

Regional District of Okanagan-Similkameen

SCHEDULE OF MEETINGS

THURSDAY, SEPTEMBER 3, 2015

RDOS BOARDROOM

9:00 am	-	9:30am	Public Hearing – Vintage Views, Area “D”
9:30 am	-	10:00 am	Corporate Services Committee
10:00 am	-	12:00 pm	RDOS Regular Board Meeting
12:00 pm			Lunch

"Mark Pendergraft"

Mark Pendergraft
RDOS Board Chair

Advance Notice of Meetings:

September 17	RDOS/OSRHD Board/Committee Meetings
October 1	RDOS Board/Committee Meetings
October 15	RDOS/OSRHD Board/Committee Meetings
November 5	RDOS Board/Committee Meetings
November 19	RDOS/OSRHD Board/Committee Meetings
December 3	RDOS/OSRHD Inaugural Board Meetings
December 17	RDOS/OSRHD Board/Committee Meetings



NOTICE OF PUBLIC HEARING

Voluntary Discharge and Early Termination of Land Use Contract No. LU-3-D; and
Official Community Plan & Zoning Bylaw Amendment
“Vintage Views” — Electoral Area “D”

Date: Thursday, September 3, 2015
Time: 9:00 a.m.
Location: Regional District of Okanagan-Similkameen (Boardroom)
101 Martin Street, Penticton, B.C.

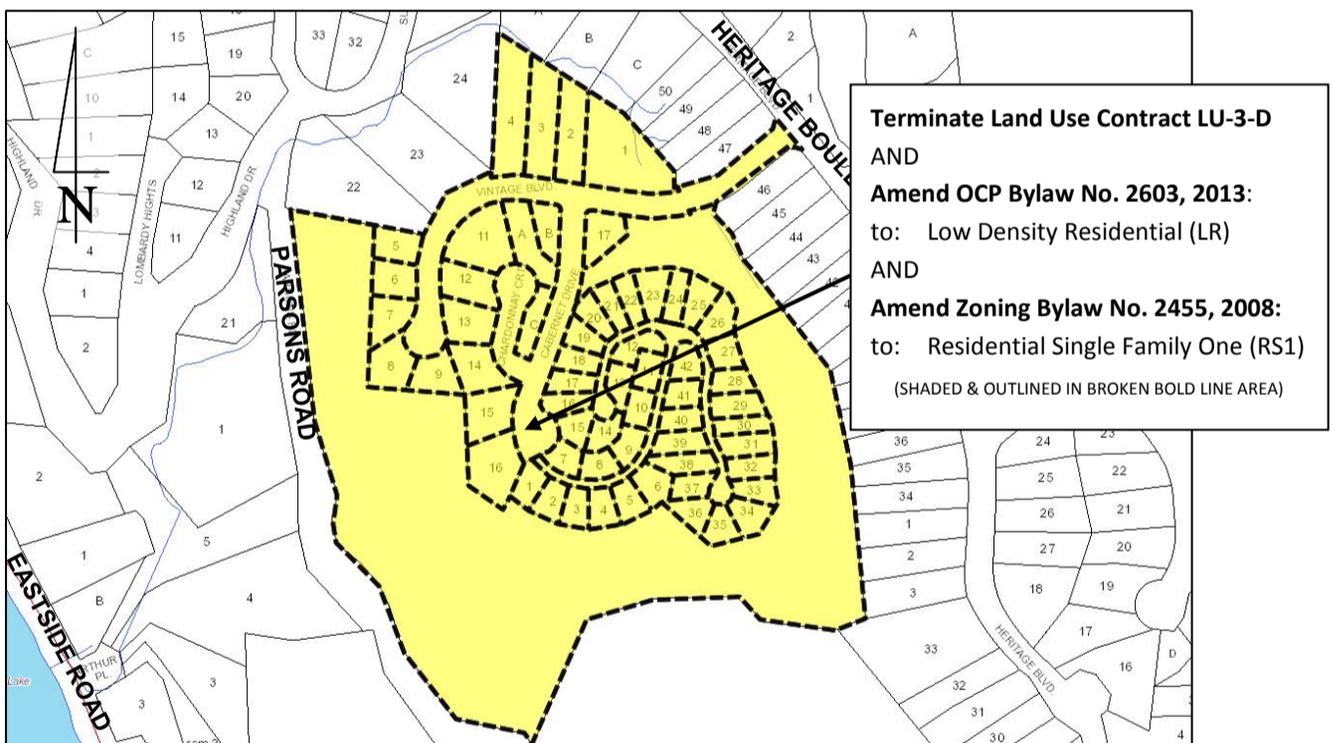
PURPOSE: To undertake a “voluntary discharge” as well as an “early termination” of Land Use Contract No. LU-3-D registered against the title of 62 properties comprised within the “Vintage Views” neighbourhood of Electoral Area “D” in accordance with Section 914.2 of the *Local Government Act*, and to amend the Electoral Area “D-2” Official Community Plan Bylaw No. 2603, 2013, and the Regional District of Okanagan-Similkameen Electoral Area “D” Zoning Bylaw No. 2455, 2008, to designate and zone the subject property.

Amendment Bylaw No. 2603.05 2015: proposes to amend Official Community Plan (OCP) Bylaw No. 2458, 2008, to designate the subject properties Low Density Residential (LR).

Amendment Bylaw No. 2455.21 2015: proposes the voluntary discharge of Land Use Contract No. LU-3-D and to amend Zoning Bylaw No. 2455, 2008, to zone the subject properties Residential Single Family One (RS1).

Amendment Bylaw No. 2455.22 2015: proposes to terminate Land Use Contract No. LU-3-D and to amend Zoning Bylaw No. 2455, 2008, to zone the subject properties Residential Single Family One (RS1).

NOTE: if adopted, Zoning Amendment Bylaw No. 2455.22, 2015, will come into force one year and a day after the date of its adoption.



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

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

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

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence for the public hearing to be addressed to: Public Hearing Bylaw Nos. 2603.05, 2455.21 & 2455.22, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A 5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing. This public hearing has been delegated to a Director of the Regional District.

FOR MORE INFORMATION PLEASE CONTACT DEVELOPMENT SERVICES:

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

Donna Butler, MCIP
Manager of Development Services

Bill Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, September 3, 2015

9:30 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

B. Board Policy Review

- a. Director and Alternate Director Accident Insurance

RECOMMENDATION 1

THAT the Board of Directors amend the Director and Alternate Director Accident Insurance policy as presented at Committee September 3, 2015.

C. Nickel Plate Dam/ Application for Grants

- a. Proposed Community Works Gas Tax Funding Policy
- b. Letter of Request
- c. Nickel Plate Dam Safety Review Report

RECOMMENDATION 2

THAT the Board adhere to the current Grants Policy; and,

THAT the request from the Similkameen Improvement District for a grant for the Nickel Plate Dam be denied.

D. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2015
RE: Board Policy Review

Administrative Recommendation:

THAT the Board of Directors amend the Director and Alternate Director Accident Insurance policy as presented at Committee September 3, 2015.

Reference:

[Regional District of Okanagan-Similkameen Policy Manual](#)

Director and Alternate Director Accident Insurance Policy (Marked up showing changes)

History:

Goal 4.4 of the RDOS Business Plan is to develop a responsive, transparent, effective organization. One of the objectives of this goal is achieved by developing policy framework and ensuring current policy is current and represents the Boards intentions.

Analysis:

The Board requires clear policies and as such has instructed that a process to ensure the timely review and update of Board policy be implemented.

In order to achieve this objective, outdated policies will be brought forward for review at each Corporate Services Committee meeting and future review dates will be established. It is expected that this process will complete in the first quarter of 2016.

The intention is to create relevant, transparent policies which are easy for the public to access and that set out how the Board wants recurring issues to be addressed.

The Board may access the RDOS Board Policy manual at the referenced hyperlink to view the current policies and track progress of amendments as they occur.

The Director and Alternate Director Accident Insurance policy has been amended to increase the minimum coverage available to \$250,000.00 as recommended by Capri Insurance at the April 16, 2015 Corporate Services Committee meeting.

Respectfully submitted:

“Christy Malden”

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Director and Alternate Director Accident Insurance

AUTHORITY: Board Resolution No. SB47/91 dated April, 1991.
Reviewed March 22, 2001 (maintain)

AMENDED: Board Resolution No. _____ dated _____.

POLICY STATEMENT

The Regional District will provide accident, life and indemnity insurance to its elected officials and their appointed alternates.

PURPOSE

Coverage is provided for an injury sustained by the insured person while in consequence of performing the usual and necessary duties as a Director, including traveling directly to or from any scheduled meetings or other function as a representative of the Regional District.

The policy does not cover Directors and Alternate Directors once they are beyond 80 years of age.

RESPONSIBILITIES

The Manager of Finance will ensure that the necessary premiums are paid to provide the insurance.

PROCEDURES

The **minimum** amount of accident indemnity coverage for Directors and Alternate Directors is as follow:

Accident / Life Insurance	\$250,000.00
Weekly Indemnity	\$ 500.00

Comment [GC1]: added

Comment [GC2]: an increase from \$100,000.00 as recommended by insurance company

ADMINISTRATIVE REPORT



TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2015
RE: Nickel Plate Dam/ Application for Grants

Administrative Recommendation:

1. **THAT the Board adhere to the current Grants Policy; and,**
2. **THAT the request from the Similkameen Improvement District for a grant for the Nickel Plate Dam be denied.**

Reference:

1. Email from the Similkameen Improvement District
2. Local Government Act (LGA)
3. Regional District Grants Policy

Legislation:

1. The LGA, Article 2, recognizes that regional districts are independent, responsible and accountable orders 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.
2. Article 731 (1) of the LGA, Local Improvement Districts, provides that the Lieutenant Governor in Council may, by letters patent, incorporate an area of land comprising 2 or more parcels, whether contiguous or not, and its owners into an improvement district, under a name and with objects that appear advisable and with powers considered necessary to carry out those objects.
3. Article 751 (1) provides that an improvement district must make adequate provision in advance to renew works when they require renewal, and must raise amounts for that purpose.
 - a) The board of trustees must establish reserve funds for the purpose of renewal of works referred to in subsection (1), and amounts raised as required under that subsection must be credited to the applicable reserve fund.
4. The Community Works Fund (CWF) is based on a per capita formula with a funding floor, and delivered twice annually. Local governments make local choices about which eligible projects to fund and report annually on these projects and their outcomes.

Eligible Project Categories After April 1, 2014 include:

1. Local roads, bridges
2. Highways
3. Short-sea shipping
4. Short-line rail
5. Regional and local airports
6. Broadband connectivity
7. Public transit
8. Drinking water
9. Wastewater
10. Solid waste
11. Community energy systems
12. Brownfield redevelopment
13. Sport infrastructure
14. Recreational infrastructure
15. Cultural infrastructure
16. Tourism infrastructure
17. Disaster mitigation
18. Capacity building

History:

One of the components of the BC Gas Tax Program is called the Community Works Program, described above, to fund Local Governments to carry out capital projects within their jurisdiction for their ratepayers. Regional Districts are heavily dependent on grants from senior levels of government for infrastructure improvements. Prior to 2012, Irrigation Districts and Improvement Districts were also eligible for Infrastructure Grants.

Each of the eight electoral areas receive a /capita Community Works Grant and those typical projects funded are highlighted above. The funds received through the Community Works Program are set aside for each electoral area and projects are identified during the budget process for expenditure in their area for a subsequent year.

The Regional District has established policy for the allocation of grants and the policy is attached for the Boards consideration. The Regional District has received a request from the Similkameen Improvement District for a \$50,000.00 grant from Electoral Areas B, D, G & H Community Works Programs which contradict the policy and from which they have requested exemption.

Local Improvement Districts are a level of government of equal stature to a Regional District. Both are created by Order in Council, both have Letters Patent setting out their area of jurisdiction and their ability to tax and both have a purpose statement set out by the Provincial Government.

Alternatives:

1. Deny the Request
2. Approve the Request
3. Approve the Request with conditions

Analysis:

The Community Works Gas Tax Policy was developed to provide direction on the consistent allocation of funds. Among other issues, it clearly restricts funding to Regional District projects, with a rationale that:

1. Flowing Community Works Program funds to other organizations puts pressure on RDOS infrastructure and services.
2. Creates problems in oversight.
3. Compromises our ability to provide regulatory reports.
4. Eliminates our ability to ensure that the funds were used appropriately or that assets not owned by RDOS are maintained in the future.
5. May lead to an ongoing reliance on RDOS to fund non-owned assets.
6. Requirements for a quick response may deviate from the typical budgeting and due diligence standards.

Local Improvement Districts were previously eligible to apply for Infrastructure Grants directly to the Province. The Province withdrew that eligibility due to a concern about the large number of small purveyors, both public and private, that had control of essential infrastructure and services that were felt may be better in the hands of a local government. The unavailability of grants was seen to be an incentive to water/wastewater purveyors to dissolve and turn essential services over to a local government.

The 2014 Gas Tax Agreement has broadened the types of eligible projects and removed the requirement for infrastructure/assets to be owned by the Regional District, meaning Improvement Districts are still not eligible to apply for infrastructure grants, but there doesn't seem to be a restriction on local governments from allocating part of their funds to an ID.

Prior to deciding on the request, the Board may want to consider the arguments in the policy for solely funding RDOS projects, but also:

- Improvement Districts are statutorily at the same level as the Regional District and have been charged by the Province to plan and manage their function within their own resources.
- Grants are getting more difficult to obtain. Community Works funds may be the sole source to fund infrastructure projects in the future.
- By making Improvement Districts ineligible to receive grants from the Province, it would seem inappropriate for the Regional District to use those funds for a purpose not contemplated by the provider.
- Local Governments should be transparent and consistent. Precedent is a sound decision-making criteria and opening access to funds to other entities meant for Regional District infrastructure could be risky.

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Community Works Gas Tax Funding Policy

AUTHORITY: Board Resolution dated _____.

POLICY STATEMENT

It is the policy of the Regional District of Okanagan Similkameen to apply Community Works Gas Tax funding to projects that meet the eligibility criteria established by UBCM on lands owned or leased by the Regional District and that meet the needs of Regional District ratepayers within an established service.

PURPOSE

To ensure that CWF funding will only be used for infrastructure projects meeting the eligibility requirements of the CWF agreement that are owned or leased by the Regional District or a member municipality. Ensuring funds are only used for assets owned or leased by the RDOS or a member municipality will aid in the consistent, equitable and accountable use of Community Works Gas Tax funding across the Electoral Areas and ensure funding for existing Regional District services is not eroded.

DEFINITIONS

Community Works Fund Agreement means the 2014 to 2024 Community Works Fund Agreement signed between the Regional District and the Union of BC Municipalities (UBCM).

RESPONSIBILITIES

Boards of Directors shall:

1. Adopt the Community Works Gas Tax Funding Policy
2. Approve funding of CWF projects during the annual budget approval process or by reserve expenditure bylaw

Manager of Finance shall:

1. Confirm the infrastructure is owned or leased by either the RDOS or a member municipality
2. Bring funding requests to the Board in one of the following methods:
 - a) as part of the annual budget approval process
 - b) as a separate reserve expenditure bylaw if received after the annual budget has been approved
3. Report annually to the Board a summary of all CWF projects approved during the year
4. Ensure an annual summary of all CWF projects is posted on the RDOS website to be available to the public

PROCEDURES

In consultation with Electoral Area Directors, Community Works Gas Tax Funding projects are brought forward by managers during the annual budget process. Finance will ensure the infrastructure project is owned or leased by the RDOS or member municipality.

Eligible CWF projects will be incorporated into the annual budget or, if received after budget approval, brought forward to the Board for approval as individual expenditure bylaws.

Annual reporting will be made to the Board on all projects receiving Community Works Gas Tax funding.

From: Roger Mayer [rgrmayer@gmail.com]
Sent: August 6, 2015 7:06 PM
To: George Bush; Elef Christensen; Bob Coyne; Tom Siddon
Cc: Bill Newell
Subject: Re: Nickel Plate Dam Safety Review Recommendations

Directors Bush, Siddon, Christensen, and Coyne,

The Similkameen Irrigation District presently owns and manages the Nickel Plate Dam which is located on Nickel Plate Lake just Northwest of Apex. The Dam stores water during the winter and spring periods and releases water from August first till the end of October to provide water for water Licences on the Similkameen River during the low Flow period during that time. The Dam holds 1600 acre feet of water for this purpose, and is one of the few reservoir structures on the Similkameen watershed, which are critical for the low flow periods. The Licence Holders that we provide backup water for are located in Area B,G and H

We also provide 100 acre feet of water supply for the residents of the Apex Alpine Area located in Area D. (About 600 residents). It is a critical water supply for this area, especially in the winter time when well water is very low.

We have had Golder Associates conduct a Dam Safety Review of the structure and they have developed a number of recommendations we should implement.

We have limited financial resources and would like to ask the Similkameen and Area D Directors for some financial assistance to implement the recommendations in the report.

I have done some pricing on these recommendations and feel that we would require about \$50,000 to implement them.

In this regard I would like to request funding from the Federal Government Gas Tax Local Government Source of Funds that the RDOS receives each year.

I would suggest that Area D contribute 1/16 of the funding as Area D residents only use 100 acre feet of the water. The balance would be split 3 ways with the Similkameen Directors as residents from all three jurisdictions use the rest of the water to backup their licensing on the Similkameen.

The break down would be as follows

Area B \$ 15,625.00

Area D \$ 3,125.00

Area G \$ 15,625.00

Area H \$ 15,625.00

I recognize that the RDOS has recently adopted a policy only to fund RDOS projects because the finance Departments' concern in verifying expenditures.

The Board also did say at the time the policy could be waived in order fund non RDOS projects.

To alleviate these concerns we can have the RDOS pay invoices directly upon our approval, or release funds based on invoices. If we come in under budget the RDOS would keep the excess funds, or if we are over budget, those costs would be born buy the Similkameen Improvement District. At the end of the upgrade project we will have our Auditors (Kemp Harvey) provide the district with a report verifying expenditures as well.

Our water resources are critical in the Similkameen and Okanagan, and your support to increase the compliance of this structure with Provincial regulations would be greatly appreciated.

Thank you for your consideration.

If you need further information, please give me a call at 250-499-4122 or email me back at this email.

Roger Mayer
Chair
Similkameen Improvement District



November 27, 2014

NICKEL PLATE LAKE DAM

DAM SAFETY REVIEW

Submitted to:
Similkameen Improvement District
2794 River Road
Keremeos, BC
V0X 1N0

REPORT



Report Number: 11149400029-001-R-Rev2

Distribution:

2 Copies - Similkameen Improvement District

1 Copy - Golder Associates Ltd.





7.7 Operations, Maintenance and Surveillance

The Operation, Maintenance and Surveillance (OMS) Plan for the Nickel Plate Lake Dam was prepared by SID in July of 2010 and updated in August of 2011. This document was provided to Golder for review, a copy of which is presented in Appendix H. Review of the plan indicates that it provides a thorough documentation on the operation, maintenance and surveillance of the dam and associated appurtenances.

7.8 Emergency Preparedness Plan

The Emergency Preparedness Plan (EPP) was prepared in July of 2010 by SID and updated in August of 2011. This document was provided to Golder for review, a copy of which is presented in Appendix H. Review of the EPP indicates that it is thorough in the actions that should be implemented should there be a failure of the dam.

7.9 Public Safety and Security

Visual observations indicate that there are no special security features at this dam site. As indicated above, vehicles can access the dam. It was noted that the wheel used control the slide gate on the low level outlet was missing. It is understood that the wheel is kept by SID's dam maintenance person to ensure the gate is not tampered with or inadvertently left open.

7.10 Observed Deficiencies

In general, visual observations at the time of the September 7, 2011 inspection indicate the Nickel Plate Lake Dam and associated appurtenances appear to be in satisfactory condition with the exception of the following minor deficiencies.

- Minor wave erosion along the upstream slope of the dam.
- Tree and bush growth on the upstream and downstream sides of dam.
- Some minor wood debris noted in the spillway channel.
- The presence of animal burrows along the downstream slope of the dam.

8.0 DAM SAFETY MANAGEMENT SYSTEM

Aside from the current OMS and EPP manuals, SID does not appear to have a formal dam safety management system in place as illustrated on Figure 2-2 from the 2007 CDA Guidelines, a copy of which is in Appendix I.

9.0 RECOMMENDATIONS

The following presents a prioritized list of recommendations (high to low) that should be considered as budget permits.



- As indicated above, a significant flood event occurred in 1972 which others considered to be a 1:100 to 1:200 year event. According to observations by others, there were no issues with regard to the capacity of the spillway to handle this event as well as no other issues arose with the dam. Although this may have been an isolated occurrence, it is highly recommended that a hydrotechnical assessment should be undertaken to determine whether the spillway and low level outlet are capable of safely passing the probable maximum flood (PMF).
- It is recommended that a detailed flood inundation mapping/dam breach analysis be carried out to confirm the “Very High” consequence classification discussed in Section 3.0.
- At least two permanent piezometers should be installed and water levels in the piezometers should be recorded on a monthly basis. As indicated above, it is understood that Apex Alpine measures the lake levels at their pumphouse on a monthly basis and provides this information to SID. The water and lake level measurements should be related to geodetic elevations.
- The boreholes drilled for installation of the piezometers will provide an indication of the fill used in construction of the dam as well as the dam foundation conditions. This information would be used to re-assess the preliminary seismic stability assessment discussed in Section 7.2.
- In addition, it is recommended that at least three survey monuments be installed on the dam crest and surveyed at least once a year when the reservoir is at full pool.
- Although the low level outlet and valve were replaced in 1990, it is recommended that a video inspection of the inside of the low level outlet pipe should be conducted.
- An underwater inspection of the intake structure of the low level outlet should also be carried out.
- It is recommended that placement of large rocks at strategic locations be considered to restrict vehicle traffic onto the dam.
- Weekly inspections should be carried out when the reservoir is filling, at full pool and when the reservoir is being drained. Any acts of vandalism to the dam and associated appurtenances can be reported and dealt with in a timely manner.
- Measures should be considered to eliminate burrowing animals on the dam.
- The wood debris in the spillway channel should be removed.

10.0 CONCLUSIONS

SID has been diligent in conducting regular inspections to identify any outstanding dam issues and undertaking the necessary work to address these issues. However, based on our review of the available dam information and recent visual inspection indicates the dam does not meet some of the dam safety requirements. This includes undertaking a detailed hydrotechnical assessment to determine whether the spillway and low level outlet are capable of safely passing the probable maximum flood (PMF) as well as a detailed flood inundation mapping/dam breach assessment to confirm the “Very High” consequence classification. In addition, the condition of the inside of the low level outlet pipe as well as inlet structure should be inspected.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, September 3, 2015

10:00 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

That the Agenda for the RDOS Board Meeting of 3rd September 2015 be adopted.

1. Consent Agenda – Corporate Issues

a. Environment and Infrastructure Committee – 20th August 2015

THAT the Minutes of the 20th August 2015 Environment and Infrastructure Committee be received.

b. RDOS Regular Board Meeting – 20th August 2015

THAT the minutes of the 20th August 2015 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

That the Consent Agenda – Corporate Issues be adopted.

B. DELEGATION

1. Mark Jones, Tulameen Community Club – Request for Letter of Support for Crown Land Tenure application.

a. Crown Land Tenure Application

b. Letters of Support

c. Map

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Land Use Contract Discharge and Termination; and OCP & Zoning Bylaw Amendment Electoral Area “D”

a. Bylaw No 2455.21, 2015

b. Bylaw No. 2455.22, 2015

c. Bylaw No 2603.05, 2015

d. Responses Received

To remove Land Use Contract (LUC) No. LU-3-D from those parcels comprised within the “Vintage Views” neighbourhood of Electoral Area “D-2”

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report of the public hearing held September 3, 2015 be received.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2603.05, 2015, Electoral Area “D” Official Community Plan Amendment Bylaw be read a third time and adopted; and,

THAT Bylaw, Bylaw No. 2455.21, 2015, Electoral Area “D” Zoning Amendment Bylaw and Bylaw No. 2455.22, 2015, Electoral Area “D” Zoning Amendment Bylaw be read a third time, as amended, and adopted.

-
2. Official Community Plan and Zoning Bylaw Amendment — Electoral Area “D”
 - a. Bylaw No. 2456.07. 2015
 - b. Bylaw No 2457.14 2015
 - c. Public Hearing Report 6th August 2015
 - d. Responses Received

Amend the Official Community Plan (OCP) designation and zoning on the subject properties from a mixed use alpine zone that permits a number of commercial activities along with residential uses to a zone that is primarily residential.

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report be received.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2456.07, 2015, Electoral Area “D-1” Official Community Plan Amendment Bylaw and Bylaw No. 2457.14, 2015, Electoral Area “D-1” Zoning Amendment Bylaw be read a third time and adopted.

D. PUBLIC WORKS

1. Award of Faulder Water System Upgrades

To Award the Contract for the Faulder Water System Upgrade

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors approve the tender evaluation report and recommendations for award of the “Faulder Water System Upgrades” tender

from Ecora Engineering and Resource Group Ltd. which they will receive by September 3rd, 2015; and,

THAT the Board of Directors award the “Faulder Water System Upgrades” project to the Contractor recommended, for their required amount to complete the project *plus applicable taxes*, in the tender evaluation report for award of the “Faulder Water System Upgrades” tender from Ecora Engineering and Resource Group Ltd.; and,

THAT the Board of Directors approve a further contingency for the construction in the amount of \$50,000; and,

THAT the Board of Directors authorize the Chair and Chief Administrative Officer to execute the construction contract agreement.

E. COMMUNITY SERVICES – Rural Projects

1. Foreshore Tenure Application, Naramata
 - a. Map

To establish a swimming area in Manitou Park, Naramata

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District of Okanagan-Similkameen make application to the Province of British Columbia for unsurveyed foreshore being part of the bed of Okanagan Lake and fronting Manitou Park legally described as Lot A Plan KAP65517 DL 210 SDYD in Naramata for a period of 30 years; and,

THAT the Chair and Chief Administrative Officer be authorized to execute the institutional Lease with the Province of British Columbia if successful.

F. OFFICE OF THE CAO

1. Regional Economic Development Service
 - a. Feb 19 report
 - b. June 4 report
 - c. Bylaw No 2695

To rescind the Regional Economic Development Bylaw

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)
THAT the first three readings of Regional Economic Development Bylaw No. 2695, 2015 be rescinded and the bylaw be abandoned.

2. Okanagan Falls Parks and Recreation Service Establishment Amendment Bylaw No. 2684, 2015
 - a. Bylaw No. 2684

To allow for the additional costs associated with the parkland acquisition

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)
THAT Bylaw No. 2684, 2015 Okanagan Falls & District Recreation Service Establishment Amendment Bylaw be adopted.

G. CAO REPORTS

1. Verbal Update
-

H. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions
-

3. Board Members Verbal Update
-

I. ADJOURNMENT



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, August 20, 2015

9:03 a.m.

MINUTES

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"	Director M. Doerr, Town of Oliver
Vice Chair K. Kozakevich, Electoral Area "E"	Director A. Jakubeit, City of Penticton
Director F. Armitage, Town of Princeton	Director H. Konanz, City of Penticton
Director M. Bauer, Village of Keremeos	Director A. Martin, City of Penticton
Director T. Boot, District of Summerland	Director S. McKortoff, Town of Osoyoos
Director M. Brydon, Electoral Area "F"	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Schafer, Electoral Area "C"
Director E. Christensen, Electoral Area "G"	Director J. Sentes, City of Penticton
Director B. Coyne, Electoral Area "H"	Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

STAFF PRESENT:

M. Woods, Manager of Community Services	Z. Kirk, Public Works Projects Coordinator
C. Malden, Manager of Legislative Services	

A. APPROVAL OF AGENDA

By consensus, the agenda of the Environment and Infrastructure Committee meeting of August 20, 2015 was adopted.

B. Delegation

Natasha Lukey, Fluvial Geomorphologist, Okanagan Nation Alliance
Ms. Lukey addressed the Committee regarding fish habitat enhancements in Penticton.
[Briefing Notes](#)
[PowerPoint Presentation](#)

By consensus, in accordance with Section 90.(1)(j) of the *Community Charter*, the Committee closed the meeting to the public on the basis of information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act* (harmful to business interests of a third party).

The meeting was closed to the public at 9:44 a.m.

The meeting was opened to the public at 10:18 a.m.

C. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting of August 20, 2015 adjourned at 10:19 a.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, August 20, 2015

9:03 a.m.

MINUTES

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"	Director M. Doerr, Town of Oliver
Vice Chair K. Kozakevich, Electoral Area "E"	Director A. Jakubeit, City of Penticton
Director F. Armitage, Town of Princeton	Director H. Konanz, City of Penticton
Director M. Bauer, Village of Keremeos	Director A. Martin, City of Penticton
Director T. Boot, District of Summerland	Director S. McKortoff, Town of Osoyoos
Director M. Brydon, Electoral Area "F"	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Schafer, Electoral Area "C"
Director E. Christensen, Electoral Area "G"	Director J. Sentes, City of Penticton
Director B. Coyne, Electoral Area "H"	Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

STAFF PRESENT:

M. Woods, Manager of Community Services	Z. Kirk, Public Works Projects Coordinator
C. Malden, Manager of Legislative Services	

A. APPROVAL OF AGENDA

By consensus, the agenda of the Environment and Infrastructure Committee meeting of August 20, 2015 was adopted.

B. Delegation

Natasha Lukey, Fluvial Geomorphologist, Okanagan Nation Alliance
Ms. Lukey addressed the Committee regarding fish habitat enhancements in Penticton.
[Briefing Notes](#)
[PowerPoint Presentation](#)

By consensus, in accordance with Section 90.(1)(j) of the *Community Charter*, the Committee closed the meeting to the public on the basis of information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act* (harmful to business interests of a third party).

The meeting was closed to the public at 9:44 a.m.

The meeting was opened to the public at 10:18 a.m.

C. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting of August 20, 2015 adjourned at 10:19 a.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, August 20, 2015

9:03 a.m.

MINUTES

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"	Director M. Doerr, Town of Oliver
Vice Chair K. Kozakevich, Electoral Area "E"	Director A. Jakubeit, City of Penticton
Director F. Armitage, Town of Princeton	Director H. Konanz, City of Penticton
Director M. Bauer, Village of Keremeos	Director A. Martin, City of Penticton
Director T. Boot, District of Summerland	Director S. McKortoff, Town of Osoyoos
Director M. Brydon, Electoral Area "F"	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Schafer, Electoral Area "C"
Director E. Christensen, Electoral Area "G"	Director J. Sentes, City of Penticton
Director B. Coyne, Electoral Area "H"	Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

STAFF PRESENT:

M. Woods, Manager of Community Services	Z. Kirk, Public Works Projects Coordinator
C. Malden, Manager of Legislative Services	

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APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 10:21 a.m. Thursday, August 20, 2015 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

STAFF PRESENT:

M. Woods, Manager of Community Services
C. Malden, Manager of Legislative Services
D. Butler, Manager of Development Services

C. Garrish, Planning Supervisor
E. Riechert, Planner
J. Shuttleworth, Park/Facilities Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

By consensus, the Agenda for the RDOS Board Meeting of August 20, 2015 was adopted as amended to include Item D3 Five Year Financial Plan Amendment, and Item D4 Declaration of State of Local Emergency Approval.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – August 6, 2015

THAT the Minutes of the August 6, 2015 Corporate Services Committee be received.

THAT the Board of Directors rescind the following policies as presented at Committee August 6, 2015:

- *Annual Strategic Planning Policy*
- *Electoral Area Contingency Fund – Special Projects Policy*
- *Internal Audit – Recreation Facilities Policy*
- *Correspondence to Chairman/Directors*
- *Communications Protocol*

THAT the Board of Directors amend the Liability Insurance policy and the Records Management Policy as presented at Committee August 6, 2015.

b. Environment and Infrastructure Committee – August 6, 2015

THAT the Minutes of the August 6, 2015 Environment and Infrastructure Committee be received.

THAT the Board of Directors approve taking an inventory of all Electoral Area boat launches, marinas and recreational launch points for appropriate signage for the prevention of the spread of Quagga/Zebra Mussels.

THAT member Municipalities be requested to consider endorsement and provide inventories to be included in overall South Okanagan inventory of Quagga/Zebra signage.

c. Planning and Development Committee – August 6, 2015

THAT the Minutes of the August 6, 2015 Planning and Development Committee be received.

d. RDOS Regular Board Meeting – August 6, 2015

THAT the minutes of the August 6, 2015 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 Permit Application – Electoral Area “D”, R. & J. Leslie, 150 Vintage Blvd.

i. Permit

To facilitate the construction of a principal single detached dwelling.

THAT the Regional Board approve Development Variance Permit No. D2015.075–DVP.

b. Development Variance Permit - Electoral Area “D”, D. Martel, 162 Saliken Drive

i. Permit

To reduce the front parcel line setback for a principal building.

THAT the Board of Directors approve Development Variance Permit No. D2015.081-DVP

c. Development Variance Permit Application – Electoral Area “D”, J. Bryant, 1324 Peachcliff Drive, Okanagan Falls

i. Permit

To allow for the construction of a detached carport.

THAT the Board of Directors approve Development Variance Permit No. D2015.083-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 – Rural Land Use Matters

1. Temporary Use Permit Application – Electoral Area “C”, D. & S. Chipchura, 166 Sundial Road

a. Permit

b. Responses Received

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

To formalise the operation of a short-term vacation rental use.

It was MOVED and SECONDED

THAT the Board of Directors approve Temporary Use Permit No. C2015.014-TUP - **CARRIED**

2. Temporary Use Permit Application – Electoral Area “E”, L. Ashbrook & B. Cresswell, 3189 3rd Street, Naramata

a. Permit

b. Responses Received

To allow for the operation of a short-term vacation rental use.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve Temporary Use Permit No. E2015.056-TUP; and,

THAT prior to the issuance of TUP No. E2015.030-TUP, the property owner construct four (4) off-street vehicle parking spaces in accordance with the site plan comprised at Schedule ‘B’ of the permit. - **CARRIED**

- 3. Zoning Bylaw Amendment – Electoral Area “E”, S. & B. Paulson, 4035 First Street**
- a. Bylaw No. 2459.17
 - b. Responses Received

To rezone the property from Residential Single Family 1 to Residential Single Family 1 Site Specific in order to formalise the existing commercial use.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2459.17, 2015, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing. - **CARRIED**

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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

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

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

C. COMMUNITY SERVICES – Recreation Services

1. Tulameen Lane Purchase

- a. map

To facilitate subdivision of Lot 20 and consolidation of fourteen (14) lots which are currently owned by the Regional District.

RECOMMENDATION 8 (Weighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve the purchase of the unnamed lane as described in the Report to the Board from CAO Newell dated August 20, 2015. -

CARRIED

D. OFFICE OF THE CAO**1. Award of Electoral Area “D” Governance Study Agreement for Consulting Services**

To retain the services of a consultant to review and consider methods of improvement of local governance in Electoral Area “D”

RECOMMENDATION 9 (Weighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors award the consulting Electoral Area “D” Governance Study Agreement for Consulting Services to Leftside Partners in the amount of \$47,500 plus applicable taxes; and further,

THAT the Board of Directors authorize the Chair and Chief Administrative Officer to execute the consulting services agreement with Leftside Partners. - **CARRIED**

2. Osoyoos Museum Project

- a. Lease Amendment Agreement
- b. Mutual Release and Termination Agreement

To approve the lease extension and terminate the original Letter of Understanding between the RDOS and the Osoyoos Museum Society.

RECOMMENDATION 10 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve the RDOS/Town/Home Hardware Lease Amendment Agreement to extend the existing lease until December 31, 2019; and,

THAT the Board of Directors approve the Mutual Release and Termination Agreement which terminates the current Letter of Understanding (LOU) between the Regional District and the Osoyoos Museum Society; and,

THAT the Chair and Chief Administrative Officer be authorized to sign the Mutual Release and Termination Agreement and the Lease Amendment Agreement. - **CARRIED**

addendum

3. Five Year Financial Plan Amendment – Oliver Parks and Recreation

To provide for repairs to the Oliver arena floor.

RECOMMENDATION 11 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Board of Directors support a Five-year Financial Plan Amendment in the amount of \$35,000 for Oliver Parks and Recreation Arena for an emergency repair of the brine system, to be funded from reserves. - **CARRIED**

addendum

4. Declaration of State of Local Emergency Approval

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on August 13th at 18:00 hrs. for Raven Hill Road, Raven Hill Place and Nine Mile Place Road due to the imminent threat of wildfire; and,

THAT the Board of Directors consent to the Declaration a State of Local Emergency issued by the Chair on August 14th at 20:00 hrs. within the geographic boundaries of Electoral Area A and C due to the imminent threat of wildfire; and,

THAT the Board of Directors consent to the Declaration of a State of Local Emergency by the Chair within the geographic boundaries of Electoral Area B due to the imminent threat of wildfire; and,

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of State of Local Emergency dated August 14th, 2015 at 20:00 for up to two, seven day extensions, as required. - **CARRIED**

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

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

2. Board Representation

- a. Municipal Finance Authority (MFA) - *Pendergraft*
 - b. Okanagan Basin Water Board (OBWB) – *McKortoff, Martin, Waterman*
 - c. Okanagan-Kootenay Sterile Insect Release Board (SIR) - *Bush*
 - d. Okanagan Regional Library (ORL) - *Kozakevich*
 - e. Okanagan Film Commission (OFC) - *Jakubeit*
 - f. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
 - g. Southern Interior Municipal Employers Association (SIMEA) - *Kozakevich*
 - h. Southern Interior Local Government Association (SILGA) – *Konanz*
 - i. Starling Control - *Bush*
 - j. UBC Water Chair Advisory Committee - *Bauer*
-

3. Directors Motions

4. Board Members Verbal Update

G. ADJOURNMENT

By consensus, the meeting adjourned at 11:15 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
RDOS Board Chair

B. Newell
Corporate Officer



Crown Land Tenure Application

Tracking Number: 100135664

APPLICANT INFORMATION

Name: Tulameen Community Club
Doing Business As:
Phone: 250-295-6639
Fax:
Email:
BC Incorporation Number:
Extra Provincial Inc. No:
Society Number:
GST Registration Number:
Contact Name: Barb or Mark Jones
Mailing Address: PO BOX 2D Comp 12
 Tulameen BC VOX 2L0

SUBMITTED BY

You have indicated in Step 2 - Setup that you are applying on behalf of the applicant. Please provide us with your name, address, and contact information.

Type of Submitter: Agent
Name: Dale Mumford
Phone: 604-830-6098
Daytime Phone: [REDACTED]
Fax:
Email: dalem@sdmrealty.com
Mailing Address: 942 Keil Street
 White Rock BC V4B 4V7
Letter(s) Attached: Yes (Tulameen Community Club Annual General Meeting Minutes.pdf)

SETUP QUESTIONS

The APPLICANT is the Individual(s) or Organization to whom the authorization will be issued, if approved. Before choosing your answer, please click on the HELP ICON(?) beside each question.

Are you an individual or an organization? Individual
Are you applying on behalf of the applicant? Yes
Relationship to the applicant: Agent
Is the applicant an individual or an organization? Organization
Are there co-applicants for this application? No

ELIGIBILITY

Question	Answer	Warning
Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed

- under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? No

ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a Short Term, low impact activity YOU MAY NOT NEED TO APPLY for a tenure as you may be authorized under the Permissions policy. To determine if your use is permissible under the Land Act please refer to the Land Use Policy - Permissions

If your purpose can not be found in the list or if your intended use or term does not meet the terms and conditions of the policy, please contact FrontCounter BC.

Purpose	Tenure	Period
Community Institutional Community Facility	Lease	Ten to thirty years

What are you applying for? Nominal Rent Tenure (Licence / Lease)

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:

Access to this rectangular site is available on the North side via Dover Street, on the East side by way of Nicola Avenue and on the South side where it fronts Third Street.

COMMUNITY INSTITUTIONAL

Crown land dispositions for less than fair market value are offered on a limited basis to community or institutional groups. Please visit the Community and Institutional webpage for more information.

Specific Purpose: Community Facility
 Period: Ten to thirty years
 Tenure: Lease

ELIGIBILITY

Sponsored Crown Grants and Nominal Rent Tenures are limited to specific organizations. Please refer to the Community and Institutional Program Area for verification of eligibility.

Are you eligible? Yes

TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Specify Length: 229 meters
 Specify Width: 67 meters

PROJECT DETAIL

A Community Organization is open to the entire community, or provides benefit to the entire community. Examples: historical, museum and arts societies, recreation organizations, community organizations, volunteer societies, youth and senior service organizations. For more information click here.

Are you a community organization? Yes

Please upload the Constitution and Bylaws document.

Tulameen Community Club Constitution & Bylaws.pdf

The Club has existed since May 30, 1960. Attached are its Constitution and By-Laws.

Please upload the Annual Report / Financial Statement document.

Tulameen Community Club Financial Statement.pdf

Attached is a Comparative Schedule of Operations for 2010 to 2014 Operating years.

IMPORTANT CONSIDERATIONS

Are you intending to use the land as a shooting range or shooting club for discharge of firearms? No

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? No

Are you planning to use an open fire to burn timber or other materials? No

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

I will upload a PDF, JPG or other digital file(s)

MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
The attached aerial map of the Tulameen School Site was provided by the Regional District of Similkameen who superimposed Lots 1 to 28, Block 15, District Lot 128, Tulameen Town Site (Folios 71700420 through 280) onto the map. The Map shows existing buildings and the site in the context of the three adjacent streets and avenue.	Map of Tulameen School Site...	Community Institutional

ATTACHED DOCUMENTS

Document Type	Description	Filename
Development Plan	The Plan includes a one page Executive Summary	Tulameen School Site Manage...
General Location Map	The attached Map identifies the Tulameen School Site in the context of Dover Street, Third Street and Nicola Avenue.	Map of Tulameen School Site...
Other	The attachment confirms Tulameen Community Club's status as a Registered Charity.	Tulameen Community Club Reg...
Site Plan	Four sample site plans will be provided. This is 1 of 4. They provide a preliminary idea of what could occur. The final plans will be based on extensive community consultation and professional design input.	Tulameen School Site Sample...
Site Plan	Sample Site Plan 2 of 4	Tulameen School Site Sample...
Site Plan	Sample Site Plan 3 of 4	Tulameen School Site Sample...
Site Plan	Sample Site Plan 4 of 4	Tulameen School Site Sample...

PRIVACY DECLARATION

Check here to indicate that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Company / Organization:

Contact Name: Dale Mumford
Contact Address: 942 Keil Street, White Rock, British Columbia, V4B 4V7
Contact Phone: 604-830-6098
Contact Email: dalem@sdmrealty.com

I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

IMPORTANT NOTICES

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

By submitting this application form, I, declare that the information contained on this form is complete and accurate.

APPLICATION FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00

OFFICE

Office to submit application to:

Kamloops

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC? No

APPLICANT SIGNATURE

Applicant Signature

Date

OFFICE USE ONLY

Office Kamloops	File Number	Project Number
	Disposition ID	Client Number



**Tulameen School Site
Management Plan**

June 30, 2015

**Submitted by Tulameen Community
Club
Box 1D, Comp 9
Tulameen, BC, V0X 2L0**

EXECUTIVE SUMMARY

The Management Plan presents an approach to the leasing of the Tulameen School Site and a reinvestment into the Site in the form of a new town hall with banquet and meeting rooms, and a library as well as kitchen washroom and storage facilities; a modern baseball facility, tennis courts, a picnic area, sand volleyball and play facilities for young children.

It is based on an understanding that an opportunity exists for a Registered Charity like the Tulameen Community Club to secure a "Nominal Rent Tenure" under a 15-year Lease. The Management Plan was developed in the context of

- (1) the Redevelopment's planning benefits and how they complement the Official Community Plan for Area H of the Regional District of Okanagan Similkameen by recapitalizing an existing Site, by expanding and introducing new recreational activities for the entire Tulameen Community and the public at large including the residents of the nearby Town of Princeton;
- (2) the economic benefits to the regional economy, such as in the near term, work opportunities related to the recapitalization of the site, and in the longer term, increased activities that benefit local and regional businesses such as overnight accommodation, retail food and beverage and the local retail industry;
- (3) the health, safety and education benefits that the Redevelopment of the Site would bestow upon the Tulameen community, both in the support and expansion of existing programs such as the library, museum, children's summer camp, community dances, seniors' luncheons, bridge and cribbage clubs, craft fairs, memorial services, the Tulameen Family Fun Days and expanded opportunities for baseball tournaments;
- (4) the Tulameen Community Club's ability and willingness to finance and execute the Redevelopment with the objective of creating a facility that will be used by current and future generations of property owners and their families, guests and the public at large;
- (5) the environmentally oriented values of the Tulameen Community Club; and
- (6) the Tulameen Community Club's overall commitment to the Redevelopment.

The Management Plan includes (1) a general site plan of the program of uses and facilities that would form the Redevelopment, (2) letters of support from local members of Government and the community, (3) a financial overview of the Tulameen Community Club and (4) Minutes of the most recent Annual General Meeting of the Tulameen Community Club.

In this document, the Tulameen Community Club has intended not to define the final design program for the Redevelopment. Rather we intend that this Management Plan demonstrate the financial and organizational ability and willingness of the Club to secure the Nominal Rent Tenure and carry out the Redevelopment in the context of what is good for Tulameen and the Regional District of Okanagan Similkameen. Once the Nominal Rent Tenure is secured, the next step will be the detailed design and redevelopment of the Site.

THE PROBLEM

Tulameen is a community and to promote community-centered development, reinvestment into its current infrastructure is needed. For the 600 residents of Tulameen, recreation events and programs are delivered by the Tulameen Community Club ("the Club,") which was formed 55 years ago and has been operated as a Registered Charity since 2002. (In this context we attach a Certificate of Incorporation.) The Club owns, maintains and supports a town hall, a library, and museum and an ice rink, and it annually delivers programs such as children's summer camps, a winter festival, community dances, seniors' luncheons, bridge and cribbage clubs, baseball tournaments, and the Tulameen Family Fun Days.

The current town hall and library structures are over 100 years old and economically, physically and functionally obsolete. The Club requires a facility that will serve not only the current community members but also future generations to come. Reinvestment into the current town hall building has been determined to be a non-viable option. A new town hall facility is required.

The Club has also determined that it should support a broader range of recreation facilities such as a modern baseball facility, tennis courts, a picnic area, a sand volleyball court, and play facilities for younger children. Ideally these recreation activities would centre themselves on the new town hall, which would have modern banquet, meeting and library rooms, and kitchen, washroom and storage facilities. Combined these uses form the "Redevelopment."

THE OPPORTUNITY

The Club believes the best location for the Redevelopment is the 22-lot Tulameen School Site bounded on the south by 3rd Street, on the east by Nicola Avenue and on the north by Dover Street (the "Site.") The Club understands these lands are owned by the Province of British Columbia, with the current buildings owned by School District 58. The Club also understands that an opportunity could exist for a Registered Charity to secure a "Nominal Rent Tenure" under a 15-year Lease.

THE BENEFITS

1. Planning Benefits

Tulameen is situated within Area H of the Regional District of Okanagan Similkameen ("RDOS.") The RDOS has a draft Official Community Plan ("OCP") for Area H, the objectives for which are:

1. To promote recreational opportunities, which meet local needs and compliment the natural environment and existing resources.
2. To improve and maintain public access to park and recreation resources.

The Club believes the Redevelopment compliments these objectives for the following reasons.

- It will recapitalize an existing Site, which is well anchored in the community.
- It will result in recreation activities that will be used by the entire Tulameen community, their guests, and the public at large who come to Tulameen to experience the many outdoor activities that the natural environment around Tulameen provides, such as fishing, hunting, snowmobiling, skiing, hiking, boating, swimming enthusiasts.
- Tulameen is an amenity for the people of the Town of Princeton. For decades Princeton residents have been welcomed to Tulameen to use its beaches, its ice rink and to use the town hall. It is safe to say they will be willing to use the amenities of the Redeveloped school site; they will certainly be able to make use of the new facilities.

2. Economic Benefits

In the near term, the recapitalization of the site would create work opportunities such as architectural and engineering services, construction jobs and the purchase of construction supplies and materials.

In the longer term, the Redevelopment will enhance property values. Value is forward looking; to be successful today a community must have a positive vision for the future, which the Redevelopment will support. Enhanced property values translate into higher assessed values, which means the Tulameen community will have a greater ability to support public programs carried out by the RDOS. A modern town hall will attract an even greater number of activities such as weddings and dances that would complement existing local and regional businesses such as overnight accommodation, retail food and beverage, and the local retail industry in Tulameen and nearby Princeton.

The Redevelopment will reinforce Tulameen's brand as a unique community within three hours of Greater Vancouver, where people can experience the outdoor environment in the context of a community with modern facilities.

Finally, the Redevelopment would negate the need for School District 58 to maintain the current site and improvements on the Site, freeing up funds for other important education needs.

3. Community Health, Safety and Education Benefits

The town hall is a year round facility that provides activities and programs, which draw the community together. These activities include a library, a museum, children's summer camp, community dances, seniors' luncheons, bridge and cribbage clubs, craft fairs, memorial services, Tulameen Family Fun Days, and other social activities. It is expected that the Redevelopment will support the existing programs and encourage their growth and the introduction of new uses and activities. As well, a recapitalized baseball facility will expand opportunities for tournaments.

The current town hall does not have modern life safety systems. A new facility would be built to the latest Code standards for assembly occupancies ensuring enhanced health and life safety as well as barrier free access for people with disabilities.

4. Sustainability Benefits

The current town hall has for close to 100 years been used for the enjoyment of five generations of property owners, their guests and the public at large. As an asset of the Tulameen Community Club, the redeveloped town hall and its supporting recreational elements will be available to the many generations to come.

The Club is financially stable. It has a balance sheet with substantial (in excess of \$160,000) assets and has demonstrated and continues to show an ability to initiate and carry out major projects that benefit Tulameen. Over the past five years annual Revenues, which averaged \$70,000, have been derived from a diverse source including fundraising through events such as Tulameen Days, bottle returns, bake sales and other events; grants from higher levels of government, advertising, memberships, donations, facility and equipment rentals and other

miscellaneous sources. Through that same period, expenses averaged \$50,000. Almost 40% of the annual expenses relate to repairs and maintenance as well as utilities. A large portion of this 40% relates to costs pertaining to the obsolete town hall, which has many things needing fixing and is not energy efficient. A new town hall will require less maintenance and through energy efficient design and a state-of-the-art septic system utility costs will drop.

The Tulameen community has a track record for getting things done. It does this through strong volunteerism led by residents who bring a broad range of skills, talents and vision. For example, in the late 1980s the Club championed the building of an NHL-size hockey rink on land adjacent to the Volunteer Fire Department Hall. This ice rink became yet another focal point of the community, and over the years the Club secured a Zamboni to condition the ice. That the ice rink did not have roof cover, its use was restricted by shifts in the weather. In 2013 and 2014 the Club secured funding from a variety of sources including local residents who contributed labor, materials at cost, and money; and grants from higher levels of government, and erected a 90 foot by 200 foot structure with an 18,000 square foot roof. The facilities electrical system is supplemented by a solar energy system located on the structure's roof. The benefit is an ice surface that is used during the winter, potentially on a 24/7 basis by the local community, Princeton Minor Hockey and the local KIJHL Junior Hockey Team, the Princeton Posse. In the summer, it is used by locals for activities such as basketball, street hockey, roller hockey and outdoor dances.

Funding for the Redevelopment would be via the current base of assets as well as Gas Tax grants from the RDOS, (which at this time total \$75,000.) Grants from other branches of government will be explored.

In this context we direct you to letters of support from:

- Jackie Tegart, MLA, Fraser-Nicola
- The Town of Princeton, Mayor and Council
- Brad Hope, Former Regional Director of Area H of the RDOS
- Sergeant Dave Clare (retired,) Princeton RCMP
- Candice Stadler, Royal LePage Princeton
- Anne and Wayne Passey

Also attached is a set of minutes of the April 2, 2015 Annual General Meeting of the Tulameen Community Club confirming its interest in securing a lease of the Site.

The plan is to have Mr. Mark Jones act as the Project Coordinator for the Redevelopment. Mr. Jones is the Treasurer of the Tulameen Community Club. Mark is a retired businessman with 30 years' experience in the investment and finance industry. After retiring as a Senior Vice President of a major Canadian financial institution, Mark is living full time in Tulameen and has been the Club's Treasurer for the past six years. He was the Project Coordinator for the "Raise the Roof" project, which was the erection of the roof structure above the outdoor ice facility. The project was bid between \$650,000 and \$800,000, but the Community Club only had \$300,000 in available funds, which Mr. Jones, was able to secure in the form of a Provincial Government grant (\$240,000,) and Club funds. The balance of the project cost was funded via donations from local residents.

Finally, we attach a Comparative Schedule of Operations for the Tulameen Community Club for the five-year period of 2010 to 2014.

5. Environmental Benefits

Tulameen's appeal is that it is a unique, historic community located in the midst of mountains, lakes and rivers in a location that experiences the recreational outdoor benefits that cross cut the four seasons and its relative close proximity to major communities like Princeton, the Okanagan, Greater Vancouver, Vancouver Island and the Gulf Islands, and Alberta. People come to Tulameen because of their passion and respect for the environment. These values form the underpinning of the Tulameen Community Club such that everything the Club does and says must be made in the context of environmental responsibility.

All assets must be reinvested in or they become obsolete. The Site has a proud history. It was once the location of the Tulameen Elementary School. Now children are bused to and from Princeton, but the site remains, albeit in a relatively dormant stage. The Redevelopment will capitalize upon and reignite the importance of the Site to Tulameen, in the context of and under the stewardship of the Tulameen Community Club and its environmentally oriented values and objectives.

6. Contingencies

The Club's application for a Nominal Rent Tenure under a 15-Year Lease is not contingent on the securing of outside funding. Through its current Balance Sheet the Club has the ability and willingness to undertake the Redevelopment and will secure additional funding as needed.



**Province of
British Columbia
Legislative Assembly**

Legislative Office:
Room 227, Parliament Buildings
Victoria, B.C. V8V 1X4

Phone: 250 952-7616
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Jackie Tegart, M.L.A.
Fraser-Nicola

Constituency Office:
405 Railway Avenue
PO Box 279
Ashcroft, B.C. V0K 1A0

Phone: 250 453-9726
Fax: 250 453-9765
e-mail: jackie.tegart.mia@leg.bc.ca

March 23, 2015

To Whom It May Concern:

It is my pleasure to write this letter of support for the Raise the Roof II project in Tulameen. A group of committed community members plan to turn their former elementary school and grounds into a community gathering place and park.

It is always difficult for a community to face the closure of a school when enrolment declines. In this case, the school closed approximately fourteen years ago leaving a vacant building and empty grounds in the community, while continuing to cost the school district to maintain the property.

The proposed project will breathe life into the property again with the creation of space for community members to gather and hold social functions and with the creation of a playground where children can play safely. The intent is to create a community center for both adult and youth community members. In short, their plan will re-establish the school property as the heart of their community.

It is so good to see a group of people coming together to make a significant difference in their community. This project, including the use of the abandoned school property, has my full endorsement.

Yours truly,

Jackie Tegart, MLA
Fraser-Nicola



June 24, 2015

To Whom It May Concern:

The Town of Princeton Mayor and Council have been briefed on a proposal being put forward by the Tulameen Community Club, to secure a long-term lease of public lands known as the Old School grounds.

We understand that the Tulameen Community Club wishes to secure this property in order to move forward with plans to build a new community hall and park.

Tulameen has always been an outdoor recreation attraction for the residents of Princeton and surrounding areas. Future enhancement projects, such as the one proposed by the Tulameen Community Club will increase the recreation and lifestyle value for all residents in our valley.

It is very likely that the citizens of the Town of Princeton would use and enjoy a recreational development in Tulameen, such as a new community hall and park being proposed by the Tulameen Community Club.

The Town of Princeton, Mayor and Council would like to offer its support to Tulameen in their pursuit of a long-term lease of the Old School Grounds and for the proposed development of a new community hall and park.

Sincerely,

A handwritten signature in cursive script that reads "Frank Armitage". The signature is written in dark ink and is positioned above the printed name and title.

Frank Armitage
Mayor

Box 1629
985 Summers Creek Rd.
Princeton, B.C. V0X 1W0

March 2, 2015

TO WHOM IT MAY CONCERN

From Dec. of 2008 until Dec. of 2014 I served as the Regional Director of Area H of the Okanagan Regional District (RDOS) which included the Community of Tulameen, BC. During that period I worked with and assisted the Tulameen Community Association on a number of projects and programs the most substantial being their "Raise the Roof" community ice rink project.

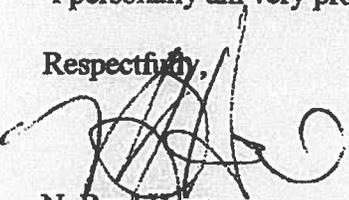
For that project Tulameen had applied and had been allotted funding through a Provincial grant program. As a condition RDOS was to oversee the project from start to finish. RDOS then sought construction quotes from private industry, all of which turn out to be far outside of the proposed budget, 2 to 3 times what the community had put together with the Provincial and their own substantial local fund raising contributions. The alternatives at that point were simply to not proceed or to proceed to do the project entirely as a community endeavor. One of the most challenging parts of this was convincing the RDOS Board that the community had the capability to undertake a project of this scope with such a large portion dependent on local equipment and material along with countless hours of volunteer labour! The good record of past community accomplishments along with commitments from local professional contractors and builders carried the day at the RDOS Board although not without concerns and a number of raised eyebrows!

The rest of course is history! The Tulameen community not only completed the project on time and on budget, but were able to add other significant pieces over and above what had been expected. This is an amazing community asset! The RDOS Board and our local MLA's have acknowledged that this is a model that needs to be considered throughout the province.

In my past terms I have discussed and even set aside seed funding for the continuation of the long term community growth and development plans. The construction of a much needed community center and an expanded social and recreational area is the next logical step in the process I have no doubt that any project this community undertakes they will complete with the same integrity and professionalism that have in the past.

I personally am very proud to have had an opportunity to have worked with them.

Respectfully,



N. Brad Hope

email: bhope@nethop.net

2015-03-25

Re: Tulameen Community Hall Grant

To Whom It May Concern;

I am a retired Member of the Royal Canadian Mounted Police and at my last posting I was the Area Commander for Princeton Detachment which included the community of Tulameen.

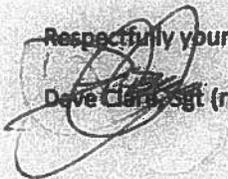
When I first took over as the Area Commander in 2009, Tulameen was brought to my attention because of a long standing community event that is held each August Long Weekend called Tulameen Days. This event was well known for its drunkenness and rowdiness that put a tremendous amount of policing pressure on the limited resources of Princeton Detachment. As an initiative to promote open communication between Princeton Detachment and the community of Tulameen, I contacted their Community Association and asked to speak at one of their meetings prior to the 2010 Tulameen Days event. As such, I was warmly greeted and from this initial meeting it was quite evident that the community wanted to change the culture of Tulameen Days and return it to its original format of being a family event.

When I retired in 2013 Tulameen Days had become what everyone had hoped, a safe and fun family event that helped raised needed money for the community. This was only made possible by the forward thinking and dedicated hard work on the part of the Community Association wanting to change the environment and the culture of this event.

I have a tremendous amount of respect for the Tulameen Community Association and the vision that they have to build their small community. A new community hall is much needed for Tulameen and would only enhance what has already been set in motion by the residents of Tulameen to build for the future.

If I can be of any further assistance I can be contacted at, ddclare@telus.net.

Respectfully yours;


Dave Clark, Sgt (rtd)

DOUG HAAYER ADVANTAGE TEAM

March 27th, 2015

RE: Economic Benefits Regarding Development of a New 200 Seat Banquet Facility, Family Park and Ball Diamonds.

The whom it may concern,

Tulameen is a great, efficacious, tight knit community with plenty to offer locals and tourists. People come from all over BC to enjoy and experience Tulameen at its finest however; the majority of seasonal residents are from the lower main land as Tulameen is within the "golden" three hour window from the coast. If the Township of Tulameen is permitted to develop the old school, there is potential for great benefits. We, at Royal Lepage, support the Township in their request to develop the old school.

The Tulameen community has proven themselves and the benefits of development time and time again – a great example is when the community successfully banded together and invested into the new roof at the ice rink. Each time a new development occurs there is a clear economic benefit to the regional economy – particularly the Princeton business community where design, construction trade services and materials are purchased.

Tulameen is also a desired destination for weddings and the festivities that go along with them. Having a center large enough to accommodate a greater guest list will encourage more people to host their weddings there. This will expose Tulameen to even more tourists, ones that would not usually travel to the area. Not to mention the ability to host conferences, workshops and weekend seminars, this will similarly do the same.

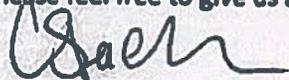
Looking at it from a real estate perspective, it is our experience that most buyers have some sort of tie to the area, having stayed the weekend for a wedding or a seminar could potentially be that tie. This will not only temporarily help out the rental market but the residential market in the long run as well. In turn this can increase new development – cabins and cottages will be built on vacant lots, along with older cabins being renovated and expanded. Once again this will have a positive impact on the region.

Developing the family park and ball diamonds will show potential buyers how safe and family orientated this community really is, to show that Tulameen is the whole family package.

Tulameen Days will also be able to safely host more teams for the annual ball tournaments and give the kids that are bored somewhere close by to play at the same time.

Again, once this fantastic side of Tulameen is exposed it will draw in more potential buyers and regular vacationers which in turn support the local Tulameen economy.

Please feel free to give us a call if you have any questions or would like to discuss our opinion further.



Candice Stadler

Per: Royal Lepage Princeton

250-295-1585

Anne and Wayne Passey,
187-3rd Street
Tulameen BC
V0X 2L0

Tulameen Community Club

To Whom It May Concern;

We wish it to be known that we are completely in favour of the Tulameen Community Clubs plans for the development of the Crown Land property across the street from our house. As the only full time residents of 3rd St. that would be effected by this development , we wish it to be known that anything would be better than the present use of this property As it stands today , full and part time young people seem to be bent on using their ATVs and Snowmobiles to destroy this property. In winter and spring they use their machines to make huge ruts in the ground which in summer translates to a permanent dust cloud as they ride around in circles at ridiculously dangerous speeds.

When people come to use the baseball diamond for the purpose intended they are in danger of serious injury from the ruts and holes made by said ATV riders. (We have even seen someone ride a motorcycle through the middle of a game.)

We would also be glad to serve on your planning committee or help in any way we can.

Anne and Wayne Passey

**TULAMEEN COMMUNITY CLUB
COMPARATIVE SCHEDULE OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2014**

	2014	2013	2012	2011	2010
REVENUES					
Donations	\$ 3,952	\$ 10,758	\$ 21,317	\$ 1,024	\$ 8,114
Tree Spraying	0	0	3,070	4,980	0
Fundraising					
Tulameen Days	25,807	24,023	17,967	23,498	20,953
Bottle returns, bake sales and other events	12,456	4,250	8,679	13,211	4,164
Grants from RDOS, Province of BC & Govt of Canada	22,250	12,690	9,595	20,121	13,630
Memberships	4,160	3,415	3,540	3,190	4,065
Maintenance Fees - Tulameen School	600	600	600	600	0
Building, hall and sundry rentals	2,631	2,510	954	2,351	2,994
Web site and rink advertising	8,550	5,295	5,375	5,992	3,325
Interest income	345	557	524	27	19
	<u>\$ 80,751</u>	<u>\$ 64,098</u>	<u>\$ 71,621</u>	<u>\$ 74,994</u>	<u>\$ 57,264</u>
EXPENSES					
Advertising and donations	\$ 2,483	\$ 620	\$ 500	\$ 200	\$ 37
Fundraising					
Tulameen Days	12,872	11,992	8,059	9,964	9,555
Bake sales and other events	3,063	805	1,063	4,516	1,260
Insurance	5,777	4,660	4,532	4,394	4,409
Cemetary care	0	0	178	100	0
Janitorial, repairs and maintenance	11,704	6,256	6,947	9,699	11,650
Museum and library	408	420	1,003	1,224	1,170
Office	1,211	799	425	890	913
Professional fees	703	796	460	925	525
Swim dock	0	6,507	229	5,292	0
Ice rink roof advertising	5,739	5,793	0	0	0
Ice rink operations	4,071	1,851	0	0	0
Spruce tree spraying and pest control program	475	1,727	2,240	3,160	3,141
Summer camp operations	912	0	511	5,314	5,523
Utilities and telephone	8,971	10,923	10,188	9,088	9,913
Web page design and operation	442	295	240	240	240
	<u>\$ 58,831</u>	<u>\$ 53,444</u>	<u>\$ 36,575</u>	<u>\$ 55,006</u>	<u>\$ 48,336</u>
EXCESS OF REVENUE OVER EXPENSES FROM OPERATIONS	<u>\$ 21,920</u>	<u>\$ 10,654</u>	<u>\$ 35,046</u>	<u>\$ 19,988</u>	<u>\$ 8,928</u>
NON-RECURRING ITEMS	<u>\$ 5,133</u>	<u>\$ 68,170</u>	<u>\$ 0</u>	<u>0</u>	<u>0</u>
EXCESS (DEFICIT) OF REVENUE OVER EXPENSES	<u>\$ 16,787</u>	<u>\$ (57,516)</u>	<u>\$ 35,046</u>	<u>\$ 19,988</u>	<u>\$ 8,928</u>
MEMBER'S NET ASSETS, beginning of year	<u>143,615</u>	<u>201,131</u>	<u>166,085</u>	<u>146,097</u>	<u>137,169</u>
MEMBER'S NET ASSETS, end of year	<u>\$ 160,402</u>	<u>\$ 143,615</u>	<u>\$ 201,131</u>	<u>\$ 166,085</u>	<u>\$ 146,097</u>

NOTICE TO READER

We have compiled this statement from information provided by management. We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of this information. Readers are cautioned that this statement may not be appropriate for their purposes. McConnell, Voelkl Chartered Accountants

"SOCIETY ACT"

DECLARATION CONSTITUTION

1. The name of the Society is "Tulameen Community Club".
2. The purpose of the Society is to improve the community in which we live by operating and maintaining a library, museum, community hall, sports facilities and recreation facilities for the use of the community, paying particular regard to the recreation and enjoyment of both young and old.
3. The operation of the Society is to be chiefly carried on in the vicinity of Tulameen, British Columbia.

This provision is alterable.

4. In the event of the dissolution of the Tulameen Community Club any assets remaining after payment of all debts and obligations shall be distributed to another non-profit, conservation-recreation oriented society in British Columbia and the Tulameen Community Club guarantees that the facility will be available to any person or persons who wish to use it in accordance with the purpose of the facility and that the charge for using the said facility to those members of the public who are not members of the Tulameen Community Club shall be either a daily or hourly charge agreed upon by the Tulameen Community Club and the Department of Recreation and Conservation.

This clause is unalterable.

BY-LAWS

1. These By-Laws, unless the context otherwise requires, words importing the singular include the plural and visa versa, and words importing the masculine include the feminine and visa versa.

Act - meaning *Society Act*.

Director - Resolution - Declaration - By-Laws - Register - Subscription have the meanings respectively assigned to them by the said *Society Act*.

Society means the Tulameen Community Club.

Member in good standing means a member who is not in arrears with any subscription.

Special Resolution means a resolution passed by 75% majority of such members present at a general meeting entitled to vote in person or by proxy, of which notice specifying the intention to propose the resolution has been duly given by notice of motion at the general meeting and by written notice enclosing a copy of the Special Resolution to be proposed, mailed at least fourteen (14) full days before the meeting at which the resolution is to be considered.

2. Any person who will subscribe and uphold the objects of the Society shall be eligible for membership.
3. A member may withdraw from the Society at any time.

4. Any member infringing on the constitution of the Society or being guilty of conduct which, in the opinion of the Directors of the Society, is detrimental to the interests of the Society, shall be liable to expulsion by unanimous vote of the Directors at a meeting especially held for that purpose. Such member shall be entitled to at least fourteen (14) days notice of such a meeting, and to attend and be heard there at, and shall be entitled to appeal the Directors' decision to a general meeting of the Society.
5. That an Annual General Meeting will be held at a time, date and location to be determined by the Directors.
6. The President or Vice President may, whenever they think necessary, or if so requested by ten (10) or 10% of the members in good standing, summon a special General Meeting, giving such notice thereof as they deem necessary, and shall at the same time notify the members of the purpose for which the meeting is called, and no other business shall be considered at such meeting than that for which the meeting is called.
7. Notice of any meeting shall be given by public notice posted on the Community hall's bulletin board and at the General Post Office and General Store fourteen (14) days prior to the meeting. A quorum for a general meeting of the Society shall be five (5) members in good standing.
8. Notice of every meeting at which a Special Resolution is to be proposed shall be given fourteen (14) days prior to the meeting in which the resolution is to

be considered. The non-receipt of any such notice by any member shall not invalidate any resolution passed at any meeting.

9. Any member in good standing may be elected to any office in the Society.
10. Any ten (10) or 10% of the members requesting the President or Vice President to hold a Special Meeting of the Society shall, in such request, include a copy of any resolution or memorandum of the business proposed to be brought up before such meeting.
11. Any motion presented by any member in good standing present at any meeting shall be decided by a majority of votes. All have one vote, every member in good standing unable to attend a meeting may grant a proxy to a member in good standing in accordance with the provisions of the Act. This proxy to be used only on specific issues or issue and must state absent member's decision on issue.
12. Any member in good standing may demand a poll vote.
13. At all meetings of the Society, all questions shall be decided by the majority of votes. All voting shall be by a show of hands unless a poll be demanded. In the case of an equality of votes, the Chairman shall cast the deciding vote being the only vote the Chairman shall have. A Special Resolution shall require 75% majority to pass.
14. The President, or failing him, the Vice President, shall act as Chairman of all meetings of the Society. In the absence of both President and Vice

President, the Secretary shall appoint a Chairman from the members present, and if the Secretary is not present, the meeting shall elect a Chairman.

15. Any resolution or amendment to any resolution proposed shall, at the request of the Chairman, be put in writing by the proposer.
16. The business and management of the Society and its affairs shall be conducted by the Directors of the Society. The Directors of the Society shall include six (6) directors of which four (4) will be officers, of which one will be president; one will be vice president; one will be secretary and one will be treasurer. These Directors shall be elected for one year terms. The Directors of the Society shall serve without remuneration. Retiring directors shall be eligible for re-election.
17. Any four (4) Directors shall constitute a quorum at all meetings of the Directors.
18. All questions at Director's meetings shall be decided by a majority of votes and in the event of an equality of votes, the Chairman shall have the deciding vote.
19. Any Director's position shall be vacated if the member:
 - a) Ceases to be a member.
 - b) Is guilty of conduct which infringes on Paragraph four (4) of these By-Laws.
 - c) Is found to be of unsound mind by competent authority.
 - d) Is absent from three (3) consecutive meetings without just cause.

20. In the event that any Director's position becomes permanently vacated, the vacated position shall be filled by the election of a member in good standing at the next regular meeting of the Society.
21. The Directors shall cause proper minute books and books of account and a Register of Members to be kept so as to truly disclose the affairs and finances and membership of the Society.
22. The President shall be *ex officio* member of all committees.
23. The Directors may appoint committees consisting of one or more Directors or, if thought fit, one or more members of the Society, and may delegate any of their powers and duties to any such committee.
24. The Directors may at any time summon a Director's meeting upon such notice and in such manner as they may determine.
25. Once at least in every year, the accounts of the Society shall be examined and the correctness thereof ascertained by the auditors.
26. Duties of the treasurer shall be to receive all monies due to the Society and deposit them in a Canadian Bank/Credit Union account designated by the Directors. The treasurer shall issue cheques, as authorized by the Directors, to pay accounts owed by the Society. He shall make a financial report at each General Meeting and a written report together with an annual financial statement at the Annual General Meeting of the Society. He shall make

financial records available at all meetings. Club cheques to be signed by any two of the treasurer, secretary or president.

27. The auditors shall make a report of the accounts of the Society examined by them and on every balance sheet laid before the Society. The audited report shall be in writing and may be examined by any member after it has been received from the auditors.
28. The Seal of the Society shall not be affixed to any instrument or document except by the authority of a resolution of the Directors and in the presence of at least two (2) of them who shall sign every instrument or document to which the Seal of the Society is so affixed in their presence. The Seal shall be kept in the custody of the Directors or some person appointed by them.
29. The books and records of the Society may be inspected at any general meeting and the Secretary shall be responsible to see that the books and records of the Society are available for inspection at every meeting. The Register shall be in the custody of the Secretary and the Books of Account in the custody of the Treasurer.
30. Duties of the Secretary shall be to keep a complete record of the Society at all General, Special and Directors Meetings and conduct all correspondence and perform such duties as pertain to this office.
31. Any dispute arising out of the affairs of the Society between the members thereof or between a member or any person aggrieved who has for not more than six (6) months ceased to be a member, or any person through such

member or person aggrieved or claiming under the By-Laws and the Society or Directors thereof, shall be decided by arbitration (which shall be under the *Arbitration Act*) and the decision so made shall be binding on all parties and may be enforced on application to the County Court and there shall be no appeal from such decision.

32. These By-Laws shall not be altered or added to except by Special Resolution of the Society.
33. The order of business at every General Meeting of the Society shall be
 - a) Minutes of the previous meeting.
 - b) Business arising out of the minutes of the previous meeting.
 - c) Correspondence.
 - d) Treasurer's Report.
 - e) Reports of Committee.
 - f) Unfinished Business.
 - g) New Business.
34. The Society shall, if in a General Meeting it is so decided, organize branch societies in accordance with the provisions of the Act.
35. The Society shall have such borrowing powers as are provided by the Act.

TULAMEEN COMMUNITY CLUB

ANNUAL GENERAL MEETING

APRIL 2, 2015

Minutes of the annual general meeting held, April 2, 2015 Mardi Hassell and Chris Kelley our accountant in chair, Brenda Upton recording. Fifteen members present. Meeting called to order at 7:04pm.

Mardi called the meeting to order and asked for a motion for Chris Kelley our accountant to chair the meeting. Moved by Colleen Hughes and second by Pam Morphy. All in favor.

Minutes of the AGM of April 3rd 2014 are posted on website for members and these minutes read at July 2014 meeting. Motion to approve minutes, moved by Colleen Hughes & Tom Reichert. All in favor.

No business from previous meeting.

TREASURER REPORT

Chequing account has a balance of \$36,918.00, term deposit is \$25475.00 giving us a grand total of \$63,693.00.

List of cheques not available at this time due to computer issues. Cheques over \$100 dollars read from cheque book by Brenda Upton.

Memorial donation to Princeton Hospital \$500.00.

Capri Ins. For Director & officers coverage \$193.00

Auto TAC \$403.20

Town Guy \$1000

Macs Auto Parts \$394.60

West Coast Web Design \$141.75

Cool Creek Fuel \$150.53

Town Guy \$800.00 Cheque #'s from 902 to 915

Motion to approve cheque listing as read by Brenda Upton by Marg Reichert and seconded by Colleen Hughes.

MEMBERSHIP

Increasing each year. Finishing off with 171 families registered, giving us an income \$4,160.00.

ADVERTISING

Year ending with 43 signs in the ice arena. These advertising funds generate enough income to make the arena self-supporting.

Motion to approve presentation of Treasurers Report. Moved by Tony Ellis and second by Colleen Hughes. All in favor.

FINANCIAL REPORT

Financial Statement not available for distribution this evening, we do have one here tonight. Chris Kelley offered to email a copy to any member who would like one or they will be available on the website for members after approval.

Chris reviewed the highlight of the report with members at the meeting. No audit required.

The arena is not included in this report as it is in the RDOS.

Society is in good financial position.

Motion to accept financial report moved by Marg Reichert and seconded by Colleen Hughes. All in favor.

ELECTION OF DIRECTORS

Nominating committee has given the names for a 1 year terms

Mardi Hassell, Mark Jones, Kelly Reichert, Brenda Upton, Deb Schwarz and Tony Ellis.

All have given written consent to accept.

Society can have 6 directors.

No nominations from the floor. (Read three times)

Motion from floor to accept 6 directors by acclamation, moved by Pam Morphy and Kym Eyrl.

Assign directors as officers

Mardi Hassell President

Kelly Reichert Vice-President

Mark Jones Treasurer

Brenda Upton Secretary

Motion to approve Officers moved by Colleen Hughes and second by Kathy. All in favor.

NEW BUSINESS

Senior's Luncheon May 14. Looking for volunteers to help prepare the night before and serve the day of. There will be soup and sandwiches served to the seniors and the school band will play for entertainment. 40 to 50 guests expected.

MARKETPLACE

Tables \$25 each. 9am to 1pm in the Arena.

Looking for sellers of crafts, garage sale items, or any products, there will be a raffle, plant sale and bake sale.

We are also looking for volunteers for this event.

NEW TOWN HALL

As the old hall is very expensive to operate with the electrical issues and costs, roof leaking, heating costs, we have been exploring what we can do.

We have been looking at the options. Mark Jones will be heading up a committee to investigate funding and grants. He has already looked into some.

Motion required to approach the BC Government to explore the possibilities of entering into a long term lease for the Tulameen School Property for our new hall, and look into grants. This motion is to make sure everybody on board. There has been a campaign going on through email and director's to get feedback.

The school has been shut down for many years and there is no hope of it re opening.

We receive funds from the school board to maintain the grounds.

The school board owns the building and the provincial government owns the land.

The existing hall does not have enough room for us to re build at this location. No room for parking and could not build on the same footprint.

The Hall, library, museum, playground, and ball field could be incorporated in to one spot at the school yard.

Existing property could be sold.

We want to make sure that we are doing the best for our town and what people want.

RDOS has set funds aside. So far \$75,000 for a new hall. If no hall built these funds go back to the RDOS for their general coffers.

Motion to have approval for directors of the Tulameen Community club to approach the BC government and explore the possibilities to negotiate a long term lease of the Tulameen School Property. Moved by Colleen Hughes and seconded by Tom Reichert. All in favor. Motion carried.

GUEST KEN REEVE SECRETARY TREASURER OF THE VERMILION TRAIL SOCIETY

Ken came to talk to us about the use of trail. He has concerned with maintenance of trail and fire suppression.

The Provincial Government looking to create different footprint for trail.

VTS has already had meetings with RCMP on trail concerns and came away with same ideas.

Things will change with new licensing and RCMP will be patrolling the trail.

Forestry can designate speed limit.

Emergency vehicle access.

Communities along the trail need to voice what they want for the KVR.

Tulameen Community Club has invited the VTS to have table at our Marketplace to educate the community and find out what they want.

Motion to adjourn meeting at 7:53pm, moved by Marg Reichert and seconded by Gerald Kuva.



Canada Revenue Agency
Agence des revenus du Canada

Canada

Charities and Giving > Search

Canadian Registered Charities - Detail Page

The Charities Directorate has not necessarily verified the information provided by the Charity.

TULAMEEN COMMUNITY CLUB

BN/Registration Number:	887360030 ^{BC} RR0001
Charity Status:	Registered
Effective Date of Status:	2002-07-15
Charity State:	N/A
Language of Correspondence:	English
Designation Description:	Charitable Organization
Charity Type:	Benefits to the Community & Other
Category:	Recreation, Playgrounds and Vacation Camps
Address:	BOX 2D COMP 12
City:	TULAMEEN
Province/State:	BRITISH COLUMBIA
Country:	CA
Postal Code/Zip Code:	V0X2L0
Charity Email Address:	TCCL@NETHOP.NET
Charity Web site Address:	N/A

Registered Charity Information Return: **T3010 Return**

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New search

Date Modified: 2008-11-10



Ministry of Forests, Lands & Natural Resource Operations

Receipt

RETAIN THIS COPY FOR YOUR RECORDS

June 30, 2015
Received on behalf of:
Dale Mumford

Receipt Number: R571953
Received Date: June 30, 2015
Payment Amount: \$262.50
Reference Number: 050171

From:
Dale Mumford

Table with 6 columns: Description, Invoice, Authorization #, Tracking #, Tax Paid, Amount Paid. Row 1: Crown Land Tenure Application Fee, 100135664, GST: \$12.50, \$262.50. Total: \$262.50

GST/HST Registration #: R107864738

Cash Handling Area/ Recepting Office: Virtual FrontCounter BC, FrontCounter BC, c/o Finance and Management Services Branch, 2nd Floor, 1483 Douglas Street, Victoria, BC V8W 3K4, (877) 855-3222

Payment Method: Visa
Transaction Date: Jun 30, 2015 17:09:17
Transaction Id: 10104042
Order Number: 76614400
Response Code: 62
Response Message: Approved



April 20, 2015

To whom it may concern:

I understand that the Tulameen Community Club is again organizing a great community project and I wish to advise you as follows:

The Tulameen Community Club has been able to undertake and successfully complete a number of projects.

As the Mayor of Princeton and Director of the Regional District of Okanagan Similkameen, I was able to support their application for, and successful completion of, the construction of a metal roof over their official size community skating rink.

Their citizens include a large number of highly skilled, trades qualified individuals who volunteer their time. Being a former resident of Tulameen, I personally know and would recommend these people without hesitation.

I would be pleased to provide any further detail you might request. Please feel free to contact me at anytime.

Yours truly,

A handwritten signature in blue ink that reads "Frank Armitage". The signature is written in a cursive, flowing style.

Frank Armitage
Mayor

Date: July 15, 2015

To: Mr. Mark Jones, Treasurer
Tulameen Community Club
markjones@nethop.net
(250) 295-6639

RE: Proposed Development of Closed School and Surrounding Park – Letter of Interest

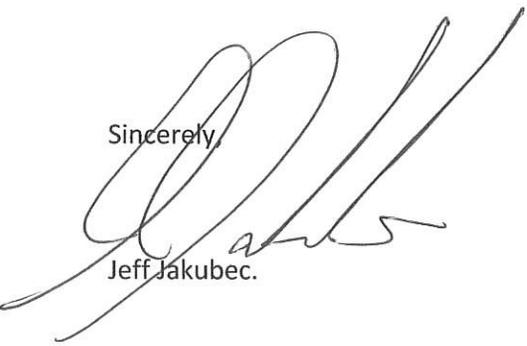
Mark, I would like to thank you for meeting with me last week and discussing the intent of developing the 3-acre parcel of land in Tulameen. The old school, now closed, playground, and old baseball diamond would be replaced by a proposed new baseball park, a playground, picnic area, and new town hall.

Residents of surrounding communities, like Princeton, currently visit Tulameen for the beach and lake, as well as other outdoor activities. The development would further attract the interests of residents and non-residents alike, and have the ability to host both organized and casual activities. This would benefit the whole region.

Should the permit you have submitted to The Province of British Columbia, to lease this plot of land, be approved, the Princeton Rotary Club has interest into further exploring the opportunities this development could provide.

On behalf of the Princeton Rotary Club, I look forward to meeting with you again regarding this.

Sincerely,



Jeff Jakubec.

[Print](#) | [Close Window](#)**Subject:** Letter of Support**From:** "Diane Sterne" <editor@mozey-on-inn.com>**Date:** Fri, Jul 24, 2015 4:21 pm**To:** <info@tulameenbc.com>

We are submitting this email in support of a new Community Hall in Tulameen. While we are Coalmont residents, we are also members of the Tulameen Community Club and have seen first-hand the amazing work they have done to improve their community. As business owners, it is great to be able to direct our guests to Tulameen for a swim in the lake in the summer or a skate on the covered ice rink in the winter.

The very old, current hall has served its purpose and it is time to replace it with a more energy efficient building designed to suit the community's current needs. Club members work extremely hard to make their "Tulameen Days" annual event a roaring success. With the cost of upkeep alone for the current hall, most of the money raised at the weekend event, must go to paying those bills. It would be nice to see more of that money going to other community needs rather than just electricity and heating bills for the old hall.

Tulameen residents countlessly give of their time, money and many skills. Their track record is spotless for getting done what they say they will do. They have faced, and leapt over, amazing hurdles in the past and we are confident that, once again, they will be successful in this endeavour to build a new Community Hall. Tulameen is a true example of what small town living is all about - community members banding together to work for the good of all. They should be very proud of all they have done to date and we truly hope that you will agree to give them financial support for their newest project.

Regards,

Diane and Bob Sterne

Mozey-On-Inn

1841 Main Street

Box 3B, Comp. 10

Coalmont, B.C.

VOX 1G0

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ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 3, 2015

RE: Land Use Contract Discharge and Termination; and
OCP & Zoning Bylaw Amendment — Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2603.05, 2015, Electoral Area “D” Official Community Plan Amendment Bylaw be read a third time and adopted.

AND THAT Bylaw, Bylaw No. 2455.21, 2015, Electoral Area “D” Zoning Amendment Bylaw and Bylaw No. 2455.22, 2015, Electoral Area “D” Zoning Amendment Bylaw be read a third time, as amended, and adopted.

Purpose:

The purpose of these amendment bylaws is to remove Land Use Contract (LUC) No. LU-3-D from those parcels comprised within the “Vintage Views” neighbourhood of Electoral Area “D-2” (see Attachment No. 2).

Specifically, it is being proposed to undertake a “voluntary discharge” of the LUC in relation to approximately 31 parcels for which “Discharge Agreements” have been obtained from the property owners, and to undertake an “early termination” of the LUC in relation to all remaining parcels.

It is further proposed to replace the LUC with a Low Density Residential (LR) designation under the Electoral Area “D-2” OCP Bylaw, and a Residential Single Family One (RS1) Zone under the Electoral Area “D-2” Zoning Bylaw.

Administration has committed to undertake additional consultation with residents of “Lakeshore Highlands” and “Heritage Hills” regarding a suitable replacement zoning to the LUC and will be bringing forward amendment bylaws related to these neighbourhoods at a future Board meeting.

Site Context:

The subject area is situated on the east side of Eastside Road and comprises a land area of approximately 15.75 hectares (ha) representing 62 parcels created as part of Phases 1, 2 & 3 of the “Vintage Views” subdivision.

Background:

At its meeting of May 7, 2015, the Planning and Development (P&D) Committee of the Board resolved to defer consideration of LUC No. LU-3-D “to allow for consultation with legal counsel.”

At its meeting of May 21, 2015, the P&D Committee of the Board resolved “to initiate amendments to the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, and Electoral Area “D” Zoning Bylaw No. 2455, 2008, in order to discharge and terminate Land Use Contract No. LU-3-D.”

At their meeting of June 9, 2015, the Electoral Area “D” Advisory Planning Commission (APC) resolved to table this proposal “until after the open house, with the results to be presented at the next meeting.”

On July 6, 2015, a Public Information Meeting was held at the Community Centre in Okanagan Falls, where approximately 40-50 people attended. As a result of feedback received at this meeting, it was resolved to continue progressing the discharge of the LUC from “Vintage Views”, but to undertake further consultation in relation to the “Heritage Hills” neighbourhood.

At their subsequent meeting of July 14, 2015, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend that the subject the proposed voluntary discharge of Land Use Contract No. LU-3-D from those parcels comprised within “Vintage Views” be approved.

At its meeting of August 6, 2015, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing.

A Public Hearing is to be held prior to the Board’s regular meeting of September 3, 2015.

All comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

Referrals:

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

Alternative:

THAT the Board of Directors rescind first and second reading of Bylaw No. 2603.05, 2015, Electoral Area “D” Official Community Plan Amendment Bylaw, and Bylaw No. 2455.21, 2015, & Bylaw No. 2455.22, 2015, Electoral Area “D” Zoning Amendment Bylaws, and abandon the bylaws.

Analysis:

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

In this instance, however, such a question is moot due to “Vintage Views” having already been developed in accordance with the Low Density Residential (LR) designation under the OCP and Residential Single Family One (RS1) zoning under the Zoning Bylaw (on the mistaken belief that the LUC was had been properly discharged in 1982).

In addition, property owners representing 34 parcels in Phases 2 & 3 of “Vintage Views” have agreed to participate in the “voluntary discharge” of the LUC from their properties, while the remaining properties will be dealt with through the early termination process.

With regard to the proposed changes to the Zoning Amendment Bylaws at third reading, the Board is asked to be aware that the ownership of the property at #2-125 Cabernet Drive (for location see Attachment No. 1) changed on August 14, 2015, and that the new owners have requested (and submitted the necessary paperwork) to participate in the “voluntary discharge” process.

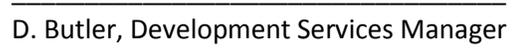
In order to accommodate this request, Administration is proposing to remove this property from the amendment bylaw related to the “early termination” option (i.e. 2455.22, 2015), and include it in the amendment bylaw related to the “voluntary discharge” option (i.e. 2455.21, 2015).

Respectfully submitted:

Endorsed by:



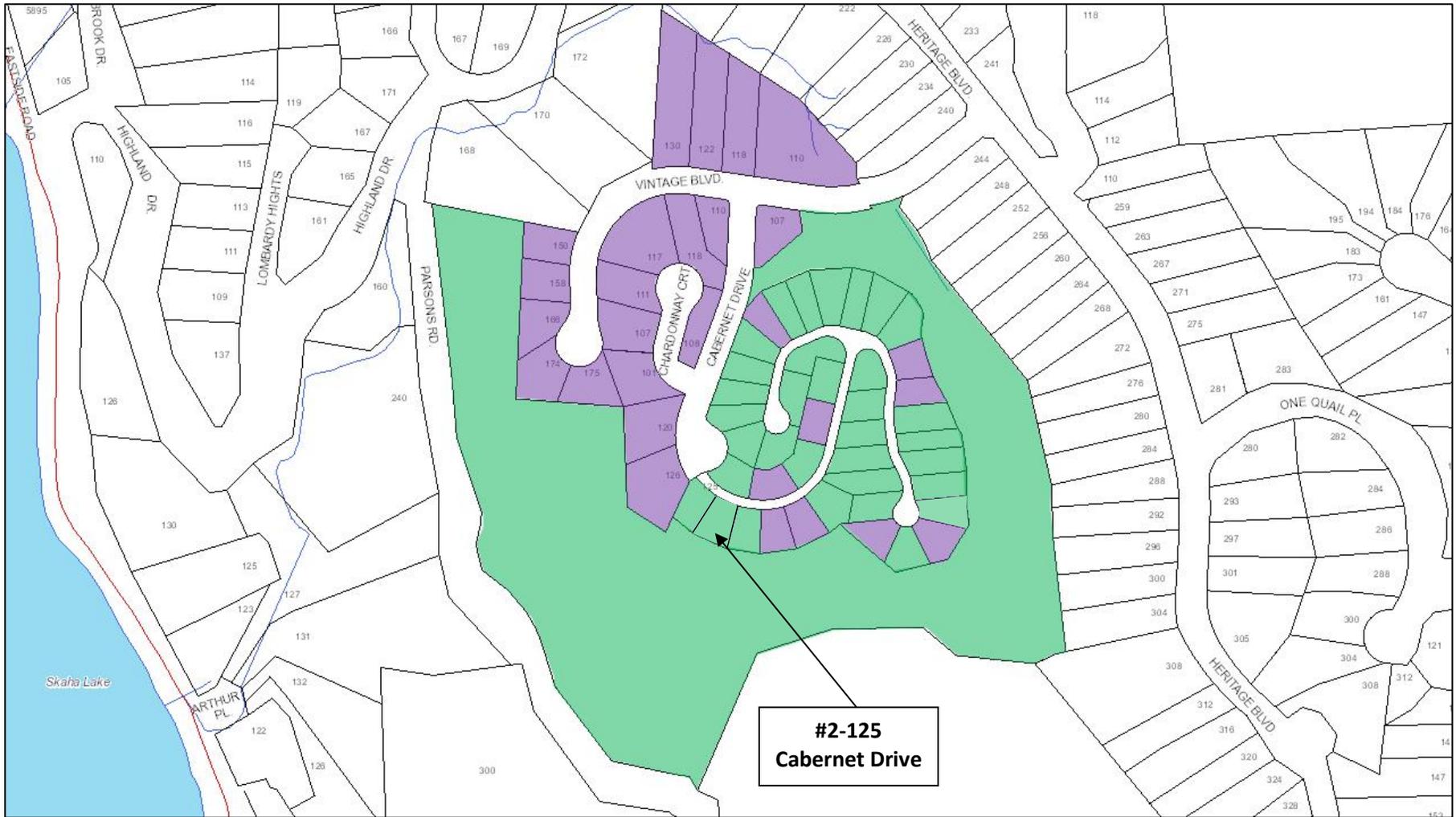
C. Garrish, Planning Supervisor



D. Butler, Development Services Manager

Attachments: No. 1 – “Voluntary Discharge” & “Early Termination” areas at “Vintage Views”

Attachment No. 1 — “Voluntary Discharge” & “Early Termination” areas at “Vintage Views”



“Early Termination”



“Voluntary Discharge”

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.21, 2015

**A Bylaw to partially discharge Land Use Contract No. LU-3-D and
to amend the Electoral Area “D” Zoning Bylaw No. 2455, 2008**

WHEREAS pursuant to s. 930 of the *Local Government Act*, a local government may, by bylaw, discharge a land use contract that applies to land within the jurisdiction of the local government; and

WHEREAS the registered owners of the lands described in sections 2, 4, 6, 8, 10, 12, 14, 16 and 18 of this bylaw have agreed to the discharge of the land use contract that applies to their respective lands;

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” Vintage Views Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015”.
2. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lot 1, District Lot 2710, SDYD, Plan KAP50897, Except Plans KAP51161, KAP52868, KAP86678, KAP91225, and shown shaded yellow on the attached Schedule ‘Y-1’ (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule ‘Z-1’.
3. The land described in section 2 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area “D” Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule ‘2’ of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, is amended accordingly.
4. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lots 1, 12, 14, 15, 22, 23, 26, 29, 30, 33, 38 and 42, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on

the attached Schedule 'Y-2' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-2'.

5. The land described in section 4 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
6. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lots 3, 13, 16, 19 and 24, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-3' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-3'.
7. The land described in section 6 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
8. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lots 11, 31, 40 and 41, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-4' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-4'.
9. The land described in section 8 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
10. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lots 6, 32 and 37, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-5' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-5'.
11. The land described in section 10 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.

12. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lots 25, 35 and 39, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-6' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-6'.
13. The land described in section 12 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
14. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lots 17, 18 and 21, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-7' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-7'.
15. The land described in section 14 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
16. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lot 7, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-8' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-8'.
17. The land described in section 16 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
18. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lot 9, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-9' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-9'.
19. The land described in section 18 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the

Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.

20. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as Lot 2, Plan KAS3813, District Lot 2710, SDYD, and shown shaded yellow on the attached Schedule 'Y-10' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedule 'Z-10'.

21. The land described in section 20 is zoned Residential Single Family One (RS1) in Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.

READ A FIRST AND SECOND TIME this 6th day of August, 2015.

PUBLIC HEARING held on this 3rd day of September, 2015.

READ A THIRD TIME, AS AMENDED, this __ day of ____, 2015.

ADOPTED this __ day of ____, 2015.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

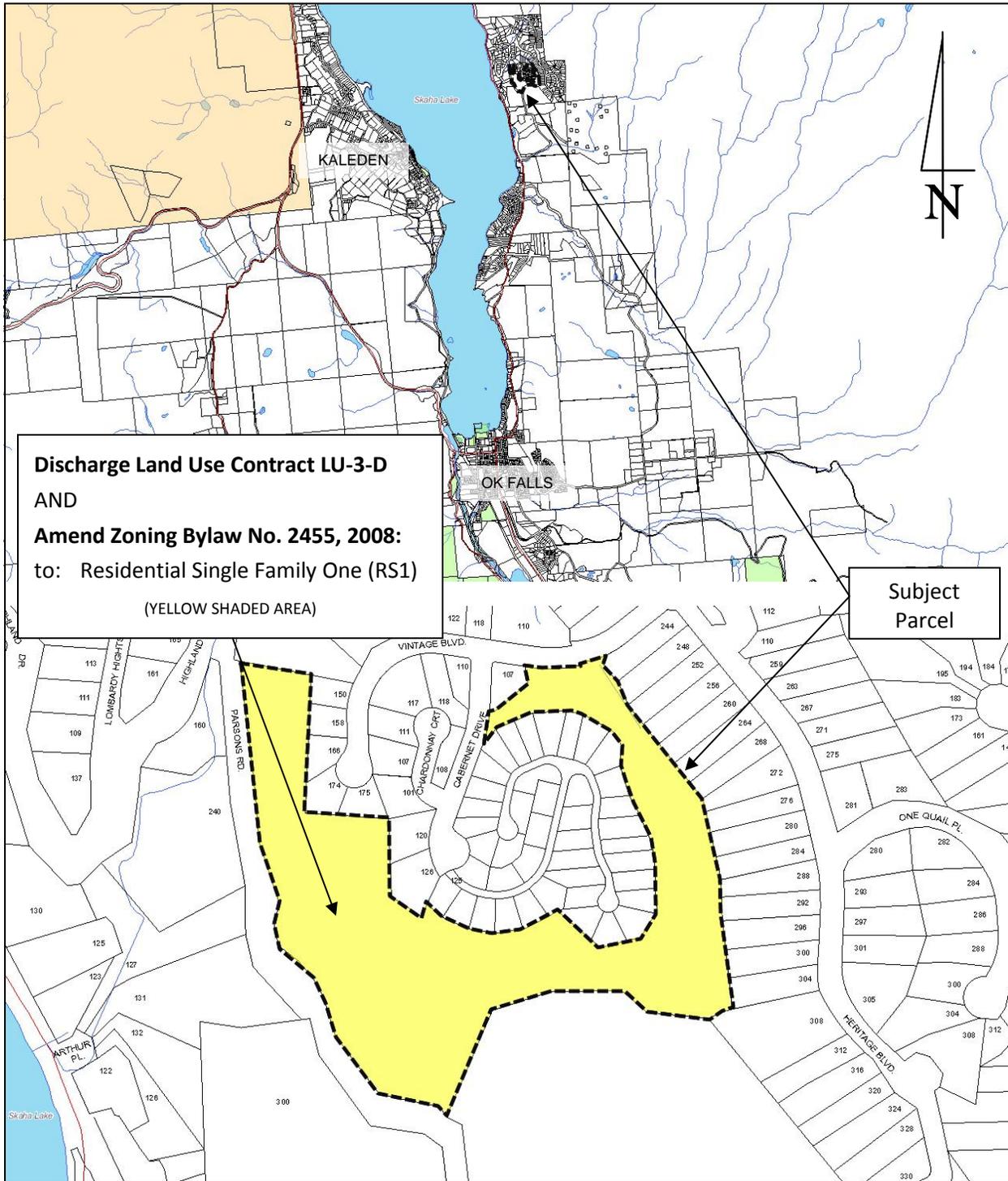
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-1'



Regional District of Okanagan-Similkameen

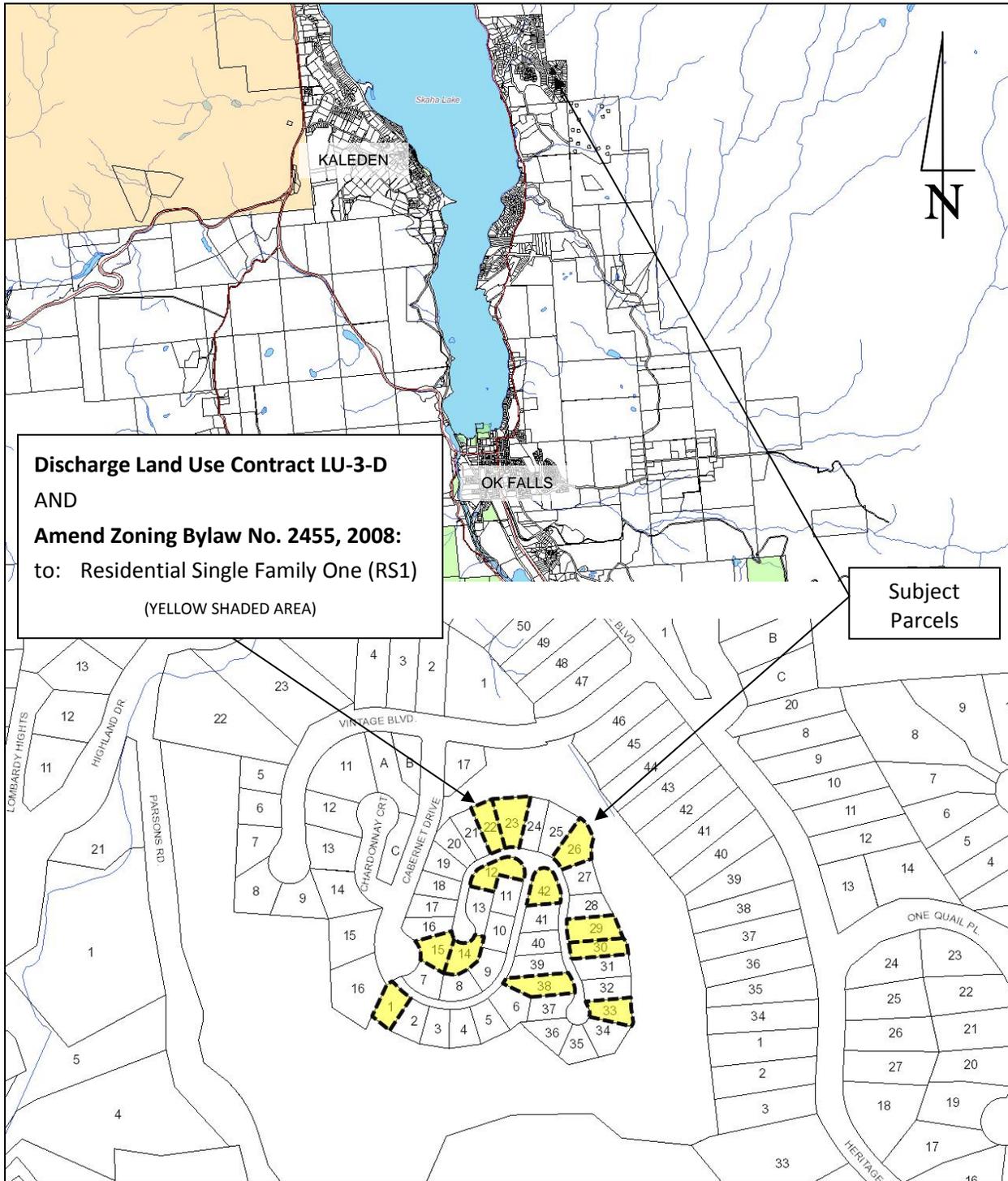
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Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-2'



Regional District of Okanagan-Similkameen

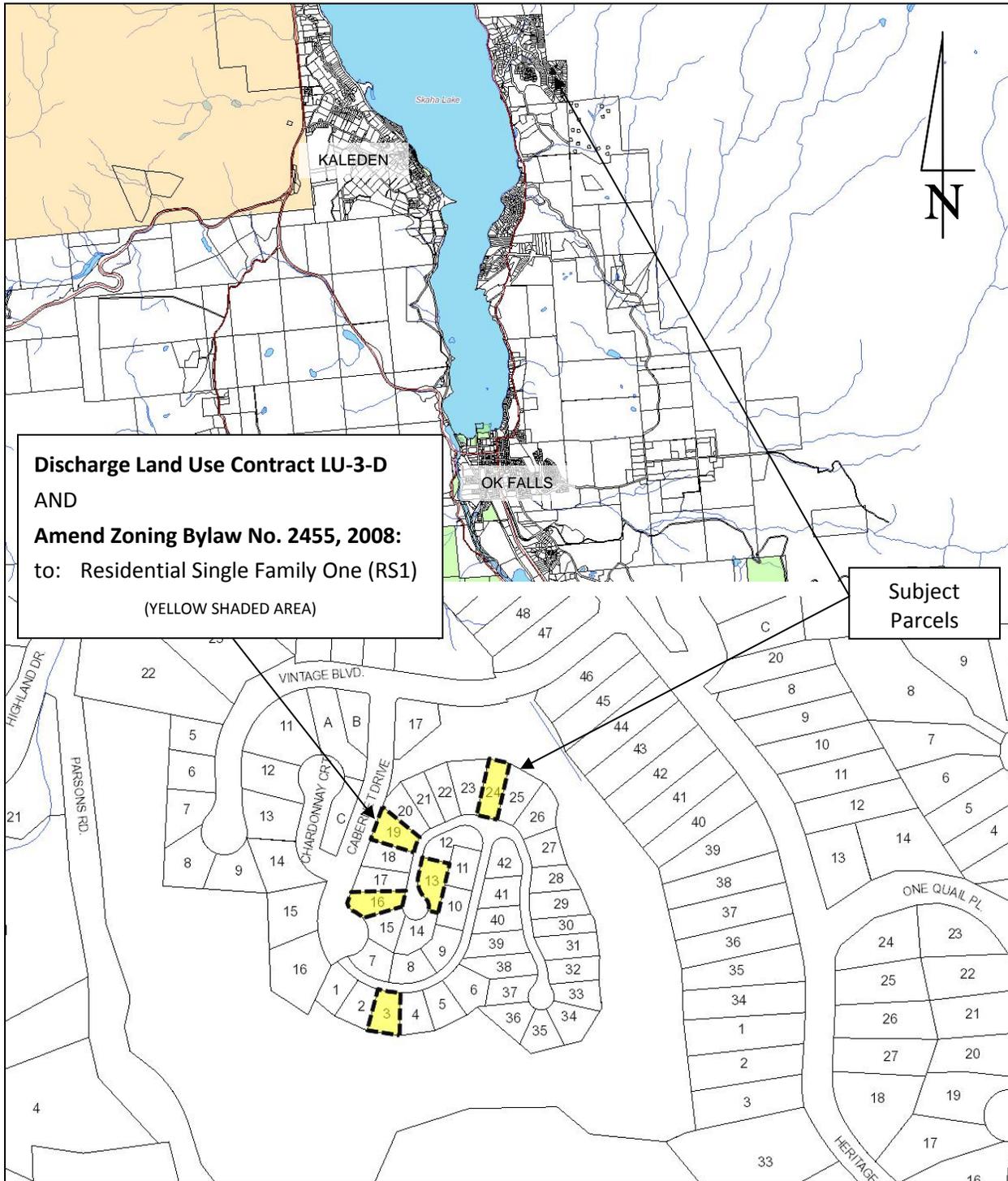
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Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-3'



Regional District of Okanagan-Similkameen

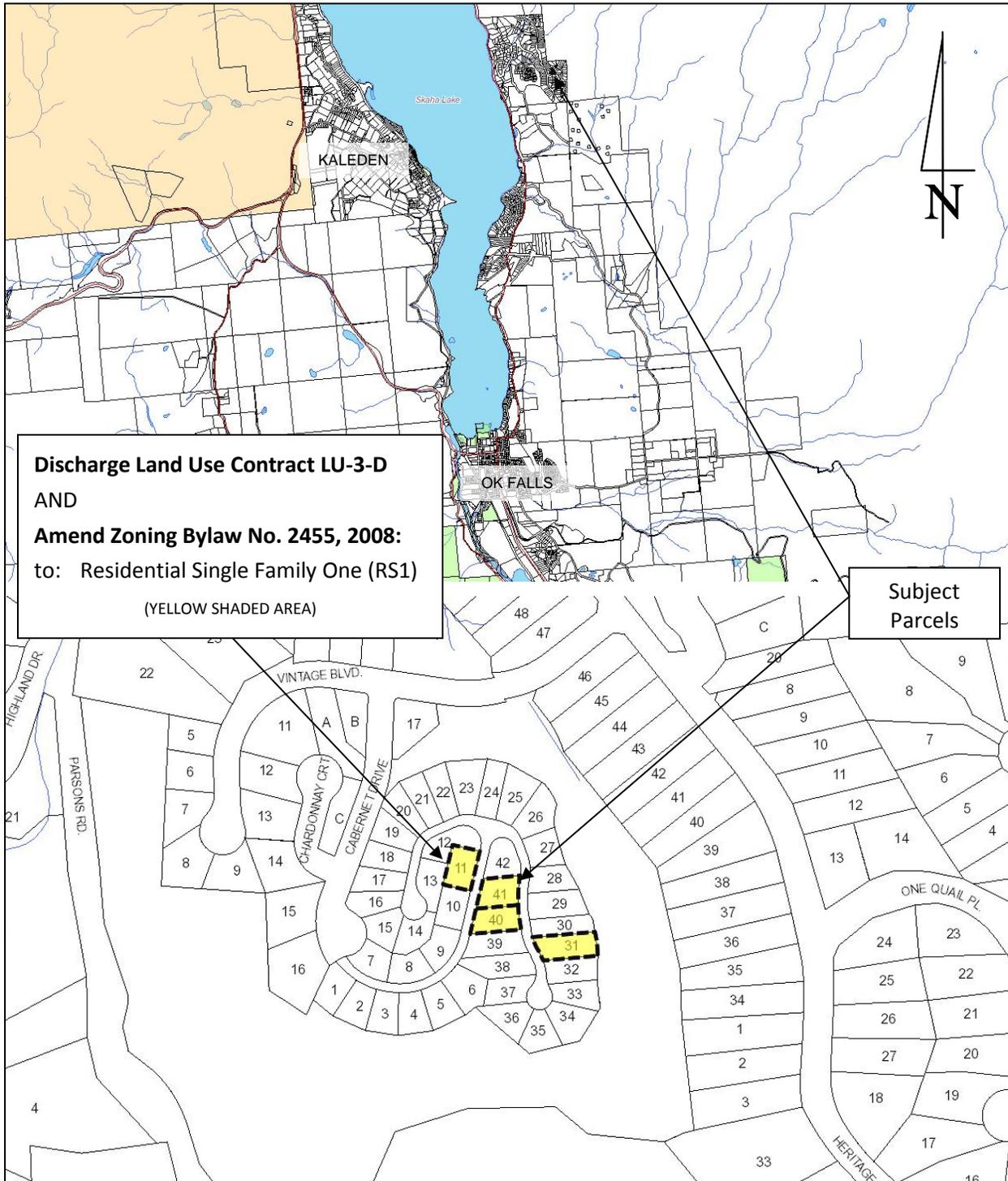
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Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-4'



Regional District of Okanagan-Similkameen

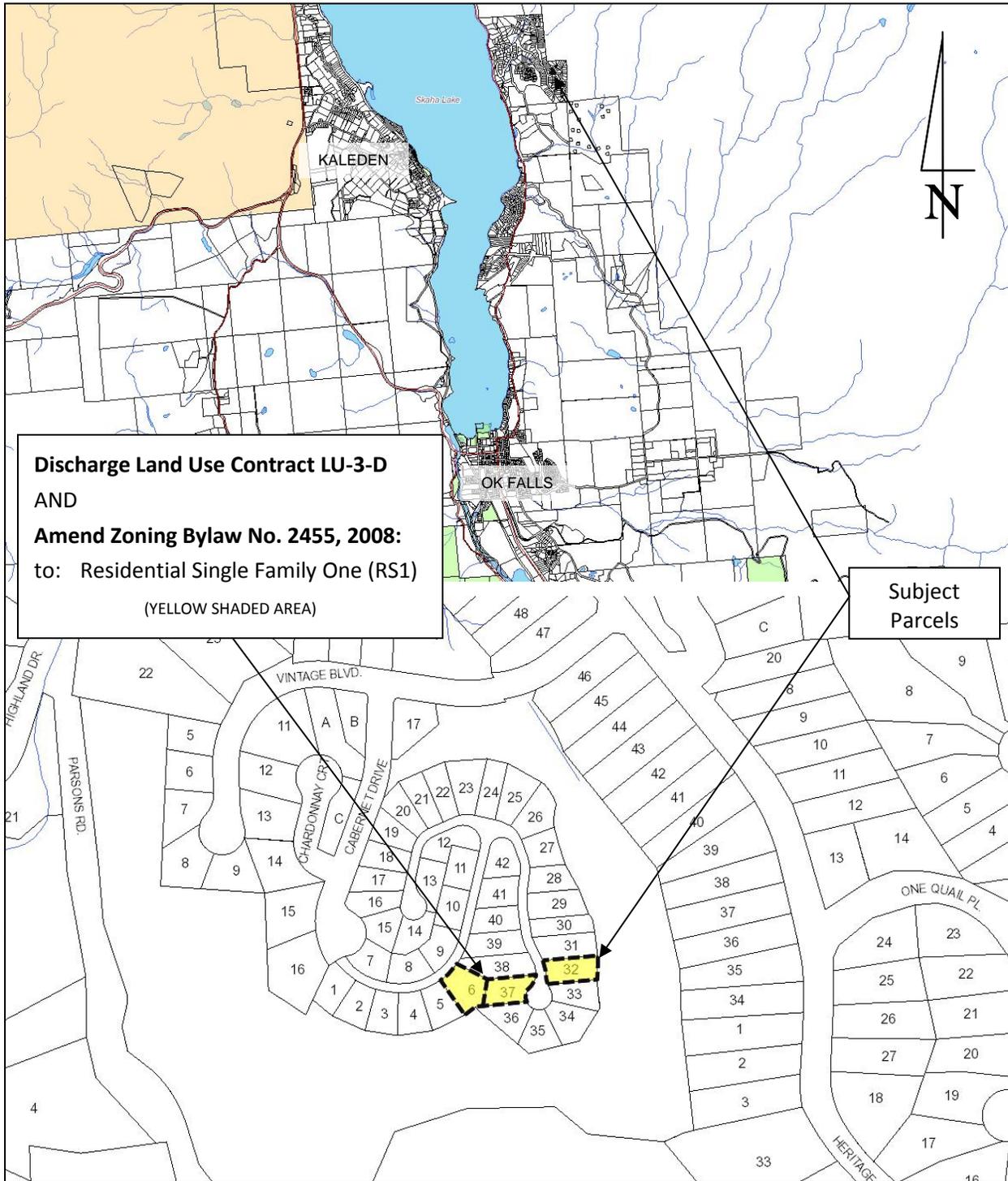
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-5'



Regional District of Okanagan-Similkameen

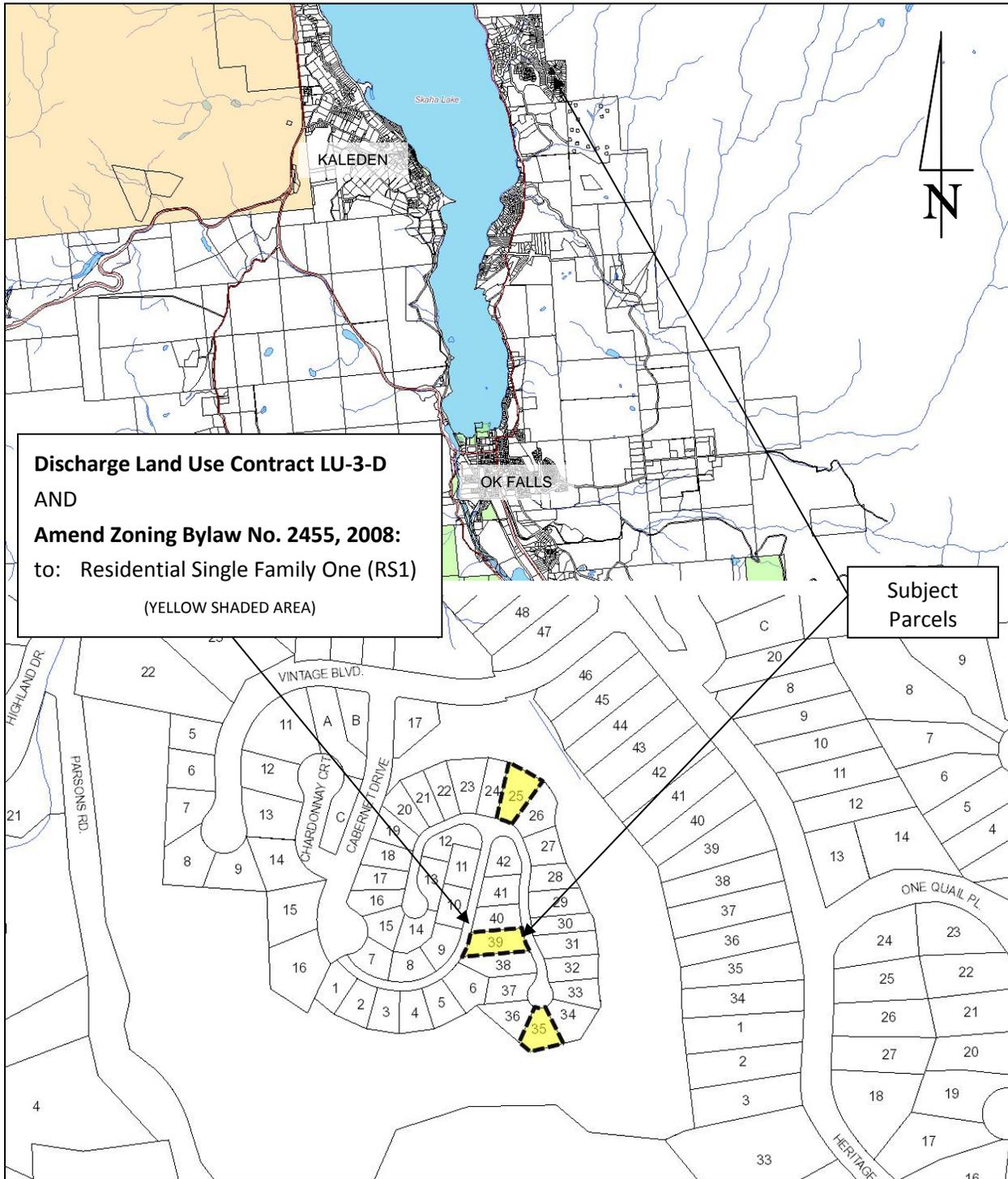
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Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-6'



Regional District of Okanagan-Similkameen

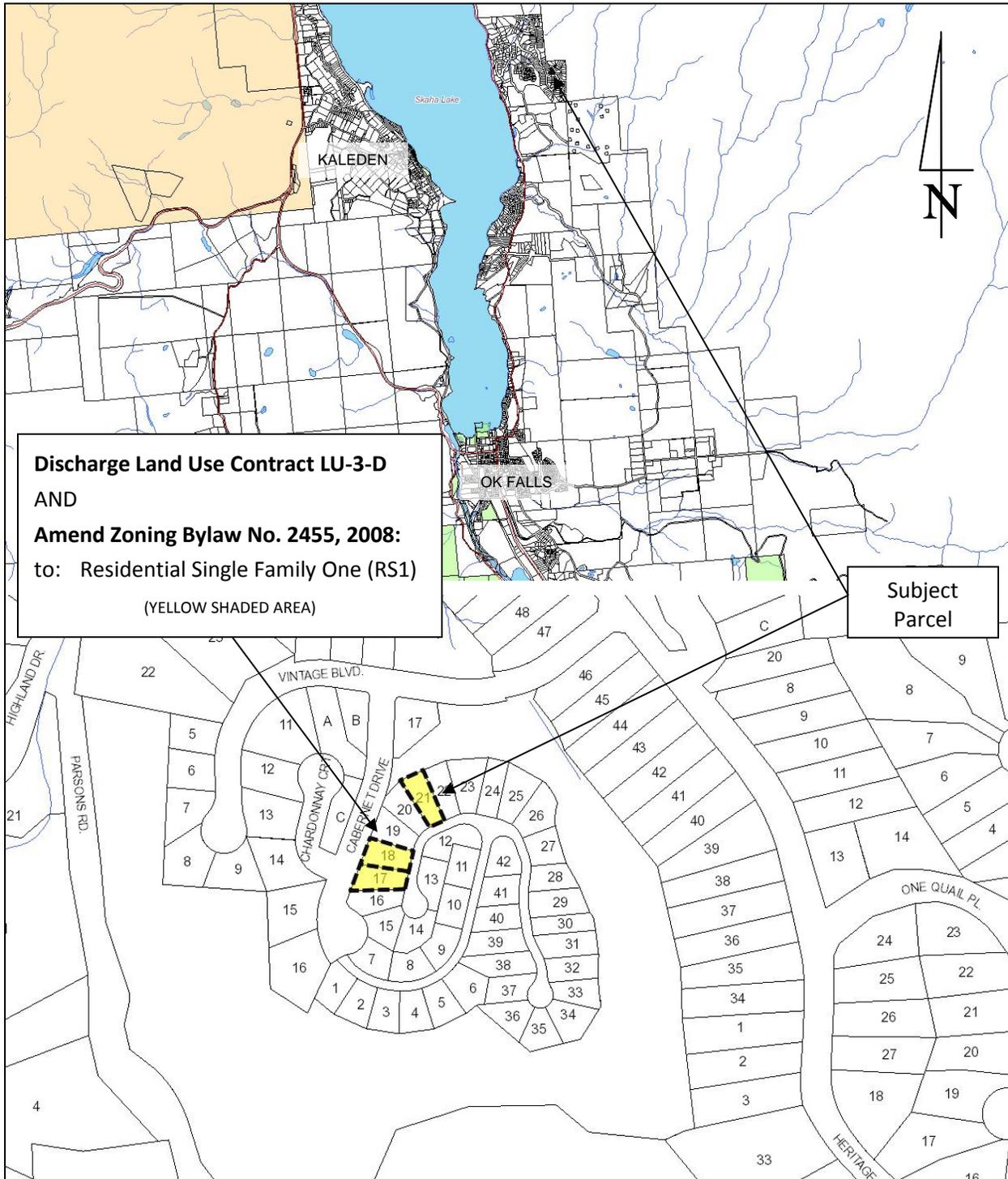
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Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-7'



Regional District of Okanagan-Similkameen

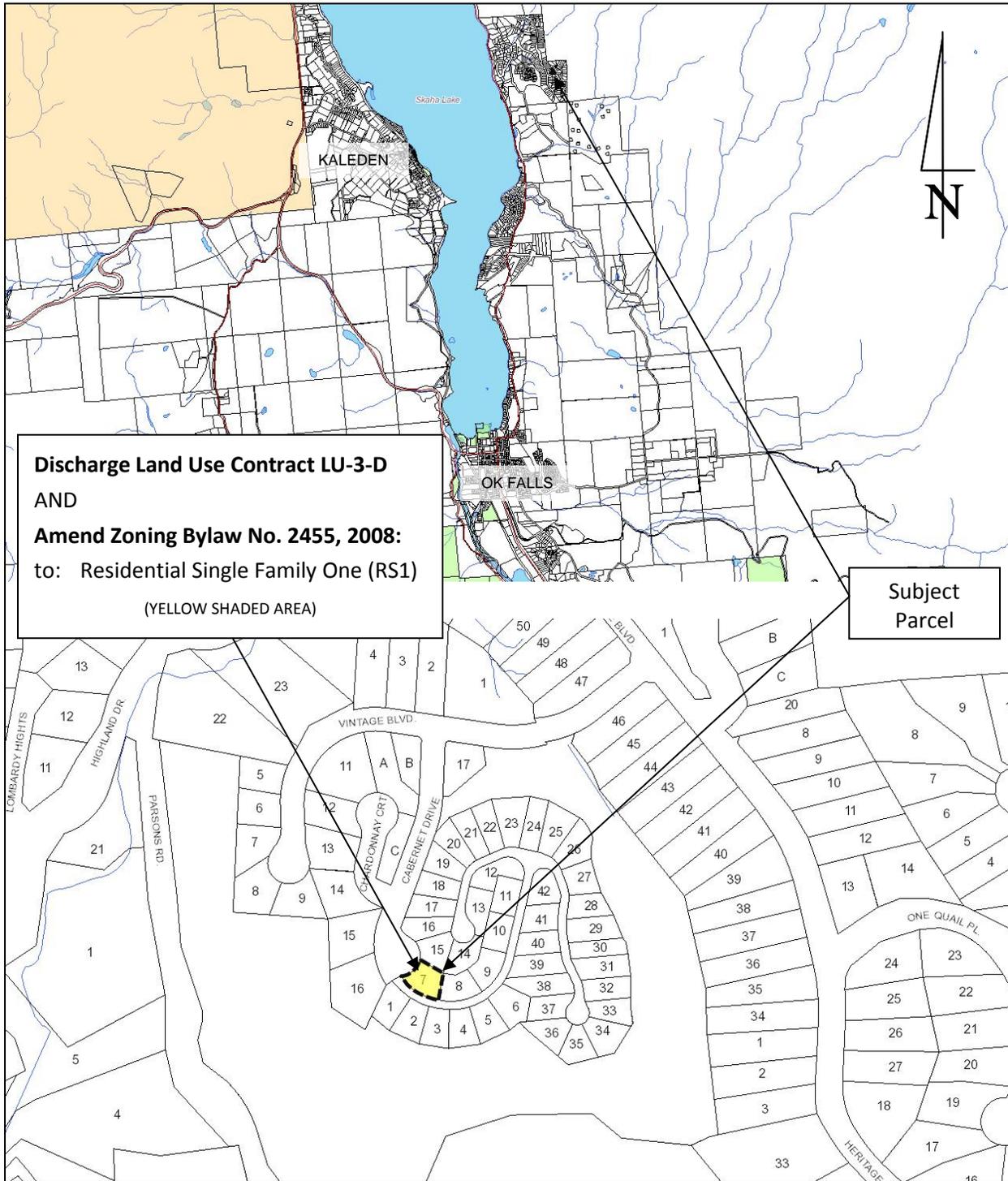
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Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-8'



Regional District of Okanagan-Similkameen

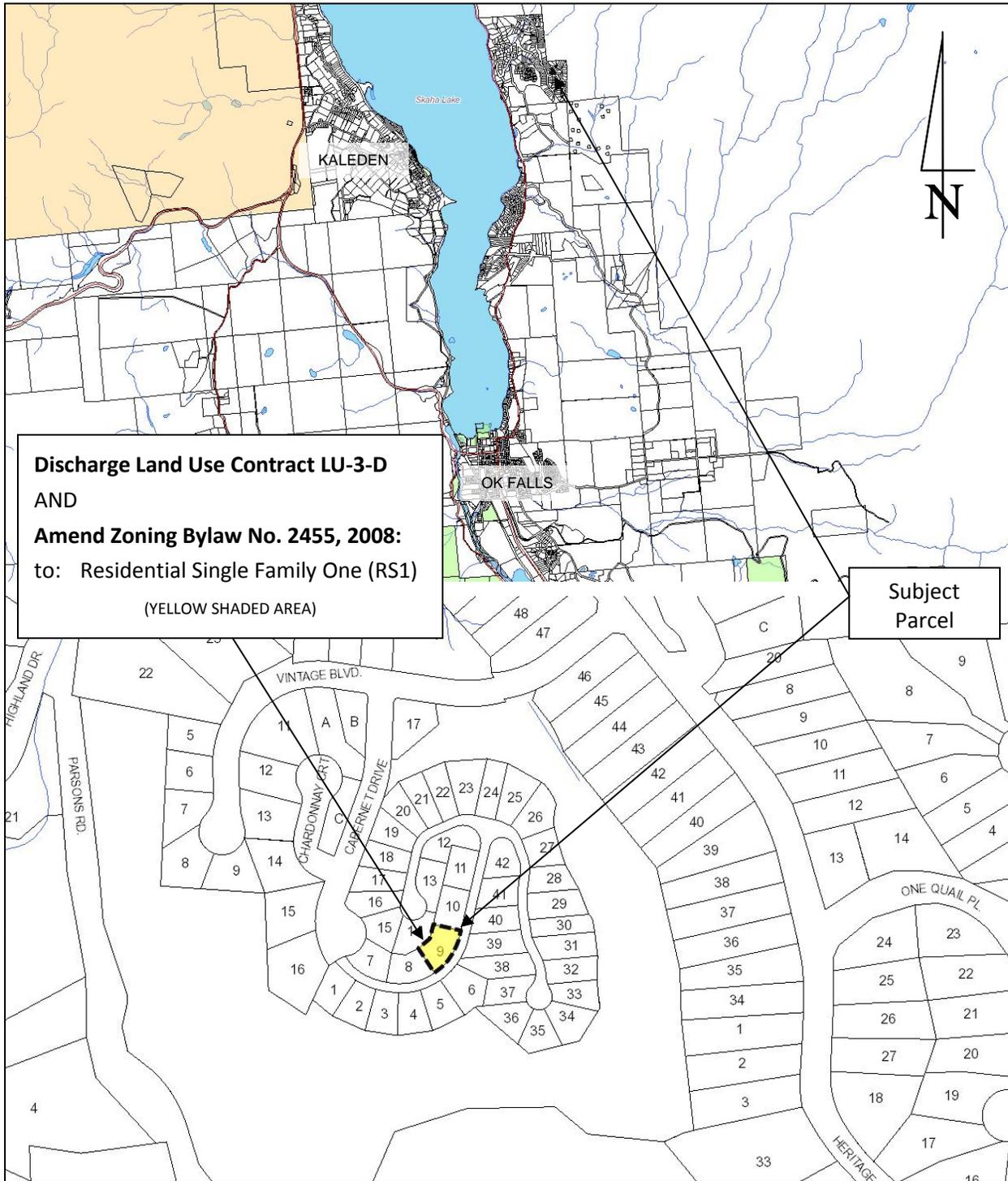
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-9'



Regional District of Okanagan-Similkameen

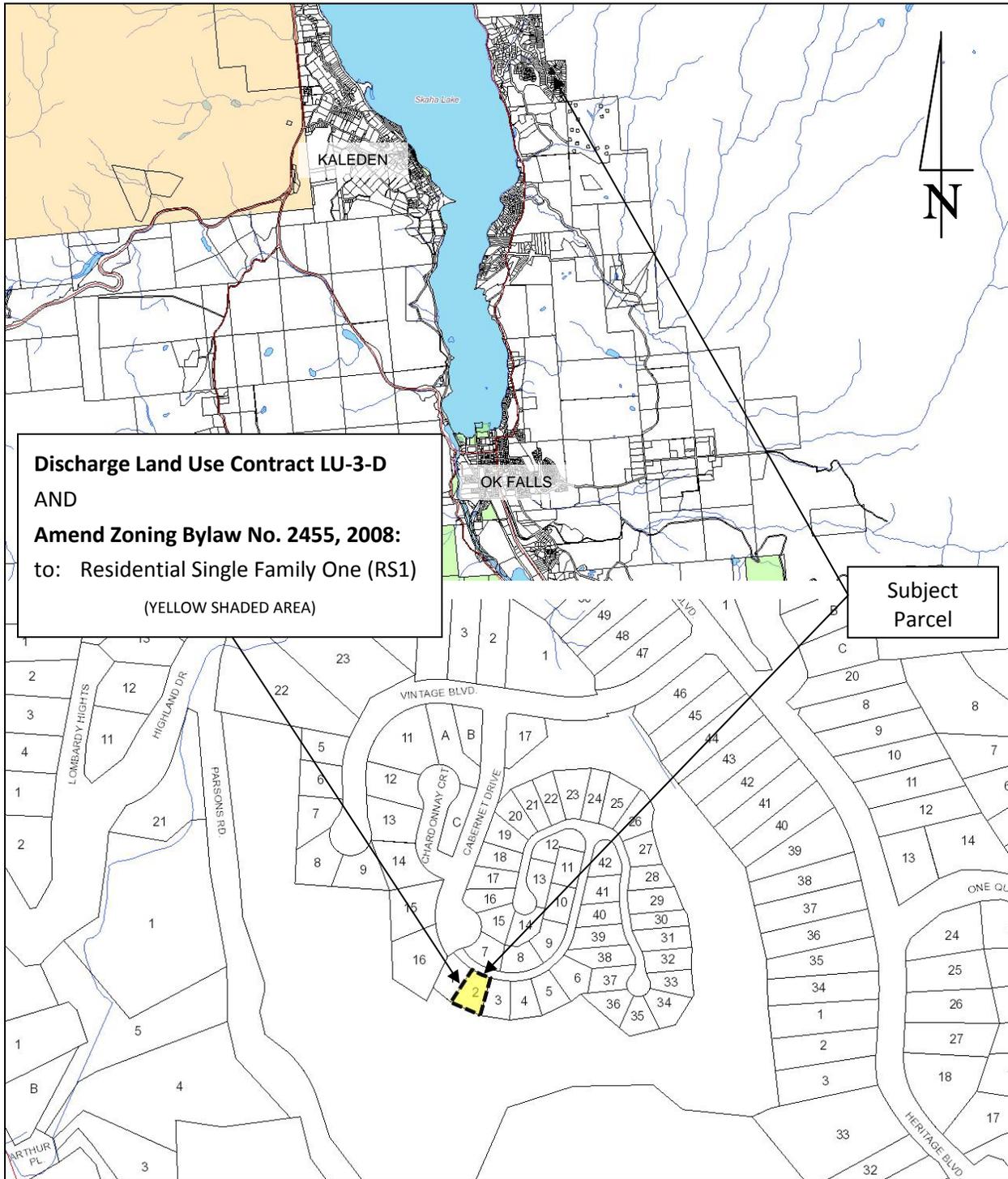
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Y-10'



Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-1'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Regional District of Okanagan-Similkameen entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967⁵, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area "D" Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAP50897 deposited in the Kamloops Land Title Office on November 17, 1993; and

WHEREAS on July 27, 2012 Vintage Views Developments Ltd. (the "Owner") became the owner in fee simple of Lot 1, Plan KAP50897, District Lot 2710, SDYD, Except Plans KAP51161, KAP52868, KAP86678, and KAP91225 ("Lot 1"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of "Lot 1"; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015; and

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to "Lot 1".

Vintage Views Developments Ltd. Inc. No. BC0757526


Authorized Signatory:

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-2'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972, the Regional District of Okanagan-Similkameen entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967⁵, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972, and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on AUG. 24, 2012, Jesslyn Holdings Limited and Raven Creek Holding Company Limited (the "Owners") became the owners of Lots 1, 12, 14, 15, 22, 23, 26, 29, 30, 33, 38 and 42, Plan KAS3813, District Lot 2710, SDYD, ("the Lots"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of the Lots; and

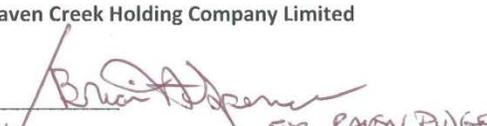
WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to the Lots.

Jesslyn Holdings Limited and Raven Creek Holding Company Limited


Authorized Signatory: Jesslyn


Authorized Signatory: Brian Apperance FOR RAVEN RIDGE

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

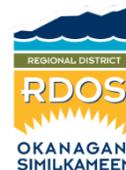
By its authorized signatories:

Board Chair: _____

Corporate Officer: _____

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-3'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on January , 2012, 0754647 BC Limited (the "Owner") became the owner of Lots 3, 13, 16, 19 and 24, Plan KAS3813, District Lot 2710, SDYD, ("the Lots"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of the Lots; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to the Lots.

0754647 BC Limited

Harry Howard

Digitally signed by Harry Howard
DN: cn=Harry Howard, o=DLC The Mortgage
Hub, ou, email=harry@harryhoward.ca, c=CA
Date: 2015.07.08 12:21:35 -07'00'
Adobe Acrobat version: 11.0.11

Authorized Signatory:

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

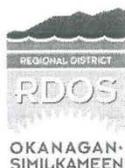
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-4'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on June 4, 2012, Emmerson Kennedy Corporation (the "Owner") became the owner of Lots 11, 31, 40 and 41, Plan KAS3813, District Lot 2710, SDYD ("the Lots"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of the Lots; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to the Lots.

Emmerson Kennedy Corporation

Authorized Signatory: Ian Kennedy

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

By its authorized signatories:

Board Chair: _____

Corporate Officer: _____

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-5'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on July 22, 2015 BC Wholesale Appliance (the "Owner") became the owner of Lots 6, 32 and 37, Plan KAS3813, District Lot 2710, SDYD, ("the Lots"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of the Lots; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to the Lots.

BC Wholesale Appliance

Authorized Signatory:

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

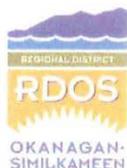
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-6'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on March 15, 2012, Brian Cutler (the "Owner") became the owner of Lots 25, 35 and 39, Plan KAS3813, District Lot 2710, SDYD, ("the Lots"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of the Lots; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to the Lots.

Brian Cutler



Authorized Signatory:

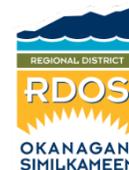
REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN
By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

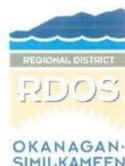
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-7'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

Regional District
JUL - 8 2015
101 Martin Street
Penticton BC V2A 5J9

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on January 31, 2012, Pacific Rim Equipment Inc. (the "Owner") became the owner of Lots 17, 18 and 21, Plan KAS3813, District Lot 2710, SDYD, ("the Lots"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of the Lots; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to the Lots.

Pacific Rim Equipment Inc.


Authorized Signatory:

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

By its authorized signatories:

Board Chair: _____

Corporate Officer: _____

Regional District of Okanagan-Similkameen

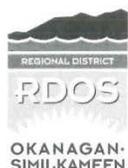
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-8'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on August 1, 2014, Barbara Elder and Larry Solomon (the "Owners") became the owner of Lots 7, Plan KAS3813, District Lot 2710, SDYD ("Lot 7"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of Lot 7; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to Lot 7.

The "Owners"

Barbara Elder
Barbara Elder

Larry Solomon
Larry Solomon

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN
By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-9'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS the Regional District of Okanagan-Similkameen entered into a land use contract with William Eric Bonford in respect of (1) SL45, DL2/10, SDYD, Plan 1189 Except Plans 14107, 14267, 14076, 144 11074, 14107, DL2/10, SDYD, Plan 1189 Except Plan 14140 Except Plan 14164, (2) SL29, DL2/10, SDYD, Plan 1189 Except Part shown on Plan 14249; and (3) DL3967, SDYD, except Plan 14107 and Part shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was previously obtained by the Owner from the Kamloops Land Title Office on August 16, 2010; and

WHEREAS the Owner on December 15, 2014 applied to the Kamloops Land Title Office for Plan KAS3813, District Lot 2710, SDYD ("Lot 9"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of Lot 9; and

WHEREAS under Section 940 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015.

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to Lot 9.

The Owner:



Geoffrey Pitt

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2455.21, 2015

File No. D2015.021-ZONE

Schedule 'Z-10'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on December 22, 1972 the Okanagan-Similkameen Regional District entered into a land use contract with William Eric Bomford in respect of (1) SL45, DL2710, SDYD, Plan 1189 Except Plans 14107, 17357, 19076 and 21364; (2) SL29, DL2710, SDYD, Plan 1189 Shown on Plan B4249 Except Plan 21364; (3) SL29, DL2710, SDYD, Plan 1189 Except Part Shown on Plan B4249; and (4) DL3967^s, SDYD, Except Plan 14107 and Part Shown as Road on Plan 21364 (the "Land"), which land use contract was authorized by Electoral Area 'D' Zoning Bylaw No. 100 Amendment Bylaw No. 158, 1972 and registered in the Kamloops Land Title Office under No. J10071 (the "Land Use Contract"); and

WHEREAS the Land was subsequently subdivided by Plan KAS3813 deposited in the Kamloops Land Title Office on August 16, 2010; and

WHEREAS on August 14, 2015, Terri Stevenson and William Penman (the "Owners") became the owner of Lot 2, Plan KAS3813, District Lot 2710, SDYD ("Lot 2"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of Lot 2; and

WHEREAS under Section 930 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

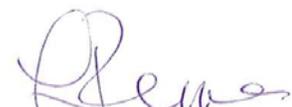
WHEREAS the Regional District has held a public hearing in accordance with Sections 890 to 894 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2455.21, 2015;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to Lot 2.

The "Owners"



Terri Stevenson



William Penman

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN
By its authorized signatories:

Board Chair:

Corporate Officer:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.22, 2015

**A Bylaw to partially terminate Land Use Contract No. LU-3-D and
to amend the Electoral Area “D” Zoning Bylaw No. 2455, 2008**

WHEREAS pursuant to s. 914.2 of the *Local Government Act*, a local government may, by bylaw, terminate a land use contract that applies to land within the jurisdiction of the local government;

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

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Vintage Views Land Use Contract Termination and Zoning Amendment Bylaw No. 2455.22, 2015.”
2. The Land Use Contract No. LU-3-D, registered in the Kamloops Land Title Office under charge number J10071 against title to the land described as:
 - i) Lots 1-9, Plan KAP86678, District Lot 2710, SDYD;
 - ii) Lots A, B & C, Plan KAP91496, District Lot 2710, SDYD;
 - iii) Lots 11-17, Plan KAP86678, District Lot 2710, SDYD; and
 - iv) Lots 4, 5, 8, 10, 20, 27, 28, 34 and 36, Plan KAS3813, District Lot 2710, SDYD.

and shown shaded yellow on the attached Schedule ‘Y’ (which forms part of this Bylaw), is terminated.

3. The land specified in section 2, and shown shaded yellow on the attached Schedule ‘Y’ (which forms part of this Bylaw) is zoned Residential Single Family One (RS1) in the Regional District of Okanagan-Similkameen, Electoral Area “D” Zoning Bylaw No. 2455, 2008, and the Zoning Map, being Schedule ‘2’ of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, is amended accordingly.

4. This Bylaw shall come into force on the day that is one year and one day after the date this Bylaw is adopted.

READ A FIRST AND SECOND TIME this 6th day of August, 2015.

PUBLIC HEARING held on this 3rd day of September, 2015.

READ A THIRD TIME, AS AMENDED, this __ day of ____, 2015.

ADOPTED this __ day of ____, 2015.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

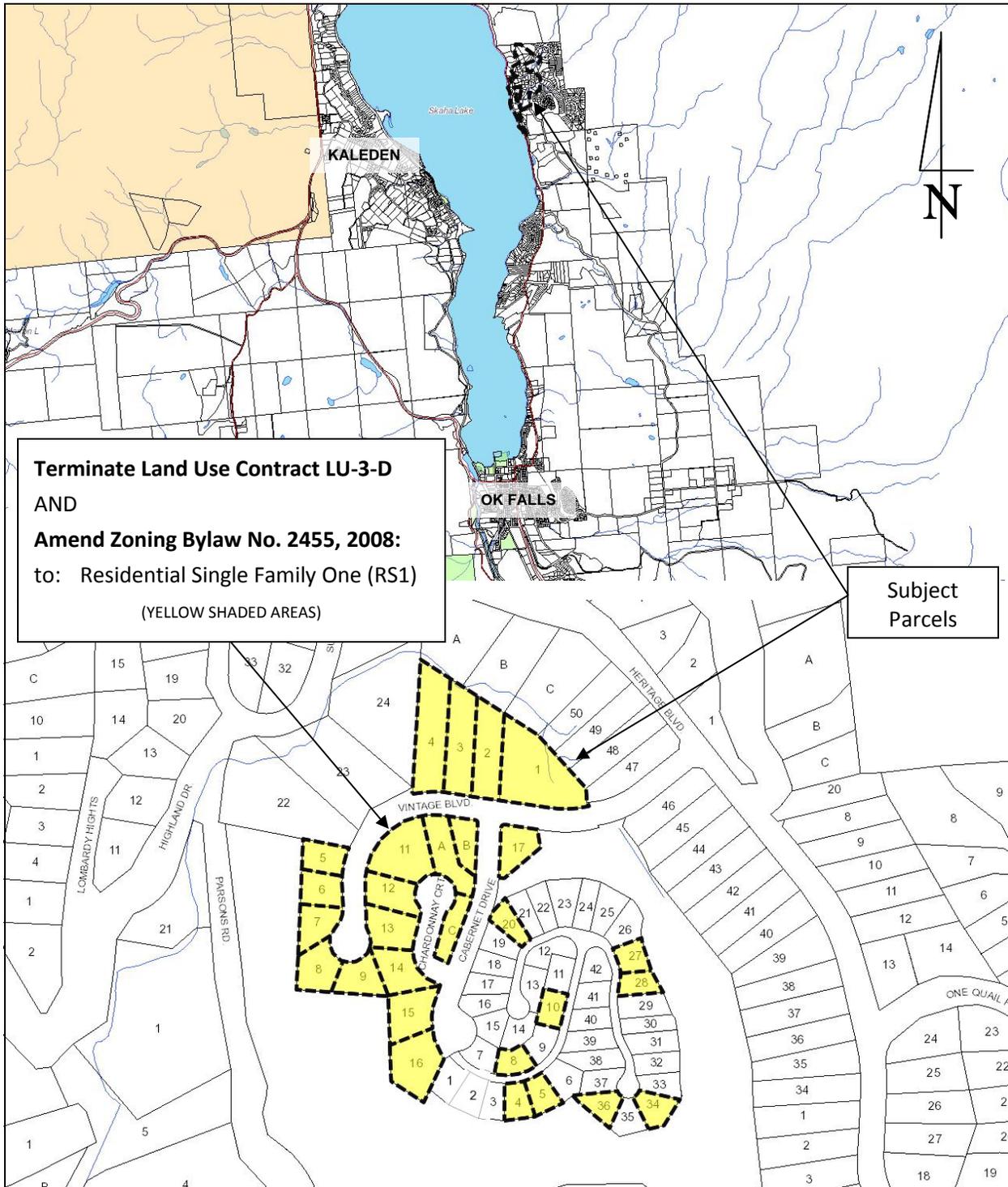
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.22, 2015

File No. D2015.021-ZONE

Schedule 'Y'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.05, 2015

**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. 2603.05 2015.”
2. The Future Land Use Map, being Schedule ‘B’ of the Electoral Area “D” Official Community Plan No. 2603, 2013, is amended by introducing a land use designation for the land described as:
 - i) Lots 1-9, Plan KAP86678, District Lot 2710, SDYD;
 - ii) Lots A, B & C, Plan KAP91496, District Lot 2710, SDYD;
 - iii) Lots 11-17, Plan KAP86678, District Lot 2710, SDYD;
 - iv) Lots 1-42, Plan KAS3813, District Lot 2710, SDYD; and
 - v) Lot 1, Plan KAP50897, District Lot 2710, SDYD, Except Plans KAP51161, KAP52868, KAP86678, and KAP91225.

and shown shaded yellow on the attached Schedule ‘X’ (which forms part of this Bylaw) of Low Density Residential (LR).

READ A FIRST AND SECOND TIME 6th day of August, 2015.

PUBLIC HEARING held this 3rd day of September, 2015.

READ A THIRD TIME this __ day of ____, 2015.

ADOPTED this __ day of ____, 2015.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

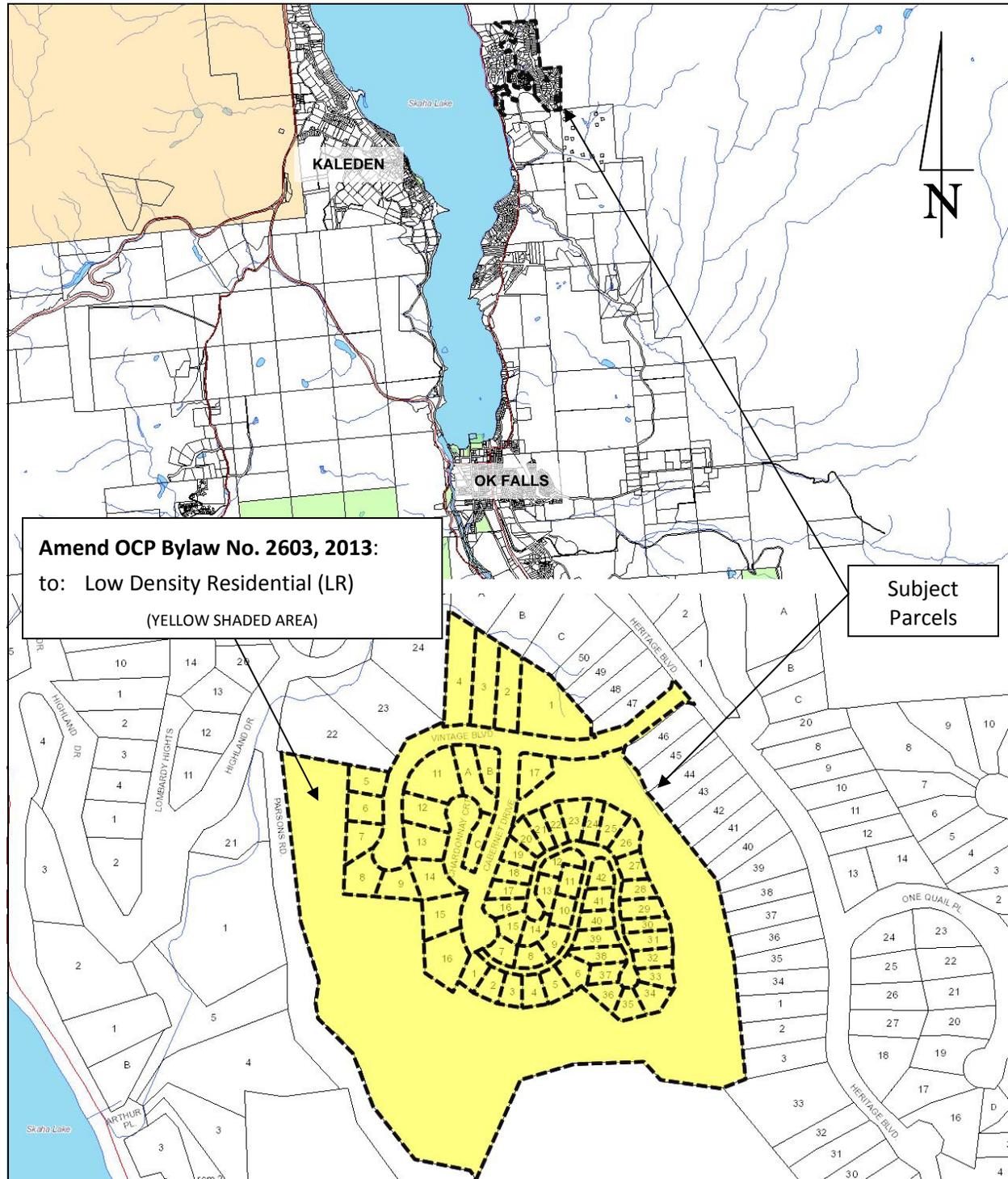
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2603.05, 2015

File No. D2015.021-ZONE

Schedule 'X'



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: May-13-15 4:37 PM
To: Planning; Christopher Garrish
Cc: Mirsky, Nicholas
Subject: Heritage Hills, Lakeshore Highlands & Vintage Views, RDOS (D2015.020-Zone, D2015.021-Zone)

With respect to the above noted file,

There are primary distribution and transmission facilities throughout this subdivision and within the boundary of select properties. The proposed changes to the land use designations of the existing properties do not appear to affect the existing facilities. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). 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, P.App.
Land Agent | Lands & Planning | 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



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Lauri Feindell

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: May-08-15 2:43 PM
To: Planning
Subject: Amendment Bylaws Area D - RDOS Files: D2015.020-ZONE and D2015.021-ZONE
Attachments: D2015 020-ZONE (LUC-3-D).pdf

Attention Christopher Garrish, MCIP RPP
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC
V2A 5J9

Dear Mr. Garrish:

Re: Termination of Land Use Contract LU-3-D and Introduction of Zoning

Thank you for the opportunity to provide comment on the above referenced and attached bylaw referral.

This office has no objection or concern to the proposed discharge of Land Use Contract LU-3-D and introduction of land use designations under the Official Community Plan Bylaw and the Zoning Bylaw.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
105 – 550 Carmi Avenue, Penticton, BC, V2A 3G6
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 770-5541
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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Lauri Feindell

From: Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca>
Sent: April-28-15 10:39 AM
To: Lauri Feindell
Cc: Christopher Garrish
Subject: RE: Heritage Hills Land use Contract - agency referrals

Lauri/Chris

This is to advise that the ALC has no objection to the designation of the easterly block of ALR as AG3.

However, the ALC does not support the re-zoning of the westerly ALR block as AG1, which permits a minimum lot size of 4 ha. Instead the ALC requests that the westerly block be re-zoned as AG3 (which permits a minimum lot size of 20 ha) to reduce speculation and subdivision pressure.

Thank you for the opportunity to comment on the draft bylaw.

Regards,

Martin Collins
Regional Planner
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7021

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]
Sent: Tuesday, April 28, 2015 7:29 AM
To: Collins, Martin J ALC:EX; Withler, Carl AGRI:EX; HBE@interiorhealth.ca; Cooper, Diana FLNR:EX; Referral Apps REG8 FLNR:EX; fbclands@fortisbc.com; XT:Shongrunden, Ron FIN:IN; onareception@syilx.org; PIB Referrals (referrals@pib.ca); speedway17@shaw.ca
Cc: Christopher Garrish
Subject: Heritage Hills Land use Contract - agency referrals
Importance: High

Please find attached a Bylaw Referral along with the draft bylaws D2455.19 and D2603.04. Please forward any comments you may have to planning@rdos.bc.ca **by Tuesday, May 12, 2015.**

If you have any questions, please contact Christopher Garrish at 250-490-4101 or cgarrish@rdos.bc.ca.

Sincerely,



From: Lauri Feindell
Sent: April-28-15 9:19 AM
To: Christopher Garrish
Subject: FW: Proposed Bylaw 2455.19

FYI

From: Bitte, Rob TRAN:EX [<mailto:Rob.Bitte@gov.bc.ca>]
Sent: April-28-15 9:06 AM
To: Lauri Feindell
Subject: Proposed Bylaw 2455.19

Hi Lauri,

I just did some research and as expected, our approval for Land Use Contacts (amend or discharge) is only within the 800 metre radius from an intersection with a Controlled Access Highway. I will "close" your referral from this morning (File: 2015-02001)

Regards,

Rob Bitte | District Development Technician | BC Ministry of Transportation and Infrastructure
T 250.490.2280 | C 250.809.6886 | E rob.bitte@gov.bc.ca





May 6, 2015

File: 58000-20/103541
Your File: D2015.020-ZONE and
D2015.021-ZONE

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

Attention: Christopher Garrish

Re: Bylaw referral for "Lakeshore Highlands", "Heritage Hills" and
"Vintage Landing" located approximately 6km north of Okanagan Falls

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

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

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

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

Yours truly,

Grant Furness
Ecosystems Section Head

GF/cl



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2015
TYPE: Official Community Plan and Zoning Bylaw Amendment — Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2456.07, 2015, Electoral Area “D-1” Official Community Plan Amendment Bylaw and Bylaw No. 2457.14, 2015, Electoral Area “D-1” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To amend subject properties from a mixed use (RMU) to a primary residential use only (RM3) zone.

Owners: various Agent: n/a Folios: various

Legal: various Civic: various, Creekview Rd and Snow Mountain Pl, Apex

OCP: Mixed Use Apex Alpine (RMU) Proposed OCP: Medium Density Residential (MR)

Zoning: Mixed Use Apex Alpine (RMU) Proposed Zoning: Residential Multiple Family Three (RM3)

Proposal:

This proposal seeks to amend the Official Community Plan (OCP) designation and zoning on the subject properties from a mixed use alpine zone that permits a number of commercial activities along with residential uses to a zone that is primarily residential.

Specifically, the existing Mixed Use Apex Alpine (RMU) Zone is to be replaced by a new Residential Multiple Family Three (RM3) Zone that permits single family, duplexes, multi-unit residential and special needs housing as principal uses. As well, the Official Community Plan designation will be replaced with a Residential Medium Density.

Site Context:

The subject properties are located along Creekview Road and Snow Mountain Place at the Apex Mountain Resort area and are situated to the north west of the main village core area. The subject properties range in size from approximately 500 m² to 3,000 m². A total of 42 properties are affected by the proposed amendments. Out of the 42 properties, 11 have been developed (according to 2013 air photos), and of those 11, two consist of multi-unit strata development.

Surrounding neighbourhood characteristics include single family and multi-family homes, the ski hill area to the south, and to the east is the main Apex parking lot and access to the ‘village’ area.

Background:

At its meeting of May 21, 2015, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed rezoning be approved.

At its meeting of July 2 2015, the Regional District Board approved first and second reading of Amendment Bylaw Nos. 2456.07, 2015 & 2457.14, 2015, and delegated the holding of a Public Hearing.

A Public Hearing was held on August 6, 2015, where no members of the public attended.

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

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is not situated within 800 metres of a controlled area.

Alternative:

THAT the Board of Directors rescind first and second reading of Bylaw No. 2456.07, 2015, Electoral Area "D" Official Community Plan Amendment Bylaw and Bylaw No. 2457.14, 2015, Electoral Area "D" Zoning Amendment Bylaw, and abandon the bylaws.

Analysis:

In considering this proposal, Administration believes that to initiating amendments to 42 properties along Creekview Road and Snow Mountain Rd is meets the needs of the area. The property located at 313 Creekview Rd will remain as RMU with the potential to develop some commercial. Given its proximity to the main Apex core area, that particular parcel remaining as a mixed use RMU zone is seen to be beneficial and is aligned with future directions for Apex. The new amendments to the OCP will be incorporated into the D-1 OCP updating process.

Respectfully submitted:

E Riechert _____

E. Riechert, Planner

Endorsed by:

 _____

C. Garrish, Planning Supervisor

Endorsed by:

_____ D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2456.07 2015

**A Bylaw to amend the Electoral Area "D-1"
Official Community Plan Bylaw No. 2456, 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-1" Kaleden-Apex Southwest Sector Official Community Plan Amendment Bylaw No. 2456.07 2015."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-1" Official Community Plan Bylaw No. 2456, 2008, is amended by changing the land use designation of the area shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Mixed Use Apex Alpine (RMU) to Medium Density Residential (MR).

READ A FIRST AND SECOND TIME this 2nd day of July, 2015.

PUBLIC HEARING held on this 6th day of July, 2015.

READ A THIRD TIME this __ day of _____, 2015.

ADOPTED this __ day of _____, 2015.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

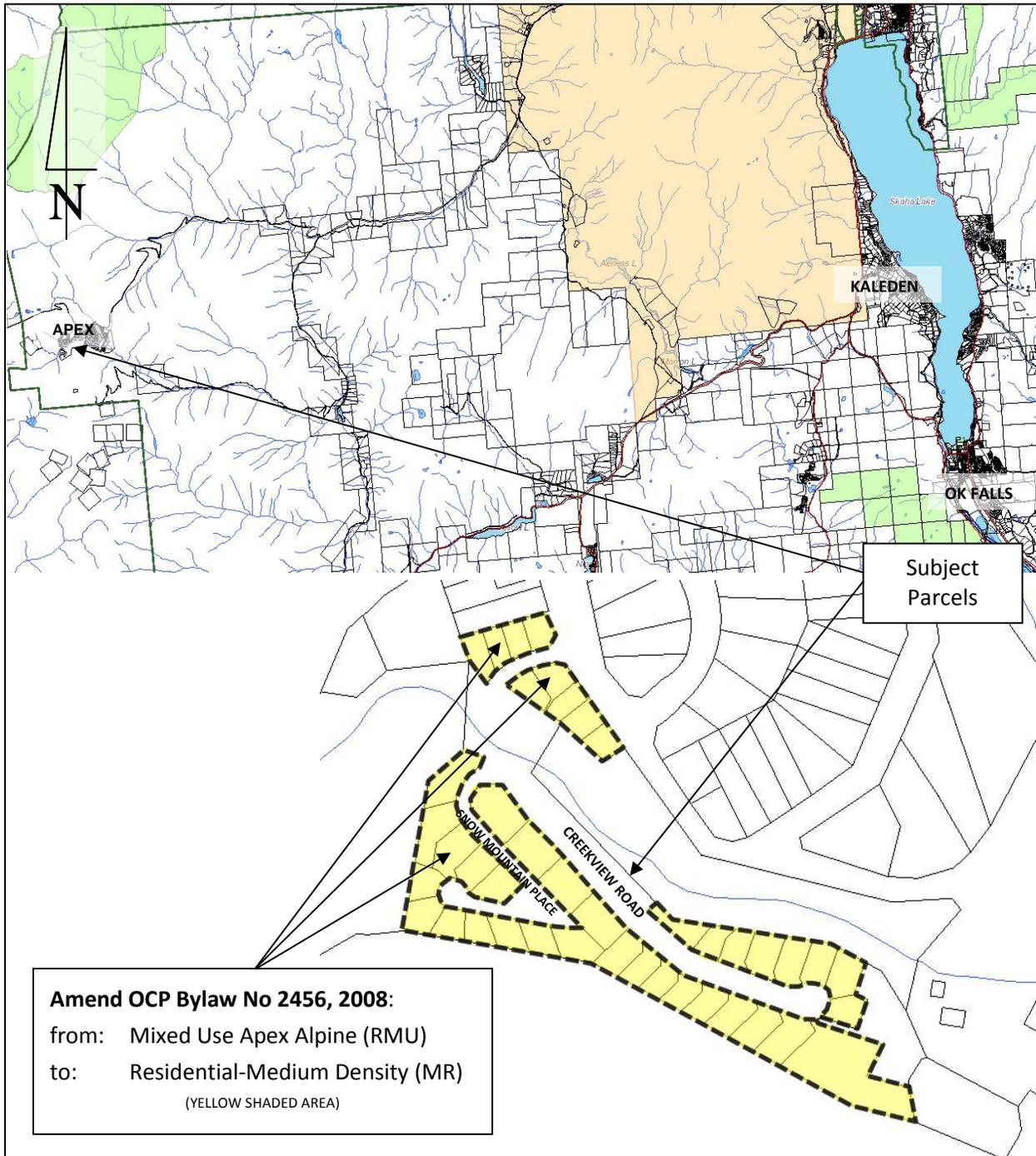
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2456.07, 2015

File No.: D2015.026-ZONE

Schedule 'X'



Amend OCP Bylaw No 2456, 2008:
from: Mixed Use Apex Alpine (RMU)
to: Residential-Medium Density (MR)
(YELLOW SHADED AREA)

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**BYLAW NO. 2457.14, 2015**

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” Kaleden-Apex Southwest Sector Zoning Amendment Bylaw No. 2457.14, 2015.”
2. The Official Zoning Map, being Schedule ‘2’ of the Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation on lands described as in table below and as shown on Schedule ‘Y’:

Lot	District Lot,		Additional descriptor	Plan
1-7 & 10-17	395s	SDYD	Except Plan KAS3409 (Phases 1-4)	KAP83847
1-5	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown Form V	KAS3992
1-21	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V	KAS3409
1-11	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V	KAS3172
1-4	395s	SDYD		KAP81773
3-6	395s	SDYD		KAP68689

A & B	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V	KAS2448
A & B	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V	KAS2366
C	395s	SDYD		KAP69221
1-2	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V	KAS3100
1-2	395s	SDYD	Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V	KAS2945

And shown shaded yellow on Schedule ‘Y’ which forms part of this Bylaw, from Apex Alpine Mixed Use (RMU) to Residential Multiple Family Three (RM3).

3. The Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by:

i) adding a new sub-section 12.3, under Section 12.0 (Medium Density Residential), to read as follows:

12.3 RESIDENTIAL MULTIPLE UNIT THREE ZONE (RM3)

12.3.1 Permitted Uses:

Principal uses:

- a) single detached dwellings;
- b) duplex dwellings;
- c) multi-unit residential;
- d) special needs housing;
- e) vacation rental, subject to Section 7.28

Secondary uses:

- f) amenity area, accessory to multi-unit residential;
- g) bed and breakfast, subject to 7.19;
- h) care centre, minor, accessory to residential building;
- i) home occupation, subject to Section 7.17;

- j) accessory buildings and structures, subject to Section 7.13

12.3.2 Site Specific Residential Multiple Family (RM3s) Provisions:

- a) see Section 16.14

12.3.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

12.3.4 Minimum Parcel Width:

- a) 30 metres

12.3.5 Maximum Density:

- a) one (1) single detached dwelling per parcel; or
- b) one (1) duplex dwelling per parcel; or
- c) 55 dwelling units per ha for multi-unit residential buildings, subject to servicing requirements.

12.3.6 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line: 6.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Exterior side parcel line: 5.0 metres
 - iv) Interior side parcel line: 3.0 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line: 6.0 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 5.0 metres
- c) Despite Section 12.3.6 a) b) and c) internal parcel lines for a strata subdivision are subject to Section 7.21.

12.3.7 Maximum Height:

- a) No multi-unit residential building shall exceed a height of 12.0 metres; or
- b) No single detached dwelling or duplex building shall exceed a height of 10.0 metres; and
- c) No accessory building or structure shall exceed a height of 5.5 metres.

12.3.8 Maximum Parcel Coverage:

- a) 50%

12.3.9 Amenity Area for Multi-Unit Residential:

- a) 7.0 m² per unit for bachelor units;
- b) 12.0m² per unit for one bedroom units; and
- c) 18.0 m² per unit for two or more bedroom units.

12.3.10 Minimum Building Width and Width-to-Length Ratio:

- a) Principal dwellings: 5.0 metres in width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less.

- ii) adding a new sub-section 16.14, under Section 16.0 (Site Specific Provisions), to read as follows:

16.14 Site Specific Residential Multiple Family Three (RM3s) Provisions:

- a) *blank*

- iii) by renumbering those sub-sections that follow sub-section 16.14, as well as any references to these same sub-sections found in Sections 13.0 to 15.0.

READ A FIRST AND SECOND TIME this 2nd day of July, 2015.

PUBLIC HEARING held on this 6th day of August, 2015.

READ A THIRD TIME this __ day of _____, 2015.

ADOPTED this __ day of _____, 2015.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

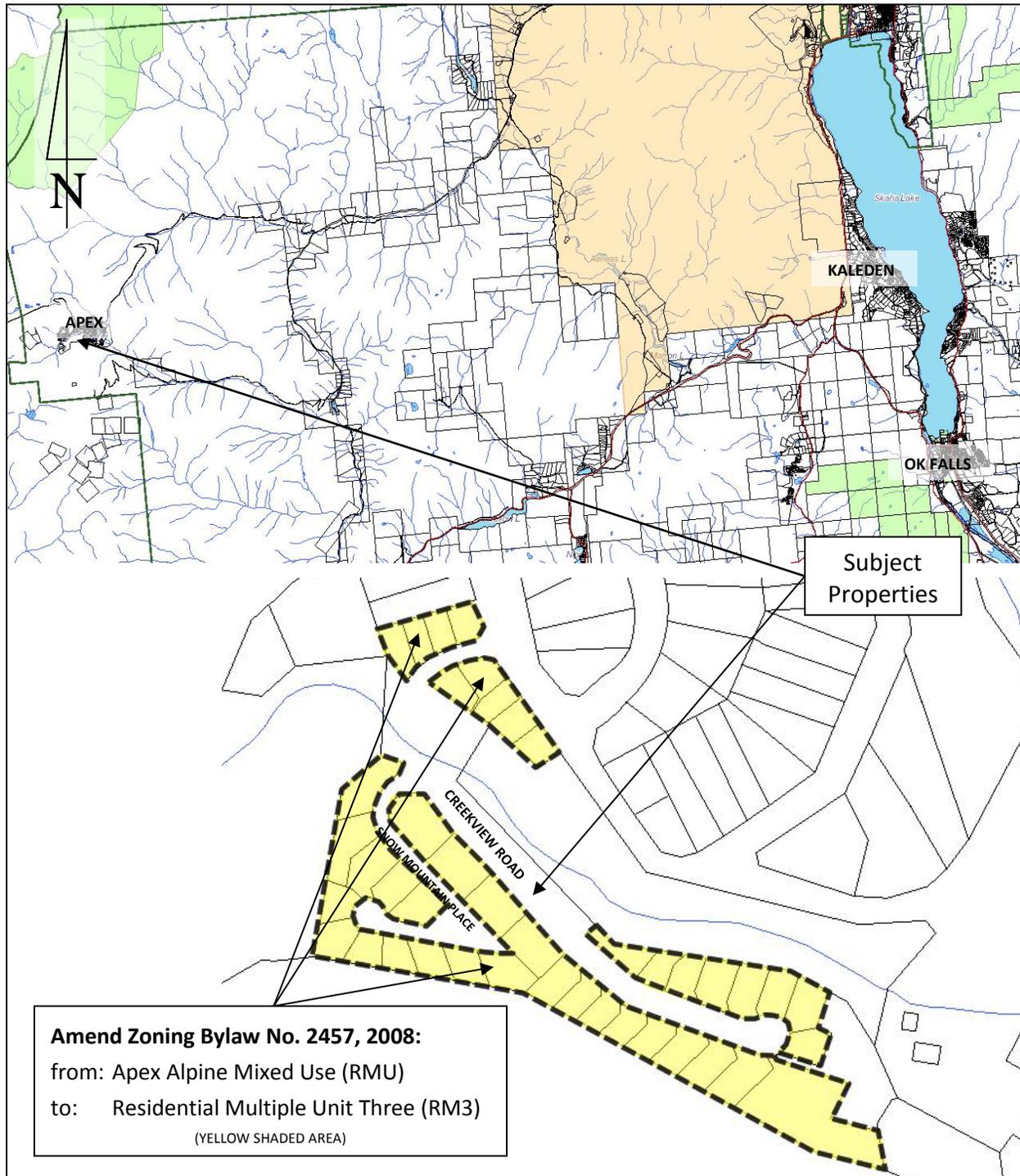
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2455.07, 2015

Project No: D2015-026-ZONE

Schedule 'Y'



PUBLIC HEARING REPORT



TO: Regional Board of Directors

FROM: Chair Tom Siddon, Electoral Area "D"

DATE: August 6, 2015

RE: Public Hearing Report on Amendment Bylaw Nos. 2456.07 and 2457.14

Purpose of Amendment Bylaw:

The purpose of the amendment bylaws are to amend the Electoral Area "D" Official Community Plan (OCP) Bylaw No. 2456, 2008, and Zoning Bylaw No. 2457, 2008, in order to amend the subject properties from a mixed alpine zone to a medium density residential zone thereby removing a number of commercial uses currently permitted.

Public Hearing Overview:

The Public Hearing for Amendment Bylaw Nos. 2456.07 and 2457.14 was convened on Wednesday, August 6, 2015, at 7:06 p.m., at the RDOS Board Room, 101 Main Street, Penticton, BC

There were 0 members of the public present.

Members of the Regional District Board present were:

- Chair Tom Siddon

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Nona Lynn, Recording Secretary

Chair Siddon called the Public Hearing to order at the RDOS Office, Meeting Room at 101 Martin Street, Penticton.

Pursuant to Section 890 and 892 of the *Local Government Act* in order to consider Amendment Bylaw Nos. 2456.07 and 2457.14, 2014.

In accordance with subsections 1 and 2 of Section 892, the time and place of the public hearing was advertised in the July 29 and August 5, 2015 editions of the Penticton Western.

Copies of reports and correspondence received related to Amendment Bylaw Nos. 2456.07 and 2457.14, 2014 were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There was no written brief submitted at the public hearing.

Chair Siddon called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

Chair Siddon asked if anyone wished to speak to the proposed bylaws.

Chair Siddon asked a second time if there was anyone who wished to speak further to the proposed bylaws.

Chair Siddon asked a third time if there was anyone who wished to speak further to the proposed bylaws and hearing none, declared the public hearing closed at 7:12 p.m.

Recorded by:

Confirmed:

Confirmed:

E Riechert

"Nona Lynn"

Nona Lynn
Recording Secretary

Evelyn Riechert
Planner

Tom Siddon
Chair

Lauri Feindell

From: Sandy Croteau
Sent: June-10-15 12:27 PM
To: Lauri Feindell
Subject: RE: Bylaw Referral - Apex

No issues

Sandy Croteau
250-490-4230

From: Lauri Feindell
Sent: June-10-15 12:00 PM
To: Sandy Croteau; Cameron Baughen
Cc: Roger Huston; Evelyn Rlechert
Subject: FW: Bylaw Referral - Apex

Sandy and Cam,

Pursuant to Section 882 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.

Please advise if the proposed Bylaws are consistent with the RDOS's current waste management plan and financial plan.

If you have any questions with respect to this Bylaw, (Referral attached, the Final bylaw not yet completed), please contact Evelyn,

Thank you,

Lauri



Evelyn Riechert

From: Evelyn Riechert
Sent: August-06-15 6:29 PM
To: 'Glenn Spence'
Subject: RE: Rezoning application - Creekview Rd, Apex

This bylaw is only for the Creekview rd lots and all have been subdivided already so all would meet parcel size requirements, that hasn't really changed. The setbacks haven't changed. Strata lot subdivisions have the same setbacks as those are in general regulations and not changing. Not really sure what you mean what would cause any grief in the future?

Evelyn

From: Glenn Spence [REDACTED]
Sent: August-06-15 4:20 PM
To: Evelyn Riechert
Subject: RE: Rezoning application - Creekview Rd, Apex

Hardly any lot involved meets the minimum parcel size or width? This will make all existing lots non conforming and cause us grief when we try to develop on them. Glenn.

From: Evelyn Riechert [mailto:eriechert@rdos.bc.ca]
Sent: August-06-15 3:53 PM
To: Glenn Spence [REDACTED]
cc: Tom Siddon <tsiddon@rdos.bc.ca>; Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Rezoning application - Creekview Rd, Apex

Hi Glen,
I've attached the bylaw amendment that received 1st and 2nd reading. There are a few tweaks to the zoning regulations but nothing really substantial. We more or less combined a RM1 Zone with the current RMU zone. Eg, we changed how maximum density is calculated. The setbacks are same for Multi family as previous. The height has been changed to 12 m from 16 m, as this reflects a 4 storey building in a residential area. The 16 m was meant for a possible hotel / commercial type building.

Regards,

Evelyn

From: Glenn Spence [REDACTED]
Sent: August-06-15 3:07 PM
To: Evelyn Riechert
Subject: RE: Rezoning application - Creekview Rd, Apex

Hi Evelyn. In regards to the zoning Amendment at Apex to RM3, will there be any changes to setbacks, heights, site coverage, etc from existing zoning? I can't find a RM3 on your website to check this. Thanks Glenn Spence.

From: Evelyn Riechert [mailto:eriechert@rdos.bc.ca]
Sent: June-11-15 2:49 PM



From: Evelyn Riechert
Sent: August-06-15 3:53 PM
To: Glenn Spence
Cc: Tom Siddon; Lauri Feindell
Subject: RE: Rezoning application - Creekview Rd, Apex

Hi Glen,

I've attached the bylaw amendment that received 1st and 2nd reading. There are a few tweaks to the zoning regulations but nothing really substantial. We more or less combined a RM1 Zone with the current RMU zone. Eg, we changed how maximum density is calculated. The setbacks are same for Multi family as previous. The height has been changed to 12 m from 16 m, as this reflects a 4 storey building in a residential area. The 16 m was meant for a possible hotel / commercial type building.

Regards,

Evelyn

From: Glenn Spence [REDACTED]
Sent: August-06-15 3:07 PM
To: Evelyn Riechert
Subject: RE: Rezoning application - Creekview Rd, Apex

Hi Evelyn. In regards to the zoning Amendment at Apex to RM3, will there be any changes to setbacks, heights, site coverage, etc from existing zoning? I can't find a RM3 on your website to check this. Thanks
Glenn Spence.

Lauri Feindell

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: June-25-15 3:06 PM
To: Planning
Cc: Evelyn Riechert
Subject: OCP & Zoning Amendment - RDOS File: D2015.026-ZONE

Attention Evelyn Riechert
Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC
V2A 5J9

Dear Ms. Riechert:

Re: Proposed Amendment of Zoning to Residential Multiple Family Zone RM3 from Apex Mixed Use Zone

Thank you for the opportunity to provide comment on the above referenced OCP and Zoning Amendment.

This office has no concern or objection to the proposed change of zoning on the subject properties.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
105 – 550 Carmi Avenue, Penticton, BC, V2A 3G6
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 770-5541
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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Lauri Feindell

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: June-11-15 8:03 AM
To: Lauri Feindell
Subject: RE: Bylaw Referral - Apex

Hi Lauri,

The Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above mentioned referral and has "No Comment".

Thank you for referring the referral to our Ministry.

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]
Sent: Wednesday, May 27, 2015 3:53 PM
To: HBE@interiorhealth.ca; 'mbjerkkan@sd53.bc.ca' (mbjerkkan@sd53.bc.ca); Referral Apps REG8 FLNR:EX; Hughes, Pat D FLNR:EX; onareception@syilx.org; PIB Referrals (referrals@pib.ca); Cooper, Diana FLNR:EX; fbclands@fortisbc.com; alisa.Corscadden@fortisbc.com; Johnson, Jerry FLNR:EX; Rhodes, Gillian GCPE:EX
Subject: Bylaw Referral - Apex

Re: Bylaw No.(s) 2457.14 and 2456.07, 2015
Project No.: D2015.026-ZONE

Please review the attached Bylaw Referral and attachments and forward any comments you may have to planning@rdos.bc.ca. If you have any queries please contact Evelyn Riechert, at 250-490-4204 or eriechert@rdos.bc.ca. Please forward any comments by June 26, 2015.

Sincerely,



Lauri Feindell • Planning Administrative Assistant
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca

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Lauri Feindell

From: Cameron Baughen
Sent: June-10-15 12:41 PM
To: Lauri Feindell; Sandy Croteau
Cc: Roger Huston; Evelyn Riechert
Subject: RE: Bylaw Referral - Apex
Attachments: D2015.026-ZONE (Paakspuu et al).docx

Hi Lauri and Evelyn,

The Solid Waste Management Plan would oppose more residential development until such time we have a Waste Transfer Station in place. As this appears to not increase residential units (language change) the SWMP would not oppose it. Comments attached.

Cameron Baughen, RDOS Solid Waste Management Coordinator
101 Martin Street, Penticton BC
Ph 250-490-4203 TF 1-877-610-3737
cbaughen@rdos.bc.ca www.rdos.bc.ca

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From: Lauri Feindell
Sent: June-10-15 12:00 PM
To: Sandy Croteau; Cameron Baughen
Cc: Roger Huston; Evelyn Riechert
Subject: FW: Bylaw Referral - Apex

Sandy and Cam,

Pursuant to Section 882 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.

Please advise if the proposed Bylaws are consistent with the RDOS's current waste management plan and financial plan.

If you have any questions with respect to this Bylaw, (Referral attached, the Final bylaw not yet completed), please contact Evelyn,

Thank you,

Lauri



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2456.07 & 2457.14

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Although the intent of the amendment appears to be a change of language rather than allowing new residential units at Apex, I have provided comment regarding any new residential lots at Apex. If no new residential lots or increased density are being created by this bylaw then the comments below may not apply.

The Solid Waste Management Plan states:

"The following initiatives will be undertaken for single-family waste collection services to improve waste diversion and to ensure that all rural residents have reasonable access to garbage and recycling services:

4. The RDOS will establish a garbage transfer station and recycling depot for the Apex Alpine Ski Area."

The Regional District of Okanagan-Similkameen lease agreement with the City of Penticton for the Campbell Mountain Landfill requires all residences that access the Campbell Mountain Landfill have access to comparable recycling services as compared to residents in the City of Penticton. The City of Penticton can request all garbage from the Apex Mountain area not be received at the Campbell Mountain Landfill due to the lack of recycling service to residential homes.

Without the operation of a Waste Transfer Station for the Apex Mountain area the Solid Waste Management Plan does not support increased residential development in that community.

Cameron Baughen, Solid Waste Management Coordinator
Regional District of Okanagan-Similkameen



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2015
RE: Award of Faulder Water System Upgrades

Administrative Recommendation:

THAT the Board of Directors approve the tender evaluation report and recommendations for award of the “Faulder Water System Upgrades” tender from Ecora Engineering and Resource Group Ltd. which they will receive by September 3rd, 2015; and,

THAT the Board of Directors award the “Faulder Water System Upgrades” project to the Contractor recommended, for their required amount to complete the project *plus applicable taxes*, in the tender evaluation report for award of the “Faulder Water System Upgrades” tender from Ecora Engineering and Resource Group Ltd.; and,

THAT the Board of Directors approve a further contingency for the construction in the amount of \$50,000; and

THAT the Board of Directors authorize the Chair and Chief Administrative Officer to execute the construction contract agreement.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board shall approve all purchases over \$50,000

Background:

The Regional District of Okanagan-Similkameen owns and operates the Faulder water system which supplies domestic water to approximately 80 connections with an estimated population of 215 residents. The water system is supplied from a groundwater well located near the confluence of the east flowing Trout Creek and south flowing Darke Creek within the Meadow Valley Aquifer.

The system has been experiencing challenges with water quality and water supply. The well water supplying the community does not meet the Interior Health Authority and the Guideline for Canadian Drinking Water Quality Standard for uranium of 0.020mg/L. The average concentration of uranium is approximately 0.028mg/L.

Additionally the existing groundwater well is showing signs of deterioration that would require significant rehabilitation work if it was to continue as the supply source.

This project will include bringing together many different components of the Faulder Water System upgrade to reach completion.

Golder Associates Ltd. has been contracted to drill, install and test a new well that will satisfy all the requirements for installation of a new water source.

A package uranium treatment system has been ordered and will be supplied, installed and commissioned by BI Pure Water.

Ecora Engineering and Resource Group Ltd. were retained in July 2015 to complete the design of the Faulder Water System upgrades. The design has been completed and tenders were released on August 14th, 2015 for contractors to place bids on the work.

Funding:

The funding for the project is available in the Capital budget for the Faulder Water System and from the Towns for Tomorrow (\$332,800) and Building Canada Fund Communities Component (\$610,234) that were awarded to the Regional District for the Faulder Water System Improvements.

Alternatives:

The Board may choose to not award the project to the recommended proponent.

Analysis:

On Wednesday, August 26th, 2015 Tenderers were invited to a mandatory site meeting. Three (3) Contractors and four (4) Electrical Companies attended this meeting.

The tender for the Faulder Water System Upgrades work closes on September 1st, 2015 at which time Ecora Engineering and Resources Group Ltd. will review the submitted tenders and provide the Regional District with a tender evaluation report including recommendations for award. This report will be forwarded to the Board of Directors for review and approval by September 3rd, 2015.

The following table provides the list of Contractors and Electrical Companies that attended the mandatory site meeting.

Contractors:
Wildstone Construction and Engineering
Grizzly Excavation Ltd.
Cumming Construction Ltd.
Electrical Companies:
Keldon Electric & Data Ltd.
Betts Electric Ltd.
Houle Electric Ltd.
Power Trend Electric Ltd.

Contingency Request

A contingency of an additional \$50,000 is requested for the work based on our experience with construction projects that integrate multiple smaller projects within one larger project. Once the different smaller projects are brought together as one complete unit it is common that unforeseen circumstances arise as there are many different areas that need to work together. There will be changes to the overall project design that need to be made to ensure the smaller individual projects work together and accomplish what is required.

Respectfully submitted:

"Candace M. Pilling"

C. Pilling, Engineering Technologist

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2015
RE: Foreshore Tenure Application, Naramata

Administrative Recommendation:

THAT the RDOS makes application to the Province of British Columbia for unsurveyed foreshore being part of the bed of Okanagan Lake and fronting Manitou Park legally described as Lot A Plan KAP65517 DL 210 SDYD in Naramata for a period of 30 years;

AND THAT the Chair and Chief Administrative Officer be authorized to execute the institutional Lease with the Province of British Columbia if successful.

Reference:

Map – Naramata Foreshore

Business Plan Objective:

KSD 3

History:

The Regional District, through Naramata Parks and Recreation, has been working to maintain and enhance Manitou Park on Okanagan Lake for decades.

Alternatives:

1. That the Board not approve a foreshore license application on at Manitou Park on Okanagan Lake.

Analysis:

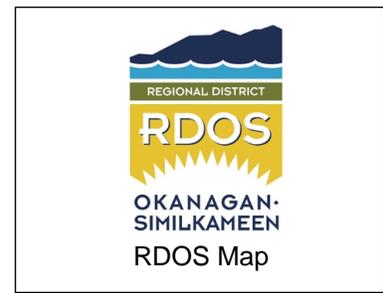
The Manitou foreshore application will provide the Regional District authority over the crown land foreshore and an un-surveyed portion within Okanagan Lake.

Manitou Park is a welcome area to attract swimmers and beach users and Naramata Parks and Recreation Commission have established swimming, water, and beach programming for residents and visitors.

Respectfully submitted:

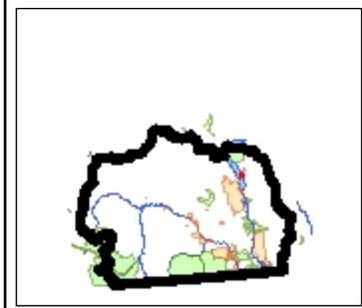
Lindsay Bourque

L. Bourque, Rural Projects Coordinator



- Legend**
- Major Highways
 - Electoral Area Boundaries
 - Internal Parcels
 - Parcel Hooks
 - Interior Lot Lines
 - Indian Reserve
 - Parks
 - Streams

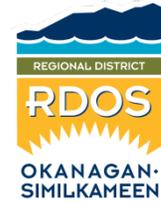
1: 1,879 



NAD_1983_Albers
 © Regional District Okanagan-Similkameen

This is a consolidated map compiled from representational data to be used for convenience only and has no legal sanction. The Regional District of Okanagan-Similkameen makes no warranty to the correctness or accuracy of the information on this map.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2015
RE: Regional Economic Development Bylaw No. 2695, 2015

Administrative Recommendation:

THAT the three readings of Regional District of Okanagan-Similkameen Regional Economic Development Service Establishment Bylaw No. 2695, 2015 be rescinded and the bylaw abandoned.

Reference:

February 19, 2015 Report to Community Services Committee, June 4, 2015 Report to Corporate Services Committee. June 18, 2015 Report to Board

History:

At the June 4, 2015 Corporate Services meeting, the Committee recommended that the Board adopt a Regional Economic Development Service Establishment Bylaw and a draft of the proposed bylaw was reviewed. At the following meeting the bylaw received three readings and was then forwarded to all Electoral Area Directors and municipalities to obtain consent.

For the purposes of establishing a service which promotes economic development, the *Local Government Act* allows for consent, in writing, by a Director on behalf of an electoral area or Council on behalf of a municipal area, providing the participating area includes all of that municipality or electoral area, and that the service may be established without borrowing.

The Act also states that should an Electoral Area Director refuse to give consent, the board may dispense with the consent of the Electoral Area Director and give participating area approval by consenting to adoption of the bylaw on behalf of the electors in the proposed participating area. Legislation does not allow for the same process if a municipality does not provide consent.

Analysis:

Those jurisdictions consenting to the establishment of a Regional Economic Development Bylaw are Electoral Areas "A" through "F" and "H", as well as Summerland, Penticton, and Osoyoos. Those jurisdictions not consenting to the adoption of the bylaw include Electoral Area "G", Keremeos, and Oliver.

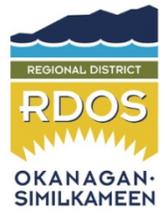
Because at least one municipality has not provided consent, establishment of a regional economic development service will not proceed and the first three readings of the bylaw should be rescinded.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT



TO: Community Services Committee
FROM: Bill Newell, CAO
DATE: 19 February 2015
RE: Regional Economic Development Service – For Information Only

ISSUE:

At their meeting of 5 February 2015, the Board of Directors requested a discussion paper on the creation of a Regional Economic Development Service. The intent of the Service would be to seek public assent for the raising and expenditure of funds on economic development related programs, projects or activities, such as the grant towards the Film Commission; and,

Further, that administration bring forward the Grant-in-Aid Policy and a terms of reference for the creation of a Regional Economic Development Service.

HISTORY:

The Regional District of Okanagan Similkameen has adopted the 2015 – 2019 Strategic Plan. Goal 3.2 provides that the Board will pursue Economic Sustainability, which would include the development of policy to provide guidance in sustaining and supporting economic diversity, maintaining and attracting a dynamic mix of businesses, establishing baseline data to monitor trends over time and encouraging the development of a regional economic development plan. Only through achieving economic sustainability can the Regional District achieve the other two pillars of community sustainability, being social and environmental.

Regional Districts are a federation of local government jurisdictions within a defined geographic area. Within the boundaries of the Regional District of Okanagan Similkameen, there is a significant interest in economic development and tourism at a local, sub-regional and regional level. The Board identified the investigation of a Regional Economic Development Strategy as a corporate priority in the 2013 Business Plan and a workshop exploring the possibilities were facilitated in cooperation with the Ministry of Jobs. We completed a Regional Tourism Strategy in 2014 with the support of Destination BC. There are several economic development programs in the Regional District, but for the most part, each operates in isolation, while some services remain dormant.

Current Economic Development Services

Local/ Sub-Regional

Town of Osoyoos/ Area A (Bylaw 1166)
Town of Oliver/ Area C (Bylaw 1978)
Electoral Area D (Bylaw 2447)
City of Penticton
District of Summerland
Keremeos; Areas B, G & H (Bylaw 2361)

Other Players

Community Futures, Chambers of Commerce, Tourism Associations, Industry Associations, Provincial Ministry's, etc.

ECONOMIC DEVELOPMENT BROADLY DEFINED:

Economic development has been defined as “the process by which a community creates, retains, and reinvests wealth and improves the quality of life”. Economic development, in the main part, has focussed on the recruitment of industrial employers to a region. Research has shown that business retention and expansion, small business and entrepreneurial development, tourism and employee attraction are more representative of a strong local or regional economy.

The ultimate goal of economic development is to improve the quality of life for the people who live in a community or region by facilitating prosperity. Quality of life is an important site selection criterion for many employers. Companies are attracted to, and want to stay in, communities that are good places to live, work, and conduct business. Educational opportunities, access to medical care, diverse recreational opportunities, community infrastructure and amenities that contribute to quality of life are integral components of economic development.

THE ECONOMIC DEVELOPMENT SERVICE

The creation of a (Sub) Regional Economic Development service may be undertaken under section 796(1) of the *Local Government Act*. The Board of Directors, on 17 July 2003, did establish a Regional Economic Development Service. Bylaw 2196, being a bylaw of the Regional District of Okanagan Similkameen, provided the authority to promote economic development, including without limitation the promotion of tourism and grants for the promotion of economic development. The maximum annual amount to be requisitioned was \$100,000.00 and the Bylaw expired on December 31, 2003.

A Regional Economic Development Service could be re-established if all member municipalities and Electoral Areas agree to participate. Previous experience, however, would seem to indicate a lack of support for creating and financing a regional economic development service.

Although it is considered “best practice” to provide economic development services regionally, there are a variety of factors that make implementation a challenge in jurisdictions throughout British Columbia. Some of these include:

- Perceived lack of local benefits from individual participants in regional economic development.
- Loss of control and decision making on economic development matters at the local level.
- Lack of a shared and unified vision for regional economic development; and, perhaps
- Mistrust amongst funding partners.

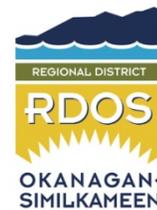
Advantages

- A (sub) regional vision and approach to economic development;
- The ability to develop and implement a (sub) regional economic development plan; and
- Ability to fund dedicated staff and financial economic development resources.

Disadvantages

- The Regional District has not historically been able to provide an acceptable regional or sub-regional governance model for an economic development service;
- A regional economic development service establishment bylaw would be required. All participants would have to agree on a single regional vision and approach to economic development that benefits all participating communities and electoral areas.
- There is currently no mechanism for the Regional District to partner on a regional program, project or activity, although we have funded the film commission from General

Government, and we did put a lump sum into an economic development reserve that has been used to fund economic-development related activity.



TERMS OF REFERENCE:

As the region, country and globe continues to grapple with economic challenges, the question is raised as to what we can do at the local level from an economic development perspective. What can we do to assist the existing and growing business base with enhancement related activities and programs which address needs and challenges, attract new investment in the form of human and business capital into an expensive marketplace, and thirdly what larger policy and infrastructure issues must be addressed to allow the region to meet its economic potential. This in essence is what economic development is and where the regional focus would need to be established.

1. Identify where gaps exist within current or desired service levels and how different approaches to regional economic development could fill those gaps.
2. Identify where there may be redundancies or where overlaps may exist in service delivery levels within their jurisdictions and how this may be addressed using a regional economic development perspective.
3. Identify where regional synergies may be created if different, more regional economic development perspectives were employed.
4. Identify how access to programs, education or other resources on a regional basis could help their current client base
5. Receive input, from a local and regional perspective, on the following functional areas or business development issues:
 - a. employee training or retraining,
 - b. management training,
 - c. financing,
 - d. market research,
 - e. educational resources,
 - f. public agency access
 - g. dealing with “red tape” or regulatory requirements.

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 4, 2015
RE: Regional Economic Development Service



Administrative Recommendation:

THAT the Corporate Services Committee recommend that the Board of Directors adopt a Regional Economic Development Service Establishment Bylaw as attached to the report of June 4, 2015.

Reference:

February 19, 2015 Report to Community Services Committee (attached)

History:

At the February 5, 2015 Board meeting, administration was asked to investigate and report on the feasibility of a Regional Economic Development service. Interest in regional economic development is focused on establishing a placeholder for support to the Film Commission and other partnerships that the Board may determine from time-to-time.

A Regional Economic Development Service may be re-established if all member municipalities and Electoral Areas agree to participate.

Alternatives:

1. Status Quo
2. Create a sub-regional service

The February 19th report listed a rationale for a regional service, as follows:

- Encourages a regional vision and approach to economic development;
- Enables the development and implementation of regional economic development planning; and
- Enables the funding for regional economic development resources.
- There is currently no mechanism for the Regional District to partner on a regional program, project or activity, although we have funded the film commission from General Government, and we did raise funds for an economic development reserve that has been used to fund economic-development related activity. A Service would legitimize the Board's participation in similar events or activities that may come along from time-to-time.

Analysis:

In the past three budget cycles, the Board of Directors has funded organizations, as listed below, through an informal grant-in aid process or out of an Economic Development reserve fund which was established in 2013. That reserve fund is exhausted and a new Regional Grant in-Aid policy is under

discussion, which limits the number of times an organization may apply for grants. The establishment of a Regional Economic Development Service would allow the Board to provide ongoing funding support to those organizations which would be identified as economic development related.

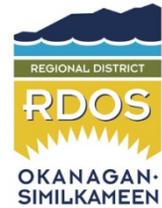
GRANTS	2014	2013	2012
AGIUR LAKE CAMP SOCIETY		35,440	
COMMUNITY FOUNDATION SOUTH OKANAGAN SIMILKAMEEN;	15,000		
CRITTERAID		1,300	1,300
OKANAGAN COLLEGE FOUNDATION		100,000	100,000
OKANAGAN FILM COMMISSION;	30,000	30,000	24,000
OKANAGAN INTERNATIONAL CHILDREN'S FESTIVAL;	5,000		5,000
OKANAGAN SIMILKAMEEN CONSERVATION ALLIANCE; - MEADOWLARK FESTIVAL;	2,000	2,000	2,000
OKANAGAN SIMILKAMEEN HEALTH LIVING COALITION	15,000		
OKANAGAN SIMILKAMEEN HEALTHY LIVING FAIR SOCIETY;	5,000	5,000	5,000
PENTICTON TRIATHLON RACE SOCIETY;001027;2014 GOLD SPONSORSHIP;2014 GOLD SPONSORSHIP	12,000		
SOUTHERN INTERIOR LOCAL GOVERNMENT ASSOC.;2014-30;SILGA CONVENTION SILVER SPONSORSHIP	3,000		
SPCA		9,000	9,000
TOTAL	87,000	182,740	146,300

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 3, 2015

RE: Okanagan Falls Parks and Recreation Service Establishment Amendment
Bylaw No. 2684, 2015

Administrative Recommendation:

THAT Bylaw No. 2684, 2015 Okanagan Falls & District Recreation Service Establishment Amendment Bylaw be adopted.

Reference:

Bylaw No. 1174 Okanagan Falls & District Recreation Services Establishment Bylaw

History:

On April 25, 2015, the electorate within the Okanagan Falls Recreation Service Area, through an assent vote (referendum) process, approved a loan authorization bylaw which provided the authority for the Regional District to borrow up to \$950,000 for parkland acquisition within the service area.

To allow for the additional costs associated with the parkland acquisition, the tax requisition limit in the service establishment bylaw must be increased.

The current tax requisition limit for the Okanagan Falls Parks and Recreation Service is the greater of \$380,000 or \$0.50/1,000 of the net taxable value of land and improvements. Although an increase of \$0.18/1,000 would provide for the acquisition of parkland and meet the needs of the current proposed budget (\$490,000 total), it does not provide additional funds for future projects. To that end, Bylaw No. 2684, 2015 increased the requisition limit to the greater of \$525,000 or \$0.72/\$1,000. The impact per average household is an increase from approximately \$218 to \$234.

Analysis:

At the June 18, 2015 Board meeting, Bylaw 2684, 2015 received three readings and, with Director consent, the Inspector of Municipalities provided statutory approval on August 6, 2015. The bylaw is therefore now before the Board for adoption.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2684, 2015**

A bylaw to amend “Okanagan Falls & District Recreation Service Establishment Bylaw No. 1174, 1990” to increase the maximum requisition.

WHEREAS the Regional District has adopted “Okanagan Falls & District Recreation Programming, Parks and Facility Maintenance Local Service Establishment Bylaw No. 1174, 1990;

AND WHEREAS the Regional District wishes to increase the maximum requisition;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited as the “Okanagan Falls & District Recreation Service Establishment Amendment Bylaw No. 2684, 2015.”

AMENDMENT

2. Section 5 is deleted in its entirety and the following text is substituted therefore:

“The maximum amount that may be requisitioned shall not exceed the greater of five hundred and twenty five thousand dollars (\$525,000) or seventy two cents (\$0.72) per thousand dollars of the net taxable value of land and improvements in the service area.”

READ A FIRST SECOND AND THIRD TIME this 18th day of June, 2015.

ELECTORAL AREA DIRECTOR CONSENT OBTAINED this 18th day of June, 2015

APPROVED BY THE INSPECTOR OF MUNICIPALITIES the 6th day of August, 2015.

ADOPTED this day of , 2015.

Chair

Corporate Officer