT

By consensus, the Community Services Committee meeting adjourned at 10:17 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Bauer
Community Services Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, March 7, 2019
10:30 a.m.

Minutes

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Vice Chair M. Bauer, Village of Keremeos
Director J. Bloomfield, City of Penticton
Director T. Boot, District of Summerland
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director R. Gettens, Electoral Area "F"
Director D. Holmes, District of Summerland
Director J. Kimberley, City of Penticton

Director S. McKortoff, Town of Osoyoos
Director S. Monteith, Electoral Area "I"
Director R. Knodel, Electoral Area "C"
Director M. Pendergraft, Electoral Area "A"
Director R. Obirek, Electoral Area "D"
Director F. Regehr, City of Penticton
Director T. Roberts, Electoral Area "G"
Director J. Vassilaki, City of Penticton
Director P. Veintimilla, Town of Oliver

MEMBERS ABSENT:

STAFF PRESENT:

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

B. Dollevoet, Gen. Manager of Development Services
K. Morgan, Manager of Human Resources

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of March 7, 2019 be adopted. - **CARRIED**

B. ORGANIZATIONAL REVIEW RECAP – For Information Only

1. Organizational Chart

C. EXEMPT COMPENSATION PHILOSOPHY AND PROCEDURE**RECOMMENDATION 2****It was MOVED and SECONDED**

THAT the Board of Directors approve the following local governments as matches for benchmarking of current salaries for exempt and unionized positions:

District of Summerland	Central Kootenay Regional District
Village of Keremeos	Columbia Shuswap Regional District
Town of Oliver	Comox Valley Regional District
Town of Osoyoos	East Kootenay Regional District
City of Penticton	North Okanagan Regional District
Town of Princeton	

CARRIED**D. ANIMAL CONTROL – LEVEL OF SERVICE****1. Animal (Dog) Control Service Area Map**

To seek direction to any changes in the implementation of the Animal Control Service.

RECOMMENDATION 3**It was MOVED and SECONDED**

That the Board of Directors directs Administration to proceed with a complaint-based only Animal Control service for Electoral Areas 'A', 'B', 'C', and 'G', while continuing with active patrols (to be adjusted seasonally) for Electoral Areas 'D', 'E', 'F', and 'I'. - **CARRIED**

E. FORTIS ELECTRIC RATE DESIGN DECISION – For Information Only

The Committee was advised that FortisBC received British Columbia Utilities Commission(BCUC) approval to eliminate the two-tier residential rate by 2024.

F. ADJOURNMENT

By consensus, the Corporate Services Committee meeting adjourned at 11:23 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Environment and Infrastructure Committee

Thursday, March 7, 2019
11:23 a.m.

MINUTES

MEMBERS PRESENT:

Chair G. Bush, Electoral Area "B"	Director K. Kozakevich, Electoral Area "E"
Vice Chair R. Gettens, Electoral Area "F"	Director S. McKortoff, Town of Osoyoos
Director M. Bauer, Village of Keremeos	Director S. Monteith, Electoral Area "I"
Director J. Bloomfield, City of Penticton	Director R. Obirek, Electoral Area "D"
Director T. Boot, District of Summerland	Director M. Pendergraft, Electoral Area "A"
Director B. Coyne, Electoral Area "H"	Director F. Regehr, City of Penticton
Director S. Coyne, Town of Princeton	Director T. Roberts, Electoral Area "G"
Director D. Holmes, District of Summerland	Director J. Vassilaki, City of Penticton
Director J. Kimberley, City of Penticton	Director P. Veintimilla, Town of Oliver
Director R. Knodel, Electoral Area "C"	

MEMBERS ABSENT:

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of March 7, 2019 be adopted. - **CARRIED**

B. DELEGATION – Okanagan Basin Water Board (OBWB) – For Information Only

1. Anna Warwick-Sears – Executive Director

[Presentation](#)

Ms. Warwick-Sears presented an overview of the OBWB.

C. CHUTE LAKE DAM ACQUISITION

To determine the Board of Directors interest in acquiring the Chute Lake Dam and, if so, which option they wish to proceed on.

RECOMMENDATION 2**It was MOVED and SECONDED**

THAT the Regional District proceed with a formal petition to take ownership of the Chute Lake Dam, with adoption of a Borrowing Bylaw for the project as a collateral process.

CARRIED

D. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting adjourned at 12:06 p.m.

APPROVED:

CERTIFIED CORRECT:

G. Bush
Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, March 7, 2019

9:02 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Pendergraft, Electoral Area "A"
Vice Chair R. Knodel, Electoral Area "C"
Director M. Bauer, Village of Keremeos
Director K. Kozakevich, Electoral Area "E"
Director J. Bloomfield, City of Penticton
Director T. Boot, District of Summerland
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director R. Gettens, Electoral Area "F"

Director D. Holmes, District of Summerland
Director J. Kimberley, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director S. Monteith, Electoral Area "I"
Director R. Obirek, Electoral Area "D"
Director F. Regehr, City of Penticton
Director T. Roberts, Electoral Area "G"
Director J. Vassilaki, City of Penticton
Director P. Veintimilla, Town of Oliver

MEMBERS ABSENT:

STAFF PRESENT:

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

B. Dollevoet, General Manager of Development Services
C. Garrish, Manager of Planning

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of March 7, 2019 be adopted. - **CARRIED**

B. OVERVIEW OF THE OBWB/PROVINCIAL "1.0 HECTARE POLICY" FOR GRANT FUNDING – For Information Only

1. OBWB Sewage Facilities Assistance Grant Terms of Reference

The Board of Directors was provided an overview of the 1.0 hectare (ha) minimum parcel size requirement for subdividing land that is to be serviced by an on-site septic disposal system.

C. ACCESSORY DWELLING UNIT (“CARRIAGE HOUSE”) REVIEW

To seek direction from the Board of Directors with regard to proposed amendments to the Okanagan Electoral Area Official Community Plan (OCP) and Zoning Bylaws in order to allow for “accessory dwellings” (i.e. carriage houses) as a permitted use in certain low density residential zones (i.e. RS1, RS2, etc.) and Small Holdings (SH) zones.

RECOMMENDATION 2**It was MOVED and SECONDED**

THAT the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws be amended to allow accessory dwelling units as a permitted use in the Small Holdings and Low Density Residential zones. - **CARRIED**

D. ADJOURNMENT

By consensus, the Planning and Development Committee meeting adjourned at 9:31 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
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 12:47 p.m. Thursday, March 7, 2019 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director R. Knodel, Electoral Area "C"
Vice Chair M. Bauer, Village of Keremeos	Director S. McKortoff, Town of Osoyoos
Director J. Bloomfield, City of Penticton	Director S. Monteith, Electoral Area "I"
Director T. Boot, District of Summerland	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director F. Regehr, City of Penticton
Director S. Coyne, Town of Princeton	Director T. Roberts, Electoral Area "G"
Director R. Gettens, Electoral Area "F"	Director J. Vassilaki, City of Penticton
Director D. Holmes, District of Summerland	Director P. Veintimilla, Town of Oliver
Director J. Kimberley, City of Penticton	

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer	M. Woods, General Manager of Community Services
C. Malden, Manager of Legislative Services	B. Dollevoet, General Manager of Development Services
J. Kurvink, Manager of Finance	A. Reeder, Manager of Operations

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 March 7, 2019 be amended by adding Item K Closed Session – Labour Relations. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Electoral Area "A" Advisory Planning Commission – February 11, 2019
THAT the Minutes of the February 11, 2019 Electoral Area "A" Advisory Planning Commission meeting be received.
- b. Electoral Area "H" Advisory Planning Commission – February 19, 2019
THAT the Minutes of the February 19, 2019 Electoral Area "H" Advisory Planning Commission meeting be received.
- c. Corporate Services Committee – February 21, 2019
THAT the Minutes of the February 21, 2019 Corporate Services Committee meeting be received.

*THAT a citizen committee be created to consider equalization and remuneration for the Board of Directors; and further,
THAT the results be presented at a future committee meeting.*

- d. Planning and Development Committee – February 21, 2019
THAT the Minutes of the February 21, 2019 Planning and Development Committee meeting be received.

THAT consideration of “Electoral Area Zoning bylaw Amendments – Cannabis Production Facilities” be postponed to the March 21, 2019 Planning and Development Committee meeting.

- e. RDOS Regular Board Meeting – February 21, 2019
THAT the minutes of the February 21, 2019 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**

2. Consent Agenda – Development Services
a. Development Variance Permit Application – 3321 Juniper Drive, Electoral Area “E”
i. Permit No. E2019.001-DVP

To allow for the construction of an addition to a single detached dwelling.

THAT the Board of Directors approve Development Variance Permit No. E2019.001-DVP.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

B. DEVELOPMENT SERVICES – Building Inspection**1. Building Bylaw Infraction – 2295 Beaverdell Road, Electoral Area “D”**

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, Plan KAP63730, District Lot 2710, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

CARRIED

2. Building Bylaw Infraction – 2070 Carmi Road, Electoral Area “D”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, Plan KAP23219, District Lot 2710, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

CARRIED

3. Building Bylaw Infraction – 1266 Spiller Road, Electoral Area “E”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, District Lot 2551, Plan KAP86176, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333. - **CARRIED**

4. Building Bylaw Infraction – 2201 West Bench Drive , Electoral Area “F”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, Plan KAP18091, District Lot 5076, ODYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

CARRIED

5. Building Bylaw Infraction - 718 Cedar Creek Road, Electoral Area “H”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 2, Plan 19227, District Lot 3783, KDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

CARRIED

6. Building Bylaw Infraction – 320/328 Highway 3A, Electoral Area “I”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, Plan KAP34722, District Lots 230S and 237S, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

CARRIED

7. Building Bylaw Infraction – 135 Partington Road, Electoral Area “I”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as District Lot 973S, SDYD, except Plans 27582, 29380, 30456, KAP70824 and KAP79715, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

CARRIED

8. Building Bylaw Infraction – 129 Par Blvd, Electoral Area “1”

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Strata Lot 46, District Lot 2463S, Strata Plan K180, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333. - **CARRIED**

C. **DEVELOPMENT SERVICES – Untidy/Unsightly Bylaw Enforcement**

1. Untidy and Unsightly Property Contravention – 1677 White Lake Road, Electoral Area “1”

To commence a process to clean up a property in contravention of the Untidy and Unsightly Premises Bylaw No. 2326, 2004.

The Chair enquired whether the property owner was present to address the Board; however, they were not.

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the RDOS commence the formal process to bring Lot 2, District Lot 259s, SDYD, Plan KAP71905 (1677 White Lake Road) into compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Bylaw No. 2326, 2004; and

THAT Administration is directed to recover the costs of undertaking the above work in the same manner and with the same remedies as property taxes in arrears.

CARRIED

D. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Area “D”
 - a. Bylaw No. 2455.40, 2019
 - b. Bylaw No. 2603.17, 2019
 - c. Responses Received

The proposed amendments to the Electoral Area “D” Official Community Plan (OCP) Bylaw and Zoning Bylaw are related to the introduction of a Parks and Recreation (PR) Zone over two parcels that the Regional District has acquired for parkland.

Consideration of this item will be brought forward at a future meeting to allow for an amendment to the proposed bylaw.

2. Early Termination of a Land Use Contract – 781 Highway 97, Electoral Area “D”
 - a. Bylaw No. 2455.32, 2018 - Draft
 - b. Bylaw No. 2603.18, 2019 - Draft
 - c. Responses Received

To replace Land Use Contract No. LU-12-D-76 with a Small Holdings Four (SH4) Zone.

RECOMMENDATION 13 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2603.18, 2019, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.32, 2019, Electoral Area “D” 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 March 7, 2019, 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. 2603.18, 2019, 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 April 4, 2019; and

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

CARRIED

3. Zoning Bylaw Amendment – 4849 & 4844 Bassett Avenue, Electoral Area “D”
 - a. Bylaw No. 2455.34, 2019

To allow for development of duplexes on two residential parcels.

RECOMMENDATION 14 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2455.34, 2018, Electoral Area “D” Zoning Amendment Bylaw be adopted. - **CARRIED**

E. PUBLIC WORKS

1. Purchase of Building and Associated Equipment for the Apex Mountain Waste Transfer Station
 - a. Award Recommendation Letter dated February 25, 2019

To purchase the metal building for the construction of the Apex Mountain Waste Transfer Station at 220 Strayhorse Drive. The assembly and installation of the building and components will be included in the tender documents for a general contractor in an upcoming tender for the site work and construction.

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District award the contract to purchase the metal building for the Apex Mountain Waste Transfer Station construction project to 3 Bar Construction Ltd. at a cost of \$59,451.01. - **CARRIED**

2. Resolution Request for 2019 OBWB Water Conservation and Quality Improvement Grant Program
 - a. Water Conservation and Quality Improvement Grants Program Guide
 - b. WCQI Grant Program – Local Government Support Information
 - c. En’owkin Centre Letter of Support dated February 21, 2019

The Okanagan Basin Water Board (OBWB) requires that all WCQI grant applications be accompanied by a resolution of support from the organization’s local government council or board (this includes projects submitted by staff of local government; all projects must receive support from their council/board).

RECOMMENDATION 16 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the Board of Directors forward a resolution of support to the Okanagan Basin Water Board for the following applications to the 2019 OBWB Water Conservation and Quality Improvement (WCQI) Grant program:

- 'Follow the Water K-5 Curriculum Project' in collaboration with the En'owkin Centre
- "Old Timer, You're Time is Up" Rebate and Education program
- Skaha Lake Protection and Management Plan

CARRIED

F. FINANCE

1. 2019-2023 Five Year Financial Plan Bylaw No. 2839, 2019
 - a. Proposed Budget Revisions at Third Reading
 - b. Bylaw No. 2839, 2019
 - c. Five Year Financial Plan
 - d. Reference Documents

RECOMMENDATION 17 (Weighted Corporate Vote – 2/3 Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2839, 2019, being the Regional District of Okanagan Similkameen 2019-2023 Five Year Financial Plan, be read a third time;

It was MOVED and SECONDED

THAT the following amendments be adopted;

Area H Recreation be revised to add \$54,534 to contract services and be offset by an increase to the tax requisition

Area G Recycling/Garbage be revised to deduct \$7,824 from user fees and be offset by Transfer from Reserve

The Sun Valley Water System budget be revised to transfer \$22,847 from operating reserves to offset a reduction in Prior Years Surplus

The Similkameen Pool budget be revised to transfer \$7,332 from operating reserves to offset a reduction in the Prior Years Surplus

The Naramata Fire Service budget be revised to add \$43,563 to the tax requisition and be offset by reduction in the Prior Years Surplus

The Loose Bay Campground service budget be revised to deduct \$3,748 from the tax requisition and be offset by an increase in the Prior Years Surplus

The Mosquito Control service budget be revised to deduct \$30,500 from the tax requisition and be offset by an increase in the Prior Years Surplus

The Kaleden Recreation budget be revised to decrease the Prior Year Surplus by \$44,156 and Gas Tax Funding by \$45,000; and that be offset by an increase to the tax requisition by \$15,044 and a decrease to Capital Expenditures by \$74,112

The Animal Control budget be revised to add \$18,364 to the tax requisition and be offset by a reduction in the Prior Years Surplus

That the compensation budgets be revised to delete \$12,015 program change two (Utilities Manager)

That Okanagan Falls Fire Department budget be revised to deduct \$5,000 from tax requisition and be offset by reduction to transfer to building reserve

CARRIED

It was MOVED and SECONDED

That the 2020 Building Inspection budget be increased by \$18,000 to account for legal fees and offset by an increase in tax requisition - **CARRIED**

It was MOVED and SECONDED

That the Keremeos/Area B/Area G fire Department Budget be revised to add \$79,521 to the tax requisition offset by a reduction in Prior years Surplus - **CARRIED**

It was MOVED and SECONDED

That Area G Rural Projects Budget be revised to deduct \$10,000 from contingency offset by a reduction to the tax requisition - **CARRIED**

It was MOVED and SECONDED

THAT Bylaw 2839, 2019 be read a third time as amended – **CARRIED**

It was MOVED and SECONDED

THAT Bylaw 2839, 2019 be adopted. - **CARRIED**

-
2. Area “D” Community Works Program Reserve Fund – Amendment Bylaw No. 2832.01
a. Bylaw No. 2832.01, 2019

Amending the Community Works Program Reserve Fund bylaw ensures that the bylaw accounts for the split of Area D into Area D & Area I and adds additional flexibility for the use of funds.

RECOMMENDATION 18 (Weighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT the Area ‘D’ Community Works Program Reserve Fund Amendment Bylaw 2832.01 be read a first, second & third time and be adopted. - **CARRIED**

G. COMMUNITY SERVICES – Rural Projects**1. Pioneer Park Upgrades Project****RECOMMENDATION 19 (Weighted Corporate Vote – Majority)****It was MOVED and SECONDED**

THAT the Regional District approve an increase in total funding for the “Pioneer Park Upgrades” project up to \$475,000 exclusive of GST; and

THAT the existing contracting services agreement with Chute Creek Construction be amended to add Phases 3 and 4.

CARRIED

H. LEGISLATIVE SERVICES**1. Petition to Enter Kaleden Fire Protection Service Area**

- a. Bylaw No. 1238.02, 2019
- b. Service Area Map

RECOMMENDATION 20 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Kaleden Fire Department Fire Protection Local Service Establishment Amendment Bylaw No. 1238.02, 2019 be adopted. - **CARRIED**

2. Okanagan Nation Alliance Steering Committee**RECOMMENDATION 21 (Unweighted Corporate Vote – Simple Majority)****It was MOVED and SECONDED**

THAT the Board of Directors appoint Director Monteith as an alternate to the Okanagan Nation Alliance Steering Committee. - **CARRIED**

3. Letter of Support - Thompson-Okanagan Tourism Association (TOTA)

- a. TOTA Letter dated February 22, 2019

RECOMMENDATION 22 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the Regional District provide a letter of support to the Thompson Okanagan Tourism Association (TOTA) for their application for funding to the Okanagan Basin Water Board for the eco-efficiency education program. - **CARRIED**

4. Letter of Support – ABC Communications
 - a. ABC Communications Letter dated February 13, 2019

RECOMMENDATION 23 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen provide a letter of support to ABC Communications for their application to the Connecting British Columbia funding program. - **CARRIED**

5. Electoral Area “F” Advisory Planning Commission (APC) Appointments

To seek Board appointments for the members of the Area Planning Commissions for Electoral Area “F”.

RECOMMENDATION 24 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors appoint the following as members of the Electoral Area “F” Advisory Planning Commission until October 31, 2022: Rick Hatch; Margaret Holm; Mike Stokker; Brad Hills; Galina Pentecost; Don Kelly. - **CARRIED**

6. RDOS Chair and Vice Chair – Ministry Meetings

RECOMMENDATION 25 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve the Chair and Vice Chair travel to Victoria to meet with the Ministers outlined in the March 7, 2019 report to the Board of Directors; and further,

THAT the Chair and Vice-Chair report the outcome of the Ministerial meetings at a future meeting of the Board.

CARRIED

7. Declaration of State of Local Emergency Approval

RECOMMENDATION 26 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 25 February 2019, at midnight for a further seven days to March 4 2019, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 04 March 2019, at midnight for a further seven days to March 11 2019, at midnight.

CARRIED

I. CAO REPORTS

1. Verbal Update

J. OTHER BUSINESS

1. Chair’s Report

2. Directors Motions

- a. Director Vassilaki introduced a Directors Motion regarding Air Canada schedule changes.

It was MOVED and SECONDED

THAT the matter be dealt with at this meeting. – **CARRIED** unanimously

It was MOVED and SECONDED

THAT the Board of Directors send a letter to Air Canada regarding proposed schedule changes and the impacts to citizens of the South Okanagan Similkameen; and further,

THAT a copy of the letter be forwarded to the Provincial and Federal Government representatives.

CARRIED

It was MOVED and SECONDED

THAT the RDOS and the City of Penticton develop a joint business case to address options, pending the results of the March 11, 2019 meeting with Air Canada; and further,

THAT funding not exceed \$10,000.

CARRIED

Opposed: S. Coyne, B. Coyne, McKortoff, Pendergraft, Holmes, Bauer, Bush

- b. Director Knodel gave Notice of Motion regarding a referendum concerning the proposed national park.

3. Board Members Verbal Update

K. CLOSED SESSION**It was MOVED and SECONDED**

THAT in accordance with Section 90(1)(c) of the Community Charter, the Board close the meeting to the public on the basis of labour relations or other employee relations.

CARRIED

The meeting was closed to the public at 2:46 p.m.

The meeting was opened to the public at 3:00 p.m.

L. ADJOURNMENT

By consensus, the meeting adjourned at 3:00 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 21, 2019
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. E2018.210-DVP

Purpose: To allow for the construction of a new single detached dwelling.

Owners: Rene & Leslie Vanderroest Agent: Jeff Chong Folio: E02025.230

Civic: 2439 Workman Place Legal: Lot 14, DL 207, SDYD, Plan EPP71589

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Variance Request: to reduce the minimum front parcel line setback from 7.5 metres to 4.1 metres; and
to increase the maximum projection into a setback from 0.6 metre to 0.9 metre
to increase the maximum height of a retaining wall from 2.0 m to 4.5 m

Proposed Development:

This application seeks to decrease the minimum front parcel line setback for a principal building in the Residential Single Family One (RS1) zone in the Electoral Area “E” zoning bylaw No. 2459, 2008, from 7.5 metres to 4.1 metres as measured to the outmost projection. The applicant also proposes to increase the length of the dwelling’s roof overhang for the permitted maximum of 0.6 m to 0.9 m.

The application proposes to construct a single detached dwelling on the property.

In support of the proposal the applicant has stated that “we ... carried out a detailed topographic survey. It was discovered that the anticipated building plateau of the site was deficient by approx. 11.5 ft (3.5 meters)”. And further: “Our building design has been elongated in the north south direction to reduce building depth on the property in the east west direction and to try and avoid the building sitting on the rear bank of the property. However, if the prescribed 7.5 metres in the zoning bylaw was to be followed our home would still be required to be built over the bank.”

In terms of the requested variance from a 0.6 metre projection to a 0.9 metre projection, the applicant explains that the house design would like to incorporate a 0.9 m roof overhang to enhance the architecture and provide better solar shading.

Site Context:

The subject property is approximately 1,100 m² in area and is located on the west side of Workman Place, adjacent to the KVR and is approximately 3.05 kilometres south east of the Naramata Townsite and 2.16 kilometres north of the City of Penticton border.

The surrounding pattern of development is predominantly low density residential with similarly sized and zoned lots with steep slope considerations.

Background:

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Low Density Residential (LR), and has a geological hazard rating of “limited or no hazard of slumps and slides. No development problems anticipated” or “Green”.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is zoned Residential Single Family One (RS1), which permits single detached dwellings as a permitted principal use.

At its October 18, 2018 meeting, the Regional Board approved a similar front yard reduction variance application at 2431 Workman Place. At that time, there was discussion regarding the possibility of amending the zoning for Workman Place to reduce front yard setbacks for the entire subdivision. This amendment is expected to be completed in 2019.

At its March 11, 2019 meeting, the Electoral Area “E” Advisory Planning Commission (APC) passed a motion to recommend to the Board that the subject application be approved.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as a separate item.

Analysis:

When assessing variance requests a number of factors are generally taken into account. These include the intent of the zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

The intent behind the Zoning Bylaw’s use of setbacks is varied, however, in the context of a residential front setback it is generally to provide a physical separation between the road and residential dwellings; to improve traffic and pedestrian safety and to maintain an attractive streetscape by ensuring a uniform building line and discouraging encroachments.

In this instance, Administration notes that Workman Place is a new subdivision, recently registered at land titles, and that the front setback area is generally at the same grade as the road dedication. Administration also recognizes that the Workman Place subdivision has been developed on a fairly steep slope and by reducing the front setback, it also reduces the need for excessive fill and retaining wall being constructed in the rear yard. The rear of this property faces the KVR trail and for recreational aesthetics, it would be beneficial to keep the slopes abutting the trail free from development.

The house design proposed appears to work with the existing topography in that it maximizes the width of the parcel to restrict excessive retaining wall and fill construction at the rear. Administration will also be preparing a zoning bylaw amendment that permit a reduction to the front setback for this particular subdivision.

In summary, Administration recommends that the development variance permit be approved.

Alternative:

That the Board deny Development Variance Permit No. E2018.210-DVP.

Respectfully submitted

Endorsed by:

Endorsed by:

E Riechert

CG

B Dollevoet

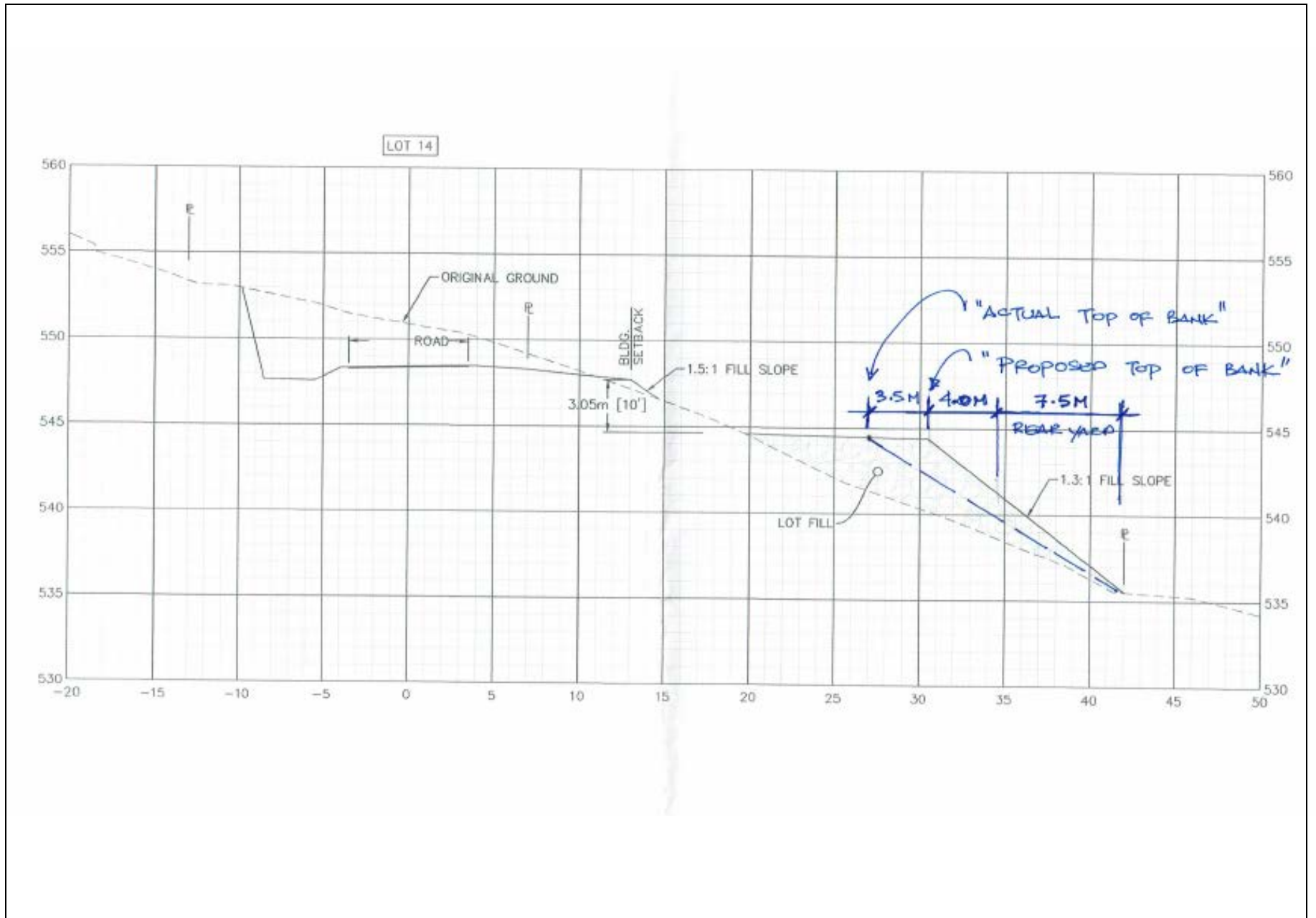
E. Riechert, Planner

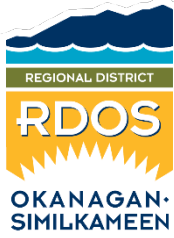
C. Garrish, Planning Manager

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Parcel Cross Section

Attachment No. 1 – Parcel Cross Section





Development Variance Permit

FILE NO.: E2018.210-DVP

Owner: Rene & Leslie Vanderroest Agent: Jeff Chong
4427 Jerome Place
North Vancouver, BC V7K 2V8

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of 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 Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', and 'D', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 14, District Lot 207, SDYD, Plan EPP71589

Civic Address: 2439 Workman Place, Naramata

Parcel Identifier (PID): 030-216-397 Folio: E-02025.230

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum setback for a principal building from the front parcel line in the Residential Single Family One (RS1) zone, as prescribed in Section 11.6.6(a)(i), is varied:
 - i) from: 7.5 metres.
 - to: 4.1 metres to the outermost projection

- b) The maximum projection of a building within a setback area as prescribed at Section 7.7.1, is varied:
 - i) from: 0.6 metres
 - to: 0.9 metres
- c) The maximum height of a retaining wall, as prescribed in Section 7.27.4 is varied:
 - i) from: 2.0 metres
 - to: 4.5 metres

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

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 issued 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 _____, 2019.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

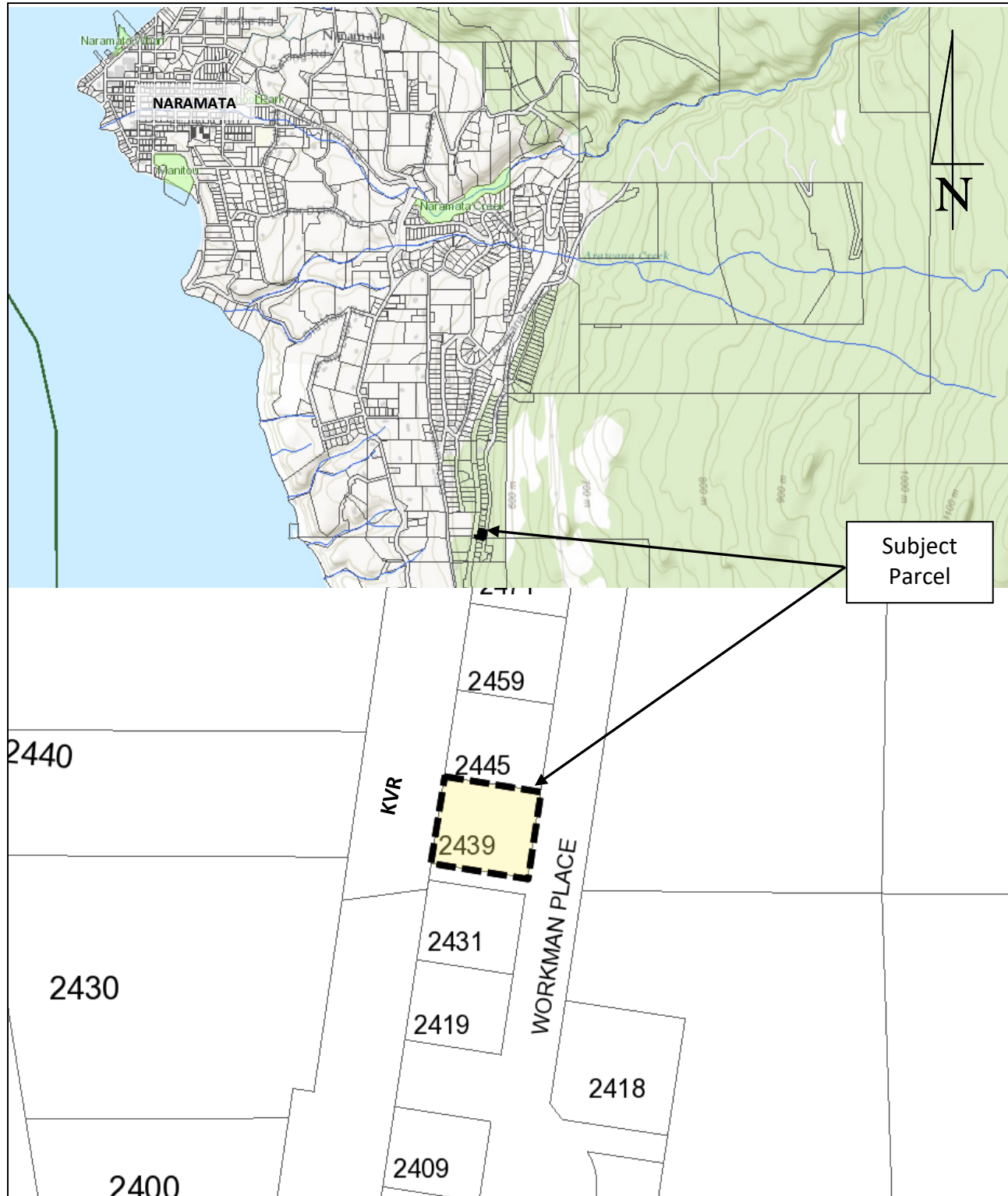
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2018.210-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

Schedule 'B'

File No. E2018.210-DVP



Regional District of Okanagan-Similkameen

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

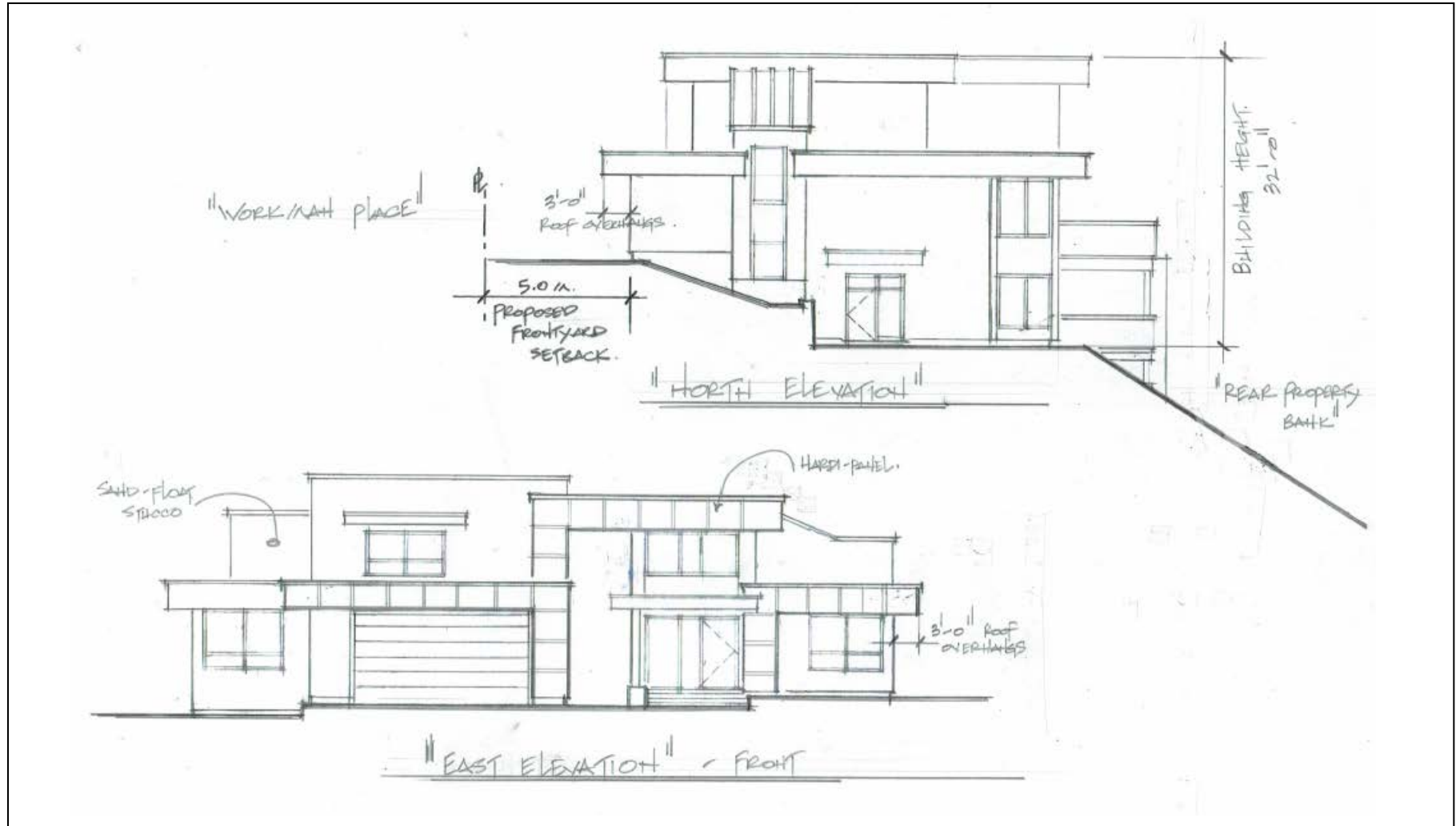
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2018.210-DVP

Schedule 'D'



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Agricultural Land Commission Referral – Electoral Area “E”
 (“Non-adhering residential use – additional residence for farm use”)

Administrative Recommendation:

THAT the RDOS “authorize” the application for a “non-adhering residential use – additional residence for farm use” at 890 Tillar Road (Lot A, Plan KAP28676, District Lot 209, SDYD, Except Plan KAP49097) in Electoral Area “E” to proceed to the Agricultural Land Commission.

Purpose: To allow for an “accessory dwelling” in the Agricultural Land Reserve.

Owner: Bryan & Debra Hardman Agent: Bryan Hardman Folio: E-02153.100

Legal: Lot A, Plan KAP28676, District Lot 209, SDYD, Except Plan KAP49097

Civic: 890 Tillar Road, Naramata OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Proposed Development:

An application to the Agricultural Land Commission (ALC) under Section 20.1(2) of the *Agricultural Land Commission Act* (the Act) has been referred to the Regional District in order to allow the development of an accessory dwelling on a parcel of land within the Agricultural Land Reserve (ALR).

Specifically, the applicant is seeking the Commission’s approval to construct an accessory dwelling on top of a proposed wine storage building.

In support of this proposal, the applicant has stated that:

we are planning an expansion of our winery (Deep Roots). The new winery building is allowed use within the ALR. We would like to put an apartment on top of the new winery building. Our son, and Deep Roots’ Winemaker, is presently living in a 110 year old farm cottage. It is ready to fall down and is not salvageable. We would like to replace it with a modern apartment on the same footprint as the new winery building. There would be no net loss of farm land as we plan on planting new vines where the existing farm cottage is.

Statutory Requirements:

Under Section 34 of the *Agricultural Land Commission Act*, the Regional District of Okanagan-Similkameen (RDOS) must “review the application, and ... forward to the commission the application together with [its] comments and recommendations”, unless Section 25(3) applies wherein the Board has the ability to refuse to “authorise” an application.

In this instance, Section 25(3) is seen to apply as the property “is zoned by bylaw to permit [an] agricultural or farm use”.

Site Context:

The subject property is approximately 11.3 ha in area and is located on the west side of Tillar Road approximately 3,400 m² south of the Naramata village area. The property is understood to comprise an existing principal dwelling, cabin and winery with the majority of the property under agricultural production.

The surrounding pattern of development is characterised by similar agricultural operations to the north and south and a low density residential subdivision 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 January 25, 1978, while available Regional District records indicate that Building Permits have previously been issued for a single detached dwelling (1978) and a winery (2013).

More recently, an application for an “accessory dwelling with winery storage” was submitted to the Regional District on December 21, 2019.

On February 22, 2019, amendments to the *Agricultural Land Commission (ALC) Act* came into effect, and made important changes to the regulations governing the construction of dwelling units on lands in the Agricultural Land Reserve (ALR). The following is a summary of key changes provided by the ALC:

- generally land in the ALR may have no more than one (1) residence per parcel;
- the Commission may approve an application for an additional residence if necessary for farm use, but the Commission is prohibited from approving an additional residence otherwise;
- the total floor area of a principal residence must be 500 m² or less in order to comply with the ALC Act;
- provisions facilitating the construction of additional dwellings for farm help, manufactured homes for immediate family members, accommodation above an existing farm building, or (in parts of the province) a second single family dwelling have been deleted from the ALC Act.

The ALC has further advised that, for “unfinished additional residences”, all required authorizations to construct the residence had to have been granted before February 22, 2019, and construction of the foundation of the residence substantially commenced before February 22, 2019, in order to enjoy “grandfathering” rights.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is designated as Agriculture (AG) and within an Environmentally Sensitive Development Permit (ESDP) Area and Watercourse Development Permit Area (WDP) Area designations

Under the Electoral Area “E” Zoning Bylaw No. 2455, 2008, the property is zoned Agriculture One (AG1), which allows for a maximum of one (1) principle dwelling and, on parcels between 8.0 ha and 11.9 ha, a maximum of two (2) accessory dwellings with a combined gross floor area not exceeding 180.0 m².

The property has a predominant geotechnical hazard classification of part “hazard of materials sliding or slumping” and part “Hazard of slumps and slides. Site specific engineering investigations recommended where high density development is anticipated”.

Analysis:

In considering this proposal, Administration notes that the Electoral Area “E” OCP Bylaw speaks to considering “second dwelling applications within the ALR in accordance with second dwelling policies established in the implementing Zoning bylaw, and reflective of the views of the farming community.”

In this instance, the applicant’s proposal is consistent with the current density provisions contained in the Electoral Area “E” Zoning Bylaw and it is on this basis that Administration is recommending that the application be “authorised” to proceed to the ALC for their determination.

Of note, and further to the report that was considered by the Board at its Planning and Development (P&D) Committee meeting of December 20, 2018, the current approach to the provision of dwelling units on ALR lands in the Electoral Area Zoning Bylaws is informed by the former Section 18 of the ALC Act.

Importantly, it was this section of the Act which granted the authority to the Regional District to approve more than one residence on a parcel of land *if* “the additional residences [were] necessary for farm use”.

While there are a number of different ways that a determination of “necessary for farm use” could be made, the historic practice of the Regional District was to use parcel size, with larger parcels being allotted a greater number of dwelling units and smaller parcels fewer accessory dwellings.

With Section 18 of the Act now repealed, the Regional District no longer has the authority to make determinations about the need for accessory dwellings based on farm use.

Administration further notes that the recent legislative changes limit the scope of the ALC to only “approve an application for an additional residence if necessary for farm use, but the Commission is prohibited from approving an additional residence otherwise.”

Administration is concerned that the current provisions found in the Electoral Area Zoning Bylaw do not reflect this new regulatory environment regarding accessory dwellings in the ALR and may be creating an inaccurate expectations amongst property owners about the development potential of their property if it is within the Reserve.

Alternative:

1. THAT the RDOS “authorize” the application for a “non-adhering residential use – additional residence for farm use” at 890 Tillar Road (Lot A, Plan KAP28676, District Lot 209, SDYD, Except Plan KAP49097) in Electoral Area “E” to proceed to the Agricultural Land Commission.
2. THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area “E” Advisory Planning Commission (APC).

Respectfully submitted



C. Garrish, Planning Manager

Endorsed by:



B. Dollevoet, General Manager of Dev. Services

Attachments: No. 1 – Context Maps
No. 3 – Aerial Photo (2017)

No. 2 – Applicant’s Site Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Aerial Photo (2017)



Location of proposed
accessory dwelling
(APPROXIMATE)

Subject
Property
(APPROXIMATE)

active community dump site during the 1960's – 1970's. Since the 1980's most of the exposed waste has been covered with fill from unknown sources.”

The surrounding pattern of development is generally characterised by agricultural operations to the north, conservation area lands to the east and rural-residential development.

Background:

The subject property was created by a plan of subdivision prepared in 1910, while available Regional District records indicate that no Building Permits (BPs) have been issued for development on this site.

The Kaleden Volunteer Fire Department (KVFD) previously had an informal agreement with the Kaleden Irrigation District (KID) to utilize the subject property for fire training purposes.

In July of 2017, the KVFD proposed to formalize its use of this land and the KID agreed to donate the subject property to the RDOS for \$1.00, for the express purpose of establishing a fire and rescue training site, on an ongoing basis.

At its meeting of June 21, 2018, the Board resolved to accept the donation of the subject property from the KID and further directed Administration to “make application to the Agricultural Land Commission to have the subject property excluded from the Agricultural Land Reserve.”

On March 7, 2019, the provincial government announced pending changes to the *Agricultural Land Commission Act & Regulations* that will require “that exclusions be submitted to the ALC only by local governments, First Nations governments or the Province, to encourage these type of applications be done as part of thoughtful land-use planning process.”

Under the Electoral Area “I” OCP Bylaw No. 2683, 2016, the subject property is currently designated as Agriculture (AG) and is zoned Residential Single Family Two (RS2) under the Electoral Area “I” Zoning Bylaw No. 2457, 2008, which lists “single detached dwelling” (i.e. residential) as the only principal permitted use.

Analysis:

Further to the direction provided by the Board at its meeting of June 21, 2018, this application — if approved by the ALC — will facilitate the future use of the subject property for fire training purposes.

If this exclusion request is approved by the ALC, Administration anticipates that the next step will be to amend the OCP designation and zoning of the property.

Alternatives:

1. THAT the Regional District Board not “authorize” the application to exclude 257 Dogwood Lane, Kaleden (Lot 138, Plan KAP719, District Lot 106S, SDYD), in Electoral Area “I” to proceed to the Agricultural Land Commission; OR
2. THAT the Regional District Board defers making a decision and directs that the proposal be considered by the Electoral Area “I” Advisory Planning Commission (APC).

Respectfully submitted



C. Garrish, Planning Manager

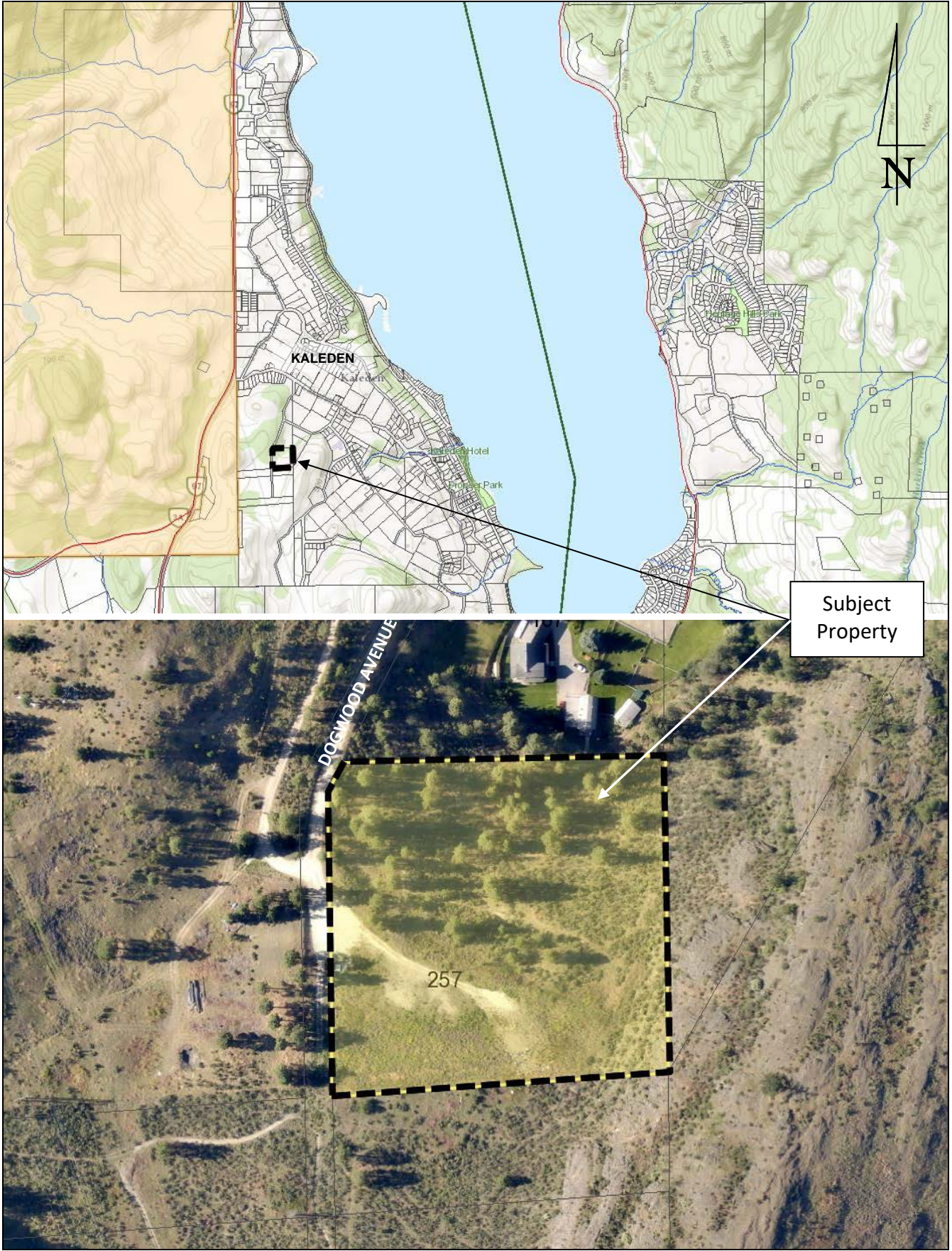
Endorsed by:

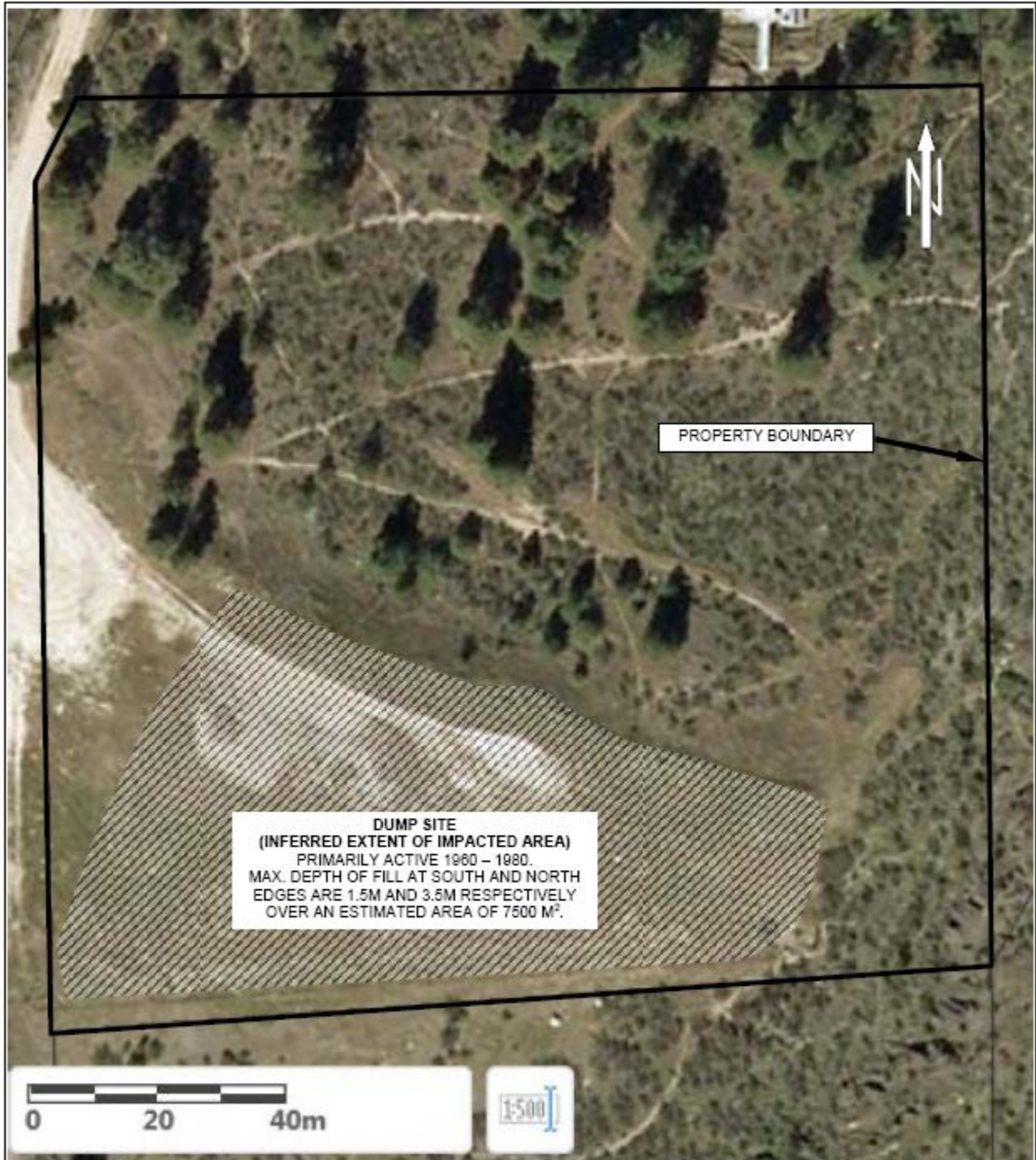


B. Dollevoet, General Manager of Dev. Services

Attachments: No. 1 – Context Maps
No. 2 – Site Plan
No. 3 – Site Photos

Attachment No. 1 – Context Maps





GROUND PLAN

Project: Dogwood Site, Kaleden

Dwg By: Wildstone Construction and Engineering Ltd.

Date: October 12, 2017

DWG #: 4266-3

Attachment No. 3 – Site Photos



Dump site. View from east



Road frontage, south end of the Property. View from northwest

From: [Sherry Ure](#)
To: [Planning](#)
Subject: Re: Notice of Exclusion Application-ALR 257 Dogwood Ave, Kaleden (Lot 138,Plan KAP719, District Lot 106s, SDYD
Date: February 28, 2019 7:50:19 PM
Attachments: [w\Emoticon-winkingsmilef11.png](#)

We are not adverse to having the property be a fire and rescue training area for the KVFD as they have practiced there on and off for years; however, asking us about this after the fence has been built and fill trucked in seems like a case of closing the barn door after the horse is gone.

I would just like to remind the KVFD that there is a dump under there and at least once in the past when they were doing practice burns up the north slope of the property there was smoke coming out of the ground metres away on the flat the next morning.

Dr. Sherry Ure and Mr. David Ure

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019

Administrative Recommendation:

THAT Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019 be read a first time, a second time, a third time and be adopted.

Purpose:

The purpose of this Administrative Report is to amend the current Bylaw Notice Enforcement Bylaw (No. 2507) due to changes in the schedule of offences due to amendments made to-date to Electoral Area Zoning Bylaws and the Building Bylaw.

Reference:

[RDOS Bylaw No. 2507, 2010 – Bylaw Notice Enforcement Bylaw.](#)

Background:

Amendments to various land use bylaws have caused the section numbers of the land use bylaws to change (for both Zoning and Building bylaws). These changing section numbers must be consistent in the Bylaw Notice Enforcement Bylaw in order for our contracted Enforcement Officers to be able to issue notice information tickets in relation to the section.

The schedule for Building bylaw offences has been updated and revised to be more consistent with member municipalities. Once Building bylaw #2805 is adopted (which achieved first reading from the Board on October 18, 2018), a new schedule will be introduced and the current schedule relating to Building bylaw #2333, 2005 will remain in effect until all permits issued under Building bylaw #2333, 2005 have been concluded.

Analysis:

The amendments are required in order for the Bylaw Enforcement Officer to be able to issue enforceable fines for contraventions under the all RDOS Electoral Area zoning bylaws and the Building bylaw. Administration has prepared an amendment bylaw to reflect the revised schedules.

Alternatives:

1. That the Board of Directors not adopt the Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019;
2. That the Board of Directors refer the Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019 to the Planning and Development Committee for further discussion;
3. That the Board of Directors direct that the Bylaw Notice Enforcement Bylaw Amendment No. 2507.08, 2019 be amended to include the following revisions and brought back to the RDOS Board for adoption:
 - a.

Respectfully submitted:



L. Miller, Building & Enforcement Services Manager

Endorsed by:



B. Dollevoet, Development Services General Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2507.08, 2019

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Bylaw Notice Enforcement Bylaw 2507, 2010**

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 Regional District of Okanagan-Similkameen Bylaw Notice Enforcement Amendment Bylaw No. 2507.08, 2019.
2. The “Regional District of Okanagan-Similkameen Bylaw Notice Enforcement Bylaw No. 2507, 2010” is amended by:
 - i) replacing “Appendix 3(a) to Schedule A” (Electoral Area “A” Zoning Bylaw No. 2451, 2008) with a new “Appendix 3(a) to Schedule A” (Electoral Area “A” Zoning Bylaw No. 2451, 2008) as attached to this bylaw.
 - ii) replacing “Appendix 3(b) to Schedule A” (Electoral Area “C” Zoning Bylaw No. 2453, 2008) with a new “Appendix 3(b) to Schedule A” (Electoral Area “C” Zoning Bylaw No. 2453, 2008) as attached to this bylaw.
 - iii) replacing “Appendix 3(c) to Schedule A” (Electoral Area “D” Zoning Bylaw No. 2457, 2008) with a new “Appendix 3(c) to Schedule A” (Electoral Area “D” Zoning Bylaw No. 2455, 2008) as attached to this bylaw.
 - iv) replacing “Appendix 3(d) to Schedule A” (Electoral Area “D” Zoning Bylaw No. 2455, 2008) with a new “Appendix 3(d) to Schedule A” (Electoral Area “E” Zoning Bylaw No. 2459, 2008) as attached to this bylaw.
 - v) replacing “Appendix 3(e) to Schedule A” (Electoral Area “E” Zoning Bylaw No. 2459, 2008) with a new “Appendix 3(e) to Schedule A” (Electoral Area “F” Zoning Bylaw No. 2461, 2008) as attached to this bylaw.
 - vi) replacing “Appendix 3(f) to Schedule A” (Electoral Area “F” Zoning Bylaw No. 2459, 2008) with a new “Appendix 3(f) to Schedule A” (Electoral Area “G” Zoning Bylaw No. 2781, 2017) as attached to this bylaw.

- vii) replacing "Appendix 3(g) to Schedule A" (Electoral Area "H" Zoning Bylaw No. 2498, 2012) with a new "Appendix 3(g) to Schedule A" (Electoral Area "H" Zoning Bylaw No. 2498, 2012) as attached to this bylaw.
- viii) adding a new "Appendix 3(h) to Schedule A" (Electoral Area "I" Zoning Bylaw No. 2457, 2008) as attached to this bylaw.
- ix) replacing "Appendix 5(a) to Schedule A" (Building Bylaw No. 2333, 2005) as attached to this bylaw.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

RDOS Board Chair

Corporate Officer

**Appendix 3(a) to Schedule A
Electoral Area "A"
Zoning Bylaw No. 2451, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use <i>(restrictions within Section 10.0 to 16)</i>	5.5	\$300.00	\$270.00	\$330.00	Yes
Uses in contravention of terms or conditions of TUP	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted / Salvage Operation	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.7	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.8.1	\$100.00	\$90.00	\$110.00	Yes
Deer Fence Wrong Material	7.8.1(e)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.8.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.8.3	\$100.00	\$90.00	\$110.00	No
Screening and Landscaping	7.9	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.10	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwelling or Mobile Home	7.11	\$200.00	\$180.00	\$220.00	Yes

**Appendix 3(a) to Schedule A
Electoral Area "A"
Zoning Bylaw No. 2451, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Secondary Suites	7.12.1 – 7.12.6	\$100.00	\$90.00	\$110.00	Yes
Accessory building and structures	7.13.1 – 7.13.5	\$100.00	\$90.00	\$110.00	Yes
Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles	7.14.1-7.14.4	\$200.00	\$180.00	\$220.00	Yes
Agri-Tourism Accommodation	7.16.1 – 7.16.7	\$400.00	\$360.00	\$440.00	Yes
Home Occupations	7.17.1-7.17.7	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.18.1- 7.18.10	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast Operations	7.19.1 – 7.19.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.20.1-7.20.7	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.23.1 – 7.23.4	\$200.00	\$180.00	\$220.00	Yes
Kennel Facilities	7.25.1-7.25.2	\$100.00	\$90.00	\$110.00	Yes
Retaining Walls	7.26-1-7.26.6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.5 Table 9.2	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(b) to Schedule A
Electoral Area "C"
Zoning Bylaw No. 2453, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	5.5	\$300.00	\$270.00	\$330.00	Yes
Uses in contravention of terms or conditions of TUP	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as Residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.7	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.8.1	\$100.00	\$90.00	\$110.00	Yes
Deer Fence Wrong Material	7.8.1(e)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.8.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.8.3	\$100.00	\$90.00	\$110.00	No
Provision and maintenance of screening and landscaping	7.9	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.10.1	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwelling or Mobile Home	7.11	\$200.00	\$180.00	\$220.00	Yes
Secondary Suite	7.12.1 – 7.12.6	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(b) to Schedule A
Electoral Area "C"
Zoning Bylaw No. 2453, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Accessory building and structures	7.13.1 – 7.13.5	\$100.00	\$90.00	\$110.00	Yes
Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicle	7.14 .1-7.14.4	\$200.00	\$180.00	\$220.00	Yes
Agri-Tourism Accommodation	7.16.1 – 7.16.7	\$400.00	\$360.00	\$440.00	Yes
Home Occupations	7.17.1-7.17.7	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.18.1- 7.18.10	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast Operations	7.19.1 – 7.19.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.20.1-7.20.7	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.23.1 – 7.23.4	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	7.25.1-7.25.2	\$100.00	\$90.00	\$110.00	Yes
Retaining walls	7.27.1-7.27.6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.6 Table 9.2	\$100.00	\$90.00	\$110.00	Yes
Fuel distribution pumps or devices setbacks	13.2.6(b)	\$300.00	\$270.00	\$330.00	Yes

**Appendix 3(c) to Schedule A
Electoral Area “D”
Zoning Bylaw No. 2455, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	5.5	\$300.00	\$270.00	\$330.00	Yes
Uses in contravention of terms or conditions of TUP	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as Residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Use of land for an “asphalt plant”	7.4.4	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.7	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.8	\$100.00	\$90.00	\$110.00	Yes
Deer Fence / Wrong Material	7.8.1(e)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.8.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.8.3	\$100.00	\$90.00	\$110.00	No
Provision and maintenance of screening and landscaping	7.9	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.10	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(c) to Schedule A
Electoral Area "D"
Zoning Bylaw No. 2455, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Accessory dwellings	7.11	\$200.00	\$180.00	\$220.00	Yes
Secondary Suites	7.12.1–7.12.6	\$100.00	\$90.00	\$110.00	Yes
Accessory building and structures	7.13.1 – 7.13.5	\$100.00	\$90.00	\$110.00	Yes
Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles	7.14.1-7.14.4	\$200.00	\$180.00	\$220.00	Yes
Home Occupations	7.17.1-7.17.6	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.18.1-7.18.8	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast Operation	7.19.1–7.19.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.20.1-7.20.7	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.23.1 – 7.23.4	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	7.25.1-7.25.2	\$100.00	\$90.00	\$110.00	Yes
Agri-Tourism Accommodation	7.26.1 – 7.26.7	\$400.00	\$360.00	\$440.00	Yes
Retaining walls	7.27.1-7.27.6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.6 Table 9.2	\$100.00	\$90.00	\$110.00	Yes
Fuel distribution pumps or devices setbacks	14.9.6(b)	\$300.00	\$270.00	\$330.00	Yes

**Appendix 3(d) to Schedule A
Electoral Area "E"
Zoning Bylaw No. 2459, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	5.5	\$300.00	\$270.00	\$330.00	Yes
Uses in contravention of terms or conditions of TUP	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as Residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.7	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.8.1	\$100.00	\$90.00	\$110.00	Yes
Deer Fence / Wrong Material	7.8.1(e)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.8.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.8.3	\$100.00	\$90.00	\$110.00	No
Provision and maintenance of screening and landscaping	7.9	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.10.1	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwelling or Mobile Home	7.11.1-7.11.2	\$200.00	\$180.00	\$220.00	Yes

**Appendix 3(d) to Schedule A
Electoral Area "E"
Zoning Bylaw No. 2459, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Secondary Suite contrary to provisions	7.12.1 – 7.12.6	\$100.00	\$90.00	\$110.00	Yes
Accessory building and structures	7.13.1 – 7.13.5	\$100.00	\$90.00	\$110.00	Yes
Accessory Temporary Buildings, Mobile Buildings, Recreational vehicles	7.14.1-7.14.4	\$200.00	\$180.00	\$220.00	Yes
Home Occupations	7.17.1-7.17.8	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.18.1-7.18.9	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast	7.19.1-7.19.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.20.1-7.20.7	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.23.1 – 7.23.4	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	7.25.1-7.25.2	\$100.00	\$90.00	\$110.00	Yes
Agri-Tourism Accommodation	7.26.1 – 7.26.7	\$400.00	\$360.00	\$440.00	Yes
Retaining walls	7.27.1-7.27.6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.5 Table 9.2	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(e) to Schedule A
Electoral Area "F"
Zoning Bylaw No. 2461, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	5.5	\$300.00	\$270.00	\$330.00	Yes
Uses in contravention of terms or conditions of TUP	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as Residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.7	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.8.1	\$100.00	\$90.00	\$110.00	Yes
Deer Fence Wrong Material	7.8.1(e)	\$100.00	\$90.00	\$110.00	Yes
Park Fence Wrong Material	7.8.1(f)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.8.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.8.3	\$100.00	\$90.00	\$110.00	No
Provision and maintenance of screening and landscaping	7.9	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.10	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwelling or Mobile Home	7.11.1-7.11.5	\$200.00	\$180.00	\$220.00	Yes

**Appendix 3(e) to Schedule A
Electoral Area "F"
Zoning Bylaw No. 2461, 2008**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Secondary Suites	7.12.1 – 7.12.6	\$100.00	\$90.00	\$110.00	Yes
Accessory building and structures	7.13.1 – 7.13.5	\$100.00	\$90.00	\$110.00	Yes
Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles	7.14.1-7.14.3	\$200.00	\$180.00	\$220.00	Yes
Agri-Tourism Accommodation	7.16.1 – 7.16.7	\$400.00	\$360.00	\$440.00	Yes
Home Occupations	7.17.1- 7.17.10	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.18.1- 7.18.11	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast Operations	7.19.1-7.19.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.20-7.20.7	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.23.1 – 7.23.4	\$100.00	\$90.00	\$110.00	Yes
Docks & Boatlifts	7.26.1 – 7.26.5	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	7.27.1-7.27.2	\$100.00	\$90.00	\$110.00	Yes
Retaining Walls	7.28.1-7.28.6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.4 Table 9.2	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(f) to Schedule A
Electoral Area "G"
Zoning Bylaw No. 2781, 2017**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	5.5	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as Residence	6.4.1	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	6.4.2	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	6.5	\$100.00	\$90.00	\$110.00	Yes
Fence heights	6.6.2	\$100.00	\$90.00	\$110.00	Yes
Deer Fence / Wrong Material	6.6.2(c)	\$100.00	\$90.00	\$110.00	Yes
Razor Wire Fence	6.6.3	\$100.00	\$90.00	\$110.00	No
Accessory building and structures	6.7.1 – 6.7.2	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwellings not allowed	6.8	\$500.00	450.00	\$550.00	No
Secondary Suites	6.9.1 – 6.9.6	\$100.00	\$90.00	\$110.00	Yes
Residential occupancy of recreational vehicle	6.10.1 – 6.10.2	\$200.00	\$180.00	\$220.00	Yes
Home Occupations	6.11.1-6.11.7	\$200.00	\$180.00	\$220.00	Yes
Home Industry	6.12.1- 6.12.10	\$200.00	\$180.00	\$220.00	Yes

**Appendix 3(f) to Schedule A
Electoral Area "G"
Zoning Bylaw No. 2781, 2017**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Bed and Breakfast operated contrary to provisions	6.13.1 – 6.13.9	\$300.00	\$270.00	\$330.00	Yes
Keeping of Livestock and Honeybees	6.14.1 – 6.14.4	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	6.15.1-6.15.2	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.4	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(g) to Schedule A
Electoral Area “H”
Zoning Bylaw No. 2498, 2012**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	6.4.1 – 6.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	6.5	\$300.00	\$270.00	\$330.00	Yes
Tent as permanent residence	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Recreational Vehicle Used as Residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.5	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.6.1	\$100.00	\$90.00	\$110.00	Yes
Deer Fence / Wrong Material	7.6.1(e)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.6.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.6.3	\$100.00	\$90.00	\$110.00	No
Provision and maintenance of screening and landscaping	7.7	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.8.1	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwellings or Mobile Homes	7.9.1-7.9.5	\$200.00	\$180.00	\$220.00	Yes

**Appendix 3(g) to Schedule A
Electoral Area "H"
Zoning Bylaw No. 2498, 2012**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Secondary Suites	7.10.1-7.10.5	\$100.00	\$90.00	\$110.00	Yes
Carriage houses	7.11.1-7.11.6	\$100.00	\$90.00	\$110.00	Yes
Accessory buildings and structures	7.12.1-7.12.5	\$100.00	\$90.00	\$110.00	Yes
Residential occupancy of recreational vehicles	7.14.1-7.14.4	\$200.00	\$180.00	\$220.00	Yes
Agri-Tourism Accommodation	7.15.1-7.15.7	\$400.00	\$360.00	\$440.00	Yes
Home Occupations	7.16.1-7.16.7	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.17.1- 7.17.10	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast	7.18.1 – 7.18.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.19.1-7.19.7	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.22.1 – 7.22.4	\$100.00	\$90.00	\$110.00	Yes
Fuel Storage and Distribution	7.24.1-7.24.2	\$300.00	\$270.00	\$330.00	Yes
Composting Facilities	7.25	\$300.00	\$270.00	\$330.00	Yes
Tourist Cabins	7.26.1	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	7.28.1-7.28.2	\$100.00	\$90.00	\$110.00	Yes
Retaining walls	7.29.1-7.29-6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.5 Table 9.2	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(g) to Schedule A
Electoral Area "H"
Zoning Bylaw No. 2498, 2012**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
---------------------	---------------------	---------------------	------------------------------	-----------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

Kennedy Lake Comprehensive Development Zone (CD6)

Non permitted use Recreational Use Area	16.6	\$500.00	\$480.00	\$520.00	No
Non permitted use Non- Occupancy Area	16.7	\$500.00	\$480.00	\$520.00	No
Exceeding Maximum Density	16.9(a)	\$300.00	\$280.00	\$320.00	Yes
Seasonal Cabin or Recreational Vehicle in Non-Occupancy Area	16.9(b)	\$500.00	\$480.00	\$520.00	Yes
Minimum Setbacks	16.11	\$200.00	\$180.00	\$220.00	Yes
Maximum Height	16.12	\$100.00	\$90.00	\$110.00	Yes
Maximum Floor Area	16.13	\$100.00	\$90.00	\$110.00	Yes

**Appendix 3(h) to Schedule A
Electoral Area "I"
Zoning Bylaw No. 2457, 2012**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Obstructing an officer, person or employee	3.3.1	\$300.00	\$270.00	\$330.00	No
Operating a Use Not Listed in Respect of a Particular Zone	5.4.1 – 5.4.3	\$500.00	\$450.00	\$550.00	No
Conditions of Use (restrictions within Section 10.0 to 16)	5.5	\$300.00	\$270.00	\$330.00	Yes
Uses in contravention of terms or conditions of TUP	7.4.1	\$300.00	\$270.00	\$330.00	Yes
Tent or Recreational Vehicle Used as Residence	7.4.2	\$200.00	\$180.00	\$220.00	Yes
Derelict vehicles exceed number permitted	7.4.3	\$200.00	\$180.00	\$220.00	Yes
Features projecting into setbacks	7.7	\$100.00	\$90.00	\$110.00	Yes
Fence heights	7.8.1	\$100.00	\$90.00	\$110.00	Yes
Deer Fence not Permitted/Wrong Material	7.8.1(e)	\$100.00	\$90.00	\$110.00	Yes
Barbed Wire Fence	7.8.2	\$100.00	\$90.00	\$110.00	No
Razor Wire Fence	7.8.3	\$100.00	\$90.00	\$110.00	No
Provision and maintenance of screening and landscaping	7.9	\$100.00	\$90.00	\$110.00	Yes
Exterior lighting not deflected	7.10	\$100.00	\$90.00	\$110.00	Yes
Accessory Dwelling or Mobile Home	7.11.1-7.11.5	\$200.00	\$180.00	\$220.00	Yes

**Appendix 3(h) to Schedule A
Electoral Area "I"
Zoning Bylaw No. 2457, 2012**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <small>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</small>
Secondary Suites	7.12.1 – 7.12.6	\$100.00	\$90.00	\$110.00	Yes
Accessory buildings and structures	7.13.1 – 7.13.5	\$100.00	\$90.00	\$110.00	Yes
Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles	7.14.1-7.14.4	\$200.00	\$180.00	\$220.00	Yes
Home Occupations	7.17.1-7.17.7	\$200.00	\$180.00	\$220.00	Yes
Home Industries	7.18.1- 7.18.10	\$200.00	\$180.00	\$220.00	Yes
Bed and Breakfast Operation	7.19.1 – 7.19.9	\$300.00	\$270.00	\$330.00	Yes
Signs	7.20.1-7.20.8	\$100.00	\$90.00	\$110.00	Yes
Keeping of Livestock and Honeybees	7.23.1 – 7.23.4	\$100.00	\$90.00	\$110.00	Yes
Kennel Facilities	7.25.1-7.25.2	\$100.00	\$90.00	\$110.00	Yes
Vacation Rentals	7.28.1-7.28.8	\$400.00	\$360.00	\$440.00	Yes
Agri-Tourism Accommodation	7.29.1-7.29.7	\$400.00	\$360.00	\$440.00	Yes
Retaining walls	7.30.1-7.30.6	\$100.00	\$90.00	\$110.00	Yes
Parking / loading not on same parcel	9.2.1	\$100.00	\$90.00	\$110.00	Yes
Insufficient off-street vehicle parking spaces	9.5 Table 9.2	\$100.00	\$90.00	\$110.00	Yes

**Appendix 5(a) to Schedule A
Building Bylaw No. 2333, 2005**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Interference with Building Official's right of entry / Obstruct Building Official	6.6, 7.2	\$300	\$270	\$330	No
Violation of Stop Work Order	26.4	\$500	\$450	\$550	No
Violation of Do Not Occupy Notice	26.6	\$500	\$450	\$550	Yes
Interfere (remove/tamper) with Stop Work Order / Do Not Occupy Notice	6.4	\$250	\$225	\$275	Yes
Fail to Obtain Building Permit or Construction Without Approval	4.1, 5.1, 6.1, 8.1	\$500	\$450	\$550	Yes
Moving building without Permit	10.0, 23.1, 23.2, 23.3, 23.4	\$200	\$180	\$220	Yes
No Permit – Retaining Wall	25.0	\$200	\$180	\$220	Yes
Change of Occupancy without Permit	5.1, 6.1	\$100	\$90	\$110	Yes
Submit False or Misleading Information	6.3	\$100	\$90	\$110	Yes
Failure to post civic address	18.2.3	\$50	\$45	\$55	Yes
Failure to Post Permit in Conspicuous Place	18.2.1	\$50	\$45	\$55	Yes
Failure to having permit and supporting documents on site	18.2.2	\$100	\$90	\$110	Yes
Failure to Provide Notice for Inspection	19.3	\$100	\$90	\$110	Yes
Fail to Obtain Inspection	19.3	\$250	\$225	\$275	Yes

**Appendix 5(a) to Schedule A
Building Bylaw No. 2333, 2005**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Construction at Variance with Plans / Modification of Plans without approval	6.5	\$150	\$135	\$165	Yes
Failure to obtain building official's written acceptance prior to concealing work	19.3	\$250	\$225	\$275	Yes
Failure to uncover work	19.4	\$100	\$90	\$110	Yes
Building Code Contravention	3.2.2, 4.2, 4.3, 7.4, 8.2, 19.2, 26.3	\$100	\$90	\$110	Yes
Unsafe demolition site	24.2	\$50	\$45	\$55	Yes
Unsafe demolition condition	24.3	\$100	\$90	\$110	Yes
Failure to obtain final inspection notice / Occupy without Approval	19.3.6, 20.1, 20.4	\$250	\$225	\$275	Yes
Failure to Provide Schedule C-B from Registered Professional	17.2, 25.0	\$100	\$90	\$110	Yes
Continue work without valid permit / expired permit	15.9	\$100	\$90	\$110	Yes
Construction or swimming pool without permit	22.0	\$150	\$135	\$165	Yes
Fail to Provide Swimming Pool Fencing as Required (prior to use)	22.3, 22.4, 22.5	\$100	\$90	\$110	No
No Renovation or Demolition Permit	9.0, 24.1, 24.2, 24.3, 24.4	\$200	\$180	\$220	Yes
Failure to clear all demolition debris and fill	24.4	\$150	\$135	\$165	Yes

**Appendix 5(a) to Schedule A
Building Bylaw No. 2333, 2005**

Column 1 Offence	Column 2 Section	Column 3 Penalty	Column 4 Early Payment	Column 5 Late Payment	Column 6 Compliance Agreement Available <i>Maximum 50% reduction in Penalty Amount when Compliance Agreement shown as YES</i>
Failure to maintain demolition site /allow escape of noxious & deleterious material	24.3	\$100	\$90	\$110	Yes

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 21, 2019
RE: Zoning Bylaw Amendment – Electoral Area “1” (Twin Lakes Golf Resort Ltd.)

Administrative Recommendation:

THAT Bylaw No. 2457.20, 2018, Electoral Area “1” Zoning Amendment Bylaw be read a second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director Monteith or delegate;

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

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

AND THAT prior to third reading of Amendment Bylaw No. 2457.20, 2018, the property owner enter into a servicing agreement with the Regional District in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Bylaws including Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP (as shown on Attachment No. 7) and must include terms and conditions on how the systems will subsequently be turned over the Regional District.

Purpose: To allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course

Owner: Twin Lakes Golf Resort Ltd **Applicant:** Suki Sekhon **Folio:** D-02342.001 & D-02343.000

Legal: Lot 2, Plan KAP26332, DL 228s & 2169, SDYD, except Plan H15455; and **Civic:** 79 Twin Lakes Road
Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, except Plan KAP53180

Zones: various (see Attachment No. 2) **Proposed Zoning:** various (see Attachment No. 2)

Proposed Development:

The applicant is seeking to rezone parts of two legal parcels in order to facilitate the development of the Twin Lakes Golf Resort, which is going to “compliment the existing golf course use with up to 232 new residential units and tourism facilities, in two proposed phases, over the next 25 years.”

In order to facilitate this, the applicant is proposing to ‘transfer’ existing residential densities from “Lot 2” to “Lot A” (see Attachment No. 2). This will result in the zoning of “Lot 2” changing from part Residential Single Family One (RS1), Residential Multiple Family (RM1) and Resource Area (RA) to a new Resource Area Site Specific (RAs) with the site specific provision allowing for a “campground” use. The zoning of parts of Lot “A” will correspondingly change from General Commercial Site Specific (C1s) and Golf Course Commercial (CT3) to a new Twin Lakes Village (TLV) Zone and a Residential Multiple Unit Three (RM3) Zone situated around the existing golf course clubhouse.

The applicant has further advised that initial development of the Twin Lakes Golf Resort (TLGR) is comprised of Phase 1 (see Attachment No. 4) that is a one lot subdivision and building strata of up to 46 residential units, to be built in phases.

This first phase is to be located on the south east side of the golf course and accessed off of Range Road (Attachment No. 5). Of note, the applicant is proposing a “building-strata”, that means one ‘parcel’ with multiple owners, as opposed to a ‘bare land strata’ which entitles multiple owners with shared common property.

In support of the proposal, the applicant has stated that the “Twin Lakes vision proposes development that will strongly build on the guidance provided by the OCP Vision and Broad Goals.” Additional benefits will also include greater safety of the community through increased daily residential interaction; maintaining a rural like setting with less than 10% of the Twin Lakes Golf Resort Lands used as residential; a mix of housing types; encouraging both seasonal and permanent use; and land stewardship and preservation.

It is also proposed that the amendment bylaw include a provision to remove the RS1 Zone from an approximately 1,500 m² area of Crown land (legally described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180) adjacent to “Lot 2” and replace it with an RA zoning.

The Board should also be aware that the long-term strategy regarding the infrastructure proposed for the development is for the Regional District to take over the maintenance and operation of domestic water and sanitary systems to be constructed for the development.

Site Context:

The TLGR currently owns two parcels of land in the Twin Lakes area with development proposed on both. The parcels are located to the south adjacent to Highway 3A and north of Nipit / Twin Lake.

One parcel (“Lot 2”), is approximately 41.4 ha in size, currently vacant and consists of rolling hills, steep rocky outcrops, grasslands and treed areas. The applicant has recently prepared an area for farming on this parcel.

The second parcel (“Lot A”) is approximately 66 ha in size and is principally used as a golf course and clubhouse with the majority of this parcel within the Agricultural Land Reserve (ALR). There is also a seasonal RV Park Campground on this parcel.

Surrounding properties are a mixed land use of larger Resource Area and Large Holdings properties, while the properties surrounding Nipit Lake are a mix of residential zonings.

Background:

The current boundaries of the subject property date to a plan of subdivision deposited with the Land Titles Office in Kamloops on October 2, 1975, while available Regional District records indicate the previous issuance of a building permit for alterations to the golf course clubhouse.

The South Okanagan Regional Growth Strategy (RGS) designates Twin Lakes as a Rural Growth Area, done mainly because of the amount of existing zoning in place at the time around the golf course. The actual boundaries of the Rural Growth Area were delineated during the OCP update process and are shown to concentrate any growth in the area centered on the current clubhouse parking lot and RV park area which includes the proposed Phase 1 and Phase 2 areas of the development.

Under the Electoral Area “1” OCP Bylaw No. 2683, 2016, “Lot A” is currently designated part Tourist Commercial (CT), part Residential Mixed Use (RMU) and part Resource Area (RA), while “Lot 2” is designated RA. The RMU designation was placed over the land during the OCP update process and provides strategic direction for concentrating development around the golf course clubhouse area.

Under Section 7.5 (Local Area Policies – Twin Lakes) of the OCP Bylaw, there are a number of assessment criteria to be applied to any rezoning proposal that seeks to develop the Twin Lakes Golf Course lands including: the need to provide assessment on the provision of a sustainable water supply without impacting existing residential development and environmental flow; establishment of adequate community on-site water and sewage disposal; compatibility with adjacent land uses; to consider an urban village concept; and be organized around a phased concept.

Both parcels are also the subject of an Environmentally Sensitive Development Permit (ESDP) Area designation under the OCP Bylaw while that part of “Lot A” surrounding the golf course clubhouse comprises the designated “Rural Growth Area” for Twin Lakes under the South Okanagan Regional Growth Strategy (RGS) Bylaw No. 2770, 2017.

Under the Electoral Area “1” Zoning Bylaw No. 2457, 2008, the two parcels are subject to a number of different zones, including the Residential Single Family One (RS1), Residential Multiple Family (RM1), General Commercial (C1), Tourist Commercial Six (CT6) and Resource Area (RA).

The current residential zoning of the parcels dates to 1995 and the adoption of Amendment Bylaw No. 1550, which contemplated the development of approximately 258 units at the site.

A majority of “Lot A” is also situated within the Agricultural Land Reserve (ALR) and the development of the area into a golf course around the clubhouse was previously approved by the Agricultural Land Commission (ALC) in 2007.

At its meeting of August 2, 2018, the Regional Board gave first reading to the zoning amendment bylaw and directed that second reading would be dependent upon the applicant satisfying a number of conditions (which are discussed further below).

Referrals:

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

Public Process:

On February 1, 2018, the applicant hosted a community open house at the Twin Lakes golf clubhouse, at which approximately 36 members of the public were present.

On June 12, 2018, a Public Information Meeting was held ahead of the Advisory Planning Commission (APC) meeting, and was attended by approximately 37 members of the public.

At its meeting of June 12, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board the development application be approved subject to several conditions:

1. *THAT a ‘no build’ covenant be registered on the title of “Lot A” prior to adoption of Amendment Bylaw 2457.20 in order that those areas identified as “Phase 2” cannot proceed until groundwater sustainability and availability can be proven to warrant further development and*

that “Phase 2” may not proceed until the completion of “Phase 1” and an assessment of the local water supply has been completed;

- 2. THAT the property owner enter into a servicing agreement with the Regional District prior to adoption of Amendment Bylaw 2457.20 in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP;*
- 3. THAT the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Areas for the community water and sanitary systems; and*
- 4. THAT the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Area for the monitoring and regulation the existing irrigation wells utilized for the golf course.*

Analysis:

In considering this proposal, Administration notes that the increased densities centred around a ‘village’ type development which is proposed reflects the direction established through the RGS and the Electoral Area “I” OCP. The OCP process established that the removal of the existing RS1 and RM1 zones from “Lot 2” would be part of any discussion regarding the introduction of new zonings for “Lot A”.

In considering the local area policies contained within the OCP Bylaw, Administration notes that the proposed rezoning generally meets the criteria provided to assess any new development, including:

- Water supply will be monitored prior to further development;
- Establishment of adequate community water and sewer infrastructure;
- The overall development is phased, and the Phase 1 building strata is also proposed to be phased;
- The new Twin Lakes Village zone will provide a focus on a village development concept;
- Water conservation including water metering, re-use and xeriscaping will be incorporated;
- Water will be monitored for availability from groundwater wells servicing residential and from the golf course use.

The proposal is generally consistent with the direction provided for in the OCP Bylaw which speaks to the area around the clubhouse being the focal point for development at Twin Lakes. The proposal will also remove any existing residential zoning from the hillside to the east and return that land to a Resource Area zone in order to help preserve environmental values and rural character.

In requesting the RM3 Zone, the applicant is seeking to introduce “vacation rentals” as a permitted use as part of this development (i.e. a Temporary Use Permit would no longer be required for such a use). At present, the only community in which “vacation rentals” are a permitted use is at Apex Mountain Resort, and this is largely a reflection of the resort nature of that community. Given the applicant is similarly developing the Twin Lakes Golf Course as a “resort”, permitting “vacation rentals” is not seen to be unreasonable and will also be permitted in the proposed TLV Zone.

In recognition of the significant concerns expressed by the community on groundwater sustainability during the review of the OCP Bylaw, the Plan recognizes that balancing any new development with water conservation and environmental stewardship is the community’s driving objective.

In order to meet the infrastructure servicing objectives of the Plan, the applicant is proposing to create a community water and sewer system that will subsequently be turned over to the Regional District to own and operate under new proposed RDOS service areas.

Compliance with Board Conditions:

In approving first reading of Amendment Bylaw No. 2457.20, 2018, at its meeting of August 3, 2018, the Board resolved to impose a number of conditions related to the Twin Lake Golf Resort development and required that these be met prior to further readings of the zoning amendment bylaw. The following provides an overview of the applicant's compliance with these conditions:

1. Ground Water Sustainability:

Prior to consideration of second reading, the Board required that the applicant register a 'no build' covenant on the title of Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, except Plan KAP53180, in order that the area identified as "Phase 2" could not proceed until:

*a) groundwater sustainability and availability is proven to warrant further development;
and*

b) 36 dwelling units in "Phase 1" have been constructed and issued occupancy permits.

The intent of this condition is to monitor the water availability throughout the development of Phase 1 and determine if there is adequate water to warrant the further development of Phase 2.

A final version of this covenant has been completed and agreed to by the applicant and the RDOS; however, is not yet registered on Title. Importantly, the covenant includes a monitoring Terms of Reference that will ensure the groundwater will be monitored and subsequently modelled to an agreed upon standard. The Terms of Reference were developed in collaboration with Golder Associates Ltd, Don Dobson, P.Eng and the RDOS. A copy of this covenant is provided as a separate attached item. Also included is the Terms of Reference submission provided by Golder Associates Ltd to RDOS.

The 'no build' covenant will be placed on "Lot A" with a 'priority' clause to carry over once the parcel is subdivided. The covenant will need to be registered prior to the adoption of the amendment bylaw.

2. Establishment of Service Areas

Prior to consideration of second reading, the Board required that "the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Areas for the monitoring of domestic water, sanitary, and irrigation systems."

The original intent of this condition was to provide a mechanism to enable the RDOS to oversee the monitoring of water availability required for the infrastructure (domestic water and sewer) systems as they develop for Phase 1 and prior to establishing service areas and taking over the systems prior to Phase 2.

However, through ongoing discussion with the applicant and Administration, it has been determined that the best course of action is for the RDOS to establish service areas for the domestic water and sanitary systems at the initiation of Phase 1 instead of Phase 2 as originally anticipated. As a result, it is no longer required to establish a separate "water monitoring" service, as water availability monitoring will simply be included in the establishment of the

domestic water service. As RDOS will be managing the domestic water service, RDOS will ensure that the monitoring adheres to the collection and methodology outlined in the Terms of Reference.

The service area establishment bylaw(s) will be required to be adopted prior to the approval of the subdivision for Phase 1.

As a result of the change in direction described above, the Board is asked to waive the condition for the establishment of a 'monitoring' service. Administration is satisfied that the intent of the two conditions required for this application to proceed to second reading and a public hearing have been met.

3. Design, Construction and Transfer of Water & Sewer Infrastructure

Prior to consideration of third reading, the Board required that "the property owner enter into a servicing agreement with the Regional District in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Bylaws including Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP ... and must include terms and conditions on how the systems will subsequently be turned over the Regional District."

The intent of this condition is to ensure that the design of the infrastructure contemplated for the domestic water and sanitary systems complies with the applicable RDOS bylaws.

Normally, a servicing agreement is not required until the building permit or the subdivision approval stage. However, as the development proposes a one lot subdivision with a corresponding strata development, and because RDOS is planning to establish service areas for these systems, Administration recommends that this be dealt with up front and through the rezoning process. Within this servicing agreement there will be provisions that address the criteria for the takeover of the system by the RDOS.

Regional District staff will continue to work with the applicant on meeting this last condition and recommend that it be retained by the Board to be fulfilled prior to 3rd reading.

Summary:

In summary, at this stage, Administration supports the 2nd reading of the zoning amendment bylaw, but recognizes that the technical details related to water and sewer servicing and design still need to be finalised.

At first reading, Administration recommended a number of conditions that were needed to be met by the applicant prior to approval of the rezoning. The first two of these conditions were to be satisfied prior to second reading and Administration feels that these two conditions have been met.

The recommended conditions were made to deal with a proposal that is not typical of most development applications that the RDOS receives, given that the applicant is essentially proposing to transfer his existing development rights zoned on the upper hillside (which constitutes an environmentally sensitive area), that the phasing of the proposal is dependent on proving water sustainability, and that the Regional District will own and operate the water and sewer infrastructure.

Alternatives:

1. THAT first reading of Bylaw No. 2457.20, 2018, Electoral Area "I" Zoning Amendment Bylaw be rescinded and the bylaw abandoned;
2. THAT consideration of second reading of the Electoral Area "I" Zoning Amendment Bylaw No. 2457.20, 2018, be deferred.

Respectfully submitted

Endorsed by:

Endorsed by:

E Riechert

CG

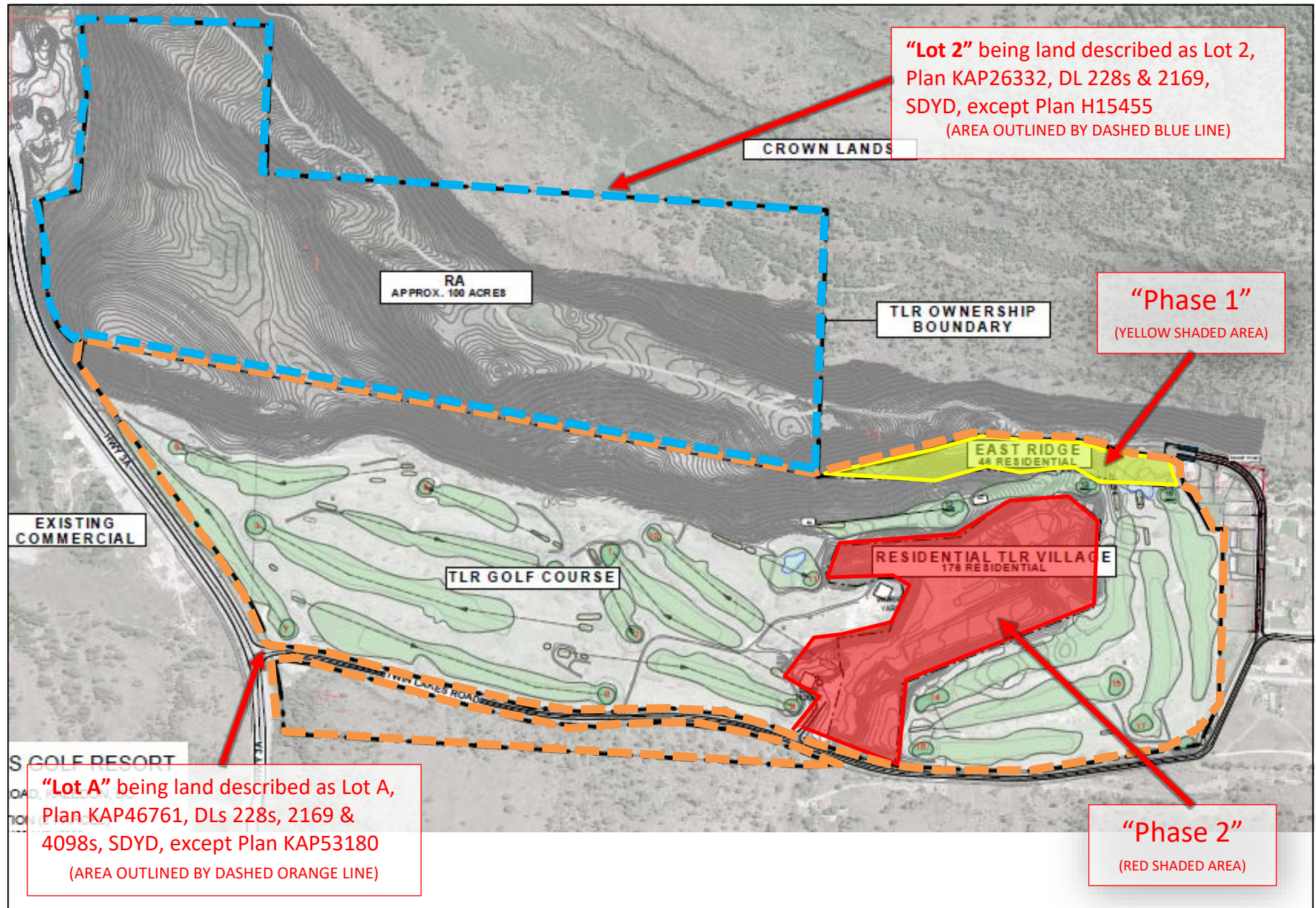
E. Riechert, Planner

C. Garrish, Planning Manager

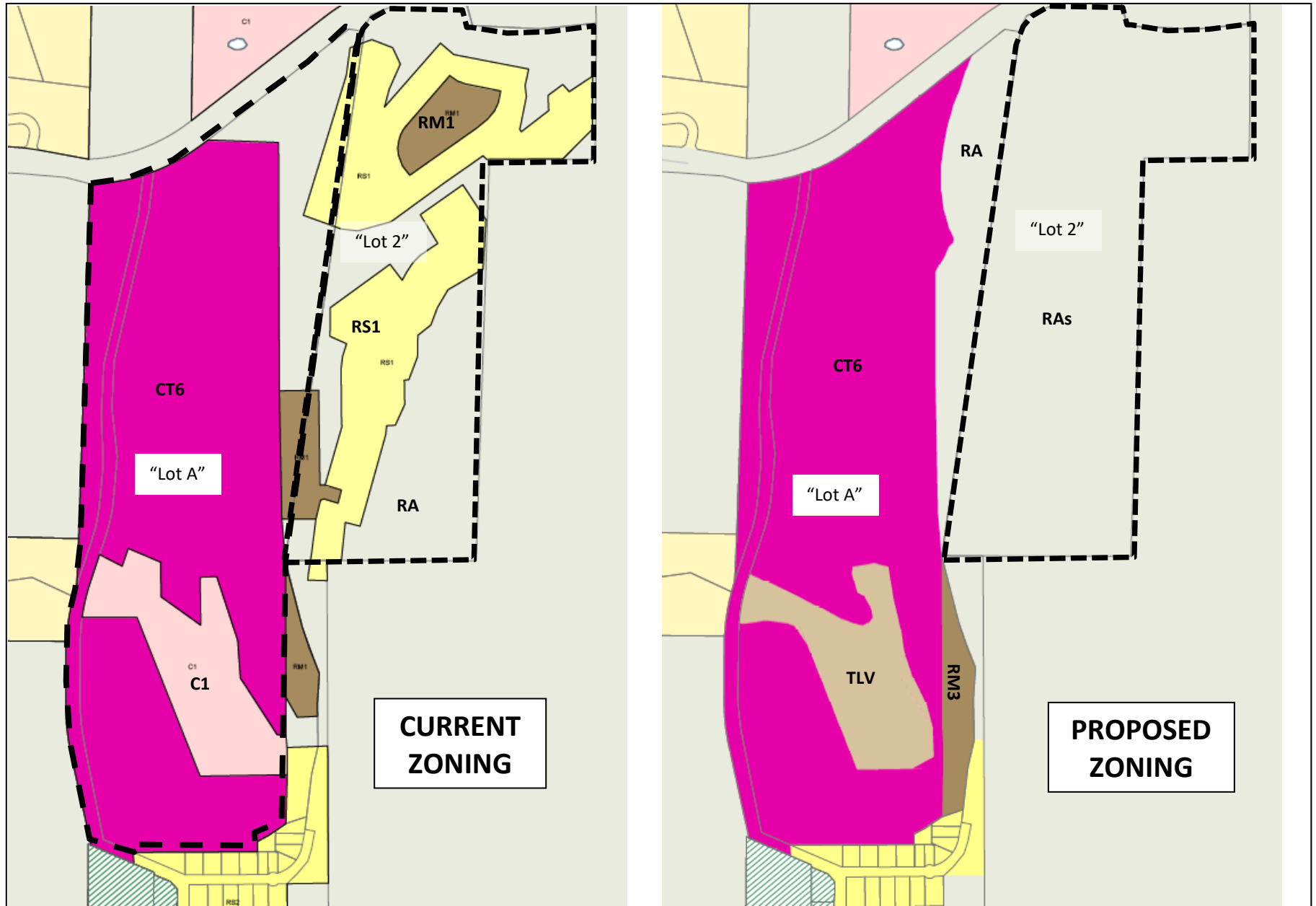
B. Dollevoet, Gen. Manager, Dev. Services

- Attachments: No. 1 – Applicant’s Proposed Phasing Plan
No. 2 – Current vs Proposed Zoning
No. 3 – Site Photo (Google Earth)
No. 4 – Applicant’s Site Plan concept – Phase 1 and Phase 2
No. 5 – Applicant’s Site Plan concept - Phase 1
No. 6 – Servicing Background
No. 7 – Development Variance Permit No. D2016.051-DVP

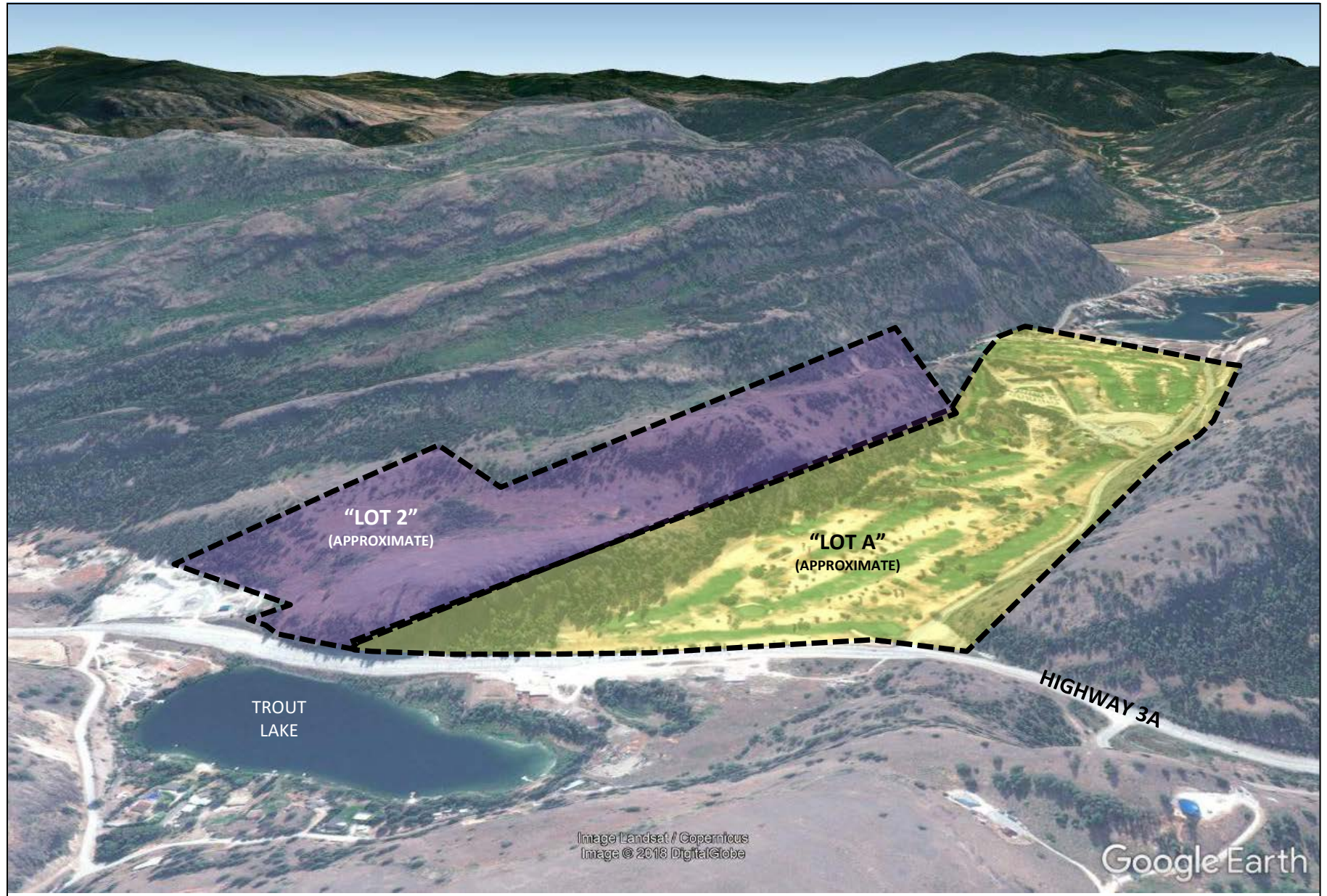
Attachment No. 1 – Applicant’s Proposed Phasing Plan



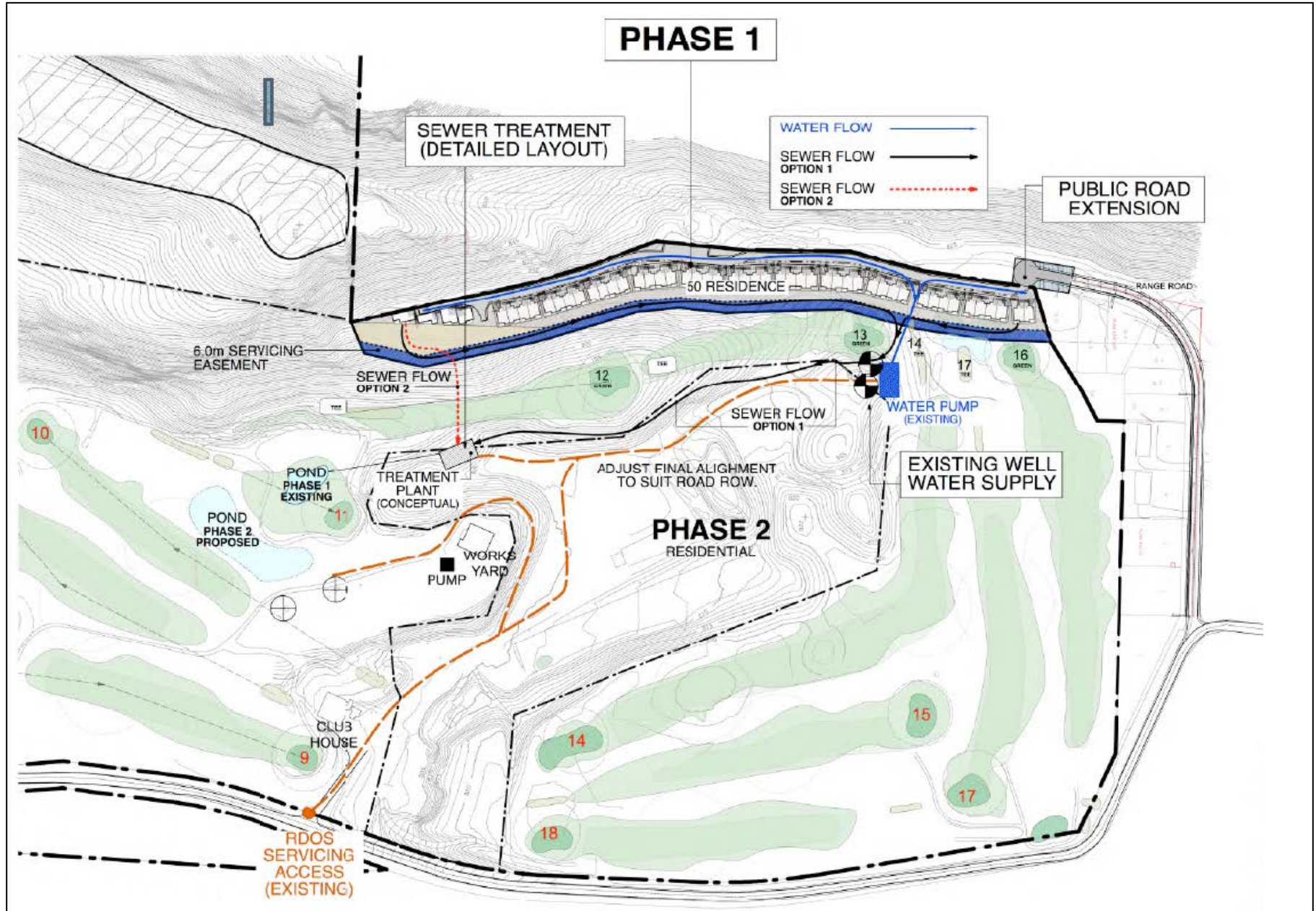
Attachment No. 2 – Current vs Proposed Zoning



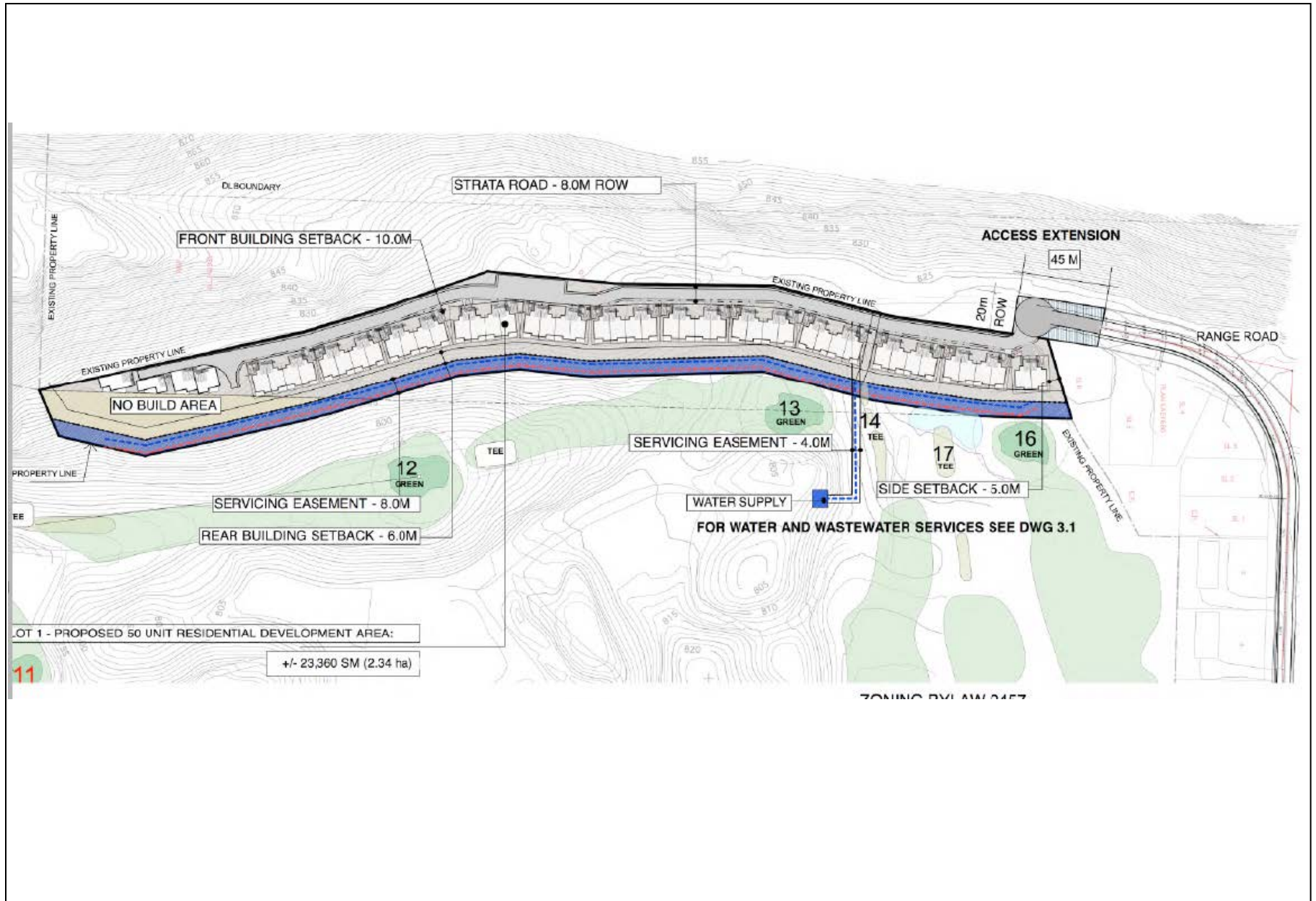
Attachment No. 3 – Site Photo (Google Earth)



Attachment No. 4 – Applicant’s Site Plan concept Phase 1 & Phase 2



Attachment No. 5 – Site Plan concept Phase 1





Development Variance Permit

FILE NO.: D2016.051-DVP

Owner: Twin Lakes Golf Resort
79 Twin Lakes Road
Kaleden, BC
V0H 1K0

Agent: CRS Group of Companies
920 - 475 West Georgia Street
Vancouver, BC
V6B 4M9

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable to the land specified in Section 5, except as specifically varied 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 Variance Permit is not a Building Permit, Development Permit or Subdivision Approval.

APPLICABILITY

5. This Development Variance Permit applies to and only to a residential development of up to 50 dwelling units on the portion of the lands outlined on Schedule "B" as "Development Area" on those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description:	Lot A District Lots 228s, 2169 And 4098s Similkameen Division Yale District, Plan KAP46761 Except Plan KAP53180	
Civic Address:	79 Twin Lks Rd And 85 Twin Lks Rd	
Parcel Identifier (PID):	017-694-841	Folio: D-02342.001

VARIANCE

6. The land specified in Section 5 may be developed with up to 50 dwelling units in accordance with the following variance to Section 3.2.1 of Schedule A to Subdivision Servicing Bylaw No. 2000, 2002:

From:

Minimum design flows for domestic demand shall be:

Maximum daily domestic flow	8,000 l/single family unit/day
Peak hour domestic flow	13,600 l/single family unit/day

To:

Minimum design flows for domestic demand shall be:

Maximum daily domestic flow	5,500 l/single family unit/day
Average daily domestic flow	2,200 l/single family unit/day
Peak hour domestic flow	10,000 l/single family unit/day

EXPIRY OF PERMIT

7. If a zoning amendment is not adopted for a residential development of the "Development Area" by the date that is 2 years after the date this Permit was issued, the Permit lapses.

Authorising resolution passed by the Regional Board on July 21, 2016.



B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

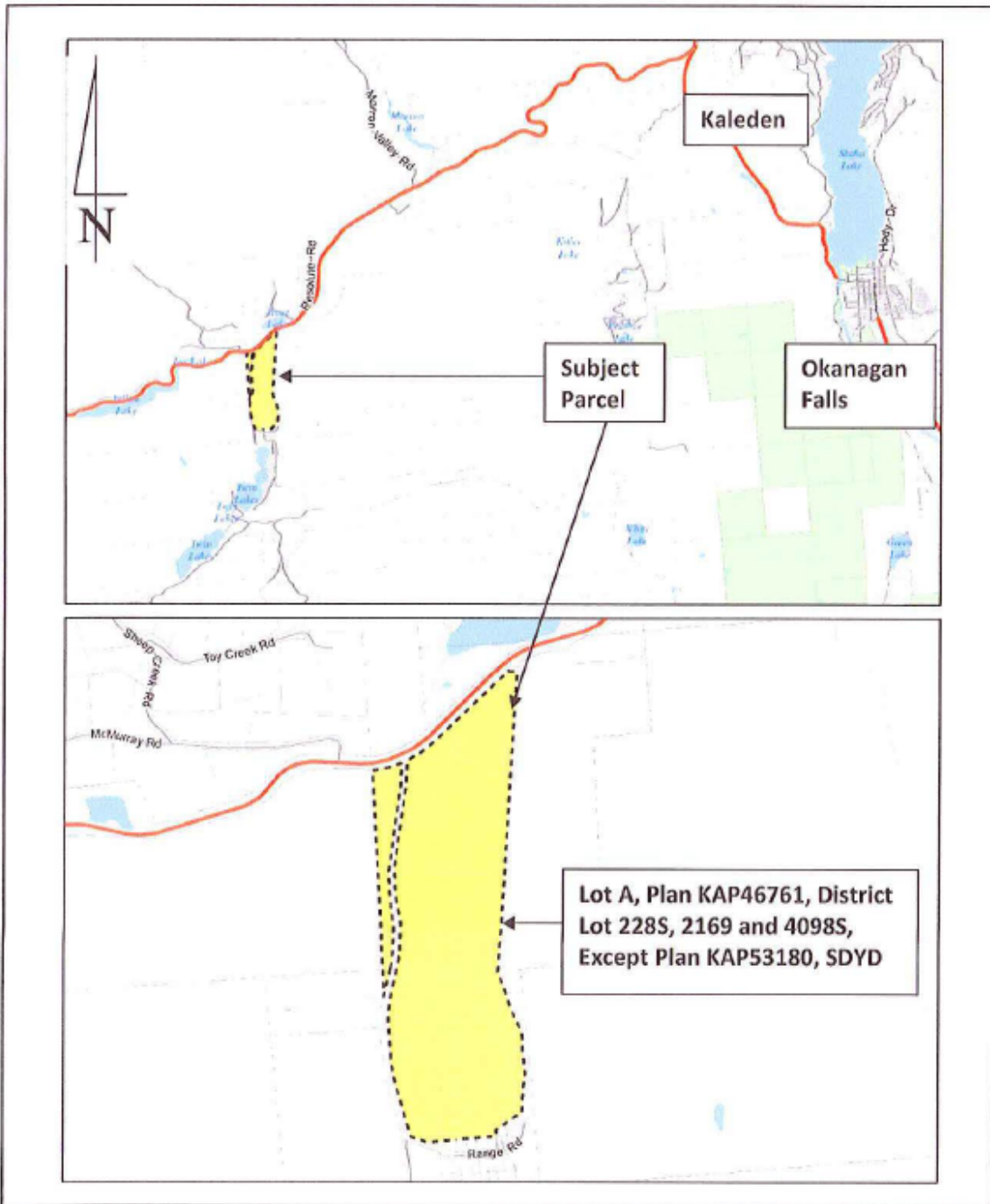
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. D2016.051-DVP

Schedule 'A'



File No. D2016.051-DVP

Page 3 of 4

Regional District of Okanagan-Similkameen

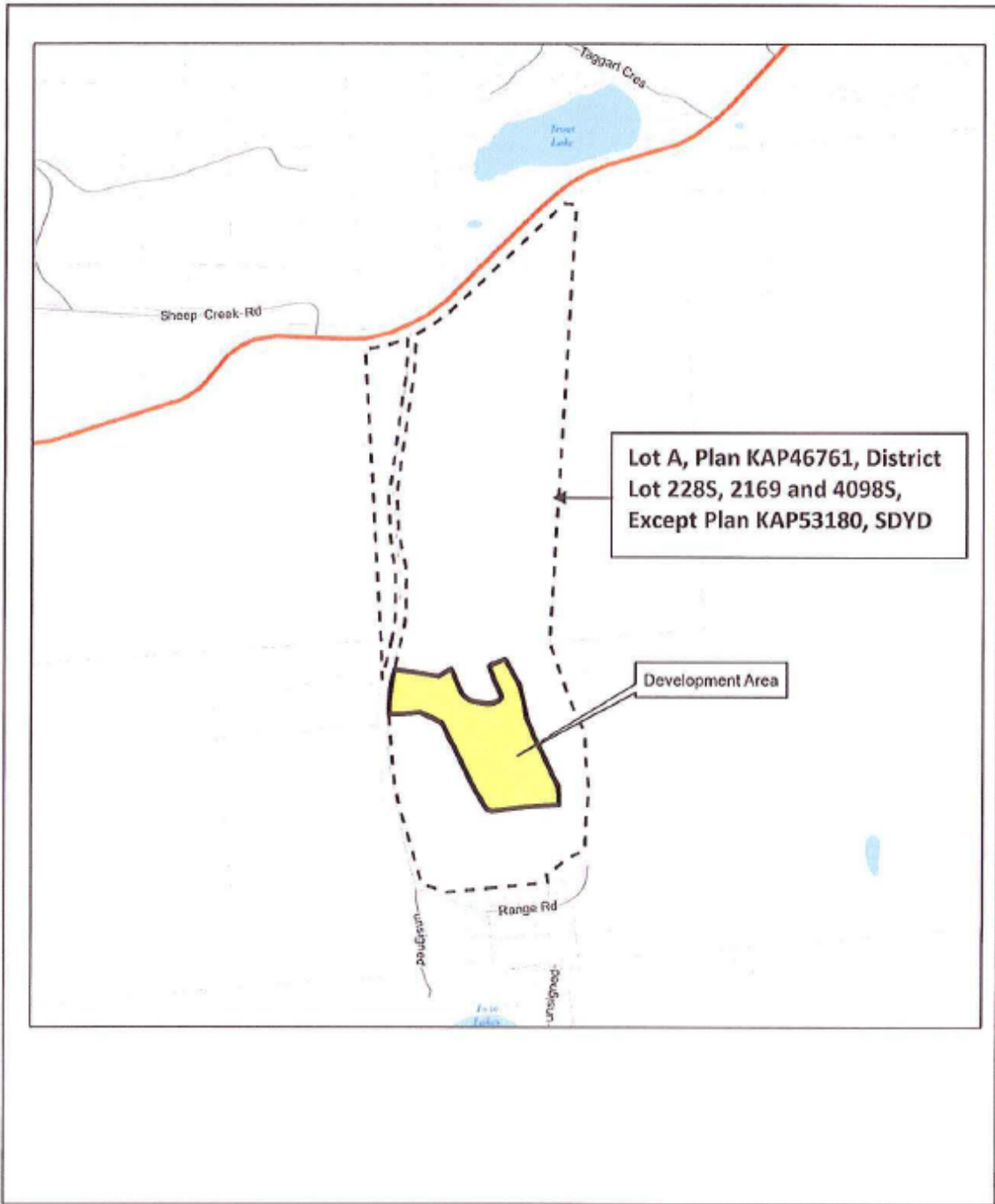
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. D2016.051-DVP

Schedule 'B'



File No. D2016.051-DVP
Page 4 of 4

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.20, 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. 2457.20, 2018.”
2. The Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by:
 - i) adding a new reference to “Village Centre Zones” at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Village Centre Zones

Twin Lakes Village Zone

TLV

- ii) adding a new Section 13.0 (Village Centre) to read as follows and renumbering all subsequent sub-sections:

13.0 VILLAGE CENTRE

13.1 TWIN LAKES VILLAGE ZONE (TLV)

13.1.1 Permitted Uses:

Principal uses:

- a) art galleries, libraries, museums;
- b) community hall;
- c) eating and drinking establishment;
- d) indoor recreational facilities;

- e) multi-dwelling units, subject to Section 13.1.10;
- f) office;
- g) personal service establishment;
- h) retail store, general;
- i) tourist accommodation;
- j) vacation rentals, subject to Section 7.28;

Secondary uses:

- k) accessory dwelling, subject to Section 7.11;
- l) home occupation, subject to Section 7.17; and
- m) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific Twin Lakes Village (TLVs) Provisions:

- a) see Section **Error! Reference source not found.**

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

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

13.1.5 Maximum Density:

- a) 55 dwelling units per ha, subject to servicing requirements.

13.1.6 Maximum Floor Area Ratio:

- a) 2.0

13.1.7 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line: 1.5 metres

- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

13.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 5.5 metres.

13.1.9 Maximum Parcel Coverage:

- a) 75%

13.1.10 Dwelling Unit Regulations:

- a) Dwelling units located in the same building as a commercial use shall have separate entrances from the exterior of the building and shall not share a common hallway with a commercial use.
- b) The amenity area provided for each multi-dwelling units shall be as follows:
 - i) 7.0 m² per unit (bachelor units);
 - ii) 12.0m² per unit (one bedroom units); and
 - iii) 18.0 m² per unit (two or more bedroom units).
- iii) adding a new Section 16.28 (Spite Specific Twin Lakes Village Provisions) under Section 16.0 (Site Specific Regulations) to read as follows:

16.28 Site Specific Twin Lakes Village (TLVs) Provisions:

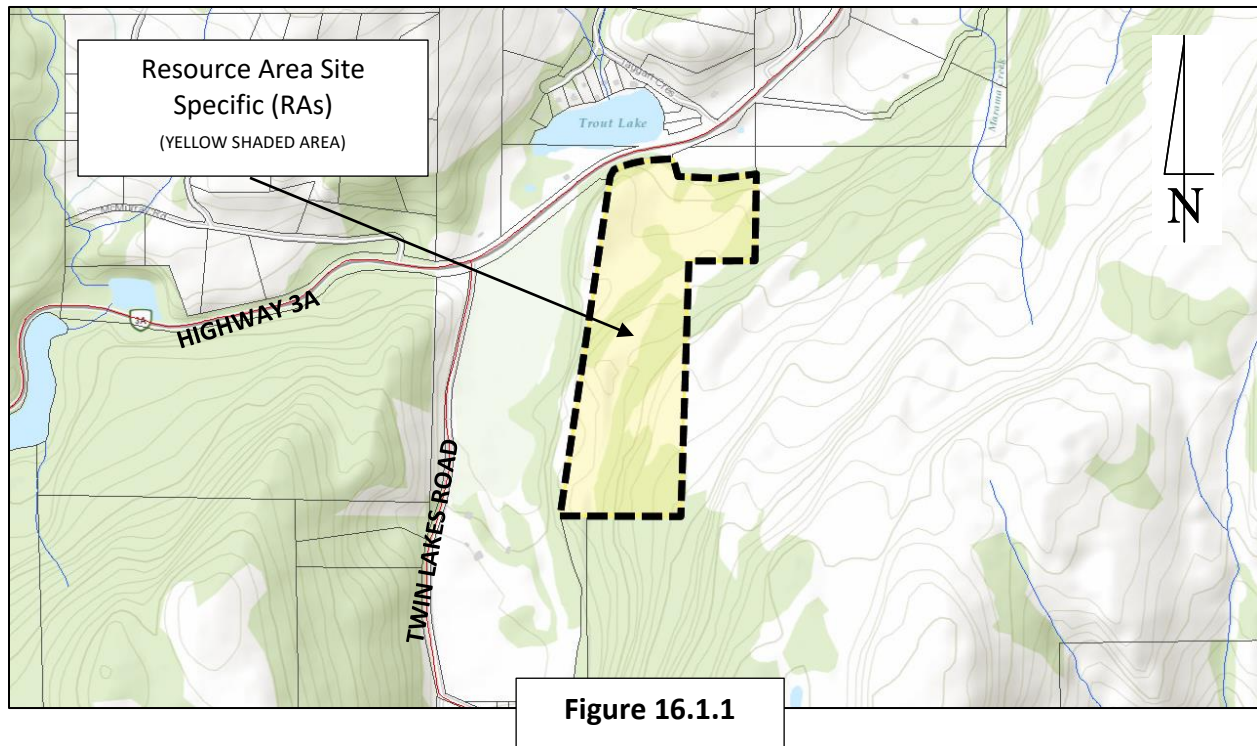
- .1 Not applicable

- 3. replacing Section 16.1.1 (Site Specific Resource Area (RAs) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

- .1 in the case of land described as Lot 2, Plan KAP26332, District Lot 228s & 2169, SDYD, Except Plan H15455, as shown shaded on Figure 16.1.1:

- a) the following use shall be permitted on the land in addition to the permitted use listed in Section 10.1.1:
 - i) “campground”, which means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include tourist cabins, hotels, manufactured homes, manufactured home parks, motels or park model trailers

- b) the minimum area on which a campground use may be undertaken shall be 2.0 ha;
- c) the maximum number of campground units per hectare shall not exceed 75;
- d) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met for any campground use.



4. 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 of an approximately 3.12 ha part of the land described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan H15455, and as shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Residential Multiple Family One (RM1) to Resource Area Site Specific (RAs);
 - ii) changing the land use designation of an approximately 18.15 ha part of the land described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan H15455, and as shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area Site Specific (RAs);
 - iii) changing the land use designation of an approximately 19.8 ha part of the land described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan H15455, and as shown shaded red on Schedule 'B', which forms part of this Bylaw, from Resource Area (RA) to Resource Area Site Specific (RAs);

- iv) changing the land use designation of an approximately 1.1 ha part of the land described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Residential Multiple Family One (RM1) to Resource Area (RA);
- v) changing the land use designation of an approximately 1.43 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded purple on Schedule 'C', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA);
- vi) changing the land use designation of an approximately 1,500 m² part of the lands described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and as shown shaded purple on Schedule 'D', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA);
- vii) changing the land use designation of an approximately 8.00 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded red on Schedule 'E', which forms part of this Bylaw, from General Commercial (C1) to Twin Lakes Village (TLV);
- viii) changing the land use designation of an approximately 0.45 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded blue on Schedule 'E', which forms part of this Bylaw, from General Commercial (C1) to Golf Course Commercial (CT3);
- ix) changing the land use designation of an approximately 1.2 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded red on Schedule 'F', which forms part of this Bylaw, from Residential Multiple Family (RM1) to Residential Multiple Family Three (RM3);
- x) changing the land use designation of an approximately 4,315 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded purple on Schedule 'F', which forms part of this Bylaw, from Resource Area (RA) to Residential Multiple Family Three (RM3);
- xi) changing the land use designation of an approximately 7,250 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Residential Multiple Family Three (RM3);

- xii) changing the land use designation of an approximately 1.9 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Resource Area (RA) to Golf Course Commercial (CT3).

READ A FIRST TIME this 2nd day of August, 2018.

READ A SECOND TIME this ___ day of _____, 2019.

PUBLIC HEARING held on this ___ day of _____, 2019.

READ A THIRD TIME this ___ day of _____, 2019.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2457.20, 2018" as read a Third time by the Regional Board on this ___ day of ___, 2019.

Dated at Penticton, BC this __ day of ___, 2019.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2019.

ADOPTED this ___ day of ___, 2019.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

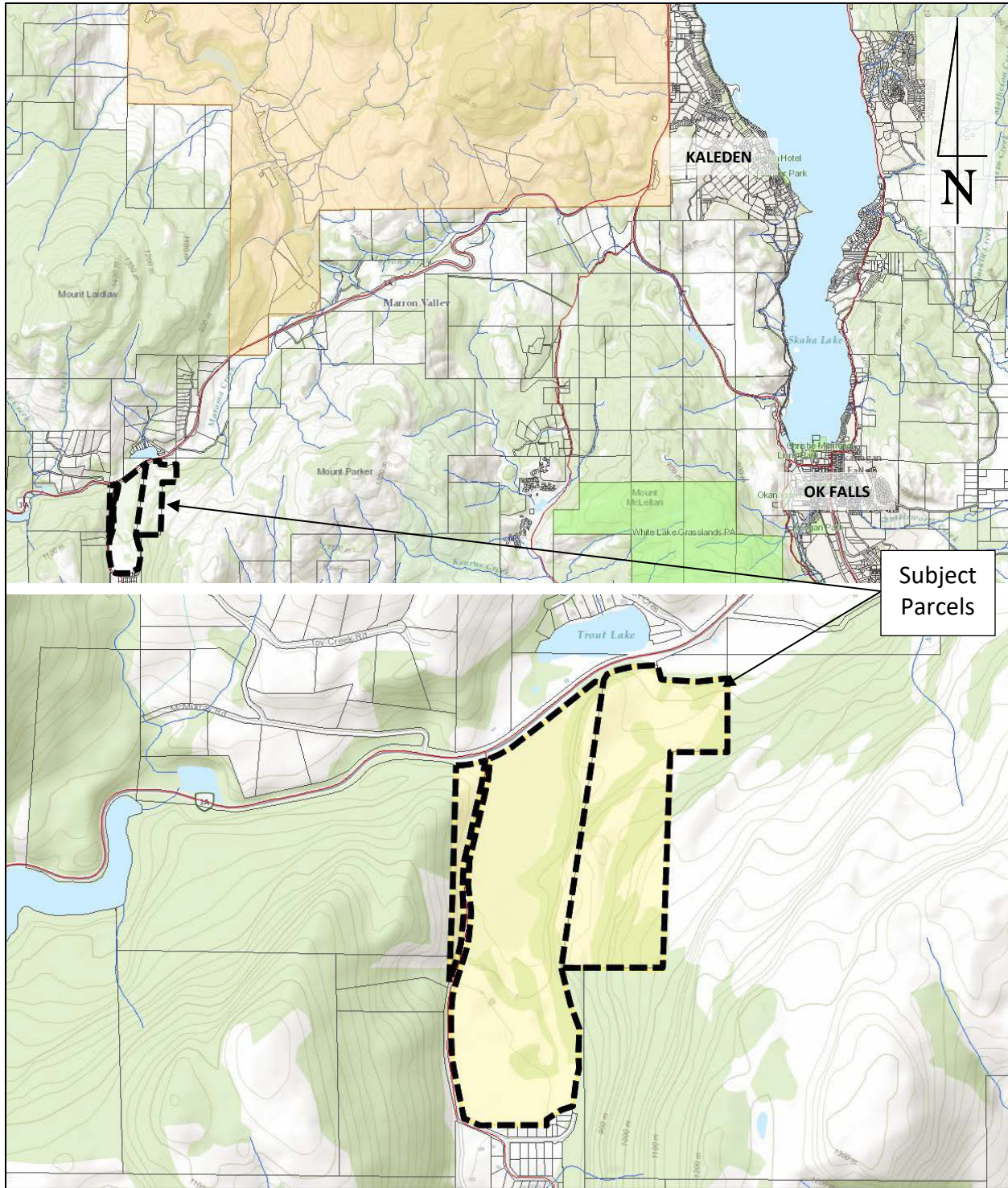
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

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

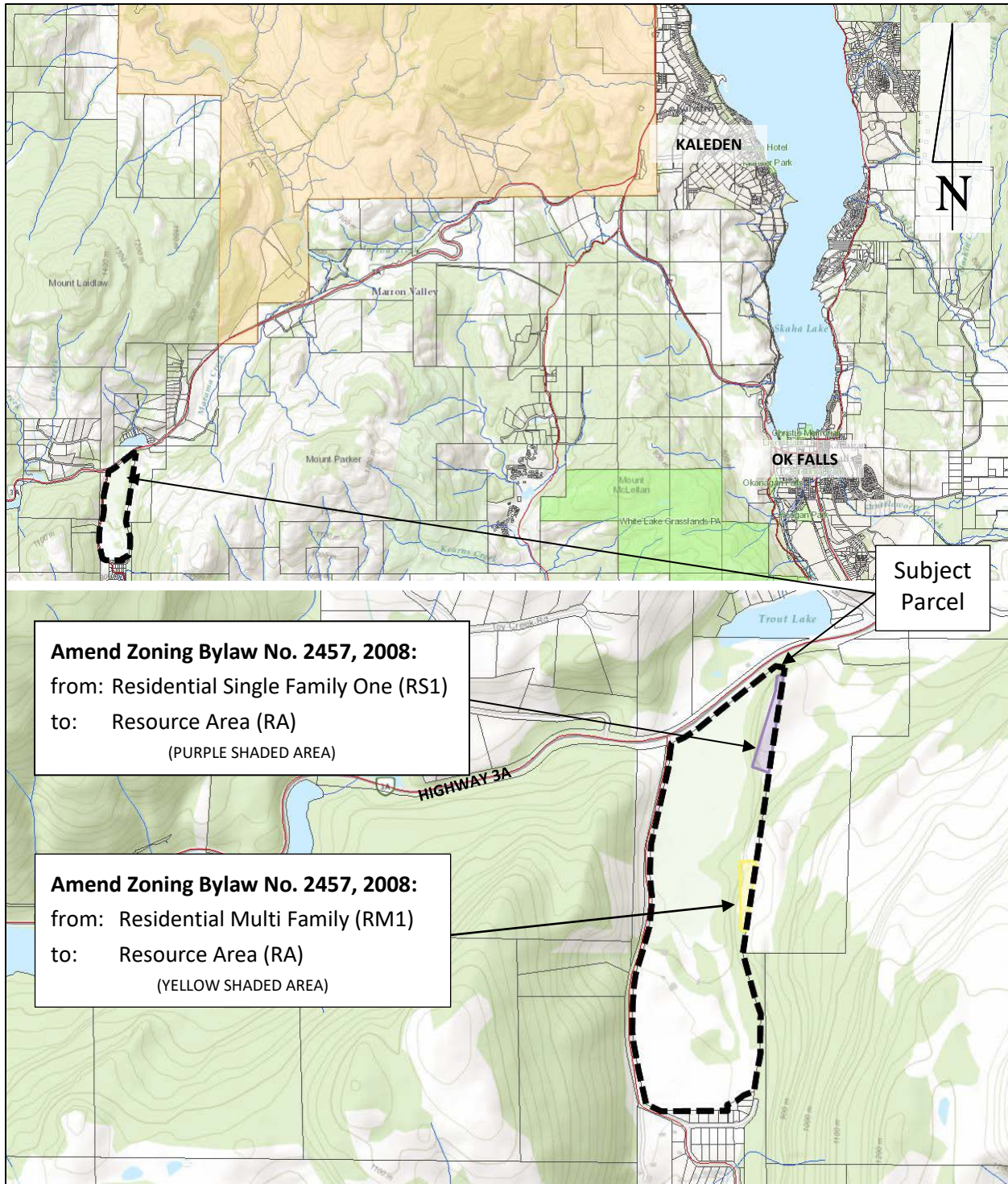
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'C'



Amendment Bylaw No. 2457.20, 2018

(D2017.069-ZONE)

Page 9 of 13

Regional District of Okanagan-Similkameen

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

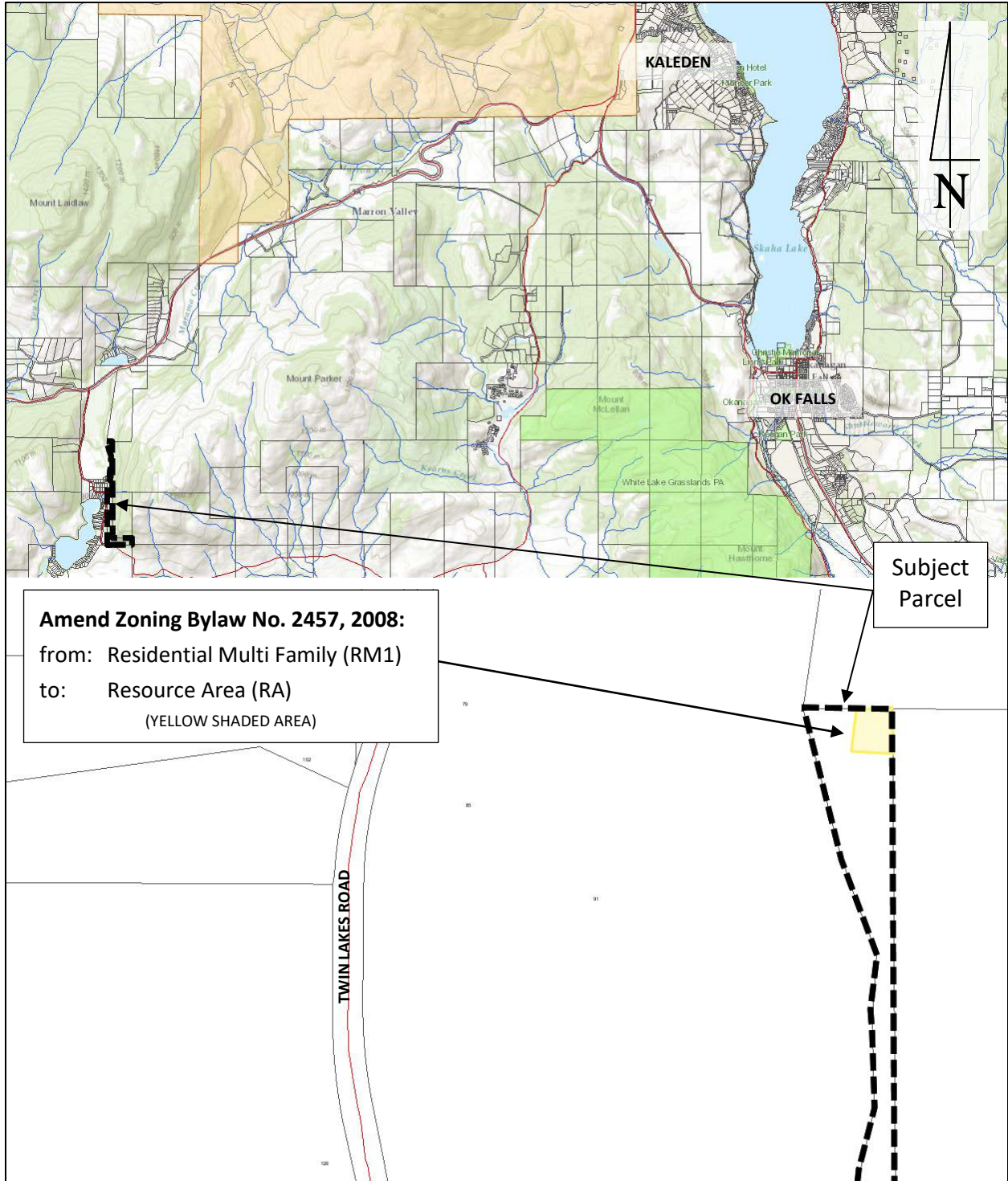
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'D'



Amendment Bylaw No. 2457.20, 2018

(D2017.069-ZONE)

Page 10 of 13

Regional District of Okanagan-Similkameen

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

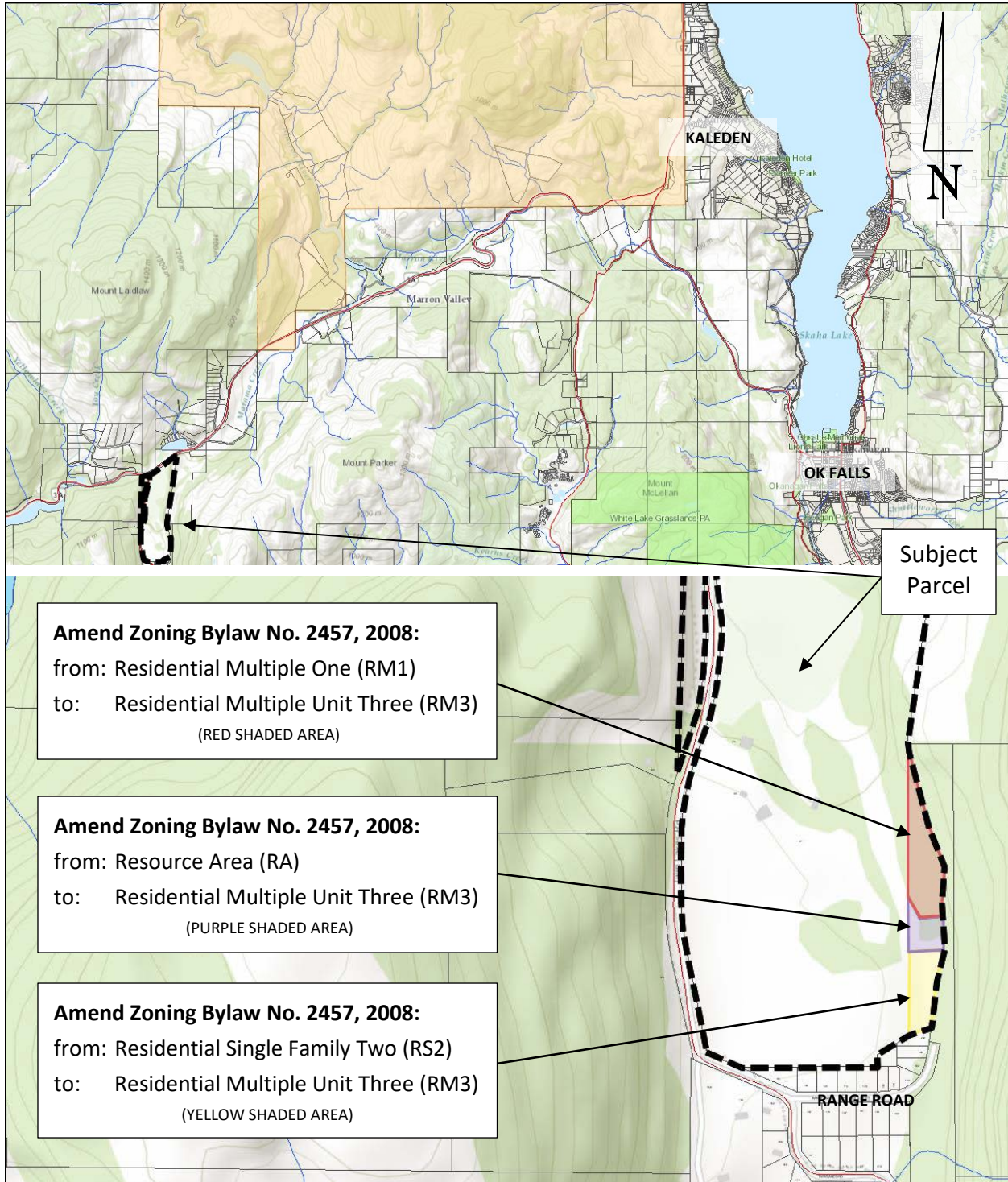
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'F'



Amendment Bylaw No. 2457.20, 2018

(D2017.069-ZONE)

Page 12 of 13

Regional District of Okanagan-Similkameen

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

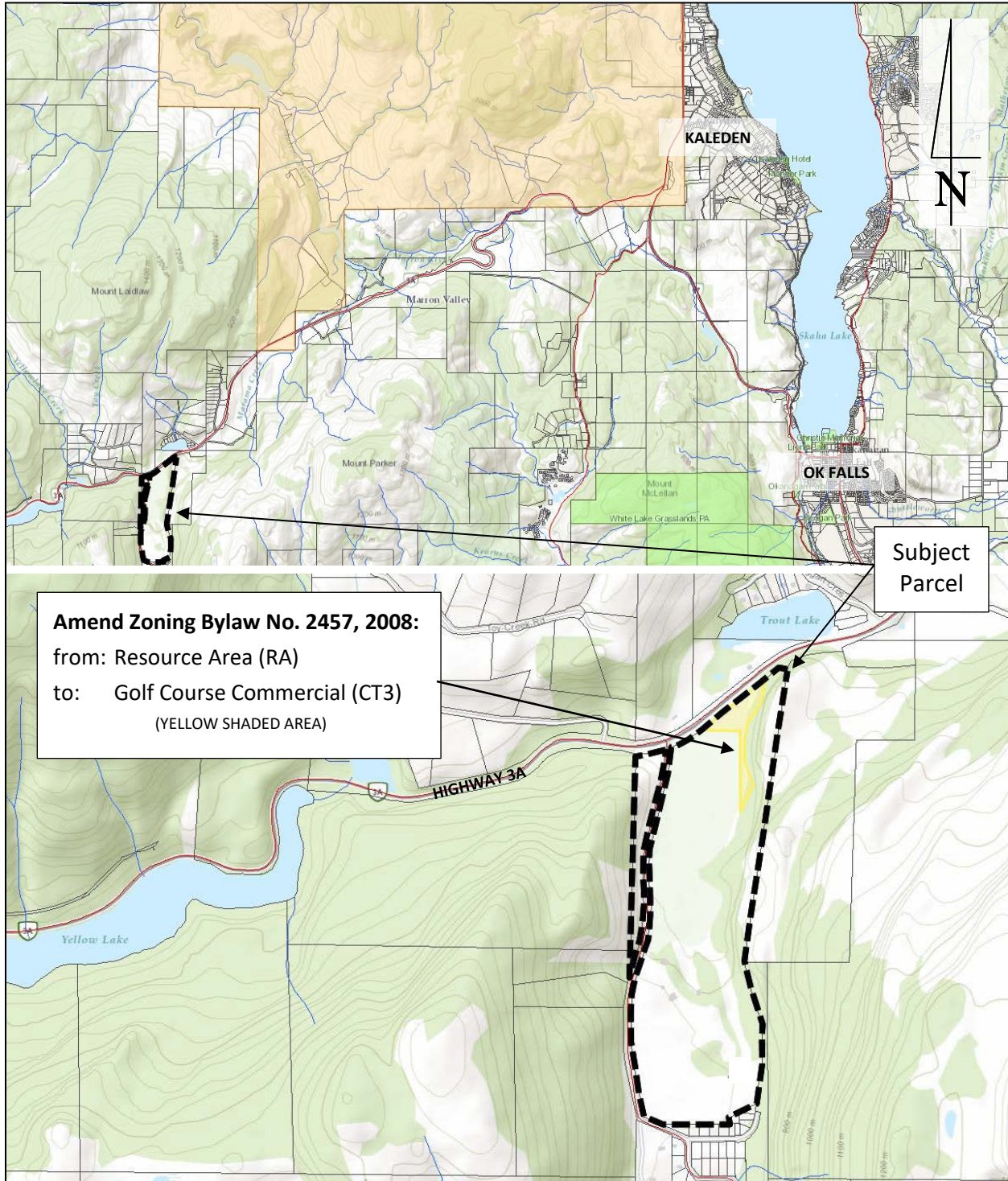
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'G'



TERMS OF INSTRUMENT - PART 2
SECTION 219 COVENANT - (NO BUILD)

THIS AGREEMENT, dated for reference the date of execution by the RDOS on the Form C to which this Agreement is attached and which forms part of this Agreement,

BETWEEN:

TWIN LAKES GOLF COURSE LTD., of
730-475 West Georgia Street, Vancouver, B.C., V6B 4M9
Incorporation Number: BC0813811

(the “**Owner**”)

AND:

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN,
a Municipal Corporation having its offices at 101 Martin Street,
Penticton, B.C. V2A 5J9

(the “**RDOS**”)

WHEREAS:

- A. The Owner is the registered owner of the properties situated, lying and being in the Regional District of Okanagan Similkameen, in the Province of British Columbia, described in Item 2 of Form C to which this Terms of Instrument is attached (the “**Lands**”);
- B. Section 219 of the *Land Title Act*, R.S.B.C. 1996, c. 250, and amendments thereto (the “**Land Title Act**”), state that a covenant in favour of a regional district may be registered as a charge against the title to land and is enforceable against the covenantor and its successors in title even if the covenant is not annexed to land owned by the regional district;
- C. The Owner wishes to develop the Lands with a two-phase mixed residential development comprising a total of approximately 226 dwelling units (the “**Development**”) and it is a condition of the RDOS granting its approval for such development that the Owner enter into this Agreement with the RDOS; and
- D. The Owner has agreed to grant this Section 219 Covenant against the Lands.

NOW THEREFORE pursuant to Section 219 of the *Land Title Act* and in consideration of \$1.00 now paid by the RDOS to the Owner, the receipt and sufficiency of which is hereby acknowledged, and of the premises herein contained, the parties covenant and agree as follows:

Definitions

1. The terms defined in this Paragraph 1 for all purposes of this Agreement, unless specifically provided herein, will have the following meanings hereinafter specified. The defined terms are:
 - a. **“Agreement”** means this agreement together with any schedules attached hereto;
 - b. **“CAO”** means the Chief Administrative Officer of the RDOS, or his or her designate or another person acting in his or her position;
 - c. **“Golf Course”** means the golf course situated on the Lands and surrounding area;
 - d. **“Phase 1”** means the first of two planned phases in the Development, as shown shaded in yellow and denoted as “Phase 1” on the plan attached hereto as Schedule A;
 - e. **“Phase 2”** means the second of two planned phases in the Development, as shown shaded in red and denoted as “Phase 2” on the plan attached hereto as Schedule A;
 - f. **“RV Park”** means the recreational vehicle area that is situated on the Lands;
 - g. **“Technical Committee”** means the technical committee established pursuant to the Terms of Reference; and,
 - h. **Terms of Reference”** means the terms of reference for ongoing monitoring and hydrogeological assessment to confirm a sustainable water supply for the Development (Phase 1 and Phase 2), a copy of which is attached to this Agreement as Schedule B.

Proof of water

2. The Owner covenants and agrees with the RDOS that where paragraph 4 of this Agreement requires proof of groundwater sustainability and availability to warrant further development, the Owner must satisfy the CAO, acting reasonably, that there is an adequate supply of groundwater to meet the anticipated water supply needs of the number and type of units the Owner proposes to construct, and for this purpose the CAO must take into account any recommendation provided by the Technical Committee, which recommendation must not be provided unless the Technical Committee has monitored, or reviewed the results of monitoring of, the water supply and use for existing occupied buildings in the development, in accordance with the monitoring and modelling methodology set out in the Terms of Reference.
3. If the Technical Committee is dissolved or is otherwise unavailable to make a recommendation under paragraph 2, the CAO may accept a written certification that there is an adequate supply of groundwater to meet the anticipated water supply needs of the number and type of units the Owner proposes to construct, from a person the

CAO considers qualified to provide the certification, provided that the person providing the certification must first review and take into account the Terms of Reference.

No Build Covenant – Phase 2

4. The Owner covenants and agrees with the RDOS that no permanent building or structure, or any part thereof, including any fixed equipment, mobile home or modular home will be constructed, reconstructed, moved, extended or located on the Lands and that no building permits will be issued in respect of Phase 2 of the approved development until:
 - a. Groundwater sustainability and availability is proven to warrant further development; and
 - b. 36 dwelling units in Phase 1 have been constructed, issued occupancy permits have been issued for all 36 of those dwelling units.
5. Notwithstanding the above, the Owner will be permitted to continue operating under the current existing zoning of the Lands and, if necessary, to supply, construct, operate, occupy and/or remove any existing, additional or ancillary buildings for the purpose of operating the Golf Course, RV Park and any other business which is permitted under the current existing zoning of the Lands.
6. The Owner covenants and agrees with the RDOS that should the Owner omit, fail or neglect to carry out any one of its obligations contained in this Agreement or do some act contrary to its obligations contained in this Agreement:
 - a. the Owner shall rectify such default within 30 days' of receipt of written notice thereof by the RDOS, provided however if such default is not capable of being remedied within such thirty (30) days then, provided that the Owner has commenced remedying such default and is continuously and diligently pursuing the remedying thereof, the Owner shall have such time as is reasonable in the circumstances to remedy such default;
 - b. if the Owner fails to cure such default to the satisfaction of the RDOS within the time specified herein, or if the RDOS, in case of emergency, does not consider that it has time to deliver such notice, the RDOS may (but is under no obligation to) enter onto the Lands and rectify such default to the extent considered necessary by it;
 - c. if the Owner fails to take such positive action as the RDOS considers necessary to rectify any default as provided for herein, the RDOS may apply to court for a mandatory injunction requiring the Owner to take such action; and

- d. the Owner shall pay to the RDOS on demand the aggregate of the RDOS's costs of rectifying any default of the Owner with respect to this Agreement and a sum equal to 15% of those costs on account of the RDOS's overhead, and any other money the Owner may owe to the RDOS from time to time pursuant to this Agreement, and if the Owner does not pay the RDOS within 30 days from the date the Owner receives any such demand, the arrears will bear interest from the date of demand to the date of payment at the prime rate of Bank of Montreal plus 3% per annum.
7. The Owner hereby agrees to indemnify and save harmless the RDOS, and its elected or appointed officials, officers, employees, and agents (collectively, the "**RDOS Personnel**") from and against any loss, damage, debts, claims, liabilities, obligations, costs (including solicitor and own client costs incurred by the RDOS in the enforcement of the Owner's obligations under this Agreement) or causes of action which the RDOS and the RDOS Personnel, or any of them, may suffer, incur, or be put arising, whether directly or indirectly, arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement, or any breach of any covenant or condition of this Agreement by the Owner or its directors, officers, employees, or agents, or any person for whom it is legally responsible, including any claims of contribution made by third parties in respect of damage for which the Owner has released the RDOS and the RDOS Personnel under this Agreement.
8. Notwithstanding anything to the contrary herein contained, the RDOS is a party to this Agreement for the purpose only of receiving the covenants, promises and agreement as provided in the terms of this Agreement and, without limiting the generality of the foregoing, neither the RDOS nor any of the RDOS Personnel will be liable for anything done or not done pursuant to or associated with any provision of this Agreement or anything contemplated hereby and the Owner hereby releases the RDOS and the RDOS Personnel from any and against all liabilities, actions, causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner arising from the granting or existence of this Agreement, or any default of the Owner under or in respect of this Agreement.
9. Notwithstanding anything contained herein, the Owner covenants and agrees that this Paragraph 9 and Paragraphs 6, 7 and 8 hereof shall survive termination or release of this Agreement.
10. Whenever it is required or desired that either party will deliver or serve a notice on the other, delivery or service will be deemed to be satisfactory if and deemed to have occurred when:
 - a. the CAO of the RDOS or the Owner, or its successor in title, or a director of the Owner or successor in title, if applicable, has been served personally, on the date of service; or
 - b. mailed by prepaid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada Post office, whichever is the earlier, so long as

the notice is mailed to, in the case of the RDOS, at the address provided in this Agreement, or in the case of the Owner, or its successor in title, at the address noted on the Certificate of Title for the Lands, or to whatever address a party may from time to time provide to the other party.

11. The RDOS may register this Section 219 Covenant against the Owner's title to the Lands in priority to all other charges excepting only exceptions and reservations contained in the original Crown grant thereof and any statutory rights of way, Section 219 covenants and reservations in favour of the RDOS. The Owner shall execute and deliver this Agreement to the RDOS in form acceptable for registration, and will cause the holders of all liens, charges, and encumbrances in respect of which the RDOS requires priority to execute and deliver to the RDOS instruments of priority acceptable for registration and in form and substance acceptable to the RDOS.
12. The covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be a covenant the burden of which shall run with the Lands and bind the successors in title to the Lands. This Agreement burdens and charges all of the Lands and any parcel into which it is subdivided by any means and any parcel into which the Lands are consolidated. It is further expressly agreed that the benefit of all covenants made by the Owner herein shall accrue solely to the RDOS and that this Agreement may only be modified or discharged by agreement of the RDOS, pursuant to the provisions of the *Land Title Act*.
13. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
14. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
15. Wherever the singular or masculine is used in this Agreement the same is deemed to include the plural or the feminine or body politic or corporate as the context so requires or the parties so require and every reference to each party to this Agreement is deemed to include the heirs, executors, administrators, successors and assigns of such party wherever the context so requires or the parties so require.
16. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, as applicable.
17. The parties shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

18. Time shall be of the essence of this Agreement, and if any party expressly or impliedly waives that requirement, a party may re-instate it by delivering notice to the other.
19. If the Owner consists of more than one person, firm, or corporation, the Owner's obligations under this Agreement shall be joint and several.
20. This Agreement shall be the entire agreement between the Owner and the RDOS regarding the matters set out in this Agreement and shall supersede all prior agreements or understandings about such matters.
21. This Agreement will be governed by and construed according to the laws of the Province of British Columbia.

IN WITNESS WHEREOF the parties have executed this Agreement on Forms C and D to which this Agreement is attached and which form part of this Agreement, effective as of the date first above written.

CONSENT AND PRIORITY AGREEMENT

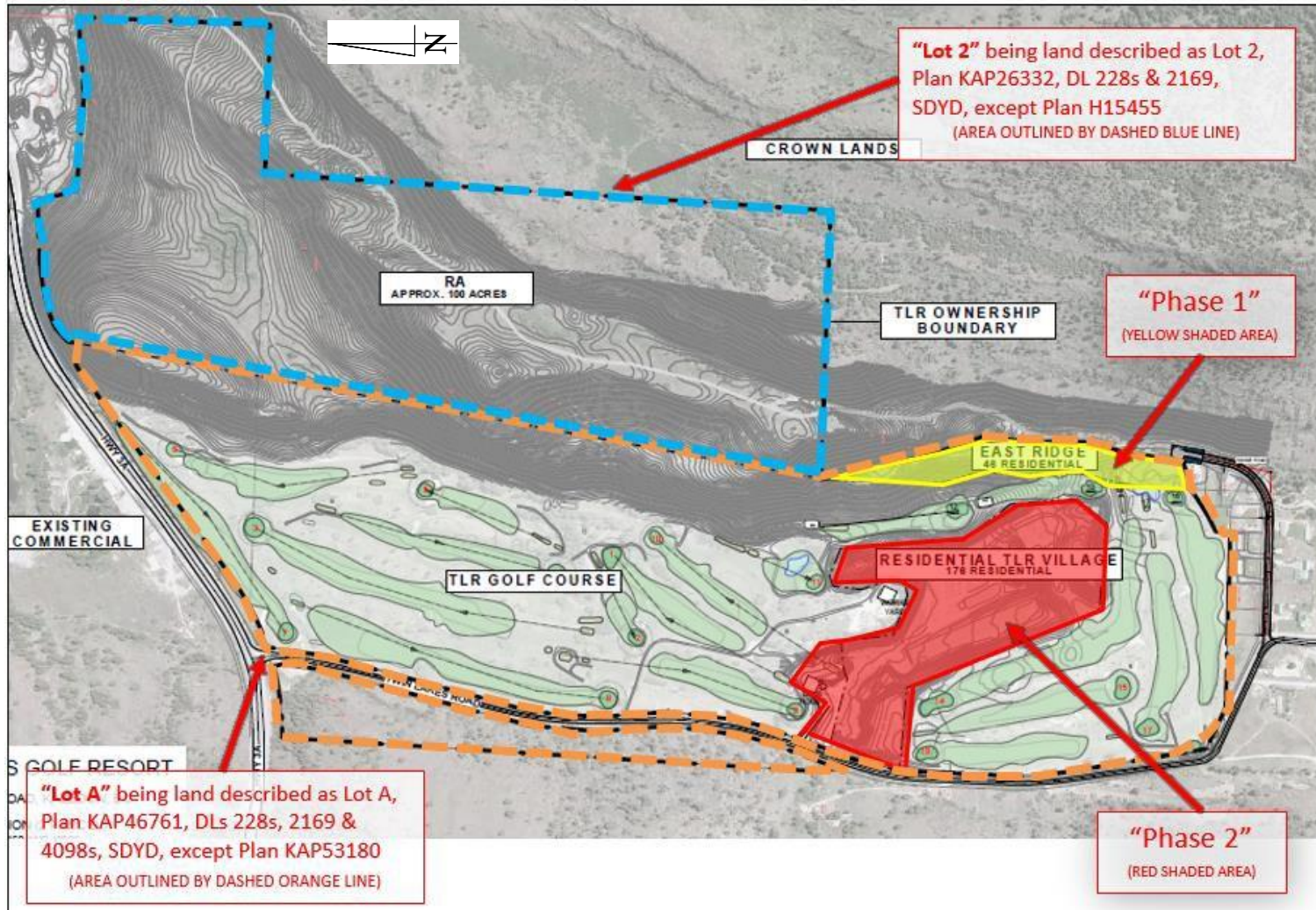
WHEREAS (the “**Chargeholder**”) is the holder of Mortgage No., registered against the Lands at the Kamloops Land Title Office on respectively (the “**Interest**”).

NOW THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT:

In consideration of \$1.00 now paid to the Chargeholder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Chargeholder hereby joins in and consents to the granting of this Section 219 Covenant, postpones the Interest to this Section 219 Covenant and covenants that this Section 219 Covenant will bind the Interest in the Lands and rank in priority upon the Lands over the Interest as if this Section 219 Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Interest and prior to the advance of any funds thereunder.

IN WITNESS WHEREOF the Chargeholder has executed this Consent and Priority Agreement by executing the Form D attached to Part 1 of the Form C attached to and forming part of this Agreement.

Schedule "A" – Map Showing Phase 1 and Phase 2



Schedule “B” – Terms of Reference

Terms of Reference

Based on the results of the Phase 1 Groundwater Availability Study (Golder 2016), and conversations with the Regional District of Okanagan Similkameen (RDOS), Golder Associates Ltd. (Golder) provides the following Terms of Reference for ongoing monitoring and hydrogeological assessment to confirm a sustainable water supply for TLGR’s proposed development. The Terms of Reference provides a framework of requirements to ascertain the feasibility of Phase 2 of TLGR’s development, and outlines funding and oversight, monitoring and modelling requirements, and water management.

Funding and Oversight

- TLGR has agreed (in principal) to continue funding the ongoing monitoring program through RDOS, with RDOS overseeing the program.
- RDOS will create a Technical Committee, the purpose of which is to provide input and oversight during future works, specifically regarding the question of a sustainable water supply for the Twin Lakes watershed. The Technical Committee will consist of members recommended by the RDOS, and should include members knowledgeable in hydrogeology. They will confirm the project area within the Twin Lakes watershed and reach a consensus regarding the suitability of the numerical model to conduct the water balance analyses. The Technical Committee will apply reasonable and fair assumptions regarding the suitability of the numerical model and its fit for purpose, in its application of information, and in its decision making processes.
- On completion of the model, and provided the results indicate what a sustainable withdrawal for TLGR’s Phase 2 development is, the Technical Committee will provide recommendations to the RDOS that are consistent with the technical report regarding the Phase 2 development.

Monitoring

- Ongoing, long-term monitoring of surface water levels at Horn Lake, Twin Lake and Trout Lake and groundwater levels within FLNRORD observation wells and private wells (TLGR and others if possible) should be conducted (currently, TLGR has collected approximately nine years of water level information as part of the ongoing monitoring program). Specifically:
 - Water levels should be measured continuously using pressure transducers, with data corrected for barometric pressure.
 - Manually recorded water levels to be collected at a minimum of once a month using a water level meter (for groundwater) and a staff gauge (for surface water) for calibration of the transducer data.

- Data loggers should be downloaded, at a minimum, two times per year and reviewed by a Qualified Professional (i.e. a hydrogeologist registered and in good standing with Engineers and Geoscientists BC).
- A geodetic survey of surface water elevations, reference bench marks and/or staff gauges should be conducted annually to account for possible data logger/ staff gauge movement within the surface water body and to be used to correct water level data.
- It is understood that a climate station has been established by the Okanagan Basin Water Board (OBWB) within the Twin Lakes watershed; however, due to poor communications services in the area, the station is not active. The collection of data from the climate station should be re-established as soon as possible. The OBWB, FLNRORD and/or RDOS will be approached by the Technical Committee regarding the re-establishment of the climate station. Dependant upon the location of the climate station, the need for additional climate stations will be evaluated. Ideally, a climate station would be present within each of the upper and lower reaches of the Twin Lakes watershed so that precipitation, temperature, evaporation and wind data can be collected, and used to support refinement of model parameters, as well as additional studies associated with the watershed.
- Metering of irrigation water that is used at the TLGR will continue, with weekly irrigation volumes pumped out of the TLGR irrigation wells reported to RDOS quarterly. Flow meters are to be calibrated annually, or as recommended by the manufacturer.

Modelling

- Confirmation of data (types [surface water, groundwater, climate, water use], length of record, reliability) is required to assess drought, normal and wet conditions within the model.
- Following collection of a minimum of ten years of reliable and approved monitoring data, agreement within the Technical Committee regarding conditions representative of drought, average and flood conditions and, prior to the Phase 2 development, the numerical model recommended by the Technical Committee should be recalibrated with the approved data to confirm/refine analytical results. Consensus regarding the suitability of the model will be reached by the Technical Committee.
- Revisiting of the model used by Golder for Phase 1 to determine whether or not it is suitable will include:
 - reasonable and agreed upon assumptions regarding drought years, peak uses and summer conditions
 - annual average water usage rates of 2,200 litres per unit per day (Golder, 2016)
- The following minimum design flows for domestic demand per unit shall be:
 - Average Daily Flow to 2,200 L / day

- Maximum Daily Domestic Flow from 5,500 L / day
- Peak hour domestic flow from 10,000 L / day

It is further understood that additional information may be available in the next year regarding the watershed (RDOS proposed future watershed studies); this information would be included in the model, and may include reconciliation of the surface water licenses and volumes with the BC Ministry of Environment and Climate Change Strategy (see below).

Water Management

- TLGR should adhere to their water management plan and irrigation best management practices, as outlined in MSR (2012).
- Water conservation measures (i.e., xeriscaping, low-flow appliances) and irrigation watering restrictions during periods of drought will be implemented for all phases of the development.
- Water metering of the Phase 1 development will implemented.
- Future bylaws adopted by the RDOS Board will regulate domestic and irrigation water use and conservation within the Twin Lakes community water service areas. These bylaws will be consistent with, and based on, current water use and management practices.
- Possible Actions of the Technical Committee:
 - Approach the Ministry of Environment and Climate Change Strategy (and/or other appropriate regulatory agencies) to address the overallocation of historical surface water licenses in the Twin Lakes watershed area.
 - Request and obtain all and any water information from regulated water users within the Twin Lakes watershed (e.g. Lower Nipit Improvement District) regarding pumping rates, frequencies and water use. If feasible, this information may be accounted for in the numerical model.
 - Approach the FLNRORD and/or RDOS regarding the re-establishment of the hydrometric stations on Horn Creek (Horn Creek near Olalla; 08NM147) and Twin Lakes (Twin Lakes Near Olalla; 08NM148), such that surface water flows at these locations can be measured, and to confirm surface water runoff values for the upper watershed for Horn Creek.



11 March 2019

Reference No. 1114930112-005-TM-Rev3

Suki Sekhon

c/o CRS Group of Companies
Re: Twin Lakes Golf Resort
Unit 920-475 West Georgia
Vancouver, BC
V6B 4M9

**TERMS OF REFERENCE FOR PROPOSED PHASE 2 DEVELOPMENT
TWIN LAKES GOLF RESORT LTD., REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN, BC**

Dear Mr. Sekhon:

At the request of the Regional District of Okanagan Similkameen (RDOS), and on behalf of Twin Lakes Golf Resort Ltd. (TLGR), Golder Associates Ltd. (Golder) has created a Terms of Reference to support Phase 2 of the proposed TLGR development. As TLGR moves forward with the implementation of Phase 1, and in order to consider proceeding with Phase 2 of the development, the Terms of Reference will support the collection of data to confirm that there will be a sufficient supply of groundwater through calibration of the numerical model. It is understood that the Terms of Reference will be attached to the Twin Lakes Golf Resort property covenant; the Terms of Reference are included as Attachment A. The Terms of Reference should be reviewed in conjunction with the Limitations (Attachment B).

In January 2016 Golder completed a hydrogeological assessment that included development and calibration of a numerical model to assess groundwater availability within the Twin Lakes watershed; the results were presented in our report titled "*Groundwater Availability Study, Proposed Residential Development (Phase 1), Twin Lakes, BC*". Based on the assumptions and limitations set out therein, Golder's report concluded that there was sufficient groundwater available to support the proposed development of 50 lots (Phase 1) and Golder recommended progressing the development in a phased approach to further assess and confirm water availability. The executive summary from Golder (2016) is provided as Attachment C.

Since that time, TLGR has decreased the number of units associated with Phase 1 to 46 units and has continued implementation of the groundwater and surface water monitoring program. As part of the monitoring program Golder collects and analyzes data from key surface water locations (Horn Lake, Twin Lake and Trout Lake) and wells (TLGR monitoring wells, Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) observation wells, and select private wells). A review of the most recent groundwater and surface water level data (i.e., 2018) continues to show slight overall increases in water levels at the monitored locations between 2010 and the present.

Golder Associates Ltd.
590 McKay Avenue, Suite 300, Kelowna, British Columbia, V1Y 5A8, Canada

T: +1 250 860 8424 F: +1 250 860 9874

In early 2019 RDOS approached TLGR to request that RDOS oversee the monitoring program. RDOS provided a draft scope of work regarding the Terms of Reference to Golder on 31 January 2019 that outlined some of the Terms of Reference requirements. Key items of note are as follows, and have been included in this current Terms of Reference document:

- It is understood that TLRG has agreed (in principal) to continue funding the ongoing monitoring program through RDOS, with RDOS overseeing the program.
- RDOS will create a technical committee to provide oversight during future works. The technical committee will consist of members from RDOS, TLGR, Golder and Don Dobson (private consultant).
- It is required that the most applicable model (steady state versus transient model) be identified and used to assess water sustainability within the Twin Lakes watershed. The applicability of the model will be dependant on the quality and quantity of data available, and should be agreed on by the technical committee.
- Confirmation of data values (types, length of record, reliability) is required to assess drought, normal and wet conditions within the model.

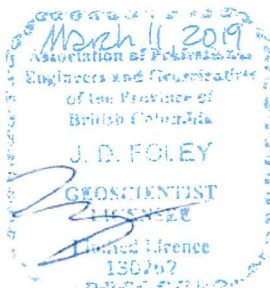

Several of the items listed in RDOS 2019 may not be specifically listed within the Terms of Reference, but will be confirmed and agreed upon by the Technical Committee.

We trust that this provides you with the information you require at this time. Should you have any questions please contact the undersigned at your convenience.

Should you have any questions or concerns, please feel free to call the undersigned at your convenience.

Yours very truly,

Golder Associates Ltd.



Jacqueline Foley, MSc, Geol
Associate, Senior Hydrogeologist



Mark Bolton, MSc, PGeo
Associate, Senior Hydrogeologist

JF/PA/MB/kh

Attachments: Attachment 1 – Terms of Reference
Attachment 2 – Limitations
Attachment 3 – Golder 2016 Executive Summary

REFERENCES

- Golder Associates Ltd. 2016. *Groundwater Availability Study, Proposed Residential Development (Phase 1), Twin Lakes, BC*. 26 January 2016. Reference No 1114930112.
- MSR Solutions Inc. 2012. Twin Lakes Golf Resort Development Water Use Plan. Plan prepared by MSR Solutions Inc. for Twin Lakes Golf Resort. MSR Project #: 10-048.
- Regional District of Okanagan Similkameen. 2019. Draft Twin Lakes Sustainable Water Supply Terms of Reference. 31 January 2019.

ATTACHMENT 1

Terms of Reference

Terms of Reference

Based on the results of the Phase 1 Groundwater Availability Study (Golder 2016), and conversations with the Regional District of Okanagan Similkameen (RDOS), Golder Associates Ltd. (Golder) provides the following Terms of Reference for ongoing monitoring and hydrogeological assessment to confirm a sustainable water supply for TLGR's proposed development. The Terms of Reference provides a framework of requirements to ascertain the feasibility of Phase 2 of TLGR's development, and outlines funding and oversight, monitoring and modelling requirements, and water management.

Funding and Oversight

- TLGR has agreed (in principal) to continue funding the ongoing monitoring program through RDOS, with RDOS overseeing the program.
- RDOS will create a Technical Committee, the purpose of which is to provide input and oversight during future works, specifically regarding the question of a sustainable water supply for the Twin Lakes watershed. The Technical Committee will consist of members recommended by the RDOS, and should include members knowledgeable in hydrogeology. They will confirm the project area within the Twin Lakes watershed and reach a consensus regarding the suitability of the numerical model to conduct the water balance analyses. The Technical Committee will apply reasonable and fair assumptions regarding the suitability of the numerical model and its fit for purpose, in its application of information, and in its decision making processes.
- On completion of the model, and provided the results indicate what a sustainable withdrawal for TLGR's Phase 2 development is, the Technical Committee will provide recommendations to the RDOS that are consistent with the technical report regarding the Phase 2 development.

Monitoring

- Ongoing, long-term monitoring of surface water levels at Horn Lake, Twin Lake and Trout Lake and groundwater levels within FLNRORD observation wells and private wells (TLGR and others if possible) should be conducted (currently, TLGR has collected approximately nine years of water level information as part of the ongoing monitoring program). Specifically:
 - Water levels should be measured continuously using pressure transducers, with data corrected for barometric pressure.
 - Manually recorded water levels to be collected at a minimum of once a month using a water level meter (for groundwater) and a staff gauge (for surface water) for calibration of the transducer data.
 - Data loggers should be downloaded, at a minimum, two times per year and reviewed by a Qualified Professional (i.e. a hydrogeologist registered and in good standing with Engineers and Geoscientists BC).
- A geodetic survey of surface water elevations, reference bench marks and/or staff gauges should be conducted annually to account for possible data logger/ staff gauge movement within the surface water body and to be used to correct water level data.
- It is understood that a climate station has been established by the Okanagan Basin Water Board (OBWB) within the Twin Lakes watershed; however, due to poor communications services in the area, the station is not active. The collection of data from the climate station should be re-established as soon as possible. The

OBWB, FLNRORD and/or RDOS will be approached by the Technical Committee regarding the re-establishment of the climate station. Dependant upon the location of the climate station, the need for additional climate stations will be evaluated. Ideally, a climate station would be present within each of the upper and lower reaches of the Twin Lakes watershed so that precipitation, temperature, evaporation and wind data can be collected, and used to support refinement of model parameters, as well as additional studies associated with the watershed.

- Metering of irrigation water that is used at the TLGR will continue, with weekly irrigation volumes pumped out of the TLGR irrigation wells reported to RDOS quarterly. Flow meters are to be calibrated annually, or as recommended by the manufacturer.

Modelling

- Confirmation of data (types [surface water, groundwater, climate, water use], length of record, reliability) is required to assess drought, normal and wet conditions within the model.
- Following collection of a minimum of ten years of reliable and approved monitoring data, agreement within the Technical Committee regarding conditions representative of drought, average and flood conditions and, prior to the Phase 2 development, the numerical model recommended by the Technical Committee should be recalibrated with the approved data to confirm/refine analytical results. Consensus regarding the suitability of the model will be reached by the Technical Committee.
- Revisiting of the model used by Golder for Phase 1 to determine whether or not it is suitable will include:
 - reasonable and agreed upon assumptions regarding drought years, peak uses and summer conditions
 - annual average water usage rates of 2,200 litres per unit per day (Golder, 2016)
- The following minimum design flows for domestic demand per unit shall be:
 - Average Daily Flow to 2,200 L / day
 - Maximum Daily Domestic Flow from 5,500 L / day
 - Peak hour domestic flow from 10,000 L / day

It is further understood that additional information may be available in the next year regarding the watershed (RDOS proposed future watershed studies); this information would be included in the model, and may include reconciliation of the surface water licenses and volumes with the BC Ministry of Environment and Climate Change Strategy (see below).

Water Management

- TLGR should adhere to their water management plan and irrigation best management practices, as outlined in MSR (2012).
- Water conservation measures (i.e., xeriscaping, low-flow appliances) and irrigation watering restrictions during periods of drought will be implemented for all phases of the development.
- Water metering of the Phase 1 development will be implemented.
- Future bylaws adopted by the RDOS Board will regulate domestic and irrigation water use and conservation within the Twin Lakes community water service areas. These bylaws will be consistent with, and based on, current water use and management practices.

- Possible Actions of the Technical Committee:
 - Approach the Ministry of Environment and Climate Change Strategy (and/or other appropriate regulatory agencies) to address the overallocation of historical surface water licenses in the Twin Lakes watershed area.
 - Request and obtain all and any water information from regulated water users within the Twin Lakes watershed (e.g. Lower Nipit Improvement District) regarding pumping rates, frequencies and water use. If feasible, this information may be accounted for in the numerical model.
 - Approach the FLNRORD and/or RDOS regarding the re-establishment of the hydrometric stations on Horn Creek (Horn Creek near Olalla; 08NM147) and Twin Lakes (Twin Lakes Near Olalla; 08NM148), such that surface water flows at these locations can be measured, and to confirm surface water runoff values for the upper watershed for Horn Creek.

ATTACHMENT 2

Limitations

LIMITATIONS

This Terms of Reference was prepared for the use of Twin Lakes Golf Resort (Client) and the Regional District of Okanagan Similkameen (RDOS). The Terms of Reference was developed according to professional standards and practices in the groundwater field and has been made using historical and technical data obtained from the sources noted within Golder 2016, as well as on conversations with RDOS and the Client. Golder has relied in good faith on this information and does not accept responsibility of any deficiency, misstatements or inaccuracies contained in the report as a result of omissions, misinterpretation and/or fraudulent acts of the persons interviewed or contacted, or errors or omissions in the reviewed documentation. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

The services performed as described in this report were conducted in a manner consistent with the level of care and skill normally exercised by other members of the engineering and science professions currently practicing under similar conditions, subject to the time limits and financial and physical constraints applicable to the services. The information, recommendations and opinions expressed in this report are for the sole benefit of the Client.

No other party may use or rely on this letter or any portion thereof without Golder's express written consent. Golder will consent to any reasonable request by the RDOS and Client to approve the use of this letter by other parties. The letter, all plans, data, drawings and other documents as well as all electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client to make copies of the report, and only in such quantities as are reasonably necessary for the use of the report by those parties. The Client may not give, lend, sell, or otherwise make available the letter or any portion thereof to any other party without the express written permission of Golder, except as required by law. The Client acknowledges that electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

ATTACHMENT 3

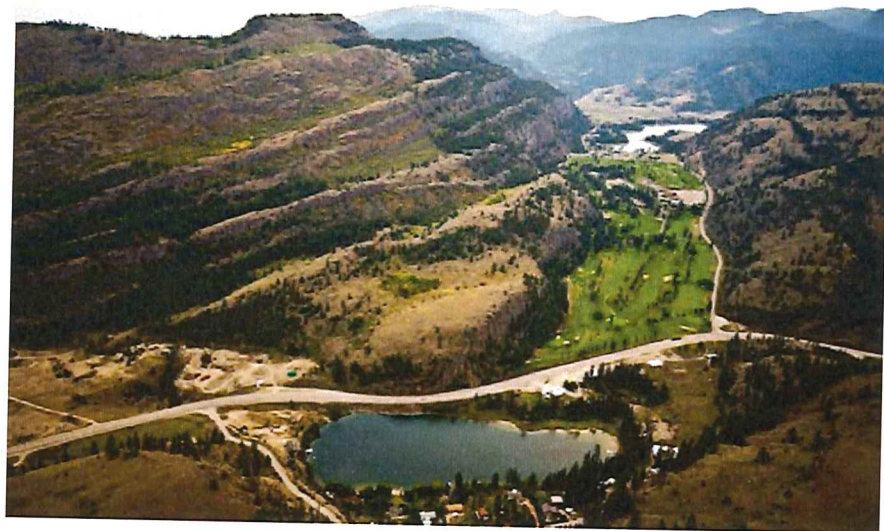
Golder 2016 Executive Summary

January 26, 2016

HYDROGEOLOGICAL ASSESSMENT

Groundwater Availability Study, Proposed Residential Development (Phase I), Twin Lakes, BC

Submitted to:
Mr. Suki Sekhon
CRS Group of Companies
730 - 475 West Georgia Street
Vancouver, BC
V6B 4M9



Report Number: 1114930112-R-Rev0

Distribution:

2 copies - CRS Group of Companies
2 copies - Golder Associates Ltd.

REPORT





Executive Summary

This report summarizes the results of a hydrogeological assessment conducted for Twin Lakes Golf Resort in Twin Lakes (Twin Lakes Valley), BC. Development of the scope of work for this project was initiated in 2011, with refinement of the scope occurring iteratively over the next several years (2012 through 2015). Twin Lakes Golf Resort is proposing a 50 unit residential development (Phase I) to be constructed in the area of the golf resort at Twin Lakes (TLGR¹). As part of the development approval process, Twin Lakes Golf Resort has submitted an application to the Ministry of Transportation and Infrastructure (MOTI). Prior to MOTI approval and to address concerns regarding the availability of water in the Twin Lakes Valley, the Regional District of Okanagan-Similkameen (RDOS) has stipulated that a sustainable groundwater source be identified to supply the proposed Phase I development. As outlined in a Water Use Plan prepared for the Twin Lakes Valley by MSR Solutions Inc. (MSR, 2012; and MSR, 2015), and as approved in principal by RDOS, Twin Lakes Golf Resort is proposing an average day demand of 2,200 L/unit/d for Phase I of the development. This assessment is for the 50 units of Phase 1, plus the existing and future irrigation demand at the TLGR, and existing and future water demand outside of the TLGR.

It is estimated that currently the TLGR accounts for approximately 75% of water used in the Twin Lakes Valley for domestic and irrigation purposes (excluding return to ground and surface water licenses). It is Golder's opinion that it is acceptable to assume that the water use values used in the assessment are appropriate and are unlikely to be changed dramatically by users outside of their control.

The hydrogeological assessment was conducted to: i) develop an improved understanding of the hydrogeological regime of the Twin Lakes watershed (catchment), by gathering additional, and refining existing, hydrogeological information to allow a reasonable evaluation to be made of the groundwater flows through the Twin Lakes Valley; and ii) evaluate the sustainable groundwater use for the aquifer in the Twin Lakes Valley for various climate scenarios, including dry periods, with the proposed Phase I development at TLGR, using a calibrated numerical groundwater flow model developed as part of the work.

We understand that MOTI and RDOS will be seeking the technical assistance of the Ministry of Environment (MoE) and the Ministry of Forest, Lands and Natural Resource Operations (MoFLNRO) to: make a decision on whether a sustainable supply of groundwater is available for the proposed residential development at TLGR; and to review the methodologies and results of this Groundwater Availability Study. Where applicable, this Study attempts to address questions and comments provided by MoE and MoFLNRO on behalf of RDOS based on their review of a previous draft report.

The Study Area defined for this assessment included the entire Twin Lakes catchment (watershed) and the western portion of the Marama Creek catchment in the area of Trout Lake, and is considered to be of sufficient area for this assessment. The Study Area Aquifer was defined for the numerical model, and included the unconsolidated sand and gravel aquifer within the Twin Lakes Valley bottom, and to a distance of approximately 400 m east of Trout Lake within the Marama Creek Valley bottom. For the purposes of this report, and given

¹ Where the reference is to the physical location of the Twin Lakes Golf Resort, the acronym TLGR is used. Where the reference is to the Twin Lakes Golf Resort ownership, the name has been spelled out in entirety.



HYDROGEOLOGICAL ASSESSMENT

that the portion of the aquifer within the Marama Creek Valley bottom is small and close to the aquifer within the Twin Lakes Valley bottom, the Study Area Aquifer is hereafter described as being located within the Twin Lakes Valley.

Numerical Model

A coupled groundwater-surface water steady-state numerical model was developed for the Study Area based on the conceptual model of assessed hydrological and hydrogeological conditions. The numerical model was developed to estimate groundwater flux through the Study Area Aquifer; to assess whether the projected future groundwater use at the proposed Phase I development at the TLGR would be sustainable over the long term (an infinite period of time); and to evaluate the potential future impacts of the projected groundwater use on the Study Area Aquifer and the lakes. Using the numerical hydrogeological model, various climate scenarios were assessed based on current and proposed water uses.

Results

The numerical model developed for the Study Area provided estimates of groundwater flux through the Study Area Aquifer, with respect to normal and drier climate conditions, and resultant changes in saturated thicknesses of the Study Area Aquifer under projected future groundwater usage. While not included in the Executive Summary, a synopsis of the predicted groundwater and surface water flow budgets for each scenario, with the inferred resulting saturated aquifer thicknesses and lake stage levels for each scenario, is provided in tabular format as an attachment to this report and is discussed in Section 7.4 of this report.

The following provides the key points based on the results of the numerical modelling:

- Based on the future withdrawals at the rates specified in the MSR Water Use Plan (i.e., total of 600 m³/d within the Study Area), the groundwater requirements for the proposed Phase I development at the TLGR will result in impacts, that are assessed to be small, to the groundwater and lake system within the Study Area.
- Projected future groundwater usage at the proposed Phase I development at the TLGR, within the range of climate and other physical parameters evaluated, should be sustainable at the proposed net withdrawal rate of 600 m³/d within the Study Area.
- Surface water licenses within the Study Area, specifically those associated with Twin Lake and Horn Creek, are inferred to be over allocated. Application of the larger surface water licenses (i.e. Nature Trust and Lower Nipit Improvement District) resulted in significant decreases (26.6 m) to water levels within Twin Lake, but did not significantly affect aquifer levels or groundwater availability.



Conclusions

Based on the assumptions provided, and the results of the Study, which assume implementation of water conservation strategies, return of irrigation and wastewater to ground, and limited agricultural groundwater usage, and subject to:

- 1) The projected groundwater withdrawal rates proposed by Twin Lake Golf Resort and MSR being controlled by bylaws, variance permits and/or regulations promulgated by the appropriate regional, provincial or federal authority; and,
- 2) Groundwater withdrawals for the Phase I development at the proposed reduced rate (2,200 L/unit/d) and surface water withdrawals being adequately enforced and monitored.

Golder is of the opinion that projected future groundwater usage at the proposed Phase I development at the TLGR, within the range of climate and other physical parameters evaluated, should be sustainable at the proposed rate of 600 m³/d. At all times, TLGR should adhere to their water management plan and irrigation best management practices, as outlined in MSR (2012). In terms of Twin Lake Golf Resort's proposed Phase I development at the TLGR, if approved, the development should be completed as stipulated in 2) above.

Recommendations

Recommendations made by Golder for Twin Lakes Golf Resort, and which support the RDOS Draft Official Community Plan (OCP), consist of the following:

- Continue implementing best water management practices in the overall Twin Lakes catchment, including the ongoing long term monitoring (surface water, groundwater), and enhance aquifer recharge where possible.
- Implement water conservation and best management practices related to the proposed Phase I development at the TLGR.

Recommendations made by Golder for RDOS or the appropriate regulatory authority (MoE, MoFLNRO), consist of the following:

- Implement practices and policies that are outlined within the Draft OCP, in support of water resource protection and management., including enacting appropriate bylaws or regulations for the Twin Lakes catchment that would allow both monitoring and regulation of all water use in the catchment.

Review and revise surface water licensing and allocation within the Twin Lakes Study Area, specifically the larger licenses that have not been used in the last several years. It is our understanding that MSR requested the RDOS, on behalf of Twin Lakes Golf Resort, to support community water and sewer systems through the creation of a Utility Service Area, which would be owned and operated by the RDOS (MSR, 2012); it is Golder's opinion that the creation of a Utility Service Area would allow for the easier regulation of water use. Future expansion of the community water and sewer systems might add existing properties outside of the TLGR (within the Twin Lakes Valley) as they elect to abandon their private water and sewer systems.



HYDROGEOLOGICAL ASSESSMENT

Implementation of Water Use Bylaws

For the findings of this report to be relied on, regulatory authorities at the necessary levels of government should promulgate, enforce and monitor water use by-laws and regulations that will maintain withdrawal rates both within the proposed development, as well as outside water users (i.e. those users outside the proposed TLGR development) at or below those outlined in MSR, 2012; Furthermore, those regulatory authorities should review this report and agree with its findings before enacting the necessary bylaws or regulations.

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 22, 2018 9:24 AM
To: Planning
Subject: Twin Lakes Rd, 79, 85, 91, Lot 2 Twin Lakes (D2017.069- ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Twin Lakes Road and Highway 3A. Bringing electrical service to the proposed development areas will require significant extension work the cost of which may be substantial. To date, arrangements have not been completed to meet either the cost, civil work or the land rights requirement to service the proposed development and/or subdivision. The applicant is responsible for costs associated any 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.

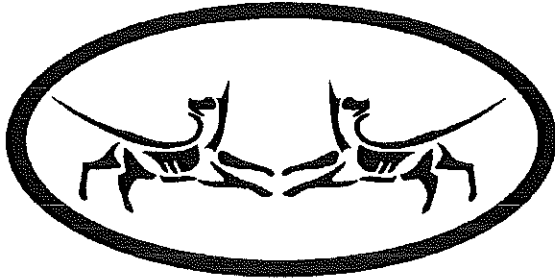
Best Regards,

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
nicholas.mirsky@fortisbc.com

cc Applicant - July 4, 2018



Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

July-06-18

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

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

RTS ID: 3311

Referral ID: Bylaws: 2457.20, 2018

Referral Date: June-06-18

Reference ID:

Summary: This proposal is to amend numerous designations within the zoning bylaw in order to allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

ATTENTION: Evelyn Riechert

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral.

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

Invoice Number: 1115

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technician)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band Administrator)	\$ 67.50	\$ 0.00	\$ 67.50
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

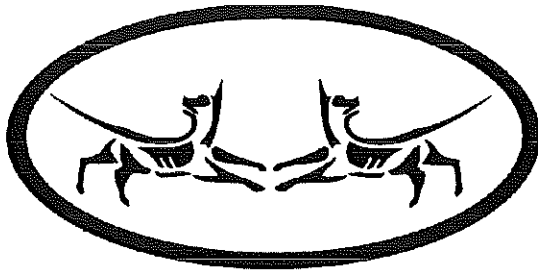
INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3311

limlæmt,

Venessa Gonzales
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 3311
CC:



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**

July-06-18

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

RTS ID: 3311

Referral Date: June-06-18

Referral ID: Bylaws: 2457.20, 2018

Reference ID:

Summary: This proposal is to amend numerous designations within the zoning bylaw in order to allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

Attention: Evelyn Riechert

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on July-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, 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: 3311

CC:



Your File #: D2017.069-
ZONE Twin
Lakes (2457.20)
eDAS File #: 2018-03376
Date: July 6, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw for:
Lot A, District Lot 228s, 2169 & 4098s, SDYD, Plan KAP46761, except Plan KAP53180 and
Lot 2, District Lot 228s and 2169, SDYD, Plan 26332 except Plan H15455
79 Twin Lakes Road, Kaleden, 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:

- 1. An amendment to Section 13.1.7-Minimum Setbacks – to reflect the Provincial Setback requirement of 4.5 metres as stated in the Provincial Public Undertakings Regulation #513/2004. This is usually considered with the Front Yard Setback.

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

Ministry of Agriculture

Integrated Land Management Bureau

Ministry of Transportation & Infrastructure

School District 67

Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY


AMENDMENT BYLAW NO. 2457.20, 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

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: July 4, 2018

Lauri Feindell

From: Coral Brown [REDACTED]
Sent: June 27, 2018 11:57 AM
To: Lauri Feindell
Cc: Evelyn Riechert
Subject: Re: FW: D2017.069-ZONE - bylaw Referral (Twin Lakes)
Attachments: D2017.069-ZONE (TLGR).docx

Lauri,

Sorry, we lost the skysurfer internet about 5 years ago and I have been in contact with RDOS many times since then - even on the OCP review with Evelyn. Please consider giving us an extension so that we, LNID & GTLASS, can check with our membership since it states we should have month to respond.

Our main concern is for sustainable water in the dry year water cycle and we already know there is not enough water for existing residents in dry years (3 previous hydrogeological studies), but as the TLGR owner states "TLGR has lots of water". We agree the "Golf Course has lots of water" but the water here is finite and TLGR will draw the water in the aquifer from upstream - water pools under the flat area of the TLGR - (above the TLGR water moves naturally at 85 ft. /mile northward according to the Appendix A of the Botham Report).

Lauri Feindell

From: Meeks, Tori FLNR:EX <Tori.Meeks@gov.bc.ca>
Sent: June 13, 2018 5:42 PM
To: Lauri Feindell
Subject: Re: D2017.069-ZONE - bylaw Referral (Twin Lakes)
Attachments: image002.png

Thanks Lauri, mountain resorts branch interests are unaffected.

Tori





July 9, 2018

File: D2017.069-ZONE

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

Attention: Evelyn Reichert

Re: Rezoning to re-allocate density allowances at 79 Twin Lakes Rd., Kaleden, B.C.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resources & Rural Development has reviewed the above noted referral. We understand that the application is for rezoning to re-allocate density allowances at 79 Twin Lakes Rd. According to our records, the proposed area contains many environmental values that should be considered before this rezoning. The environmental values present may dictate what amount of development is appropriate and its configuration. As such, we have assessed this referral to be a known and potential risk to wildlife, fish or their habitats based on the information available.

The identified values are as follows:

- federal Critical Habitat for Lewis's woodpecker
- proposed federal Critical Habitat for rattlesnake, gopher snake and desert night snake
- showy phlox critical habitat
- potential critical habitat for tiger salamander
- badger habitat and den site
- very high and high conservation ranking

We recommend that the proponent retain a qualified professional (QP) to conduct an assessment of the site prior to re-zoning in order to evaluate the environmental values present, determine the potential for adverse effects to environmental values as a result of resulting development, and develop value-specific mitigation measures to avoid or limit adverse effects. The results of this assessment should be submitted to the undersigned for review using the attached *Thompson Okanagan Region Qualified Professional Checklist for Environmental Values* (attached). The submitted Checklist must be based on the development as proposed currently. QPs are encouraged to contact

Ministry of
Forests, Lands and
Natural Resource Operations

Resource Management
Thompson Okanagan Region
1259 Dalhousie Drive
Kamloops, BC V2C 5Z5

Telephone: (250) 371-6200
Facsimile: (250) 828-4000

July 12, 2018 cc-agent.

the undersigned directly for further information if necessary. We will notify the referring agency of any outstanding recommendations for consideration in the approving the application following review of the Checklist. In rare instances, a more detailed assessment (e.g., environmental impact assessment (EIA)) may be required based on our review of the completed Checklist.

We appreciate the opportunity to contribute to this application as part of the Ministry's One Land Manager model. Please contact the undersigned if you cannot follow the recommendations provided in this referral response. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*. The undersigned may be reached at jamie.leathem@gov.bc.ca or 250-490-8294 if you have further questions or require additional information.

Sincerely,



Jamie Leathem, M.Sc.
Ecosystems Biologist
For the Referral Committee

JL/jl

Attachment: *Thompson Okanagan Region Qualified Professional Checklist for Environmental Values*

June 7, 2018

RDOS Okanagan-Similkameen

RE: Project No. D2017.069-Zone Proposed rezoning of 79 Twin Lakes Road

I am writing this in opposition to the above proposed rezoning for the following reasons:

We moved to this area from Penticton to get away from dense population, noise and a higher crime rate. We currently reside in the last house, Lot #6, on Range Rd. It is a peaceful and serene setting where we enjoy a lovely view and the peace and quiet that attracted us to this area. If this rezoning passes we will lose all of that!

What we will initially get is the destruction of "old growth trees" and months of putting up with construction noise and traffic. What we will end up with is a Multi-Unit Housing Complex which will drastically impact the traffic along our now quiet street, a view of not trees but structures and more people equals an increase in our crime rate. Thank you very much – NOT!

In years past the proposal of multi housing units being built here has not passed due to concerns with water issues. Has that somehow been miraculously corrected?

You want to put another 40 to 50 units in this area without any fire protection services? That certainly increases our risk. So far we've seen, in the proposed plans, only one entrance/exit into this new development, how would that impact us all in case we were required to evacuate?


With the predicted decline in real estate sales how many of these structures will be left sitting empty? If you talk to a majority of real estate agents they will tell you that this area is not a favorable market area. We currently have 2 homes and two vacant lots up for sale just on Range Rd.

Certainly the idea of this proposal passing sickens us.

If by chance this proposal does pass we would like to request a qualified survey be completed to establish our true property lines prior to any construction beginning. When the initial survey stakes were placed for this proposal I was told by the gentleman doing the work that where the stakes were being placed was a "close estimate" of our property lines.

We would also like to submit because our 6-lot Strata completed Phase 1 of the original Twin Lakes Development the new proposed development should be considered an outside lot line not an inside lot line.

Sincerely,

Kathleen Greene & Bill Rogocky - 



Feedback Form: Open House

February 1, 2018

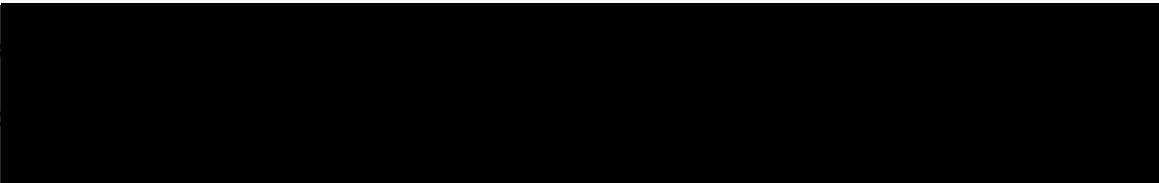
Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.069-ZONE

FROM: Name: MARTIN CARON
(please print)

Street Address

Tel/Email



RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development because:

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

- Request TRAFFIC to use golf course access and NOT RANGE Rd
- Request Rulse About Working Hours : Monday to Friday Between 7:30 AM and 4:30 PM Saturday 9:00 AM til 3:00 PM. Sunday : No work
- The Reason Why I Moved Here is for quiet. Please respect me
- The developement should be done on a 3 year plan, Hiring a Bigger MAN power, so it dont stretch to a 10 years project

Further information can be found at www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE



OKANAGAN-SIMILKAMEEN

Feedback Form: Open House

February 1, 2018

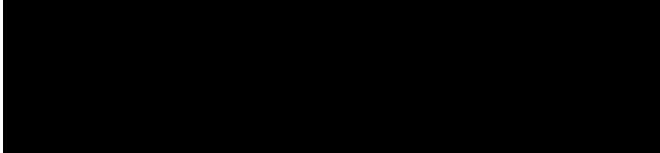
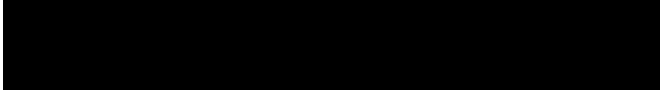
Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.069-ZONE

FROM: Name: KEN + JACQUELINE LOOKE
(please print)

Street Address: 
Tel/Email: 

RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development because:

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

DO NOT USE RANGER ROAD AS THE ACCESS TO THE DEVELOPMENT. ACCESS MUST COME THROUGH TWIN LAKE RD, THE DEVELOPERS OWN PROPERTY OR FROM HWY 3A

WE WILL NOT ACCEPT MANY YEARS OF CONTINUOUS CONSTRUCTION, VEHICLES + POTENTIAL BUYERS COMING UP + DOWN, AND OR PARKING ON SUCH A NARROW, RURAL ROAD.

THE STOP SIGN ON RANGER ROAD IS ALSO A HAZARD AREA FOR TRAFFIC COMING NORTH UP TWIN LAKE ROAD, EXTRA TRAFFIC WILL ONLY MAKE THIS INTERSECTION MORE DANGEROUS.

Further information can be found at www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE

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.

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

I feel that the water system in the Twin Lakes area is a very sensitive ecosystem. If you move forward with this proposed development, I feel it will negatively affect the environment. Also, I feel because of the wet/dry cycles of the water system in this area, further research needs to be done that clearly demonstrates that there is enough water in this area to support such a development. I think the real focus of the RDS should be to create solutions for existing water problems around the area today such as flooding, and protection against drier droughts.

Signature: _____

Signed By: Anita Bains

Agency: Concerned resident.

Title: _____

I refuse amendment bylaw no. 2457.20 outright. There is no proven sustainable water supply for the proposed new construction. This evidence includes the Golder Study, critiqued by the Ministry of Forests, Lands, and Natural Resources.

I refuse a community water system and regulation since I invested in my own well, and will not agree to have a water meter on it. My family and I strongly practice water conservation methods due to a lack of water already due to the dryness of our climate in the Okanagan and global warming/climate change.

I am asking and demanding from the Board supposed to protect its citizens to do just that, to ignore the extra few million dollars they can get from this development, and to keep their citizens from dying of thirst.

May Cooper

University of British Columbia -- University Student

Local Resident



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.: D2017.069-ZONE

FROM: Name:

Dennis Laramee
(please print)

Street Address:



Tel/Email:

RE: Electoral Area "D" Zoning Amendment Bylaw No. 2457.20, 2017
79 Twin Lakes Road (Twin Lakes Golf Course Resort)

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development because:

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.31

I support this development as well as any future development on what I think is called Parkers Hill. It is good to see our community grow. With growth so will our community services expand. It could only be good for all.

Feedback Forms must be completed and returned to the Regional District no later than Friday June 29th, 2018

Further information can be found at [www.rdos.bc.ca /Planning/Current Applications & Decisions/Electoral Area D-1/ D2017.069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017.069-ZONE)

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.

Resource Operations and Rural Development

- Agricultural Land Reserve
- Ministry of Agriculture
- School District 67
- Lower Nipit Improvement District
- Integrated Land Management Bureau
- Okanagan Nation Alliance (ONA)
- Canadian Wildlife Services
- Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

I refuse this development as described in amendment bylaw no. 2457.20, 2018. In the past few years people in our area came to a situation where they had no water in their wells. The proposed plan will drain our aquifer and their for will risk all the residents in the area.

Signature: _____

Signed By: Eliad Milman

Agency: _____

Title: Resident

- Agricultural Land Reserve
- Ministry of Agriculture

- Lower Nitrit Improvement District
- Integrated Land Management Bureau

- Canadian Wildlife Services
- Ministry of Transportation & Infrastructure

- School District 67

- Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

I object to the development because the Golder study was critiqued and proven as inadequate. If you look at the water situation for the last 100 years there were droughts and people had no water. This development can seriously risk the aquifer. There are no studies that prove water sustainability. Approving this development doesn't protect the residents who already live here and chose to build their families and their lives here.

Signature: _____

Signed By: Gloria Fucil

Agency: _____

Title: _____

Resource Operations and Rural Development

- | | | |
|---------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Agricultural Land Reserve | <input checked="" type="checkbox"/> Lower Nipit Improvement District | <input checked="" type="checkbox"/> Canadian Wildlife Services |
| <input checked="" type="checkbox"/> Ministry of Agriculture | <input checked="" type="checkbox"/> Integrated Land Management Bureau | <input checked="" type="checkbox"/> Ministry of Transportation & Infrastructure |
| <input checked="" type="checkbox"/> School District 67 | <input checked="" type="checkbox"/> Okanagan Nation Alliance (ONA) | |

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

- | | |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by Bylaw |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

- Risk for ^{damaging} ecosystem
- Risk for ^{local} aquifer.
- Not enough water supply.
- Violation of human right for not supplying clean and sufficient water to the citizens.
- Instead of protecting the existing residence RDDS is supporting a developer that has interest outside the community.

Signature: _____

Signed By: Concerned citizen

Agency: _____

Title: _____

Agricultural Land Reserve

Ministry of Agriculture

School District 67

Lower Nipit Improvement District

Integrated Land Management Bureau

Okanagan Nation Alliance (ONA)

Canadian Wildlife Services

Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

I am absolutely opposed to phase 2 of this proposal. I do not believe there will ever be enough water to sustain this idea. I also am not in favour of passing on the maintenance of water + sewer to the RDOS. This will only result in higher costs all round. In these days of weather uncertainty, adding more density does not make sense. I am late in turning this in. I only just received this form.

Signature: _____

Signed By: GAIL SIMPSON

Agency: _____

Title: _____

(Trout Lake)

Lauri Feindell

From: A C [REDACTED]
Sent: July 7, 2018 11:34 PM
To: Planning
Subject: Response to Rezoning Bylaw No. 2457.20, 2018 from 25 people
Attachments: Signed response to bylaw No. 2457.20, 2018.pdf; 2018-07-06 Letter to RDOS regarding rezoing.docx

Dear Council Members,

Please find attached our signed and scanned Bylaw Referral form regarding the proposed rezoning for the potential development at Twin Lakes Golf Course.

Also included is our letter which explains our concerns and objection to this amendment which is signed by 25 people.

Please let us know if you have any questions.

Amir & Orit Cooper

Dear RDOS Council Members,

We are Twin Lakes residents and we are very concerned about the proposed development of Suki Sekhon at Twin Lakes Golf course due to the fact that the aquifer cannot sustain the current residences, let alone more residents in this area. The past 4 hydrogeological studies done in this area, including the Golder study, have not proven sustainable water supply for the already existing residents of Twin Lakes. Also the Golder study was paid for by the developer Suki Sekhon, thereby making this a conflict of interest.

Historically there is 20 year water cycle, with 10 years wet and 10 years dry. We are obviously currently in the wet cycle, but just as recent as 2009 it was a dry year and many Twin Lakes residences were without water. Right now in the wet years it is costing our government hundreds of thousands of dollars in emergency measures. For example it costs \$80,000 to run one diesel pump for a few months and currently there are 2 pumps operating to prevent flooding to the homes of Twin Lakes. The military had to come and build an eight foot wall to prevent 9 homes from flooding and we cannot even imagine what the cost of this was. What is apparent is that the Twin Lakes area is a sensitive and dynamic water system and we need a management structure to mitigate between the wet and dry years. We need to triple check and err on the side of caution before bringing more development that would upset the already precarious balance here.

We understand that Suki is in a process of getting approval for rezoning so he is one step closer to implementing phase 1 of his development of 46 units. Approving this rezoning bylaw is a mistake when the most pressing and important issue that needs to be on the agenda is what is currently being done to help the existing residents of Twin Lakes manage the water way so they don't run out of water like they did in 2009 or get flooded out.

One possible solution is to store water in the wet years but due to different invested interests this option is meeting opposition. For example, the land surrounding Upper Twin Lake (Horn Lake) is owned by the Nature's Trust of BC. This land is being leased by the Clifton family for cattle grazing. It seems the Nature's Trust are against storing more water in Upper Twin Lake/Horn Lake because this would reduce the land for grazing cattle and jeopardize the money they receive from leasing the lands.

We are not against development but development uses water and risks hundreds of people that can be without water and homeless. Who will be responsible for providing water when the Twin Lakes water way has a dry year? There was an overdevelopment in Barton Creek in Texas where a developer built many residences which dried up and destroyed the aquifer. Now all the residences in Barton Creek have been abandoned. Everyone loses when this happens, including the developer. We don't want to be without water and without our homes. We want our local representatives to take proactive measures to protect the water and our homes that are currently at risk now. We

feel it would be grossly negligent of the council to move forward with the development at Twin Lakes as they would blatantly ignore the current water issues that were proven in studies and jeopardize the security of people living in this area. No planning or poor planning and over development now can have devastating consequences for our future and future generations. We strongly oppose the rezoning application of Suki Sekhon at Twin Lakes Golf Course.

Sincerely,

Amir & Orit Cooper, Yam Cooper, May Cooper, Sharel Cooper, Laura Fidalgo, Idan Cooper Fidalgo, Elad Milman, Gloria Bucil, Florian Hohenbichler, Anita Bains, Stephanie LeClair, Steinar Gronnesby, Avive LeClair Gronnesby, Sandra Light, Nir Light, Melodie Light, Elena Light, Allison Ward, Georgia Afendoulis, Carolyn Cartwright, Ann LeClair, Patty Irwin, Ron Nissim, Adiel Nissim

Residents, Visitors, and potential home buyers in the area

RESPONSE SUMMARY

AMENDMENT PLAN NO. 2003-01-001

- Approved Recommended for Reasons
Defined Below
- Approved Recommended Subject to
Conditions Below
- Approval Withdrawn by Refuse
- Approval Not Recommended Due
to Reasons Defined Below

A study by an independent party
conducted by RdOS, signing off
that air noise levels in our
units will not change



... that way

Lauri Feindell

From: S C [REDACTED]
Sent: July 17, 2018 2:38 PM
To: Planning
Subject: Disapproval To Amendment 2457.20
Attachments: Refusal to Amendment 2457.20 - Sharel.PDF

Dear Planning Department,

Attached are my reasons for the disapproval of the proposed new development in the Twin Lakes area and the amendment of bylaw no. 2457.20.

Please see that my opinion on the matter is acknowledged by all departments in the RDOS concerned with this proposed new development.

Regards,

Sharel

Resource Operations and Rural Development

Agricultural Land Reserve

Ministry of Agriculture

School District 67

Lower Nipit Improvement District

Integrated Land Management Bureau

Okanagan Nation Alliance (ONA)

Canadian Wildlife Services

Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

I do not approve the amendment of bylaw No. 2457.20 because in the last four hydrogeological studies it was not proven that there is sufficient water supply in the area.

The South Okanagan is one of the driest areas in BC, and experts say that we need to use extreme caution with our water usage.

I request that my disapproval will be strictly observed.

Signature: Sharel Cooper

Signed By: Sharel Cooper

Agency: _____

Title: Resident of Twin Lakes

- Agricultural Land Reserve
- Lower Nipit Improvement District
- Canadian Wildlife Services
- Ministry of Agriculture
- Integrated Land Management Bureau
- Ministry of Transportation & Infrastructure
- School District 67
- Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

Sustainable

· Not providing water supply for the area

Increased risk of water contamination

Damage of ecosystems

· Access to clean water is a Human Right and it will be at stake if more development happens (home units).

Studies that prove that it is not sustainable have been dismissed. Areas in

Risk for destroying aquifer - Risk to lose our homes for lack of water.

Signature: _____

Signed By: Laura F. Fidalgo

Agency: Concerned citizen / Resident

Title: _____

Lauri Feindell

From: Ron Nissim [REDACTED]
Sent: July 17, 2018 5:23 PM
To: Planning
Subject: Bylaw referral - amendment bylaw number 2457.20, 2018
Attachments: Bylaw referral.pdf

Dear planner,

Attached my concerns.

Just to let you know that I was looking for a property in the Twin Lakes area for a while. I was ready to make an offer for a property at the time but luckily I became aware of the plans to develop that area.

I don't see that area earning much from such development. It will lose its charm. Imagine dozens or a hundred cars coming out from that intersection on the highway. Next thing will be an annoying traffic lights.

Do you have any plans to deal with that development other than collecting more property tax?

Let the people that are looking for condos go to the cities. Why Twin Lakes?

Thanks for the consideration.

Ron

Agricultural Land Reserve
 Ministry of Agriculture

Lower Mainland Improvement District
 Integrated Land Management Bureau

Canadian Wildlife Service
 Ministry of Transportation &
Infrastructure

School District 67

Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

Concern to water sustainability. From that point of view, this is a wrong move for an area with a delicate and dynamic water cycle (dry/wet years). Currently no support from ADOS to implement a plan to mitigate between the dry/wet years, and current residents needing to face droughts or floods. No backup plan if ground water can't supply the demand, then everyone will be without water. Potential loss due to property price drop.

Signature: _____

Signed By: Ron NISSIM

Agency: _____

Title: Potential home buyer

Peter and Melissa Jensen

Wednesday, June 13, 2018

**RE: Twin Lakes Golf Course
File # D2017.069-ZONE**

Good day,

We support the proposed development, subject to the comments listed below.

Range Road & Alternative Road for construction and traffic flow including emergency exit:

We are not at all in favour of Range Road being the only road in / out for this new development. This road is not wide enough as is to accommodate increase in safe traffic.

MOT and Twin Lakes Golf Course must have a third-party firm conduct a full traffic impact assessment and report. This will be linked to the traffic flow study and report as listed below for twin lakes road.

Such a large development will lead to a lot of traffic issues on Range Road and other local roads.

Just think about the ongoing construction traffic for many years to come.

What about winter months and would Twin lakes golf course not be required to have an Emergency or other primary entrance / exit from such a large concentration of town homes ? What if there was a fire or other natural disaster?

It makes no sense to us that Range Road will be the only primary road in and out for this development and we hope MOT along with any third party firm will conduct a proper and complete traffic impact and assessment for Range Road and the other local roads and recommend alternative primary entrance and exit to to Phase one.

Building Scheme, Existing Homes and Property Values:

The proposed town home building scheme is completely out of the existing building design and may also have an impact on existing property values. Such small town homes as proposes will attract weekend visitors, short term renters, and as stated by Suki possibly those seeking affordable housing.

Is this really a place for such? We are just asking as there are zero amenities nor public transportation available here. High Density homes such as these small town homes may be suitable elsewhere but the ROI for a developer would be close to the same by building another 15 nice family homes.

Such will sell and be occupied all year round which is far better than town homes occupied by weekend visitors, airbnB, etc.

Back Road to Oliver / HWT 97 / Observatory:

The backroad going down from Twin lakes to HWY 97 and Oliver, will without a doubt have an increase in traffic and this road is not in the best of shape as is. Yes, re-pavement has happened however look at all the washouts underneath the road and we will in all likelihood see more of those over the next years. The road is also a concern for winter travelling. Not sure if an traffic Impact Report has been conducted for any of the roads impacted by the proposed development however MOT and Twin Lakes Golf Course should have such prepared by a third-party so residents and anyone impacted by the large volume of new traffic can study this report and come forward with his or her concerns.

Entrance / Exit from Golf Course / Parking and Clubhouse:

We are extremely concerned with current traffic coming and going from the golf course parking as majority of traffic will pull out from this parking area while traffic is coming from the south (Over Hill) and we have been in many near collisions ourselves. Visibility is far from ideal. This part of the road is also EXTREMELY dangerous during winter months as it is often really slick and icy and traffic is often going up and down in the center of the road to avoid sliding off into the ditch on either side of the road. If this part of the road is not addressed then there surely will be accidents to come especially with so many new town homes and new occupants travelling up and down this road.

Water:

Unlike most others, we do not feel that this will be an issue for phase one.

Thank you,

Peter & Melissa Jensen



Feedback Form: Open House February 1, 2018

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.:

D2017,069-ZONE

FROM:

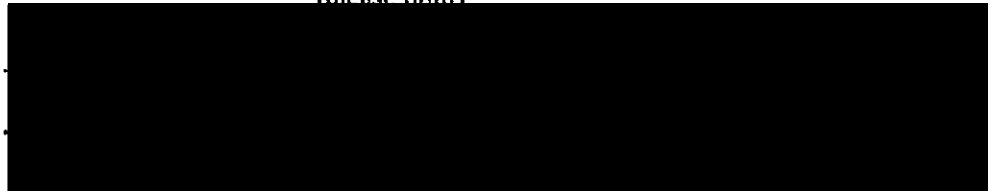
Name:

Richard Hawthorne

(please print)

Street Address:

Tel/Email:



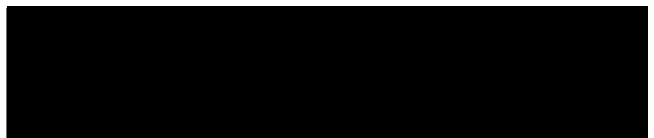
RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development because:

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

My concerns are related to what will be done with waste water from any treatment plant. The most effective treatment facilities cannot remove everything (most notably pharmaceuticals and biocides). Our water source is from TROUT LAKE and I am concerned that having a waste water treatment plant nearby may impact our water, it may also affect nearby ground water supplies also (wells). It is my understanding that they plan to use the effluent to irrigate the golf course, but what will they do with all that water during the time of year they do not irrigate?



Further information can be found at [www.rdos.bc.ca /Planning/Current Applications & Decisions/Electoral Area D-1/ D2017,069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017,069-ZONE)

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.



JUN 15 2018

101 Main Street
Penticton BC V2A 5J9



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.: D2017.069-ZONE

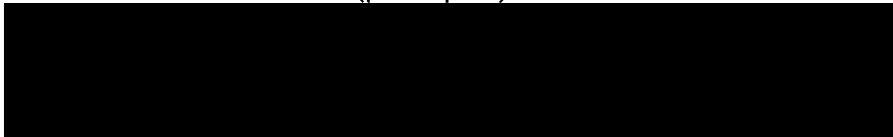
FROM: Name:

J. Craig Hunter

(please print)

Street Address:

Tel/Email:



RE: **Electoral Area "D" Zoning Amendment Bylaw No. 2457.20, 2017**
79 Twin Lakes Road (Twin Lakes Golf Course Resort)

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development because:

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.31

- ① The RDOS and Province must establish a watershed management plan to adequately support and protect the interests and viability of the current homes in the area and any future development considered as above.
- ② 12 Four Plexes = 48 units is High Density, It does not sit with the community - prosite.
- ③ This development is not "green". There is no public transit forcing all residents to drive cars. (100+)
- ④ Twin Lake Road and Range Rd are not designed to safely manage the projected volume of traffic (@ 100+)
- ⑤ It not likely that these 4 plexes will be occupied by F/T owners who invest in the community. It is likely they will be used as Vacation Rentals which often means they will be occupied by short term people who are focused on partying. This generated profits for the owner and taxes for the RDOS but degrades the quality of life for local property owners.

Feedback Forms must be completed and returned to the Regional District no later than Friday 13, 2018
Further information can be found at [www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017.069-ZONE)





Feedback Form: Open House February 1, 2018

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.: D2017.069-ZONE

FROM: Name: BRUCE ANDERSON

Street Address:
Tel/Email:

RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development because:

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

Further information can be found at [www.rdos.bc.ca /Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017.069-ZONE)

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

Resource Operations and Rural Development

- Agricultural Land Reserve
- Ministry of Agriculture

- Lower Nipit Improvement District
- Integrated Land Management Bureau

- Canadian Wildlife Services
- Ministry of Transportation & Infrastructure

School District 67

Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

The area has no proven sustainable water supply in the past Hydrogeological studies therefore any new development + population growth would risk the water supply in the area, if the aquifer is drained to supply water it will be destroyed.

There is also a risk to the ecosystems in the area that would most likely be destroyed.

I feel there will also be a risk to water systems getting contaminated with development in the area

Signature: _____

Signed By: Georgina Afendoulis

Agency: _____

A Concerned area Visitor Title: _____

Carol Poterba, future resident.

- Agricultural Land Reserve
- Ministry of Agriculture
- School District 67

- Lower Nipit Improvement District
- Integrated Land Management Bureau
- Okanagan Nation Alliance (ONA)

- Canadian Wildlife Services
- Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

Approval Recommended for Reasons Outlined Below

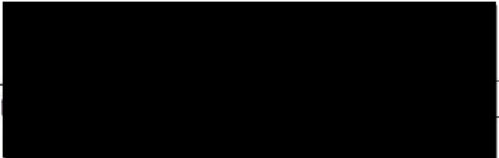
Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Having multi family homes on the golf course will be detrimental to our water supply. A few homes in a development would be ok but 46-4plex units would be too much of a strain. This year was a flood year. What about those drought years? We would need an unbiased water study. We cannot afford to have our property values decrease due to over use of water that is not in unlimited supply. There are many wells that access the same aquifer & if ~~the~~ the ~~majority~~ majority of users are at the lower end of the water supply. What happens to those with wells above? Not to mention increased traffic & what about a fire hall?

Signature: _____



Signed By: Paula Hauser Turnlakes

Agency: _____

Title: _____

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 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

- Approving this zoning is premature. First, prove that there is sustainable water in this upland sensitive Twin Lake valley before considering any further allotment of water - where rezoning will lead. The previous studies, including the 2016 TLGR Golder Study did not prove sustainable water in dry years. We have been in wet years since 2010 and so in June, 2018 it was easy for the Golf Course Developer to state, "TLGR has lots of water – we just dug a hole 4 inches deep and found water". Now, in July, the TLG Course has large, dry, brown areas except where the irrigation is abundant.
- The TLGR is down gradient from Twin Lake. The Twin Lake acts as a reservoir or "canary in the coal mine" for the #261 Twin Lake Aquifer. It is the lake not the Golf Course wells which will signal a diminishing, dangerous water situation. Water in the Twin Lakes aquifer moves downhill at a faster rate, but then, slows and pools under the level TLGR before turning around Parker Mt. under Trout Lake and again coursing down gradient in the Mamara Creek Valley. Thus TLGR wells draw from the aquifer which is recharged mainly by the up gradient Twin Lake. Twin Lake & the aquifer is recharged by snow melt on Orofino Mt. – it is recharge- limited.
- Use of filtered TLGR water maybe safe for a test glass of water, but is there a way to filter the endocrine disrupters which seep to Trout Lake residents who must (because the aquifer is only under Trout Lake) all draw their water from Trout Lake?

Thus all residents in the Twin Lake basin which are up gradient from the TLGR may potentially be affected by a loss of water quantity and the downstream Trout Lake area residents by a decrease in water quality.

Signature: _____

Signed By: Coral Brown

Agency: Lower Nipit Improvement District_ Title: Chairperson _____

Date: July 27, 2018

From:

Sent: February-18-18 1:49 PM

Subject: Re: Twin Lakes Golf Course zoning change

Received, thank you.

On Feb 18, 2018 1:28 PM, ""

I wish to comment in my personal capacity as well as chair of the Greater Twin Lakes Area Stewardship Society.

Generally we support growth which can bring benefits such as a fire service and access to sewer and water in the future.

We still have concerns over water availability in dry years and look forward to hearing the developers (Golders) response to the critics (the 3 government hydrologists, Western water and Dobson), Some of their concerns were crucial, such as the Nature Trust Water Licence. These concerns are somewhat mitigated, at least at the early stages, by the proposal to shut down watering of the golf course in times of drought. This could provide a substantial buffer. Of critical importance would be enforcement as well as the establishment of trigger points which are considered appropriate by a hydrologist representing the community.

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

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

Administrative Recommendation:

THAT Bylaw No. 2603.17, 2019, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.40, 2018, Electoral Area “D” 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 March 21, 2019, 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. 2603.17, 2019, 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 April 18, 2019;

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

Purpose:

The proposed amendments to the Electoral Area “D” Official Community Plan (OCP) Bylaw and Zoning Bylaw are related to the introduction of a Parks and Recreation (PR) Zone over the parcel at 176 Chadwell Place in the “Heritage Hills” community of Electoral Area “D”. The Regional District has recently acquired this parcel for parkland purposes.

Background:

In 2015, the Regional District:

- approved up to \$200,000 from reserve funding for parkland acquisition with the adoption of the Heritage Hills Parkland Acquisition Reserve Expenditure Bylaw.
- utilized \$400,000 was to purchase parkland at 176 Chadwell Place in Heritage Hills.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as Amendment Bylaw No. 2455.40, 2019, involves land within 800 metres of a controlled access highway (i.e. Highway 97).

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 have 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.

Referral comments on this proposal have been received from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Archaeology Branch), School District No. 53, Ministry of Transportation and Infrastructure (MOTI), and Penticton Indian Band (PIB) and these are included as a separate item on the Board Agenda.

Analysis:

Administration supports the proposed amendments to the land use designation and zoning of the subject properties to reflect their acquisition and long-term use for parkland purposes.

Alternatives:

1. THAT Bylaw No. 2603.17, 2018, Electoral Area "D" Official Community Plan Amendment Bylaw and Bylaw No. 2455.40, 2018, Electoral Area "D" 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 March 7, 2019, 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. 2603.17, 2019, in conjunction with its Financial and applicable Waste Management Plans;
AND THAT the holding of the public hearing be delegated to Director Obirek, or delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Obirek, or delegate;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT first reading of the Electoral Area "D" Official Community Plan (OCP) Amendment Bylaw No. 2603.17, and the Electoral Area "D" Zoning Amendment Bylaw No. 2455.40, 2018, be deferred.
3. THAT first reading of the Electoral Area "D" Official Community Plan (OCP) Amendment Bylaw No. 2603.17, and the Electoral Area "D" Zoning Amendment Bylaw No. 2455.40, 2018, be denied.

Respectfully submitted:



C. Garrish, Planning Manager

Endorsed by



B. Dollevoet, General Manager, Dev. Services

Attachments: No. 1 – Agency Referral List

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Amendment Bylaw No. 2603.17:

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy & Mines	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Community, Sport and Cultural Development	<input type="checkbox"/>	Town of Osoyoos
<input checked="" type="checkbox"/>	Ministry of Environment	<input type="checkbox"/>	Town of Princeton
<input checked="" type="checkbox"/>	Ministry of Forest, Lands & Natural Resource Operations (Arch. Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Tourism and Innovation	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input checked="" type="checkbox"/>	Ministry of Transportation and Infrastructure	<input checked="" type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Bands (USIB)
<input checked="" type="checkbox"/>	School District 53 (Okanagan Similkameen)	<input type="checkbox"/>	Lower Similkameen Indian Bands (LSIB)
<input type="checkbox"/>	School District 58 (Nicola Similkameen)	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	School District 67 (Okanagan Skaha)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Archaeology Branch
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	Dominion Radio Astrophysical Observatory
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Fraser Valley Regional District	<input checked="" type="checkbox"/>	Lakeshore Highland Water System
<input type="checkbox"/>	Okanagan Falls Volunteer Fire Dep't	<input checked="" type="checkbox"/>	Okanagan Falls Irrigation District

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.40, 2019

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. 2455.40, 2019.”
2. The Official 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 3, Plan EPP61041, District Lot 2710, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).

READ A FIRST AND SECOND TIME this ____ day of _____, 2019.

PUBLIC HEARING held on this ____ day of _____, 2019.

READ A THIRD TIME this ____ day of _____, 2019.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this ____ day of _____, 2019.

For Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2019.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

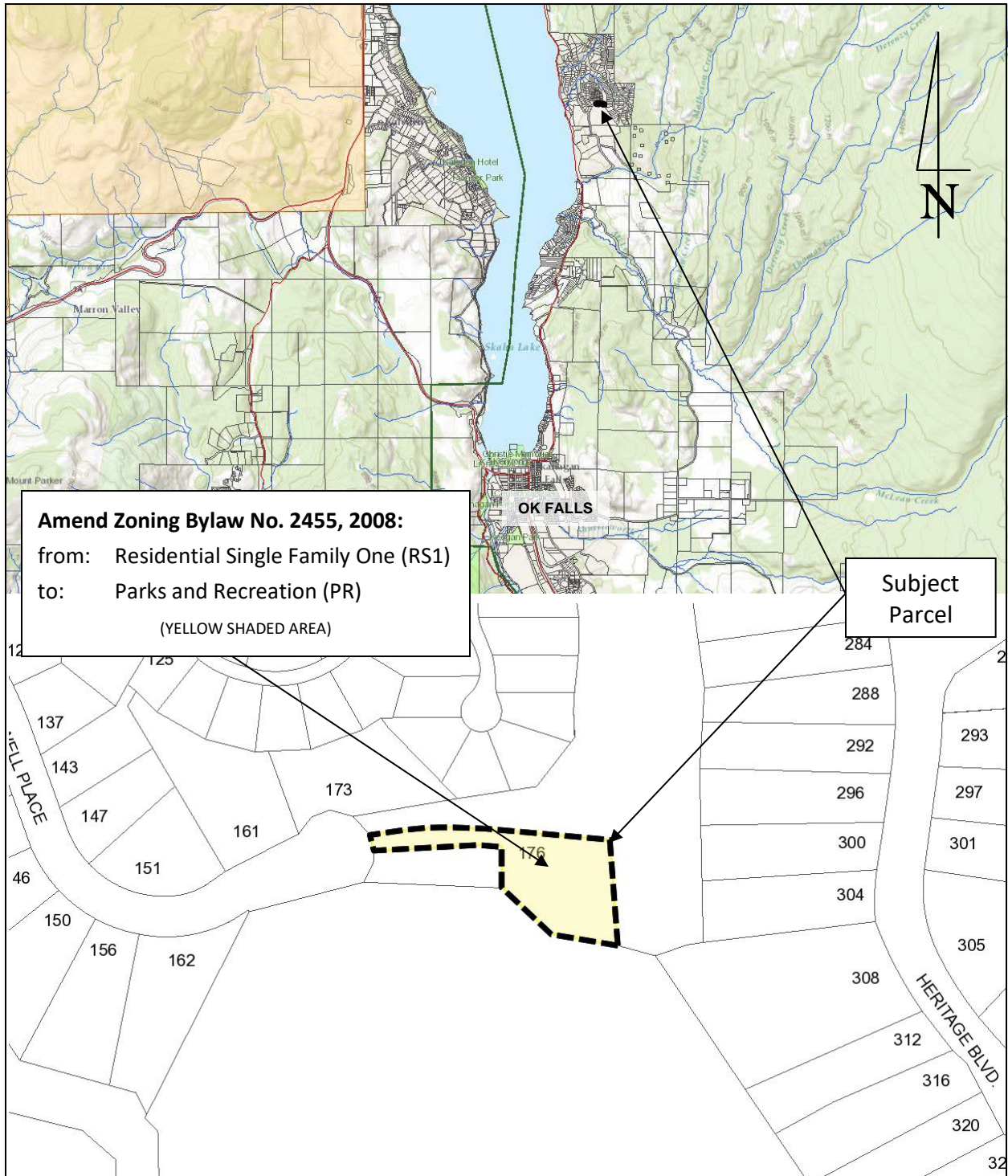
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.40, 2019

File No. D2019.001-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.17, 2019

A Bylaw to amend the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013

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” Official Community Plan Amendment Bylaw No. 2603.17, 2019.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 3, Plan EPP61041, District Lot 2710, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Low Density Residential (LR) to Parks, Recreation and Trails (PR).

READ A FIRST AND SECOND TIME this ____ day of _____, 2019.

PUBLIC HEARING held on this ____ day of _____, 2019.

READ A THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

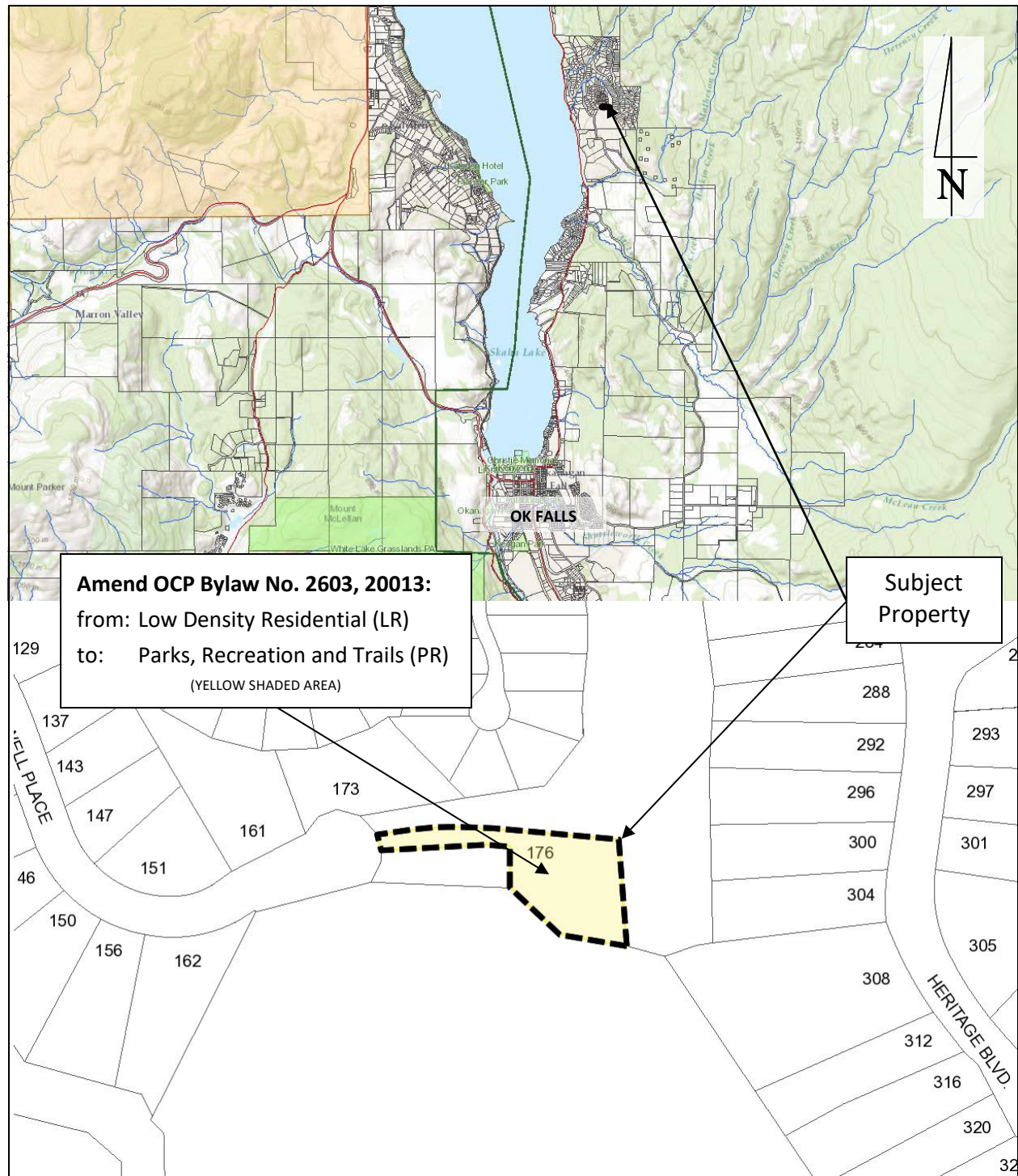
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.17, 2019

Project No: D2019.001-ZONE

Schedule 'A'



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 21, 2019
RE: RDOS Fees and Charges Bylaw No. 2848, 2019



Administrative Recommendation:

THAT Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2848, 2019 be read a third time, and be adopted.

Reference:

Local Government Act
February 7, 2019 Corporate Services Committee report

Background:

Through the *Local Government Act*, the Regional District has the authority to impose fees and charges for services that are provided. Prior to 2010, the Regional District fees and charges were located within a number of different bylaws; however, in that same year an all-encompassing Fees and Charges Bylaw was brought in for ease of reference and review on an annual basis.

Although the bylaw can be amended throughout the year, administration brings the bylaw forward for review and amendment in conjunction with the budget process.

Analysis:

Bylaw 2848, 2019 will repeal Bylaw 2787, 2018 and provides the following changes in accordance with the 2019 budget:

SCHEDULE 5 (PUBLIC WORKS AND ENGINEERING SERVICES FEES)

Section 3-Water Systems

At the March 4, 2019 meeting, the budget amendment was approved that removed the Manager of Utilities position in 2019. With this change, the Water System budgets have been adjusted accordingly.

Section 6 – Curbside Solid Waste Collection and Drop off Services

Upon review of the February 7, 2019 Fees and Charges draft bylaw, the Area “G” director has requested that administration reduce the increase from \$160 per home per annum to \$155 for the Curbside refuse and recycling service. The current cost for the service is \$150 per home per annum. Administration can confirmed that balancing of the budget will be achieved with the \$155 per home per annum, but further increases are likely in 2020 in order to meet contractual increases for the curbside service.

Communication Strategy:

The Regional District of Okanagan-Similkameen Fees and Charges bylaw is posted annually on the RDOS Website and will be the topic of a future Regional Reflections article to help citizens understand the various fees and charges they may be subject to.

Respectfully submitted:

“Christy Malden”

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2848, 2019

A bylaw to set fees and charges for Regional District services and information.

WHEREAS the *Local Government Act* provides that the Board may by bylaw establish fees and charges for various Regional District services and information;

AND WHEREAS in accordance with Section 397 [imposition of fees and charges] and Section 462 [fees related to applications and inspections] of the *Local Government Act*; the Regional Board wishes to establish fees and charges which reflect cost recovery for services and information provided;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 - Citation

1.1 This Bylaw shall be cited as the **Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2848, 2019**.

2 – Fees and Charges

2.1 Wherever this Bylaw sets out fees and charges with respect to other Regional District bylaws and such other bylaws contain similar fees and charges, the Fees and Charges Bylaw shall prevail.

2.2 Wherever this Bylaw sets out fees and charges for work done or services provided to land or improvements, the Regional District may recover the costs of undertaking the work in the same manner and with the same remedies as property taxes.

2.3 The schedule of fees to be imposed for the provision of goods, services and information as specified in Appendix 'A' Schedules 1 to 7 attached hereto, and forming part of this bylaw, is hereby established.

3 – Effective Date

3.1 This bylaw shall come into effect on April 15, 2019.

4 - Repeal

4.1 Bylaw No. 2787, 2018 is repealed as of April 15, 2019.

READ A FIRST AND SECOND TIME this 21st day of February, 2019.

READ A THIRD TIME AND ADOPTED this ___ day of ___, 2019.

RDOS Board Chair

Corporate Officer

Schedule 1 – Corporate Services Fees

1.0 - Photocopies

8.5" x 11"	\$0.25/page
8.5" x 14"	\$0.35/page
11" x 17"	\$0.50/page
24" x 36"	\$2.50/page

2.0 - Finance Fees and Charges

2.1 Utility Search Fee – \$20.00

2.2 Utility rates will be billed as set out in this bylaw and if remain unpaid after the due date, a percentage addition of ten percent of the amount thereof shall be added on the following working day.

In default of any such owner making any such payment or payments as in such agreement made and provided, the Collector for the Regional District shall add such amount in default to the taxes of such lot or parcel of land on the Collector's Real Property Tax Roll and thereafter such amount shall be deemed to be taxes against the said property and shall be dealt with in the same manner as taxes against the said property would be dealt with under the provisions of the *Local Government Act* and *Community Charter*.

2.3 Processing fee for payments returned by the financial institution – \$30.00

3.0 - Mapping

3.1 Legal, civic and zoning 1:5,000 scale maps are available to the public in the following formats:

- Hardcopy maps at a price of \$15 per map.
- Digital format (Adobe PDF) set of maps for price of \$30 per CD.

3.2 Cost for miscellaneous hard copy maps in GIS warehouse directory is \$35 per map.

3.3 Cost for creation of custom maps is \$80/hr. A minimum charge of \$140 is required with a minimum notice of 15 working days by the applicant.

4.0 - Digital Data

4.1 RDOS will provide GIS data available at no charge on the RDOS FTP site as per Item 1.0 of Enterprise Unit Data and Services Policy.

5.0 - GIS Services for Municipalities, Provincial and Federal Government

5.1 Access to existing RDOS internet mapping application will be \$3,096 /year.

5.2 Specific GIS services as per items 2.2 and 2.3 of Enterprise Unit Data and Services Policy will be available at a cost of \$48.47 /hr for the GIS Assistant, \$59.59/hr for GIS Analyst/Programmer \$88.17 /hr for IS Manager, \$55.71/hr for the Systems Administrator and \$46.70/hr for the IT Technician/Programmer.

- 5.3 GIS Services will be available to the public at a cost of \$ 100/hr with a minimum payment of 2 hours provided the Information Services Manager determines the RDOS has the resources to complete the project.

6.0 - Human Resources Services for Municipalities

- 6.1 Human Resources services will be available to municipalities as per items 3.1 and 3.2 of Enterprise Unit Data and Services Policy. Services will be available at a cost of \$71.19/hr for the HR Manager and \$48.38/hr for HR Coordinator.

7.0 - IT Services for Municipalities

- 7.1 IT services will be available to municipalities as per items 4.1 and 4.2 of the Enterprise Unit Data and Services Policy will be available at a cost of \$55.71 /hr for the Systems Administrator and \$ 46.70/hr for IT Technician/Programmer, \$48.47/hr for the GIS Assistant and \$88.17/hr for the IS Manager.

1.0 - Plan Processing Fee

- 1.1 The fee for plan processing shall be \$150.00 for projects with an estimated construction value less than \$100,000. The fee for plan processing for projects valued over \$100,000.00 shall be \$500.00.

2.0 - Building Permit – to be determined as follows:

- 2.1 \$12.00 for each \$1,000.00 of construction value up to \$500,000.00;
\$10.00 for each \$1,000.00 of construction value between \$500,000.01 and \$1,000,000.00; and
\$6.00 for each \$1,000.00 of construction value after \$1,000,000.01
- 2.2 The minimum permit fee for a permit, or a series of permits on the same parcel of land, issued at the same time is \$150.00 (with the exception of a permit for a solid fuel-fired appliance).
- 2.2 using Table A-1 for detached single family dwellings, duplex dwellings where one dwelling is not located above the other dwelling and buildings that are accessory to these buildings; or,
- 2.3 using the declared contract value for all construction other than that work included in paragraph 1. above, except that if the declared value is contested by the building official the value will be established using the Marshal & Swift Residential Cost Hand Book or the RS Means Square Foot Costs Handbook.

Table A-1

Proposed <i>construction</i>	Value per square meter	Value per square foot
One storey*	\$1453	\$135
Finished basement	\$538	\$50
Each Additional Storey	\$807	\$75
Enclosed structure or Garage**	\$430	\$40
Sundeck (no roof)	\$323	\$30
Roof only	\$215	\$20
Unenclosed structure or carport	\$269	\$25
Pool	\$377	\$35

*The fee covers slab on grade, crawlspaces and unfinished basements

**The minimum permit fee for a structure over 55 m² shall be \$300

3.0 - Permit fees for temporary buildings and siting permits **\$150.00**

4.0 - Permit fees for farm buildings (relevant to Building Bylaw #2805) **\$250.00**

5.0 - Plan Review Fee

- 5.1 Submissions of revised drawings once a zoning or building code review has been completed will result in a minimum charge of \$100. In addition, an hourly rate of \$50 will be charged if the revised drawings require more than 1 hour of review.

6.0 - Locating/Relocating a Building

- 6.1 The fee for a permit authorizing the locating or relocating of a building or *structure* including the value of any additions or modifications, shall be calculated at 0.7 of the fees set out in Table A-1.
- 6.2 A modular home or manufactured home installed in accordance with Z-240.10.1, including the value of any additions or modifications shall be calculated at 0.5 of the fees set out in Table A-1.

7.0 - Demolishing a Building or Structure

- 7.1 The fee for a permit authorizing the demolition of a building or structure shall be \$150.00.

8.0 - Plumbing Permits

- 8.1 The permit fee for each plumbing fixture shall be \$10.00 per fixture, when the plumbing permit is issued in conjunction with a building permit, and \$10.00 per fixture plus an administration fee of \$100 when a plumbing permit is issued separately.
- 8.2 The plumbing permit fee may be reduced up to 25% (minimum fee \$150) with submission and approval of plumbing system layout drawings by a TQ certified tradesperson (plumber) for single family new construction and renovation projects.

9.0 - Solid Fuel Burning Devices

- 9.1 The permit fee for the installation of solid fuel burning appliances, fireplaces and chimneys shall be \$100.00 per appliance.

10.0 - Re-inspection Fees

- 10.1 The fee for a re-inspection shall be \$100.00.

11.0 – Health and Safety Inspection

- 11.1 The fee for any inspection to confirm health & safety requirements as set out in the BC Building Code shall be \$100.00.

12.0 - Transfer Fee

- 12.1 The fee for the transfer of a permit as set out in the RDOS Building Bylaw shall be \$100.00.

13.0 - File Searches* and Comfort Letters (*for routinely releasable records only)

- 13.1 Information recovery from archived files \$30.00
- 13.2 Information recovery from building permit files and property folio files:
 - i) first ½ hour of time spent \$0.00
 - ii) each additional ¼ hour spent after first ½ hour of time \$10.00
- 13.3 Digital copies of archived files materials (if available) \$15.00
(includes approved RDOS USB memory stick)
- 13.4 The fee for comfort letters shall be \$100.00 per property to determine building bylaw compliance.

14.0 - Removal of Notice on Title

- 14.1 Remove Notice on Title (no lawyer involvement) \$1000.00
- 14.2 Deficiency Inspection Permit and subsequent removal of Notice on Title (lawyer involved) \$1500.00
- 14.3 Each deficiency re-inspection \$ 100.00

15.0 - Permit Extension Fee

- 15.1 The fee for permit extension shall be \$100.00

16.0 - Legal Documents

- 16.1 Title search \$25.00
- 16.2 Covenants, Right of Ways, Easements, Plans and similar documents: actual cost of document (minimum \$25.00)

17.0 - Covenants

- 17.1 Preparation of a Covenant \$500.00
- 17.2 Covenant Discharge \$250.00

Schedule 3 – Planning and Development Fees

1.0 Official Community Plan (OCP) amendment

1.1	Application fee	\$1,000.00
1.2	Joint Zoning Bylaw Amendment fee	\$1,500.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

2.0 Zoning Bylaw or Land Use Contract (LUC) amendment

2.1	Application fee	\$1,000.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

3.0 Temporary Use Permit

3.1	Application fee	\$700.00
3.2	Renewal fee	\$350.00

4.0 Development Permit

4.1	Application fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$600.00
	iii) Expedited Development Permit	\$150.00
4.2	Amendment to a Permit fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$300.00
	iii) Expedited Development Permit	\$150.00

5.0 Development Variance Permit

5.1	Application fee	\$400.00
-----	-----------------	----------

6.0 Subdivisions (Bylaw 2000)

6.1	Referral Review Fee (fee simple or strata parcels)	
	i) base fee	\$ 400.00
	plus ii) each additional parcel to be created	\$ 500.00/parcel
6.2	Referral Review Fee (boundary adjustment)	
	i) base fee	\$ 600.00
	plus ii) each additional parcel to be adjustment in excess of two (2)	\$100.00/parcel
6.3	Referral Review Fee (plan revisions)	
	i) base fee	\$ 150.00
	plus ii) any additional parcel to be created that has not previously been reviewed	\$ 500.00/parcel
6.4	Application Extension	\$150.00

6.5 Infrastructure Review and Inspection Fees

- i) 3.5%, to a minimum of \$500.00, of the total cost of “on-site” and “off-site” works that the Regional District will assume operations and ownership over once the subdivision or development is completed.

NOTE: for the purposes of calculating 3.5% of works, consulting engineering design fees are not included in the fee calculation. It is incumbent on the developer to provide actual construction costs for the Regional District approval.

All fees shall be paid to the Regional District prior to final support of the subdivision referral being provided to the Ministry of Transportation and Infrastructure (MoTI) or final occupancy of a building permit for the development.

7.0 Board of Variance Appeal

7.1 Application fee \$500.00

8.0 Floodplain Exemption

8.1 Application fee \$400.00

9.0 Strata Title Conversion

9.1 Application fee \$150.00

plus: i) for each additional unit \$150.00

10.0 Campsite Permit (Bylaw 713)

10.1 Application fee \$150.00

plus: i) for each camping space \$15.00

10.2 Renewal fee \$150.00

11.0 Mobile Home Park Permit (Bylaw 2597)

11.1 Application fee \$150.00

plus: i) for each mobile home space \$30.00

11.2 Renewal fee \$150.00

12.0 Applications to the Agriculture Land Commission

12.1 Application fee \$1500.00

13.0 Liquor and Cannabis Regulation Branch (LCRB) Referrals

13.1 Application Fee – Liquor License \$100.00

13.2 Application Fee – Cannabis License \$1,000.00

14.0 File Searches (for routinely releasable records only)

14.1 Information recovery from archived files \$30.00

14.2 Information recovery from a property folio:

- i) first ½ hour of time spent \$0.00
- ii) each additional ¼ hour spent after first ½ hour of time \$10.00

15.0 Legal Documents

15.1 Documents from Land Titles Office and BC Registries and Online Services:

- i) State of Title \$25.00
- ii) Covenants, Right of Ways, Easements,
Plans and similar documents: actual cost of document (minimum \$25.00)

16.0 Covenants

- 16.1 Discharge of a Statutory Covenant \$250.00
- 16.2 Preparation or Amendment of a Statutory Covenant \$500.00

17.0 Comfort Letters

- 17.1 “Comfort Letter” for compliance with bylaws or zoning \$100.00

18.0 Letter of Concurrence for Communication Towers \$400.00

NOTE: The number of dwelling units and/or parcels referred to at Sections 1.2 and 2.1 shall be determined by either using the maximum density of dwelling units permitted per hectare of land in the proposed zone or designation, or by dividing the area of the land proposed to be re-designated or zoned by the minimum parcel size requirement of the proposed zone or designation, whichever yields the greatest number.

Schedule 4 – Bylaw Enforcement Fees

1.0 Animal Control Fees

- 1.1. Impoundment Fees – Dogs (other than Dangerous Dogs)
- first impoundment in any calendar year \$ 50.00
 - second impoundment in any calendar year \$100.00
 - third impoundment in any calendar year \$250.00
 - each subsequent impoundment in any calendar year \$500.00
- 1.2 Impoundment Fees – Dangerous Dogs
- each impoundment \$1,000.00
- 1.3 Maintenance Fees
- each twenty-four (24) hour period, or part thereof \$ 20.00
 - Dangerous Dog \$30.00
- 1.4 Veterinary Costs Incurred costs as invoiced by Veterinarian

2.0 Dog Licensing Fees:

- 2.1 Intact Males and Non Spayed Females \$ 50.00
Spayed Females and Neutered Males \$ 20.00
Certified Guide or Assistance Dog no charge
- 2.2 notwithstanding 2.1, the licence fee for a dog that has reached 24 weeks in the same licencing year shall be prorated to a minimum amount of \$5.00
- 2.3 Where an owner presents proof that a dog was spayed or neutered in the same calendar year as the dog licence, the difference in licence fee shall be reimbursed for that calendar year, provided that the reimbursement is requested within the same calendar year as the licence.

3.0 Replacement of Lost, Destroyed or Mutilated Tags:

- 3.1 replacement of any lost, destroyed or mutilated tag \$ 5.00

4.0 Burning Permit Fees

- 4.1 Open Air Burning Permit (valid for one year) **Bylaw 2364**
\$30.00

5.0 Recovery of Collection Fees For Fines

- 5.1 To recover costs during collection process **Bylaw 2507**
as incurred

Schedule 5 – Public Works and Engineering Services Fees

2.0 Water Meter Vault, Appurtenances and Installation Fees

2.1 For all newly created lots a fee will be paid at time of subdivision for each lot that lies within a Water Service Area owned and operated by the Regional District as follows:

2.1.1	¾ to 1 ½ inch Service	\$1,500/lot
2.1.2	2 inch Service	\$2,000/lot
2.1.3	4 inch Service	\$3,000/lot

The fee includes the cost for the water meter and meter installation.

2.2 The fees in 2.1 may also apply to zoning amendment applications.

Schedule 5 – Public Works and Engineering Services Fees

Section 2 - Development Cost Charges & Capital Expenditure Fees

1.0 Okanagan Falls Sewer Development Cost Charges	Bylaw 2486
1.1 Single detached dwelling per lot/per dwelling unit	\$9,500.00
1.2 Duplex per dwelling unit	\$9,500.00
1.3 Townhouse per dwelling unit	\$6,800.00
1.4 Apartment per dwelling unit	\$6,800.00
1.5 Commercial per m ² gross floor area	\$ 30.00
1.6 Industrial per m ² gross floor area	\$ 30.00
1.7 Institutional per m ² gross floor area	\$ 27.00
2.0 Naramata Water System Development Cost Charges and Capital Expenditure Charges	Bylaw 1804 NID Bylaw 443
2.1 Development Cost Charges Zone A	
2.1.1 Single Family Residential at Subdivision	\$5,700/parcel
2.1.2 Multi Family Residential at Building Permit	\$5,700/dwelling
2.2 Capital Expenditure Charges – Zone A, B & C	
2.2.1 Single Family Residential	\$5,700/service
2.2.2 Multi-Family Residential	\$5,700/lot
2.2.3 Cottage	\$5,700/service
3.0 Olalla Water System Capital Expenditure Charges	OID Bylaw 32
3.1 Mobile Home Capital Expenditure Charge	\$1,000/unit
3.2 Capital Expenditure Charge	\$ 800/parcel
4.0 Faulder Community Water System Development Cost Charges	Bylaw 1894
4.1 Single Family Residential	\$4,200/parcel
5.0 West Bench Water System Capital Expenditure Charge	WBID Bylaw 101
5.1 Capital Expenditure Charge	\$3,000/parcel
6.0 Gallagher Lake Water Connection Cost	Bylaw 2644
6.1 Each water service	\$1,500.00
7.0 Sun Valley Water	SVID Bylaw 14
8.1 Capital Expenditure Charge Subdivision	\$1,000.00/Lot

8.0 Gallagher Lake Connection Costs

Bylaw 2645

8.1 Sewer – Single Family Equivalent Units (SFU)

Each SFU equivalent unit in this section will have a Connection Cost of \$6,000.00.

Use	Person per Unit	SFU Equivalency	\$6000.00 Per
Residential	2.50 ¹	1.000	Dwelling
Motel Unit			2 Units
Camp/RV Site			2 Sites
Commercial	0.013 ²	0.0052	193 m ²
Industrial	0.006 ²	0.0024	417 m ²
Institutional	0.01 ²	0.004	250 m ²

Note: 1: RDOS' *Gallagher Lake & Vaseux Lake Areas Liquid Waste Management Plan*

2: The Ministry of Community, Sport of Cultural Development, *Provincial Best Practices for Development Cost Charges*

Schedule 5 – Public Works and Engineering Services Fees

Section 3 – Water System Fees – not to exceed maximum of:

1.0 Naramata Community Water System	Bylaw 2377
1.1 Basic User Fee 1,0571,059/house	\$
1.2 Grade A Domestic	\$ 294295/acre
1.3 Grade A Irrigation	\$ 281/acre
If land is deemed to be non-irrigable, residents may apply for exemption based on an agrologist's report.	
1.4 Grade B	\$ 182/parcel
1.5 Development Charge – applicable when no Basic User Fee attached to property	\$ 149/parcel

In addition to the above user fees, the following will also apply:

1.7 each garage, service station, coffee shop, cafe, business office, beauty salon, dog kennel, neighbourhood pub, hobby shop, an annual charge of	\$ 219
1.8 each farm winery and/or store and winery with restaurant, an annual charge of	\$ 435436
1.9 each Packing house an annual charge of	\$ 1,1789
1.10 each school an annual charge of	\$ 4,888895
1.11 each Naramata Centre an annual charge of	\$ 11,445130
1.12 each guesthouse, summer cabin or picker's cabin an annual charge of	\$ 182/unit
1.13 each residence where the owner has for year round use (or rental) living units, suites, guest cottages or cabins, an annual per unit charge of	\$ 908/unit
1.14 each motel or auto court an annual charge of	\$ 460161/unit
1.15 each resort an annual charge of	\$ 460161/unit
1.16 each bed and breakfast an annual charge of	\$ 321
1.17 each tent and trailer court an annual charge of	\$ 843
1.18 each multiple family dwelling, duplex, apartment block or condominium, an annual charge of	\$ 908/unit
for each family unit, except that one such unit in each building shall be exempt.	
1.19 each bunkhouse an annual charge of	\$ 372
1.20 each single irrigation service connection a charge in accordance with the following:	
1.20.1 Three quarter inch (3/4")	\$ 92
1.20.2 One Inch (1")	\$ 92
1.20.3 One and One Quarter Inch (1 1/4")	\$ 92
1.20.4 One and One Half Inch (1 1/2")	\$ 92

1.20.5 Two Inches (2")

\$ 92

2.0 Olalla Water System

Bylaw 2381

2.1 User Fees

2.1.1 Single Family Dwelling

\$ ~~440.05563.89~~

/each

2.1.2 Businesses

\$ ~~440.05563.89~~

/each

2.1.3 Trailer Space

\$ ~~440.05563.89~~

/unit

2.1.4 Apartments (charged in addition to the SFD)

\$ ~~296.04~~231.00

/unit

3.0 Faulder Water System

Bylaw 1179

3.1 User Rates

By taxation

4.0 West Bench Water System

Bylaw 2555

CATEGORY	BASE RATE ANNUALLY	METERED CONSUMPTION USAGE
4.1 Water – Single Family	761.64	plus 0.325/cubic meter
4.2 Water - Vacant Lot	709.62	unmetered
4.3 Water - Multi Family	761.64	plus 0.325/cubic meter
4.4 Water - Park	761.64	plus 0.325/cubic meter
4.5 Water - School	761.64	plus 0.325/cubic meter
4.6 Water - Farm	761.64	plus 0.162/cubic meter
4.7 Water - Business	761.64	plus 0.325/cubic meter
4.8 Water - Utility	728.40	unmetered

4.9 Water – WBID Loan Payment (Debt ends 2023)

\$23.25 quarter/parcel

4.10 Water – Reserve Fund

\$28.75 quarter/parcel

5.0 Gallagher Lake Water System

5.1 Flat Rates

	Type of Use	Unit of Charge	Annual Rates
5.1.1	Residential		
5.1.1.1	Single Family, Duplex, or mobile home not in a mobile home park	dwelling unit	\$ 896 -732
5.1.1.2	3-plex, 4-plex, townhouse, mobile home in a mobile home park	dwelling unit	\$ 702 -574
5.1.1.3	Apartment, secondary suite, cabin	dwelling unit	\$ 340 -278
5.1.1.4	Assisted Living Care Unit	under 50 square meters gross area	\$ 448 -367
5.1.2	Commercial		
5.1.2.1	Office, Hall, Bakery, Hair Salon, Funeral Home, other small commercial Businesses	per unit	\$ 396 -324
5.1.2.2	Motel or Hotel	per room	\$ 299 -244
5.1.2.3	Campground	per site	\$ 105 -86
5.1.2.4	Restaurant, Beverage Room, or Distillery:	less than 25 seats	\$ 860 -703
		25 to 49 seats	\$ 1278 -1,045
		each additional 25 seats or increment	\$ 426 -348
5.1.2.5	Garage, Service Station, Theatre, Bowling Alley, Supermarket	per unit	\$ 855 -699
5.1.2.6	Laundromat	per machine	\$ 259 -212
5.1.2.7	Car Wash	per wand	\$ 259 -212
5.1.2.8	Church	per unit	\$ 528 -432
5.1.2.9	Hospital, Extended Care or Long-Term Care Facility	per bed	\$ 555 -454
5.1.2.10	School	per classroom	\$ 555 -454
5.1.2.11	Community Hall, Arena, Curling Rink, Swimming Pool	per unit	\$ 2,824 2,305

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The rate for churches and halls is only intended where the premises are used for holding regular meetings. Where other uses are made of the building the appropriate user rates shall also apply.

5.2 Metered Rates

All consumption shall be charged at the rate of \$0.57 per cubic metre.

6.0 Willowbrook Water System

6.1 Per property connection ~~\$1,552~~-1,195

7.0 Sun Valley Water System

7.1 Annual Domestic Rate (Grade A) per Parcel includes a 6 gallon per minute water allotment. \$ ~~1,666~~-1,475

7.2 In addition to the above Annual Base Rate Per Parcel with the exception of Grade I the following Irrigation rates apply:

Grade A1 Shall comprise of every parcel of land with a 3 gallon per minute dole valve. \$ ~~154~~-137

Grade B Shall comprise of every parcel of land with a 12 gallon per minute dole valve. \$ ~~615~~-546

Grade C Shall comprise of every parcel of land with an 18 gallon per minute dole valve. \$ ~~922~~-819

Grade D Shall comprise of every parcel of land with a 24 gallon per minute dole valve. \$ ~~1,230~~-1,092

Grade E Shall comprise of every parcel with a 30 gallon per minute dole valve. \$ ~~1,536~~-1,364

Grade F Shall comprise of every parcel of land with a 36 gallon per minute dole valve. \$ ~~1,843~~-1,637

Grade G Shall comprise of every parcel of land with a 39 gallon per minute dole valve. \$ ~~1,997~~-1,774

Grade H 1 Shall comprise of every parcel of land with a 175 gallon per minute dole valve. \$ ~~8,974~~-7,970

Grade H 2 Shall comprise of every parcel of land with a 120 gallon per minute dole valve. \$ ~~6,154~~-5,466

Grade I Shall comprise of every parcel of land to which water cannot be supplied. \$ ~~204~~-182

7.3 Out of Season Irrigation 1.25/day x gpm delivered per dole valve \$ ~~110~~-98

8.0 General Water Services

8.1 Hydrant Permit	\$ 50 / day
8.2 Hydrant Permit – Backflow Prevention Device	\$ 50 / day
8.3 Deposit for Hydrant Use	\$ 500 / rental
8.4 Connection Charge	\$ 350 / each
8.5 Inspection and Administration Fee	\$ 100 / each
8.6 Water Turn-On and/or Fee	\$ 50
8.7 Valve Turn Request	\$ 50

Schedule 5 – Public Works and Engineering Services Fees

Section 4 – Sewer System Fees not to exceed a maximum of:

1.0 Okanagan Falls Sewer User Rates

Bylaw 1707

The following rates do not apply if the owner is in possession of a Sewer Use Contract of Section 14 of the Okanagan Falls Special Service Area Sewerage Regulation Bylaw.

Category	Annual Billing Rate
Single Family Dwelling/Townhouse/Duplex	\$ 862
Apartment per unit	\$ 732
Mobile home park/per unit	\$ 775
Motel/Hotel per unit	\$ 345
Restaurant/Lounge/Pub	\$ 2,585
School per classroom	\$ 775
Church, Library, Community Hall & Drop-in Centres	\$ 948
Small Business, office building (20 employees or less)	\$ 948
Larger Business, office building (greater than 20 employees)	\$ 1,981
Supermarket	\$ 2,498
Service Station	\$ 1,551
Industrial/Commercial (20 employees or less)	\$ 1,034
Industrial/Commercial (20 to 50 employees)	\$ 1,981
Industrial/Commercial (greater than 50 employees)	\$ 2,585
Coin operated car wash	\$ 5,169
Laundromat (per washing machines)	\$ 689
Campground/Washroom per site	\$ 345
Shower/washroom	\$ 345

2.0 Gallagher Lake Sewer System

2.1. Flat Rates

	Type of Use	Unit of Charge	Annual Rates
2.1.1	Residential		
2.1.1.1	Single Family, Duplex, or mobile home not in a mobile home park	dwelling unit	\$ 435
2.1.1.2	3-plex, 4-plex, townhouse, mobile home in a mobile home park	dwelling unit	\$ 341
2.1.1.3	Apartment, secondary suite, cabin	dwelling unit	\$ 167
2.1.1.4	Assisted Living Care Unit	under 50 square meters gross area	\$ 217
2.1.2	Commercial		
2.1.2.1	Office, Hall, Bakery, Hair Salon, Funeral Home, other small commercial Businesses	per unit	\$ 435
2.1.2.2	Motel or Hotel	per room	\$ 320
2.1.2.3	Campground	per site	\$ 56
2.1.2.4	Restaurant , Beverage Room or Distillery:	less than 25 seats	\$ 796
		25 to 49 seats	\$ 1,189
		for each additional 25 seats or increment	\$ 396
2.1.2.5	Garage, Service Station, Theatre, Bowling Alley, Supermarket	per unit	\$ 793
2.1.2.6	Laundromat	per machine	\$ 236
2.1.2.7	Car Wash	per wand	\$ 236
2.1.2.8	Church	per unit	\$ 462
2.1.2.9	Hospital, Extended Care or Long-Term Care Facility	per bed	\$ 462
2.1.2.10	School	per classroom	\$ 462
2.1.2.11	Community Hall, Arena, Curling Rink, Swimming Pool	per unit	\$ 2,183

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The user rate for churches and halls is only intended where the premises are used for holding

regular meetings. Where other types of uses are made of the building the appropriate user rates shall also apply.

2.2 Metered Rates

Where sewer flows for a particular property or use are determined, by the RDOS or designate, to be in excess of the recoverable flat rate, the property in question will be invoiced based on one of the following:

- 2.2.1 Sewer users with an effluent or sewage flow meter shall be charged at the rate of \$0.78 per cubic metre of measured effluent.
- 2.2.2 For metered water users without effluent flow meters, the charge for use of the sewage system shall be calculated as 80% of the recorded volume of metered water used times a rate of \$0.78 per cubic metre.

3.0 General Sewer Services

- | | | |
|-----|---------------------------------|-------------|
| 3.1 | Connection Charge | \$ 350 |
| 3.2 | Inspection & Administration Fee | \$ 100/each |

Schedule 5 – Public Works and Engineering Services Fees

Section 5 – Cemetery Fees

1.0 Naramata Cemetery

Bylaw 2816

Regional District of Okanagan-Similkameen, 101 Martin Street, Penticton, BC V2A 5J9
Naramata Cemetery located at 3315 Bartlett Road, Naramata, BC.

1.1 PLOT RESERVATION LICENSE FEES:	
Burial Plot: resident (\$124 allocated to reserve)	\$495
Burial Plot non-resident (\$240 allocated to reserve)	\$660
Cremation Plot: resident (\$42 allocated to reserve)	\$165
Cremation Plot non-resident (\$80 allocated to reserve)	\$220
1.2 INTERMENT OPENING AND CLOSING FEES:	
Burial Plot: 240 cm depth or greater	\$660
Cremation Plot:	\$110
1.3 EXHUMATION OR DISINTERMENT OPENING AND CLOSING FEES:	
Burial Plot:	\$650
Cremation Plot:	\$150
1.4 OPENING OR CLOSING FOR INTERMENT/ EXHUMATION/DISINTERMENT OTHER THAN DURING NORMAL BUSINESS HOURS:	
Fee in addition to that applicable under item 1.2 or 1.3 above for burial plot:	\$220
Fee in addition to that applicable under item 2 or 3 above for cremation plot:	\$220
1.5 ISSUANCE OF LICENSE/PERMIT OTHER THAN DURING NORMAL BUSINESS HOURS, OR LESS THAN 24 HOURS PRIOR TO SCHEDULED INTERMENT:	
Fee in addition to that applicable under item 1, 2 or 4 above:	\$100
1.6 INSTALLATION OF MEMORIAL MARKER:	\$ 94
(\$10 allocated to reserve)	
1.7 GRAVE LINER:	\$275
1.8 CREMATION URN VAULT:	
Small	\$ 55
Regular	\$ 65
Large	\$ 80
1.9 PICTURE OF INTERRED FOR INTERNET	
one time charge (optional)	\$ 50

2.0	TEXT	
	for internment to a maximum of 200 words, (optional)	\$ 50
2.1	SCATTERING GARDEN	
	Fee for Scattering Garden Plaque	\$200
	Fee for Scattering Gardens Care Fund	\$ 50

Schedule 5 – Public Works and Engineering Services Fees

Section 6 Curbside Solid Waste Collection and Drop-Off Service Fees

Fees for improved residential premises and non-residential premises as set out in the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw to receive waste collection service by defined service area:

6.1	Electoral Area “A”.	\$125 per premise per year
6.2	Electoral Area “B”.	\$125 per premise per year
6.3	Electoral Area “C”.	\$140 per premise per year
6.4	Participating areas of Electoral Area “D” excluding Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$125 per premise per year
6.5	Participating areas of Electoral Area “D” within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$145 per premise per year
6.6	Participating areas of Electoral Areas “E”.	\$145 per premise per year
6.7	Participating areas of Electoral Area “F”.	\$145 per premise per year
6.8	Electoral Area “G”.	\$ 155 60 per premise per year
6.9	Village of Keremeos.	\$115 per premise per year
6.10	Tag-a-Bag as defined by the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw	\$1.50 each
6.11	Properties that have active commercial bin collection of refuse located on the property in question that request residential collection of recycled materials only	\$45.00 per premise per year.

Schedule 5 – Public Works and Engineering Services Fees

Section 7- Sanitary Landfills

Campbell Mountain, Okanagan Falls, Oliver Landfills and Keremeos Waste Transfer Station

1.0 The general TIPPING FEE is per metric tonne per load, or when stated per unit, when each SOLID WASTE is SOURCE SEPARATED, not CONTAMINATED and DISPOSED in the DESIGNATED LOCATION. Capitalization of a word indicates that it is defined in the Waste Management Service Regulatory Bylaw No. 2796.

TIPPING FEE charges that are in addition to the general TIPPING FEE listed in Section 1.1 to 1.4 are identified in 2.0.

1.1 REFUSE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
					Charge per metric tonne per load and see 1.0
REFUSE	\$110.00	\$110.00 Must not contain items listed in Section 2.13.	\$110.00	\$110.00 Must not contain items listed in Section 2.12	\$5.00 minimum charge. Okanagan Falls Landfill cannot accept FOOD WASTE.

1.2 DEMOLITION, RENOVATION, CONSTRUCTION MIXED LOAD SOLID WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
					Charge per metric tonne per load and see 1.0
ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$500.00	\$110.00	\$500.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.
NON-SERVICE AREA ASSESSED DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION MIXED LOAD	Not Accepted	\$135.00	Not Accepted	Not Accepted	RDOS approval form required. Materials generated outside the SERVICE AREA of a SITE.
NON-ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$700.00	\$500.00	\$700.00	Not Accepted	\$50.00 minimum charge.
CONSTRUCTION MIXED LOAD	\$700.00	\$125.00	\$700.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.

1.3 RECYCLABLES (see Charge Information with each SOLID WASTE)	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
Alarms (smoke, CO detectors)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
Antifreeze (liquid & containers)	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted.
ASPHALT	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge.
ASPHALT SHINGLES	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
BATTERIES LEAD-ACID, BATTERIES - HOUSEHOLD	\$0.00	\$0.00	\$0.00	\$0.00	Lead acid, Household.
CERAMIC FIXTURES and Ceramic Tile	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge.
CONCRETE	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge.
CONCRETE BULKY (including ROCKS over 40 cm)	\$60.00	\$60.00	\$60.00	Not Accepted	Means CONCRETE measuring greater than 1 m. in any dimension and/or where large amounts of metal are protruding greater than 15 cm. \$50.00 minimum charge.
CORRUGATED CARDBOARD	\$0.00	\$0.00	\$0.00	\$0.00	Not CONTAMINATED.
ELECTRONIC and ELECTRICAL PRODUCTS (E-WASTE)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities.
FRUIT WASTE	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
FRUIT/GRAIN BY- PRODUCT	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
GLASS CONTAINERS	\$0.00	\$0.00	\$0.00	\$0.00	Clean, empty. Commercial volumes accepted in DESIGNATED LOCATION
GYPNUM BOARD-NEW	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge.
GYPNUM BOARD NON- RECYCLABLE	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge
Lighting (fixtures and bulbs)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
1.3 RECYCLABLES continued (see Charge	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste	Charge Information

Information with each SOLID WASTE)				Transfer Station	Charge per metric tonne per load, or as stated per unit, and see 1.0
MASONRY	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge
Mattress or Box Spring	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	Any size.
Mercury containing materials (fluorescent tubes, thermostat switches)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities (ten fluorescent tubes per load per day) accepted HHW Facility.
METAL	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg. Under 2.4 meters (8 ft.) in length and/or width.
Oil (used motor oil, filters and containers)	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted. HHW Facility. (limit of 20 litres per load per day).
OPERATIONALLY BENEFICIAL	\$0.00	\$0.00	\$0.00	\$0.00	As determined by the MANAGER.
Paint - residential	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted (limit of 20 litres per load per day).
PRESSURIZED TANKS - Large	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	4.5 kg (10 lb.) capacity or greater.
PRESSURIZED TANKS - Small	\$0.00	\$0.00	\$0.00	\$0.00	Less than 4.5 kg (10 lb.) capacity.
PRODUCT STEWARDSHIP MATERIALS	\$0.00	\$0.00	\$0.00	\$0.00	Acceptable PRODUCT STEWARDSHIP MATERIALS and acceptable quantities from within the SERVICE AREA.
REFRIGERATION UNIT (Fridges, Freezers, AC units etc.)	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	For removal of OZONE DEPLETING SUBSTANCES. If ODS is removed provide acceptable certification.
RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE	\$0.00	Not Accepted	See Oil, Paint Antifreeze, Lighting	Not Accepted	Residential quantities accepted. Oliver LF accepts only what is listed.
RESIDENTIAL PACKAGING	\$0.00	\$0.00	\$0.00	\$0.00	Not CONTAMINATED.
RESIDENTIAL POLYSTYRENE PACKAGING	\$0.00	Not Accepted	\$0.00	\$0.00 see Charge Information	Not CONTAMINATED.
RESIDENTIAL PLASTIC FILM	\$0.00	Not Accepted	\$0.00	\$0.00	Not CONTAMINATED.

1.3 RECYCLABLES continued (see Charge Information with each SOLID WASTE)	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
RESIDENTIAL PRINTED PAPER	\$0.00	\$0.00	\$0.00	\$0.00	Charge per metric tonne per load, or as stated per unit, and see 1.0 Not CONTAMINATED.
RESIDENTIAL RECYCLING-UNSORTED	Not accepted	Not accepted	Not accepted	Not accepted	
ROCKS	\$20.00	\$20.00	\$20.00	\$20.00	Not greater than 40 cm in any direction. \$5.00 minimum charge.
TAR AND GRAVEL ROOFING	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
TIRE	\$0.00	\$0.00	\$0.00	\$0.00	Maximum 10 per load/day.
TIRE – with rims	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	Maximum 10 per load/day.
TIRE-OVERSIZE	\$500.00	\$500.00	\$500.00	\$500.00	Per Metric Tonne
WOOD PRODUCT CONTAMINATED	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge..
WOOD WASTE	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
WOOD WASTE-TREE STUMP	\$50.00	\$50.00	\$50.00	\$50.00	\$10.00 minimum charge.
YARD AND GARDEN WASTE	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 above 500 kg	\$5.00 minimum charge for loads greater than 500 kg. Under 2.4 meters (8 ft.) in length
YARD WASTE SMALL DIMENSION	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	No Charge when loads contain only chipped yard waste, grass, and/or leaves.
Compost Sales	For Campbell Mountain Landfill compost sales, contact City of Penticton. Compost site is operated by the City of Penticton.				

1.4 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
AGRICULTURAL ORGANIC MATERIAL	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Charge per metric tonne per load or as indicated and see 1.0 RDOS approval required. Penalties will apply if not suitably prepared See Section 2.2

AGRICULTURAL PLASTIC	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Penalties will apply if not suitably prepared. See Section 2.14
ASBESTOS CONTAINING MATERIALS (ACM)	\$110.00 see Charge Information	Not Accepted	\$110.00 see Charge Information	Not Accepted	RDOS approval required. PROHIBITED WASTE when not suitably contained and DISPOSED of. \$5.00 minimum charge
BULKY WASTE	\$200.00	\$200.00	\$200.00	Not Accepted	\$50.00 minimum charge.
BURNED MATERIALS that have been allowed to cool for no less than a two-week period.	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$5.00 minimum charge.
CARCASSES	\$50.00	Not Accepted	\$50.00	Not Accepted	\$10.00 minimum charge.
CLINICAL/ LABORATORY STERILIZED WASTE	\$200.00	Not Accepted	\$200.00	Not Accepted	\$50.00 minimum charge
Condemned foods	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$50.00 minimum charge.
Foundry Dust	\$150.00	Not Accepted	\$150.00	Not Accepted	\$50.00 minimum charge
ILLEGALLY DUMPED WASTE	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Regular charges will apply if not RDOS approved prior to DISPOSAL.
INFESTED VEGETATION	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Penalties will apply if not DISPOSED of in DESIGNATED LOCATION.
INVASIVE PLANTS	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Penalties will apply if not DISPOSED of in DESIGNATED LOCATION.
LEAD-BASED PAINT coated materials	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	PROHIBITED WASTE when not suitably DISPOSED of. \$5.00 minimum charge.
PROHIBITED WASTE – authorized	\$200.00	\$200.00	\$200.00	Not Accepted	\$50.00 minimum charge. RDOS approval required.
Sludge and Screenings from municipal sewage treatment plants	\$110.00 see Charge Information	Not Accepted	\$110.00 see Charge Information	Not Accepted	\$50.00 minimum charge. RDOS approval required. If not RDOS approved prior to DISPOSAL a charge of \$200 M/T will apply with a \$50.00 minimum.
1.4 Authorized CONTROLLED WASTE continued	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load or as indicated and see 1.0
SOIL CLEAN	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required.

SOIL CONTAMINATED	\$25.00	\$25.00	\$25.00	Not Accepted	Soil Relocation Application required.
Soil Relocation Application	\$250.00 per application	\$250.00 per application	\$250.00 per application	Not Applicable	RDOS approval required.
SOIL SMALL VOLUME CONTAMINATED	\$25.00	\$25.00	\$25.00	Not Accepted	RDOS approval required.
WOOD-PRESERVED	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	PROHIBITED WASTE when not suitably DISPOSED of. \$5.00 minimum charge.
WOOD WASTE INDUSTRIAL	\$300.00	\$300.00	\$300.00	Not Accepted	\$50.00 minimum charge.
WOOD WASTE-SMALL DIMENSION	\$200.00	\$200.00	\$200.00	Not Accepted	

2.0 The following charges are in addition to the general charges outlined above in 1.0 to 1.4, shall also apply:

- 2.1 Any REFUSE that is deposited at the ACTIVE FACE or REFUSE BINS, with the exception of DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION MIXED LOAD that contains CONTROLLED WASTE or RECYCLABLE WASTE, shall be charged two times the rate for REFUSE, or two times the highest rate for any material contained in the load, whichever is greater.
- 2.2 Any SOLID WASTE load that is deposited in a DESIGNATED LOCATION and that is CONTAMINATED or does not meet RECYCLABLE specifications shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.
- 2.3 DISPOSING of unauthorized PROHIBITED WASTE in a manner contrary to the RDOS approved protocol shall be charged \$500 per tonne with a \$300 minimum charge, or as determined by the MANAGER.
- 2.4 Any MIXED LOAD deposited at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.
- 2.5 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge.
- 2.6 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the load is DISPOSED and shall be based on the WEIGHT- NET, difference in weight between the WEIGHT - GROSS and the WEIGHT - TARE of the empty VEHICLE.
- 2.7 In the event the weigh scale is not operational, the SITE OFFICIAL shall estimate the weight of each VEHICLE and a fee shall be charged as outlined in this Schedule.

- 2.8 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program shall pay a fee as determined by the REGIONAL DISTRICT.
- 2.9 Each offence committed against the current Waste Management Service Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged double the normal fee with a \$10 minimum charge as set out in this Schedule.
- 2.10 SOLID WASTE generated by LOCAL GOVERNMENT IMPROVEMENTS are exempt from tipping fees when prepared and DISPOSED of in a manner approved by the MANAGER.
- 2.11 Any SOLID WASTE generated outside the designated Landfill SERVICE AREA that is DISPOSED of at a SITE shall be charged two times the rate for REFUSE, or two times the highest rate for any SOLID WASTE contained in the load, whichever is greater, with a \$20 minimum charge, or as indicated in Section 1.2.
- 2.12 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, CONSTRUCTION MIXED LOAD, DEMOLITION AND RENOVATION MIXED LOAD, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Keremeos SITE.
- 2.13 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, FOOD WASTE, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Okanagan Falls SITE.
- 2.14 The fee for each load of AGRICULTURAL PLASTIC that arrives at the SITE that is not suitably prepared as per RDOS policy shall be charged REFUSE with a \$5.00 minimum charge.
- 2.15 Any SOLID WASTE material over 2.4 metres (8 feet) is charged as BULKY WASTE.
-

Schedule 6 – Parks and Recreation Fees

1.0 Naramata Parks and Recreation

1.1 Wharf Park			
1.1.1	Park Rental (No Power) daily		\$100
1.2 Manitou Park			
1.2.1	Park Rental (No Power) daily		\$100
1.2.2	Power daily		\$25
1.3 Deposit for Park Rental			\$500
1.4 Recreation Programs			
1.4.1	Instructed Programs (per series – price not to exceed)		\$175
1.4.1.1	Drop-in (per session – price not to exceed)		\$15
1.4.2	Summer Day Camp - daily		\$25
1.4.5	Summer Camp Weekly		\$100

2.0 Okanagan Falls Parks and Recreation

2.1 Kenyon House			
2.1.1	Kenyon House - Monday to Friday daily		\$ 75
2.1.2	Kenyon House - Saturday or Sunday daily		\$110
2.1.3	Kenyon House - Full Weekend		\$200
2.2 Community Center			
2.2.1	Full Facility Kitchen Activity Room and Gym - Saturday or Sunday		\$325
2.2.2	Full Facility Kitchen Activity Room and Gym - Full Weekend		\$450
2.2.3	Gym or Activity Room - Monday to Friday 3pm to 9pm daily		\$60
2.2.4	Gym or Activity Room - Weekend Saturday or Sunday daily		\$150
2.2.5	Gym or Activity Room - Full Weekend (Friday 3pm to Sunday 9pm)		\$250
2.2.6	Kitchen with Rental of Activity Hall or Gym		\$75
2.2.7	Children's Birthday Party - 3hr max		\$60-75
2.2.8	Kitchen Only - Daily		\$100
2.2.9	Kitchen Only - Full Weekend		\$150
2.3 Zen Center			
2.3.1	Day Rate		\$60
2.3.2	Full Weekend		\$100
2.4 Children Programs			
2.4.1	Drop in rate - floor hockey, game night and Multisport		\$3
2.4.2	Recreation Programs – per visit		\$3-\$10
2.4.3	Special Onetime Events		\$10-\$20
2.4.4	Summer Day Camp - daily		\$25
2.4.5	Summer Camp Weekly		\$100
2.5 Adult Programs			
2.5.1	Instructed Programs - Drop in		\$10
2.5.2	Instructed Programs - 5 Pass Package		\$40
2.5.3	Instructed Programs - 10 Pass Package		\$65
2.5.4	Instructed Programs - 20 Pass Package		\$120
2.5.5	Drop –In Sports		\$3
2.6 Lions			
2.6.1	Wedding Vows - Ceremonies		\$75
2.7 Keogan			
2.7.1	Youth / Teen		\$10
2.7.2	Cricket / Baseball Adult Excusive		\$75

3.0 Kaleden Parks and Recreation

3.1 Parks		
3.1.1	Kaleden Hotel Day Rate (Includes power)	\$400
3.2 Community Hall(rental includes Hall, Bar and Sound System)		
3.2.1	Day Rate	
	3.2.1.1. Weddings (Saturday am to Sunday am)	\$2,000
	3.2.1.2 Hotel Park and Hall	\$2,300
	3.2.1.3 Meetings and Events	\$415
3.2.2	Weekend Rate (6 pm Fri to noon Sun – incl kitchen)	
	3.2.2.1 Hall	
	3.2.2.2 Hall and park	\$2,400
	Hourly Rate	\$2,700
3.2.3	3.2.3.1. Hall (3 hour minimum)	\$50
	3.2.3.2. Add Kitchen (\$200)	\$150
	3.2.3.3. Children’s Birthday Parties (hall only)	\$350
	3.2.3.4 Kitchen Hourly Rate (4 hr minimum)	\$100
	Kaleden Residents receive a 25% discount on all Rentals	\$25
3.2.4	Damage Deposit – required	30%
3.2.5	Sports Rental Rates (2 Hours)	
	3.2.5.1 Drop in Per Person	\$4
	3.2.5.2 Individual Fee paid in advance	\$2.50
	3.2.5.3 Club Fee	\$25
	Kaleden Youth Organized Groups	No Chg
3.2.6	Discount for Non-Profit Organizations	20%
3.2.7	Discount for Local Charitable Fundraising	No Chg
3.2.8	Local Groups Providing Community Events	No Chg
3.2.9		
3.3 On/Off Premises for Equipment not included in Site Rental		
3.3.1	Equipment Rental (as listed in Rental Agreement)	\$2 - \$200
)	
3.3.2	Administration Fee on all Off Premise Rentals	\$40
	3.3.2.1 Weekday	\$60
	3.3.2.2 Weekend	
3.4 Deposit for All Types of Rentals		30%

****Special Requests can be submitted to the Kaleden Recreation Commission Board***

3.5 Recreation Programs		
3.5.1	Adult Drop in rate	\$4
	10 prepaid	\$25
3.5.2	Active Kids Programs – per visit	\$3-\$10
3.5.3	Special Onetime Events	\$10-\$20
3.5.4	Instructed Programs - Drop in	\$10
3.5.5	Fitness / Yoga businesses providing instruction	\$10-\$15
	- 30% of gross revenue paid to Kal-Rec	

4.0 Keremeos

4.1 Facility Rentals

4.1.1	Bowling lanes (for 3 hours and does not include shoe rental)	\$80
4.1.1.2	School Rates	\$60
4.1.2	Squash/Racquetball (is included with monthly fitness pass)	
4.1.3	Racquet Court rental for private classes (yoga, Zumba etc.)	\$20/hr
4.1.4	Climbing Wall – (time is determined by certified instructor)	\$40

4.2 Keremeos Community Pool

4.2.1	Single Admission Rates	
4.2.1.1	Pre-school - under 5	Free
4.2.1.2	Youth – 5 – 18 years	\$4
4.2.1.4	Adult	\$5
4.2.1.6	Family Rate	\$11
4.2.1.5	10 Flex Pass	\$36
4.2.1.6	Season Pass (only during public swimming and toonie swim)	
	Family	\$200
	Adult	\$100
	Youth/Senior	\$80
4.2.2	Red Cross	
4.2.2.1	Preschool – Level 6	\$55
4.2.2.2	Level 6 – 10	\$75
4.2.3	Early Bird Club *changed from 3 days per week to 2 days	\$115
4.2.4	Adult Fitness	\$115
4.2.5	Aquasize	\$115
4.2.6	Aquasize Combined	\$170
4.2.7	Pool Rental – per hour	\$80

4.3 Keremeos Fitness Room

4.3.1	Single Admission Rates	
4.3.1.1	Youth	\$3
4.3.1.2	Adult	\$5
4.3.1.3	Senior (+60)	\$3
4.3.2	1 Month Pass	
4.3.2.1	Youth and Senior (+60)	\$30
4.3.2.2	Adult	\$40
4.3.3	3 Month Pass	
4.3.3.1	Family	\$255
4.3.4	6 Month Pass	
4.3.4.1	Youth and Senior (+60)	\$150
4.3.4.2	Adult	\$210
4.3.4.3	Family	\$417
4.3.5	1 Year Pass	
4.3.5.1	Youth and Senior (+60)	\$240
4.3.5.2	Adult	\$360
4.3.5.3	Family	\$635
4.3.6	Lost Card Replacement	\$15

Emergency Organizations (paramedics, fire, police) \$100.00 per year

4.4 Keremeos Ice Rink

4.4.1	Single Admission Rates	
4.4.1.1	Pre-school – under 5	Free
4.4.1.2	Youth – 5 – 18 years	\$4
4.4.1.3	Adult	\$5
4.4.1.4	Family	\$10

4.4.1.5	10 Flex Pass	\$32
4.4.2	Learn to Skate	
4.4.2.1	3 – 6 Years	\$65
4.4.2.2	7 and up	\$65
4.4.3	Mite's Hockey – Boys and Girls 5 – 8 Years old	\$5.25
4.4.4	Sticks and Pucks - Youth	\$4
4.4.5	Sticks and Pucks – Adult	\$5
4.4.6	Ice Rental – Per hour	
4.4.6.1	School Age Keremeos	\$80
4.4.6.2	Adult	\$100
4.4.7	Skate Renta	\$2.50
4.5	Keremeos Bowling	
4.5.1	League Bowling	
4.5.1.1	Adult	\$11.50
4.5.1.2	Senior	\$11
4.5.1.3	Fun Bowl	\$9.50
4.5.2	Drop- In	
4.5.2.1	Adult	\$ 5
4.5.2.2	Youth – 5 – 18 years	\$ 4
4.5.2.3	Family	\$10
4.5.3	Shoe Rental	\$ 2
4.6	Climbing	
4.7.1	Youth – 5 – 18 years	\$ 4

Note: All Program fees are set at a level sufficient at minimum to cover all instructors, expendable and consumable materials and extraordinary costs.

5.0 Park Donations

Standard Amenities (types)	Donation Amount (cost estimate*)
Tree Planting	\$250.00 and up
Bicycle Rack	\$1700.00 and up
Park Bench	\$2000.00 and up
Park Table	\$2500.00 and up
Garbage Bins (bear proof)	\$1000.00 and up
Pet Stand Dispenser	\$500.00 and up

*Items costs will be based on furniture standards for the select Park, including the item price, delivery charges, taxes, installation, pad and if applicable, plaque PLUS a 10% maintenance fee.

Schedule 7 – Transit Fees

1.0 Local Routes

1.1	Single Fare Tickets	\$2.25
1.2	Sheet of Ten Tickets	\$20.25
1.3	Day Pass	\$4.50
1.4	Adult Monthly Pass	\$45.00
1.5	Student/Senior Monthly Pass	\$35.00

2.0 Regional Routes (Multi-Zone)

2.1	Single Fare Tickets	\$4.00
2.2	Sheet of Ten Tickets	\$36.00
2.3	Day Pass	\$8.00
2.4	Adult Monthly Pass	\$60.00
2.5	Student/Senior Monthly Pass	\$40.00

Students enrolled on a full-time basis and persons of the age 65 and over are eligible for the discounted rate, as outlined in the schedule. Discounted rates apply to monthly passes, only.

Schedule 8 – Freedom of Information and Protection of Privacy Request Fees

Schedule of Maximum Fees

1. For all applicants:	
(a) for locating and retrieving a record	\$7.50 per ¼ hour or portion thereof after the first 3 hours.
(b) for producing a record manually	\$7.50 per ¼ hour.
(c) for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour.
(d) for shipping copies	actual costs of shipping method chosen by applicant.
(e) for copying records:	
(i) photocopies and computer printouts	\$0.25 per page (8.5 x 11, 8.5 x 14) \$0.30 per page (11 x 17)
(ii) photographs (colour or black & white)	\$5.00 to produce a negative \$12.00 each for 16" x 20" \$9.00 each for 11" x 14" \$4.00 each for 8" x 10" \$3.00 each for 5" x 7"
(iii) compact disc CD or DVD	\$10.00 each
(iv) USB stick	\$15.00 each

Schedule 9 – Street Lighting Bylaw 2025, 2001

1.0 Naramata Street Lighting \$15.00/yr

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2848, 2019

A bylaw to set fees and charges for Regional District services and information.

WHEREAS the *Local Government Act* provides that the Board may by bylaw establish fees and charges for various Regional District services and information;

AND WHEREAS in accordance with Section 397 [imposition of fees and charges] and Section 462 [fees related to applications and inspections] of the *Local Government Act*; the Regional Board wishes to establish fees and charges which reflect cost recovery for services and information provided;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 - Citation

1.1 This Bylaw shall be cited as the **Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2848, 2019**.

2 – Fees and Charges

2.1 Wherever this Bylaw sets out fees and charges with respect to other Regional District bylaws and such other bylaws contain similar fees and charges, the Fees and Charges Bylaw shall prevail.

2.2 Wherever this Bylaw sets out fees and charges for work done or services provided to land or improvements, the Regional District may recover the costs of undertaking the work in the same manner and with the same remedies as property taxes.

2.3 The schedule of fees to be imposed for the provision of goods, services and information as specified in Appendix 'A' Schedules 1 to 7 attached hereto, and forming part of this bylaw, is hereby established.

3 – Effective Date

3.1 This bylaw shall come into effect on April 15, 2019.

4 - Repeal

4.1 Bylaw No. 2787, 2018 is repealed as of April 15, 2019.

READ A FIRST AND SECOND TIME this 21st day of February, 2019.

READ A THIRD TIME AND ADOPTED this ___ day of ___, 2019.

RDOS Board Chair

Corporate Officer

Schedule 1 – Corporate Services Fees

1.0 - Photocopies

8.5" x 11"	\$0.25/page
8.5" x 14"	\$0.35/page
11" x 17"	\$0.50/page
24" x 36"	\$2.50/page

2.0 - Finance Fees and Charges

2.1 Utility Search Fee – \$20.00

2.2 Utility rates will be billed as set out in this bylaw and if remain unpaid after the due date, a percentage addition of ten percent of the amount thereof shall be added on the following working day.

In default of any such owner making any such payment or payments as in such agreement made and provided, the Collector for the Regional District shall add such amount in default to the taxes of such lot or parcel of land on the Collector's Real Property Tax Roll and thereafter such amount shall be deemed to be taxes against the said property and shall be dealt with in the same manner as taxes against the said property would be dealt with under the provisions of the *Local Government Act* and *Community Charter*.

2.3 Processing fee for payments returned by the financial institution – \$30.00

3.0 - Mapping

3.1 Legal, civic and zoning 1:5,000 scale maps are available to the public in the following formats:

- Hardcopy maps at a price of \$15 per map.
- Digital format (Adobe PDF) set of maps for price of \$30 per CD.

3.2 Cost for miscellaneous hard copy maps in GIS warehouse directory is \$35 per map.

3.3 Cost for creation of custom maps is \$80/hr. A minimum charge of \$140 is required with a minimum notice of 15 working days by the applicant.

4.0 - Digital Data

4.1 RDOS will provide GIS data available at no charge on the RDOS FTP site as per Item 1.0 of Enterprise Unit Data and Services Policy.

5.0 - GIS Services for Municipalities, Provincial and Federal Government

5.1 Access to existing RDOS internet mapping application will be \$3,096 /year.

5.2 Specific GIS services as per items 2.2 and 2.3 of Enterprise Unit Data and Services Policy will be available at a cost of \$48.47 /hr for the GIS Assistant, \$59.59/hr for GIS Analyst/Programmer \$88.17 /hr for IS Manager, \$55.71/hr for the Systems Administrator and \$46.70/hr for the IT Technician/Programmer.

- 5.3 GIS Services will be available to the public at a cost of \$ 100/hr with a minimum payment of 2 hours provided the Information Services Manager determines the RDOS has the resources to complete the project.

6.0 - Human Resources Services for Municipalities

- 6.1 Human Resources services will be available to municipalities as per items 3.1 and 3.2 of Enterprise Unit Data and Services Policy. Services will be available at a cost of \$71.19/hr for the HR Manager and \$48.38/hr for HR Coordinator.

7.0 - IT Services for Municipalities

- 7.1 IT services will be available to municipalities as per items 4.1 and 4.2 of the Enterprise Unit Data and Services Policy will be available at a cost of \$55.71 /hr for the Systems Administrator and \$ 46.70/hr for IT Technician/Programmer, \$48.47/hr for the GIS Assistant and \$88.17/hr for the IS Manager.

1.0 - Plan Processing Fee

- 1.1 The fee for plan processing shall be \$150.00 for projects with an estimated construction value less than \$100,000. The fee for plan processing for projects valued over \$100,000.00 shall be \$500.00.

2.0 - Building Permit – to be determined as follows:

- 2.1 \$12.00 for each \$1,000.00 of construction value up to \$500,000.00;
\$10.00 for each \$1,000.00 of construction value between \$500,000.01 and \$1,000,000.00; and
\$6.00 for each \$1,000.00 of construction value after \$1,000,000.01
- 2.2 The minimum permit fee for a permit, or a series of permits on the same parcel of land, issued at the same time is \$150.00 (with the exception of a permit for a solid fuel-fired appliance).
- 2.2 using Table A-1 for detached single family dwellings, duplex dwellings where one dwelling is not located above the other dwelling and buildings that are accessory to these buildings; or,
- 2.3 using the declared contract value for all construction other than that work included in paragraph 1. above, except that if the declared value is contested by the building official the value will be established using the Marshal & Swift Residential Cost Hand Book or the RS Means Square Foot Costs Handbook.

Table A-1

Proposed <i>construction</i>	Value per square meter	Value per square foot
One storey*	\$1453	\$135
Finished basement	\$538	\$50
Each Additional Storey	\$807	\$75
Enclosed structure or Garage**	\$430	\$40
Sundeck (no roof)	\$323	\$30
Roof only	\$215	\$20
Unenclosed structure or carport	\$269	\$25
Pool	\$377	\$35

*The fee covers slab on grade, crawlspaces and unfinished basements

**The minimum permit fee for a structure over 55 m² shall be \$300

3.0 - Permit fees for temporary buildings and siting permits **\$150.00**

4.0 - Permit fees for farm buildings (relevant to Building Bylaw #2805) **\$250.00**

5.0 - Plan Review Fee

- 5.1 Submissions of revised drawings once a zoning or building code review has been completed will result in a minimum charge of \$100. In addition, an hourly rate of \$50 will be charged if the revised drawings require more than 1 hour of review.

6.0 - Locating/Relocating a Building

- 6.1 The fee for a permit authorizing the locating or relocating of a building or *structure* including the value of any additions or modifications, shall be calculated at 0.7 of the fees set out in Table A-1.
- 6.2 A modular home or manufactured home installed in accordance with Z-240.10.1, including the value of any additions or modifications shall be calculated at 0.5 of the fees set out in Table A-1.

7.0 - Demolishing a Building or Structure

- 7.1 The fee for a permit authorizing the demolition of a building or structure shall be \$150.00.

8.0 - Plumbing Permits

- 8.1 The permit fee for each plumbing fixture shall be \$10.00 per fixture, when the plumbing permit is issued in conjunction with a building permit, and \$10.00 per fixture plus an administration fee of \$100 when a plumbing permit is issued separately.
- 8.2 The plumbing permit fee may be reduced up to 25% (minimum fee \$150) with submission and approval of plumbing system layout drawings by a TQ certified tradesperson (plumber) for single family new construction and renovation projects.

9.0 - Solid Fuel Burning Devices

- 9.1 The permit fee for the installation of solid fuel burning appliances, fireplaces and chimneys shall be \$100.00 per appliance.

10.0 - Re-inspection Fees

- 10.1 The fee for a re-inspection shall be \$100.00.

11.0 – Health and Safety Inspection

- 11.1 The fee for any inspection to confirm health & safety requirements as set out in the BC Building Code shall be \$100.00.

12.0 - Transfer Fee

- 12.1 The fee for the transfer of a permit as set out in the RDOS Building Bylaw shall be \$100.00.

13.0 - File Searches* and Comfort Letters (*for routinely releasable records only)

- 13.1 Information recovery from archived files \$30.00
- 13.2 Information recovery from building permit files and property folio files:
 - i) first ½ hour of time spent \$0.00
 - ii) each additional ¼ hour spent after first ½ hour of time \$10.00
- 13.3 Digital copies of archived files materials (if available) \$15.00
(includes approved RDOS USB memory stick)
- 13.4 The fee for comfort letters shall be \$100.00 per property to determine building bylaw compliance.

14.0 - Removal of Notice on Title

- | | |
|-----------------------------------------------------------------------------------------------|-----------|
| 14.1 Remove Notice on Title (no lawyer involvement) | \$1000.00 |
| 14.2 Deficiency Inspection Permit and subsequent removal of Notice on Title (lawyer involved) | \$1500.00 |
| 14.3 Each deficiency re-inspection | \$ 100.00 |

15.0 - Permit Extension Fee

- | | |
|-----------------------------------------------------|--|
| 15.1 The fee for permit extension shall be \$100.00 | |
|-----------------------------------------------------|--|

16.0 - Legal Documents

- | | |
|------------------------------------------------------------------------|-------------------------------------------|
| 16.1 Title search | \$25.00 |
| 16.2 Covenants, Right of Ways, Easements, Plans and similar documents: | actual cost of document (minimum \$25.00) |

17.0 - Covenants

- | | |
|--------------------------------|----------|
| 17.1 Preparation of a Covenant | \$500.00 |
| 17.2 Covenant Discharge | \$250.00 |

Schedule 3 – Planning and Development Fees

1.0 Official Community Plan (OCP) amendment

1.1	Application fee	\$1,000.00
1.2	Joint Zoning Bylaw Amendment fee	\$1,500.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

2.0 Zoning Bylaw or Land Use Contract (LUC) amendment

2.1	Application fee	\$1,000.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

3.0 Temporary Use Permit

3.1	Application fee	\$700.00
3.2	Renewal fee	\$350.00

4.0 Development Permit

4.1	Application fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$600.00
	iii) Expedited Development Permit	\$150.00
4.2	Amendment to a Permit fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$300.00
	iii) Expedited Development Permit	\$150.00

5.0 Development Variance Permit

5.1	Application fee	\$400.00
-----	-----------------	----------

6.0 Subdivisions (Bylaw 2000)

6.1	Referral Review Fee (fee simple or strata parcels)	
	i) base fee	\$ 400.00
	plus ii) each additional parcel to be created	\$ 500.00/parcel
6.2	Referral Review Fee (boundary adjustment)	
	i) base fee	\$ 600.00
	plus ii) each additional parcel to be adjustment in excess of two (2)	\$100.00/parcel
6.3	Referral Review Fee (plan revisions)	
	i) base fee	\$ 150.00
	plus ii) any additional parcel to be created that has not previously been reviewed	\$ 500.00/parcel
6.4	Application Extension	\$150.00

6.5 Infrastructure Review and Inspection Fees

- i) 3.5%, to a minimum of \$500.00, of the total cost of “on-site” and “off-site” works that the Regional District will assume operations and ownership over once the subdivision or development is completed.

NOTE: for the purposes of calculating 3.5% of works, consulting engineering design fees are not included in the fee calculation. It is incumbent on the developer to provide actual construction costs for the Regional District approval.

All fees shall be paid to the Regional District prior to final support of the subdivision referral being provided to the Ministry of Transportation and Infrastructure (MoTI) or final occupancy of a building permit for the development.

7.0 Board of Variance Appeal

7.1 Application fee \$500.00

8.0 Floodplain Exemption

8.1 Application fee \$400.00

9.0 Strata Title Conversion

9.1 Application fee \$150.00

plus: i) for each additional unit \$150.00

10.0 Campsite Permit (Bylaw 713)

10.1 Application fee \$150.00

plus: i) for each camping space \$15.00

10.2 Renewal fee \$150.00

11.0 Mobile Home Park Permit (Bylaw 2597)

11.1 Application fee \$150.00

plus: i) for each mobile home space \$30.00

11.2 Renewal fee \$150.00

12.0 Applications to the Agriculture Land Commission

12.1 Application fee \$1500.00

13.0 Liquor and Cannabis Regulation Branch (LCRB) Referrals

13.1 Application Fee – Liquor License \$100.00

13.2 Application Fee – Cannabis License \$1,000.00

14.0 File Searches (for routinely releasable records only)

14.1 Information recovery from archived files \$30.00

14.2 Information recovery from a property folio:

- i) first ½ hour of time spent \$0.00
- ii) each additional ¼ hour spent after first ½ hour of time \$10.00

15.0 Legal Documents

15.1 Documents from Land Titles Office and BC Registries and Online Services:

- i) State of Title \$25.00
- ii) Covenants, Right of Ways, Easements,
Plans and similar documents: actual cost of document (minimum \$25.00)

16.0 Covenants

16.1 Discharge of a Statutory Covenant \$250.00

16.2 Preparation or Amendment of a Statutory Covenant \$500.00

17.0 Comfort Letters

17.1 “Comfort Letter” for compliance with bylaws or zoning \$100.00

18.0 Letter of Concurrence for Communication Towers \$400.00

NOTE: The number of dwelling units and/or parcels referred to at Sections 1.2 and 2.1 shall be determined by either using the maximum density of dwelling units permitted per hectare of land in the proposed zone or designation, or by dividing the area of the land proposed to be re-designated or zoned by the minimum parcel size requirement of the proposed zone or designation, whichever yields the greatest number.

Schedule 4 – Bylaw Enforcement Fees

1.0 Animal Control Fees

- 1.1. Impoundment Fees – Dogs (other than Dangerous Dogs)
- first impoundment in any calendar year \$ 50.00
 - second impoundment in any calendar year \$100.00
 - third impoundment in any calendar year \$250.00
 - each subsequent impoundment in any calendar year \$500.00
- 1.2 Impoundment Fees – Dangerous Dogs
- each impoundment \$1,000.00
- 1.3 Maintenance Fees
- each twenty-four (24) hour period, or part thereof \$ 20.00
 - Dangerous Dog \$30.00
- 1.4 Veterinary Costs Incurred costs as invoiced by Veterinarian

2.0 Dog Licensing Fees:

- 2.1 Intact Males and Non Spayed Females \$ 50.00
Spayed Females and Neutered Males \$ 20.00
Certified Guide or Assistance Dog no charge
- 2.2 notwithstanding 2.1, the licence fee for a dog that has reached 24 weeks in the same licencing year shall be prorated to a minimum amount of \$5.00
- 2.3 Where an owner presents proof that a dog was spayed or neutered in the same calendar year as the dog licence, the difference in licence fee shall be reimbursed for that calendar year, provided that the reimbursement is requested within the same calendar year as the licence.

3.0 Replacement of Lost, Destroyed or Mutilated Tags:

- 3.1 replacement of any lost, destroyed or mutilated tag \$ 5.00

4.0 Burning Permit Fees

- 4.1 Open Air Burning Permit (valid for one year) **Bylaw 2364**
\$30.00

5.0 Recovery of Collection Fees For Fines

- 5.1 To recover costs during collection process **Bylaw 2507**
as incurred

Schedule 5 – Public Works and Engineering Services Fees

2.0 Water Meter Vault, Appurtenances and Installation Fees

2.1 For all newly created lots a fee will be paid at time of subdivision for each lot that lies within a Water Service Area owned and operated by the Regional District as follows:

2.1.1	¾ to 1 ½ inch Service	\$1,500/lot
2.1.2	2 inch Service	\$2,000/lot
2.1.3	4 inch Service	\$3,000/lot

The fee includes the cost for the water meter and meter installation.

2.2 The fees in 2.1 may also apply to zoning amendment applications.

Schedule 5 – Public Works and Engineering Services Fees

Section 2 - Development Cost Charges & Capital Expenditure Fees

1.0 Okanagan Falls Sewer Development Cost Charges	Bylaw 2486
1.1 Single detached dwelling per lot/per dwelling unit	\$9,500.00
1.2 Duplex per dwelling unit	\$9,500.00
1.3 Townhouse per dwelling unit	\$6,800.00
1.4 Apartment per dwelling unit	\$6,800.00
1.5 Commercial per m ² gross floor area	\$ 30.00
1.6 Industrial per m ² gross floor area	\$ 30.00
1.7 Institutional per m ² gross floor area	\$ 27.00
2.0 Naramata Water System Development Cost Charges and Capital Expenditure Charges	Bylaw 1804 NID Bylaw 443
2.1 Development Cost Charges Zone A	
2.1.1 Single Family Residential at Subdivision	\$5,700/parcel
2.1.2 Multi Family Residential at Building Permit	\$5,700/dwelling
2.2 Capital Expenditure Charges – Zone A, B & C	
2.2.1 Single Family Residential	\$5,700/service
2.2.2 Multi-Family Residential	\$5,700/lot
2.2.3 Cottage	\$5,700/service
3.0 Olalla Water System Capital Expenditure Charges	OID Bylaw 32
3.1 Mobile Home Capital Expenditure Charge	\$1,000/unit
3.2 Capital Expenditure Charge	\$ 800/parcel
4.0 Faulder Community Water System Development Cost Charges	Bylaw 1894
4.1 Single Family Residential	\$4,200/parcel
5.0 West Bench Water System Capital Expenditure Charge	WBID Bylaw 101
5.1 Capital Expenditure Charge	\$3,000/parcel
6.0 Gallagher Lake Water Connection Cost	Bylaw 2644
6.1 Each water service	\$1,500.00
7.0 Sun Valley Water	SVID Bylaw 14
8.1 Capital Expenditure Charge Subdivision	\$1,000.00/Lot

8.0 Gallagher Lake Connection Costs**Bylaw 2645****8.1 Sewer – Single Family Equivalent Units (SFU)**

Each SFU equivalent unit in this section will have a Connection Cost of \$6,000.00.

Use	Person per Unit	SFU Equivalency	\$6000.00 Per
Residential	2.50 ¹	1.000	Dwelling
Motel Unit			2 Units
Camp/RV Site			2 Sites
Commercial	0.013 ²	0.0052	193 m ²
Industrial	0.006 ²	0.0024	417 m ²
Institutional	0.01 ²	0.004	250 m ²

Note: 1: RDOS' *Gallagher Lake & Vaseux Lake Areas Liquid Waste Management Plan*

2: The Ministry of Community, Sport of Cultural Development, *Provincial Best Practices for Development Cost Charges*

Schedule 5 – Public Works and Engineering Services Fees

Section 3 – Water System Fees – not to exceed maximum of:

1.0 Naramata Community Water System	Bylaw 2377
1.1 Basic User Fee	\$ 1,059/house
1.2 Grade A Domestic	\$ 295/acre
1.3 Grade A Irrigation	\$ 281/acre
If land is deemed to be non-irrigable, residents may apply for exemption based on an agrologist's report.	
1.4 Grade B	\$ 182/parcel
1.5 Development Charge – applicable when no Basic User Fee attached to property	\$ 149/parcel

In addition to the above user fees, the following will also apply:

1.7 each garage, service station, coffee shop, cafe, business office, beauty salon, dog kennel, neighbourhood pub, hobby shop, an annual charge of	\$ 219
1.8 each farm winery and/or store and winery with restaurant, an annual charge of	\$ 436
1.9 each Packing house an annual charge of	\$ 1,179
1.10 each school an annual charge of	\$ 4,895
1.11 each Naramata Centre an annual charge of	\$ 11,130
1.12 each guesthouse, summer cabin or picker's cabin an annual charge of	\$ 182/unit
1.13 each residence where the owner has for year round use (or rental) living units, suites, guest cottages or cabins, an annual per unit charge of	\$ 908/unit
1.14 each motel or auto court an annual charge of	\$ 161/unit
1.15 each resort an annual charge of	\$ 161/unit
1.16 each bed and breakfast an annual charge of	\$ 321
1.17 each tent and trailer court an annual charge of	\$ 843
1.18 each multiple family dwelling, duplex, apartment block or condominium, an annual charge of	\$ 908/unit
for each family unit, except that one such unit in each building shall be exempt.	
1.19 each bunkhouse an annual charge of	\$ 372
1.20 each single irrigation service connection a charge in accordance with the following:	
1.20.1 Three quarter inch (3/4")	\$ 92
1.20.2 One Inch (1")	\$ 92
1.20.3 One and One Quarter Inch (1 1/4")	\$ 92
1.20.4 One and One Half Inch (1 1/2")	\$ 92
1.20.5 Two Inches (2")	\$ 92

2.0 Olalla Water System**Bylaw 2381**

2.1 User Fees

2.1.1	Single Family Dwelling	\$ 440.05/each
2.1.2	Businesses	\$ 440.05/each
2.1.3	Trailer Space	\$ 440.05/unit
2.1.4	Apartments (charged in addition to the SFD)	\$ 231.00 /unit

3.0 Faulder Water System**Bylaw 1179**

3.1 User Rates

By taxation

4.0 West Bench Water System**Bylaw 2555**

CATEGORY	BASE RATE ANNUALLY	METERED CONSUMPTION USAGE
4.1 Water – Single Family	761.64	plus 0.325/cubic meter
4.2 Water - Vacant Lot	709.62	unmetered
4.3 Water - Multi Family	761.64	plus 0.325/cubic meter
4.4 Water - Park	761.64	plus 0.325/cubic meter
4.5 Water - School	761.64	plus 0.325/cubic meter
4.6 Water - Farm	761.64	plus 0.162/cubic meter
4.7 Water - Business	761.64	plus 0.325/cubic meter
4.8 Water - Utility	728.40	unmetered

4.9 Water – WBID Loan Payment (Debt ends 2023) \$23.25 quarter/parcel

4.10 Water – Reserve Fund \$28.75 quarter/parcel

5.0 Gallagher Lake Water System

5.1 Flat Rates

	Type of Use	Unit of Charge	Annual Rates
5.1.1	Residential		
5.1.1.1	Single Family, Duplex, or mobile home not in a mobile home park	dwelling unit	\$ 732
5.1.1.2	3-plex, 4-plex, townhouse, mobile home in a mobile home park	dwelling unit	\$ 574
5.1.1.3	Apartment, secondary suite, cabin	dwelling unit	\$ 278
5.1.1.4	Assisted Living Care Unit	under 50 square meters gross area	\$ 367
5.1.2	Commercial		
5.1.2.1	Office, Hall, Bakery, Hair Salon, Funeral Home, other small commercial Businesses	per unit	\$ 324
5.1.2.2	Motel or Hotel	per room	\$ 244
5.1.2.3	Campground	per site	\$ 86
5.1.2.4	Restaurant, Beverage Room, or Distillery:	less than 25 seats	\$ 703
		25 to 49 seats	\$ 1,045
		each additional 25 seats or increment	\$ 348
5.1.2.5	Garage, Service Station, Theatre, Bowling Alley, Supermarket	per unit	\$ 699
5.1.2.6	Laundromat	per machine	\$ 212
5.1.2.7	Car Wash	per wand	\$ 212
5.1.2.8	Church	per unit	\$ 432
5.1.2.9	Hospital, Extended Care or Long-Term Care Facility	per bed	\$ 454
5.1.2.10	School	per classroom	\$ 454
5.1.2.11	Community Hall, Arena, Curling Rink, Swimming Pool	per unit	\$ 2,305

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The rate for churches and halls is only intended where the premises are used for holding regular meetings. Where other uses are made of the building the appropriate user rates shall also apply.

5.2 Metered Rates

All consumption shall be charged at the rate of \$0.57 per cubic metre.

6.0 Willowbrook Water System

6.1 Per property connection \$1,195

7.0 Sun Valley Water System

7.1 Annual Domestic Rate (Grade A) per Parcel includes a 6 gallon per minute water allotment. \$ 1,475

7.2 In addition to the above Annual Base Rate Per Parcel with the exception of Grade I the following Irrigation rates apply:

Grade A1 Shall comprise of every parcel of land with a 3 gallon per minute dole valve. \$ 137

Grade B Shall comprise of every parcel of land with a 12 gallon per minute dole valve. \$ 546

Grade C Shall comprise of every parcel of land with an 18 gallon per minute dole valve. \$ 819

Grade D Shall comprise of every parcel of land with a 24 gallon per minute dole valve. \$ 1,092

Grade E Shall comprise of every parcel with a 30 gallon per minute dole valve. \$ 1,364

Grade F Shall comprise of every parcel of land with a 36 gallon per minute dole valve. \$ 1,637

Grade G Shall comprise of every parcel of land with a 39 gallon per minute dole valve. \$ 1,774

Grade H 1 Shall comprise of every parcel of land with a 175 gallon per minute dole valve. \$ 7,970

Grade H 2 Shall comprise of every parcel of land with a 120 gallon per minute dole valve. \$ 5,466

Grade I Shall comprise of every parcel of land to which water cannot be supplied. \$ 182

7.3 Out of Season Irrigation 1.25/day x gpm delivered per dole valve \$ 98

8.0 General Water Services

8.1 Hydrant Permit \$ 50 / day
8.2 Hydrant Permit – Backflow Prevention Device \$ 50 / day
8.3 Deposit for Hydrant Use \$ 500 / rental
8.4 Connection Charge \$ 350 / each
8.5 Inspection and Administration Fee \$ 100 / each
8.6 Water Turn-On and/or Fee \$ 50
8.7 Valve Turn Request \$ 50

Schedule 5 – Public Works and Engineering Services Fees

Section 4 – Sewer System Fees not to exceed a maximum of:

1.0 Okanagan Falls Sewer User Rates

Bylaw 1707

The following rates do not apply if the owner is in possession of a Sewer Use Contract of Section 14 of the Okanagan Falls Special Service Area Sewerage Regulation Bylaw.

Category	Annual Billing Rate
Single Family Dwelling/Townhouse/Duplex	\$ 862
Apartment per unit	\$ 732
Mobile home park/per unit	\$ 775
Motel/Hotel per unit	\$ 345
Restaurant/Lounge/Pub	\$ 2,585
School per classroom	\$ 775
Church, Library, Community Hall & Drop-in Centres	\$ 948
Small Business, office building (20 employees or less)	\$ 948
Larger Business, office building (greater than 20 employees)	\$ 1,981
Supermarket	\$ 2,498
Service Station	\$ 1,551
Industrial/Commercial (20 employees or less)	\$ 1,034
Industrial/Commercial (20 to 50 employees)	\$ 1,981
Industrial/Commercial (greater than 50 employees)	\$ 2,585
Coin operated car wash	\$ 5,169
Laundromat (per washing machines)	\$ 689
Campground/Washroom per site	\$ 345
Shower/washroom	\$ 345

2.0 Gallagher Lake Sewer System

2.1. Flat Rates

	Type of Use	Unit of Charge	Annual Rates
2.1.1	Residential		
2.1.1.1	Single Family, Duplex, or mobile home not in a mobile home park	dwelling unit	\$ 435
2.1.1.2	3-plex, 4-plex, townhouse, mobile home in a mobile home park	dwelling unit	\$ 341
2.1.1.3	Apartment, secondary suite, cabin	dwelling unit	\$ 167
2.1.1.4	Assisted Living Care Unit	under 50 square meters gross area	\$ 217
2.1.2	Commercial		
2.1.2.1	Office, Hall, Bakery, Hair Salon, Funeral Home, other small commercial Businesses	per unit	\$ 435
2.1.2.2	Motel or Hotel	per room	\$ 320
2.1.2.3	Campground	per site	\$ 56
2.1.2.4	Restaurant , Beverage Room or Distillery:	less than 25 seats	\$ 796
		25 to 49 seats	\$ 1,189
		for each additional 25 seats or increment	\$ 396
2.1.2.5	Garage, Service Station, Theatre, Bowling Alley, Supermarket	per unit	\$ 793
2.1.2.6	Laundromat	per machine	\$ 236
2.1.2.7	Car Wash	per wand	\$ 236
2.1.2.8	Church	per unit	\$ 462
2.1.2.9	Hospital, Extended Care or Long-Term Care Facility	per bed	\$ 462
2.1.2.10	School	per classroom	\$ 462
2.1.2.11	Community Hall, Arena, Curling Rink, Swimming Pool	per unit	\$ 2,183

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The user rate for churches and halls is only intended where the premises are used for holding

regular meetings. Where other types of uses are made of the building the appropriate user rates shall also apply.

2.2 Metered Rates

Where sewer flows for a particular property or use are determined, by the RDOS or designate, to be in excess of the recoverable flat rate, the property in question will be invoiced based on one of the following:

- 2.2.1 Sewer users with an effluent or sewage flow meter shall be charged at the rate of \$0.78 per cubic metre of measured effluent.
- 2.2.2 For metered water users without effluent flow meters, the charge for use of the sewage system shall be calculated as 80% of the recorded volume of metered water used times a rate of \$0.78 per cubic metre.

3.0 General Sewer Services

- | | | |
|-----|---------------------------------|-------------|
| 3.1 | Connection Charge | \$ 350 |
| 3.2 | Inspection & Administration Fee | \$ 100/each |

Schedule 5 – Public Works and Engineering Services Fees

Section 5 – Cemetery Fees

1.0 Naramata Cemetery

Bylaw 2816

Regional District of Okanagan-Similkameen, 101 Martin Street, Penticton, BC V2A 5J9
Naramata Cemetery located at 3315 Bartlett Road, Naramata, BC.

1.1 PLOT RESERVATION LICENSE FEES:	
Burial Plot: resident (\$124 allocated to reserve)	\$495
Burial Plot non-resident (\$240 allocated to reserve)	\$660
Cremation Plot: resident (\$42 allocated to reserve)	\$165
Cremation Plot non-resident (\$80 allocated to reserve)	\$220
1.2 INTERMENT OPENING AND CLOSING FEES:	
Burial Plot: 240 cm depth or greater	\$660
Cremation Plot:	\$110
1.3 EXHUMATION OR DISINTERMENT OPENING AND CLOSING FEES:	
Burial Plot:	\$650
Cremation Plot:	\$150
1.4 OPENING OR CLOSING FOR INTERMENT/ EXHUMATION/DISINTERMENT OTHER THAN DURING NORMAL BUSINESS HOURS:	
Fee in addition to that applicable under item 1.2 or 1.3 above for burial plot:	\$220
Fee in addition to that applicable under item 2 or 3 above for cremation plot:	\$220
1.5 ISSUANCE OF LICENSE/PERMIT OTHER THAN DURING NORMAL BUSINESS HOURS, OR LESS THAN 24 HOURS PRIOR TO SCHEDULED INTERMENT:	
Fee in addition to that applicable under item 1, 2 or 4 above:	\$100
1.6 INSTALLATION OF MEMORIAL MARKER:	\$ 94
(\$10 allocated to reserve)	
1.7 GRAVE LINER:	\$275
1.8 CREMATION URN VAULT:	
Small	\$ 55
Regular	\$ 65
Large	\$ 80
1.9 PICTURE OF INTERRED FOR INTERNET	
one time charge (optional)	\$ 50

2.0	TEXT	
	for internment to a maximum of 200 words, (optional)	\$ 50
2.1	SCATTERING GARDEN	
	Fee for Scattering Garden Plaque	\$200
	Fee for Scattering Gardens Care Fund	\$ 50

Schedule 5 – Public Works and Engineering Services Fees

Section 6 Curbside Solid Waste Collection and Drop-Off Service Fees

Fees for improved residential premises and non-residential premises as set out in the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw to receive waste collection service by defined service area:

6.1	Electoral Area “A”.	\$125 per premise per year
6.2	Electoral Area “B”.	\$125 per premise per year
6.3	Electoral Area “C”.	\$140 per premise per year
6.4	Participating areas of Electoral Area “D” excluding Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$125 per premise per year
6.5	Participating areas of Electoral Area “D” within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$145 per premise per year
6.6	Participating areas of Electoral Areas “E”.	\$145 per premise per year
6.7	Participating areas of Electoral Area “F”.	\$145 per premise per year
6.8	Electoral Area “G”.	\$155 per premise per year
6.9	Village of Keremeos.	\$115 per premise per year
6.10	Tag-a-Bag as defined by the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw	\$1.50 each
6.11	Properties that have active commercial bin collection of refuse located on the property in question that request residential collection of recycled materials only	\$45.00 per premise per year.

Schedule 5 – Public Works and Engineering Services Fees

Section 7- Sanitary Landfills

Campbell Mountain, Okanagan Falls, Oliver Landfills and Keremeos Waste Transfer Station

1.0 The general TIPPING FEE is per metric tonne per load, or when stated per unit, when each SOLID WASTE is SOURCE SEPARATED, not CONTAMINATED and DISPOSED in the DESIGNATED LOCATION. Capitalization of a word indicates that it is defined in the Waste Management Service Regulatory Bylaw No. 2796.

TIPPING FEE charges that are in addition to the general TIPPING FEE listed in Section 1.1 to 1.4 are identified in 2.0.

1.1 REFUSE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
					Charge per metric tonne per load and see 1.0
REFUSE	\$110.00	\$110.00 Must not contain items listed in Section 2.13.	\$110.00	\$110.00 Must not contain items listed in Section 2.12	\$5.00 minimum charge. Okanagan Falls Landfill cannot accept FOOD WASTE.

1.2 DEMOLITION, RENOVATION, CONSTRUCTION MIXED LOAD SOLID WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
					Charge per metric tonne per load and see 1.0
ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$500.00	\$110.00	\$500.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.
NON-SERVICE AREA ASSESSED DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION MIXED LOAD	Not Accepted	\$135.00	Not Accepted	Not Accepted	RDOS approval form required. Materials generated outside the SERVICE AREA of a SITE.
NON-ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$700.00	\$500.00	\$700.00	Not Accepted	\$50.00 minimum charge.
CONSTRUCTION MIXED LOAD	\$700.00	\$125.00	\$700.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.

1.3 RECYCLABLES (see Charge Information with each SOLID WASTE)	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
Alarms (smoke, CO detectors)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
Antifreeze (liquid & containers)	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted.
ASPHALT	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge.
ASPHALT SHINGLES	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
BATTERIES LEAD-ACID, BATTERIES - HOUSEHOLD	\$0.00	\$0.00	\$0.00	\$0.00	Lead acid, Household.
CERAMIC FIXTURES and Ceramic Tile	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge.
CONCRETE	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge.
CONCRETE BULKY (including ROCKS over 40 cm)	\$60.00	\$60.00	\$60.00	Not Accepted	Means CONCRETE measuring greater than 1 m. in any dimension and/or where large amounts of metal are protruding greater than 15 cm. \$50.00 minimum charge.
CORRUGATED CARDBOARD	\$0.00	\$0.00	\$0.00	\$0.00	Not CONTAMINATED.
ELECTRONIC and ELECTRICAL PRODUCTS (E-WASTE)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities.
FRUIT WASTE	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
FRUIT/GRAIN BY- PRODUCT	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
GLASS CONTAINERS	\$0.00	\$0.00	\$0.00	\$0.00	Clean, empty. Commercial volumes accepted in DESIGNATED LOCATION
GYPNUM BOARD-NEW	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge.
GYPNUM BOARD NON- RECYCLABLE	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge
Lighting (fixtures and bulbs)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
1.3 RECYCLABLES continued (see Charge	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste	Charge Information

Information with each SOLID WASTE)				Transfer Station	Charge per metric tonne per load, or as stated per unit, and see 1.0
MASONRY	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge
Mattress or Box Spring	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	Any size.
Mercury containing materials (fluorescent tubes, thermostat switches)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities (ten fluorescent tubes per load per day) accepted HHW Facility.
METAL	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg. Under 2.4 meters (8 ft.) in length and/or width.
Oil (used motor oil, filters and containers)	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted. HHW Facility. (limit of 20 litres per load per day).
OPERATIONALLY BENEFICIAL	\$0.00	\$0.00	\$0.00	\$0.00	As determined by the MANAGER.
Paint - residential	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted (limit of 20 litres per load per day).
PRESSURIZED TANKS - Large	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	4.5 kg (10 lb.) capacity or greater.
PRESSURIZED TANKS - Small	\$0.00	\$0.00	\$0.00	\$0.00	Less than 4.5 kg (10 lb.) capacity.
PRODUCT STEWARDSHIP MATERIALS	\$0.00	\$0.00	\$0.00	\$0.00	Acceptable PRODUCT STEWARDSHIP MATERIALS and acceptable quantities from within the SERVICE AREA.
REFRIGERATION UNIT (Fridges, Freezers, AC units etc.)	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	For removal of OZONE DEPLETING SUBSTANCES. If ODS is removed provide acceptable certification.
RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE	\$0.00	Not Accepted	See Oil, Paint Antifreeze, Lighting	Not Accepted	Residential quantities accepted. Oliver LF accepts only what is listed.
RESIDENTIAL PACKAGING	\$0.00	\$0.00	\$0.00	\$0.00	Not CONTAMINATED.
RESIDENTIAL POLYSTYRENE PACKAGING	\$0.00	Not Accepted	\$0.00	\$0.00 see Charge Information	Not CONTAMINATED.
RESIDENTIAL PLASTIC FILM	\$0.00	Not Accepted	\$0.00	\$0.00	Not CONTAMINATED.

1.3 RECYCLABLES continued (see Charge Information with each SOLID WASTE)	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
RESIDENTIAL PRINTED PAPER	\$0.00	\$0.00	\$0.00	\$0.00	Charge per metric tonne per load, or as stated per unit, and see 1.0 Not CONTAMINATED.
RESIDENTIAL RECYCLING-UNSORTED	Not accepted	Not accepted	Not accepted	Not accepted	
ROCKS	\$20.00	\$20.00	\$20.00	\$20.00	Not greater than 40 cm in any direction. \$5.00 minimum charge.
TAR AND GRAVEL ROOFING	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
TIRE	\$0.00	\$0.00	\$0.00	\$0.00	Maximum 10 per load/day.
TIRE – with rims	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	Maximum 10 per load/day.
TIRE-OVERSIZE	\$500.00	\$500.00	\$500.00	\$500.00	Per Metric Tonne
WOOD PRODUCT CONTAMINATED	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge..
WOOD WASTE	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
WOOD WASTE-TREE STUMP	\$50.00	\$50.00	\$50.00	\$50.00	\$10.00 minimum charge.
YARD AND GARDEN WASTE	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 above 500 kg	\$5.00 minimum charge for loads greater than 500 kg. Under 2.4 meters (8 ft.) in length
YARD WASTE SMALL DIMENSION	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	No Charge when loads contain only chipped yard waste, grass, and/or leaves.
Compost Sales	For Campbell Mountain Landfill compost sales, contact City of Penticton. Compost site is operated by the City of Penticton.				

1.4 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
AGRICULTURAL ORGANIC MATERIAL	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Charge per metric tonne per load or as indicated and see 1.0 RDOS approval required. Penalties will apply if not suitably prepared See Section 2.2

AGRICULTURAL PLASTIC	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Penalties will apply if not suitably prepared. See Section 2.14
ASBESTOS CONTAINING MATERIALS (ACM)	\$110.00 see Charge Information	Not Accepted	\$110.00 see Charge Information	Not Accepted	RDOS approval required. PROHIBITED WASTE when not suitably contained and DISPOSED of. \$5.00 minimum charge
BULKY WASTE	\$200.00	\$200.00	\$200.00	Not Accepted	\$50.00 minimum charge.
BURNED MATERIALS that have been allowed to cool for no less than a two-week period.	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$5.00 minimum charge.
CARCASSES	\$50.00	Not Accepted	\$50.00	Not Accepted	\$10.00 minimum charge.
CLINICAL/ LABORATORY STERILIZED WASTE	\$200.00	Not Accepted	\$200.00	Not Accepted	\$50.00 minimum charge
Condemned foods	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$50.00 minimum charge.
Foundry Dust	\$150.00	Not Accepted	\$150.00	Not Accepted	\$50.00 minimum charge
ILLEGALLY DUMPED WASTE	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Regular charges will apply if not RDOS approved prior to DISPOSAL.
INFESTED VEGETATION	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Penalties will apply if not DISPOSED of in DESIGNATED LOCATION.
INVASIVE PLANTS	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Penalties will apply if not DISPOSED of in DESIGNATED LOCATION.
LEAD-BASED PAINT coated materials	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	PROHIBITED WASTE when not suitably DISPOSED of. \$5.00 minimum charge.
PROHIBITED WASTE – authorized	\$200.00	\$200.00	\$200.00	Not Accepted	\$50.00 minimum charge. RDOS approval required.
Sludge and Screenings from municipal sewage treatment plants	\$110.00 see Charge Information	Not Accepted	\$110.00 see Charge Information	Not Accepted	\$50.00 minimum charge. RDOS approval required. If not RDOS approved prior to DISPOSAL a charge of \$200 M/T will apply with a \$50.00 minimum.
1.4 Authorized CONTROLLED WASTE continued	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load or as indicated and see 1.0
SOIL CLEAN	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required.

SOIL CONTAMINATED	\$25.00	\$25.00	\$25.00	Not Accepted	Soil Relocation Application required.
Soil Relocation Application	\$250.00 per application	\$250.00 per application	\$250.00 per application	Not Applicable	RDOS approval required.
SOIL SMALL VOLUME CONTAMINATED	\$25.00	\$25.00	\$25.00	Not Accepted	RDOS approval required.
WOOD-PRESERVED	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	PROHIBITED WASTE when not suitably DISPOSED of. \$5.00 minimum charge.
WOOD WASTE INDUSTRIAL	\$300.00	\$300.00	\$300.00	Not Accepted	\$50.00 minimum charge.
WOOD WASTE-SMALL DIMENSION	\$200.00	\$200.00	\$200.00	Not Accepted	

2.0 The following charges are in addition to the general charges outlined above in 1.0 to 1.4, shall also apply:

- 2.1 Any REFUSE that is deposited at the ACTIVE FACE or REFUSE BINS, with the exception of DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION MIXED LOAD that contains CONTROLLED WASTE or RECYCLABLE WASTE, shall be charged two times the rate for REFUSE, or two times the highest rate for any material contained in the load, whichever is greater.
- 2.2 Any SOLID WASTE load that is deposited in a DESIGNATED LOCATION and that is CONTAMINATED or does not meet RECYCLABLE specifications shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.
- 2.3 DISPOSING of unauthorized PROHIBITED WASTE in a manner contrary to the RDOS approved protocol shall be charged \$500 per tonne with a \$300 minimum charge, or as determined by the MANAGER.
- 2.4 Any MIXED LOAD deposited at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.
- 2.5 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge.
- 2.6 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the load is DISPOSED and shall be based on the WEIGHT- NET, difference in weight between the WEIGHT - GROSS and the WEIGHT - TARE of the empty VEHICLE.
- 2.7 In the event the weigh scale is not operational, the SITE OFFICIAL shall estimate the weight of each VEHICLE and a fee shall be charged as outlined in this Schedule.

- 2.8 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program shall pay a fee as determined by the REGIONAL DISTRICT.
- 2.9 Each offence committed against the current Waste Management Service Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged double the normal fee with a \$10 minimum charge as set out in this Schedule.
- 2.10 SOLID WASTE generated by LOCAL GOVERNMENT IMPROVEMENTS are exempt from tipping fees when prepared and DISPOSED of in a manner approved by the MANAGER.
- 2.11 Any SOLID WASTE generated outside the designated Landfill SERVICE AREA that is DISPOSED of at a SITE shall be charged two times the rate for REFUSE, or two times the highest rate for any SOLID WASTE contained in the load, whichever is greater, with a \$20 minimum charge, or as indicated in Section 1.2.
- 2.12 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, CONSTRUCTION MIXED LOAD, DEMOLITION AND RENOVATION MIXED LOAD, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Keremeos SITE.
- 2.13 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, FOOD WASTE, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Okanagan Falls SITE.
- 2.14 The fee for each load of AGRICULTURAL PLASTIC that arrives at the SITE that is not suitably prepared as per RDOS policy shall be charged REFUSE with a \$5.00 minimum charge.
- 2.15 Any SOLID WASTE material over 2.4 metres (8 feet) is charged as BULKY WASTE.
-

Schedule 6 – Parks and Recreation Fees

1.0 Naramata Parks and Recreation

1.1 Wharf Park		
1.1.1	Park Rental (No Power) daily	\$100
1.2 Manitou Park		
1.2.1	Park Rental (No Power) daily	\$100
1.2.2	Power daily	\$25
1.3 Deposit for Park Rental		\$500
1.4 Recreation Programs		
1.4.1	Instructed Programs (per series – price not to exceed)	\$175
1.4.1.1	Drop-in (per session – price not to exceed)	\$15
1.4.2	Summer Day Camp - daily	\$25
1.4.5	Summer Camp Weekly	\$100

2.0 Okanagan Falls Parks and Recreation

2.1 Kenyon House		
2.1.1	Kenyon House - Monday to Friday daily	\$ 75
2.1.2	Kenyon House - Saturday or Sunday daily	\$110
2.1.3	Kenyon House - Full Weekend	\$200
2.2 Community Center		
2.2.1	Full Facility Kitchen Activity Room and Gym - Saturday or Sunday	\$325
2.2.2	Full Facility Kitchen Activity Room and Gym - Full Weekend	\$450
2.2.3	Gym or Activity Room - Monday to Friday 3pm to 9pm daily	\$60
2.2.4	Gym or Activity Room - Weekend Saturday or Sunday daily	\$150
2.2.5	Gym or Activity Room - Full Weekend (Friday 3pm to Sunday 9pm)	\$250
2.2.6	Kitchen with Rental of Activity Hall or Gym	\$75
2.2.7	Children's Birthday Party - 3hr max	\$60-75
2.2.8	Kitchen Only - Daily	\$100
2.2.9	Kitchen Only - Full Weekend	\$150
2.3 Zen Center		
2.3.1	Day Rate	\$60
2.3.2	Full Weekend	\$100
2.4 Children Programs		
2.4.1	Drop in rate - floor hockey, game night and Multisport	\$3
2.4.2	Recreation Programs – per visit	\$3-\$10
2.4.3	Special Onetime Events	\$10-\$20
2.4.4	Summer Day Camp - daily	\$25
2.4.5	Summer Camp Weekly	\$100
2.5 Adult Programs		
2.5.1	Instructed Programs - Drop in	\$10
2.5.2	Instructed Programs - 5 Pass Package	\$40
2.5.3	Instructed Programs - 10 Pass Package	\$65
2.5.4	Instructed Programs - 20 Pass Package	\$120
2.5.5	Drop –In Sports	\$3
2.6 Lions		
2.6.1	Wedding Vows - Ceremonies	\$75
2.7 Keogan		
2.7.1	Youth / Teen	\$10
2.7.2	Cricket / Baseball Adult Excusive	\$75

3.0 Kaleden Parks and Recreation

3.1 Parks		
3.1.1	Kaleden Hotel Day Rate (Includes power)	\$400
3.2 Community Hall(rental includes Hall, Bar and Sound System)		
3.2.1	Day Rate	
	3.2.1.1. Weddings (Saturday am to Sunday am)	\$2,000
	3.2.1.2 Hotel Park and Hall	\$2,300
	3.2.1.3 Meetings and Events	\$415
3.2.2	Weekend Rate (6 pm Fri to noon Sun – incl kitchen)	
	3.2.2.1 Hall	
	3.2.2.2 Hall and park	\$2,400
	Hourly Rate	\$2,700
3.2.3	3.2.3.1. Hall (3 hour minimum)	\$50
	3.2.3.2. Add Kitchen (\$200)	\$150
	3.2.3.3. Children’s Birthday Parties (hall only)	\$350
	3.2.3.4 Kitchen Hourly Rate (4 hr minimum)	\$100
	Kaleden Residents receive a 25% discount on all Rentals	\$25
3.2.4	Damage Deposit – required	30%
3.2.5	Sports Rental Rates (2 Hours)	
	3.2.5.1 Drop in Per Person	\$4
	3.2.5.2 Individual Fee paid in advance	\$2.50
	3.2.5.3 Club Fee	\$25
	Kaleden Youth Organized Groups	No Chg
3.2.6	Discount for Non-Profit Organizations	20%
3.2.7	Discount for Local Charitable Fundraising	No Chg
3.2.8	Local Groups Providing Community Events	No Chg
3.2.9		
3.3 On/Off Premises for Equipment not included in Site Rental		
3.3.1	Equipment Rental (as listed in Rental Agreement)	\$2 - \$200
)	
3.3.2	Administration Fee on all Off Premise Rentals	\$40
	3.3.2.1 Weekday	\$60
	3.3.2.2 Weekend	
3.4 Deposit for All Types of Rentals		30%

****Special Requests can be submitted to the Kaleden Recreation Commission Board***

3.5 Recreation Programs		
3.5.1	Adult Drop in rate	\$4
	10 prepaid	\$25
3.5.2	Active Kids Programs – per visit	\$3-\$10
3.5.3	Special Onetime Events	\$10-\$20
3.5.4	Instructed Programs - Drop in	\$10
3.5.5	Fitness / Yoga businesses providing instruction	\$10-\$15
	- 30% of gross revenue paid to Kal-Rec	

4.0 Keremeos

4.1 Facility Rentals

4.1.1	Bowling lanes (for 3 hours and does not include shoe rental)	\$80
4.1.1.2	School Rates	\$60
4.1.2	Squash/Racquetball (is included with monthly fitness pass)	
4.1.3	Racquet Court rental for private classes (yoga, Zumba etc.)	\$20/hr
4.1.4	Climbing Wall – (time is determined by certified instructor)	\$40

4.2 Keremeos Community Pool

4.2.1	Single Admission Rates	
4.2.1.1	Pre-school - under 5	Free
4.2.1.2	Youth – 5 – 18 years	\$4
4.2.1.4	Adult	\$5
4.2.1.6	Family Rate	\$11
4.2.1.5	10 Flex Pass	\$36
4.2.1.6	Season Pass (only during public swimming and toonie swim)	
	Family	\$200
	Adult	\$100
	Youth/Senior	\$80
4.2.2	Red Cross	
4.2.2.1	Preschool – Level 6	\$55
4.2.2.2	Level 6 – 10	\$75
4.2.3	Early Bird Club *changed from 3 days per week to 2 days	\$115
4.2.4	Adult Fitness	\$115
4.2.5	Aquasize	\$115
4.2.6	Aquasize Combined	\$170
4.2.7	Pool Rental – per hour	\$80

4.3 Keremeos Fitness Room

4.3.1	Single Admission Rates	
4.3.1.1	Youth	\$3
4.3.1.2	Adult	\$5
4.3.1.3	Senior (+60)	\$3
4.3.2	1 Month Pass	
4.3.2.1	Youth and Senior (+60)	\$30
4.3.2.2	Adult	\$40
4.3.3	3 Month Pass	
4.3.3.1	Family	\$255
4.3.4	6 Month Pass	
4.3.4.1	Youth and Senior (+60)	\$150
4.3.4.2	Adult	\$210
4.3.4.3	Family	\$417
4.3.5	1 Year Pass	
4.3.5.1	Youth and Senior (+60)	\$240
4.3.5.2	Adult	\$360
4.3.5.3	Family	\$635
4.3.6	Lost Card Replacement	\$15

Emergency Organizations (paramedics, fire, police) \$100.00 per year

4.4 Keremeos Ice Rink

4.4.1	Single Admission Rates	
4.4.1.1	Pre-school – under 5	Free
4.4.1.2	Youth – 5 – 18 years	\$4
4.4.1.3	Adult	\$5
4.4.1.4	Family	\$10

4.4.1.5	10 Flex Pass	\$32
4.4.2	Learn to Skate	
4.4.2.1	3 – 6 Years	\$65
4.4.2.2	7 and up	\$65
4.4.3	Mite's Hockey – Boys and Girls 5 – 8 Years old	\$5.25
4.4.4	Sticks and Pucks - Youth	\$4
4.4.5	Sticks and Pucks – Adult	\$5
4.4.6	Ice Rental – Per hour	
4.4.6.1	School Age Keremeos	\$80
4.4.6.2	Adult	\$100
4.4.7	Skate Renta	\$2.50
4.5	Keremeos Bowling	
4.5.1	League Bowling	
4.5.1.1	Adult	\$11.50
4.5.1.2	Senior	\$11
4.5.1.3	Fun Bowl	\$9.50
4.5.2	Drop- In	
4.5.2.1	Adult	\$ 5
4.5.2.2	Youth – 5 – 18 years	\$ 4
4.5.2.3	Family	\$10
4.5.3	Shoe Rental	\$ 2
4.6	Climbing	
4.7.1	Youth – 5 – 18 years	\$ 4

Note: All Program fees are set at a level sufficient at minimum to cover all instructors, expendable and consumable materials and extraordinary costs.

5.0 Park Donations

Standard Amenities (types)	Donation Amount (cost estimate*)
Tree Planting	\$250.00 and up
Bicycle Rack	\$1700.00 and up
Park Bench	\$2000.00 and up
Park Table	\$2500.00 and up
Garbage Bins (bear proof)	\$1000.00 and up
Pet Stand Dispenser	\$500.00 and up

*Items costs will be based on furniture standards for the select Park, including the item price, delivery charges, taxes, installation, pad and if applicable, plaque PLUS a 10% maintenance fee.

Schedule 7 – Transit Fees

1.0 Local Routes

1.1	Single Fare Tickets	\$2.25
1.2	Sheet of Ten Tickets	\$20.25
1.3	Day Pass	\$4.50
1.4	Adult Monthly Pass	\$45.00
1.5	Student/Senior Monthly Pass	\$35.00

2.0 Regional Routes (Multi-Zone)

2.1	Single Fare Tickets	\$4.00
2.2	Sheet of Ten Tickets	\$36.00
2.3	Day Pass	\$8.00
2.4	Adult Monthly Pass	\$60.00
2.5	Student/Senior Monthly Pass	\$40.00

Students enrolled on a full-time basis and persons of the age 65 and over are eligible for the discounted rate, as outlined in the schedule. Discounted rates apply to monthly passes, only.

Schedule 8 – Freedom of Information and Protection of Privacy Request Fees

Schedule of Maximum Fees

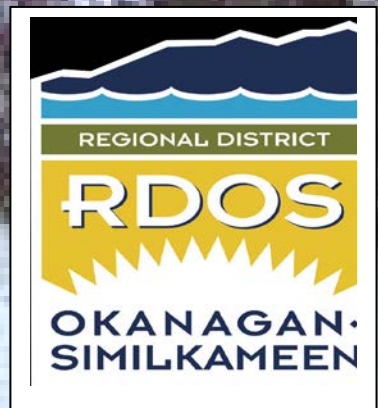
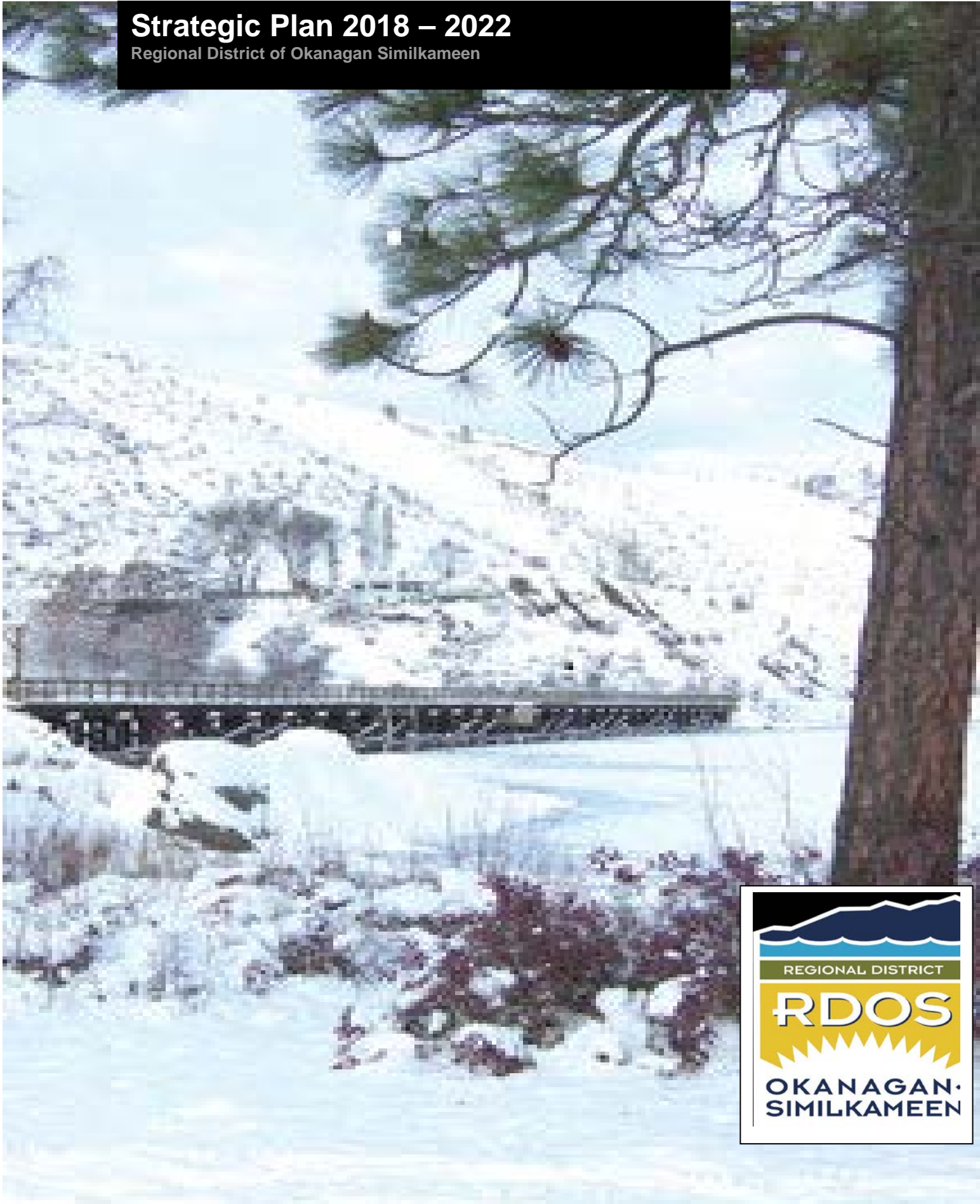
1. For all applicants:	
(a) for locating and retrieving a record	\$7.50 per ¼ hour or portion thereof after the first 3 hours.
(b) for producing a record manually	\$7.50 per ¼ hour.
(c) for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour.
(d) for shipping copies	actual costs of shipping method chosen by applicant.
(e) for copying records:	
(i) photocopies and computer printouts	\$0.25 per page (8.5 x 11, 8.5 x 14) \$0.30 per page (11 x 17)
(ii) photographs (colour or black & white)	\$5.00 to produce a negative \$12.00 each for 16" x 20" \$9.00 each for 11" x 14" \$4.00 each for 8" x 10" \$3.00 each for 5" x 7"
(iii) compact disc CD or DVD	\$10.00 each
(iv) USB stick	\$15.00 each

Schedule 9 – Street Lighting Bylaw 2025, 2001

1.0 Naramata Street Lighting \$15.00/yr

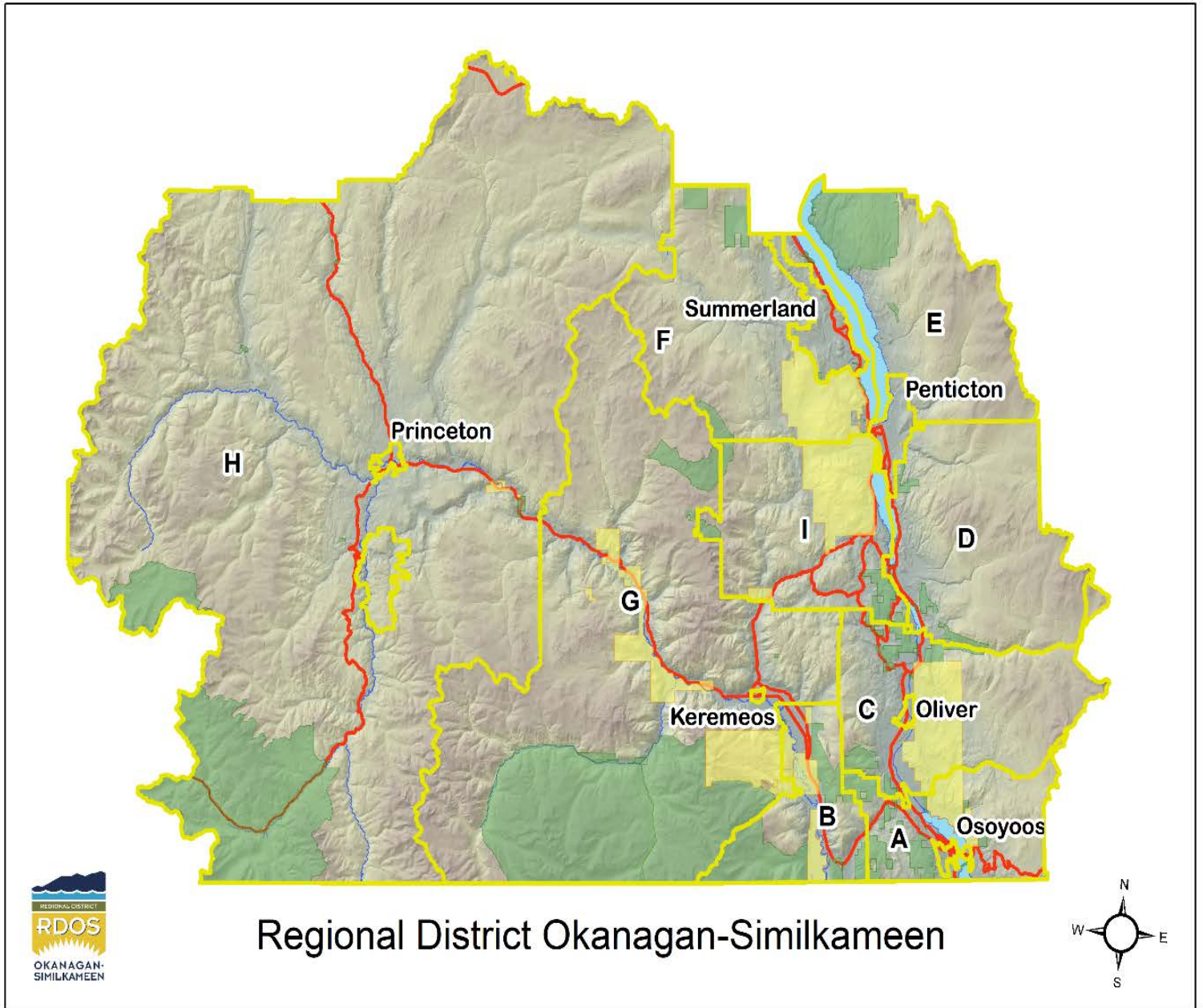
Strategic Plan 2018 – 2022

Regional District of Okanagan Similkameen



(This page left blank intentionally for printing purposes)

GEOGRAPHIC BOUNDARIES



(This page left blank intentionally for printing purposes)

TABLE OF CONTENTS

INTRODUCTION

STRATEGIC CONTEXT

STRATEGIC OVERVIEW

GOVERNANCE AND ACCOUNTABILITY

STRATEGIC PLANNING PROCESS

KEY SUCCESS DRIVERS, GOALS

SUMMARY STATEMENT



This page left blank intentionally for printing purposes

INTRODUCTION

The Regional District of Okanagan Similkameen in south-central B.C. is one of the most geographically diverse regions of British Columbia. It includes vineyards and orchards, lakes, mountain ranges, and high plateaus. Summers are hot and dry, and winters, while below freezing, are relatively mild. It's the driest part of British Columbia, and home to the only official desert in Canada.



Local Government

Municipalities were created in certain geographic areas to accomplish tasks and provide services that could be more adequately achieved by action of a group than by the action of an individual. A Regional District operates on the same principle, but goes further, to provide a forum for incorporated local governments in the region and rural areas to come together to coordinate their actions for the benefit of their mutual constituents.

The basis of property taxation for incorporated local governments follows the Redistribution Principle, whereby the municipality taxes property and creates services which property owners might not individually subscribe to and redistribute it for the benefit of all. The Regional District form of government moves much closer to the Direct Benefit Principle of taxation, whereby we create service areas through establishment bylaws and only those directly benefiting from the service pay for it.

Mandate and Authority

Regional districts are an independent, responsible and accountable order of government within their jurisdiction¹. The purposes of a regional district include:

- (a) providing good government for its community,
- (b) providing the services and other things that the board considers are necessary or desirable for all or part of its community,
- (c) providing for stewardship of the public assets of its community, and
- (d) fostering the current and future economic, social and environmental well-being of its community.

Further, each regional district is a corporation and the governing body is its board of directors.

While the Local Government Act and the Community Charter are the foundation of enabling legislation for Regional Districts, we also draw authority from, or are affected by, many other pieces of Provincial legislation.

¹ Section 185 of the Local Government Act (LGA) of British Columbia, RSBC 2015, Chapter 1

Letters Patent

The Regional District of Okanagan Similkameen is a corporation officially established on March 4th, 1966 by Letters Patent issued by the Executive Council pursuant to Section 766 of the Municipal Act of British Columbia. As a creation of the Province, the Regional District relies on Provincial Legislation to provide the authority necessary for it to fulfil its mandate of providing services to the citizens within its corporate boundaries.

The Regional District is led by a Board of Directors of nineteen members, nine rural and ten urban. Based on population, the nine rural electoral areas, each have one elected director and of the six municipal members, Penticton appoints four Directors, Summerland appoints two Directors and Osoyoos, Oliver, Keremeos and Princeton appoint one each. The rural Directors are elected to a four-year term² while the urban members are appointed by, and serve at the pleasure of, their council. The Act also provides that the authority and power to govern the municipality is vested in Board as a whole³.

The Strategic Plan describes a vision and a balanced strategy to ensure we offer competitive and sustainable services that are focused on meeting the current and future needs of our citizens, customers and stakeholders, and making the South Okanagan and Similkameen Valley's a great place to live, work and play. To achieve success and the realization of the strategy, the Regional District relies on their dedicated employees who will work in collaboration with a range of diverse stakeholders.

STRATEGIC CONTEXT

The Regional District of Okanagan Similkameen makes significant and lasting contributions to the quality of life for their citizens. However, this can only be realized by offering competitive, effective and innovative services to those within our service area, to those that want to do business within our geographic boundaries, to those travelling through and to those other incorporated municipalities within our boundaries and who have representation on our Board of Directors.

The business environment in which we operate offers significant strengths. The geographic location and our climate are huge attractions. To further our advantage, our strong management team and a highly functional group of elected officials, all who keep the interests of the Region at the forefront and who are always looking for partnerships and economies of scale, lead the way.

Our efforts to build a stable, business-friendly environment face a number of challenges that have been identified and will be addressed in the coming years. The Regional District has a slow, but steadily growing, economy based on government services, agriculture, construction and quality of life (retirement). The cost of housing remains a concern in the area, if not British Columbia as a whole. The continuing downturn in oil prices and the Alberta economy evidence themselves in the regional district housing market as the Okanagan is a primary retirement and vacation target for Albertans.

² Local Government Act, Chapter 1, Revised Statutes of British Columbia, 2015

³ Ibid, Section 194

STRATEGIC OVERVIEW

Values

The Regional District of Okanagan Similkameen envisions that all of our members, officers and employees share intrinsic beliefs that they are expected to use, live by and demonstrate on a daily basis while executing their work responsibilities. These Values help define who we are and what we stand for and must be owned to the extent that each member of the organization is willing to hold themselves and others accountable to them. This is how we do business.

Honesty, Integrity, Ethical and Respectful Behaviour

We are honest, ethical, and fair in all of our activities, using consistent and sound judgment to build trust in our working relationships.

Accountability

We take responsibility for our actions by embracing common goals through teamwork and collaborative decision-making while putting the interest of the community first. We dedicate ourselves to maintaining professionalism in our work using our guidelines and standards that enable us all to be answerable for our choices and achieve results stated in our organizations goals and objectives.

Leadership/ Transparency

We value “leadership with integrity” and are committed to open, accessible and transparent local government.

Consistent Focus on the Customer Experience

We provide courteous, responsive, high-quality service by fostering a respectful, positive and welcoming environment for our customers. We provide consistency through sound business practices and professional standards.

Environmental Responsibility

We believe that a healthy environment promotes healthy living in our communities. We have a responsibility to maintain, enhance and protect the environment through the consideration of environmental impacts in our decision-making process.

Vision

Our Vision is a description of our preferred future. The Board of Directors and their senior administration came together early in 2009 to look twenty years into the future and define what the Regional District of Okanagan Similkameen should be. It forms a target to which all other plans are defined and that remains valid as our long-term future. It takes into account our rich history, our diverse culture and our unique position in the beautiful Okanagan and Similkameen Valley's. We know where we are, where we want to go and we'll chart a course to get there.

We envision the Regional District of Okanagan-Similkameen as a steward of our environment, sustaining a diverse and livable region that offers a high quality of life through good governance.

Mission

The Mission Statement defines why the corporation exists and brings a clarity of purpose as to how we will achieve our vision. The Mission Statement helps us define how our human and financial resources will be applied.

To initiate and implement policies which preserve and enhance the quality of life and serve the broader public interest in an effective, equitable, environmental and fiscally responsible manner.

Key Success Drivers

Key Success Drivers form part of our Guiding Principles and are the factors necessary for the Regional District to successfully achieve our vision and mission. They form the "bins" that we put our goals, objectives and performance indicators in to ensure we cover all components of our mission in an organized fashion.

1. High Performing Organization
2. Focus on Customer Experience
3. Regional Sustainability
4. Governance and Oversight in a representative democracy

Strategic Goals

Goals are developed under each of our Key Success Drivers to direct how the organization will drive our activities to allow us to progress towards achieving our vision. While adjustments can, of course, be made to our Goals to address volatility in the external or internal environment, it is typical for an organization to set goals as a long-term guide to their activities. The Regional District of Okanagan Similkameen sets goals based on the term of our elected officials, identifying what the Board of Directors intends to accomplish during their four years in office.

Corporate Business Plan

A companion document to our Strategic Plan is the annual development of a corporate business plan. During this process, the Board of Directors sets annual objectives, and performance indicators, along with measurements and responsibilities. Administration reports back to the Board on a quarterly basis during the year on their progress against the Business Plan.

GOVERNANCE & ACCOUNTABILITY

Regional governments perform important work and deal with important issues that affect the very lives of those who depend on us for service. They also rely on the Board to set a strategic direction for the Region and to do what's right to make their future sustainable and our organization responsive and accountable. The governance and accountability processes of the Regional District of Okanagan Similkameen are structured to promote the purposes and business of the Regional District as set forth in our enabling legislation.

The Local Government Act establishes that the governing body of a Regional District is the Board⁴, that it is a continuing body, and that the powers, duties and functions of the Regional District are only exercised by the Board.⁵ This legislated role is, by necessity, fairly vague.

The governance role for every board member is identified in the Community Charter:⁶ It requires members to consider the well-being and interests of the District as a whole; to contribute to the development and evaluation of the policies and programs of the District respecting its services and other activities; and defines the responsibility of every member to participate in Board meetings, committee meetings and meetings of other bodies to which the member is appointed;

The Board of Directors takes their oversight responsibilities seriously. Among other activities, the Board practices the following:

- i. to adopt a strategic plan for the corporation and regularly monitor progress towards the achievement of that plan, updating the plan when appropriate;
- ii. to understand the principal risks which the corporation faces and ensure the corporation is adequately protected against those risks;
- iii. to appoint a CAO to direct the business of the corporation, ensure training is available for current and prospective employees, regularly assess the performance and provide for succession;
- iv. to ensure there are communication processes in place to allow the corporation to communicate effectively with and receive feedback from its citizens; and
- v. to ensure there are effective internal controls and financial reporting systems to ensure the corporation's finances are protected and the corporation's financial reports may be relied upon with confidence as to their integrity and accuracy.

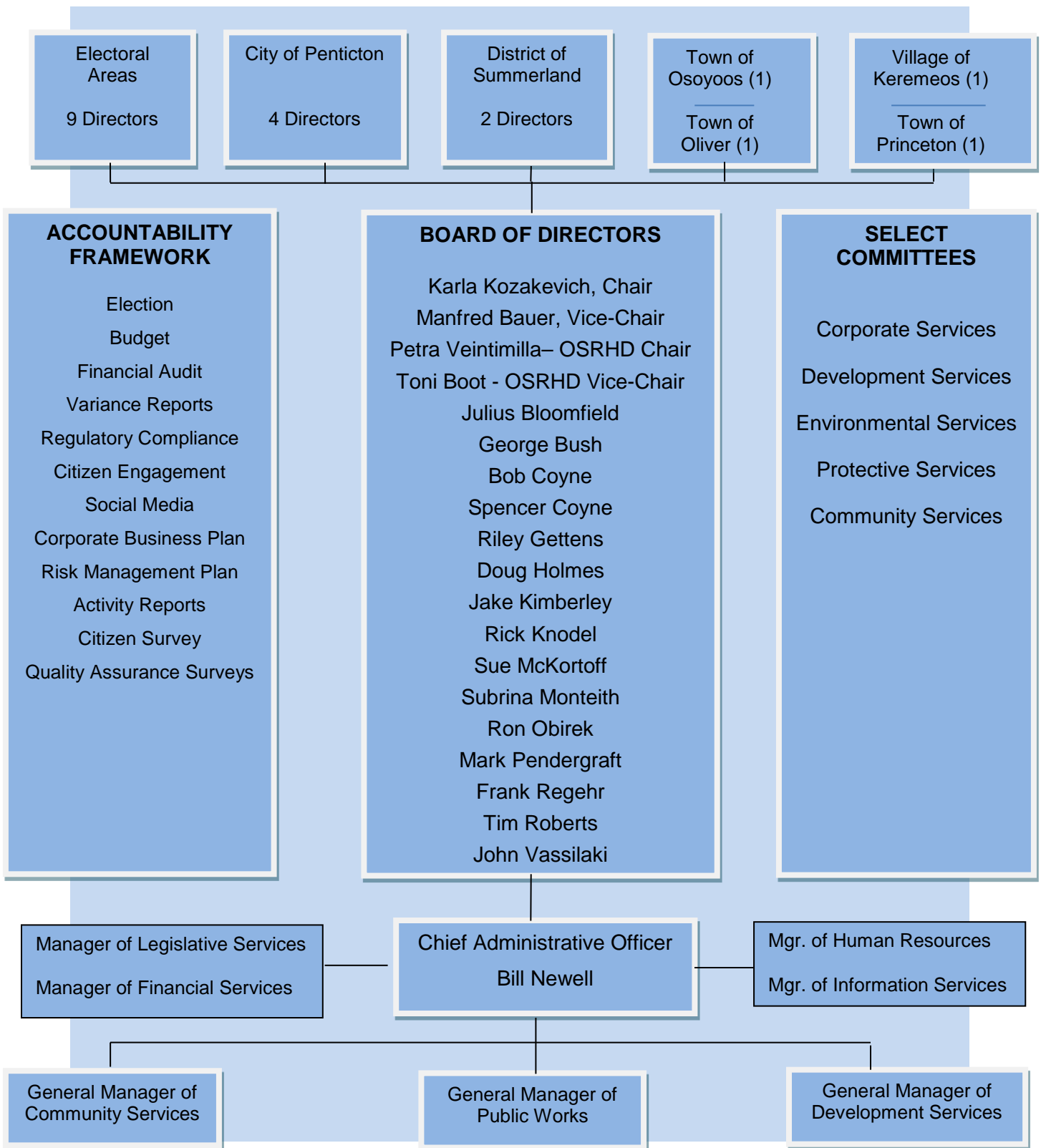
Accountability in an organization as diverse as the Regional District of Okanagan Similkameen relies on many different tools and processes to provide the Board the information they need to fulfill their oversight responsibilities and to hold their administration accountable for the implementation of the Boards policies and programs. The primary components of the Accountability Framework are identified below in model format.

⁴ *Local Government Act, RSBC 2015, Chapter 1, S. 176*

⁵ *Local Government Act, RSBC 2015, Chapter 1, S. 174*

⁶ *Community Charter s.115*

GOVERNANCE & ACCOUNTABILITY FRAMEWORK



STRATEGIC PLANNING PROCESS

Purpose of Planning

Strategic Planning is a disciplined effort to produce fundamental decisions and actions that shape and guide what an organization is, what it does, and why it does it. It's all about managing change in an informed manner. Local Governments provide critical services to their citizens. On the premise that success is too important to leave to chance the Regional District needs to be very focussed on how they're going to achieve their vision so they can use their human and financial resources wisely.

To meet their social, economic, operational, and environmental obligations in the face of changing conditions, the Regional District of Okanagan Similkameen is constantly transforming their business models, facilities, and operational responsibilities. Generally local government, like other industries, is challenged when sudden or unexpected changes occur in the marketplace. The economic adjustment of 2008 and then the volatility leading to flat out growth over the past three years has had a significant impact on our region.

The Regional District has adopted a planning cycle and process to assist them in entrenching good planning basics into the organization. The framework followed is identified below.

The Planning Cycle

Phase I – Preparation and Gathering Input (September)

- Implementation of literature review, market assessment and economic forecast to look at trends or information that will keep the planning process rigorous. Department managers will engage their staff at this time for input to the planning process.
- Every second year, the Regional District will conduct a citizen survey.
- Review and issue Budget Guidelines

Phase II – Planning (October)

- Staff will engage to gather intelligence and comment on data sets such as the S.W.O.T. analysis, Guiding Principles, adherence to Core Values, industry trends, etc.
- Management Meets to discuss:
 - Key Success Drivers
 - Goals
 - SWOT Analysis Results
 - Corporate Assumptions and Local Government Trends
 - Departmental Interdependencies
 - Develops Corporate Objectives & Performance Indicators
 - Business Plans and Budgets

Phase III – Approval (November - January)

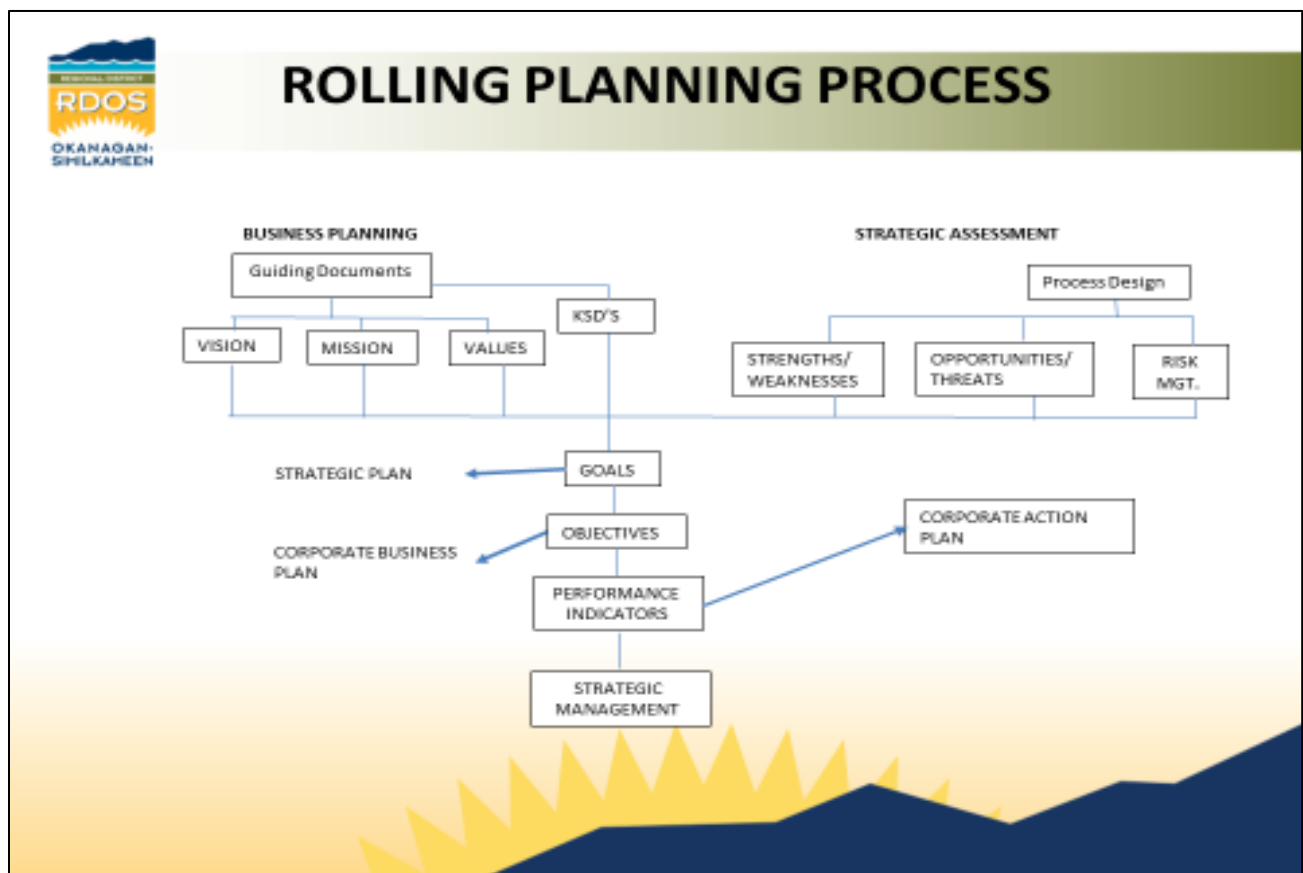
- The CAO presents a draft plan and draft financial plan to the Board of Directors
- Approval of the Corporate Business Plan and 5-Year Financial Plan.
- The Corporate Action Plan, with performance metrics, is developed

Phase IV – Communication & Accountability (February)

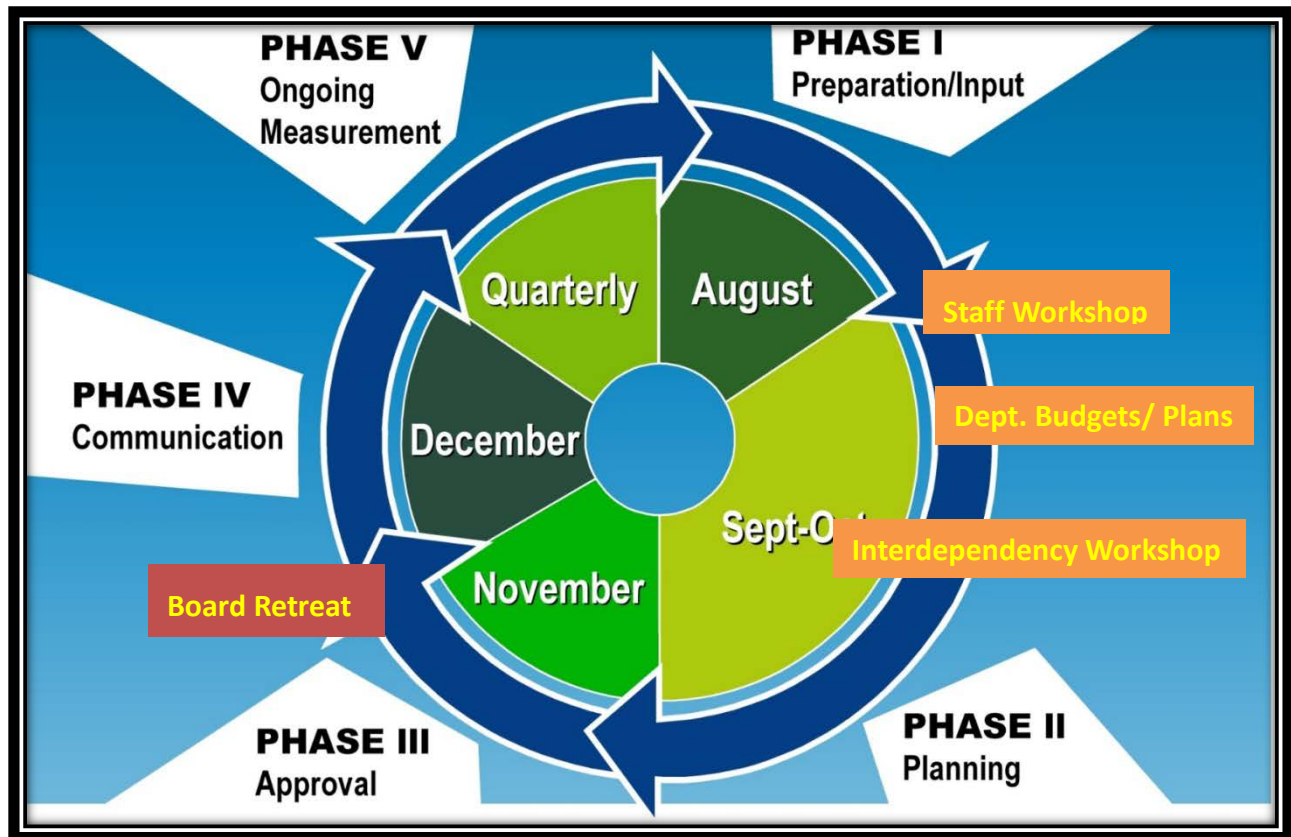
- Material provided to Member Municipalities and External Stakeholders
- Individual performance metrics are established for the next year

Phase V – Ongoing Measurement

- Quarterly reports to the Board, which would typically include a Dashboard update on Corporate Objectives
- Narrative on Business Unit financial and business plan performance



PLANNING CYCLE



Integrated Planning Framework

As a part of the planning framework, but collateral to the Strategic Plan, there are a number of documents that the Regional District of Okanagan Similkameen uses, or is developing, to achieve their mission.

A. Strategic Plan

The strategic plan is based on our Guiding Principles and establishes the overall direction for the Regional District for a 4-Year Term of Office. The plan is premised on rigorous environmental scanning processes and examines the local market and broader catchment area. The strategic plan sets out our targets for community sustainability and a high-level overview of what the Board wants to accomplish during their term of office.

B. Annual Business Plan

To complement the Strategic Plan, each year the Regional District of Okanagan Similkameen develops a corporate business plan which describes the corporate objectives identified for the year in pursuit of the strategic goals under each Key Success Driver. The corporation measures success against the corporate objectives through the development of performance indicators under each objective, in alignment with moving towards achievement of the strategic goals. Each performance indicator will have a measurement and be assigned as a responsibility of a senior management team member.

C. Corporate Action Plan

The Corporate Action Plan is used for reporting out to the Board of Directors on a quarterly basis and for keeping track of our progress against the objectives identified in the corporate business plan.

D. Department Business Plans

As part of the Regional District performance management program, each member of the senior management team develops an annual business plan for their department, capturing their responsibilities from the corporate plan and other projects specific to their department. These plans are reviewed with the CAO quarterly and progress reports provided.

E. Risk Assessment

The Regional District of Okanagan Similkameen has developed an enterprise risk management plan (ERMP) to identify key strategic & organizational risks and address uncertainties that may affect our ability to achieve our strategic plan. The ERMP will be applicable to all areas including, but not limited to, capital projects, health and safety, financial, reputational, emergency management, operational and human resources. Each risk element is analyzed in terms of probability and impact, is weighted and then mitigation measures are developed for the more significant risks.

F. Financial Management Plan/Policy

Local Governments in British Columbia are mandated to adopt a five-year rolling financial plan by March 31st of each year. The Regional District offers 155 Services and presents the Board of Directors a separate budget for each service. We offer 12 Regional Services that apply to all 14 jurisdictions within the Regional District, being 9 rural and 6 municipal. We also offer several sub-regional programs and a mix of shared or local services.

Facts And Figures (IR populations and area not included)

Area	2016 Population	2011 Population	2006 Population	% Change	Land Mass
Electoral Area A	1,858	1892	1921	-1.8	258 km ²
Electoral Area B	1,047	1140	1082	-8.2	238 km ²
Electoral Area C	3,557	3,473	3874	2.4	445 km ²
Electoral Area D	3,762	5717	5913		594 km ²
Electoral Area E	1,903	1844	2010	3.2	492 km ²
Electoral Area F	2,695	2100	2011	-4.1	569 km ²
Electoral Area G	2,236	2314	2308	-3.4	2122 km ²
Electoral Area H	1,953	1768	2105	10.5	4760 km ²
Electoral Area I	3,329				477 km ²
Total for Electoral Areas	22,340	20,248			9,955 km ²
Area		2011 Population	2006 Population	% Change	Land Mass
Town of Osoyoos	5,085	4845	4752	5.0	8.5 km ²
Town of Oliver	4,928	4824	4395	2.2	5.5 km ²
City of Penticton	33,761	32877	31909	2.7	42.1 km ²
District of Summerland	11,615	11280	10828	3.0	74.08 km ²
Village of Keremeos	1,502	1330	1289	12.9	2.09 km ²
Town of Princeton	2,828	2724	2780	3.8	59.6 km ²
Urban	59,719				192.3 km ²
RDOS	83,022	80742	79475	2.8	10,412 km ²

Financial Operations

The Regional District of Okanagan Similkameen employs approximately 80 people, has 155 Services and covers a diverse geographical and cultural landscape. Fiscal responsibility is important to our citizens and to the Board. The Regional District stands in a strong financial position and reviews our position annually to ensure we remain so.

TRENDS & ASSUMPTIONS

Trends

The Regional District will be susceptible to the following local government trends that they have used in the development of the strategic plan and that could significantly affect our preferred future:

Social

- The population will continue to age
- Volunteerism is on a downward trendline
- The social safety net will continue to erode
- Aging in place is increasing the need for public transit and assisted living facilities
- Expectations for increased levels of public service are growing

Economic

- The demand for active recreation opportunities will continue to increase due to the healthy, aging population
- The cost of housing is continuing to increase faster than the economy
- Government infrastructure spending is continuing to escalate

Environmental

- Deteriorating municipal infrastructure will continue to challenge funding bodies
- The risk and impact of climate change and natural disasters will continue to increase
- Environmental standards will continue to increase

Broad Municipal Trends

- The business of local government will become increasingly complex
- The public will be more knowledgeable about local issues and demand more involvement
- Public skepticism of government officials continues to grow

Corporate Assumptions

1. External

- *That* we value our citizens' input and citizen engagement.
- That there is value in increasing the role technology will play in Regional District business.
- That by measuring staff and customer perception of service we can develop a plan to improve service.
- That citizens are willing to pay higher taxes or fees for new or enhanced value.
- That infrastructure grant opportunities will continue in the foreseeable future.
- That impacts of sustainability decisions are important to citizens
- Citizens may be willing to pay for improvement of some services
- That senior government expectations of local government and downloading will continue to increase
- That public scrutiny of local government decisions will increase.
- The Canadian economy will be stable with slight growth in the next four years
- That interest rates will continue to rise.
- That more of our business will be conducted on-line.
- That climate change will affect core services, infrastructure and the frequency of environmental emergencies.
- That high-density communities in rural areas expect municipal services similar to incorporated communities
- That our communications will be more effective tailored to specific electoral areas

2. Internal

- That fiscal responsibility is one of the primary drivers for organizational decisions
- That the Board wants to be an employer of choice
- That effective and fiscally responsible do not conflict
- That new technologies will facilitate our business processes
- That we must build relationships to be successful
- That government effectiveness is enhanced by good communication
- That measurement is essential to good management
- That with lack of grants from higher government, the Regional District will be requested to assume ownership of more private utilities

Note: Should any of our assumptions change or be proven incorrect, it would be necessary for the Regional District to change the 2018 – 2022 Goals that follow.

2018 – 2022 GOALS

KSD 1: High Performing Organization

- Goal 1.1: To be an effective, fiscally responsible organization
- Goal 1.2 To be a healthy and safe organization.
- Goal 1.3 To cultivate a high performing organizational Culture

KSD 2: Optimize the Customer Experience

- Goal 2.1 To provide a high level of customer service
- Goal 2.2 To meet public needs through the continuous improvement of key services
- Goal 2.3 To provide adequate access to health care in the Regional District

KSD 3: Build a Sustainable Region

- Goal 3.1: To develop a socially sustainable region
- Goal 3.2 To develop an economically sustainable region
- Goal 3.3 To develop an environmentally sustainable region

KSD 4: Provide Governance & Oversight in a Representative Democracy

- Goal 4.1: To execute a well-defined strategic planning cycle.
- Goal 4.2: To promote Board and Chair effectiveness

SUMMARY STATEMENT

Perhaps the most important dynamic contributing to the successful execution of strategy within an organization involves creating and sustaining a state of mind which thrives on teamwork, challenge and continuing improvement.

It is our expectation that the values, principles and strategies outlined in this plan will give our Board, our employees and our stakeholders, a strong sense of common purpose, thereby allowing us the opportunity to play a positive and significant role in the continued development of the Okanagan and Similkameen Valley's.

We are committed to working effectively with all of our Members to improve the services and opportunities afforded to our citizens and all customers partnering with the Regional District of Okanagan Similkameen. Our Plan displays our intent to add value to our community and give attention to the business and community initiatives necessary, all of which will help us realize our potential and contribute to the fulfillment of our mandate.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

2019 CORPORATE BUSINESS PLAN

(? February 2019)

(This page left blank intentionally)



TABLE OF CONTENTS

INTRODUCTION

STRATEGIC OVERVIEW

KEY SUCCESS DRIVERS

LOCAL GOVERNMENT OVERVIEW

ANNUAL PLANNING CYCLE

2019 CORPORATE OBJECTIVES

2019 – 2023 FINANCIAL PLAN

RISKS AND MITIGATION

(This page left blank intentionally)

INTRODUCTION

Local governments are facing significant challenges that impact their ability to satisfactorily fulfill their purpose and serve those citizens within their geographic boundaries, as stipulated in the enabling legislation under which they were created.

These challenges occur as a result of several factors resulting from both internal and external conditions. Demographic changes, revenue funding structures, provincial unfunded mandates, technological changes, public scrutiny, a growing demand for service, aging and inadequate infrastructure systems, healthcare and cost containment to name a few.

The Board of Directors and the Senior Management Team of the Regional District of Okanagan Similkameen meet each autumn and, amongst other processes, consider the internal and external environments that they needed to work in as a basis for planning.

The global and local economy has stabilized, but is a constant in our decision-making process. While the residential housing market has been robust over the past two years, the Regional District of Okanagan Similkameen maintains a primarily senior population and that demographic figures prominently in our decision-making.

The south Okanagan and Similkameen valleys are susceptible to flood and wildfire. 2018 was an onerous year, not only in our regional district, but across the Province. We need to ensure we provide our citizens with a state of readiness to respond and that is evident in our 2019 business Plan and budget.

2018 was an election year for local governments. The 2018 – 2022 Board of Directors, once formed, worked diligently to develop a strategic plan to identify their guiding principles, including their goals for the coming 4-year term of office. This document, the Corporate Business Plan, details the 2019 objectives that will lead to achievement of the 4-year goals in the strategic plan and set out performance indicators, with measurements and responsibilities to measure success.

While contemplating the future of our regional district, the Board of Directors represents 15 different jurisdictions that share our environment and they come together to ensure that we take a regional perspective on important issues, that we develop partnerships to achieve economies of scale and that we serve all citizens of the regional district.

STRATEGIC OVERVIEW

Vision

People, both those choosing to live and those just to visit our valley's, come to our regional district for the climate, the lakes & rivers, the mountains, our wines and tree fruits and many other reasons. The vision acknowledges that we wish to provide a high quality of life for our citizens, but to do so in a sustainable manner where none our decisions today impact adversely on future generations. Our future actions will move us incrementally towards this vision:

- Governance and Oversight
- Development of land, facilities and services;
- Enhancement of the Regional District's vital role of promoting the three pillars of sustainability; environmental, economic and social will add to the quality of life of its citizens.

Vision

We envision the Regional District of Okanagan-Similkameen as a steward of our environment, sustaining a diverse and livable region that offers a high quality of life through good governance.

Mission

Along with the vision, the mission statement helps us establish the priorities of the RDOS. The key concepts within the mission will guide the way we do business. We will continue to strive to:

- Exceed customer and community expectations;
- Manage the regional district in the best interests of all of our constituents;

Mission

To initiate and implement policies which preserve and enhance the quality of life and serve the broader public interest in an effective, equitable, environmental and fiscally responsible manner.

Values

The core values are the foundation of our vision and mission and integral to the way we do business. These values reflect our beliefs, define who we are and what we stand for.

Honesty, Integrity, Ethical and Respectful Behaviour

We are honest, ethical, and fair in all of our activities, using consistent and sound judgment to build trust in our working relationships.

Accountability

We take responsibility for our actions by embracing common goals through teamwork and collaborative decision-making while putting the interest of the community first. We dedicate ourselves to maintaining professionalism in our work using our guidelines and standards that enable us all to be answerable for our choices and achieve results stated in our organizations goals and objectives.

Leadership/ Transparency

We value “leadership with integrity” and are committed to open, accessible and transparent local government.

Consistent Focus on the Customer Experience

We provide courteous, responsive, high-quality service by fostering a respectful, positive and welcoming environment for our customers. We provide consistency through sound business practices and professional standards.

Environmental Responsibility

We believe that a healthy environment promotes healthy living in our communities. We have a responsibility to maintain, enhance and protect the environment through the consideration of environmental impacts in our

Corporate Assumptions

The following assumptions were generated at the 2018 Management and Board Strategic Plan Workshops and used as the foundation for our 2019 Goals:

External

- That we value our citizens' input and citizen engagement.
- That there is value in increasing the role technology will play in Regional District business.
- That by measuring staff and customer perception of service we can develop a plan to improve service.
- That citizens are willing to pay higher taxes or fees for new or enhanced value.
- That infrastructure grant opportunities will continue in the foreseeable future.
- That impacts of sustainability decisions are important to citizens
- Citizens may be willing to pay for improvement of some services
- That senior government expectations of local government and downloading will continue to increase
- That public scrutiny of local government decisions will increase.
- The Canadian economy will be stable with slight growth in the next four years
- That interest rates will continue to rise.
- That more of our business will be conducted on-line.
- That climate change will affect core services, infrastructure and the frequency of environmental emergencies.
- That high-density communities in rural areas expect municipal services similar to incorporated communities
- That our communications will be more effective tailored to specific electoral areas

Internal

- That fiscal responsibility is one of the primary drivers for organizational decisions
- That the Board wants to be an employer of choice
- That effective and fiscally responsible do not conflict
- That new technologies will facilitate our business processes
- That we must build relationships to be successful
- That government effectiveness is enhanced by good communication
- That measurement is essential to good management
- That with lack of grants from higher government, the Regional District will be requested to assume ownership of more private utilities

KEY SUCCESS DRIVERS

The Key Success Drivers focus our energies and resources on those activities that help us to advance towards and ultimately achieve our vision. RDOS has identified four Key Success Drivers under which we build the 5-year goals that support our vision.

Key Success Driver 1.0: High Performing Organizing

Goals

- 1.1 To be an effective, fiscally responsible organization.
- 1.2 To be a healthy and safe organization.
- 1.3 To cultivate a high-performing organizational culture.

Key Success Driver 2.0: Optimize the Customer Experience

Goals

- 2.1 To provide a high level of customer service
- 2.2 To meet public needs through the continuous improvement of key services
- 2.3 To provide adequate access to health care in the Regional District

Key Success Driver 3.0: Build a Sustainable Region

Goals

- 3.1 To develop a socially sustainable region
- 3.2 To develop an economically sustainable region
- 3.3 To develop an environmentally sustainable region

Key Success Driver 4.0: Governance & Oversight in a Representative Democracy

Goals

- 4.1 To execute a well-defined strategic planning cycle.
- 4.2 To promote Board and Chair effectiveness.

LOCAL GOVERNMENT OVERVIEW

Overview

The Constitution Act of 1867¹ identifies the specific services the Canadian Parliament administers and delegates the specific authorities belonging to the provinces², one of which is the creation of Local Governments. Consequently, the Regional District of Okanagan Similkameen is a corporation officially established on March 4th, 1966 by Letters Patent issued by the Executive Council pursuant to Section 766 of the Municipal Act of British Columbia. As a creation of the Province, the Regional District relies on Provincial Legislation to provide the authority necessary for it to fulfil its mandate of providing services to the citizens within its corporate boundaries.

Mandate and Authority

Section 2 of the Local Government Act (LGA) provides that regional districts are an independent, responsible and accountable order of government within their jurisdiction. The purposes of a regional district include:

- (a) providing good government for its community,
- (b) providing the services and other things that the board considers are necessary or desirable for all or part of its community,
- (c) providing for stewardship of the public assets of its community, and
- (d) fostering the current and future economic, social and environmental well-being of its community.

Letters Patent

The Regional District is led by a Board of nineteen Directors, nine rural and ten urban. The nine current electoral areas, each have one elected director and of the six municipal members, Penticton appoints four Directors, Summerland appoints two Directors and Osoyoos, Oliver, Keremeos and Princeton each appoint one. The rural Directors are elected to a four-year term³ while the urban members are appointed by their councils annually. The Act also provides that the authority and power to govern the municipality is vested in the Board as a whole⁴.

Establishment Bylaws

Where authority to provide a service was initially established in the Letters Patent, changes to the Municipal Act in 1989 made it possible for Regional Districts to provide services with the adoption of a service establishment bylaw. The service can be for all or part of the Region, but only the people receiving the service contribute to its cost.

¹ The Constitution Act 1867 to 1982, Section 91, Part VI, Department of Justice Canada, (Ottawa, Ontario: Minister of Supply and Services Canada, 1983).

² Ibid, Section 92(8) of Part VI

³ Municipal Act, Chapter 19, Revised Statutes of British Columbia, 1998

⁴ Ibid, Section 167

Vote Allocation

To fairly represent the population that makes up the Regional District at the Board, the Supplementary Letters Patent have identified that 1 voting unit = 1800 people. 1 director may carry a maximum of 5 votes.

# of Members/ Representing	Weighted Votes
Electoral Area "A"	2
Electoral Area "B"	1
Electoral Area "C"	3
Electoral Area "D"	3
Electoral Area "E"	2
Electoral Area "F"	2
Electoral Area "G"	2
Electoral Area "H"	2
Electoral Area "I"	2
Town of Osoyoos	3
Town of Oliver	3
City of Penticton	19
District of Summerland	7
Village of Keremeos	1
Town of Princeton	2
Total Votes Allocated	54

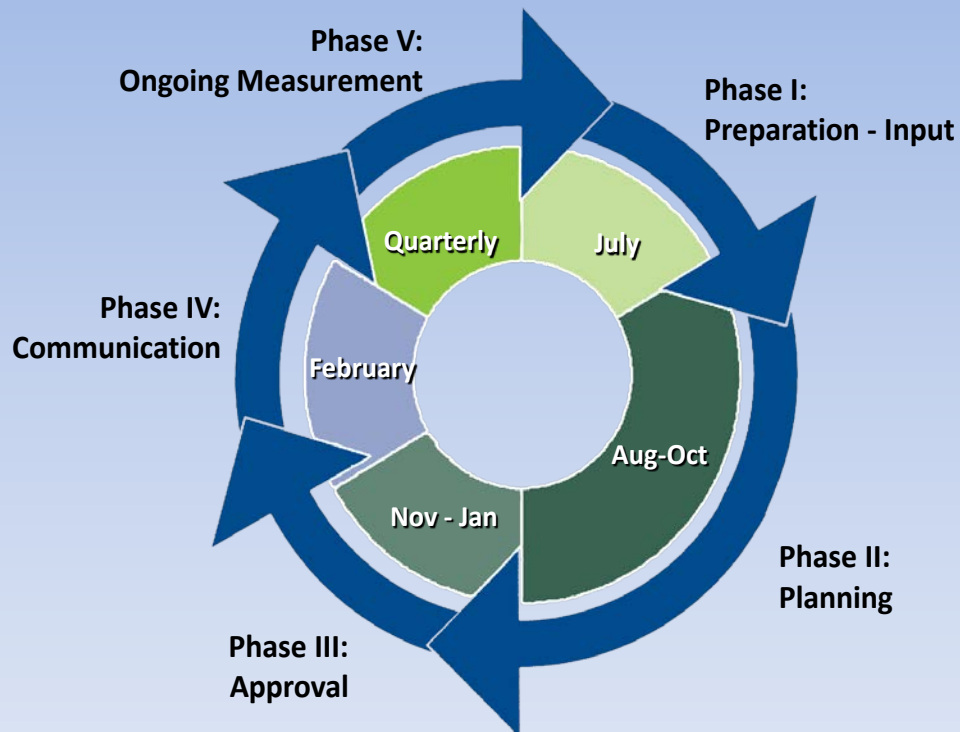
Jurisdiction	Unweighted Votes	Weighted Votes
Similkameen Valley	5	8
Okanagan Valley	13	46
Municipal Votes	10	35
Rural Votes	9	19

RDOS subscribes to a corporate culture and operating philosophy where measurable results against specific objectives that support the mission and vision are important. In these tight economic times, it becomes a matter of clearly identifying what it is we intend to do so we can focus our resources, both human and financial, on those issues most important to our success.

RDOS ANNUAL PLANNING CYCLE

RDOS relies on a structured business planning framework to set the overall direction for the regional district and to guide its operation. Fundamental elements for guiding our strategic development are the RDOS's Vision, Mission, Values and Key Success Drivers. The Corporate Business Plan delineates what we plan to work on in that given year and outlines how we intend to proceed to achieve our goals through the 2018 – 2022 term of office.

Annual Planning Cycle



2019 Corporate Objectives

Summary of Key Success Drivers (KSDs), 5-Year Goals, 2019 Corporate Objectives and Performance Indicators.

KSD #1 – HIGH PERFORMING ORGANIZATION	
(3 Goals; 4 Objectives)	
2019 Objectives	Performance Indicator
Goal 1.1 To Be an Effective, fiscally Responsible Organization	
2019 Objectives	Performance Indicator
1.1.1 By achieving a high standard of financial management and reporting	Receipt of an unqualified audit for the 2018 calendar year
	Adoption of an informed 2019 – 2023 Financial Plan
	Successfully meet budget in 95% of established services
	Define enhanced financial controls; including, Audit Policy Reserves Audit and Plan
	Define performance indicators in every Department and report in the Management Discussion and Analysis Report
	Review the Board Remuneration Bylaw and initiate discussion on CRA Changes
1.1.2 By being an effective local government	Complete phase 2 (Water Facilities) of the Business Continuity Plan
	Complete Phase 3 (Other RDOS Facilities) of the business Continuity Plan
	Develop and implement a workspace plan for RDOS facilities

Goal 1.2 To Be a Healthy and Safe Organization	
2019 Objectives	Performance Indicator
1.2.1 By Implementing the 2019 joint occupational health and safety action plan	Complete the 2019 phase of the Safe Work Procedures Plan
	Keep the RDOS injury rate below the average for our WorkSafeBC classification unit

Goal 1.3 To Cultivate a High Performing Organizational Culture	
2019 Objectives	Performance Indicator
1.3.1 By implementing an Organizational Development Program	Develop and support an employee organizational development committee
	Create a 2019 organizational development action plan
	Conduct a Staff Perception Survey
	Show improved results on the 2019 Staff Perception Survey over 2018 Survey
	Establish a mandate and commence negotiations for a revised collective agreement

KSD #2 OPTIMIZE THE CUSTOMER EXPERIENCE	
(3 Goals; 5 Objectives; 20 pts.)	
2019 Objectives	Performance Indicator
Goal 2.1 To provide a high level of customer service	
2.1.1 By promoting regional district facilities and services	Participate in Local Government Awareness Week
	Develop a marketing program to promote understanding of RDOS Facilities and Services
	Host an open house in each Electoral Area
2.1.2 By engaging our citizens in the development and improvement of our programs	Utilization of social media tools to enhance organizational engagement
	Conduct 5 service-related quality assurance surveys
	Develop a Community Office Service in Naramata, Kaleden and Okanagan Falls

Goal 2.2 To meet public needs through the continuous improvement of key services	
2.2.1 By continuously improving bylaws, policy and process within the organization	Review 8 Services to ensure compliance with requisition limits and geographic boundaries entrenched in Establishment Bylaws
	Ensure policies are current and reflect the priorities of the 2018 – 2022 Board of Directors
	Amend the CAO Delegation Bylaw to reflect the direct oversight Fire Departments by the Board of Directors
	Purchase Internal Tracking Software for tracking of Building permits as well as other Development Services process applications
	Adopt an updated Works and Servicing Bylaw
	Adoption of an Okanagan Valley Consolidated Zoning Bylaw
	Bring 8 Regulatory Bylaws forward to the Board for discussion and updating including, but not limited to: Parks; Untidy/Unsightly; Fireworks; Burning; Heritage; animal control
	Investigate a Service Establishment Bylaw to capture parking enforcement in unincorporated communities
	Process Loan Authorization bylaws including, but not limited to: Oliver Arena, Willowbrook Fire Truck
2.2.2 By implementing the 2019 phase of the regional transit future plan	Implement the Penticton – Kelowna Service
	Review and revise the West Bench Service

Goal 2.3 To provide adequate access to health care	
2.3.1 By working with IHA to attract physicians to the Regional District	Organize a workshop to gather information on a preferred standard of health care; including IHA, Physicians Assoc.
	Determine the RDOS role in physician attraction for the 2020 Budget, including service establishment and financial support

KSD #3 – BUILD A SUSTAINABLE REGION	
(3 Goals; 9 Objectives)	
2018 Objectives	Performance Indicator
3.1 To develop a socially sustainable region	
3.1.1 By reviewing and updating the emergency management program	Review and update the emergency program bylaw
	Review and update the emergency response plan
	Develop an emergency response plan exercise program and implement the 2019 phase
	Plan and organize the 2019 emergency response and recovery
	Prepare an approach to the Minister of Public Safety regarding Emergency/Disaster Mitigation Future Plan
	Investigate development of a “Flood Management Service”
	Update the Community Wildfire Protection Plan
3.1.2 By implementing the regional trails program	Establish a Regional Trail network connection at Hedley
	Install trail head signage at 4 locations throughout the Regional District
	Develop a regional parks and trails maintenance standards policy
	Review the Regional Trails Master Plan with the Board
3.1.3 By implementing the 2018 Phase of the Parks Program	Implement the 2019 phase of the Heritage Hills Park development plan
	Implement the 2019 phase of the Pioneer Park redevelopment plan
	Construct public boat launches in Okanagan Falls and Kaleden
	Prepare a park development plan for the Coalmont Park
	Construct a public restroom at Osoyoos lake Park
	Construct the Mariposa Park Sports Court and Selby Park Playground
	Implement the 2019 phase of the Manitou Park development plan
3.1.4 By providing public recreational opportunities	Carry out the Physical Literacy for Communities initiative (PL4C) project throughout the Region
	Redevelopment of the Similkameen Swimming Pool

2019 Objectives	Performance Indicator
Goal 3.2 To develop an economically sustainable region	
3.2.1 By developing an Asset Management Plan	Implement Phase 3 of the Asset Management Plan
3.2.2 By Reviewing Long-Range Planning Documents	Review the allowance of Carriage Homes and Accessory Dwellings in Residential Zones
	Update the Geotechnical Hazard area study for the Greater West Bench community
	Commence the Electoral Area "A" Official Community Plan review process

2019 Objectives	Performance Indicator
Goal 3.3 To develop an environmentally sustainable region	
3.3.1 By implementing the 2019 Phase of the Solid Waste Management Plan	Present a Solid Waste Orientation to the Board
	Acquire a regional organics facility site
	Work with the City of Penticton to relocate the Penticton Compost Facility at CMLF
	Complete the leachate treatment design and construction plan for CMLF
	Proceed with approved landfill gas management system design
	Complete the closure works for the Keremeos landfill
	Commence planning for an expanded entrance to the Campbell Mountain Landfill
	Design and construct the Apex transfer station
3.3.2 By enhancing the Okanagan Falls Waste Water Treatment System	Design & Commence Construction on the Wetland Project
	Repurpose the Building Canada II sewer project
	Complete design of a new solids dewatering works at the WWTP
3.3.3 By enhancing Regional District water system delivery	Finalize the Cross-Connection Control Bylaw and the financial plan
	Develop a Water System Acquisition Policy and Procedure
	Review and adopt the regional Water Regulatory Bylaw
	Develop a Filtration Deferral and Source Water Protection Plan for the Naramata Water System

KSD #4 – GOVERNANCE and OVERSIGHT in a REPRESENTATIVE DEMOCRACY	
(2 Goals; 3 Objectives)	
2017 Objectives	Performance Indicator
Goal 4.1 To execute a Well-Defined Strategic Planning Cycle	
4.1.1 By executing the Strategic Planning and Enterprise Risk Management Programs.	Develop a 2019 – 2022 Strategic Plan
	By conducting a Values Workshop for the 2018 – 2022 Board of Directors
	Adoption of the 2019 Corporate Business Plan
	Update the Enterprise Risk Management Register and present to the 2018 – 2022 Board of Directors
	Initiate the 2020 Corporate Business Plan Cycle
Goal 4.2 To Promote Board and Chair Effectiveness	
4.2.1 By assisting the Board to operate in an effective manner	Plan and implement a Board orientation program for the 2018 – 2022 Board-elect
	Develop and present an accountability framework to the Board to assist with oversight responsibilities
	Develop a report on Board evaluation as part of the Governance discussions for the Board
	Review the Legislative Structure
	Present governance sessions for Area Planning, Recreation and Water Commissions
	Develop an Orientation/Training Strategy for 2019
4.2.2: By Improving Regional District/ Municipal Relations	Identify relationship success factors
	Organize a workshop with member municipalities to discuss relationship-building
	Re-establish the CAO Group Working Committee

2019 CORPORATE OBJECTIVES - WORKSHEETS

KEY SUCCESS DRIVER 1 – HIGH PERFORMING ORGANIZATION

Goal 1.1 **To be an effective, fiscally responsible organization**

Objective 1.1.1: **By achieving a high standard of financial management and reporting**

Description

The citizens of the Regional District of Okanagan Similkameen expect their elected officials and staff to provide leadership for the efficient and effective fiscal planning and operation of the 155 services provided by the corporation. The services offered by the regional district are diverse, ranging through regional, sub-regional, inter-jurisdictional and local. By law, only those citizens receiving a service, pay for it.

Ownership

- Office of Prime Interest (OPI): Manager of Financial Services
- Offices of Collateral Interest (OCI): Senior Management Team; Finance Department

The Activity

The Regional District has a legislative requirement to develop and submit a Five-Year financial plan (the “Plan”) each year. Staff submits the Plan to Budget Committee each November for the subsequent calendar year, with projections rolling forward for the next five-year period. The Board is obligated to adopt a budget by March 31st of each year. The Public has full access to budget meetings and a wide citizen engagement process is offered each year prior to adoption of the budget. The Board provides oversight on the budget against actuals on a quarterly basis throughout the year.

Typically, administration uses a narrative variance report to present to the Corporate Services Committee each quarter. In 2019, the intent is to move to a more robust Management Discussion and Analysis of our financial status that should provide the Board better oversight of our financial position.

Measurements

The Regional District of Okanagan Similkameen has a sound financial management system and has established rigorous controls to ensure Administration provides exemplary financial oversight, fulfills the fiduciary trust the Board places on them to use taxpayer dollars wisely; and, that the Board receives the information they need to provide financial direction.

Department Managers review financial statements monthly and employ a Time Tracker data base to ensure expenses are applied to the right Service to ensure we maintain a fair balance between urban and rural participants in regional services.

Performance Indicators

- RDOS will achieve an unqualified audit from an independent auditor for the 2018 calendar year.
- The Board will agree on a 5-year Financial Plan in accordance with regulatory timelines.
- Administration will successfully achieve the 2019 budget targets for 95% of our services.
- Administration will continue to develop financial controls for Board consideration.
- As we evolve in our financial reporting, Administration will present performance metrics for each department to measure our progress.
- Administration will present the Board Compensation Bylaw for discussion in the context of the Fair Taxation Act.

Goal 1.1: To be an effective, fiscally responsible organization

Objective 1.1.2: By being an effective local government

Description

The Regional District of Okanagan Similkameen understands that the success of our organization depends on all Board and staff members working together to achieve our goals; all with the intent of providing effective service to our citizens. To do this, we need to keep a lean, flat organizational structure. The Management Team meets weekly to discuss corporate and interdepartmental issues and we have our business planning process, budget process, performance management system and interdependency workshops to ensure our front-line staff has the information necessary to keep citizens informed.

Ownership

- Office of Prime Interest (OPI): Office of the CAO
- Offices of Collateral Interest (OCI); Manager of Legislative Services

The Activity:

While we cover a large geographical area, the hub of our operation is at 101 Martin Street. In 2018 we examined the risk of losing our corporate office and how we could continue to operate our business efficiently. In 2019 the RDOS will develop a Business Continuity Plan for our water systems and commence implementation in a phased manner.

The Regional District has many facilities throughout the Okanagan and Similkameen Valley's and we need to ensure that we use this space effectively, maintain them and ensure we provide appropriate facilities for both staff and the public.

Further, we understand that we have an opportunity to make better use of the internet to communicate with our citizens. We intend to explore those opportunities in 2018.

Measurement

Success on this activity will be based the completion of the 2nd Phase of our Business Continuity Plan and developing space plans for all RDOS facilities.

Performance Indicators

- Completion of Phase 2 of the Business Continuity Plan and commence Phase 3
- Develop a workspace plan for all RDOS facilities

Goal 1.2: To be a healthy and safe organization

Objective 1.2.1: By implementing the 2019 joint occupational health and safety action plan

Description

The Regional District of Okanagan Similkameen takes its responsibility for the safety of its employees very seriously. We have always complied with provincial legislation, but in 2009, RDOS aspired to achieve the standard set by the BC Municipal Safety Association and applied under the Certificate of Recognition (CoR) Program. In fact, we applied under two programs; one for their Health and Safety Program and one for their Return to Work Program. In 2010, 2011 and 2012 we were awarded both. In 2013, our Joint Health and Safety Committee determined to continue in-house due to the cost and onerous reporting requirements for the provincial certification. Our JH&S Committee forms the basis for our Safety Action Plan and the ongoing development of our worksafe procedures.

Ownership

- Office of Prime Interest (OPI): Manager of Human Resources
- Offices of Collateral Interest (OCI): Workplace Health & Safety Committee; Department Managers

The Activity

The Regional District Joint Health and Safety Committee annually audits the Regional District work places and they'll be implementing the actions identified in the Workplan for 2019.

Measurement

The RDOS has used "Total Recorded Incident Ratio" as a measurement in the past, but in 2017 we moved to benchmarking on the injury rate identified by WorkSafe BC for our classification unit. We didn't achieve our objective in 2017, but we passed with flying colours in 2018. We'll attempt to have the same success in 2019.

Performance Metrics

- Complete the 2019 phase of safe work procedures for all departments within the organization
- Keep the RDOS injury rate below the average for our WorkSafe BC classification unit.

Goal 1.3: To cultivate a high-performing organizational culture

Objective 1.3.1 By Implementing an Organizational Development Program

Description

The Regional District of Okanagan Similkameen has a recognized cultural change program. We identified eight characteristics that we want our organization to resemble and we steadfastly measure our progress against those characteristics by an annual staff perception survey. Each year, when we produce the results from our survey we create an employee committee to develop a plan to make some sort of intervention into the organization. We didn't do that in 2018. The results of the 2017 Perception Survey were so dramatic with regard to organizational capacity that we determined that an organizational review was necessary, that we would do it internally and we would have the findings ready for the 2019 Budget Committee to consider. In 2019, we'll return to our more traditional cultural change program.

Ownership

- Office of Prime Interest (OPI): Manager of Human Resources
- Offices of Collateral Interest (OCI): Senior Management Team

The Activity

The field of Organizational Development is huge and so important to the success of an organization. In addition to the support we offer to our own employees, we also offer HR support to our smaller member municipalities

Many organizations will identify their employees as their most important resource, their competitive advantage, yet few are able to identify and implement the programs necessary to treat employees well and leverage their expertise. The Regional District firmly believes in the Customer Service Linkage Model, which purports that the most effective methodology to improve customer service is to increase the climate strength of the organization.

Local governments need productive, engaged, knowledgeable employees to be successful; but they also need to provide them with the tools. We believe we've adjusted our organizational structure, capacity and space to create an environment for success and in 2019 we'll start implementing, but we'll keep asking our employees what we can do better.

Measurement

The High Performance and Innovation Committee promotes the eight characteristics of high-performing organizations and has an annual cycle they follow to entrench this cultural change. The eight characteristics are presented to each Board and Staff member in November, at which time we also conduct our staff perception survey to measure our organization against these characteristics. The survey results produce quantitative and qualitative data upon which we can measure our progress. Measurement tools also include the development of the Organizational Development Plan.

Performance Indicators

- Create an employee organizational development committee to develop an action plan
- Implement the Plan
- Achieve improved results on the 2019 Survey over 2018 Survey
- We also need to prepare for collective agreement negotiations in 2020.

KEY SUCCESS DRIVER 2 – OPTIMIZE THE CUSTOMER EXPERIENCE

Goal 2.1 **To provide a high level of customer service**

Objective 2.1.1: **By promoting regional district facilities and services**

Description

Our citizen surveys clearly indicate that the majority of our citizens don't have a good idea of what services we offer, so it's no wonder that they're unsure if they're getting good value for their taxes. The Regional District of Okanagan Similkameen believes strongly that we need to consult with our citizens to determine if we're meeting their expectations with regard to services, but we also need to keep them informed about the services we offer.

Ownership

- Office of Prime Interest (OPI): Manager of Legislative Services
- Offices of Collateral Interest (OCI): Senior Management Team

The Activity

The Regional District already devotes a significant effort to customer service and improving the customer experience. In 2016, we developed an inventory of our facilities and properties and in 2017 and 2018 we commenced our signage program to properly brand them. We intend to host open houses in a number of Electoral Areas during local government week, leverage partnerships with some of our member municipalities and develop a response to the suggestions we received in the 2017 citizen survey to more clearly promote identification of RDOS facilities and programs.

Measurement

This is an activity-based objective, but administration will report on our progress to the Board with our quarterly activity reports and our quarterly report on the Business Plan.

Performance Indicators

- Participate in Local Government Awareness Week
- Develop a marketing program and host electoral area "Town Halls" to help citizens understand what we do.

Objective 2.1.2: By engaging our citizens in the development and improvement of our programs

Description

With the large geographic area encompassing the Regional District of Okanagan Similkameen, we need an outreach program to interact with our citizens and make it easy for them to engage with us. We know from previous surveys that 60% have limited contact with our staff or our office. We need to close that gap.

Ownership

- Office of Prime Interest (OPI): Manager of legislative Services
- Offices of Collateral Interest (OCI): Senior Management Team

The Activity

If our citizens don't come to us, we need to develop a strategy to go to them. We have a great opportunity to leverage the internet to engage our citizens and, even if we trend to a higher than average seniors' population, social media presents an interesting option. We need to investigate what's working for other local governments using social media and how they're engaging.

Measurement

The measurement of success of this objective will be based on the following:

Performance Indicators

- Use social media to enhance organizational engagement
- Conduct 5 service-related quality assurance surveys
- Establish or embellish satellite community offices in Naramata, Kaleden and Okanagan Falls.

Goal 2.2 To meet public needs through the continuous improvement of key services

Objective 2.2.1: By continuously improving bylaws, policy and process within the organization

Description

The Regional District of Okanagan Similkameen is always interested in improving the customer experience. The Board is currently considering a change in their governance structure to enhance that and the structure needs to be discussed and the appropriate legislation put in place to enable the change in 2019. As a law-making organization, it's important that the Regional District maintain an up-to-date inventory of Bylaws and Policies to ensure we're compliant with provincial legislation and that we have the right tools in place to accomplish that.

Ownership

- Office of Prime Interest (OPI): Manager of Legislative Services
- Offices of Collateral Interest (OCI): Manager of Financial Services

The Activity

The 2019 focus will be on our bylaws. We've been aggressively acquiring water systems over the past few years and, while the operation is fine, our 2017 Water Systems Audit by the Auditor General for Local Government pointed out that we need to be in better shape with our regulations, record keeping and policies. In 2019 we need to land a few of the planes that we took off with in past years, like Water System Bylaws and policies.

Measurement

The measurement will be based on the following milestones:

Performance Indicators

- Review 8 Service Establishment Bylaws and 8 Regulatory Bylaws to ensure compliance
- Ensure policies are current and reflect the priorities of the 2018 – 2022 Board of Directors
- Amend the CAO Delegation Bylaw to reflect the direct oversight of Fire Departments by the Board of Directors
- Purchase Internal Tracking Software for tracking of Building permits as well as other Development Services process applications
- Adopt an updated Works and Servicing Bylaw and Okanagan Valley Consolidated Zoning Bylaw
- Investigate a Service Establishment Bylaw to capture parking enforcement in unincorporated communities
- Process Loan Authorization bylaws including, but not limited to: Oliver Arena and the Willowbrook Fire Truck

Objective 2.2.2: By implementing the 2019 Phase of the Regional Transit Future Plan

Activity:

BC Transit, in collaboration with the Regional District of Okanagan Similkameen, completed a 25-year Transit Future Plan for the region in 2015. The Transit Future Plan envisions what the transit network should look like 25 years from now and describes what services, infrastructure and investments are needed to get there. The plan is designed to support local community goals and objectives, such as strengthening the link between transportation and land use in order to support sustainable growth. It also describes the transit service, fleet and facility changes required to transition existing transit systems to the proposed vision, including identifying improvements that provide an immediate, positive impact, and providing recommendations on priorities and phasing.

Ownership

- Office of Prime Interest (OPI): General Manager of Community Services
- Offices of Collateral Interest (OCI): Parks/Transit Planner

The Activity

The Regional Transit Future Plan includes some exciting projects for our Transit Service in 2019. The Service established in 2018 to move people from Penticton to Kelowna and, eventually, up

to the North Okanagan will commence. It is also our intent to review the West Bench Service Establishment Bylaw to determine interest in feeding into the Penticton system.

Measurement

This objective will be activity based and progress will be measured continuous progress against the Transit Future Plan.

Performance Indicators

- Implement the Penticton - Kelowna Multi-Regional shared transit service
- Review and revise the West Bench Service

Objective 2.2.3: By Working with IHA to Attract Physicians to the Regional District

Activity:

Physician recruitment includes the process of identifying the need for a physician within a practice and community, summarizing the practice description and requirements for the role, advertising the vacancy, choosing the most appropriate candidate for the position, and making all of the preparations required to enable the new physician to begin work. The Interior Health Authority already has an ambitious program underway and welcomes participation for community leaders.

Further, the Regional District has appointed a representative to the South Okanagan Similkameen Rural Healthcare Community Coalition, as have many of our member municipalities.

Still, the Board of Directors is interested in investigating additional ways to address an ongoing concern about lack of doctors in our regional district.

Ownership

- Office of Prime Interest (OPI): CAO
- Offices of Collateral Interest (OCI): Senior Management Team

Measurement

This objective will be activity based and progress will be measured by participation in recruitment activities.

Performance Indicators

- Organize a Workshop to gather information on a preferred standard of health care; including IHA, Physicians Association
- Bring speakers to the Board to update on progress

KEY SUCCESS DRIVER 3 – BUILDING A SUSTAINABLE REGION

There are three recognized pillars of community sustainability; being social, economic and environmental.

Goal 3.1: To develop a socially sustainable region

Objective 3.1.1 By reviewing and updating the emergency management program

Description:

The Regional District has successfully operated a regional emergency management program for several years. 2017 and 2018 were especially onerous from a response and recovery platform. Starting early in the Spring both years with regional flooding and immediately transitioning into wildfire response, followed by the cleanup, financial administration and debriefings; we found out that we have some work to do.

Ownership:

- Office of Prime Interest (OPI): General Manager of Community Services
- Offices of Collateral Interest (OCI): Emergency Services Manager

Activity:

We'll start 2019 by orienting our new Emergency Services Manager and then start immediately reviewing our legislation and emergency response plan. A really ambitious flood response plan has been developed for implementation and we want to get underway early with rigorous communications to our citizens. At the same time, we're still advocating for funds to carry out a flood mitigation program throughout the Regional District where we have recurring events.

We have an opportunity to work more closely with our Member Municipalities and other Regional Districts in the Valley. By the end of the year we want to be into full-out training and exercising our Plan

Measurement:

We are well documented and we'll have lots of milestones to display as we work through a review of our documents, get out to meet with our colleagues and offer our training programs and exercises.

Performance Indicators:

- Review and update the emergency program bylaw
- Review and update the emergency response plan
- Develop an emergency response plan exercise program and implement the 2019 phase
- Plan and organize the 2019 emergency response and recovery
- Prepare an approach to the Minister of Public Safety regarding Emergency/Disaster Mitigation Future Plan
- Investigate development of a "Flood Management Service"
- Update the Community Wildfire Protection Plan

Objective 3.1.2: By implementing the Regional Trails Program

Description

The Regional District of Okanagan Similkameen developed a robust Trails Master Plan in 2012 and is continually striving to enhance both the quality and quantity of developed trail.

Ownership

- Office of Prime Interest (OPI): General Manager of Community Services
- Offices of Collateral Interest (OCI): Parks/Trails Manager

Activity

In addition to continuing our work to improve our KVR trails in the south Okanagan and Similkameen, the Regional District will plan to acquire tenure, design and construct additional trail in the south Okanagan and Similkameen Valleys. To do this we need to work with senior levels of government and our First nation governments to move our projects forward.

Measurement

This is an activity-based objective and progress will be measured against trail constructed.

Performance Indicators:

- Establish a Regional Trail network connection at Hedley
- Install trail head signage at 4 locations throughout the Regional District
- Develop a regional parks and trails maintenance standards policy
- Review the Regional Trails Master Plan with the Board

Goal 3.1: To develop a socially sustainable region

Objective 3.1.3: By implementing the 2019 Phase of the Parks Program

Activity

The Regional District of Okanagan Similkameen has a Regional Parks & Trails Service, but the majority of work done in parks is through local service areas. Greenways and blueways play a significant role in a high quality of life for our citizens and we're continually upgrading our inventory of parkland and the quality of parks on an annual basis.

Ownership

- Office of Prime Interest (OPI): General Manager of Community Services
- Offices of Collateral Interest (OCI): Parks/Trails Manager

The Activity

In 2019, the Regional District will continue with their park improvement program and to implement the recommendations from the Parks Master Plan developed in 2017.

Measurement

This objective will be measured by the successful completion of the Plans.

Performance Indicators:

- Implement the 2019 phase of the Heritage Hills Park development plan
- Implement the 2019 phase of the Pioneer Park redevelopment plan
- Construct public boat launches in Okanagan Falls and Kaleden
- Prepare a park development plan for the Coalmont Park
- Construct a public restroom at Osoyoos lake Park
- Construct the Mariposa Park Sports Court and Selby Park Playground
- Implement the 2019 phase of the Manitou Park development plan

Goal 3.1: To develop a socially sustainable region**Objective 3.1.4 By providing public recreational opportunities****Description:**

The Regional District of Okanagan Similkameen realizes that recreation is a foundation for quality of life in our rural areas. We have been actively growing our recreation programming opportunities throughout the regional district and look forward to enhancing those programs in 2019.

Ownership

- Office of Prime Interest (OPI): General Manager of Community Services
- Offices of Collateral Interest (OCI): Recreation Manager

Activity

The Regional District was awarded a Plan H Grant in 2017 to implement a regional approach to recreation and we leveraged that in 2018 to expand our service to all of our citizens. In addition, we'll work with our recreation commissions to provide a better service and look at the feasibility for some exciting new facilities.

Measurement

We'll measure our progress against adding resources for recreation programming into the Similkameen, progress on our regional recreation approach project and working with partners to study the feasibility or new aquatic facilities.

Performance Indicators:

- Carry out the Physical Literacy for Communities initiative (PL4C) project throughout the Region
- Redevelopment of the Similkameen Swimming Pool

Goal 3.2: To develop an Economically Sustainable Region

The second pillar of community sustainability is to develop an economically sustainable region. This pillar focusses on economic development in the Region, but also includes being fiscally responsible as an organization and by ensuring that we are good stewards of the assets of the Regional District.

Objective 3.2.1: By developing an asset management plan

Description

The Regional District, as have all public agencies, has complied with the Public Service Accounting Board and produced a Tangible Capital Assets Register. The Province of British Columbia has determined that it would be beneficial for all local governments to go one step further and develop an Asset Management Plan, with the intent to deliver sustainable services by extending and deepening asset management practices. Asset Management is defined as an integrated process bringing together planning, finance, engineering and operations to effectively manage existing and new infrastructure to maximize benefits, reduce risks and provide satisfactory levels of service to community users in a socially, environmentally and economically sustainable manner.

The Regional District initiated investigation into the development of an asset management plan in 2016 with the assistance of a grant made available through UBCM. Our Phase I and Phase II Asset Management Plans are complete and we were successful in our application for a grant in to finish off with Phase III, which will help us choose and implement the right software program

Ownership

- Office of Prime Interest (OPI): Manager of Financial Services
- Offices of Collateral Interest (OCI): General Manager of Public Works

The Activity

We have engaged an expert in the field to assist us in our next step and we would now intend to investigate options for asset management systems which would be appropriate for the Regional District.

Measurement

Success on this objective will be measured by the selection and purchase of an asset management software program.

Performance Indicators:

- Implement Phase III of the asset management plan.

Goal 3.2: To develop an Economically Sustainable Region

Objective 3.2.2: By Reviewing Long-Range Planning Documents to keep Current with Best Practice

Description

An Official Community Plan (OCP) is the vision a community has for its future. It contains goals and policies that will shape future land use in a way that reflects the community's vision. These goals and policies form a framework used by the Regional District staff, other agencies and the community to guide their decisions about future land use.

Under the Local Government Act, an OCP must include certain information, such as:

1. Residential development;
2. Commercial, industrial, and industrial land uses;
3. Land subject to hazardous conditions or environmentally sensitive to development;
4. Major road, sewer and water systems;
5. Housing policies related to affordable housing, rental housing, and special needs housing;

6. Public facilities, including schools, parks, and waste treatment and disposal sites; and
7. Greenhouse gas emission policies, targets, and actions.

Beyond this, an OCP may also consider other community priorities such as heritage protection, food security, water quality, economic development or transportation and mobility.

Ownership

- Office of Prime Interest (OPI): General Manager of Development Services
- Offices of Collateral Interest (OCI): Planning Manager

Activity

The 2019 activity will allow us to continue the robust public engagement process we invoke when contemplating the development of long-range planning documents, but 2019 will also include the clean-up of some collateral projects arising out of the Area “F” OCP which we completed in 2018, including a review of the accessory dwelling program throughout the regional district and updating the geotechnical hazard study completed long ago on the west bench.

Measurement

This will be an activity-based objective for 2019 based on the achievement of the following performance indicators.

Performance Indicators:

- Review the allowance of Accessory Dwellings in Residential Zones
- Update the Geotechnical Hazard area study for the Greater West Bench community
- Commence the Electoral Area “A” Official Community Plan review process

Goal 3.3: To develop an environmentally sustainable region

The third pillar of community sustainability is to develop an environmentally sustainable Regional District.

Objective 3.3.1: By implementing the 2019 phase of the Solid Waste Management Plan

Description

Guiding Principles for Development of Solid Waste Management Plan (SWMP)

- Reduce the amount of waste requiring disposal to the greatest extent possible;
- Be cost effective, considering both short- and long-term cost implications; establish objectives and targets that are clear and measurable;
- Engage and involve all sectors of the community;
- Reduce environmental impacts of solid waste management to air, water and land;
- Establish programs, policies and objectives that are efficient, flexible and simple;
- Encourage and support options that develop local socio-economic opportunities, such as the development of new businesses, and the creation or expansion of employment through waste management activities;
- Develop and deliver services through effective partnerships with member municipalities, private and non-profit agencies, neighbouring regional districts, other levels of government and First Nations; and

- Plan for and secure future disposal capacity for the region, recognizing the capacity limits of the current disposal system.

The SWMP is a regulatory document approved by province and is a Regional Service.

Ownership

- Office of Prime Interest (OPI): General Manager of Public Works
- Offices of Collateral Interest (OCI): Operations Manager

Activity

An updated RDOS Solid Waste Management Plan was adopted by the Board in September 2012. Based on the Guiding Principles stipulated above, the Plan calls for the implementation of over 80 projects and directives over a 5-year period. Unfortunately, we're behind on several key projects and we're into catch-up mode. We've also had significant projects imposed by regulation that we didn't initially have in the SWMP that have huge implications we're trying to conclude as well. The SWMP will be reviewed and updated as we make progress against the projects already identified.

We're having difficulty siting the proposed regional organics facility. The 2019 activity will include the re-evaluation of the regional organics siting study, we hope to conclude our pilot program on active gas capture at Campbell Mountain Landfill, implement the leachate collection and retention system at CMLF and start implementation on the Keremeos Landfill closure plan.

Measurement

This objective will be measured by completion of the identified plans and compliance with the SWMP Checklist.

Performance Indicators:

- Present a Solid Waste Orientation to the Board
- Acquire a regional organics facility site
- Work with the City of Penticton to relocate the Penticton Compost Facility at CMLF
- Complete the leachate treatment design and construction plan for CMLF
- Proceed with approved landfill gas management system design
- Complete the closure works for the Keremeos landfill
- Commence planning for an expanded entrance to the Campbell Mountain Landfill
- Design and construct the Apex transfer station

Objective 3.3.2: **By enhancing the Okanagan Falls Waste Water Treatment System**

Description

The Electoral Area "D" Liquid Waste Management Plan was developed in 2008 as we commenced the construction of the new plant. The Plant has been in operation since 2012 and its time to do some of the collateral projects, such as review the impact on Vaseux Lake, the development of the wetlands and extending the collection system to collection and treatment for Kaleden and Skaha Estates. The Okanagan Falls Waste Water Treatment Plant was oversized to accommodate effluent from these areas and the Regional District was awarded a Building Canada II Grant in 2017 to commence Phase I, being Skaha Estates. The preliminary design

developed in 2018 indicates that additional grants are necessary before the Skaha Estates project is practical. In 2019 we'll apply to have the Building Canada II grant repurposed for Kaleden.

Ownership:

- Office of Prime Interest (OPI): General Manager of Public Works
- Offices of Collateral Interest (OCI): Manager of Engineering

Activity:

The 2019 activity will include completion of the Vaseux Lake Assessment, the Wetlands and the detailed design and costing for the Collection System extension; and if assent is achieved, creation of a Service.

Performance Indicators:

- Complete design and carry out construction on the Wetland Project
- Repurpose the Building Canada II sewer project
- Complete design of a new solids dewatering works at the WWTP

Objective 3.3.3: By enhancing Regional District Water System Delivery

Activity

The Regional District owns or operates nine water systems over five electoral areas. As infrastructure ages and volunteers or owners of private and public systems change, there is more interest in divesting systems to the Regional District. Also, the Auditor General for Local Government audited three of the Regional District Water Systems in 2017 and provided a number of recommendations that the Regional District needs to work away at.

Ownership:

- Office of Prime Interest (OPI): General Manager of Public Works
- Offices of Collateral Interest (OCI): Engineering Manager

Activity:

In 2019, the Regional District will continue implementation of recommendations from the AGLG Audit and respond appropriately to acquisition of new systems.

Measurement

This objective will be measured by progress against the following performance indicators.

Performance Indicators:

- Finalize the Cross-Connection Control Bylaw and the financial plan
- Develop a Water System Acquisition Policy and Procedure
- Review and adopt the regional Water Regulatory Bylaw
- Develop a Filtration Deferral and Source Water Protection Plan for the Naramata Water System

KEY SUCCESS DRIVER 4 – TO PROVIDE GOVERNANCE & OVERSIGHT IN A REPRESENTATIVE DEMOCRACY

Goal 4.1 **To execute a well-defined strategic planning cycle**

Objective 4.1.1: **By executing the Strategic Planning and Enterprise Risk Management Programs.**

Description

The Regional District has developed a robust strategic planning cycle and process. While we have well developed guiding principles composed of Vision, Mission, Values, Key Success Drivers and 5-year Goals, we focus mostly on the development of our Corporate Business Plan.

The Regional District has developed an Enterprise Risk Management Program that supports our Strategic Plan and we want to maintain that and build on it as well.

Ownership

- Office of Prime Interest (OPI): CAO/ Manager of Information Services
- Offices of Collateral Interest (OCI): Senior Management Team

The Activity

This is a forward-looking Objective, anticipating that we will rigorously follow our Strategic Planning Cycle and Process. Regional District staff will commence the SWOT exercise for the update of the 2019-2023 Strategic Plan and the 2019 Business Plan in July of 2018, including a full review of our Enterprise Risk Management Plan. 2018 was an election year and flexibility was required in the development of the 2019 Business Plan and Budget. With 65% turnover on the Board of Directors, time was required for our Board to adjust.

Measurement

Compliance with the Strategic Planning Cycle and Process adopted by the Board.

Performance Indicators:

- Adoption of a 2019 – 2022 Strategic Plan
- Conducting a Values Workshop for the 2018 – 2022 Board of Directors
- Adoption of the 2019 Corporate Business Plan
- Presentation of the Enterprise Risk Management Register to 2018-2022 Board of Directors
- Initiate the 2020 Corporate Business Plan Cycle

Goal 4.2: **To promote Board and Chair Effectiveness**

Objective 4.2.1: **By assisting the Board to operate in an effective manner**

Description

The 2018 election established a 9th Electoral Area for the Regional District and that brought a 19th Member to the Board Table. The Regional District of Okanagan Similkameen encompasses a diverse geographic area and that creates a diverse set of Members that all have to come together to best represent all of our 87,000 constituents over our 10,400 km.² area.

We have many processes that the 2018-2022 Board of Directors will have to become familiar with in a very short period of time. We started with a Board Orientation, moved right into strategic planning and Budget Committee.

Ownership

- Office of Prime Interest (OPI): Office of the CAO
- Offices of Collateral Interest (OCI): Senior Management Team

The Activity

The 2019 activity will be to continue to support the Board of Directors and to ensure that information is available to the Board to make informed decisions.

Performance Indicators:

- Plan and implement a Board orientation program for the 2018 – 2022 Board-elect
- Develop and present an accountability framework to the Board to assist with oversight responsibilities
- Develop a report on Board evaluation as part of the Governance discussions for the Board
- Review the Legislative Structure
- Present governance sessions for Area Planning, Recreation and Water Commissions
- Develop an Orientation/Training Strategy for 2019

Objective 4.2.2: By improving regional district/ municipal relations

Description:

A regional district is really a federation of 14 different jurisdictions within a confined geographic area. With 9 electoral areas and 6 incorporated communities, it's important that we keep focused on big-picture issues that benefit the whole constituency and sometimes there are competing interests.

Ownership:

- Office of Primary Interest: Chief Administrative Officer
- Office of Secondary Interest: Senior Management Team

Performance Indicators:

- Identify relationship success factors
- Organize a workshop with member municipalities to discuss relationship-building
- Re-establish the CAO Group Working Committee

2019 - 2023 FINANCIAL PLAN

The 2019 - 2013 Financial Plan for the RDOS was adopted by the Board of Directors at their regular meeting of 7 March 2019. It will appear as a collateral document on the RDOS website for viewing.

RISKS AND MITIGATIONS

Risk Identification and Mitigation

The Regional District of Okanagan Similkameen 2019 Business Plan includes assessments and assumptions for the next year. The following represents the top risks to the Regional District in achieving its business plan and maintaining its operations.

The purpose of Enterprise Risk Management (ERM) is to ensure that risk identification, assessment and prevention are incorporated into the management oversight and processes of the Regional District and to assist in identifying priorities set forth in RDOS's business plan. The intent being to manage the uncertainties we incur in our current operations and our future plans.

The 2018/19 Risk Register identifies many threats, but only four make our top risk standard based on our pre and post mitigation rating:

- **Man-made or Natural Disaster** – RDOS implements its Emergency Plan and opens the Emergency Operations Centre numerous times each year. We have a significant organization that manages our response, with the support of the Province, and we continually train our people. Nevertheless, we're in a region that is susceptible to natural and man-made threats, identified in our Hazard Risk and Vulnerability Plan.
- **Organizational Impact of Extended Emergency Operation Centre (EOC)** – A Level 3 EOC was activated continually for the Regional District for five months in 2017 and 7 months in 2018. Climate Change and other factors lead some to believe this is now the norm. We fully expect a similar situation in 2019. RDOS employees form the majority of the Response Team and this impacts our ability to perform our normal duties. The risk can be somewhat mitigated by training and good planning, but the 2019 risk is high that our staff will be fully occupied with emergency response in 2019 adversely impacting our ability to carry out normal duties.
- **Landfill Gas Regulation Contravention** – The RDOS is currently in contravention with the BC Landfill Gas Regulation regarding methane off-gassing at the Campbell Mountain Landfill. An application is being prepared for the Ministry of Environment to propose a substituted alternative to meet the regulation for gas capture; being a biocover methodology. A one-year pilot program has just concluded with positive results and the final application is being prepared. If the pilot project does not work, the RDOS may have to implement an active gas capture system at a great expense.
- **Not able to find suitable Organics Site** – The RDOS has conducted a study to find a suitable site for an organic's facility. The two highest ranking sites have been dropped for various reasons. The threat is a suitable site will not be found leading to a shorter life for our landfills and the requirement to proceed with active gas capture at the Campbell Mountain Landfill.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 21, 2019

RE: Declaration of State of Local Emergency Approval

Enabling Legislation:

The Emergency Program Act provides:

12(1) A local authority or the head of the local authority, may, at any time that the local authority or the head of the local authority, as the case may be, is satisfied that an emergency exists or is imminent in the jurisdictional area for which the local authority has responsibility, declare a state of local emergency relating to all or any part of the jurisdictional area.

12(3) The head of a local authority must, before making a declaration under subsection (1), use best efforts to obtain the consent of the other members of the local authority to the declaration and must, as soon as practicable after making a declaration under subsection (1), convene a meeting of the local authority to assist in directing the response to the emergency.

Administrative Recommendation:

Electoral Area "C":

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "C" due to expire 4 March 2019, at midnight for a further seven days to 11 March 2019, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "C" due to expire 11 March 2019, at midnight for a further seven days to 18 March 2019, at midnight.

Reference:

Emergency Program Act, Section 12

Background:

2018 Spring Freshet Flooding

The State of Local Emergency for Electoral Area “B” was **cancelled** on May 28th 2018.
The State of Local Emergency for Electoral Area “E” was **cancelled** on May 28th 2018.
The State of Local Emergency for Electoral Area “H” was **cancelled** on May 28th 2018.
The State of Local Emergency for Electoral Area “F” was **cancelled** on July 13th 2018.
The State of Local Emergency for Electoral Area “G” was **cancelled** on July 18th 2018.
The State of Local Emergency for Electoral Area “A” was **cancelled** on July 23rd 2018.
The State of Local Emergency for Electoral Area “D” was **cancelled** on November 20th, 2018

Inclement weather conditions on March 22nd 2018, coupled with significant snowpack, higher than average seasonal ground water levels and rain on snow events led to extensive Freshet flooding in the RDOS. The RDOS Emergency Operations Centre (EOC) was activated on March 22nd 2018 to support emergency responders and residents dealing with issues related to the flooding. The EOC remained active on a daily basis, offering support to our partners throughout the region, until Friday June 15, 2018, when operations began scaling back and shortly after, wildfires became active. The EOC was active for support to wildfires through the summer and scaled back in mid-September. Now the EOC continues to provide support for response work and recovery efforts in the region. State of Local Emergency remains in Electoral Area “C” until emergency response works are completed that necessitate the use of SOLE authority for access onto private lands to effect the work and due to the continued imminent risk of flooding in Park Rill Creek.

Respectfully submitted:

Bill Newell

Emergency Operations Centre Director



Okanagan Basin
WATER BOARD

BOARD REPORT: March 8, 2019

1450 KLO Road, Kelowna, BC V1W 3Z4
P 250.469.6271 F 250.762.7011
www.obwb.ca

OBWB Directors

Sue McKortoff - Chair,
Regional District of Okanagan-
Similkameen

Cindy Fortin - Vice-Chair,
Regional District of Central
Okanagan

Victor Cumming, Regional
District of North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Bob Fleming, Regional District
of North Okanagan

James Baker, Regional
District of Central Okanagan

Colin Basran, Regional District
of Central Okanagan

Toni Boot, Regional District of
Okanagan-Similkameen

Rick Knodel, Regional District
of Okanagan-Similkameen

Lisa Wilson, Okanagan Nation
Alliance

Bob Hrasko, Water Supply
Association of B.C.

Denise Neilsen, Okanagan
Water Stewardship Council

The next regular meeting of the
OBWB will be 10 a.m. Tuesday,
April 2, 2019, at Regional
District of North Okanagan in
Coldstream.

Okanagan Basin Water Board Meeting Highlights

Board receives report on 2018 invasive mussel partnership: Lisa Scott with the Okanagan and Similkameen Invasive Species Society (OASISS) reported on last year's invasive mussel prevention efforts. The OBWB provides funds to OASISS to extend the efforts of the board's "[Don't Move A Mussel](#)" campaign to water recreationists, retailers, yacht clubs and more, and to conduct mussel monitoring in Okanagan lakes. In all, outreach material was delivered to 325 locations and staff report connecting with about 5,000 people. It also collected water samples from 23 locations on five Okanagan lakes, and partnered with the Osoyoos Lake Water Quality Society for additional monitoring. The group also deployed substrate monitors at 18 locations in five lakes in partnership with marinas, yacht clubs and local governments. So far, testing has found no invasive zebra or quagga mussels in Okanagan lakes.

Directors updated on Environmental Flow Needs (EFN) project: Kari Alex, Okanagan Nation Alliance (ONA) fisheries biologist, provided an update on the EFN project, determining water needs of fish and aquatic habitat that will also help the province with water licensing decisions. Under B.C.'s Water Sustainability Act, EFN data is required to make such decisions. This project, a collaboration between OBWB, ONA and the province, began in 2016 and is almost complete. The project team is currently studying 18 streams identified as having high value (e.g. salmon) and not fully licensed. Alex noted that fish are a key indicator for the health of a water body.

LiDAR workshop garners strong interest: The OBWB, Okanagan Collaborative Conservation Program and Regional District of Central Okanagan jointly hosted "Innovations in Okanagan LiDAR, and why is it so important" on March 4. The event was to raise awareness for a \$1.4 million Light Detection and Ranging (LiDAR) dataset that is being collected as part of a partnership between the OBWB, local governments, ONA, Emergency Management BC and GeoBC. Some data is still being collected, but parts will be available starting this spring. Practical applications for the data include floodmapping, firesmart activities, habitat mapping and more. The event attracted people from various sectors including those involved in Emergency Operation Centres, dairy farmers, forestry, local government, conservation and others.

Provincial groundwater licensing extended, board to respond: Directors were updated on a B.C. government decision to extend its groundwater licensing deadline to March 1, 2022. The board had previously submitted a request to the province for an extension, recognizing low registration numbers and the importance of licensing to understand where and how much water can be extracted. Staff were asked to send a letter to the province thanking them for the extension and provide recommendations for next steps.

Wave of water grant apps to be reviewed: The OBWB received 31 applications to its Water Conservation & Quality Improvement Grant Program with a total ask of \$678,281. Both the number of applications and funding total is above average. There is a total of \$300,000 available. Applications will be reviewed and funding recommendations provided to the board at the April 2 board meeting.

For more information, please visit: www.OBWB.ca